

Ahmedabad

NIWA

BY B|SAFAL



A landmark in the making



Perfectly positioned on Ahmedabad's evolving skyline, NIWA by BSAFAL is a landmark collection of residences that redefines urban living. Positioned in one of the city's most connected precincts, Shela- these thoughtfully curated homes offer expansive outlooks across verdant landscapes and the surrounding cityscape.

**3 BHK | 4BHK PREMIUM RESIDENCES**







Artistic Impression



Artistic Impression

NIWA in its essence means a garden in a residence in Japanese. At the heart of NIWA lies a central garden conceived as the defining feature of the community - a place where residents are immersed in nature, tranquility and refined amenity.

## **A CENTRAL GARDEN**



Artistic Impression

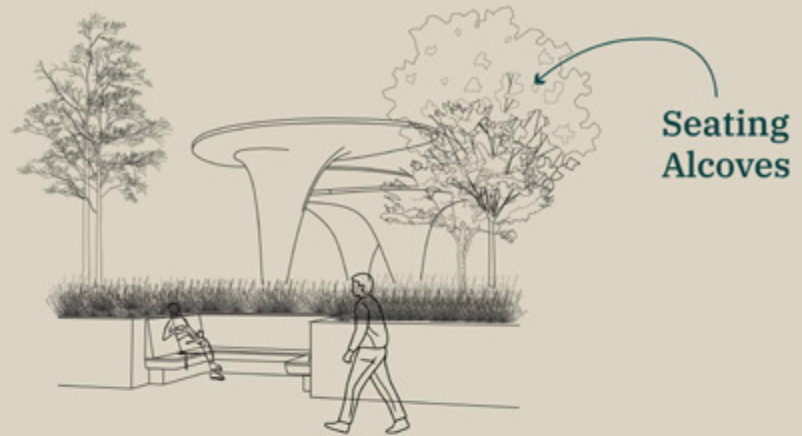
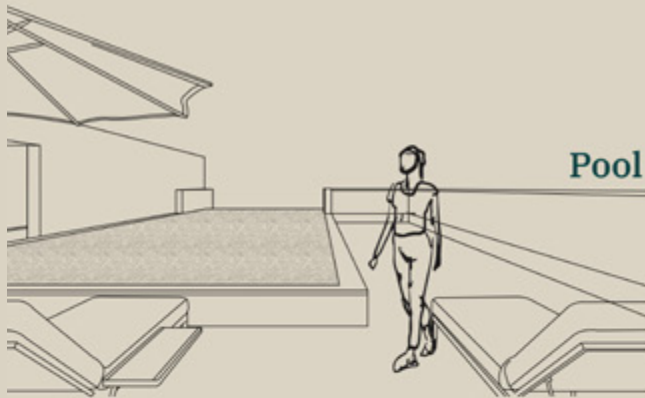


Artistic Impression

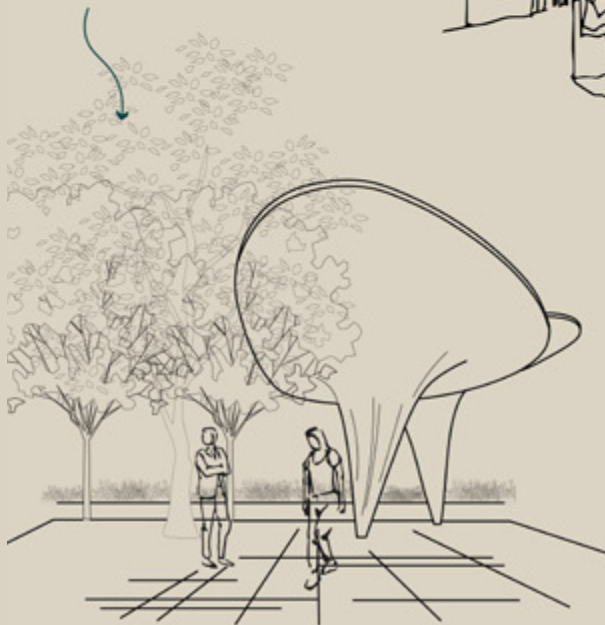
Shaded pathways weave through groves of trees, linking lawns, play areas and seating alcoves into a unified tapestry of outdoor living. A central lawn provides the perfect canvas for gathering and recreation, while secluded nooks foster moments of stillness and retreat. For families, the orchard, children's play areas and multipurpose courts create a vibrant setting for play and exploration.

## RESORT LIKE AMENITIES





Pavilion



Gymnasium







changing room

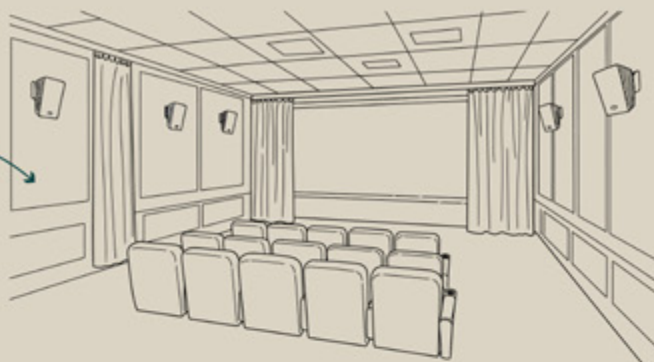
Strength with,  
Power throughout.



PLAY

TIME

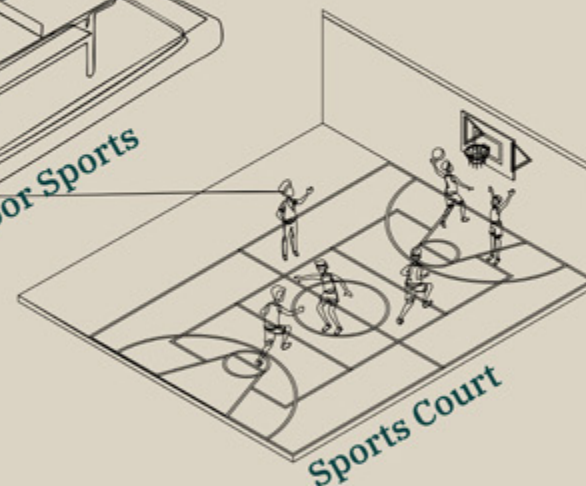
**Mini  
Theatre**



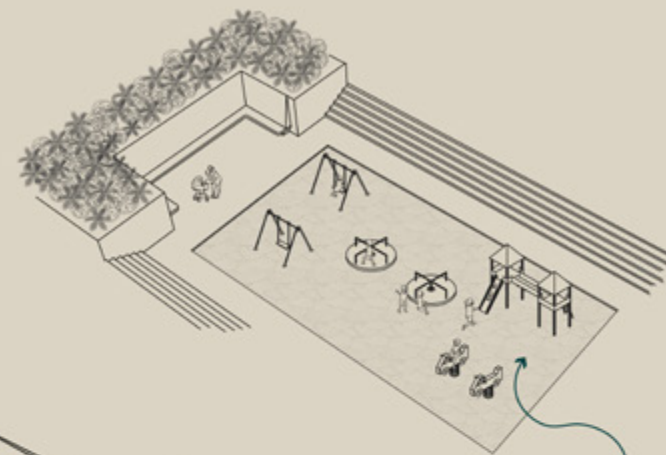
**Elevated Tree Court**



**Indoor Sports**



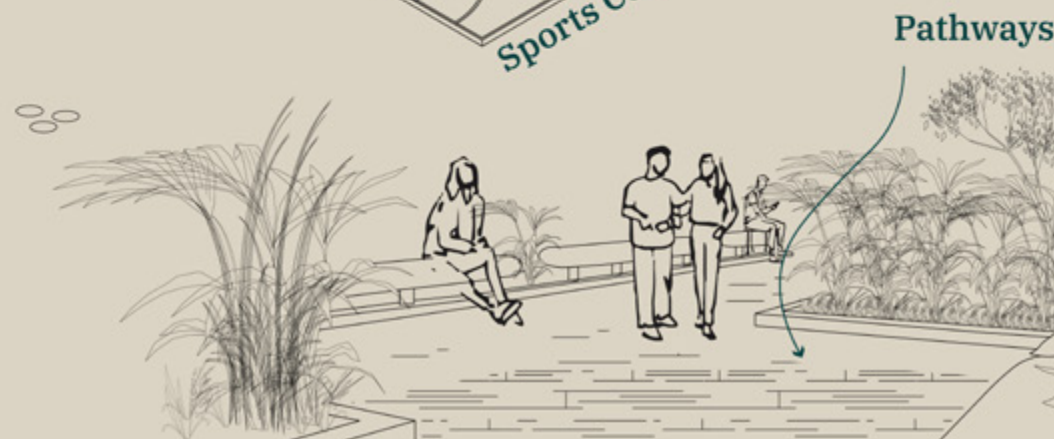
**Sports Court**



**Kids Play  
Court**



**Toddler's Room**



**Pathways**









Artistic Impression

Elegant yet enduring, the design draws inspiration from geometric clarity and a refined material palette, establishing a timeless architectural language.

**ARCHITECTURE**

# Unit Plan

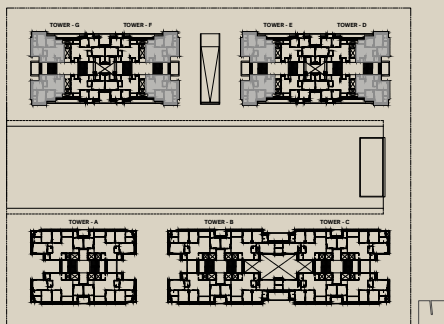
# NIWA

BY B|SAFAL

Unit Type	3BHK- A
Bedroom 1	9'-5" x 10'-0"
Bedroom 2	10'-0" x 15'-0"
Bedroom 3	11'-10" x 10'-0"
Toilet 1	4'-6" x 6'-2"
Toilet 2	5'-0" x 7'-8"
Toilet 3	5'-0" x 7'-0"
Living Room	10'-0" x 15'-10"
Dining	9'-0" x 10'-5"
Verandah	7'-5" x 4'-0"
Kitchen Yard	5'-0" x 6'-2"
Kitchen/Store	12'-0" x 6'-2"
Vestibule	3'-10" x 4'-0"

Disclaimer: Loose furniture is indicative only. Shape and configuration of living areas, balconies, wall structure, doors, windows, columns, air-conditioning condensers and ducts may differ from those illustrated. Apartment areas given are based on architectural measurements which may vary from strata areas as different methods of measurement are applied. Variations from strata plans may apply.

RERA CARPET	862.08 sq. ft.
WASH AREA	31.00 sq.ft.
BALCONY	29.60 sq.ft.
TOTAL AREA	922.68 sq.ft.



# Unit Plan

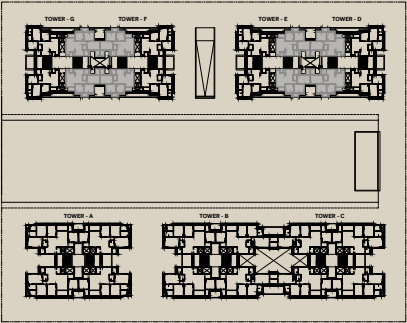
# NIWA

BY B|SAFAL

Unit Type	3BHK- B
Bedroom 1	9'-5" x 10'-0"
Bedroom 2	11'-10" x 10'-0"
Bedroom 3	15'-0" x 10'-0"
Toilet 1	7'-0" x 4'-8"
Toilet 2	4'-6" x 6'-2"
Toilet 3	5'-0" x 7'-0"
Living Room	10'-0" x 15'-10"
Dining	9'-0" x 10'-5"
Verandah	7'-5" x 4'-0"
Kitchen Yard	5'-0" x 6'-2"
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RERA CARPET	852.60 sq.ft.
WASH AREA	32.82 sq.ft.
BALCONY	29.60 sq.ft.
TOTAL AREA	915.02 sq.ft.

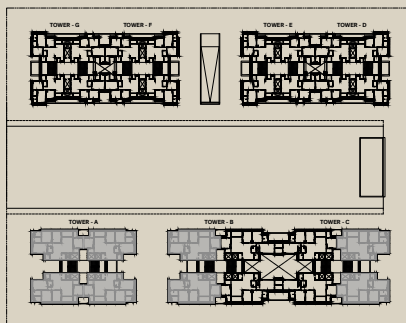


# Unit Plan

Unit Type	4BHK- A
Master Bedroom 1	11'-6" x 12'-0"
Bedroom 2	10'-6" x 13'-0"
Master Bedroom 3	12'-0" x 13'-0"
Master Bedroom 4	17'-0" x 12'-0"
Toilet 1	5'-1" x 7'-0"
Guest Toilet	5'-5" x 7'-1"
Toilet 3	8'-0" x 6'-2"
Toilet 4	10'-0" x 6'-6"
Living Room	13'-0" x 18'-6"
Dining	10'-4" x 11'-4"
Verandah	13'-0" x 6'-0"
Kitchen Yard	5'-0" x 7'-3"
Kitchen	13'-0" x 8'-3"
Store	4'-4" x 7'-0"
Vestibule	7'-0" x 5'-0"
Lift	7'-10" x 7'-0"
Duct	5'-9" x 7'-0"

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RERA CARPET	1439.35 sq.ft.
WASH AREA	38.96 sq.ft.
BALCONY	77.39 sq.ft.
TOTAL AREA	1557.70 sq.ft.



# NIWA

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# Unit Plan

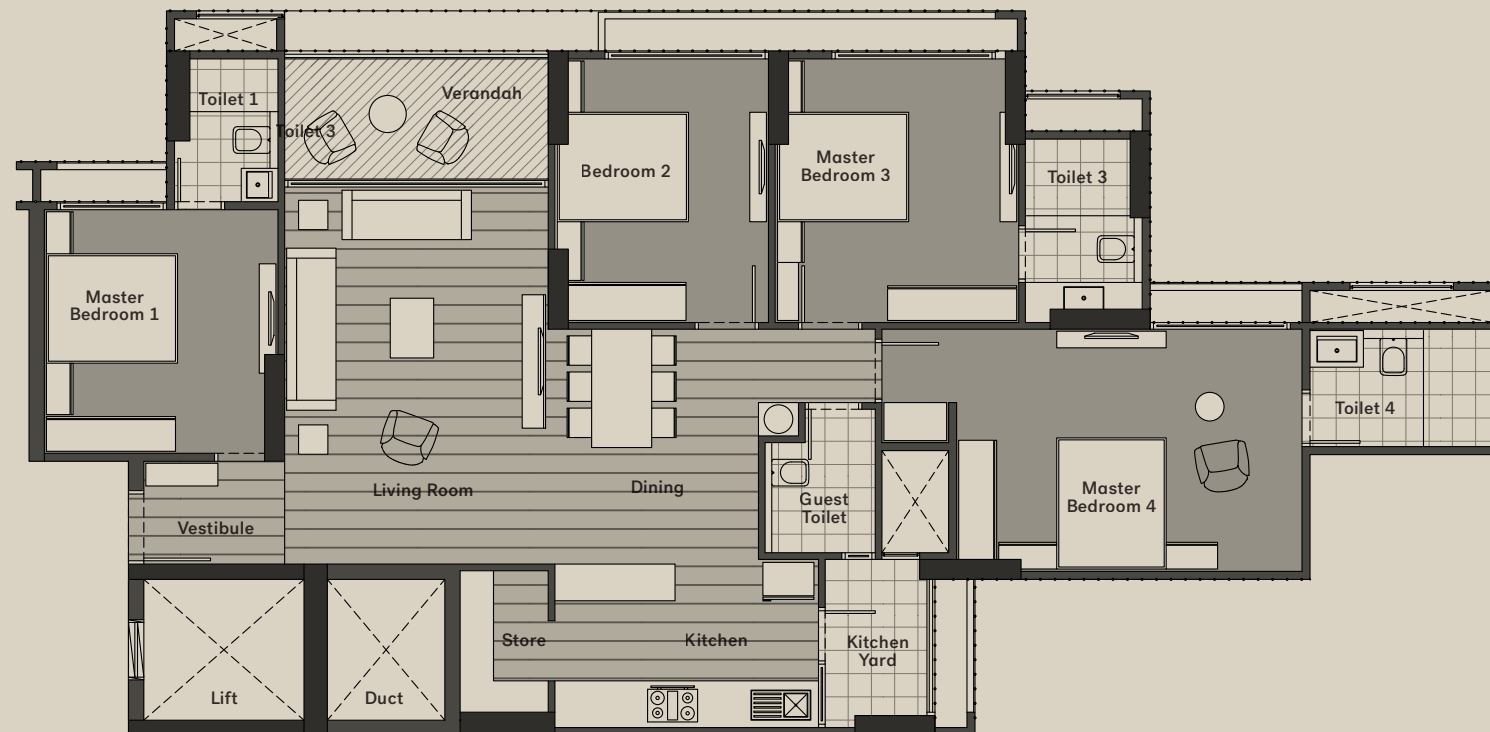
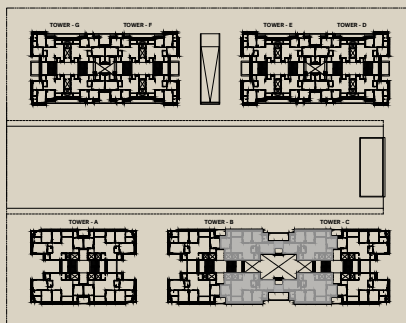
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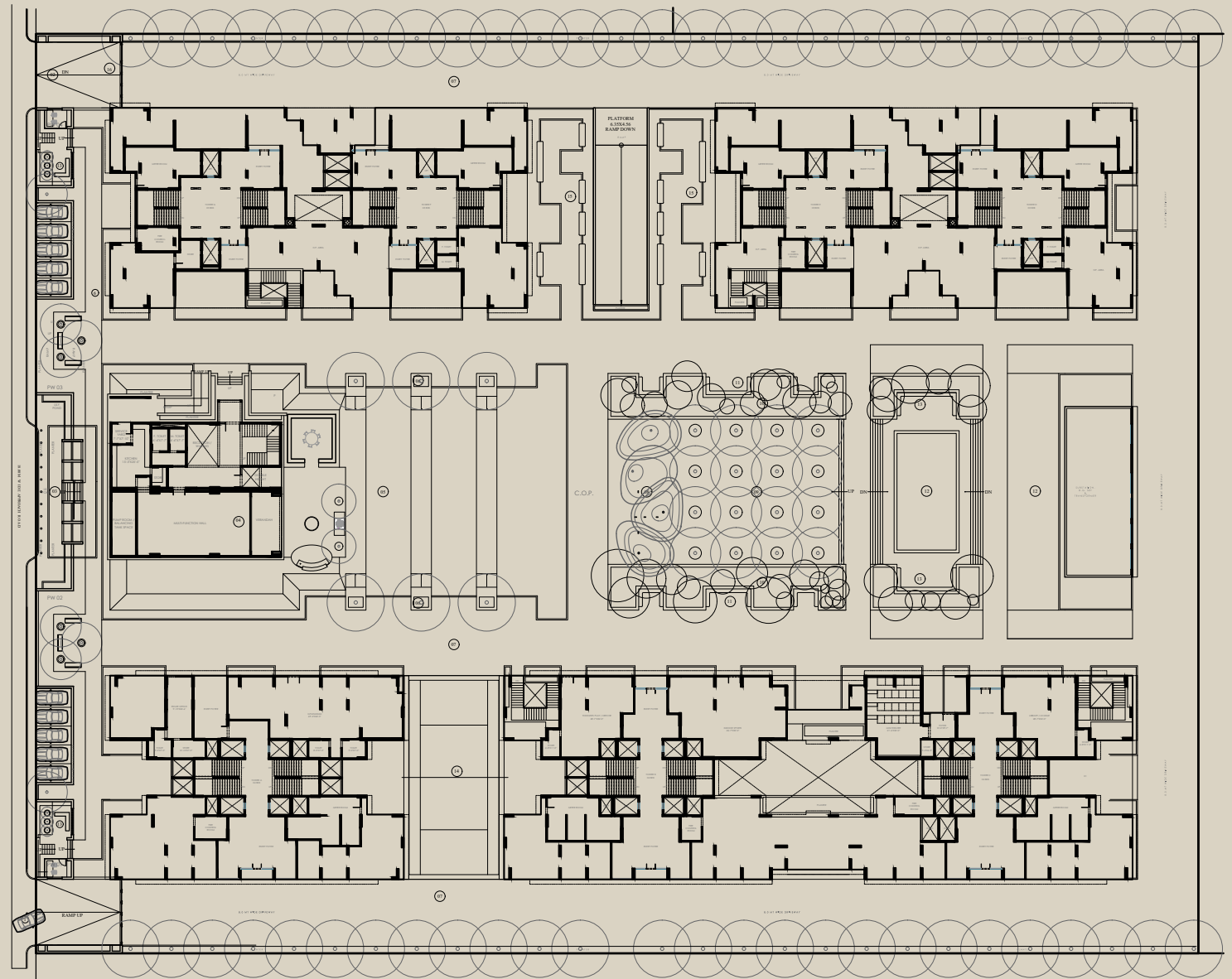
BY B|SAFAL

Unit Type	4BHK- B
Master Bedroom 1	11'-6" x 12'-0"
Bedroom 2	10'-6" x 13'-0"
Master Bedroom 3	12'-0" x 13'-0"
Master Bedroom 4	17'-0" x 12'-0"
Toilet 1	5'-1" x 7'-0"
Guest Toilet	5'-5" x 7'-5"
Toilet 3	5'-9" x 9'-0"
Toilet 4	9'-0" x 5'-9"
Living Room	13'-0" x 18'-6"
Dining	10'-4" x 11'-4"
Verandah	13'-0" x 6'-0"
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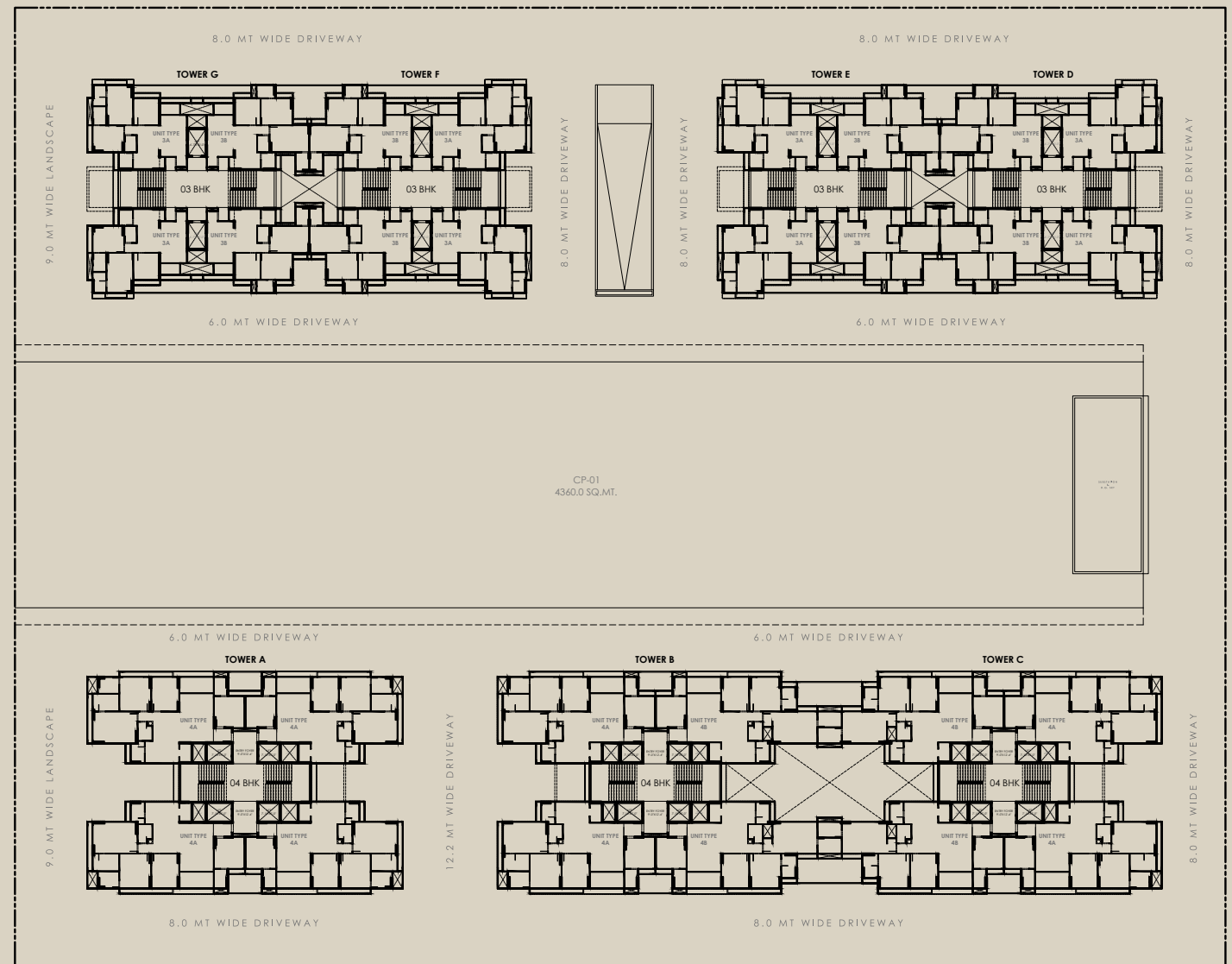
RERA CARPET	1452.15 sq.ft.
WASH AREA	41.22 sq.ft.
BALCONY	77.39 sq.ft.
TOTAL AREA	1570.76 sq.ft.





# NIWA

BY B|SAFAL



## Typical Floor Plan





Artistic Impression

## SPECIFICATIONS

### EXTERNAL AND INTERNAL FINISHES

- External sand faced plaster with paint finish
- All walls will be finished with Mala plaster

### STRUCTURE

- Earthquake resistance RCC frame structure (with block/ brick masonry)

### FLOORING

- Premium quality vitrified tiles in all rooms
- Rustic tiles in balcony
- Granite/ vitrified tiles/ ceramic tile with anti-skid treatment in staircase
- Granite/ natural stone/ composite stone in ground floor foyer and pavers

### KITCHEN

- Granite countertop with SS sink
- Designer vitrified/ ceramic tiles in kitchen dado up to lintel level above granite counter

### DOOR/ WINDOW

- Decorative main door finished with veneer/laminate
- All doors are flush doors with wooden frame with premium quality hardware
- Premium quality aluminium windows
- Stills and jambs in natural stone in windows

### ELECTRIFICATION

- 3 phase concealed copper wiring with adequate number of points in all rooms with modular switches
- All switches are of Legrand/Schneider electric or equivalent
- Power backup for common areas

### LIFTS

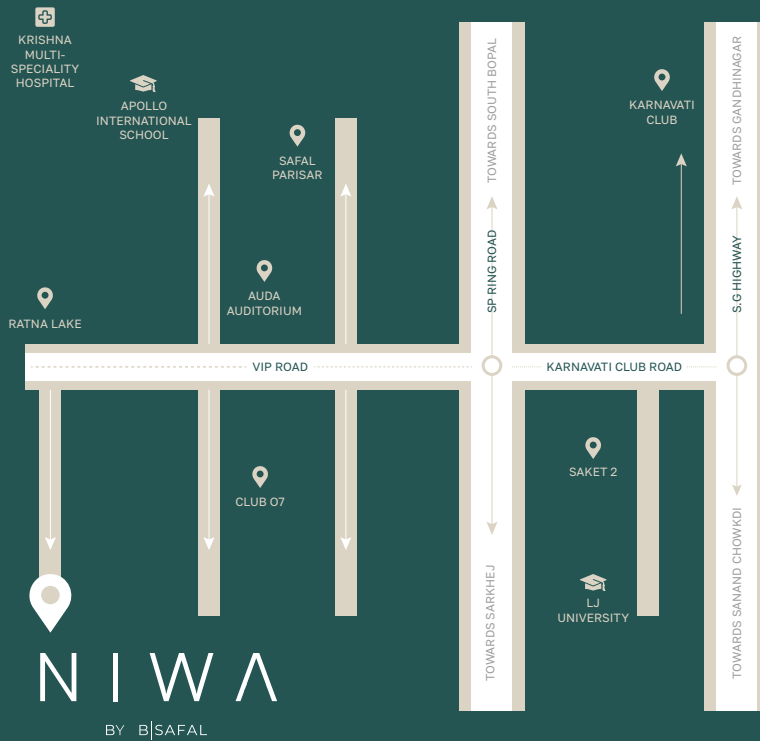
- Private lift lobby for all towers
- 2 lifts in a 3BHK Tower
- 4 lifts in a 4BHK Tower
- Automatic lifts of standard quality

### SECURITY SYSTEM

- Gated secure community with 24-hour security
- Intercom system in all units

### WATER

- Uninterrupted 24-hour water supply



SCAN QR FOR LOCATION

**VIP ROAD, SHELA**

# B|SAFAL

AHMEDABAD | SURAT | MUMBAI



## RETHAL GREENS- AHMEDABAD

Rethal Greens is a serene weekend retreat spread across 230 acres near Nalsarovar Bird Sanctuary. Enveloped by thriving greenery and home to over 25,000 trees planted more than a decade ago, it reflects the quiet rhythm of nature's growth. With native species like Neem, Champa, and Paras Pipla flourishing across its landscapes, Rethal Greens offers a rare calm - a place where time slows and nature writes its own story.



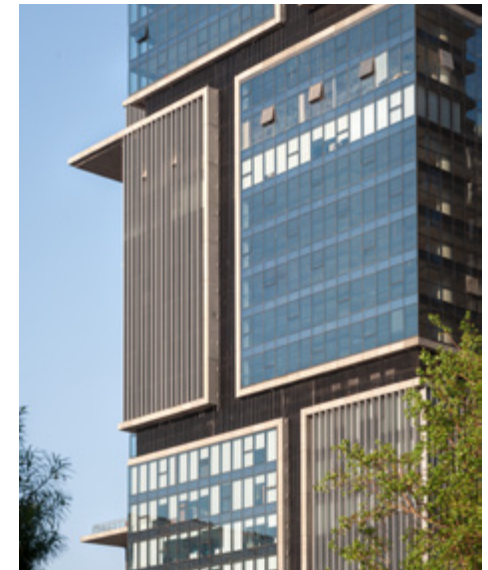
## GLADE ONE- AHMEDABAD

Glade One is a 380-acre golf estate in Nani Devati, Sanand, designed for those who seek nature, luxury, and tranquility. With an award-winning parkland course, shimmering lakes, boutique villas, and resort-style amenities, it offers a lifestyle where leisure and elegance meet seamlessly. Glade One is more than a retreat - it's a legacy of calm horizons, lasting luxury, and connection to the outdoors.



## SEVENTY- AHMEDABAD

Rising 70 meters into the sky, offering 70 stunning homes; Seventy is unlike anything the city has seen. This is Ahmedabad's first ultraluxurious project designed by renowned, award-winning international architects promising a lifestyle unparalleled. Two shimmering towers, between them, a lush oasis of greenery and reflective pools. Every home is a presents a luxurious villa in the sky.



## PRIVILON- AHMEDABAD

Privilon is a premium 22-floor commercial landmark on Ambli-BRTS Road. With flexible spaces, high-speed elevators, and elegant multilevel design, it provides a dynamic environment for businesses of all sizes. Privilon is more than an office - it's a space where innovation, productivity, and prestige come together.

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AHMEDABAD | SURAT | MUMBAI



## PAARIJAT ECLAT- AHMEDABAD

Paarijat Éclat offers contemporary luxury residences on Ambli-BRTS Road, designed to delight the senses. Rising 23 floors, the twin towers combine private homes with exceptional community spaces, including landscaped meadows, a reflecting pool, a glass-walled gym, and a barbecue deck. More than a residence, Paarijat Éclat is a serene escape in the heart of Ahmedabad.



## PAARIJAT at Shantigram- AHMEDABAD

Paarijat at Shantigram unveils a harmonious blend of scenic landscapes and thoughtfully designed amenities within a vibrant township. Careful planning preserves natural beauty while providing enriching experiences for every resident. Each day, enjoyment can be found in the serene surroundings, modern conveniences, and welcoming spaces that make coming home a truly delightful and balanced way of life.



## PALLADIUM- AHMEDABAD

Introducing a world-class luxury retail destination and premium mall experience that brings the best of global shopping, dining, and lifestyle to the city. This landmark development promises international standards, curated brands, and an elevated environment that re-defines how Ahmedabad shops, socialises, and enjoys worldclass leisure.



## PRIVILON- MUMBAI

An Exhibit of Elegance. Privilon, a groundbreaking 14-storey commercial development is located in Mumbai's prime Andheri Kurla corridor. A Precertified Platinum IGBC Green Building – Privilon is an exhibit of elegant and aspirational office spaces, targeting businesses and individuals seeking premium space with an interest in sustainability and employee wellbeing.

RAA16144



<https://gujrera.gujarat.gov.in>

## TERMS

- All rights are reserved by the developers to make any changes in plans, elevations and other details which will be binding to all the members.

In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.

- Encroachment, in any form, outside the defined units shall not be allowed.
  - All dimensions shown in the plans are approximate, average unfinished and subject to variations.
- The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.

## DEVELOPER

**BSAFAL - SAFAL CONSTRUCTIONS (INDIA) PVT. LTD.**

### OFFICE ADDRESS

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### SITE ADDRESS

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