

A Project by :



Site Address : Survey No. 449/3/1, TP 119, FP 92/3,
Opp. Malbar Royal, Bhakti Circle road, Nikol, Ahmedabad.

INQUIRY : **+91 96628 64318**

SMART INVESTMENT BIG DREAM

RETAIL & OFFICE ENVIRONS

THE EDGE



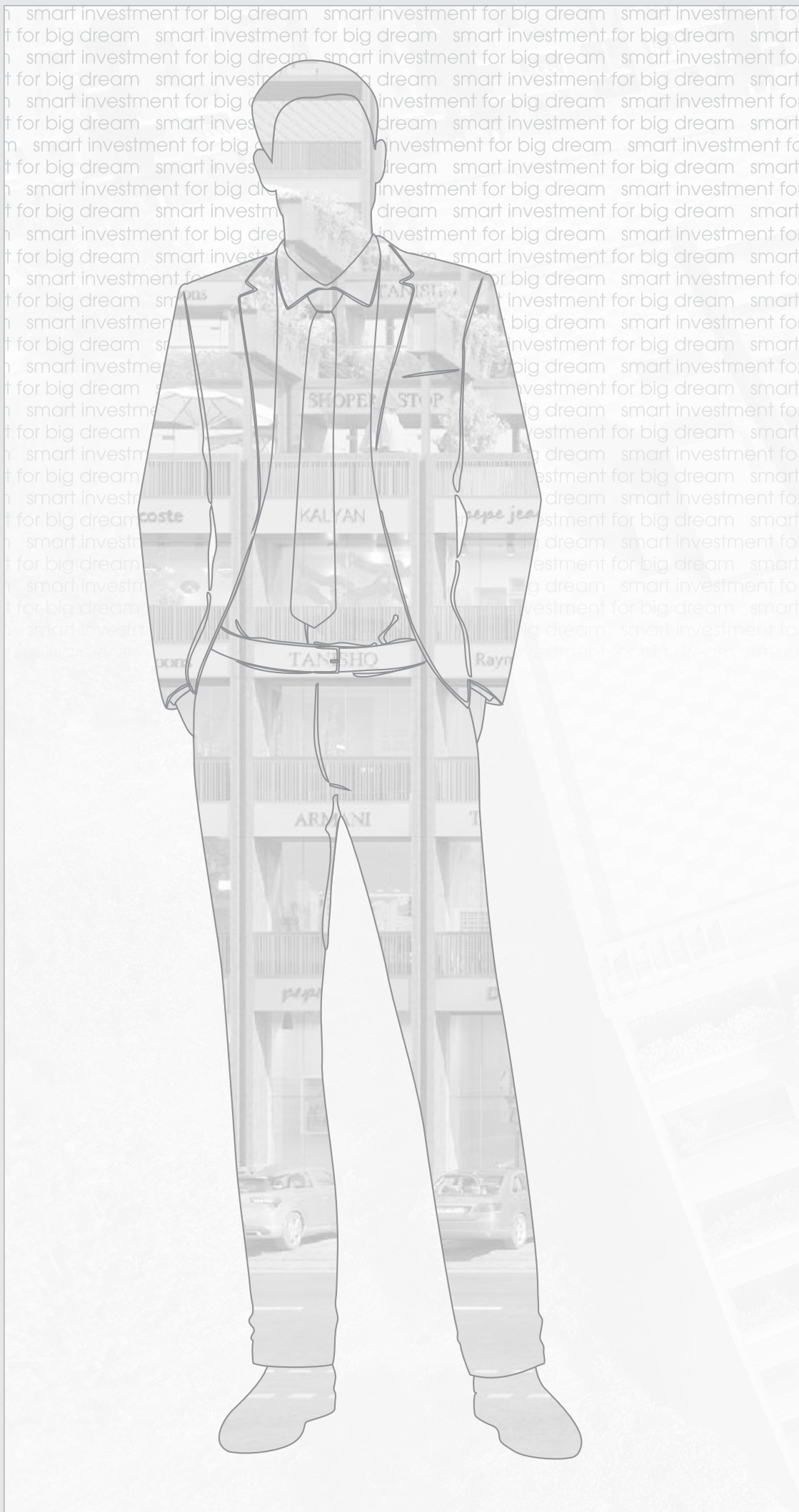
RETAIL & OFFICE ENVIRONS



Since its inception in 1989, Atlantis Group's dream and vision has given qualitative homes and work places over the last four decades to the people of Ahmedabad. The group consists of a dynamic conglomerate of experts who collectively aim to enhance the city skyline with architectural masterpieces in the residential circuit while also developing revolutionary landmarks in the commercial sector.

Some valuable environment-friendly projects, which the Atlantis group have developed. We are a responsible building group who aim to design and shape the dreams of our clients, with quality, precision, innovation and transparent business practices.

THE EDGE



IT IS THE RESULT OF
FORCES
WORKING
TOGETHER
THE EDGE





PASSION **MEETS** EXCELLENCE

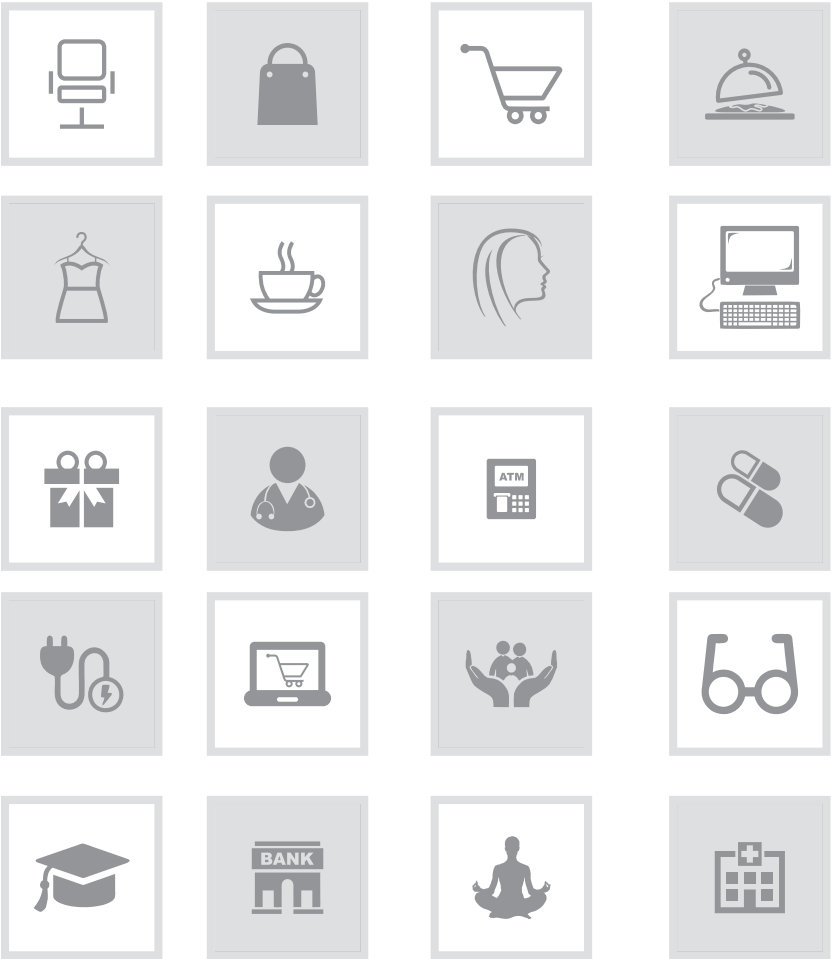
Biggest high street open mall with anchor stores, jewelers, retail spaces, flea market and many more
Unified large floor space options on a single floor
1100+ ft large frontage for excellent visibility for businesses

THE EDGE





PERFECT HUB FOR **MODERN BUSINESS**



Establish your business at the most prominent and posh location of Ahmedabad.

THE EDGE

is an epicenter of business and growth.

GROUND
FLOOR PLAN



30.00 MTR. WIDE T.P. ROAD

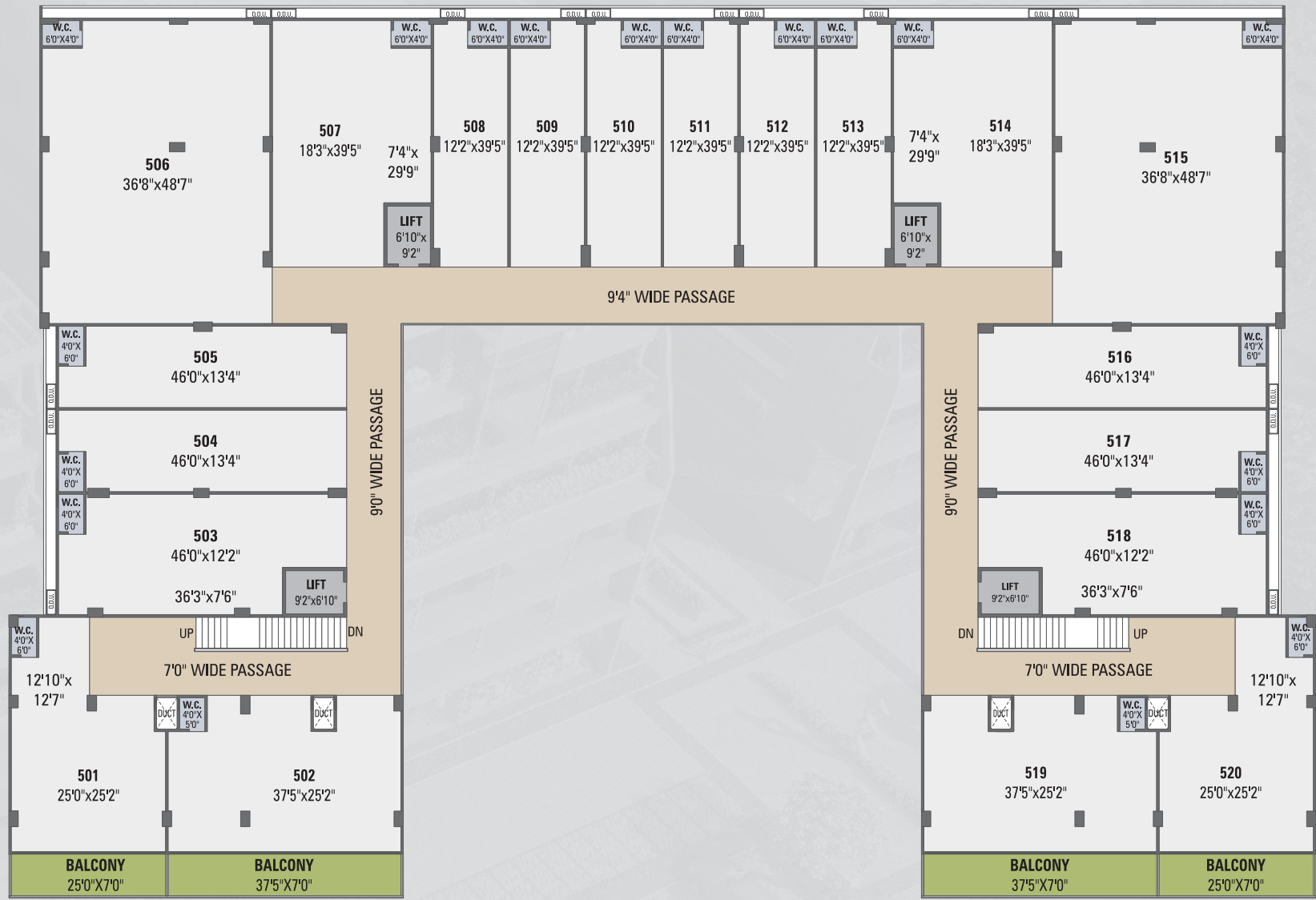
FIRST, SECOND & THIRD
FLOOR PLAN



**FOURTH
FLOOR PLAN**



**FIFTH
FLOOR PLAN**



SIXTH
FLOOR PLAN



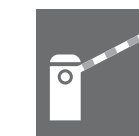
BOOMING **BUSINESS** SPACES

THE EDGE





FEATURES



Entrance with Securities



Fire Safety



CCTV Surveillance



Ground floor & 2 celler
Parking



Attractive entrance foyer



Fully automatic lifts



Water supply



Surrounded by leading
Banks, Hospitals, Clinics,
Shopping Center.

SPECIFICATION

STRUCTURE

- Earthquake Resistant Safe & Sound RCC Frame Structure. as per IS : 1893 & 4326.

WINDOWS

- Fully Glazed Anodized Aluminium Windows. as per IS : 1893 & 4326.

FLOORING

- Vitrified Tiles in Flooring.
- Stone Flooring in Staircase.
- Vitrified / Stone Flooring in Corridors & Passages.

TOILET / PLUMBING

- Vitrified Tiles in Flooring.
- Concealed plumbing with superior quality sanitary ware.

DOORS

- Doors - Flush Door.
- S.S. Finish Hardware Fittings.

ELEVATORS / ELECTRICAL

- Premium Quality High Speed Automatic Elevator.
- 3 Phase Power.

PAINTS

- Inside - Single Coat Mala Plaster with putty on all walls.
- External - Double Coat Plaster as per Architect Detail.
- Oil Paints On All Grills / Railing.

WATERPROOFING

- China Mosaic With Water Proofing Treatment On Terrace.
- Waterproofing in all toilets.

RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, Service Tax, VAT, Maintenance Deposit, Torrent Charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s

DISCLAIMER • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure.



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Developers : **SUNDRAM INFRA**

Architect : **AKSHAT THE PRIORITY**
Architect & Engineers
M. 98254 11504
Ketan Patel • Manoj Kanani