



OMBRE, B/S. CONCEPT MOTORS PVT LTD,  
NR. SHANTIPURA, LINK-IN ROAD SARKHEJ - SANAND HIGHWAY,  
AHMEDABAD-382210 | 98794 11154

ARCHITECT



STRUCTURE



MEP



3D.11 design - 90211865



UNVEIL A NEW DIMENSION OF LUXURY LIVING WITH OUR ULTRA-LUXURIOUS 4 & 3 BHK RESIDENTIAL SPACE. HERE EVERY SQUARE FOOT IS PRECISELY CURATED, OFFERING EXPANSIVE LAYOUTS THAT MERGE ELEGANCE WITH FUNCTIONALITY. FROM SERENE PRIVATE **TWIN BALCONIES** TO INDULGENT SPACES FOR RELAXATION AND ENTERTAINMENT, THESE SPACES OFFER AN AMBIENCE THAT STEALS YOUR HEART.

# ombré

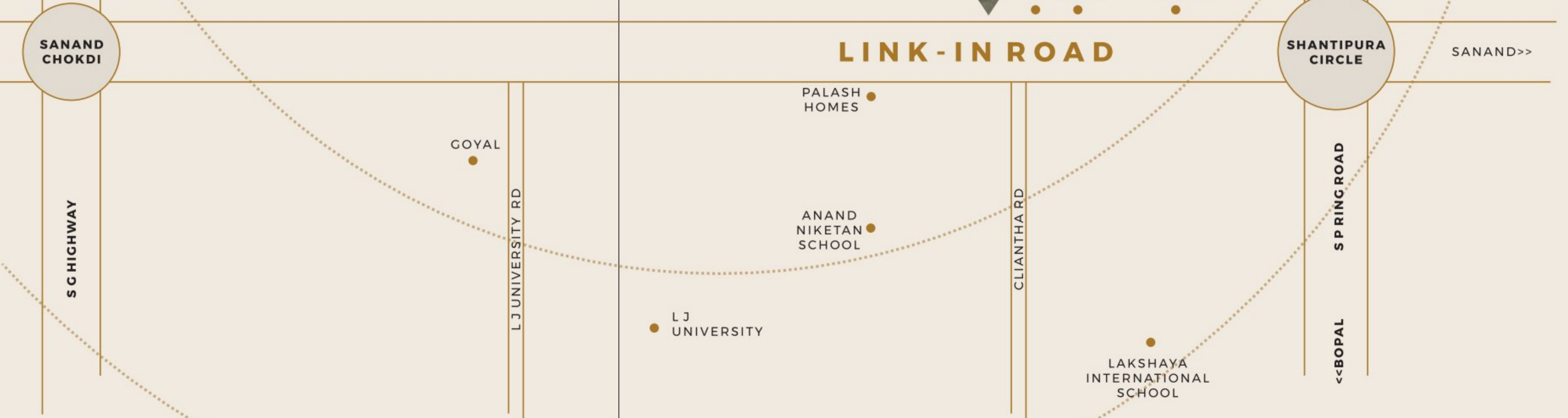
4 | 3 BHK HUES *of* JOY

A PANORAMIC PARADISE WITH  
**'TWIN BALCONIES'**



# EASY ACCESS TO EVERYTHING THAT MATTERS

LOCATED AT THE CROSSROADS OF CONVENIENCE AND CHARM, LINK IN ROAD PRESENTS AN EXCEPTIONAL SETTING THAT COMBINES URBAN VIBRANCY WITH A TRANQUIL ATMOSPHERE. THIS PRIME LOCATION OFFERS SEAMLESS ACCESS TO MAJOR HIGHWAYS AND PUBLIC TRANSPORT, PLACING THE BEST OF THE CITY AT YOUR FINGERTIPS. LIVING ON LINK IN ROAD IS AN INVITATION TO A LIFE INFUSED WITH CONVENIENCE AND CAMARADERIE. PICTURE STEPPING OUTSIDE YOUR DOOR TO FIND A WORLD OF ESSENTIALS AT YOUR FINGERTIPS, WHERE VIBRANT CAFÉS BUZZ WITH ENERGY, LUSH PARKS BECKON FOR STROLLS, AND CHARMING BOUTIQUES AWAIT YOUR DISCOVERY. THIS IS MORE THAN JUST A LOCATION; IT'S A THRIVING COMMUNITY THAT CELEBRATES CONNECTION, OFFERING A SENSE OF BELONGING IN EVERY INTERACTION.





CURATED  
THE STORY OF  
DAZZLING  
CORNERS

TWIN  
BALCONIES

112 UNITS  
3 BHK

50 UNITS  
4 BHK

40+  
AMENITIES





# AN INNOVATION THAT REFLECTS YOUR IDENTITY

FROM THE GROUND UP, EVERY ASPECT OF THIS PROJECT HAS BEEN INTRICATELY CRAFTED TO FOSTER A HARMONIOUS AND INVITING ATMOSPHERE. THE SELECTION OF PREMIUM MATERIALS NOT ONLY ELEVATES THE AESTHETIC APPEAL BUT ALSO ENSURES LASTING DURABILITY, ALLOWING ELEGANCE TO RESONATE IN EVERY CORNER.







SURROUNDED BY LUSH LANDSCAPING, IT FEATURES COMFORTABLE SEATING ARRANGEMENTS THAT INVITE RESIDENTS TO UNWIND AND ENJOY THE FRESH AIR. THOUGHTFULLY PLACED SHADE STRUCTURES PROVIDE RELIEF FROM THE SUN, CREATING AN IDEAL SPOT FOR GATHERINGS OR QUIET CONTEMPLATION.

DETAIL ENRICHED WITH  
IMMENSE ARTWORK



## THE SOOTHING HUG OF FRESHNESS

THE LANDSCAPE GARDEN AREA UNFOLDS AS A MESMERIZING RETREAT WITH MEANDERING PATHWAYS THAT INVITE EXPLORATION, GUIDING YOU TO CHARMING SEATING NOOKS PERFECT FOR QUIET CONTEMPLATION OR SPIRITED GATHERINGS. EVEN THE MAJESTIC TREES OFFER REFRESHING SHADE, WHILE THOUGHTFULLY CHOSEN NATIVE PLANTS THRIVE EFFORTLESSLY, CREATING A CALMING ATMOSPHERE.





# AMENITIES THAT TURN MOMENTS INTO MEMORIES

## LIEFESYLE AMENITIES

- ENTRANCE GATE
- SECURITY CABIN
- WATER BODY & LILY POND
- ENTRANCE FOYER
- WAITING LOUNGE
- SOCIETY OFFICE
- ESTATE MANAGER
- METER ROOM
- FUNCTIONAL EVENT ROOM
- STAGE

- KITCHEN
- STORAGE
- BANQUET HALL
- MINI THEATER
- GYMNASIUM
- INDOOR GAME
- LIBRARY
- TODDLERS PLAY AREA
- SWIMMING POOL
- KIDS POOL

- DECK
- MASSAGE ROOM
- PUMP ROOM
- SEATING AREA
- SWING SEATING
- LOOSE SEAT WITH UMBRELLA
- LOOSE SWING AREA
- CHILDREN PLAY AREA
- PARTY LAWN
- COMMUNITY SEMI OPEN SEATING

- OUTDOOR SEATING
- BUBBLIER FOUNTAIN WITH SCULPTURE
- MULTIPURPOSE COURT
- AMPHITHEATER SEATING
- BOX CRICKET
- DG & TRANSFORMER
- PARKING
- WALKING TRACK
- FIRE SAFETY
- 24 HRS WATER





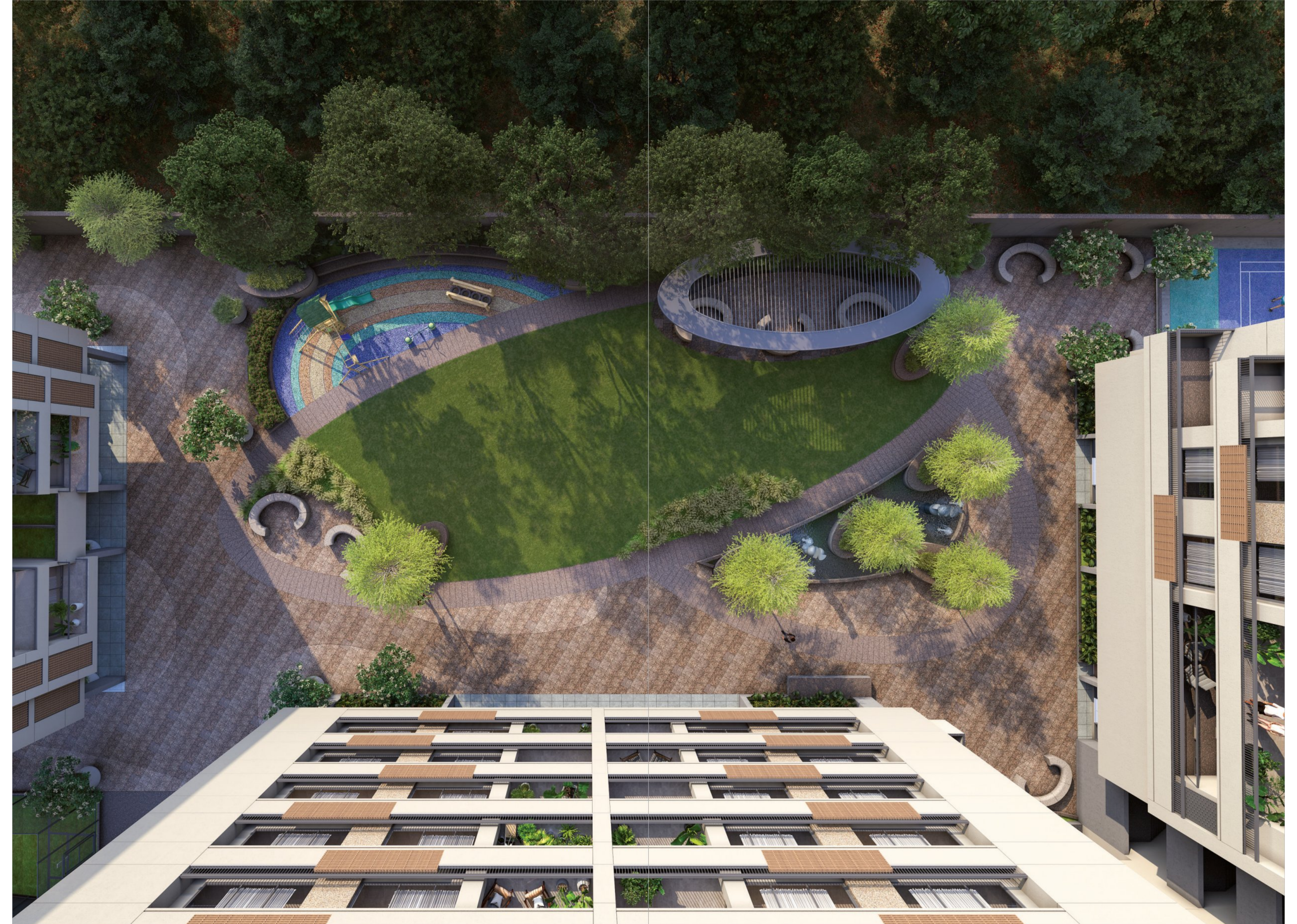
WHERE EVERY DAY  
IS A NEW

# ADVENTURE

---

THE BADMINTON AREA IS AN INVITING SPACE DESIGNED FOR BOTH ENTHUSIASTS AND CASUAL PLAYERS ALIKE, FEATURING WELL-MAINTAINED COURTS SURROUNDED BY LUSH GREENERY THAT ENCOURAGES FRIENDLY COMPETITION AND ACTIVE LEISURE.









# D I V E

INTO LUXURY,  
SWIM IN STYLE

THE SWIMMING POOL AREA IS A STUNNING CENTERPIECE THAT EXUDES LUXURY AND RELAXATION. WITH CRYSTAL-CLEAR WATERS GLISTENING UNDER THE SUN, IT INVITES RESIDENTS TO UNWIND AND REFRESH.







# F I T N E S S



THE GYM AREA IS A STATE-OF-THE-ART FITNESS HAVEN DESIGNED TO INSPIRE WELLNESS AND VITALITY. EQUIPPED WITH CUTTING-EDGE EXERCISE MACHINES AND FREE WEIGHTS, IT CATERS TO ALL FITNESS LEVELS, ENCOURAGING RESIDENTS TO PURSUE THEIR HEALTH GOALS. WITH DEDICATED ZONES FOR CARDIO, STRENGTH TRAINING, AND STRETCHING.

REDEFINED FOR  
MODERN LIVING









## THE BLOOM OF NEW & COLORFUL JOURNEY

---



THE GARDEN AREA IS A BEAUTIFULLY LANDSCAPED RETREAT THAT HARMONIZES NATURE WITH LEISURE, FEATURING VIBRANT FLOWERS, LUSH GREENERY, AND WINDING PATHS THAT INVITE EXPLORATION.

---



CORNERS THAT  
MAKE EVERY MOMENT  
EXTRAORDINARY



OUR INTERCONNECTED SPACE CREATES A VIBRANT COMMUNITY HUB FOR FAMILIES TO RELAX, CONNECT, AND CREATE LASTING MEMORIES IN A PICTURESQUE OUTDOOR SETTING.





GRANITE WALK WAY

KIDS PLAY AREA  
1.5 MT. WIDE WALKWAY

LAWN AREA

OPEN SIT-OUT

MULTI-GAME COURT

SWIMMING POOL  
KIDS POOL  
MASSAGE ROOM  
F.TOI  
PUMP ROOM  
M.TOI  
LIFT  
TODDLERS PARK  
INDOOR GAMES  
POOL DECK  
METER ROOM  
ARRIVAL 19'0" X 13'9"  
WORK FROM HOME SPACE  
LIFT  
SWING PLAZA  
SIT-OUT  
SIT-OUT  
SIT-OUT

PERGOLA SIT-OUT  
WATER BODY  
OPEN SIT-OUT  
1.5 MT. WIDE WALKWAY

10 11'0" X 60'0"  
09 11'6" X 60'0"  
08 11'6" X 60'0"  
07 18'9" X 60'0"  
06 11'6" X 40'9"  
LIFT  
LIFT  
05 11'6" X 40'9"  
11'9" X 16'8"  
11'9" X 9'9"  
LIFT  
LIFT

GRANITE WALK WAY

BOX CRICKET  
SPACE FOR SUB-STATION & D.G. SET

GRANITE WALK WAY  
FITNESS CENTER  
ARRIVAL 27'6" X 17'6"  
LIFT  
LIFT  
FUNCTION HALL  
HOME THEATRE  
STORE  
KITCHEN  
METER ROOM  
M. TOI  
F. TOI

6.00 MT. WIDE RAMP  
04 18'9" X 75'3"  
03 11'6" X 75'3"  
02 11'6" X 75'3"  
01 15'3" X 75'3"

GRANITE WALK WAY

GRANITE WALK WAY

S.CABIN  
ENTRY / EXIT  
S.CABIN  
SIT-OUT  
SIT-OUT  
SIT-OUT

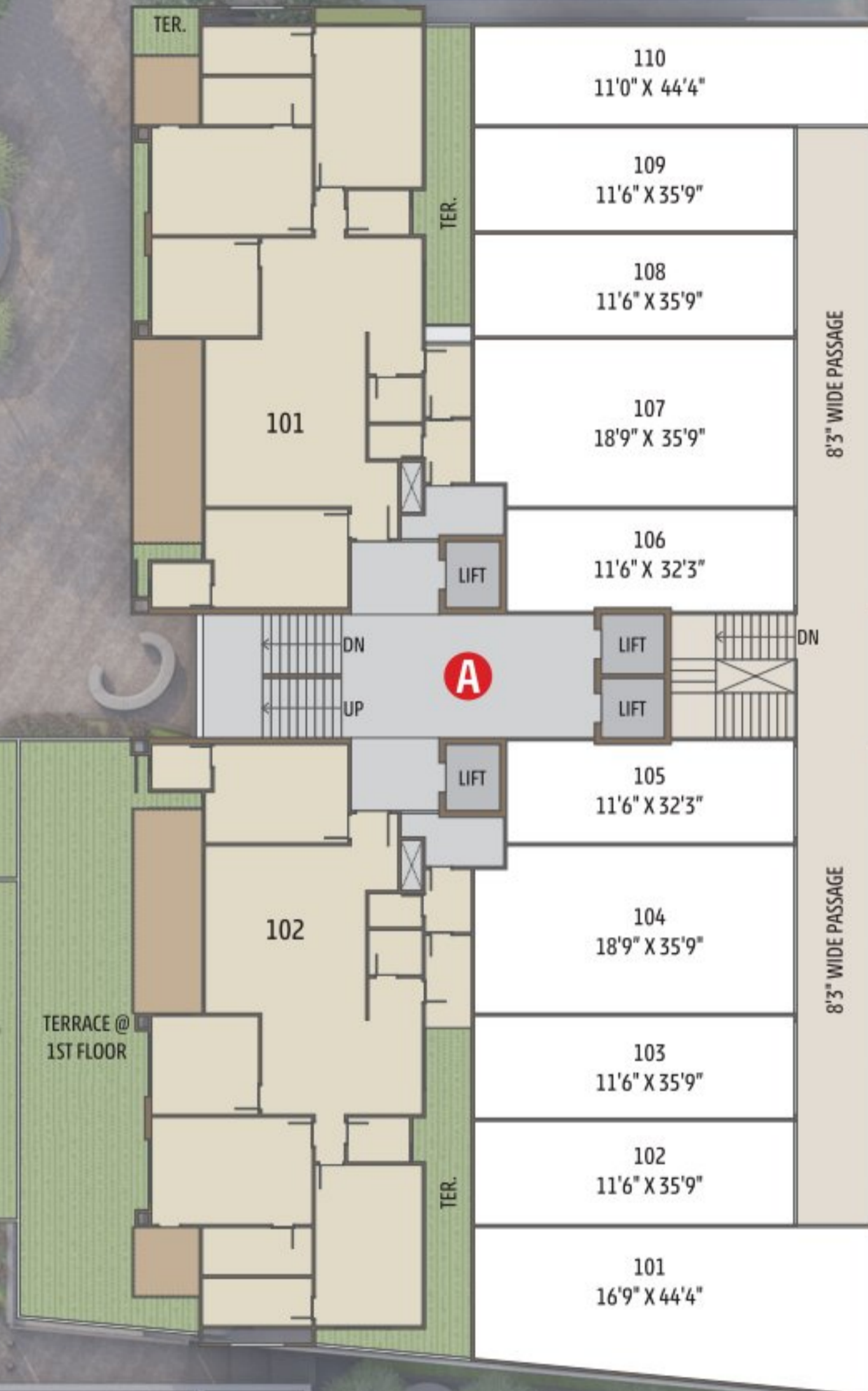
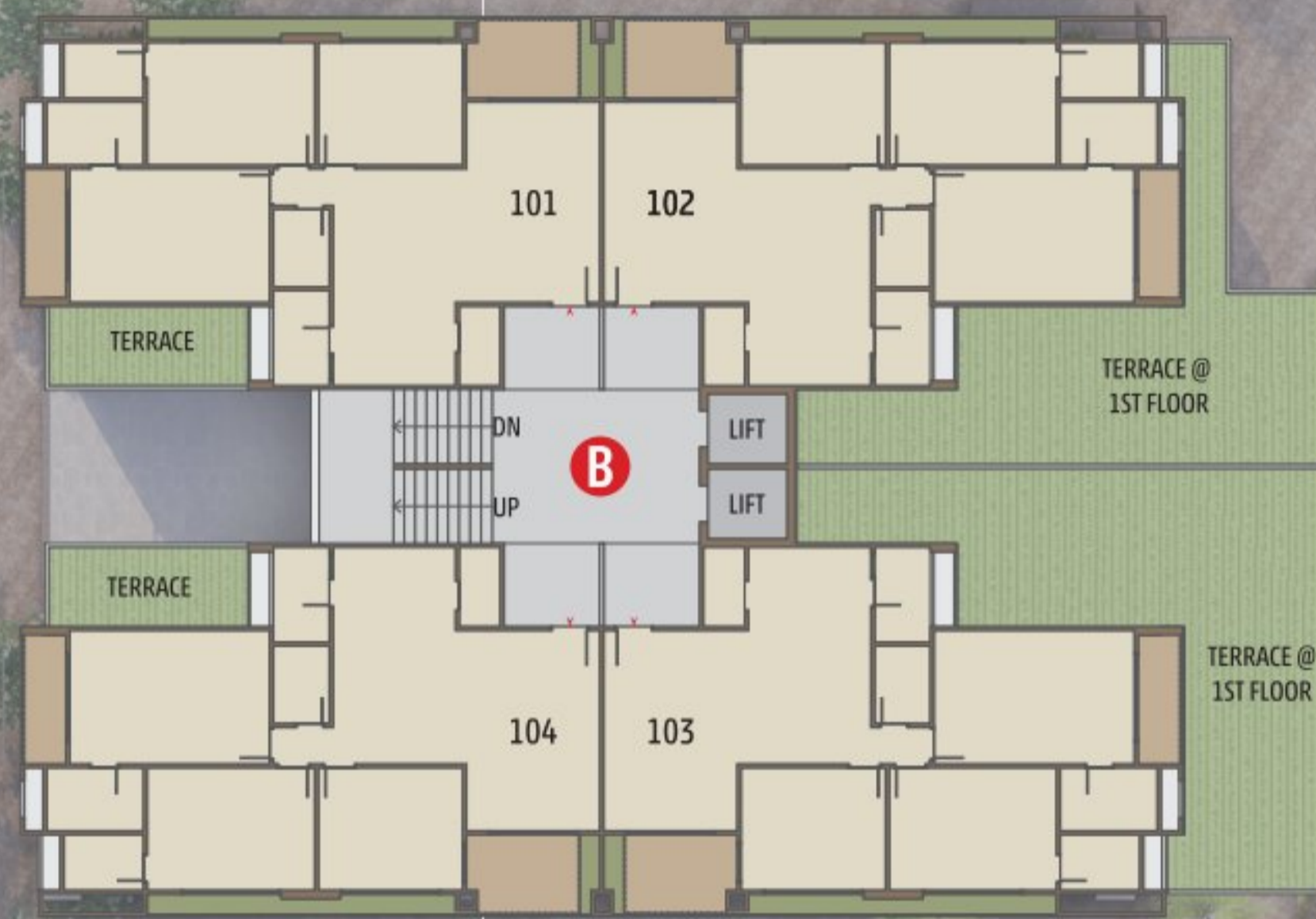
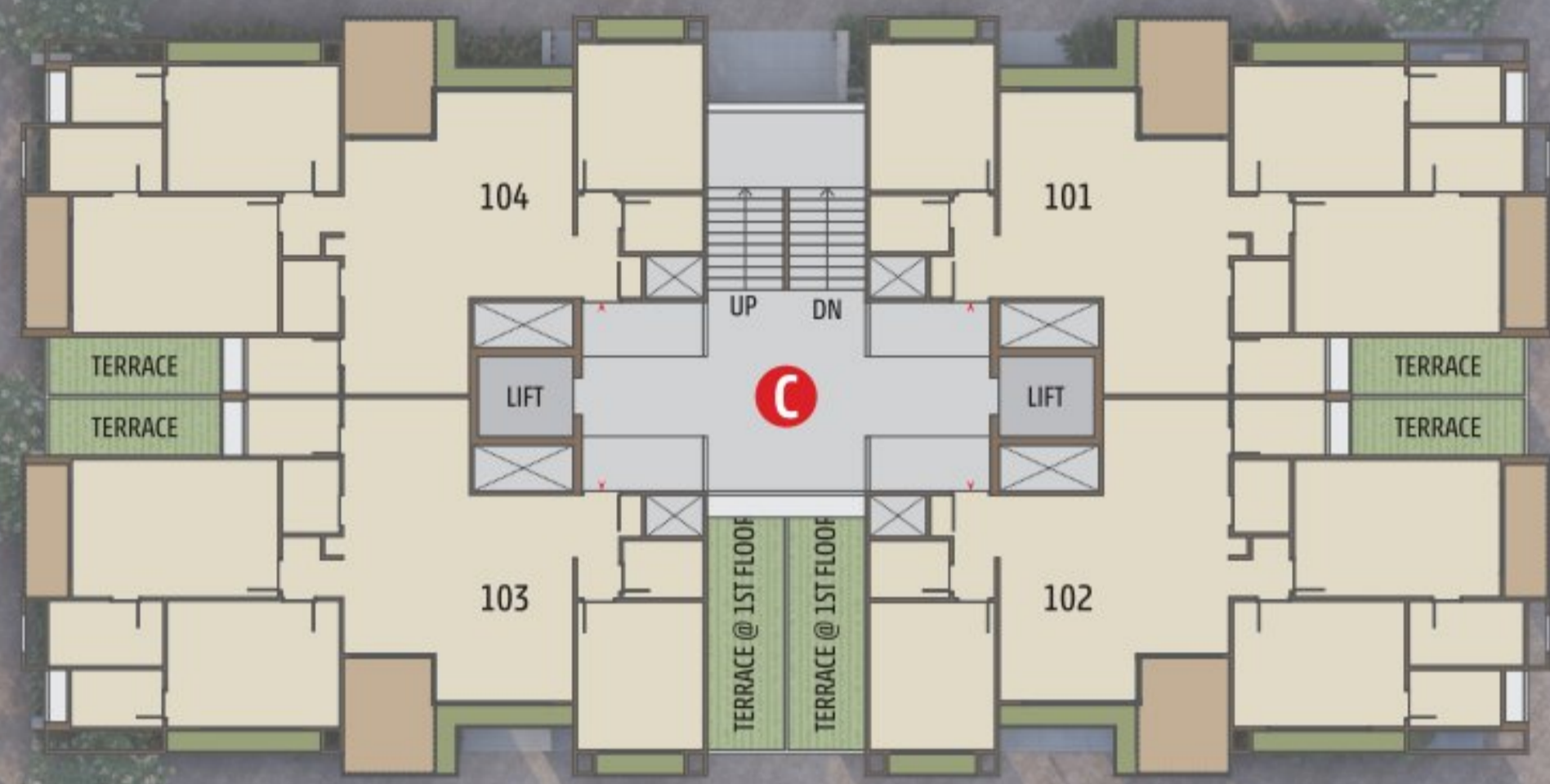
60.00 MT. WIDE ROAD

12.00 MT. WIDE ROAD



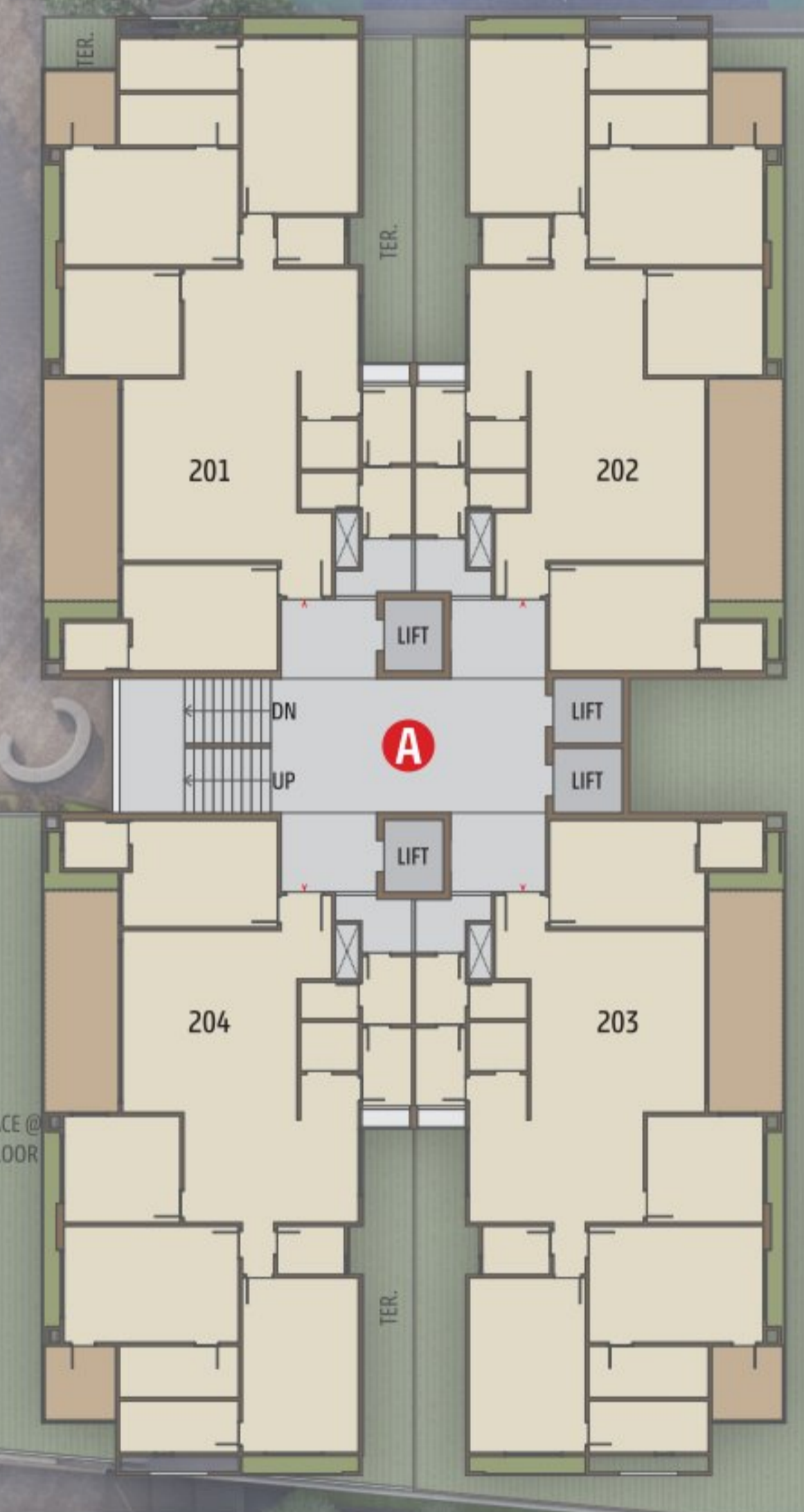
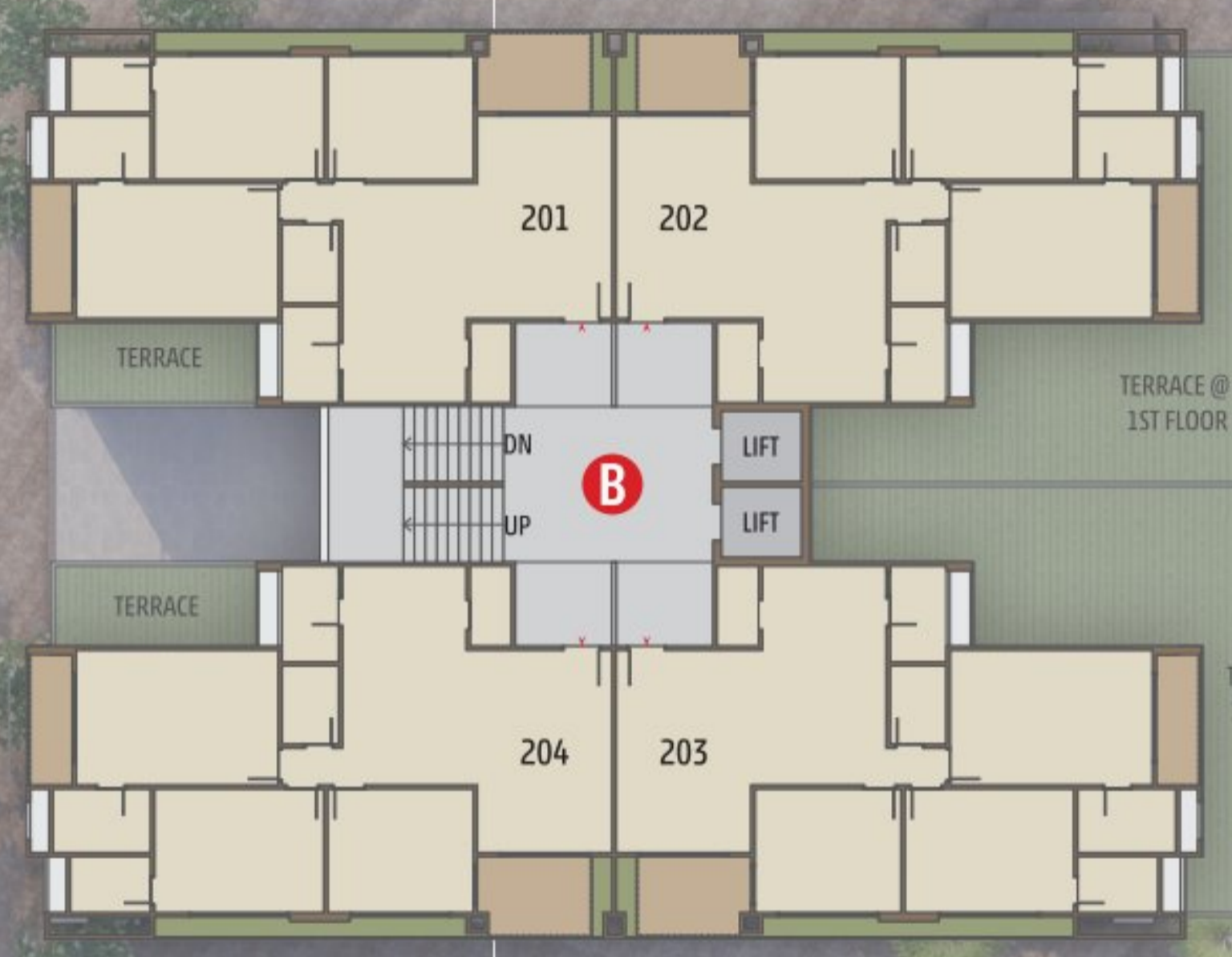
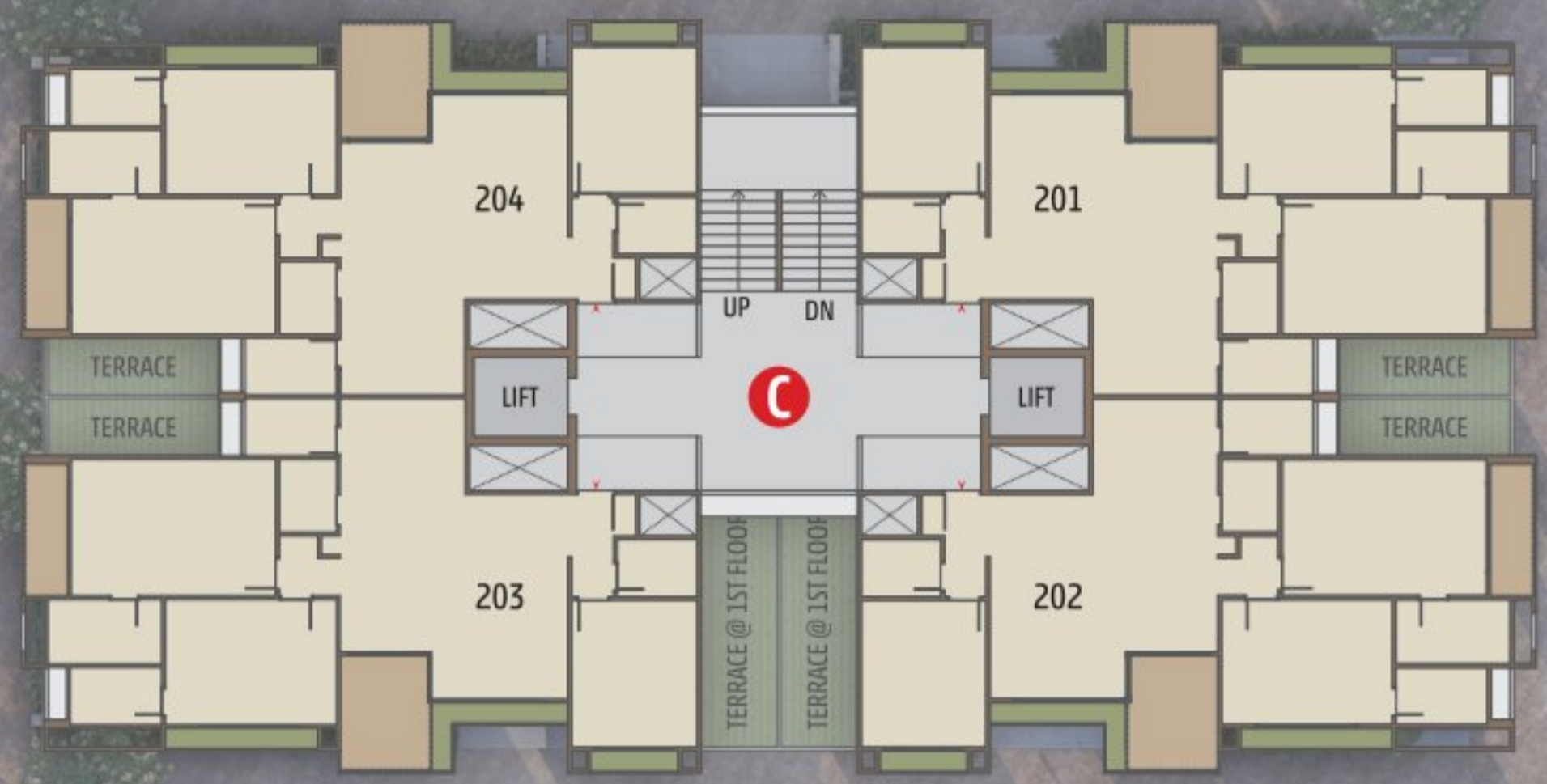
GROUND FLOOR





FIRST FLOOR





TYPICAL FLOOR



OUR OPEN-CONCEPT LAYOUT FLOWS SEAMLESSLY, BLENDING THE KITCHEN, DINING, AND LIVING AREAS INTO A WARM AND INVITING SPACE THAT FOSTERS CONNECTION. LARGE WINDOWS ACT AS GATEWAYS TO THE OUTDOORS, ALLOWING SUNLIGHT TO FILL THE ROOMS AND ILLUMINATE EVERY CORNER, HIGHLIGHTING THE THOUGHTFUL DETAILS THAT MAKE THE HOME TRULY UNIQUE.

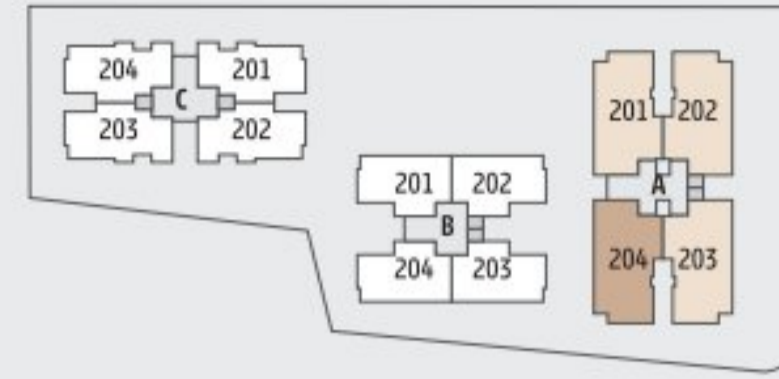
DESIGNED THE STYLE THAT  
INSPIRES, IMPRESS & OPTIMIZES





4 BHK

TYPE A



SCAN FOR  
VIRTUAL TOUR

**200 SQ FT BALCONY**

A BIG BALCONY ELEVATES YOUR LIVING EXPERIENCE, OFFERING AMPLE SPACE TO RELAX OR ENTERTAIN. IT'S WHERE FRESH AIR AND PANORAMIC VIEWS MEET UNMATCHED COMFORT

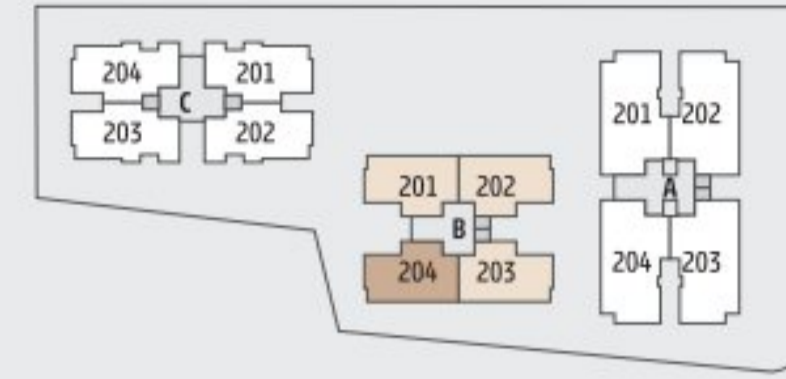




3 BHK



TYPE B



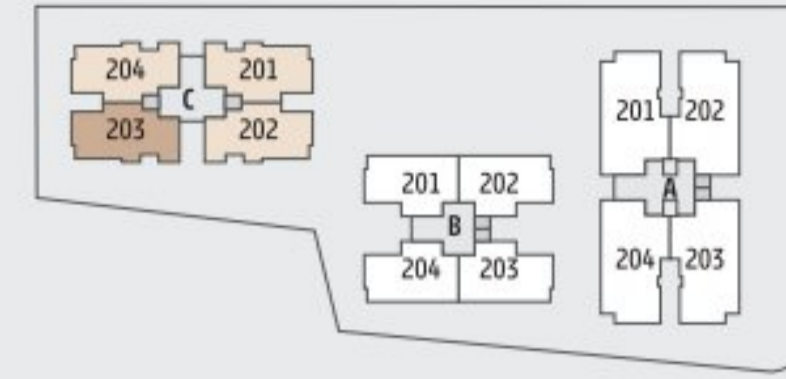
SCAN FOR  
VIRTUAL TOUR





3 BHK

TYPE C



SCAN FOR  
VIRTUAL TOUR





# SPECIFICATION

## WALL FINISH

- INTERNAL : SMOOTH FINISH MALA PLASTER WITH PUTTY
- EXTERNAL : DOUBLE COAT SAND FACED PLASTER OR TEXTURE FINISH.

## FLOORING

- VITRIFIED TILES.

## KITCHEN

- STANDING POLISHED NATURAL GRANITE KITCHEN PLATFORM WITH SINK & GLAZED TILES DADO ABOVE THE PLATFORM UP TO LINTEL LEVEL.

## DOORS

- DECORATIVE MAIN DOOR HAVING LOCK OF REPUTED COMPANY.
- INTERNAL DOORS OF LAMINATED FLUSH DOORS OR COLORED FLUSH DOOR.

## WINDOWS

- ALUMINUM ANODIZED SECTION SLIDING WINDOWS WITH GLASS & STONE JAMBS.

## TOILET

- CERAMIC TILES FLOORING IN ALL TOILETS, GLAZED TILES DADO UP TO LINTEL LEVEL.

## PLUMBING

- CONCEALED PLUMBING OF GOOD QUALITY UPVC & CPVC PIPES, C.P. FITTINGS & SANITARY WARE OF REPUTED BRANDS.

## ELECTRIFICATION

- SINGLE PHASE METER + MCB & ELCB TRIPPER WITH CONCEALED WIRING WITH ADEQUATE POINTS WITH QUALITY FITTINGS.

## PAINT

- EXTERIOR PAINTING OF ACRYLIC PAINT.
- INTERNAL WALLS DOUBLE COAT PUTTY FINISH.

## LIFTS

- FINE QUALITY FULLY AUTOMATIC LIFTS.



SCAN FOR LOCATION

**RULES & REGULATIONS** : • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB 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. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. "Subject To Ahmedabad Jurisdiction • T&C Applicable"