

Developer by :

kautilya[®]

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One 54

3 BHK CLUB CLASS LIVING & RETAIL SPACES

crafted

3BHK Club Class Living
& Retail Space

YOUR OWN
SLICE OF
MAGNIFICENT

paradise

Every home embodies the warmth, mind and soul of its family;
and at **Kautilya One54** we aim to showcase the best of your style and luxury in every corner.

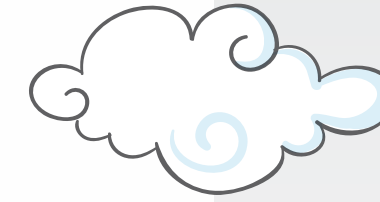
PROJECT FEATURE

4 INDIVIDUAL MAGNIFICENT TOWERS

EXCLUSIVE LIFESTYLE AMENITIES

THE MOST **LUXE LOCATION**

CLUB HOUSE WITH LANDSCAPE GARDEN



ADDRESS OF
A SPACIOUS LIVING
THAT GIVES YOU
THE EXPERIENCE OF
A WORLD
WITH YOU IN
THE CENTER.



kautilya®

ABOUT US :

“Kautilya” is a well established & renowned real-estate firm, The Group has developed projects in most of the premium areas of Ahmedabad. They have become well known leading Realtors in those where quality and Premiumness is a most important. With the remarkable experience of more than 2 decades the motto of “Kautilya” is to deliver the project with qualitative work with best quality materials on time.





A BEAUTIFUL
HOME SPREADING VIBES OF
happiness

The dream of a happy life is fulfilled in a happy home. Where you enjoy
The finest amenities and where you and your loved ones have
The opportunity to thrive.



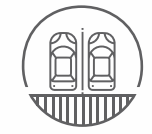


LAVISH
LIVING INFUSED WITH
greenery

It's time to enliven your senses and inner joy with the finest amenities ready to pamper you to the core. Here is an experience where life's every treasured moment submerges with the finest luxury in the serene surroundings.



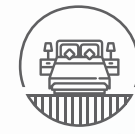
Amenities



2 Allotted
Car Parking



10' Wide Balcony



16 Feet
Master Bedroom



All Four Buildings
are Separated



70 % Land Space
is Open to Sky



Exclusive
Club House



Private Foyer

OPULENT
LIFESTYLE FILLED WITH
Luxuries



LIFESTYLE WHERE EVERY
MOMENT FEELS
enjoyable



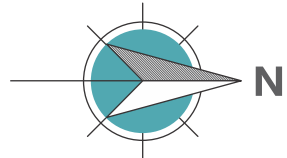


A MASTERPIECE OF
UNMATCHED
opulence

GROUND

FLOOR PLAN

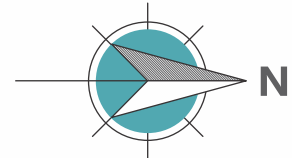
- 01) Entry
- 02) Guard Cabin
- 03) Ramp Down
- 04) Senior Citizen Seat Out
- 05) Children Pool Area
- 06) Toilet & Shower
- 07) Clubhouse (27'6" X 9'10")
- 08) COP-1 276.41 Sq.mt.
- 09) Parking
- 010) Meter Room
- 011) A - Entry Foyer (31'7" X 10'0")
- 012) D - Entry Foyer (52'9" X 8'7")
- 013) Society Maintenance Office
- 014) Mini Theater / Entertainment Room
- 015) Ele. Meter Wall
- 016) Indoor Game Room
- 017) Pantry
- 018) Ladies Toilet & Gents Toilet
- 019) Multipurpose Hall
- 020) Library
- 021) C - Entry Foyer (52'9" X 8'7")
- 022) COP-3 No Vehicle Zone
- 023) B - Entry Foyer (31'7" X 10'0")
- 024) Skating Ring
- 025) Children Play Area
- 026) Cricket Pitch
- 027) COP-2 276.41 SQ.MT.
- 028) Ramp Down
- 029) Exit



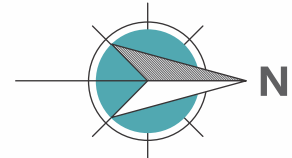
FIRST

FLOOR PLAN

- 01) Open Terrace
- 02) Terrace Clubhouse
- 03) Open Terrace & Open Clubhouse

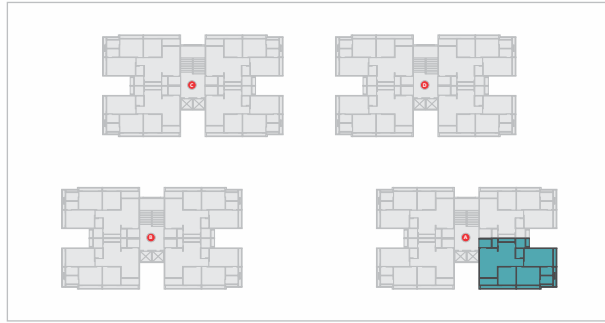


TYPICAL
FLOOR PLAN



3 BHK






































UNIT PLAN
BLOCK - A, B, C & D



NO	AREA	SIZE
1	PERSONAL FOYER	5'2" X 6'10"
2	LIVING AREA	17'0" X 10'0"
3	BALCONY	4'0" X 10'0"
4	DINING + KITCHEN	15'6" X 9'7"
5	STORE	5'0" X 3'4"
6	WASH YARD	5'2" X 5'7"
7	C.TOILET	5'2" X 4'4"
8	PASSAGE	6'5" X 4'7"
9	M.BEDROOM - 1	10'0" X 16'0"
10	TOILET	6'10" X 4'6"
11	M.BEDROOM - 2	10'0" X 13'0"
12	TOILET	4'6" X 6'10"
13	M.BEDROOM - 3	10'0" X 10'0"



Amenities

- | | | | | | |
|---|--|--|--|---|--|
|  Cycle Track |  Cycle Stand |  Water Body |  Two Bedroom AC Concealed |  Swing Area |  Skating Court |
|  Waste Water Treatment Plan |  Yoga Deck |  Pizza with Tea Table |  500ft Long Jogging Track |  Common Toilet (Public) |  Society Office |
|  Banquet Hall With AC |  Box Cricket |  Solar Panel |  Meter Room |  Open Library |  Garden Equipment Store |
|  Swing Plaza on Terrace of each blocks below solar panel |  CCTV Camera |  Shoe Rack to Each Flat |  Zumba Court |  Covered Postman Boxes |  Multipurpose Sports Space |
|  Milk Drop Box To Each Flat |  2 Allotted Car Parking - Big Size Display |  Power Back Up |  Waiting Lounge |  Basketball Court |  Covered Electric Room |
|  Video Door-Phone |  My Gate Facility |  GSPC Gas |  Splash Pool |  Watchman Toilet |  Auto Shoe Cleaning machine |
|  Home Theater With AC |  Event Loan |  Library with AC |  Termite Treatment |  First Aid Kit In Society Office |  Notice Board |
|  2 Security Cabin |  Boom Barrier |  Outdoor Gym |  Common DTH |  Indore AC Gym | |
|  Indoor Game Zone with AC |  Toddler Play Area |  Senior Citizen Sitting | | | |

GIFT YOURSELF
THE MOMENTS OF
peace





BEAUTIFUL LOOK WITH
SECURE AND
safe premises

An entirely different look to your alluring life -
feel what your home delivers, an external
happiness in every direction.





EMBRACE COMFORT -
A PERFECT BALANCE OF
accessibility

Kautilya One54 offers rhythmic days and pacified evenings
because these are living with exclusive styling!



CHERISH
EVERY MOMENT WITH
cheerfulness



BUILDING SPECIFICATIONS :



STRUCTURE :

- Earthquake resistant R.C.C frame structure
- Uninterrupted & Adequate 24 Hours water supply by AMC & Society borewell.
- Auto door elevator of premium company like Omega / Kone / Otis.
- Anti termite treatment at parking level.
- Water proofing treatment with china mosaic on terrace.
- Renowned, Standard & tested raw material for all works.
- Maximum natural light & cross ventilation.



FLOORING :

- Standard quality vitrified tiles in entire flats.
- 24" x 24" Anti-skid GVT tiles in Kitchen wash yard.
- 900 x 900 mm double charged vitrified tiles.



KITCHEN :

- Granite platform with S.S. sink.
- Marble shelves with Ceramic tiles in store room.
- Exhaust Fan in Kitchen.
- Cloth Drying Trick in wash-yard.
- Gas Connection Line (PNG) at kitchen Platform Level.



BATHROOMS :

- Non slippery type anti-skid GVT flooring & tiles up to lintel level.
- Standard quality Bathroom fitting and sanitary ware.
- Corrosion free & Leak proof CPVC/UPVC Pipes & fittings with Brass ends.



ELECTRICAL WORK:

- Concealed Copper wiring.
- Adequate number of Electrical points with modular accessories.
- All adequate points like Chimney, Aqua guard, Refrigerator, Cable TV.
- A.C., Telephone points etc.
- Switch – Anchor/Panasonic/Havells.



DOORS & WINDOWS :

- Wooden framed decorative main entrance door with quality lock set.
- All Bedroom doors will be wooden framed & bathrooms will be granite Framed with flush doors laminated on both sides.
- Aluminum section windows with sliding shutter.
- Drawing room – Three track domain section.



WALL FINISH :

- Internal mala plaster with Acrylic wall putty finish.
- Exterior texture with 100% water & weather proof Silicon based acrylic paints.



SECURITY PROVISION :

- Round the clock security by Professional agency.
- 24x7 C.C.T.V. Surveillance at Main Entrance Gate, Foyer & Garden Area.

SPECIAL FEATURES :

- All floors having a lavish foyer area.
- Well equipped Gymnasium with AC.
- Grand & Attractive Entrance Foyer with Waiting Area.
- Indoor games with AC & wooden flooring at ground level.
- Library with AC & wooden flooring at ground level.
- Meeting room with AC & wooden flooring at ground level.
- 2 allotted car parking on ground or basement floor.
- Security cabin & Toilet facility.
- Huge Common 2 wheeler parking in basement @ GROUND FLOOR.
- Generator set for Power Backup of Life & common Lightings.

Notes:

- 1). Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. authorities, occurrence of natural calamities or any other external factors beyond developer's control.
- 2). The dimensions show in the brochure are approximate.
- 3). The developer reserves the right to change, revise or make any modification, addition, omission or alteration in the scheme as a whole or part thereof, at their sole discretion.
- 4). The brochure is only for illustration & private circulation purpose & is not a legal document or a binding one.
- 5). Government levies like stamp Duty, Registration charges, Legal charges, GST, VAT and any other additional charges are to be borne by the member.
- 6). Subject to Ahmedabad jurisdiction.



LOCATION ADVANTAGES :

- All Nationalized Banks
- Branded Company Showrooms
- Well Known Restaurants
- Malls & Multiplex Cinemas
- Swaminarayan Temple
- Kirtidham Jain Temple
- International & Central Board Schools
- Engineering College
- Multi Speciality Hospital
- Branded Retail Showrooms

DISTANCE FROM PRIME LOCATION :

- | | |
|----------------------|--------------------------|
| • BRTS : 900 Meters | • AIRPort : 8 KM |
| • Metro : 1 KM | • Apollo Hospital : 5 KM |
| • S.T.Stand : 5 KM | • Nirma UNI : 5 KM |
| • RTO : 4 KM | • Sabarmati : 2.5 KM |
| • KD Hospital : 5 KM | • Railway Station |

SITE ADDRESS :

Opp. Lane of Swaminarayan Temple, Behind Omkar Lotus,
Off New CG Road, Chankheda, Ahmedabad - 382 424.

BOOKING CONTACT :

+91 97277 22233

ARCHITECT BY :



STRUCTURAL BY :



STRUCTURAL DESIGNER - CIVIL CONSULTING

RERA No. : RERA No. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA10980/291122

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