



L U X U R Y B E Y O N D I M A G I N A T I O N



WRITING A NEW CHAPTER IN AHMEDABAD'S
HISTORY IS VENETIAN!

COMING UP IN THE DIVINE AND TRANQUIL SURROUNDINGS OF KHANPUR,
WITH A BREATHTAKING VIEW OF THE SABARMATI RIVERFRONT, IS VENETIAN.
VENETIAN PERFECTLY CAPTURES THE SPIRITUAL AURA AND THE AGE OLD GRANDEUR OF THE PLACE.
FAVOURABLY LOCATED NEXT TO RIFLE CLUB, THE 14 STOREY VENETIAN IS AN ISLE OF CALM IN A BUSTLING ISLAND,
HOUSING 3 & 4 BHK HOMES AND PENTHOUSES,
EXCLUSIVELY DESIGNED KEEPING IN MIND THE REQUIREMENTS OF MODERN DAY CONNOISSEURS.



VENETIAN



3 & 4 BHK HOMES AND PENTHOUSES



☆☆
SPARKLING & SCINTILLATING.
EVENINGS HERE WILL BE AMAZING.



VENETIAN





WELCOME TO A
RETREAT
CALLED HOME



LET THE POSITIVE VIBES IN.
KEEP THE NEGATIVITY OUT.

INNOVATION IS IN THE DETAILS AT VENETIAN.
VENETIAN IS THE FIRST RESIDENTIAL BUILDING
IN THE HISTORY OF AHMEDABAD
TO GET A UNIQUE CLIMATE-CONTROL FACADE.
THE FACADE, WHICH FORMS AN INDIGENOUS
PART OF THE ARCHITECTURE,
CAN BE CLOSED TO KEEP THE HOMES COOL
BY REDUCING THE HEAT. AT THE SAME TIME,
THEY CAN BE THROWN OPEN TO
LET THE NATURAL SUNLIGHT AND AIR IN.



DESIGNED FOR YOUR SMALLEST PLEASURES AND GREATEST INDULGENCES!

Every inch of Venetian is mirrored in customized luxury; be it the huge uncluttered spaces, the spacious balconies overlooking the river or monumental entrance lobby. The apartments have all modern amenities and provide energy efficient living. The buildings are equipped with the innovative climate-control facades, such that each apartment is benefited with natural light and ventilation, for a comfortable internal environment.

The apartment buildings are arranged around pedestrian friendly plazas of manicured lawns, walkways and shared sports, entertainment and recreational spaces. The landscape design blends seamlessly with the architecture, creating a relaxing and peaceful ambience. The soothing water bodies, the tree seating and elder seating area, the well-stocked library and the home theater will keep you constantly entertained. The well equipped gym, the indoor and outdoor games arena & the party lawn area will help you keep fit and fine for a long time. And the divine prayer hall will ensure that nothing disturbs you during your namaaz. In short, Venetian is a magnum opus, designed for your smallest pleasures and greatest indulgences.

Venetian is planned in such a way that the positive energies keep on flowing unobstructed and without any interference. With the divine blessings of Aliji Shaheed Moula, Venetian is a holy paradise, which gently propels you in the direction of worship and positive karmas, along with a good life.



VENETIAN



A WORLD... JUST PERFECT FOR YOU.









































WHERE LIFE IS A BIG CELEBRATION!





GROUND FLOOR PLAN 

LIFESTYLE FACILITIES

- | | | |
|---|--|---|
|  01 ENTRANCE |  15 GYMNASIUM |  |
|  02 CHILDREN PLAY AREA |  16 LIBRARY |  |
|  03 WATER FALL |  17 DARGAH |  |
|  04 OUTDOOR SEATING |  18 PLAZA |  |
|  05 ENTRANCE FOYER |  20 TREE SEATING |  |
|  06 WAITING AREA |  21 PRAYER HALL |  |
|  07 INDOOR GAMES |  22 OUTDOOR SPORT EQUIPMENT |  |
|  08 HOME THEATRE |  23 GAZEBO |  |
|  09 LILY POND |  24 WATER BODY |  |
|  10 SEATING PAVILION |  25 MULTI PURPOSE HALL |  |
|  11 PARTY LAWN |  26 COMMUNITY GARDEN |  |
|  12 STAGE |  27 ELDER SEATING AREA | |
|  13 SUB STATION |  28 EXIT GATE | |
|  14 PATHWAY | | |



FOR A WALK ABOVE THE CLOUDS,
GET TO THE LANDSCAPED GARDENS.



THE FEELING OF BEING ON
TOP OF THE WORLD.



AMENITIES THAT LEAD TO THE NIRVANA OF THE MIND, BODY & SOUL!

Venetian is loaded with lifestyle amenities that will help you keep fit and fine. A well equipped gym, an indoor and outdoor games arena & relaxation areas will help attain nirvana of the mind, body and soul.



LIFE IS BETTER WHEN WE LAUGH AND ENJOY TOGETHER.

Watch a movie. Play a game. Laugh. Enjoy. Have fun. Life is much better when we do everything together.





BOOK YOURSELF FOR SOME GREAT ENTERTAINMENT!



LAYING THE FOUNDATION FOR A LIFE BEYOND ORDINARY.



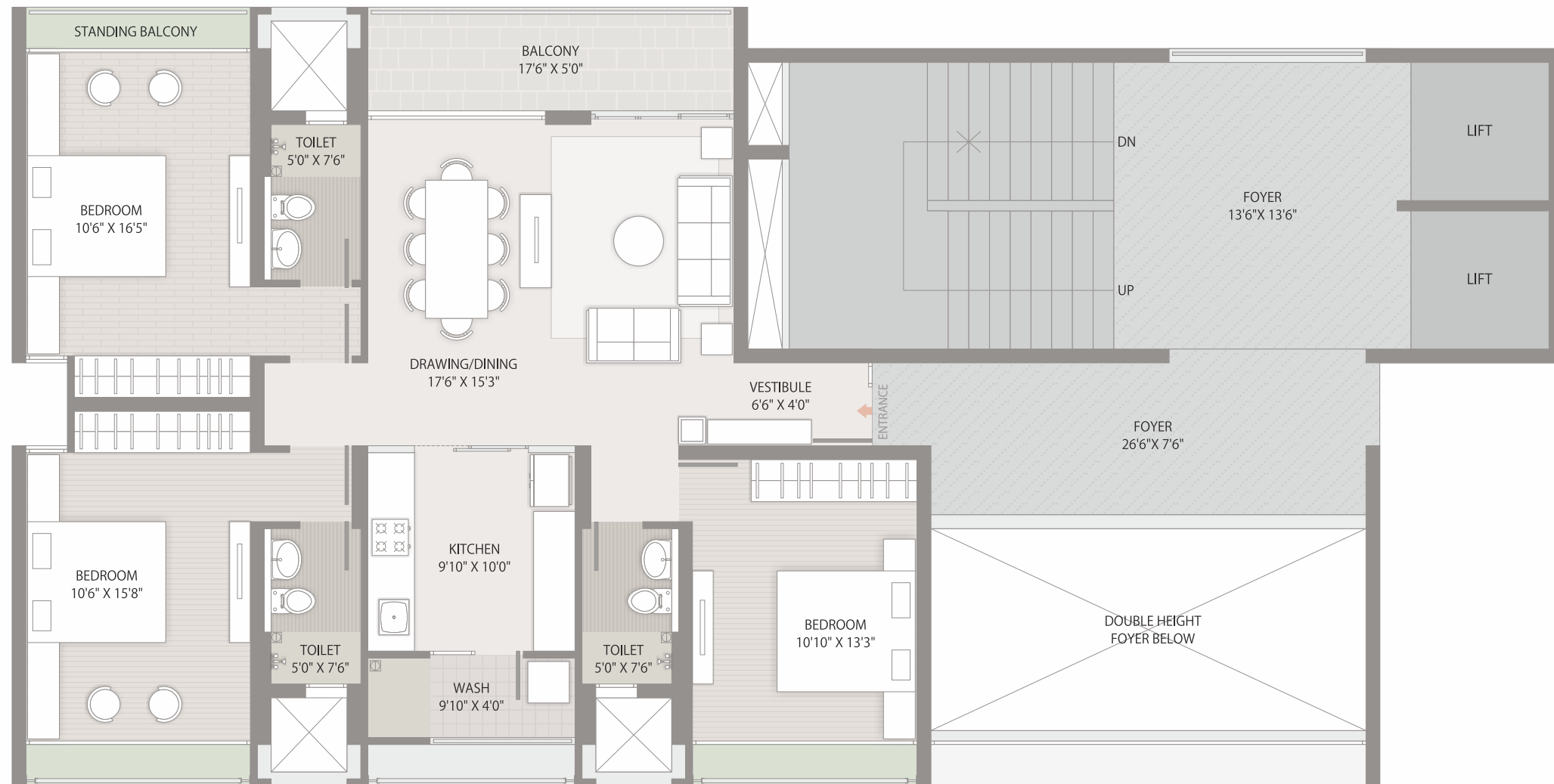


1ST FLOOR TO 12TH FLOOR PLAN 





TYPICAL
3 BHK UNIT PLAN
(BLOCK-A)

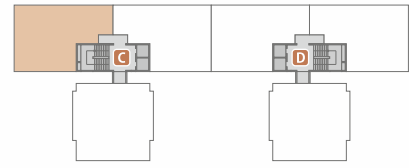
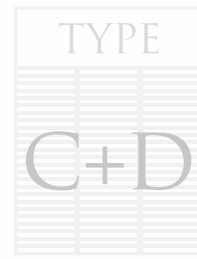


SPECIFICATIONS

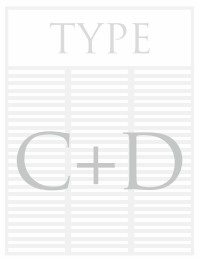
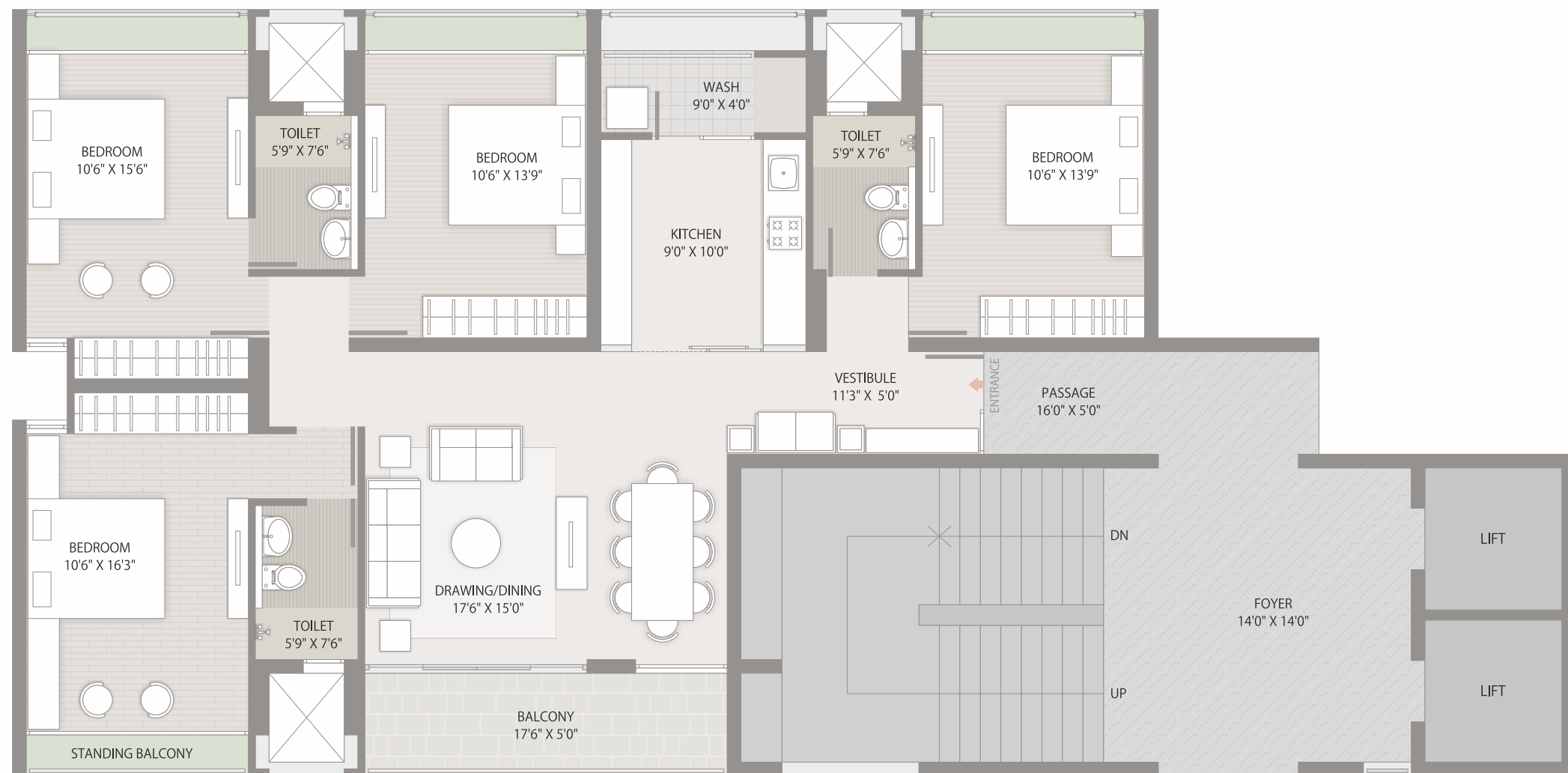
- **Structure**
 - Earthquake Resistant R.C.C. Flat slab structure. Designed for seismic zone as per NBC norms.
- **Wall finish**
 - Internal wall - Smooth finish mala plaster with putty finish.
 - External wall - Smooth finish mala plaster with acrylic texture and apex paint.
- **Flooring**
 - Italian marble/Polished Granite flooring in all bedrooms, Drawing & dining room.
 - Polished granite or natural stone in the foyer/stair/lobby area.
 - Polished granite in floor and wall cladding in all bathrooms.
- **Kitchen**
 - Complete modular design kitchen with high end finishes.
 - All equipments like Oven, chimney, refrigerator, Burner are included.
- **Doors**
 - Main door decorative wood finish with security video door phone.
 - Veneer finish flush doors in internal areas with wooden framing, premium quality SS/BRASS hardware and handles.
 - Doors with high quality locking arrangements.
- **Windows**
 - Premium quality heavy gauge anodized aluminium powder coated windows with granite jamb for all windows and standard quality window glasses.
- **Plumbing & Sanitation**
 - Pressurized water supply in each unit.
 - Premium quality sanitaryware and fitting in all toilets. (Grohe,Kohler, Jaquar or equivalent)
 - Premium quality faucets and shower mixers. (Jaquar, Kohler, or equivalent)
 - Premium quality CPVC pipes for water supply. (Ashirvad, Astral or equivalent)
 - Premium quality HDPE or PP pipes for sanitation – internal and vertical. (Geberit, Viega, Astral Silencio or equivalent)
 - Premium quality Structured Wall UPVC pipe for internal sewerage in basement / underground. (Astral, Supreme, Ashirvad or equivalent)
- **Electrical**
 - 3 Phase Concealed ISI copper wiring with ELCB for maximum safety.
 - Branded modular switches (Honeywell, Legrand or equivalent)
 - DG Power back up for partial common facilities.
 - Timer based External lighting for automatic ON & OFF.
 - CCTV surveillance system for common areas, all tower entry & exit.
- **Air-condition**
 - Split AC provision in all bedrooms, drawing & dining room.
- **Parking**
 - Two level parking with personal car space allocation.
 - CCTV with screening and 30 days backup for foyer and parking area.
- **Fire Safety**
 - Hydrant System.
 - Fire Extinguishers.
 - Sprinkler system at parking area.

Legal Note :

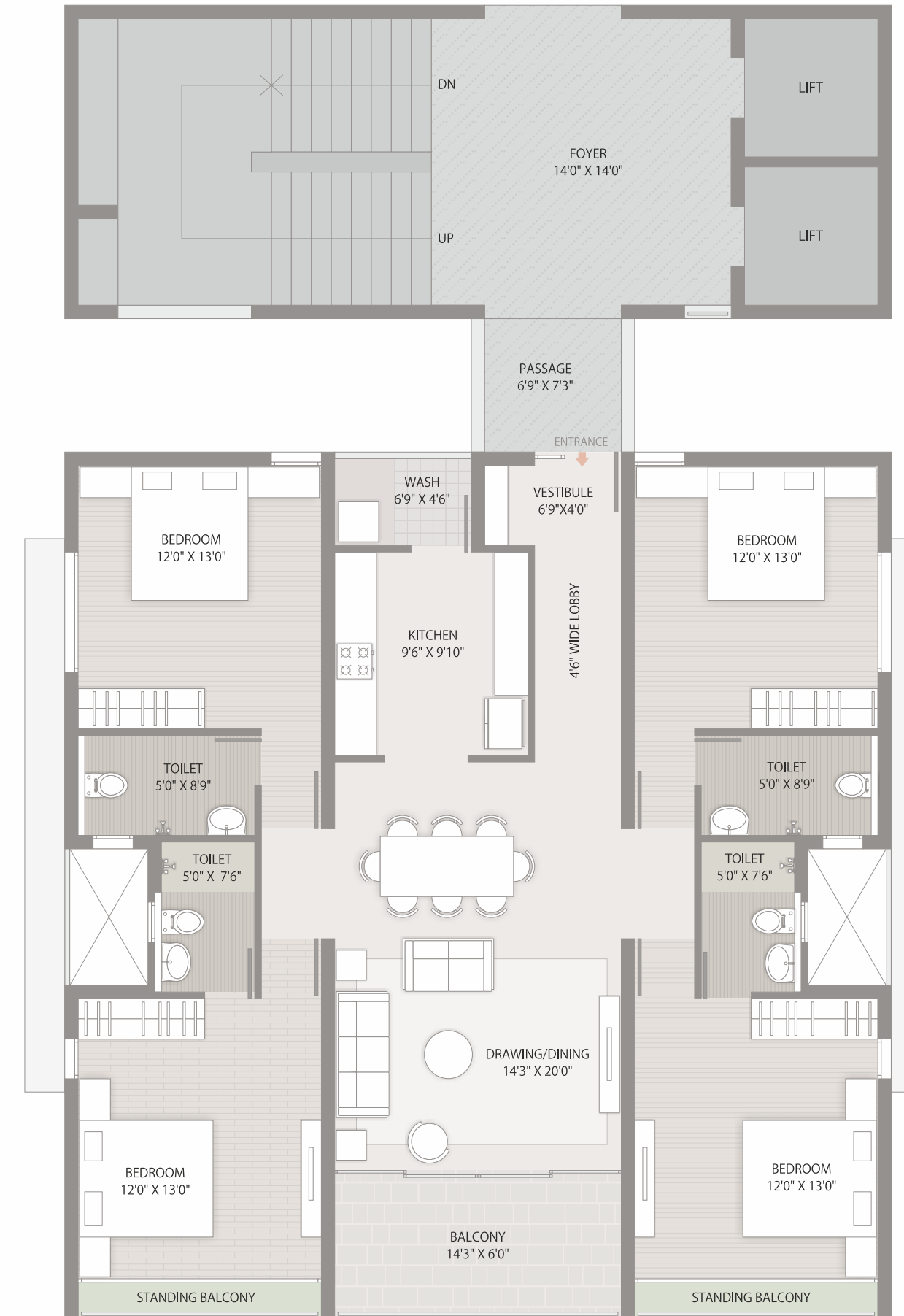
- Stamp duty, registration charges, legal documentation charges, advance maintenance, fix maintenance charges, AMC/AUDA charges and GEB electrical charges including cable & sub-station cost shall be borne by the purchaser.
- GST and any additional charges, taxes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser.
- In the interest of the continual developments in design and quality of construction, the developer reserve all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.
- Changes / alteration of any nature including the elevations, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- All rights reserved with the organizers to make any changes in the scheme and the members shall abide by such changes.
- This brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, materials, equipments and colour scheme shown are artist's impression. Actual may be different as per architect's design.
- All dimensions shown here are unfinished to unfinished wall and of the longest measure of the area.

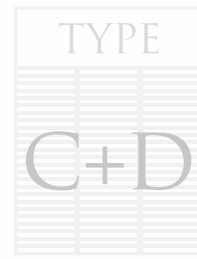


TYPICAL
4 BHK UNIT PLAN
(BLOCK-C)

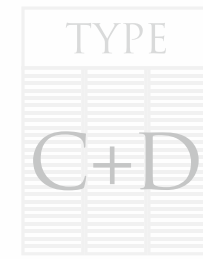
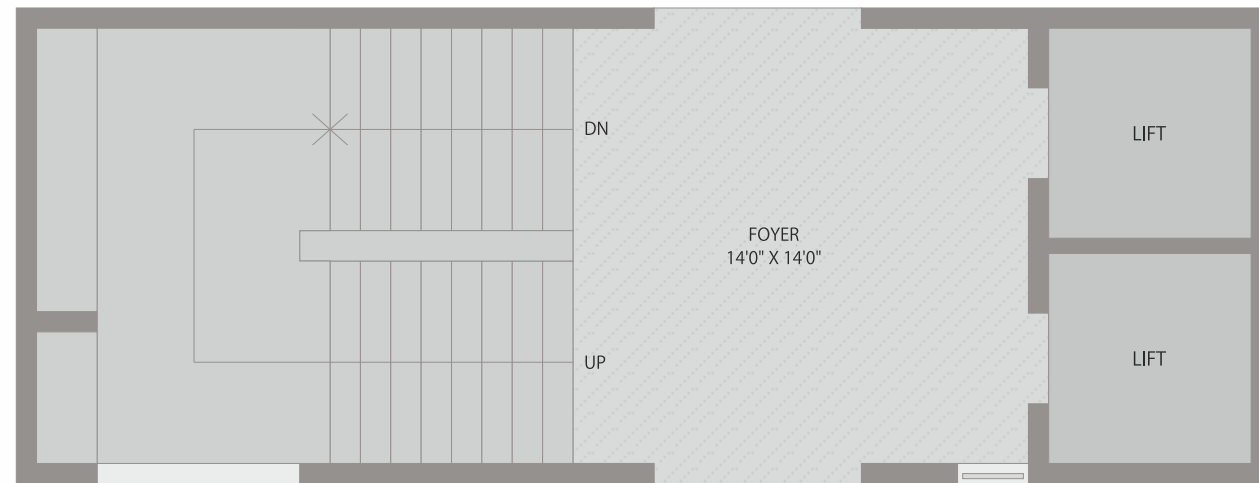
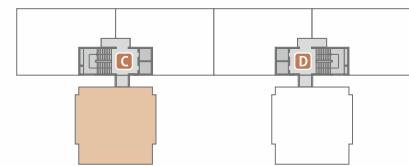


TYPICAL
4 BHK UNIT PLAN
(BLOCK-C)

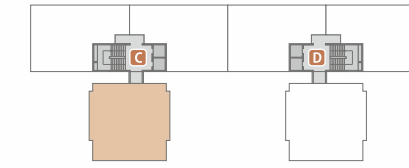




PENTHOUSE LOWER FLOOR (BLOCK-C)



PENTHOUSE UPPER FLOOR (BLOCK-C)





VENETIAN

3 & 4 BHK HOMES AND
PENTHOUSES





“Ideas build the future.”

This is the belief that defines the approach of Makubhai Sheth Grandsons.

Built on the strong legacy and foundation laid by Shri Makubhai Sheth, a great visionary of modern India, today, Makubhai Sheth Grandsons is known for their belief that innovation & thoughts make up for a better living.

Shri Makubhai Sheth was a man way ahead of his times. A pioneer in cotton industry, he was the first to process cloth, from seed to finished product, all under one roof. His company was the second registered company in India.

More than a dynamic entrepreneur, he was a great philanthropist. He always imagined India to be better than any other country in the world. He did lot of social work for the society, like opening hospitals for TB and mentally retarded, donating money and properties for social causes like upliftment of poor and women, developing shelter homes, roads, school etc.

Today, just like their grandfather, Makubhai Sheth Grandsons tread on the path of thinking AHEAD. event hough born with a silver spoon, they are still grounded to the roots and beliefs of their great grandfather. With a strong belief that 'a building is not mere walls, but a road to the future' Makubhai Sheth Grandsons aspire to provide luxury beyond imagination, building a long lasting foundation of trust and satisfaction with customers.



"Delivering more than expected. every single time."

Sanaulla R. Pathan is a man of great vision. A thinker. A doer. A go-getter. An Entrepreneur who is forever committed towards offering the best value and delivering high returns to his stakeholders. Over the years, Sanaulla R. Pathan has built a huge empire in real estate by implementing great ideas that drive progress for not only the end users, but also the society at large. The MD & Proprietor of Tehjir Corporation has developed and created an astounding 5,00,000 sq. ft. of lifestyle spaces in and around Ahmedabad, setting benchmarks for others to follow.

Sanaulla R. Pathan believes that all the achievements and accolades have been a result of being focused, responsible and working hard. An excellent business strategist, motivator, planner and an achiever, he has always taken newer approaches to the same old routines. Questioning himself what else can be done? And pushing himself to deliver much more than the expectation, every single time.

HCP Architect

Hasmukh C. Patel founded HCP in 1960. Since then, HCP's significant contribution to modern Indian architecture has been widely recognised.

HCP provides world-class professional services in the following core areas :

Architectural Design | Interior Design | Urban Design and Urban Planning,

Dr. Bimal Patel, together with five experienced and talented Practice Directors lead the practice. Together they manage a team of over 200 professional and support staff at HCP.

We believe that architecture should reflect, and celebrate, human presence and aspiration. Architecture has the power to change places and situations for the better, by giving fresh meaning to culture, education, place, and commerce. We believe that fine new buildings and architectural innovation are only sustainable if they are embedded in thoroughly rational analysis of context, function, materiality, and environmental impact.

The architecture of HCP is about delivering these vivid and dynamic connections between buildings and places, idea and aspiration.

Some of the practice's s most well known projects include **Swarnim Sankul, IIM-Ahmedabad (New Campus), Shantigram Township, Ahmedabad Management Association (AMA), CG Road Redevelopment and Sabarmati Riverfront Development.**

This year Dr. Bimal Patel was awarded the Padma Shri for his outstanding contribution to Architecture in India. The practice has won many

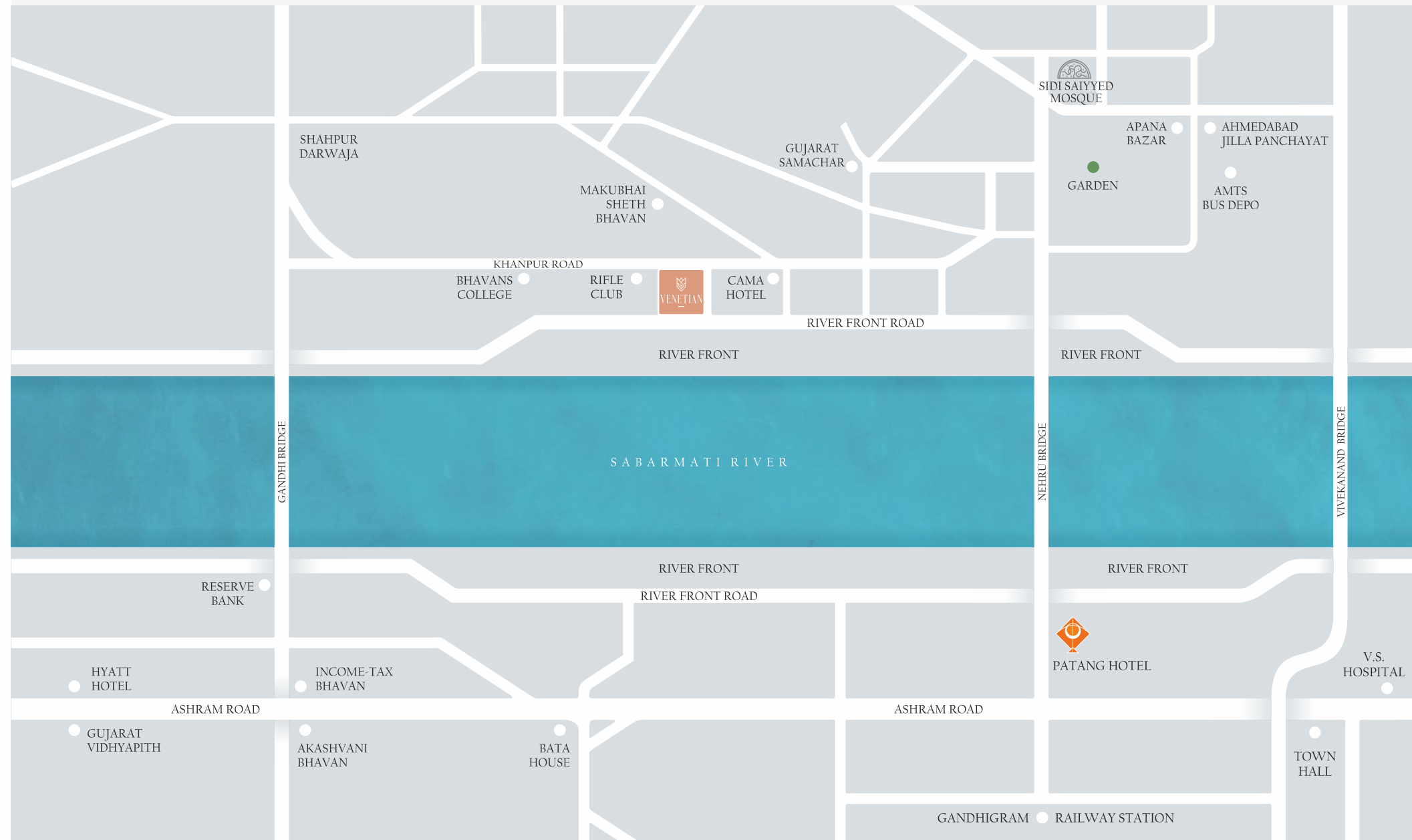
awards for its work over the years including :

The Prime Minister's National Award for Excellence in Urban Planning and Design for Sabarmati River front Development Project.

The prestigious Aga Khan Award for Architecture.



THE LUXURY OF RESIDING AT A PREMIUM LOCATION!



VENETIAN

A JOINT VENTURE BY :



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sales@venetianriverfront.com
www.venetianriverfront.com

A PROJECT BY :

MAKUBHAI SHETHS BAAGBAAN REALTY LLP

ARCHITECT :

HCP
Ahmedabad.

STRUCTURE CONSULTANT :

PARVATI
TECHNO CONSULTANTS
Ahmedabad.



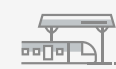
"VENETIAN",
Nr. Cama Hotel, Khanpur,
Ahmedabad.



1 Minute
From Metro Station



5 Minute
From Airport



10 Minute
From Kalupur
Railway Station



5 Minute
From Ashram Road



5 Minute
From Sidi Saiyyed
Mosque



5 Schools
In The Vicinity



3 Hotels
In The Vicinity

VENETIAN