



A
VIEWTIFUL
LIFE



malabar
EXOTICA

3.5 iBHK
VIEWTIFUL HOMES

MALABAR EXOTICA, as the name suggests, is an exotic living experience comprising 3.5 iBHK Smart Homes that enable access to breathtaking views of a vast greenscape and lake. These gorgeous views and a well-planned living experience turns your life into a 'VIEWTIFUL' Life.

A PROJECT BY



MALABAR EXOTICA

3.5 iBHK VIEWTIFUL HOMES

Imagine living at a prime location yet away from the chaos and traffic amidst pristine greens and waking-up to the views of a serene lake. That is what Malabar Exotica brings to you – a Viewtiful Life nestled in nature, promising a lifetime of awe-inspiring views.



Artistic Impression

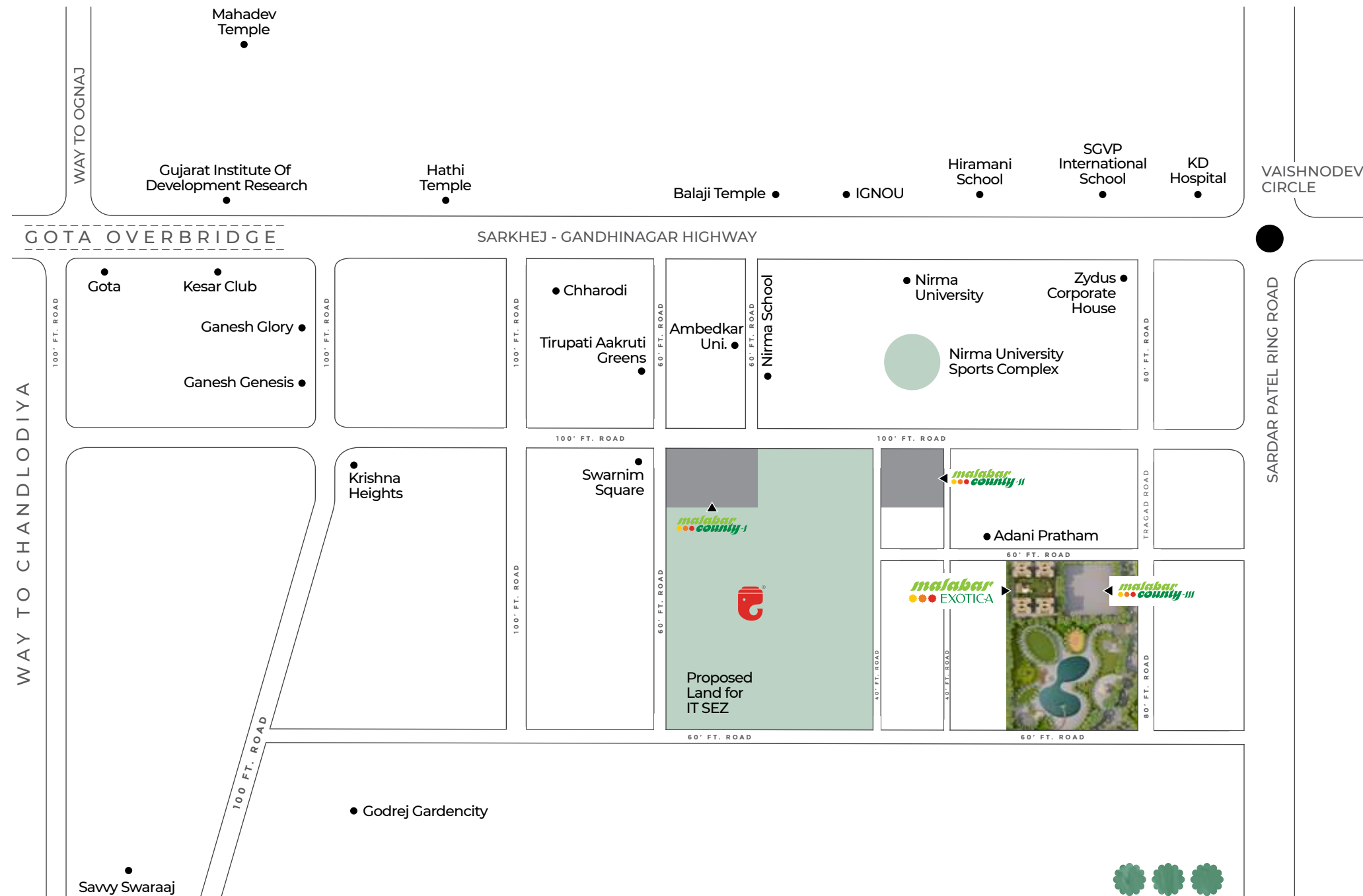
TRULY
MAJESTIC & PRISTINE

Artistic impression



VIEWTIFULLY CONNECTED

Located in the peaceful yet progressive area of a behind Nirma University just off the main S.G. Highway, MALABAR EXOTICA is well-connected to major schools, colleges, business hubs, trade centers, retail hotspots, airport and hospitals.



TRAVEL

S.G. Highway	2 mins	Gandhinagar	22 mins
S.P. Ring Road	2 mins	Kalupur Rlwy Station	30 mins
Gota BRTS Stop	7 mins	Geeta Mandir Bus Stop	35 mins
Airport	20 mins		

EDUCATION

Nirma Uni.	2 mins	Hiramani School	4 mins
Ambedkar Uni.	2 mins	IGNOU	4 mins
Nirma School	2 mins	Global Indian Intl. School	5 mins
SGVP Intl. School	4 mins		

HEALTH

SGVP Holistic Hospital	4 mins	Lifeline Hospital	10 mins
KD Hospital	5 mins	Zydus Hospital	15 mins
Sola Civil	9 mins	Apollo Hospital	18 mins

TEMPLES

Vaishnodevi Temple	3 mins	Jain Temple	5 mins
Tirupati Balaji Temple	4 mins	Hathi Temple	6 mins
Hanuman Temple	4 mins	Mahadev Temple	8 mins

LIFESTYLE

Hind Super Market	2 mins	Croma	10 mins
Nirma Sports Complex	2 mins	Aloft	12 mins
Savvy Swaraaj Sports Club	7 mins	Palladium Mall (upcoming)	15 mins
Belvedere Club	10 mins	The Fern	16 mins
Osia Hypermart	10 mins		

RESTAURANTS & FOOD JOINTS

1944	4 mins	Honest	8 mins
Chocolate Room	5 mins	The Mondo Kitchen	8 mins
Subway	8 mins	Hocco Eatery	10 mins
Dominos	8 mins		

FROM THE POINT OF VIEW OF THE FUTURE

Homes at Malabar Exotica come with smart technology with which you can control most of the electrical systems and appliances of your home remotely using your phone. This smart technology adds more comfort and convenience to your everyday routine.

3.5 IBHK HOMES

WHERE 'i' STANDS FOR INTELLIGENT,
INTUITIVE AND INTERNET OF THINGS.



Artistic Impression





Artistic Impression

BEGIN EVERY DAY WITH A FRESH VIEW

On one side of Malabar Exotica is the main approach road while on the other you get the views of the huge landscaped podium greens and 8-acre Public garden with a pristine lake. Imagine waking-up to such Majestic views every single day and breathing fresh air for a lifetime.



Artistic Impression

PODIUM GARDEN FACING HOMES



Artistic Impression

GARDEN & LAKE FACING HOMES



Artistic Impression

BALCONY HOMES

DESIGNED FROM
YOUR FAMILY'S POINT
OF VIEW

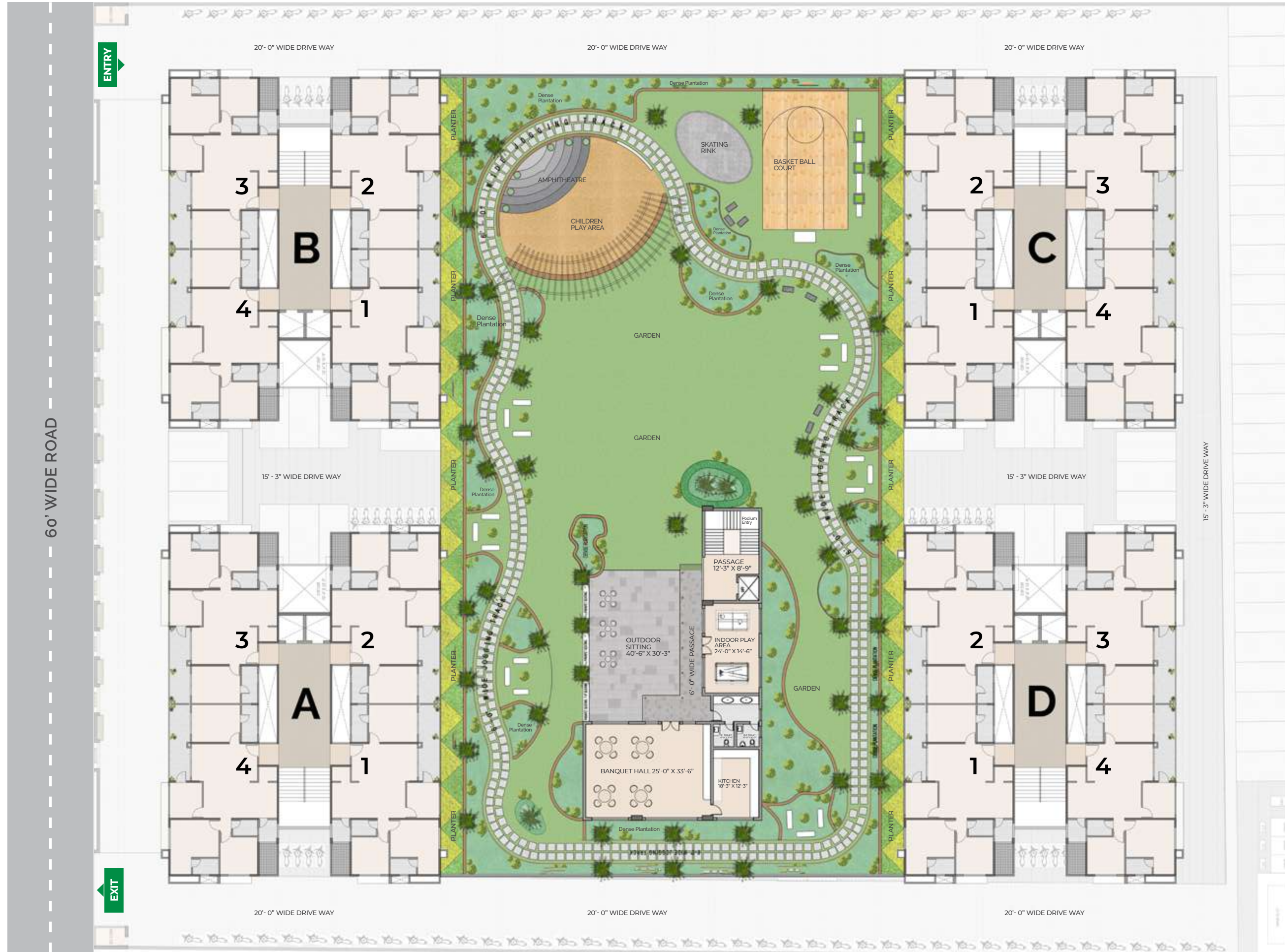


Malabar Exotica is a home that is spacious and aesthetically appealing. Thoughtfully-designed interiors that give everyone in the family ample room for their passion and a dedicated space which can be transformed into a room, a WFH space or just an extension of a space.

3.5 iBHK HOMES • ADDITIONAL FLEXI CONVERTIBLE ROOM
MOST APARTMENTS WITH GARDEN & LAKE VIEW • SELECT APARTMENTS WITH A LARGE BALCONY



PODIUM/FIRST FLOOR LEVEL
LAYOUT PLAN



Artistic impression

1ST - 2ND & 14TH FLOOR
UNIT PLAN



Rera carpet area of unit- 1,031.88 Sq.Ft. • Wash - 29.37 Sq.Ft • balcony - 111.58 Sq.Ft.

TOTAL CARPET AREA 1,172.83 Sq.Ft.

1ST - 2ND & 14TH FLOOR
CLUSTER PLAN



3RD FLOOR Road Facing and Podium View | 3RD - 13TH FLOOR Lake View
UNIT PLAN



Rera carpet area of unit - 978.30 Sq.Ft. • Wash - 29.37 Sq.Ft • balcony - 43.15 Sq.Ft.

TOTAL CARPET AREA 1,050.82 Sq.Ft.

3RD FLOOR Road Facing and Podium View | 3RD - 13TH FLOOR Lake View
CLUSTER PLAN





A SENSATIONAL SCENERY
SOOTHING PODIUM GREENVIEW
FROM THE 1ST FLOOR



ENJOY THE PRIVILEGES OF
A LIFE EXTRAORDINAIRE
PODIUM VIEWS OF 1ST, 2ND & 3RD FLOORS

Artistic Impression

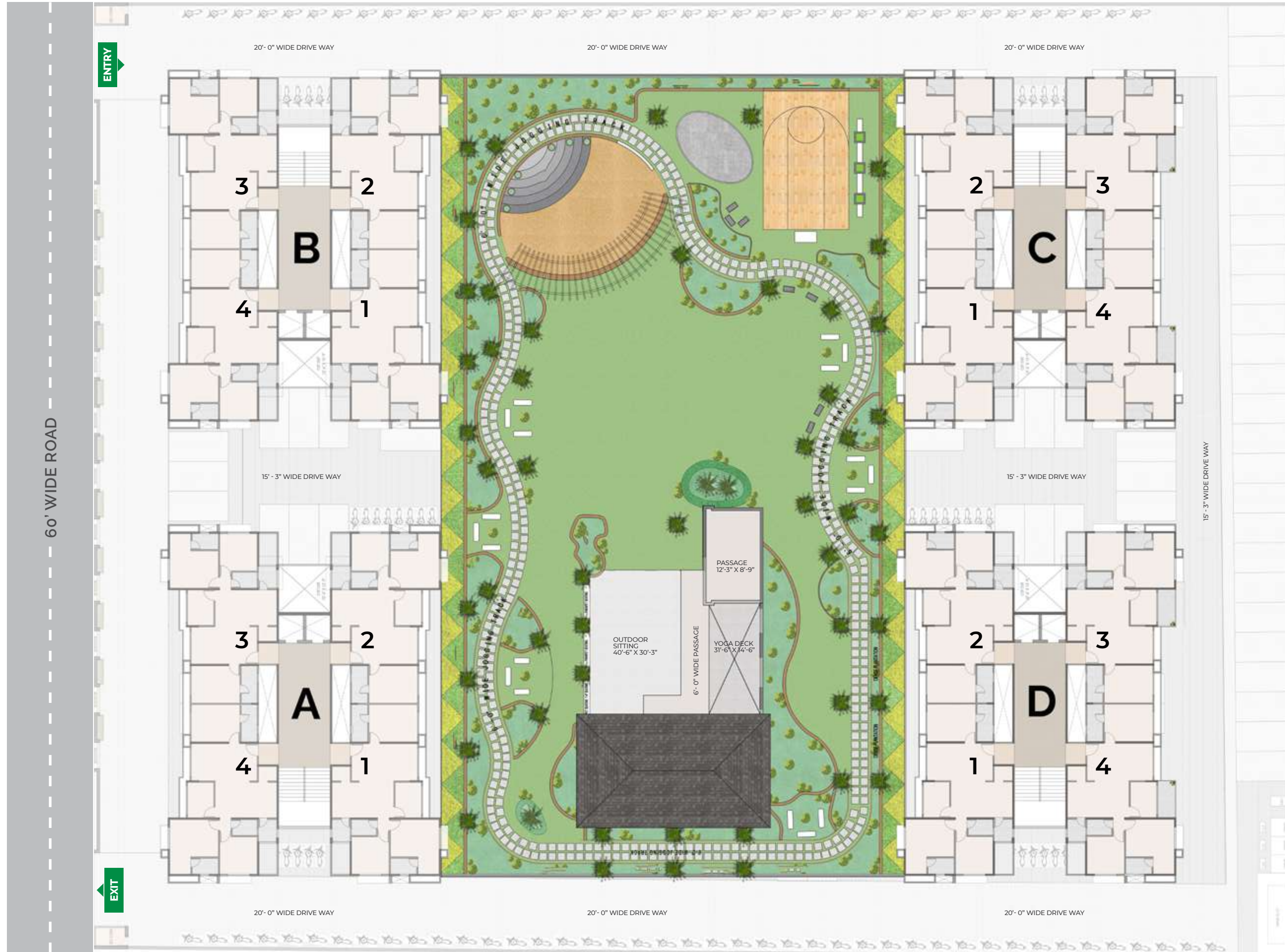


A PANORAMIC INDULGENCE
BREATHTAKING SKYVIEW FROM
THE 14TH FLOOR LAKE VIEW





TYPICAL
LAYOUT PLAN



Artistic impression

4TH - 13TH FLOOR Road Facing and Podium View
TYPICAL UNIT PLAN



Rera carpet area of unit - 972.06 Sq.Ft. • Wash - 29.37 Sq.Ft

TOTAL CARPET AREA 1,001.43 Sq.Ft.

4TH - 13TH FLOOR Road Facing and Podium View
CLUSTER PLAN





Artistic Impression

PLANNED TO
PERFECTION



Artistic Impression

PERFECTLY DESIGNED
TO MATCH YOUR NEEDS



ADORE THE BEAUTY
OF NATURE
RIGHT FROM
HOME



VIEW THE FUN SIDE OF LIFE

Along with these spacious apartments and the splendid views, you also get dedicated play areas for children and for those who are young at heart.



AMENITIES



70% OPEN SPACE



GYMNASIUM



PODIUM LEVEL BEAUTIFULLY
LANDSCAPED GARDEN



INDOOR GAMES
ROOM



CHILDREN'S PLAY
AREA with Standard &
Quality Equipments



BASKETBALL
COURT



AMPHITHEATRE



YOGA DECK



SKATING RINK



BANQUET
HALL



JOGGING
TRACK



2 FREE CAR PARKING
WITH EACH FLAT

ABSOLUTELY SECURE FROM A SAFETY VIEWPOINT

This gated community brings with it a sense of security, we stick to the safety protocols with proper surveillance and security systems, you can be rest assured that everything here promises great peace of mind for you and your family.



STANDARD & TESTED
RAW MATERIAL FOR
ALL WORK



FIRE SAFETY
SYSTEM



24-HOUR
SECURITY



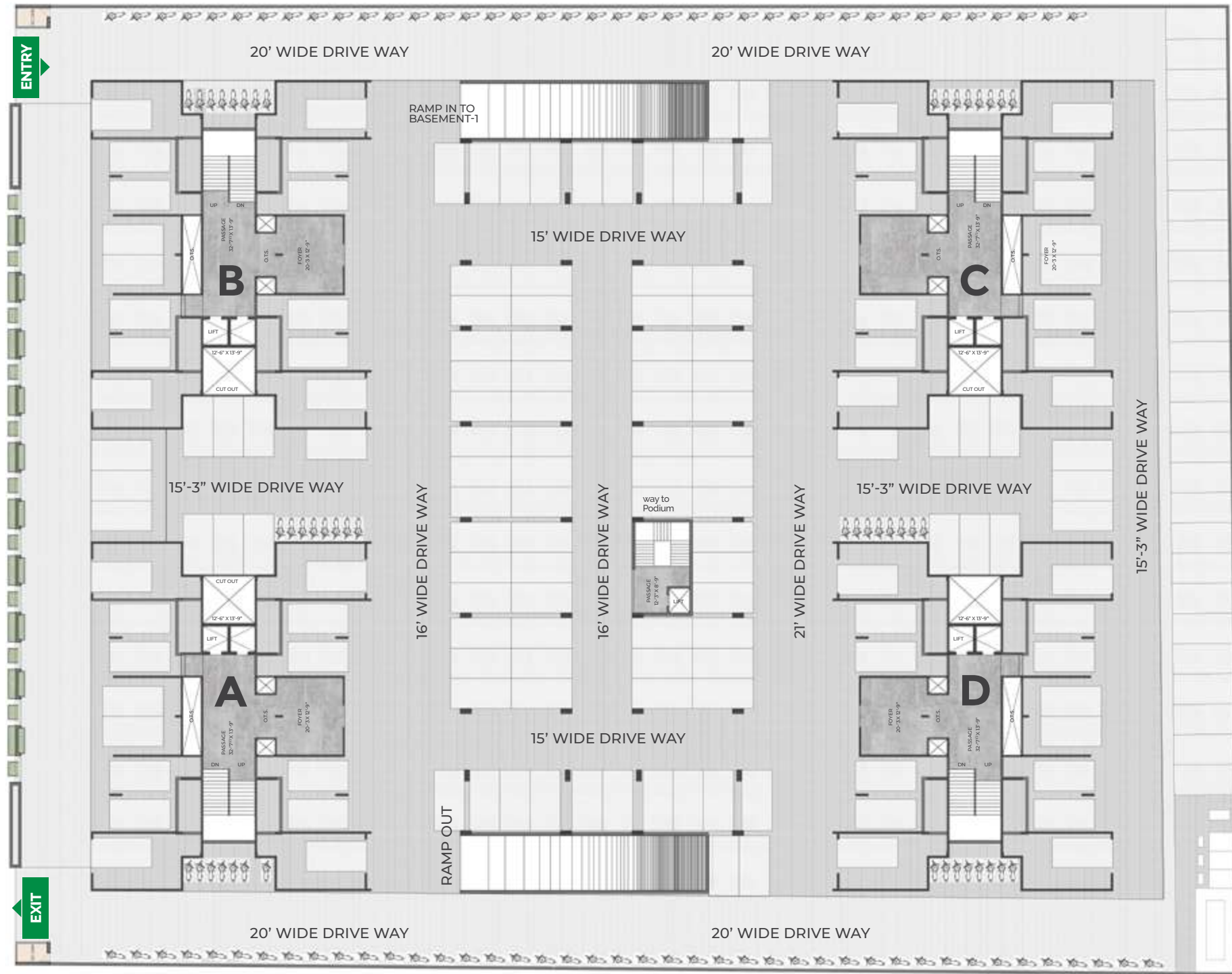
EARTHQUAKE-RESISTANT
STRUCTURE WITH RCC WALLS



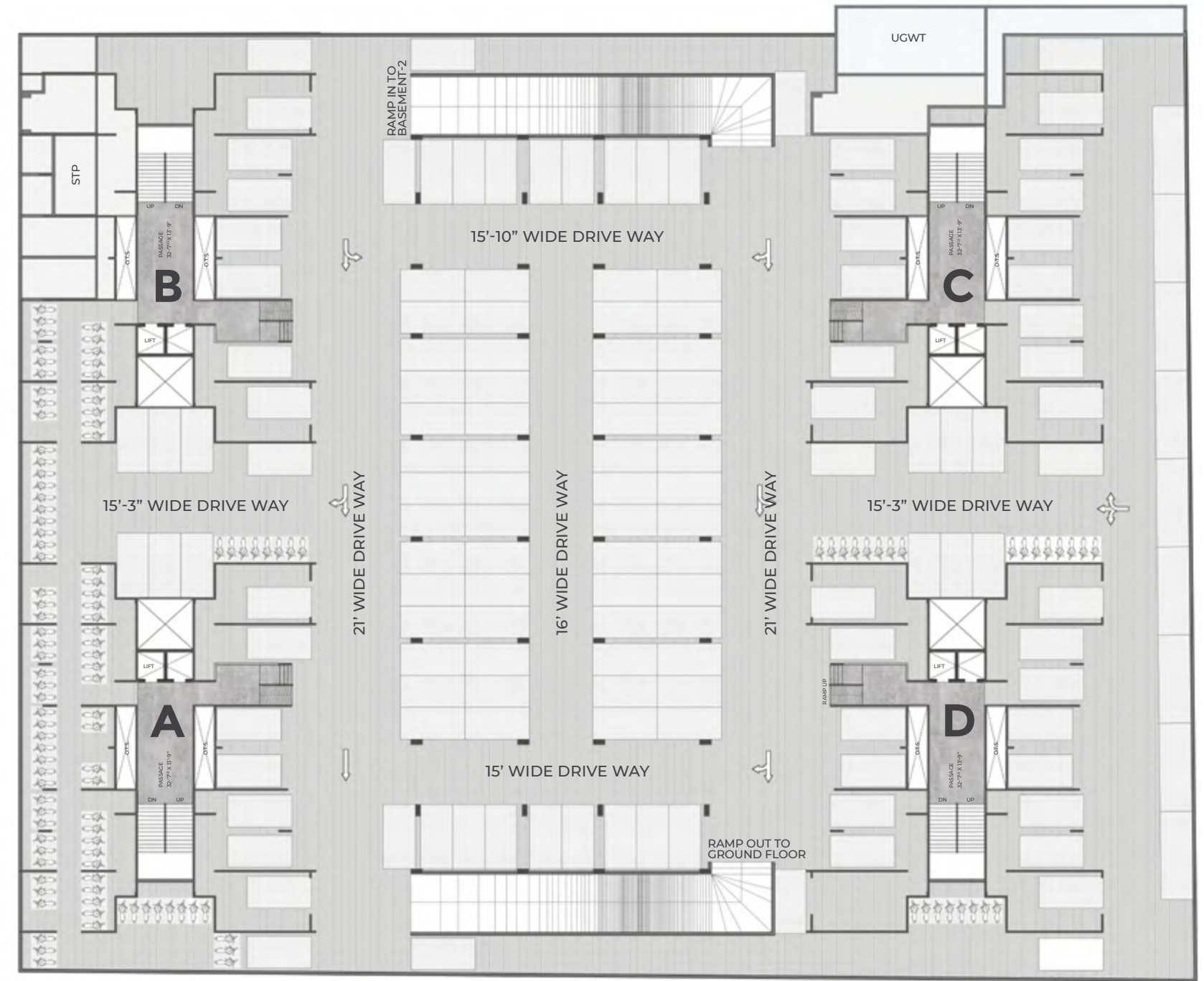
GENERATOR POWER BACKUP FOR
ESSENTIAL COMMON AMENITIES



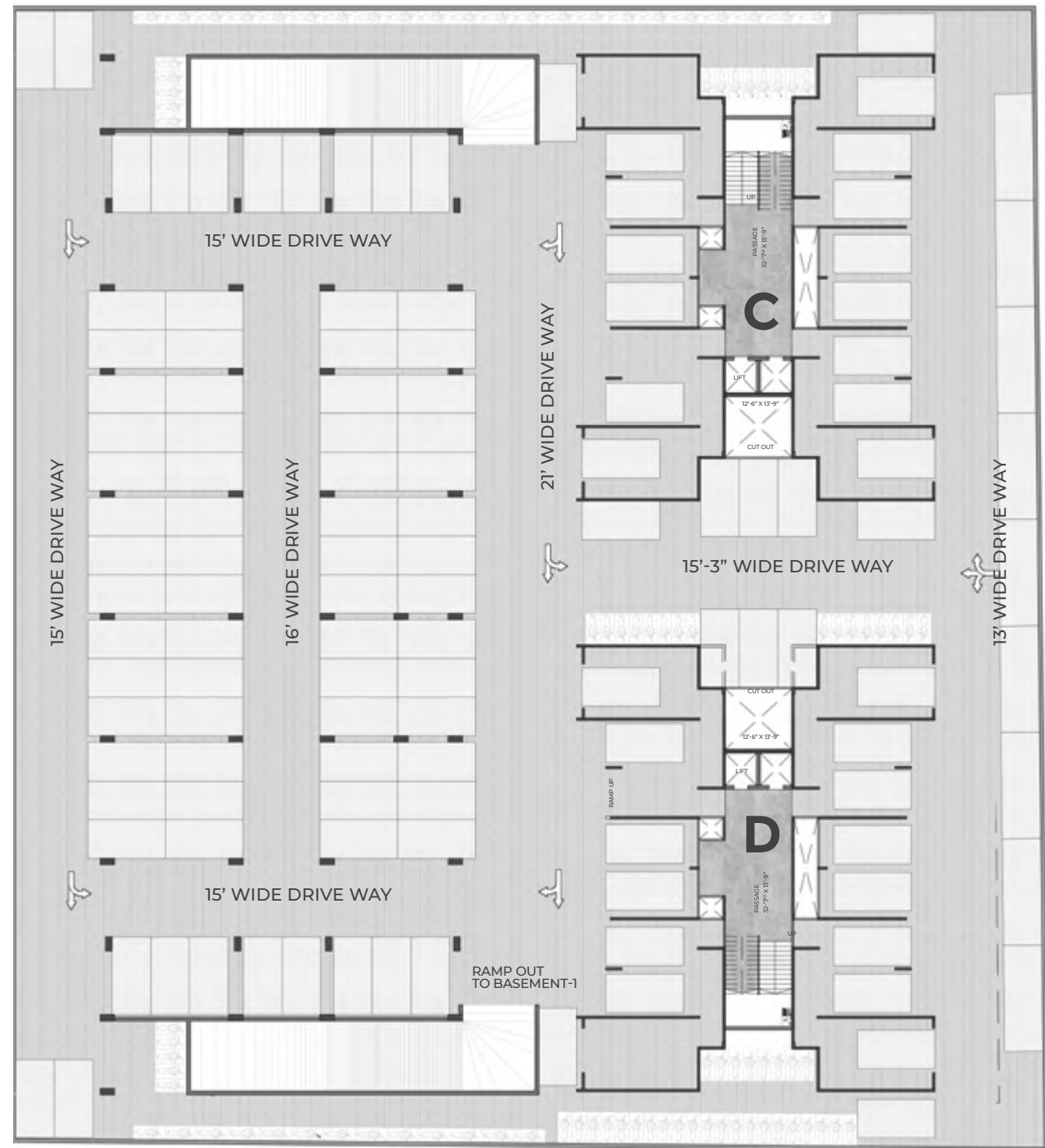
Artistic Impression



GROUND FLOOR PARKING



BASEMENT 1 PARKING



BASEMENT 2 PARKING



Artistic Impression



Artistic Impression

PROJECT SPECIFICATIONS

Earthquake Resistant Structure with RCC Walls

2 Automatic Elevators of Standard Make in Each Block

Stone Flooring in Staircase

Vitrified Flooring in Corridors & Passage

China Mosaic with Waterproofing Treatment on Terrace

Weather Resistant Acrylic Paint on Exterior Walls

Water Repellent Coating on Exterior Wall

Distemper in All Common Areas

Spacious Lift Foyer

Solar Street Lights

Uninterrupted Water Supply by Tube well

NOTE:

We Do Not Allow

- Any change in exterior elevation in any case
- Any grill or screening are not allowed outside unit
- Any open wiring/cablings outside building for any service or any purpose

The particulars are prepared with all due care for the convenience of intending purchasers but the information provided is intended as preliminary guide and does not form part of any contract.

UNIT SPECIFICATIONS

BRICK WORK AND PLASTER

AAC Block with Shear Walls

Inside - Single Coat Mala Plaster on Masonry Walls

Putty on RCC Walls

External Façade as Per Architect's Detail

FLOORING

Vitrified Tile Flooring

Tile Dado up to Lintel Level in Kitchen & Toilets

KITCHEN & WASH AREA

Stone Sill in Windows

Granite Platform in Kitchen

Kota Stone Floor in Wash Area

Tile Dado in Wash Area

S. S. Kitchen Sink

Kota Stone Shelves in Storage Area

ELECTRICAL

3 - Phase Electrical Supply

Concealed Electrical Wiring

Ample Electrical Points with Modular Type Electrical Accessories

Distribution Board with MCB & ELCB

Conduit for Broadband Net Connection/Dish TV Wiring

BATHROOM

Non-Slippery Flooring in Bath Area

Ceramic Tiles in Bathroom Wall Dado up to Lintel Level

Bath Fitting of a Standard Company (With 7 Year Warranty)

Standard Sanitary ware

JOINERY

Main Door with Standard Safety Locks

Internal Doors - Laminated Flush Door with Standard Hardware

Aluminium Section Window

PLUMBING & DRAINAGE

Suspended Plumbing System

UPVC Pipes for Cold Water Supply & CPVC Pipes for Hot Water

S.W.R. Type Drainage Work

PAINTS

Double Coat Putty on All Walls

Oil Paints on All Grills/Railing

WATER PROOFING

Water Proofing in All Wet Areas



3.5 iBHK
VIEWTIFUL HOMES

MALABAR EXOTICA

Beside Malabar County-III, Nr. Nirma University, Off S. G. Road, Ahmedabad-382470.

Project Developed By

GANESH HOUSING CORPORATION LIMITED

Architect & Landscape Consultant

TRANQUIL -THE DESIGN WAVE

Ahmedabad

Structural Designer

URBANAAC INFRASTRUCTURES PVT. LTD.

Ahmedabad

MEP Consultant

SHASHIN SHAH

Ahmedabad

Vaastu Consultant

ASTRO VAASTU RESEARCH CENTRE - DR. RAVI RAO

Legal Advisor

VIREN SHAH - ADVOGATE

gujrera.gujarat.gov.in

Reg. No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA08770/140721

Notes: • Stamp Duty, Registration Charges, Maintenance, Applicable Taxes & Other Govt. Charges if any shall be borne by purchaser • Furnishing and fixtures shown in brochure is for advertisement and it shall not be considered as a part of any legal documents. Images are only for presentation purposes and will not be provided • This brochure is only for advertisement and it shall not be considered as a part of any legal documents.

YOUR SMILE
IS OUR REAL ESTATE





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