

*The*  
**FIRST**



CLASSY 3 & 4 BHK APARTMENTS  
AT AMBAWADI, AHMEDABAD

ONLY

20 UNITS

Being the first is a perpetual source of inspiration. It fuels our pursuit of excellence and propels us to stay ahead of the ever-advancing curve. In fact, what unites us all is the essence of firsts; they serve as constant reminders of boundless new horizons. They beckon us to evolve into the finest versions of ourselves. The first embodies a commitment to change, a rejuvenated optimism for what lies ahead, and a benevolent blessing for the future.

CLASSY 3 & 4 BHK APARTMENTS  
AT AMBAWADI, AHMEDABAD

Return to an  
atmosphere of luxury.

*the*  
FIRST





SOMETHING  
TO LOOK UP TO





LUXURIOUS LIVING ROOM

## *The* **FIRST**

The First pledges to elevate your lifestyle to unprecedented heights. Immerse yourself in the harmonious sights and sounds of your idyllic sanctuary. The First seeks to imbue serenity into your existence through a unique blend of space, opulence, and purpose. With an exquisite interplay of luxury and organic living, we've achieved an ideal equilibrium.



BEAUTIFUL BEDROOM



## SALIENT FEATURES

- AUTOMATIC ELEVATOR FOR MORE CONVENIENCE.
- ADEQUATE CAR PARKING.
- PROFESSIONAL SECURITY ROUND THE CLOCK
- WATER PURIFIER SYSTEM IN KITCHEN
- DECORATIVE ENTRANCE FOYER
- CHARGING POINT FOR EV VEHICLE
- SOLAR PANEL FOR COMMON AREA
- FIRE FIGHTING SYSTEM AS PER CODE

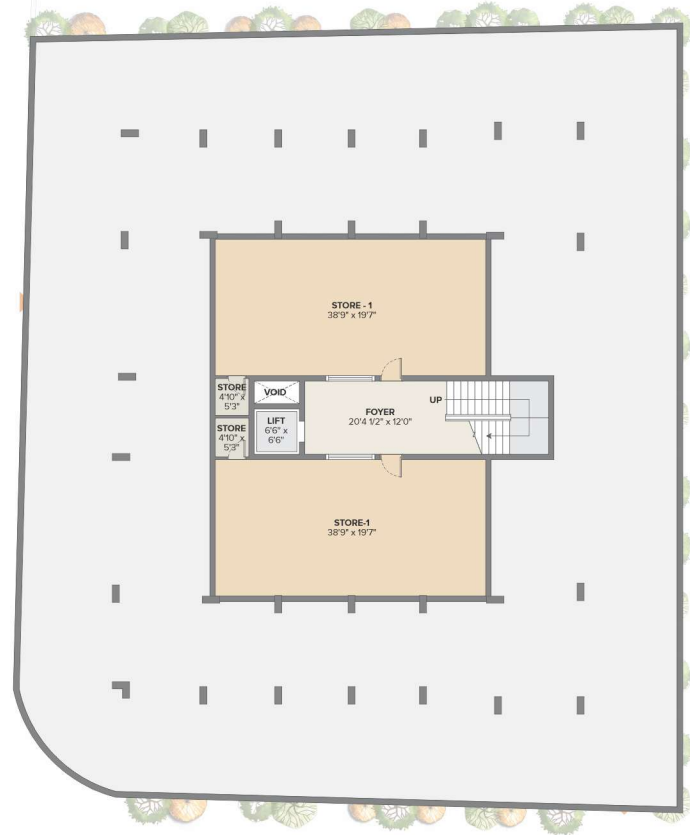
*the*  
**FIRST**



- General sitting Area
- Children's Play
- Security Cabin
- Sitting space at terrace
- Open yoga space on terrace
- 24 x 7 CCTV surveillance
- Video door phone
- Beautiful plantation



N  
**BASEMENT**  
FLOOR PLAN



30'0" WIDE T.P.S. ROAD

30'0" WIDE T.P.S. ROAD

 N  
**GROUND**  
 FLOOR PLAN



 N  
**TYPICAL**  
 FLOOR PLAN

*The*  
**FIRST**



The  
**FIRST**

**3 BHK**  
UNIT FLOOR PLAN



UNIT NO. : 101 TO 501





UNIT NO. : 102 TO 502





The FIRST

3 BHK  
UNIT FLOOR PLAN



UNIT NO. : 103 TO 503



*The*  
**FIRST**

**3 BHK**  
UNIT FLOOR PLAN



UNIT NO. : 104 TO 504





## SPECIFICATIONS



### STRUCTURE

Safe & Sound-quality controlled R.C.C frame Structure and brick works with best material components  
Earthquake Resistant Approved Design



### PLASTER WORK

Double coat sand faced plaster on external surface.  
Single coat mala plaster in inside area.



### FLOORING & WALL TILING

Vitrified tile flooring having greater strength.  
Anti-skid flooring in utility area and toilets  
Stone sill in windows  
Granite Kitchen Platform



### PAINTING

Long lasting/weather resistant acrylic paint of standard make to all external walls  
All internal walls with putty



### DOOR & WINDOWS

Decorative main door with Teakwood frame, Door eye & Safety Lock.  
Internal flush door  
Superior quality C.P or S.S. finish hardware fittings.  
Doorframe of wood/granite stone  
Anodised Aluminum windows with Grill for safety.



### ELECTRICAL WORK

Concealed copper wiring with "ISI" make to prevent overloading, short circuits and earth leakages.  
Distribution board with "MCB" & "ELCB" to ensure maximum safety  
"ISI" make modular electrical accessories.  
Modular switches for easy and maintenance free units.  
Provision for AC with concealed piping.



### WATER PROOFING

Water proofing in all toilet & terrace area to prevent seepage.  
Adequate size underground tank with auto sensor pumping system,  
China mosaic in the terrace.  
Anti-Termites treatment.



### PLUMBING & SANITATION

Suspended Plumbing System in All Bathrooms.  
Good quality & stain resistant sanitary ware for spotless and sparkling toilets.  
C.P. Fitting of Standard make. CPVC/UPVC pipe & Fittings.  
Municipal water connection for water Supply.  
Gas connection in kitchen if available.  
Borewell with pumpset for 24 x 7 water supply.

## LOCATION MAP



LOCATE US



## CONNECTIVITY

• Shreyas Metro Station	03 Min.	• BRTS Bus Stop	05 Min.
• Parimal Garden	03 Min.	• Law Garden	07 Min.
• Jain Derasar	03 Min.	• Sabarmati Riverfront	10 Min.
• Apollo Hospital	03 Min.	• Municipal Market	13 Min.

PLEASE NOTE : In the interest of continuous development in design and quality of construction the developers reserves all rights to make any changes in entire scheme or part of the scheme in specification, design, planning, layout and purchaser shall abide by such changes. This brochure is only to convey the essential design and technical features of the scheme and does not become any part of legal document. Expenses like Torrent power charges, Legal charges, Municipal corporation charges, Maintenance, Stamp Duty, Service Tax, etc, will be charged extra as per agreement. Subject to Ahmedabad jurisdiction.

DEVELOPED BY



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ARCHITECT

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