

The Essence of Heaven

3 BHK FAMILY HOMES & SHOPS

ZION
by Vrundavan 44



17 YEARS

OF DEDICATION

Vrundavan 44

Vrundavan 44 has been dedicated to creating living spaces - not just houses, but homes, since 2008. From our first project - Vrundavan Bungalows in Uvarsad - to the ongoing projects in Motera, we have consistently created smiles for more than 400 happy families. Our completed projects in Ahmedabad and Gandhinagar stand as a testament to our unwavering commitment to excellence in quality.

2008
वृंदावन
BUNGALOWS
Uvarsad

2011
वृंदावन
RESIDENCY
Uvarsad

2013
वृंदावन
APARTMENTS
Sargasan

2013
वृंदावन
VILLA-1
Chandkheda

2013
वृंदावन
VILLA-2
Chandkheda

2014
वृंदावन
ROYAL
Chandkheda

LEGACY

OF SUCCESS

2017
वृंदावन
PEARL
Chandkheda

2019
वृंदावन
PEARL-2
Chandkheda

BEYOND THE HORIZON



MR. PANKAJ NAYAK
(Founder & Chairman of Vrundavan 44)

The Heart of Vrundavan's Mission

"For me, a home must infuse peace, it must infuse happiness and delight for each penny you paid for it. Over the past 17 Years, we have delivered smiles in more than 400 families. From starting our first project Vrundavan Bungalows to the project Zion by Vrundavan 44, we have constructed 13 lac sq. ft of space. We are committed to transparency, ethical practices, and building lasting relationships. Trust us to provide homes that stand the test of time and become cherished heavens for generations."

CRAFTING

SPACES OF SERENITY AND EXCELLENCE

Zion is a symbol of serenity and perfection. As an architect of Zion by Vrundavan 44, our aim is to create a structure which truly represents its name. We are always committed to environmental sustainability and we merge innovative designs with timeless principles. Zion by Vrundavan 44 is more than a residence - its a retreat. Thank you for trusting us to bring your dreams to life in this harmonious spaces!

Ni3 DESIGN
PROJECT ARCHITECT



Zion means heaven, the holy residence of The God. We have embodied the essence of heaven into this project, making stylish spaces that feel heavenly. Nestled amidst the greenery, Zion by Vrundavan 44 is a peaceful retreat from your daily life. With modern amenities and surrounded by nature, Zion by Vrundavan 44 brings you the best of both worlds. The epitome of comfortable and luxurious spaces can now be truly yours.

PROJECT HIGHLIGHTS

Residential & Shops



2 Basement + Ground Floor + 14 Storey



2 Iconic Towers



3 BHK Family Homes



Total Units 106



20+ Amenities



Allotted Parking at Ground & Basement



Prime Location of Motera, Ahmedabad



ZION

by Vrundavan 44

Opp. Shaligram Bungalows,
Ashram Cross Road,
Motera, Ahmedabad.

LOCATION MATTERS

NEAR BY LOCATION WITHIN 10 MINUTES

- | | | | |
|---|----------------------|---|---------------------------|
|  | Motera Metro Station |  | Vishwakarma Engg. College |
|  | PVR/Mall |  | Sabarmati Railway Station |
|  | AMC Park |  | SVP International Airport |
|  | School |  | Sabarmati River Front |

HARMONY IN EVERY
HORIZON

With a breathtaking view of the area, Zion by Vrundavan 44 gifts you more than a house, it gifts you the entire horizon to see. Embrace exceptional views from your balcony when you call this your new address.

ZION
by Vrundavan 44


























THE SKY IS
THE LIMIT

Let dreams take flight and soar towards success as you reside in a harmonious retreat amongst the clouds.

ABUNDANT AMENITIES

With amenities for all ages, Zion by Vrundavan 44 is the perfect family heaven. Walk amidst beautiful plantation, enjoy the fresh air in the sit out spaces or play your hearts out in the playground, Zion by Vrundavan 44 has everything you could possibly want.



- 
SWING ZONE
- 
SECURITY ZONE
- 
PICKUP DROP ZONE
- 
WELL DESIGNED ENTRANCE
- 
24HRS SECURITY
- 
YOGA AREA
- 
WATER FEATURES
- 
WELL DESIGNED FOYER AREA
- 
LANDSCAPE GARDEN
- 
CLUB HOUSE
- 
GYMNASIUM
- 
INDIAN GAMES
- 
BOX CRICKET
- 
CHILDREN PLAY AREA
- 
PARTY LAWN
- 
SENIOR CITIZEN SITTING
- 
DANCE FLOOR
- 
VIDEO DOOR PHONE
- 
CENTRAL HOT WATER SYSTEM
- 
**AMBIENCE SPEAKER
(IN COMMON OPEN AREA)**
- 
**POWER BACKUP
(FOR LIFTS)**





N

GROUND FLOOR

24.00 MT. WIDE ROAD

N

FIRST FLOOR





N

TYPICAL FLOOR

24.00 MT. WIDE ROAD



N
14TH
FLOOR

24.00 MT. WIDE ROAD



STYLISH COMFORT

Indulge in comfort and style. Each space is a heaven of relaxation, adorned with modern furnishings and calming hues. Whether entertaining guests or enjoying quiet moments, our living rooms promise cherished memories in an ambiance of warmth.

ZION
by Vrundavan 44

FUNCTIONAL LUXURY

Embrace culinary excellence with modern convenience. Our state-of-the-art kitchens feature top-tier appliances and clever storage solutions, designed to streamline your cooking experience. From sleek counter tops to ample cabinet space, our kitchens combine functionality with style, creating the perfect setting for your culinary adventures.



3BHK
UNIT FLOOR



TYPE 01

BLOCK - A
UNIT NO.: 101 TO 1401





TYPE 02

BLOCK - A

UNIT NO.: 102 TO 1402



AN UNPARALLELED
SKYLINE





3BHK
UNIT FLOOR

TYPE 03

BLOCK - A
UNIT NO.: 203 TO 1403





TYPE 04

BLOCK - A
UNIT NO.: 204 TO 1304





TYPE 05

BLOCK - B

UNIT NO.: 101 TO 1401, 102 TO 1402

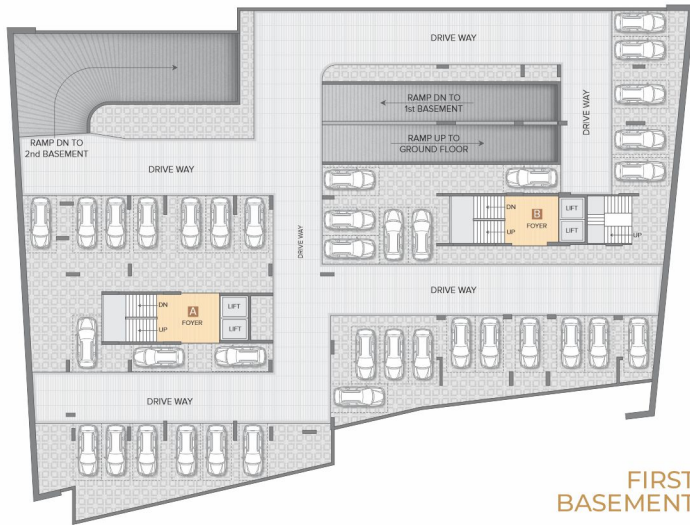




TYPE 06

BLOCK - B
UNIT NO.: 203 TO 1303
204 TO 1404





FIRST
BASEMENT



SECOND
BASEMENT

SPECIFICATIONS



STRUCTURE

R.C.C. frame structure. Structure design as per IS code. Considering Earthquake resistance structure.



WALL FINISH

All internal walls will be finished with putty over mala plaster.
All external wall be finished with double coat mala plaster with texture finish.



PLUMBING

Concealed plumbing with premium quality pipes & fittings. For continuous water supply, a common bore well.



FLOORING

Premium quality designer vitrified tiles in drawing room dining area with kitchen and all bedroom area. Hollow plinth area paved with coordinated tiles/block or natural stone.



TOILETS

Full covered elegantly designed toilets with designer tiles and colour coordinated sanitary ware.



ELECTRICAL

Concealed copper wiring with adequate number of electrical points & branded modular switches. TV point in drawing room and TV & AC points in bedrooms.



KITCHEN

Ready to use granite finished platform with SS sink, designer glazed tiles with dado up to beam level. Plumbing and electrical provisions for water purifier & washing machine, Kota stones shelf in store room.



DOORS & WINDOWS

Decorative wooden polished main entrance door with brass fitting and fixtures. All other doors are flush doors. Fully/Glazed aluminum windows with stone revile.



TERRACE

Open terrace finished with suitable water proofing with china-mosaic flooring for heat reflection.

Note: ● Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, AMC Charges and Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. ● Any additional charges, Taxes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser. ● Changes / Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. ● All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. ● Actual may be different as per architect's designs. ● All dimensions shown here are unfinished to unfinished wall. ● The brochure is intended only to convey the essential design and technical features of the scheme.

BRANDS WE USE (OR EQUIVALENT)

STEEL



CEMENT



PAINTS



PLUMBING



FLOORING



BATHROOM



ELECTRICALS



SWITCHES



KITCHEN



WINDOWS



GLASS



ELEVATORS





DEVELOPERS

SHREE SADHIKRUPA SKY LLP

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LOCATION



VIDEO

ARCHITECT
nig design
ARCHITECTURE | INTERIOR | CONSULTING

STRUCTURE
SETU
INFRASTRUCTURE

LIGHTING
ORRAY
LIGHTING SOLUTIONS

MARKETED
ABLE
more we, less me

A PROJECT BY
Vrundavan  **44**
BUILDING SENTIMENTS

