



EMBERLYNN  
GROUP

EMBERLYNN THREE  
OPP. AANGAN PARTY PLOT, NR. RATNAAKAR HALCYON, JODHPUR RD, AHMEDABAD.

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ARCHITECTURE



LANDSCAPE DESIGN



STRUCTURE



PROJECT DEVELOPED BY EMBERLYNN BUILDCON LLP

ILLU DESIGN > 96211186



## CHAPTER . 3

@ SATELLITE  
OPP. AANGAN PARTY PLOT

THE INCOMPARABLE  
VARIATION FROM  
EMBERLYNN  
CHAPTERS

THE NEXT RESIDENTIAL  
RELEASE AT SATELLITE IS  
DESIGNED TO ENGAGE AND  
ENHANCE THE SENSES.  
AN ELEGANT EMBERLYNN-3  
OFFERS A LIFESTYLE THAT  
REDEFINES THE MEANING  
OF EXCLUSIVITY, THIS  
PEERLESS INNER-CITY  
ADDRESS IS AN  
ESTABLISHED AND  
THRIVING PRECINCT WHOSE  
EVERY ASPECT IS  
THOUGHTFULLY DESIGNED  
TO MEET THE HIGHEST  
STANDARD OF  
MODERNISATION.



EMBERLYNN  
THREE

4 BHK  
EXCLUSIVE RETREAT





4 BHK  
EXCLUSIVE  
RETREAT

22  
LIMITED  
EDITION

## CONNECTING YOU TO WHAT MATTERS MOST

THE RESIDENCES CAPTURE A BEAUTIFULLY RESTRAINED AND TIMELESS APPROACH TO INTERIOR ARCHITECTURE, ALLOWING NATURE TO TAKE CENTER STAGE THROUGH WARM, EARTHY MATERIALS AND NUANCED TEXTURES. THIS HARMONIOUS BLEND CREATES A SERENE ENVIRONMENT, INVITING YOU TO PERSONALIZE THE SPACE AND LIVE IN TUNE WITH YOUR UNIQUE STYLE. DESIGNED TO ELEVATE THE SENSES, WE ARE HONORED TO CRAFT A HOME THAT RESONATES WITH YOUR DEEPEST SENSE OF CALM AND INDIVIDUALITY. LOCATED IN A PRIME AREA, YOU'LL FIND RENOWNED RELIGIOUS PLACES LIKE PRERNATIRTH JAIN DERASAR, OMKARESHWAR TEMPLE, AND VRAJDHAM HAVELI ALL WITHIN WALKING DISTANCE, ENRICHING YOUR LIVING EXPERIENCE WITH SPIRITUAL TRANQUILITY AND CONVENIENCE.



CORNER  
THAT CONVEYS  
3 SIDE OPEN VIEW

YOUR EVENINGS ARE  
MORE BEAUTIFUL THAN YOUR  
IMAGINATION

THE BALCONY VIEW IS MORE THAN  
JUST A GLIMPSE OF THE OUTSIDE  
WORLD; IT'S A DAILY INVITATION TO  
CONNECT WITH NATURE AND  
UNWIND IN YOUR PRIVATE  
SANCTUARY. WHETHER YOU'RE  
GREETED BY THE SOFT HUES OF  
SUNRISE OR THE GOLDEN TONES OF  
SUNSET, THE BALCONY OFFERS A  
FRONT-ROW SEAT TO THE EVER-  
CHANGING BEAUTY OF THE SKY.  
WITH THREE SIDE OPEN VIEWS AND  
AN EXPANSIVE 270 ° PANORAMA,  
YOU'LL BE IMMERSSED IN LUSH  
LANDSCAPES AND VIBRANT  
CITYSCAPES FROM EVERY ANGLE.







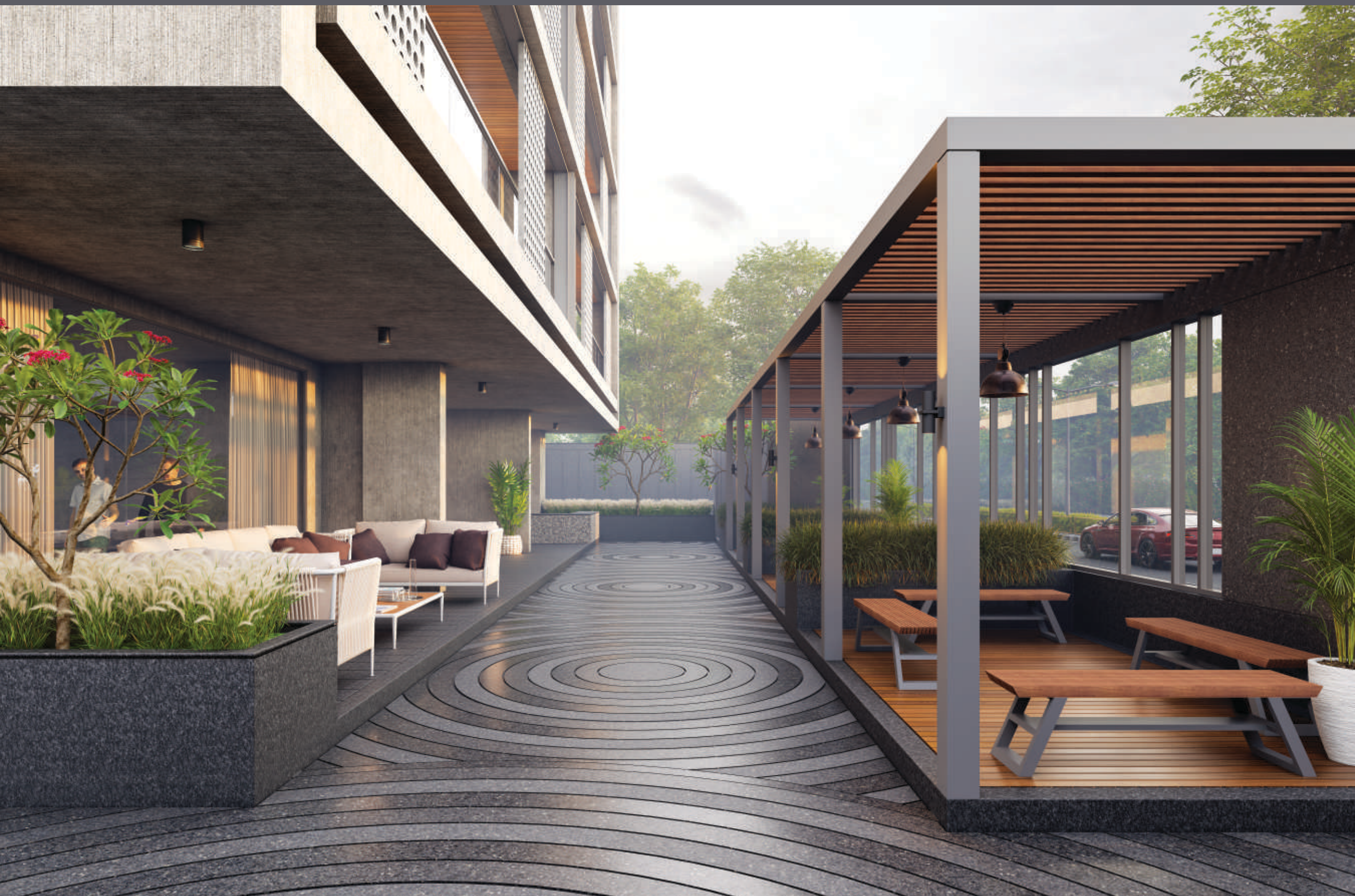
## CLOSE TO GREENS CLOSER TO PEACE

WHETHER YOU'RE TAKING A STROLL ALONG WINDING PATHWAYS OR FINDING A QUIET SPOT TO SIT AND REFLECT, THE LANDSCAPE GARDEN PROVIDES A PERFECT BACKDROP FOR REJUVENATION. THE DIVERSE SELECTION OF PLANTS AND TREES NOT ONLY ENHANCES THE AESTHETIC APPEAL BUT ALSO FOSTERS A SENSE OF WELL-BEING, MAKING THIS GARDEN A TRUE OASIS IN YOUR EVERYDAY LIFE.

- KIDS PLAY AREA •
- PICK-UP/DROP-OFF ZONE •
- GARDEN/PARTY LAWN •
- ENTRANCE LOUNGE/ARRIVAL •
- WATER BODY •







- GAZEBO
- GYMNASIUM
- YOGA & ZUMBA
- INDOOR GAMES
- MULTI-PURPOSE AREA
- SITOUT WITH CANOPY

## THE LIFESTYLE WHERE WE PRIORITIZE YOUR ENTERTAINMENT FIRST

AT EMBERLYNN CHAPTERS 3, WE'VE CRAFTED A LIVING ENVIRONMENT THAT NURTURES EVERY ASPECT OF WELL-BEING. OUR HOLISTIC APPROACH INTEGRATES A VARIETY OF THOUGHTFUL SOLUTIONS, FROM OPTIMIZING NATURAL LIGHT AND ENHANCING INDOOR AIR QUALITY TO FOSTERING VIBRANT SOCIAL CONNECTIONS. RESIDENTS CAN UNWIND IN OUR LANDSCAPED SITTING GARDENS, STAY ACTIVE IN OUR STATE-OF-THE-ART GYM, AND ENJOY LEISURE TIME WITH INDOOR GAMES. EVERY DETAIL IS DESIGNED TO PROMOTE MENTAL AND PHYSICAL FITNESS, ENSURING A LIFESTYLE THAT IS NOT JUST HEALTHY, BUT ALSO BALANCED AND JOYFUL.





FORMAL SEATING AREA

KIDS PLAY AREA

MEDITATION SPACE

GYMNASIUM

FOYER

INDOOR GAMES

LIFT

LIFT

ENTRY / EXIT

WAY TO  
BASEMENT

ENTRY / EXIT

GROUND  
FLOOR







TYPICAL  
FLOOR  
1<sup>ST</sup> TO 10<sup>TH</sup>







UNIT  
PLAN







## PERFECTION WRITTEN BY THE LANGUAGE OF 11 FT EXCLUSIVITY

INDULGE IN THE INVITING OPEN-PLAN LIVING AREA, WHERE A SEAMLESS FLOW BECKONS YOU FROM THE INTERIOR TO THE EXPANSIVE BALCONY. WITH AN IMPRESSIVE 11 FT CEILING HEIGHT, THIS THOUGHTFULLY DESIGNED SPACE ENHANCES THE SENSE OF OPENNESS AND GRANDEUR. THE KITCHEN, LIVING AREA, AND BALCONY MERGE HARMONIOUSLY, CREATING A PERFECT SETTING FOR BOTH ENTERTAINING AND RELAXATION. BESPOKE INTERIORS, FEATURING REFINED FINISHES AND LUXURIOUS TOUCHES, ENSURE THAT EVERY CORNER EXUDES EXQUISITE LIVING SPACE.

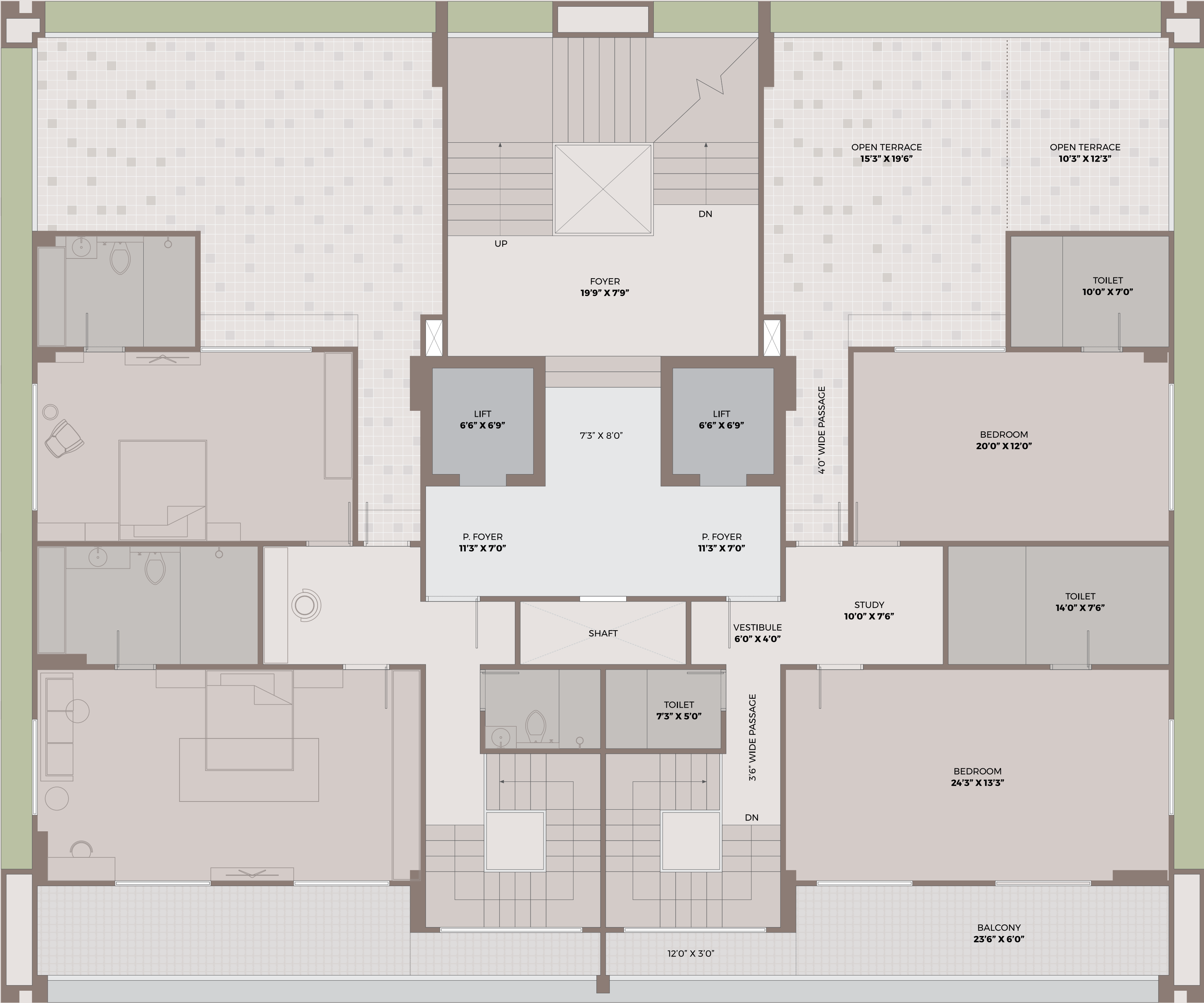




PENTHOUSE  
LOWER LEVEL  
11<sup>TH</sup> FLOOR







PENTHOUSE  
UPPER LEVEL  
12<sup>TH</sup> FLOOR





PROJECT SPECIFICATIONS

KITCHEN

SUPERIOR QUALITY POLISHED GRANITE PLATFORM.  
STAINLESS STEEL KITCHEN SINK.

BASIC

ELEGANT ENTRANCE FOYER FINISHED WITH ITALIAN OR GRANITE CLADDING.  
LIFT & STAIRS FOYER WITH GRANITE FLOORING AND GRANITE CLADDING ON WALL.

FLOORING

PREMIUM QUALITY VITRIFIED TILES FLOORING THROUGHOUT THE RESIDENCE, INCLUDING BEDROOMS, COMMON AREAS, DRAWING AND LIVING ROOMS, VESTIBULE, BALCONIES, AND BATHROOMS (UP TO LINTEL LEVEL).

INTERIOR WALLS ARE SINGLE COAT MALA PLASTER WITH WALL PUTTY.

WALL

DOORS & WINDOWS

MAIN DOOR & ALL INTERNAL DOORS ARE FLUSH DOORS WITH PLYWOOD FRAME.  
ALUMINIUM / UPVC SLIDING WINDOWS WITH DGU GLASSES WITH STONE JAMB.

WASH YARD

PROVISION FOR WASHING MACHINE OR DISH-WASHER.

ELECTRICAL

THREE PHASE CONCEALED COPPER WIRING WITH ADEQUATE AMOUNT OF LIGHTING POINTS.  
MODULAR SWITCHES OF WELL RECOGNISED BRANDS PROVISION FOR TV & CABLES.  
ELECTRIC SWITCHES  
LEGRAND / SCHNEIDER / EQUIVALENT MODULAR SWITCHES.

PLUMBING & WATER SUPPLY

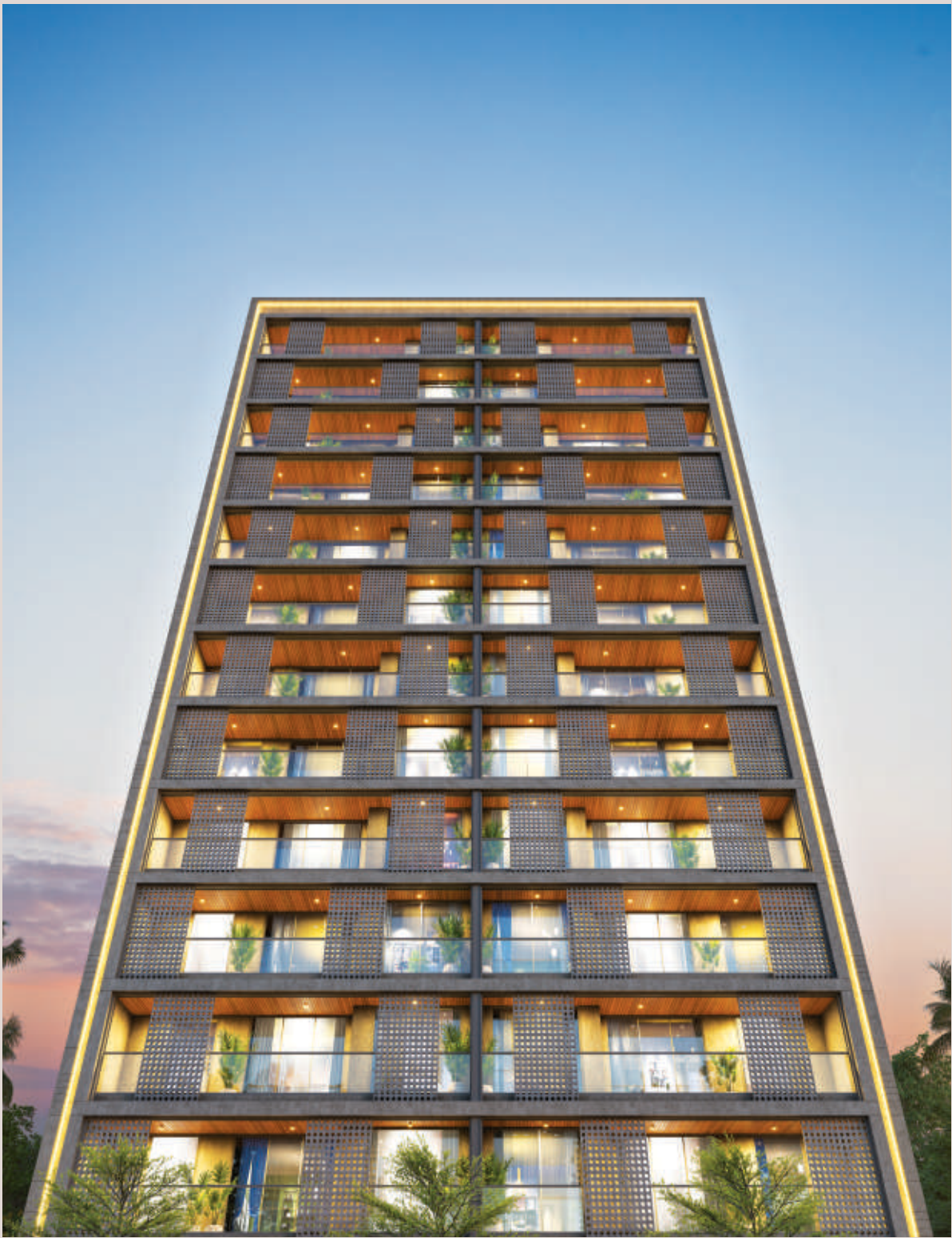
PREMIUM QUALITY BATH FITTING & SANITARYWARE OF DURAVAIT / TOTO / HANSGROHE / EQUIVALENT BATHROOM FITTINGS.  
ALL WATER LINES IN COMPOSITE PIPES & UPVC PIPES.

EARTHQUAKE RESISTANCE FRAME STRUCTURE.

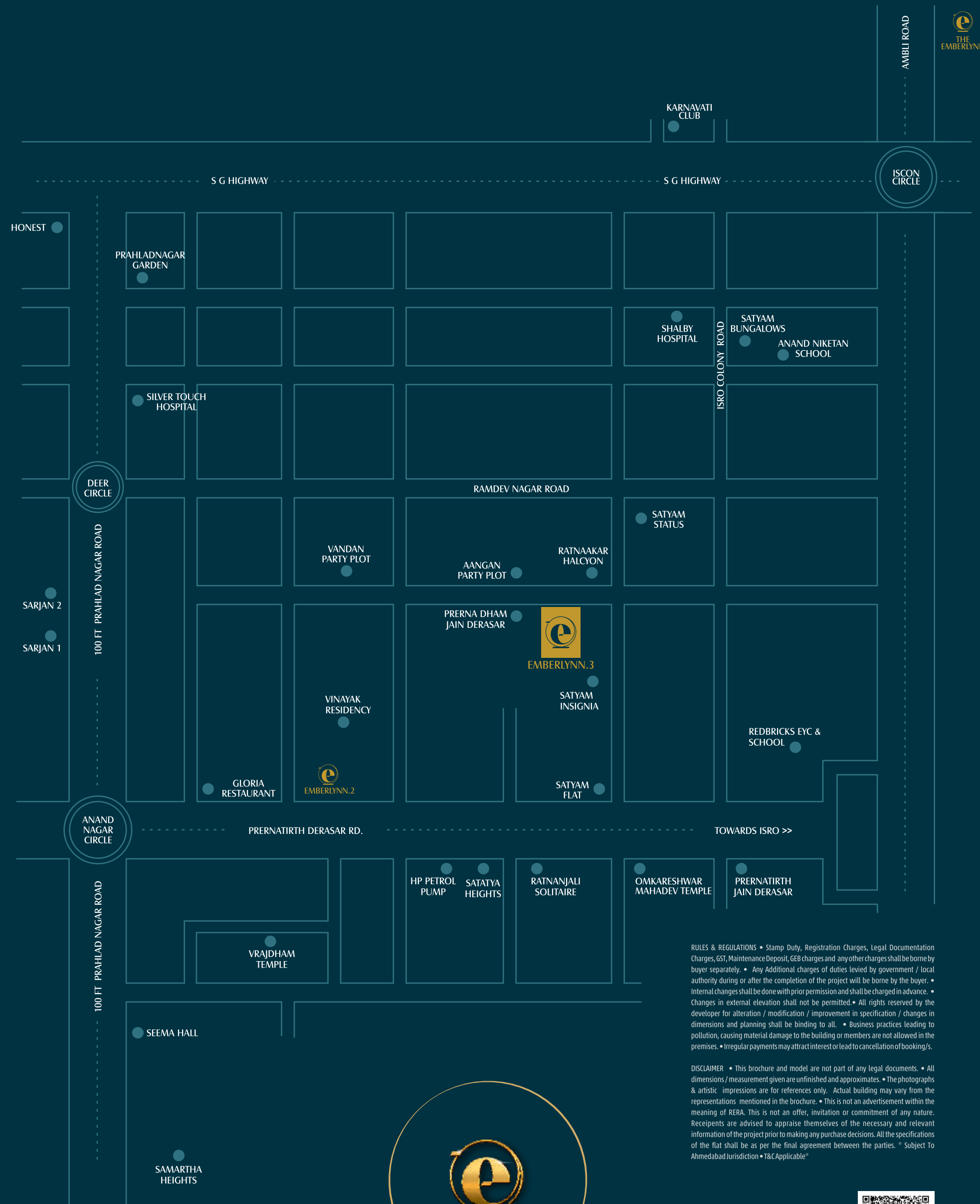
SUPER-STRUCTURE

HVAC

AC COPPER PIPING PROVIDED.  
WATER OUTLETS FOR OUTDOOR AC COMPRESSORS.







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.

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PR/GJ/AHMEDABAD/  
AHMEDABAD CITY/  
Ahmedabad Municipal Corporation  
RAA13795/050724/300327  
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CHAPTER 1

THE  
EMBERLYNN

@ AMBLI-BOPAL RD.

CHAPTER 2

EMBERLYNN  
TWO

@ SATELLITE  
PRERNATIRTH DERASAR RD.

CHAPTER 3

EMBERLYNN  
THREE

@ SATELLITE  
OPP. RATNAAKAR HALYCON

CHAPTER 4

COMING  
SOON

@ PDPU RD  
GANDHINAGAR