



A touch of nature,
right in your modern home...



SUSTAINABLE
BLISSFUL
COMFORTABLE
SPACIOUS

Experience the best attributes of the perfect
lifestyle, here...



WESTERN SPARSH

3BHK "NATURAL TOUCH" MODERN HOMES

Located in the sylvan surroundings of Sardardham, Vaishnodevi Circle in Ahmedabad, WESTERN SPARSH embraces the tenor of sustainable living in the lap of nature. Featuring 168 lavish apartments, the project breathes a modern lifestyle, blessed by verdant greens amidst 3 magnificent towers. Also, these apartments are spacious and provide a plethora of possibilities for interiors, utility, and style to its residents.

What's more, the complex features 28 shops that provide a buzz of commercial activity and provisions for all nearby dwellers.

The touch of nature is certainly inherent in its modernity, here.



Imposing towers ensuring elegance
and access in equal measure





Glorious view of grandeur
spreading across the charm





 Sustainable greens that spread wholesome joy and leisure for one and all



Lawn Area



Gazebo with Seating



Foyer




 Invigorating play and activity that harness happiness and competition together



Children Play Area



Swing Area



Box Cricket





Style & Style Holiday Lee KILLER GITANJALI Lacoste croma Red Bull croma Red Bull Pantaloons Ace Wars Lacoste croma Red Bull

Enduring homes dwell in the realm of both possibilities and pleasure





Celebratory occasions that bring people closer with memorable moments





Recreation redefined with workouts, readings, indoor gaming, and more



Gymnasium



Toddlers
Play Area



Indoor Games



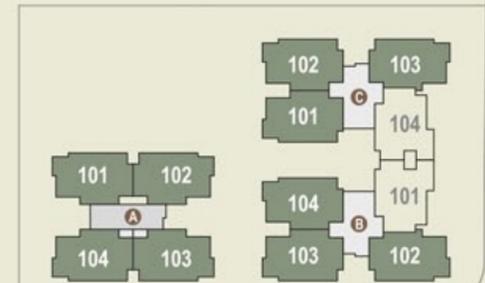
Yoga/
Meditation Hall

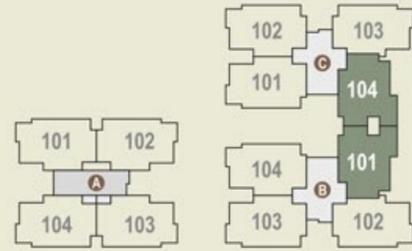




24 METER WIDE T.P. ROAD

18 METER WIDE TP ROAD







STRUCTURE

- Quality controlled Earthquake resistant R.C.C frame structure



FLOORING

- Unique Premium quality Vitrified Tiles in entire Apartment
- China Mosaic for heat reflection at Terrace



KITCHEN

- Granite top Platform with S.S. Sink
- Designer Glazed Tiles Dado up to beam bottom level and also below the platform



WALL FINISH

- Internal single coat mala plaster with birla putty finish
- External double coat sand face Plaster with good quality Acrylic Paint/ Texture



DOORS & WINDOWS

- Decorative Main Door with Wooden frame
- All other Doors are Flush Doors with Wooden frame with good quality fittings
- Aluminum Sliding Windows with Marble/ stone sill



ELECTRIFICATION

- Concealed Copper Wiring with Modular Switches & sufficient number of points with MCB distribution panel
- Point for Geyser in all Bathrooms



TOILET

- Designer glazed Tiles up to lintel level
- Premium quality Bath fittings & Sanitary-wares



PLUMBING

- ISI, CPVC and UPVC Pipes for water supply, SWR pipes for solid waste and drainage systems percolation recharge well as per the norms



ELEVATORS

- Fully Automatic high speed Elevators of branded company
- 2 Elevators in each Block

SALIENT FEATURES

- Landscaped garden with well-designed sit-outs
- Bore-well for 24 hours water supply
- Generator for Lift, Water supply & common Lighting
- DTH Connection provision
- Main gate with security cabin & automated boom barrier
- CCTV camera surveillance for all common areas
- Adani Gas Pipeline
- Fire safety with skip floor

Notes: All rights are reserved to developer for any changes in plan & specification. • Irregular payment shall cause cancellation of booking. • Torrent power, UGVCL, AMC, Stamp duty, Legal charges, GST, Other Taxes, Labourers, Narmada water connection, Gas & Initial Maintenance contribution will be levied extra. • Any additional liabilities due to change in the by-laws, stamp duty, Govt. laws, shall be borne by the member. • Any change in external elevation shall not be permitted. • Internal change shall be done only with prior permission of developer and shall be charged extra in advance. • Details & dimensions in brochure are indicative & for the tentative representation only which should not be treated as legal document. • Possession of the unit shall be given only after full payment & B.U. Permission. • Subject to Ahmedabad jurisdiction.

We do not allow: Any grill at Balcony/ Windows • Any open wiring/ cabling outside the building • Any change in exterior elevation.



PROJECT BY

ROLAND DEVELOPERS LLP

SITE ADDRESS: **WESTERN SPARSH**
B/h. Sardardham, Vaishnodevi Circle
SP Ring Road, Ahmedabad-382421.

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ARCHITECT

URBAN SENSE
ARCHITECTS

LANDSCAPE ARCHITECT

ZENITH DESIGNER STUDIO

STRUCTURE

HNS DESIGN

MEP

Aqua

NEAR BY DESTINATIONS

GEMS Genesis Int. School 1 Min.
SGVP School 5 Min.
Nirma University 5 Min.
K. D. Hospital 3 Min.
Marutidham Temple 3 Min.
Umiya Dham 5 Min.
Vaishnodevi Temple 5 Min.
Khodiyar Mata Temple 7 Min.



RERA REGISTRATION NO.: PR/GJ/AHMEDABAD/DASKROI/AUDA/MAA10334/180622

RERA WEBSITE: www.gujrera.gujarat.gov.in

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