



VISHWANATHTM

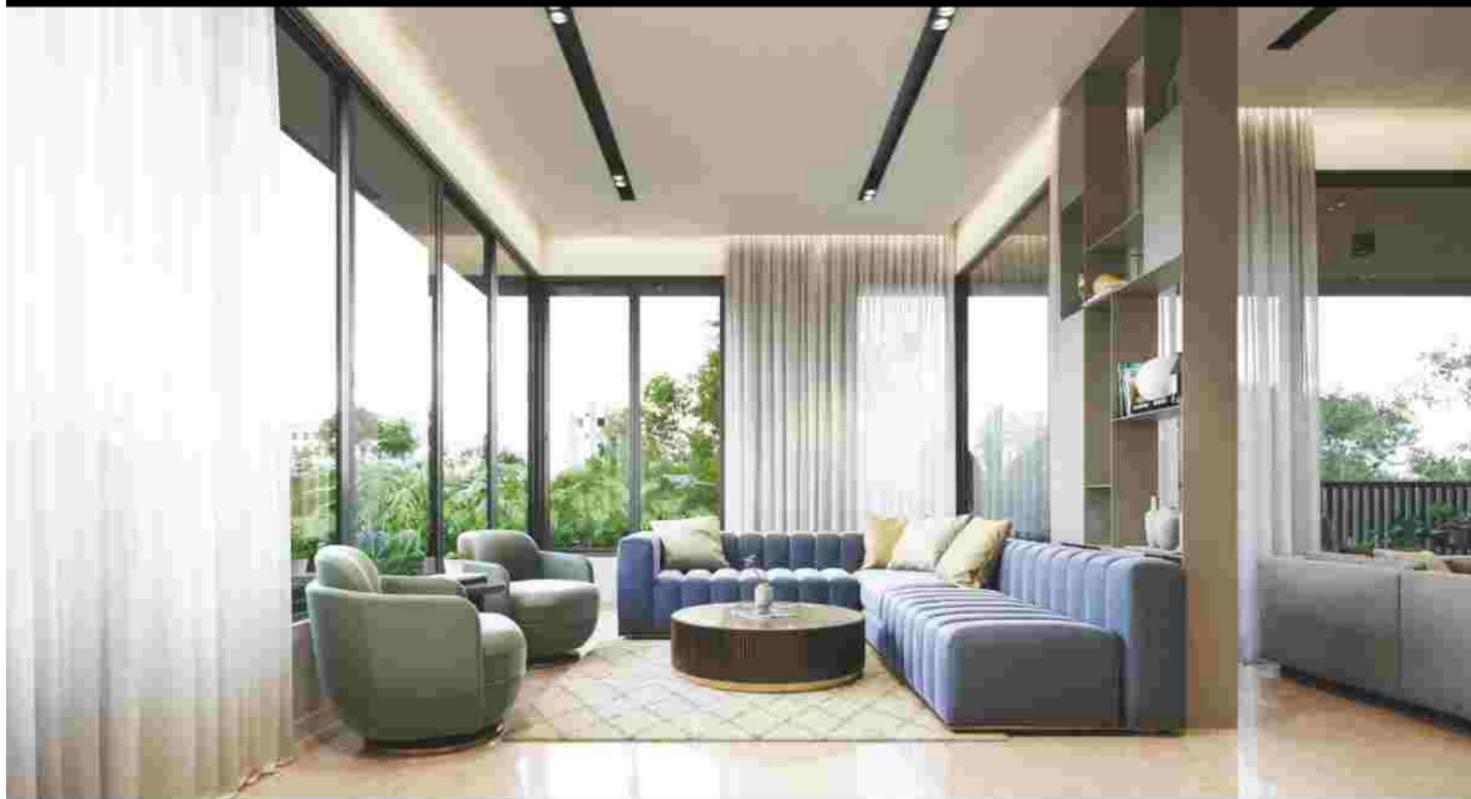
greencraft

R E S I D E N C E S



A large grand balcony

with unobstructed views is what you
need to complete your thoughts and
your home.



Floor to floor height of 11.5 feet with large, noise and climate control windows to let in the sunlight, and give a better acoustic control.

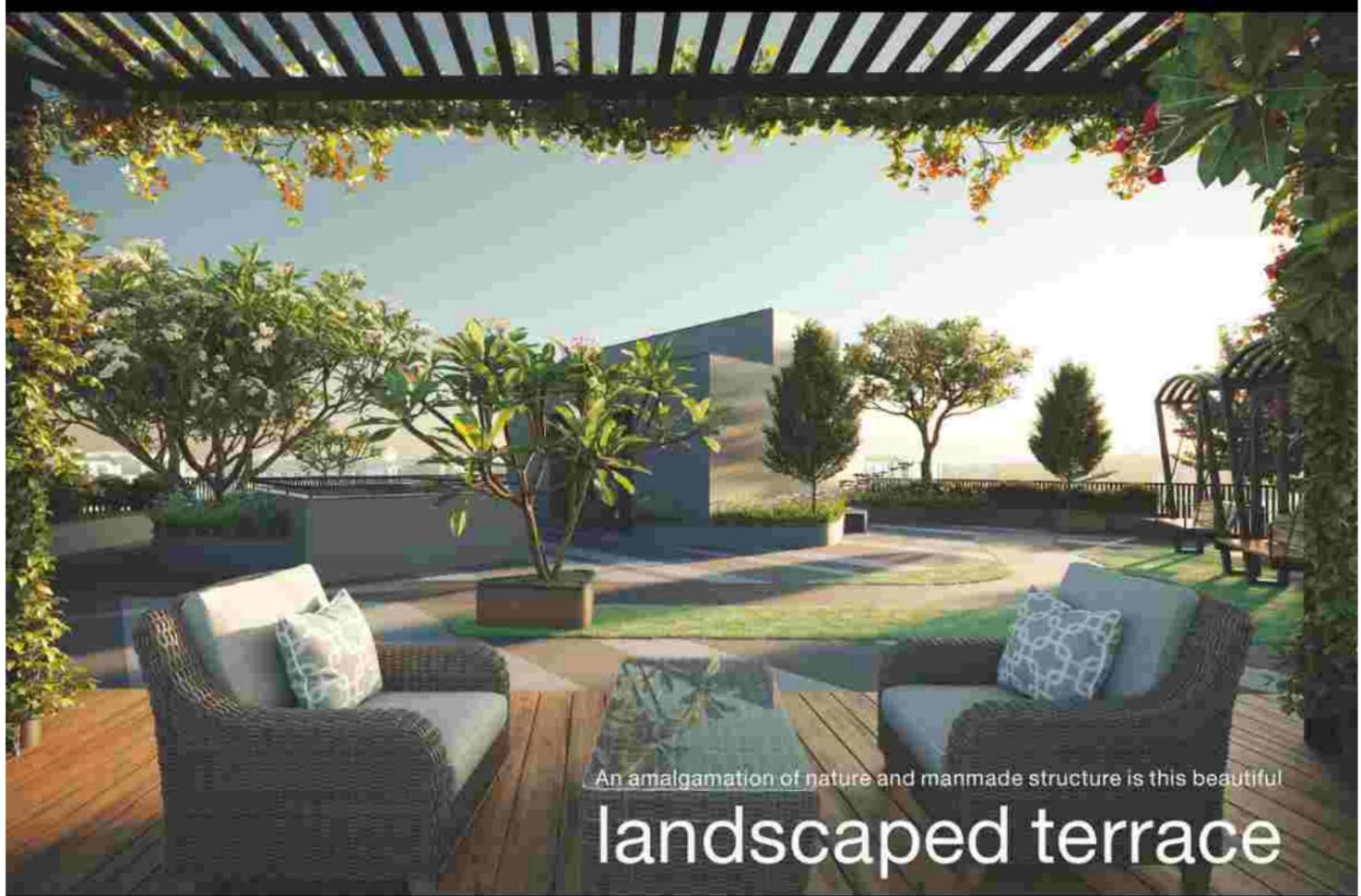


The dining room

brings the entire home together,
connecting it and giving it a
commanding view of the outside
through the balcony and the
windows.

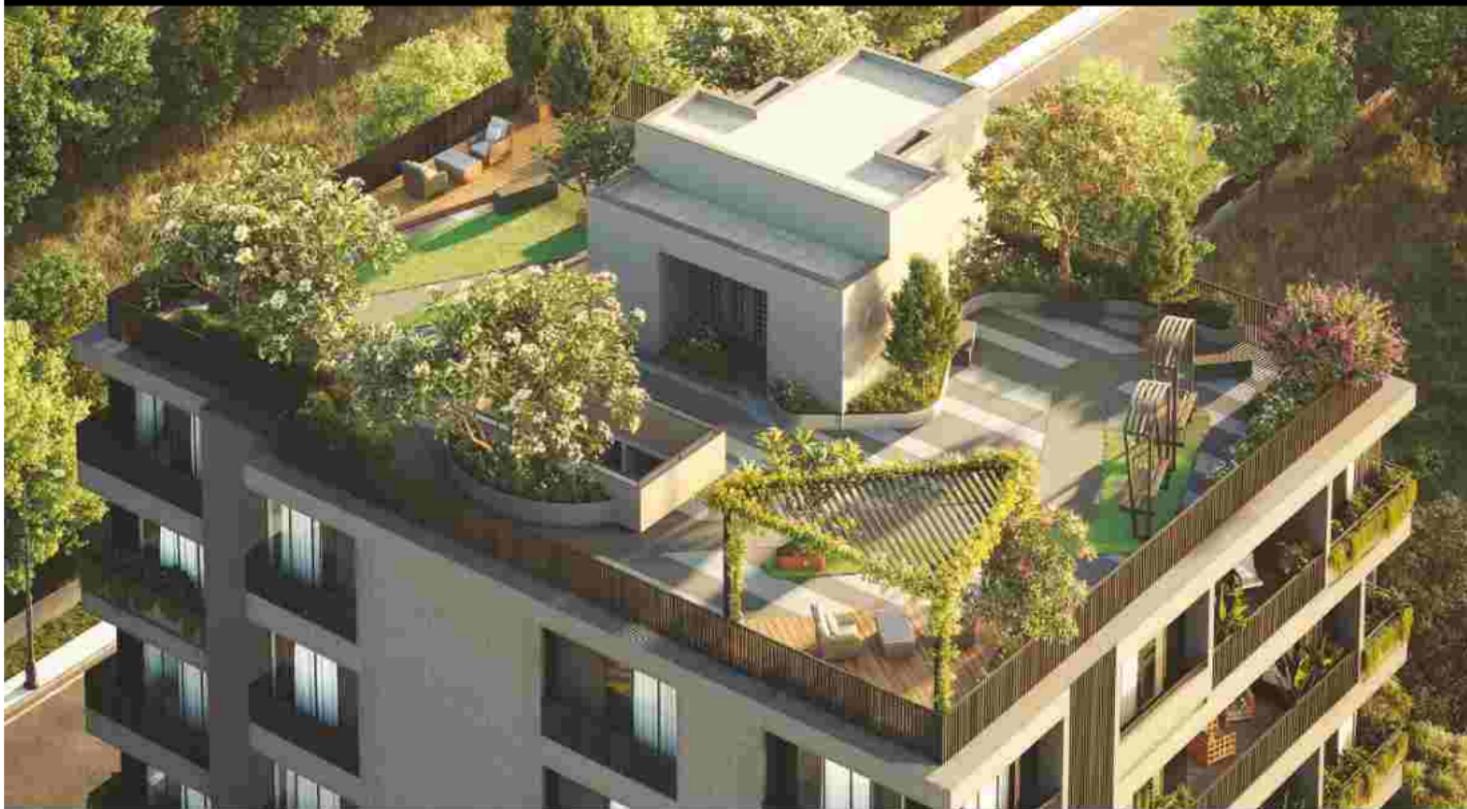


The large bedrooms at Greencraft Residences are designed to provide a sanctuary for your soul, to relax and unwind at the end of the day.



An amalgamation of nature and manmade structure is this beautiful

landscaped terrace



Our lives have been reformatted post the pandemic. Greencraft Residences optimises the terrace for an active outdoor and leisure routine.



AMC GARDEN

10' WIDE DRIVEWAY

10' WIDE DRIVEWAY

12' WIDE WATER TANK

10' WIDE DRIVEWAY

GROUND FLOOR PLAN

LEGEND

1. BOARD ROOM	12' 0" x 12' 0"
2. BOARD Foyer	11' 0" x 12' 0"
3. RECEPTION GAMING ROOM	18' 0" x 21' 0"
4. STIMULUM	12' 0" x 14' 0"
5. HOME THEATRE	22' 0" x 28' 0"
6. FRONT	4' 6" x 9' 0"
7. TOILET	4' 6" x 9' 0"
8. SECURITY OFFICE	11' 0" x 17' 0"

A rare combination of

12

exclusive, contemporary residences
crafted with detail and delivered
with utmost refinement,
soaring tall at Ahmedabad's
most coveted location.

A masterpiece crafted with
immense skill using nothing but the finest.



6 floors

12 ultraluxe apartments - 2 per floor

11.5 feet floor to floor height in each
apartment.

4B2HK - Four bedrooms and separate
drawing and living areas.

4142 and 4324 square feet apartments
(indicative SBU area).

Flat slab “beamless” apartments for a
seamless, open layout.

Tallest structure in the vicinity surrounded
by luxury low-rise bungalows and a quiet
picturesque garden.

3 Jain derasars and 3 Hindu temples
within walking distance.

More than 15 feet wide lavish balcony with unobstructed views.

Attached servant room and servant bathroom with each apartment.

Running hot water supply through heat pump.

A grand entrance foyer.

A 12-seater home theatre with a high-end surround sound system.

A fully-equipped, state-of-the-art gymnasium.

An indoor gaming room.

Beautiful landscaped common garden terrace with a walking track and wooden decks with seating spaces.

Two ultra-modern high speed elevators from the basement to the terrace.

3 reserved car parks per apartment.

1 electric car charging point per apartment.

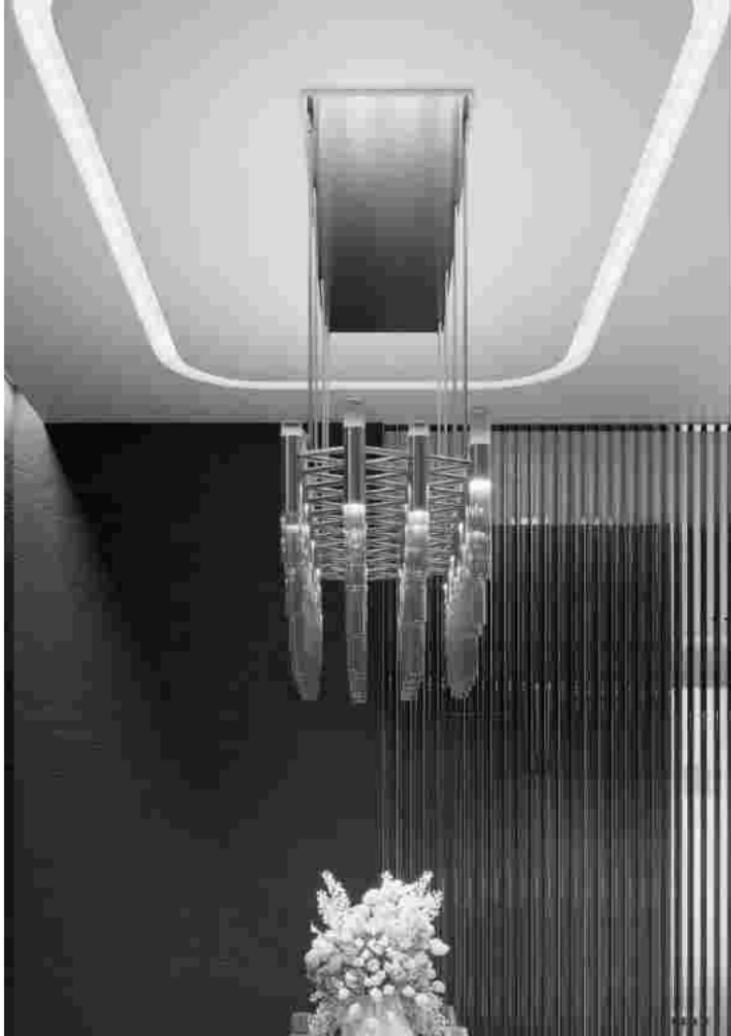
Sensitively designed, completely wheelchair accessible premises.

Garbage chute directly from the apartments to the collection bin on the ground floor.

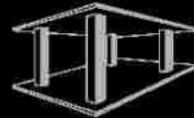
Elegant facade.

Luxury building materials and finishes.

Customization of apartments available during construction for early birds.



Your home at Greencraft Residences is the result of well-thought features. A number of architectural and engineering features make it a home that will be admired by generations.



Post-tensioned flat slab structure

Flat Slab is a R.C.C. slab supported directly by columns without the use of beams. Post-tensioned slabs use high-strength tensioned steel strands to compress the slabs, keeping the majority of the concrete in compression. There are numerous advantages of having such a "beamless" structure:

- It allows a higher degree of customization and changes to the size of the room layout.
- The basic purpose of a false ceiling is to hide the beams in the room. Flat slab allows the choice of omitting the false ceiling or creating a minimal depth false ceiling.
- It provides an ease of installation of mechanical, air-conditioning and electrical pipes through different rooms.

Designed with sensitivity

- Wheelchair accessible



The entire premises of Greencraft Residences is wheelchair accessible, including the basement and the elevators. Both the elevators run from the basement to the terrace area.

- Eco initiatives



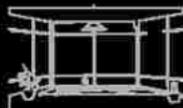
As the world moves towards greener alternatives and recycling, we've designed your home at Greencraft Residences to be future-ready. There are three reserved car parks with one electric vehicle (EV) charging point per apartment. The common garbage chute runs from each apartment to the collection bin on the ground floor providing a better and simplistic method for waste collection and recycling.

Coveted location



Greencraft Residences is centrally located in the city of Ahmedabad and enjoys convenient connectivity. It is the only high-rise in the immediate vicinity and hence it enjoys an unobstructed view of the surroundings, which are mostly luxurious bungalows and a garden. A number of Jain and Hindu temples are within walking distance from Greencraft Residences.

State-of-the-art windows



The apartments at Greencraft Residences enjoy a stunning view of the outside through its large and expansive windows. These climate control windows are designed to let ample sunlight through while restricting the heat. They also have acoustic control properties to prevent the city hustle to penetrate your humble abode. They also provide an additional degree of safety with the usage of toughened glass.



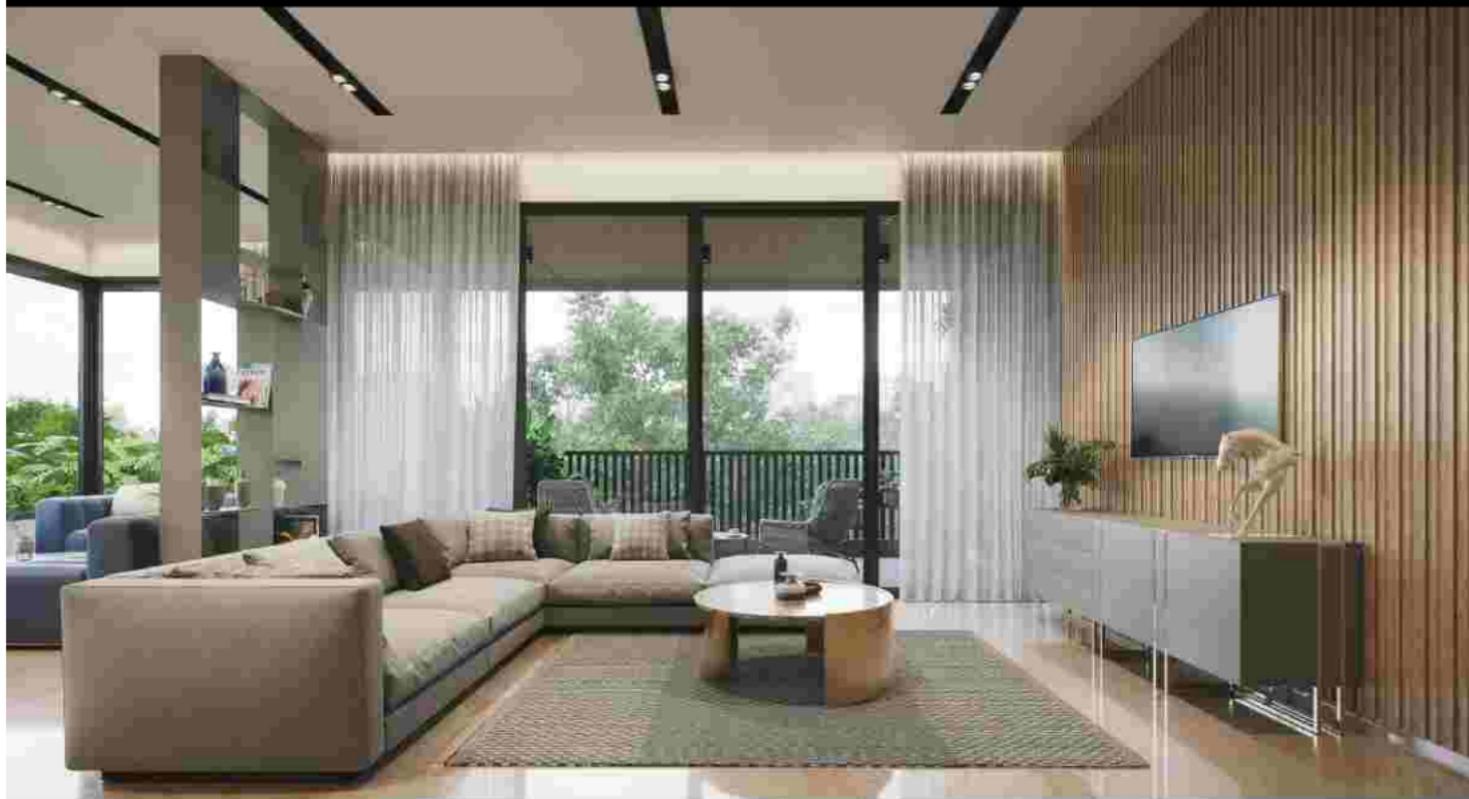
Within the city. Connected. Yet peaceful.

Located in a quiet, charming, residential neighbourhood near Shivranjani, the heart of Ahmedabad, Greencraft Residences combine the perks of independent living and the safety and convenience of an exclusive urban community living. Surrounded by a quiet park and low-rise luxury bungalows.



Elegant façade and grand interiors make it a
marvel of design that you will be proud to call

“home”



An interplay of floating volumes and expansive areas is deftly handled with a wide range of finishes and materials.

101-601

Floor system	2754 sq. ft. (B)
Basement	222.24 sq. ft. (B)
Work area	88.29 sq. ft. (B)
Total area	3224.53 sq. ft. (B)

101-602

Floor system	2226.11 sq. ft. (B)
Basement	175.52 sq. ft. (B)
Work area	92.29 sq. ft. (B)
Total area	2493.92 sq. ft. (B)



TYPICAL FLOOR PLAN

LEGEND - UNIT 2

1) VESTIBULE	8'-4" x 4'-0"
2) BEDROOM 1	11'-0" x 12'-0"
3) TOILET	5'-0" x 7'-0"
4) DRAWING ROOM	11'-0" x 12'-0"
5) LIVING ROOM	14'-0" x 17'-0"
6) HALLWAY	7'-0" x 10'-0"
7) DINING ROOM	10'-0" x 10'-0"
8) KITCHEN	10'-0" x 10'-0"
9) PANTRY	8'-0" x 10'-0"
10) BATH	8'-0" x 7'-0"
11) BEDROOM 2	11'-0" x 12'-0"
12) CLOSET/TOILET	14'-0" x 7'-0"
13) PORCH	8'-0" x 7'-0"
14) BEDROOM 3	10'-0" x 12'-0"
15) TOILET	5'-0" x 6'-0"
16) MASTER BEDROOM	12'-0" x 12'-0"
17) BROADCAST	8'-0" x 11'-0"
18) OFFICE ROOM	7'-0" x 7'-0"
19) BREAKFAST TABLE	5'-0" x 6'-0"

LEGEND - UNIT 1

1) VESTIBULE	8'-4" x 4'-0"
2) BEDROOM 1	11'-0" x 12'-0"
3) TOILET	5'-0" x 7'-0"
4) DRAWING ROOM	11'-0" x 12'-0"
5) LIVING ROOM	14'-0" x 17'-0"
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THE NORTH AVENUE

1'-0" = 10'-0" SCALE

TYPICAL UNIT PLAN

TERRACE PLAN



3 KM
FROM S.G. HIGHWAY
8 MIN

3 KM
FROM C.G. ROAD
5 MIN

1 KM
FROM MANEKBAUG
2 MIN

3 KM
FROM PRAHLADNAGAR
5 MIN



30 KM
FROM S. P. AIRPORT
30 MIN

8 KM
FROM RAILWAY STATION
30 MIN

1 KM
FROM NEHRUNAGAR
3 MIN

1 KM
FROM SHIVRANJANI
2 MIN



Features of a well-designed apartment for those who have an unfettered aspiration.

Structure	RCC frame structure
Electrification	Concealed fire resistant copper wiring (finolex or equivalent) with modular switches
Flooring	Italian marble flooring in drawing, living, dining and common passages of each apartment. Wooden flooring in master bedroom. Anti-skid tiles in balcony
Kitchen	Granite platform with SS sink
Doors	Flush doors with veneer finish
Windows	Specially designed heavy aluminum/UPVC windows with DGU/toughened glass for • Safety • Noise cancellation • Climate control
Sanitary ware	High quality CP fittings (Grohe/Toto or equivalent)
External walls	Textured exterior paint as per façade design
Internal walls	POP punning with a primer coat
Air conditioning	VRV outdoor system (Mitsublshi/Daikin/Toshiba or equivalent)
Water Supply	Heat pump for continuous hot water supply. 24x7 ground as well as Narmada water connection
Security & Connectivity	CCTV surveillance and WI-FI enabled premises

Terms & Conditions

- All the architectural and interior images in the brochure are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.
- The colour and general appearance of the flooring & wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphic images are taken from object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure.
- This brochure is not to be treated as part of the legal document and is for an easy display of the project. For further information regarding the project, the member/customer is requested to check the details on the RERA website before going ahead with the booking. Subject to Ahmedabad jurisdiction only.
- The accuracy of this brochure is subject to the realization of an additional FSI from an adjoining land parcel of 66 sq. mtrs., for which an agreement for sale has already been executed by the Promoters of Greencraft Residences.
- GST, stamp duty, registration charges and other legal expenses, service tax, VAT, AMC charges, substation and Torrent Power cost etc. shall be borne by the purchaser/buyer/legal possession holder.
- All rights to make any changes in the scheme in part or full are reserved with developers and all members are liable to abide by the same.
- All the dimensions given are approximate and from unfinished surfaces.

