



MODERN
LIFESTYLE



A place
crafted for those
who value ease and
connection.





One of Gujarat's Largest Integrated Townships Awaits You

With 580+ Acres of Comfort,
Convenience, Luxury, and The Good Life.



Connectivity

- Centrally Located Between the Twin Cities: Ahmedabad - Gandhinagar
- Shoppers' Plaza & Center Point for Daily Needs
- Walk-to-Work Convenience
- E-Bus Service for City Commute
- Co-Working Hubs



Green Initiatives

- E-Vehicle Charging Station
- E-Chartered Bikes
- Sewage Treatment Plant
- Water Treatment Plant
- Solid Waste Management System
- Rainwater Harvesting
- Solar Powered Street Lights



Health & Wellness

- 24x7 Security through AI driven Surveillance System
- 24x7 QRT - Quick Response Team for Residents' Safety and Emergency Services
- MYBYK Cycle Sharing
- Narmada Water Supply in the Township
- Dedicated 66 KV Power Substation
- Underground Service Lines (Power, PNG, Water & FTTH)



Community Living

- The Belvedere Golf & Country Club with a 9-Hole Golf Course
- International Standard Cricket & Football Fields
- A Sub Post Office with a Separate Pin Code
- Pre-installed FTTH Network
- Shiv Temple, Jain Derasar & Swaminarayan Temple
- Adani International School & Adani University
- Major Bank Branches
- Restaurants & Cafes



Natural Living

- Numerous Bird Species
- 50,000+ Trees
- Artificial Lake with Musical Fountains
- Many Parks & Gardens
- Pristine Air Quality
- Narmada Canal Park



Brand Assurance

- Better Rental Yield
- Quality Construction & On-time Delivery



IGBC Certified Gold-Rated Township

Know Your Neighbourhood

Amora sits inside the thriving township of Shantigram, giving residents and visitors the rare blend of privacy, convenience, and a township's scale of life.

- 1 Adani Corporate House
- 2 Atreco House
- 3 Inspire Business Park
- 4 Inspire Corporate Capital
- 5 Mid Town Park
- 6 Aravalli
- 7 Adani University
- 8 Greenview
- 9 The Meadows
- 10 Elysium
- 11 Aangan
- 12 Embrace
- 13 Aster & Aster Neo
- 14 Amogha
- 15 Center Point
- 16 Shoppers Plaza
- 17 Shiva Temple
- 18 Ikaria
- 19 Paarijat
- 20 Ambrosia
- 21 La Marina
- 22 Water Lily
- 23 Musical Aqua Show
- 24 The Belvedere Golf & Country Club
- 25 Adani International School
- 26 Swaminarayan Temple
- 27 The North Park
- 28 The West Park
- 29 Jain Derasar
- 30 The Storeys
- 31 Skyline
- 32 Elysium Novus
- 33 The Storeys - Golf Coast
- 34 Greenfield
- 35 Belrosa
- 36 Amora



Disclaimer: All data and information provided herein (including but not limited to the layout, design etc.) is provided on indicative basis and the same may be subject to change or withdrawal without notice. All data and information provided herein are solely intended to provide general information and any information of special interest should be obtained through independent verification.



The Gateway to Sophisticated Consumption

High-Street Retail & Curated Commerce

Amora's high-visibility retail base is designed for premier brands. A modern, compact layout maximises brand exposure while creating an elite high-street experience.

Thoughtful circulation and pedestrian-friendly spaces make the retail blocks a vibrant social and commercial destination.





MORA

UNDER AROUND

KID'S STORE

CLOTHING

PHONEWALA

MARA

MARA

ABIBAS

CLOTHING

UNDER AROUND

PHARMACY

SIKE

SEEBOK

MOBILE

NEXTSIDE

LUMA

LUMA

SIKE

FRESH&FOOD

SUPERMART

KEE

SANSUMG

LITAN

POSSIL

KATA

SEEBOK

MORA



Fall in Love
with Life, Every Day

From entrance to lobby, Amora reflects effortless elegance. With separate residential and retail entries, every arrival feels seamless, private, and thoughtfully defined.





Fitness In The Open Air

A refreshing workout area on the terrace.
Clear sky above, fresh breeze around -
a natural boost to your daily routine.

Elevating The Everyday

Amora's amenities are crafted to balance peace, movement, and social warmth. Whether it's fitness, family time, or community activity, every space is designed to add comfort to your routine.

Outdoor



Party Lawn



Kids' Play Area



Sitouts



Water Feature



Planter Screen

Indoor



Yoga & Dance Studio



Gym



Facility Manager Office



Toddler's Play Area



Indoor Game Zone



Multipurpose Hall & Lounge



Pantry

Terrace



Plaza / Deck



Outdoor Gym



Artificial Lawn







PLAY

Spaces For Moments That Matter

Whether it's a morning coffee, an evening breeze, or everyday conversations, your private balcony becomes a simple luxury.



LAYOUT



GROUND FLOOR PLAN



LEGENDS

- ① Retail Plaza
- ② Retail Lobby
- ③ Retail 2-Way Basement Ramp
- ④ Pedestrian Ramp
- ⑤ Residential Entry / Exit
- ⑥ Residential Drop Off
- ⑦ Residential Lobby
- ⑧ Residential 2-Way Basement Ramp
- ⑨ Landscape Plaza
- ⑩ Water Feature
- ⑪ Lawn
- ⑫ Stepping Stones
- ⑬ Bench
- ⑭ Trellis
- ⑮ Kids Play Area
- ⑯ Stilt Parking
- ⑰ Substation
- ⑱ Residential Meter Room
- ⑲ Retail Meter Room

| SHOP NO. | RERA Carpet (Sq. M.) | RERA Carpet (Sq. Ft.) |
|----------|----------------------|-----------------------|
| 1 | 66.58 | 716.67 |
| 2 | 87.85 | 945.62 |
| 3 | 76.63 | 824.85 |
| 4 | 28.76 | 309.57 |
| 5 | 114.92 | 1237.00 |
| 6 | 47.77 | 514.20 |
| 7 | 47.15 | 507.52 |
| 8 | 67.39 | 725.39 |
| 9 | 33.15 | 356.83 |
| 10 | 99.38 | 1069.73 |
| 11 | 98.19 | 1056.92 |
| 12 | 40.72 | 438.31 |
| 13 | 24.90 | 268.02 |
| 14 | 67.93 | 731.20 |

FIRST FLOOR PLAN



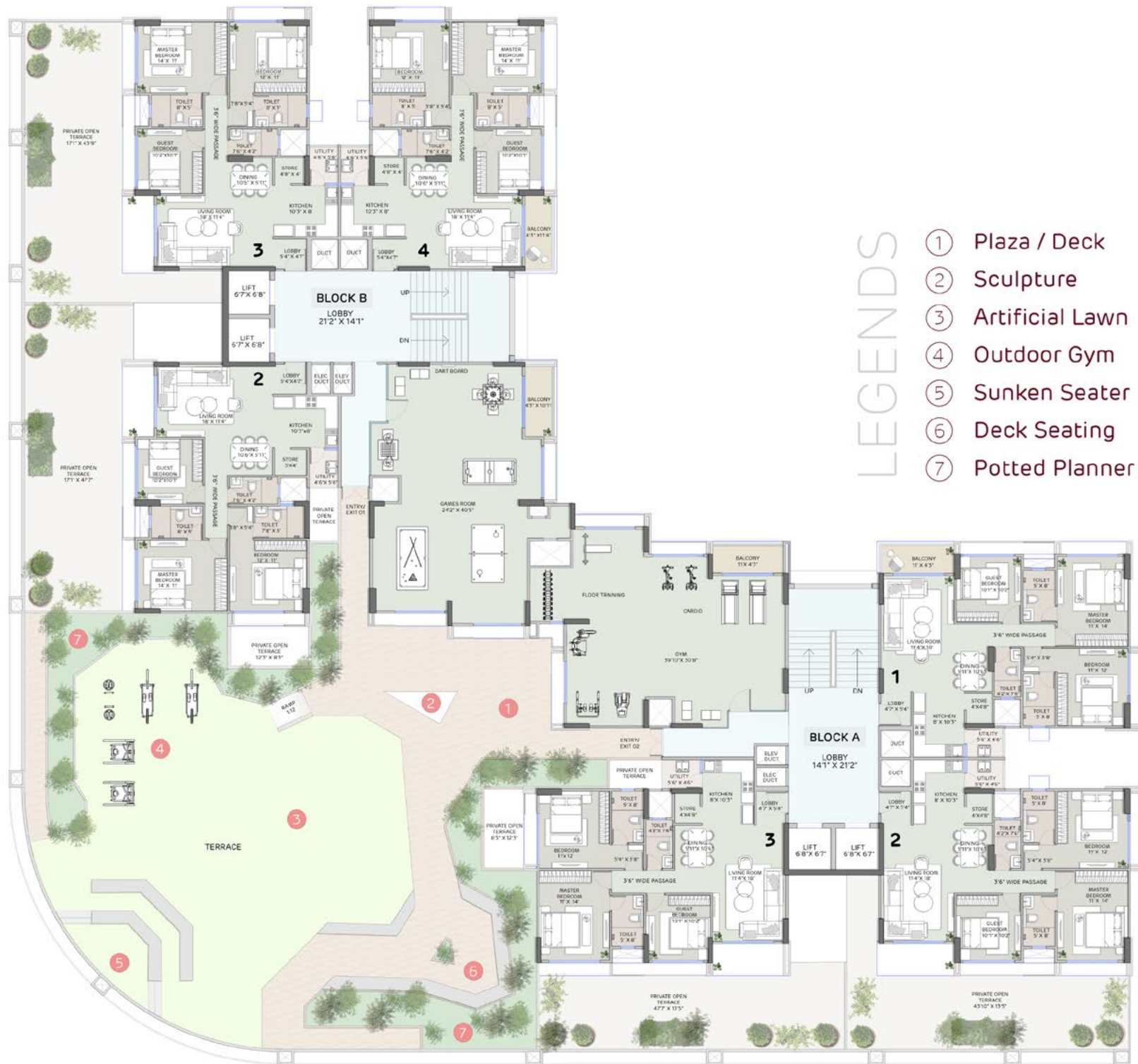
| SHOP NO. | RERA Carpet (Sq. M.) | RERA Carpet (Sq. Ft.) | Carpet Area (Sq. M.) |
|----------|----------------------|-----------------------|----------------------|
| 1 | 71.22 | 766.61 | 70.97 |
| 2 | 71.26 | 767.04 | 69.9 |
| 3 | 136.33 | 1467.46 | 133.27 |
| 4 | 119.34 | 1284.58 | 118.67 |
| 5 | 114.13 | 1228.50 | 113.9 |
| 6 | 102.88 | 1107.40 | 102.38 |
| 7 | 50.85 | 547.35 | 50.93 |
| 8 | 77.71 | 836.47 | 77.03 |
| 9 | 28.48 | 306.56 | 27.71 |
| 10 | 39.78 | 428.19 | 39.13 |
| 11 | 28.52 | 306.99 | 27.69 |
| 12 | 59.64 | 641.96 | 59.26 |

SECOND FLOOR PLAN



| SHOP NO. | RERA Carpet (Sq. M.) | RERA Carpet (Sq. Ft.) |
|----------|----------------------|-----------------------|
| 1 | 70.55 | 759.40 |
| 2 | 71.26 | 767.04 |
| 3 | 134.65 | 1449.37 |
| 4 | 119.38 | 1285.01 |
| 5 | 114.14 | 1228.60 |
| 6 | 102.95 | 1108.15 |
| 7 | 50.85 | 547.35 |
| 8 | 77.71 | 836.47 |
| 9 | 27.66 | 297.73 |
| 10 | 39.78 | 428.19 |
| 11 | 27.84 | 299.67 |
| 12 | 59.63 | 641.86 |

THIRD FLOOR PLAN



TYPICAL FLOOR PLAN - 4|8|12



TYPICAL FLOOR PLAN - 5|7|9|11|13

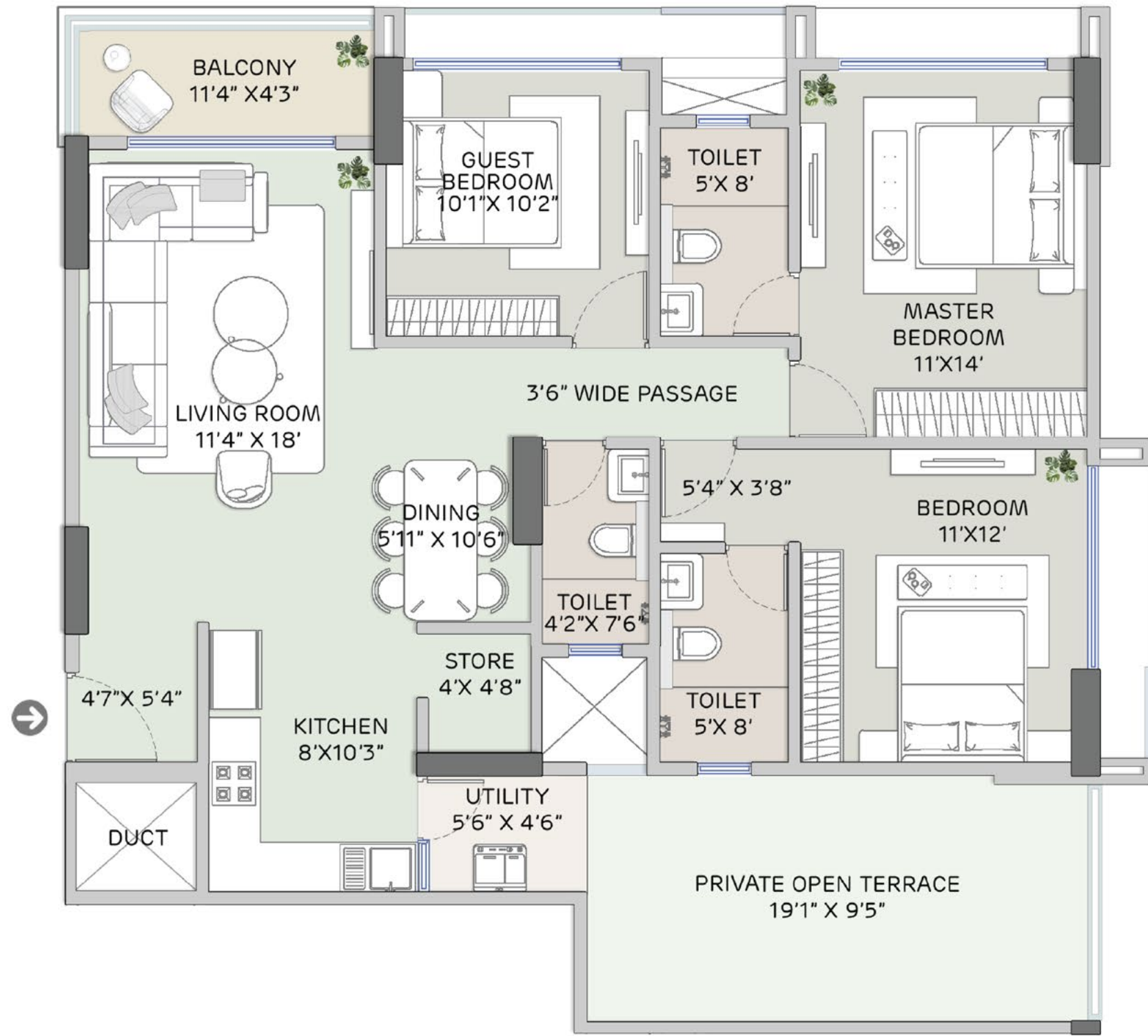


REFUGE FLOOR PLAN - 6|10

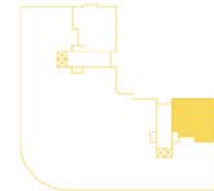


UNIT PLAN



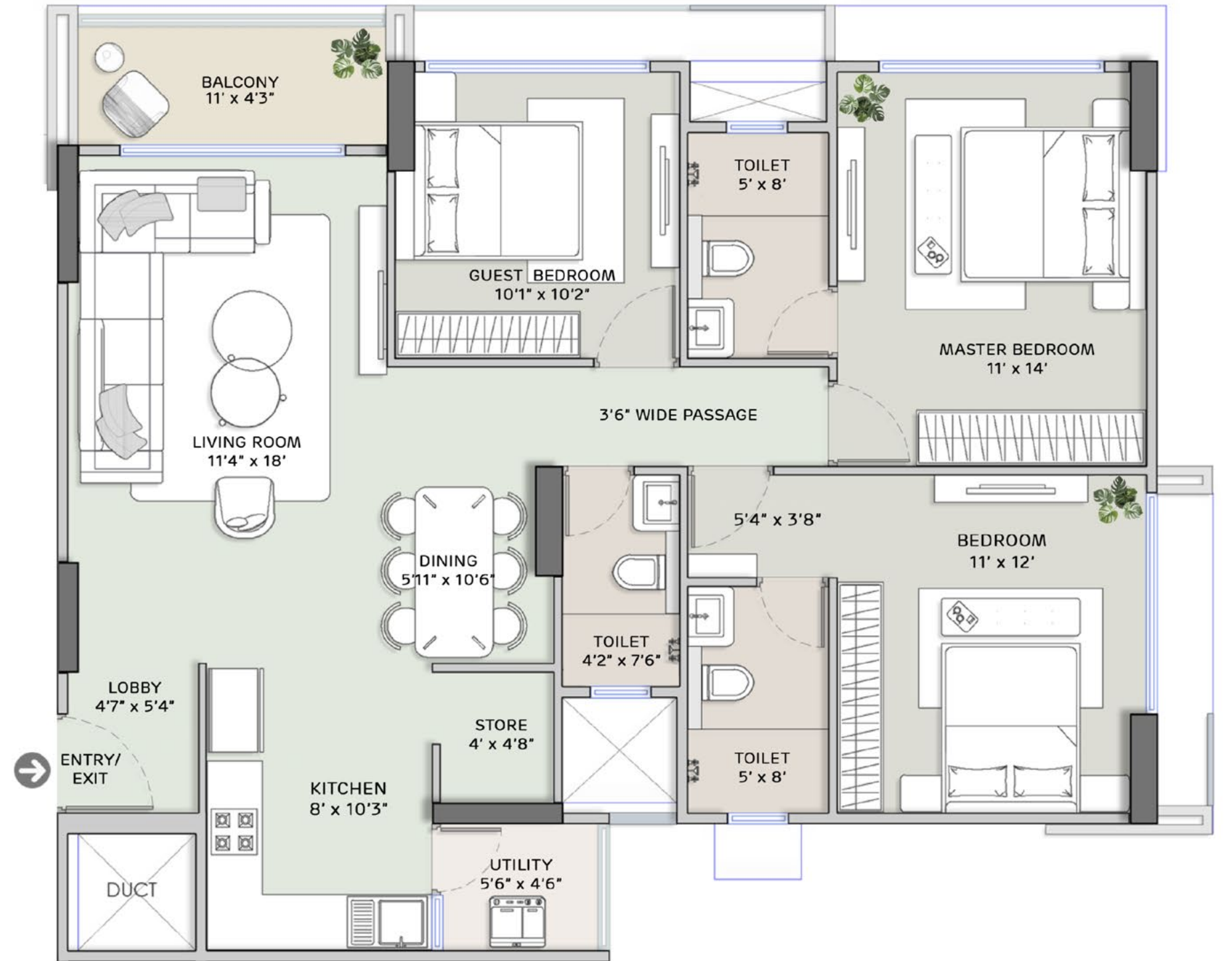


| UNIT | Floor | Block | | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | Open Terrace Area |
|------|-----------------|-------|---------|-------------|-------------------|-------------------|-----------------|-------------------|
| 1 | 1 st | A | Sq. M. | 92.82 | 4.46 | 2.32 | 99.60 | 16.70 |
| | | | Sq. Ft. | 999.11 | 48.01 | 24.97 | 1072.09 | 179.76 |

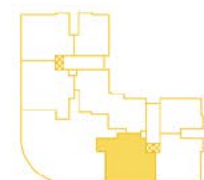


| UNIT | Floor | Block | | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | Open Terrace Area |
|------|-----------------|-------|---------|-------------|-------------------|-------------------|-----------------|-------------------|
| 2 | 3 rd | A | Sq. M. | 93.00 | 5.14 | 2.32 | 100.46 | 59.21 |
| | | | Sq. Ft. | 1001.05 | 55.33 | 24.97 | 1081.35 | 637.34 |

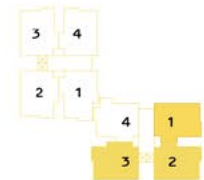


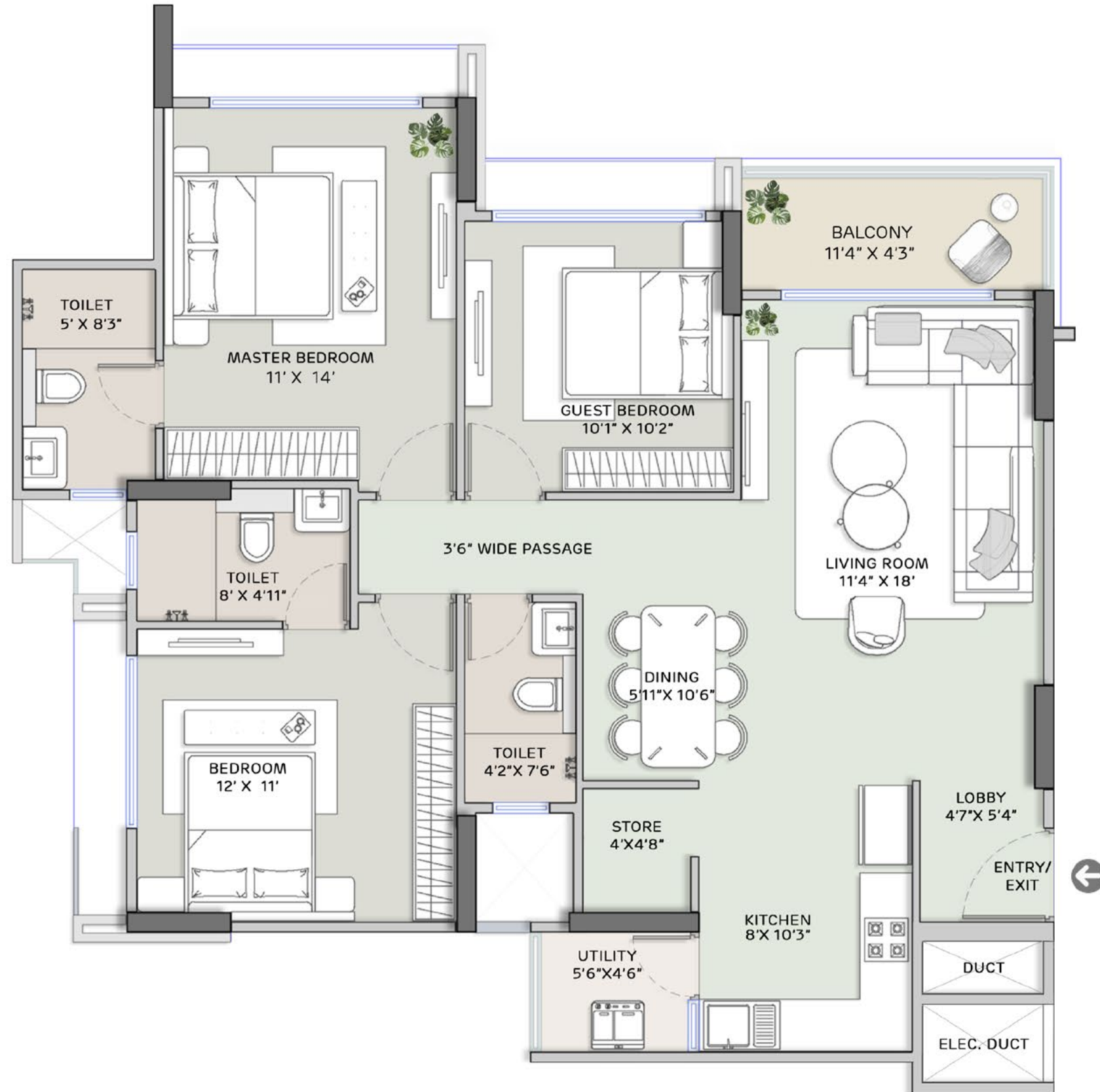
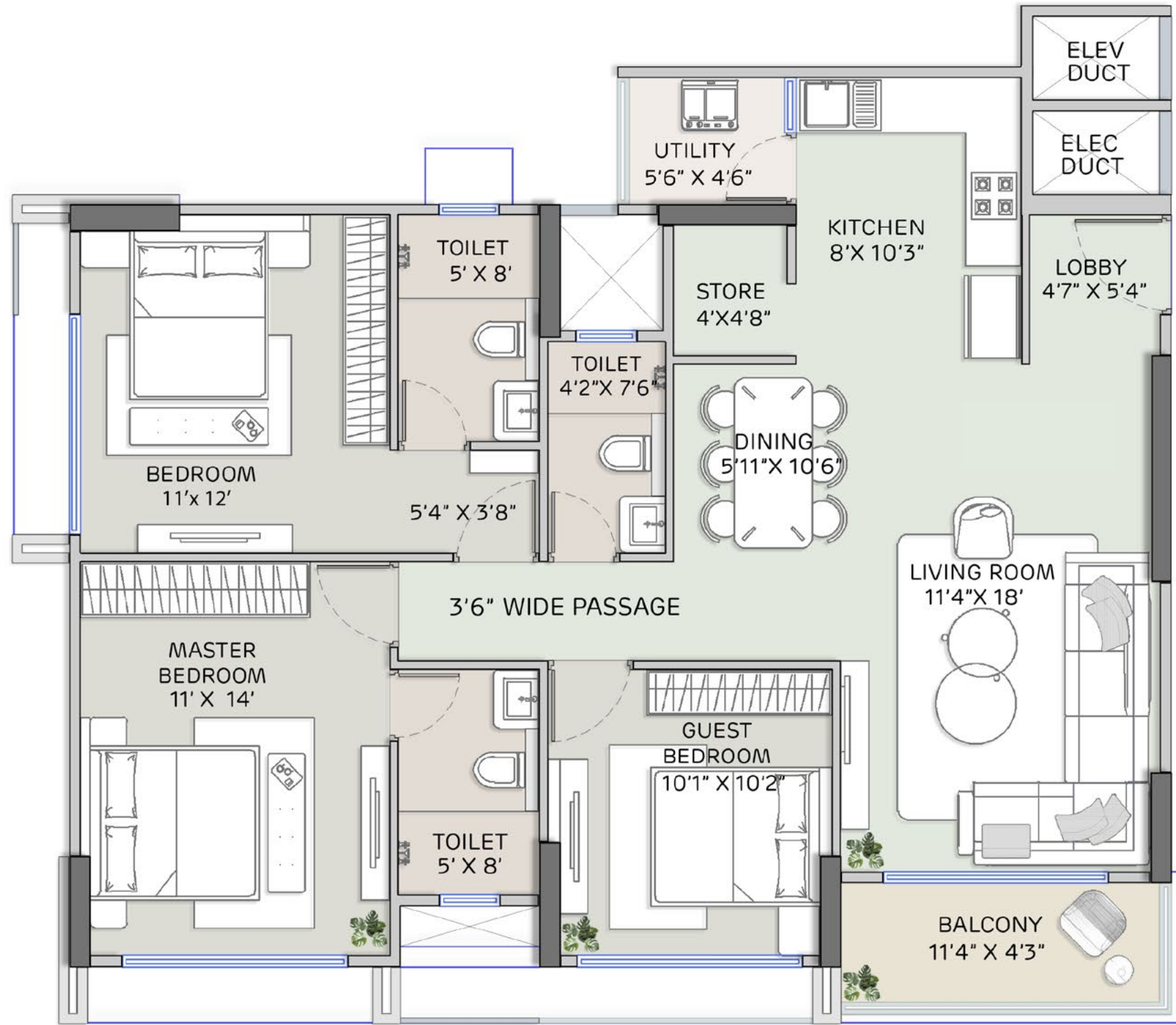


| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | Open Terrace Area | |
|------|-----------------|-------|-------------|-------------------|-------------------|-----------------|-------------------|--------|
| 3 | 3 rd | A | Sq. M. | 93.64 | 5.14 | 2.32 | 101.10 | 70.30 |
| | | | Sq. Ft. | 1007.94 | 55.33 | 24.97 | 1088.24 | 756.71 |

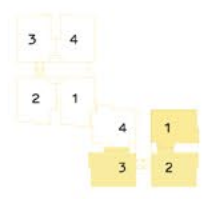


| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | |
|-------|---|-------|-------------|-------------------|-------------------|-----------------|---------|
| 1 & 2 | 4 th 6 th 8 th 10 th 12 th | A | Sq. M. | 92.18 | 4.32 | 2.32 | 98.82 |
| 3 | 5 th 7 th 9 th 11 th 13 th | A | Sq. M. | 92.18 | 4.32 | 2.32 | 98.82 |
| 1 | 2 nd | A | Sq. M. | 92.18 | 4.32 | 2.32 | 98.82 |
| | | | Sq. Ft. | 992.23 | 46.50 | 24.97 | 1063.70 |



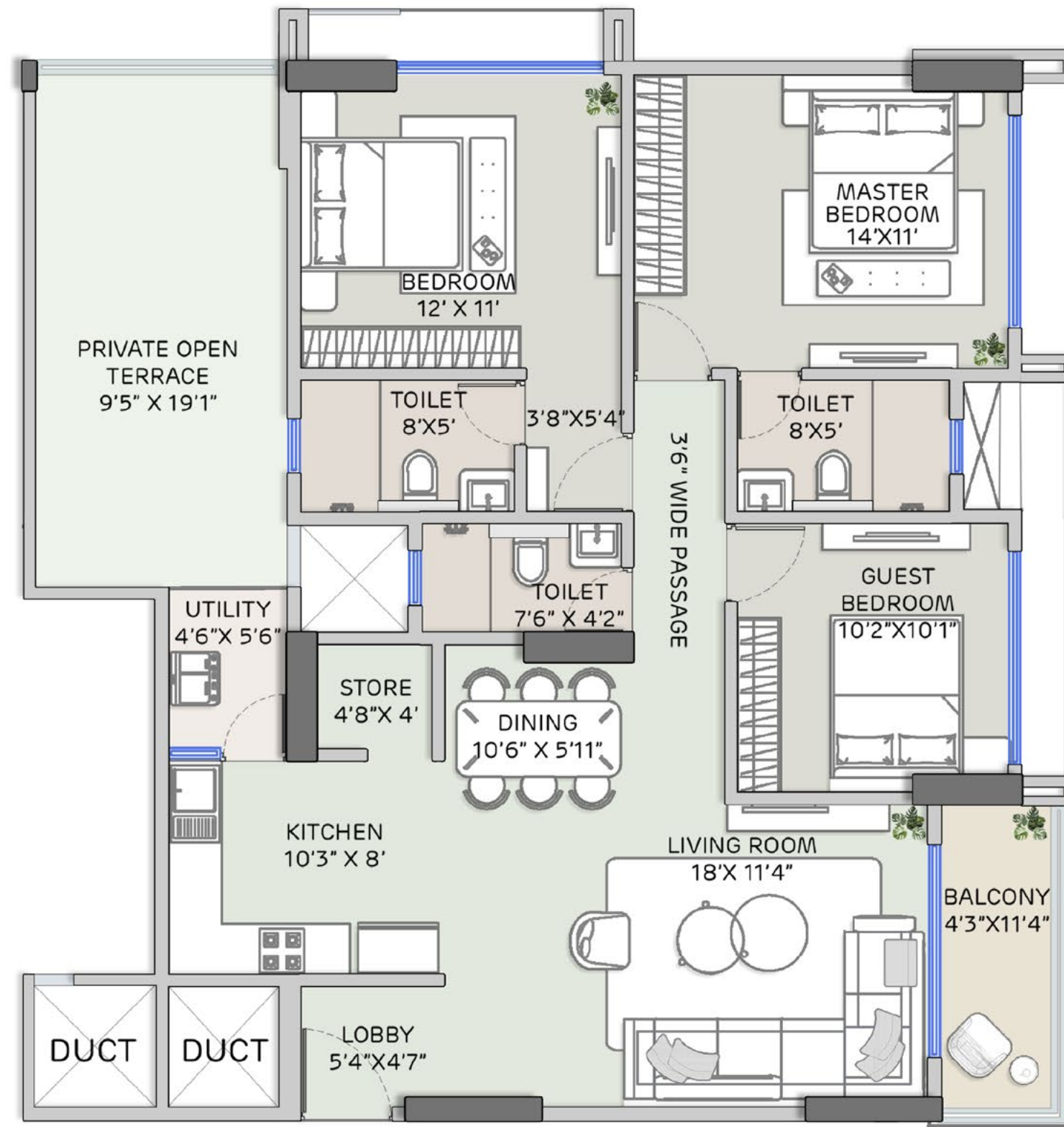


| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | |
|-------|---|-------|-------------|-------------------|-------------------|-----------------|---------|
| 3 | 4 th 6 th 8 th 10 th 12 th | A | Sq. M. | 92.18 | 4.46 | 2.32 | 98.96 |
| 1 & 2 | 5 th 7 th 9 th 11 th 13 th | A | Sq. M. | 92.18 | 4.46 | 2.32 | 98.96 |
| 1 | 3 rd | A | Sq. M. | 92.18 | 4.46 | 2.32 | 98.96 |
| | | | Sq. Ft. | 992.22 | 48.00 | 24.97 | 1065.20 |

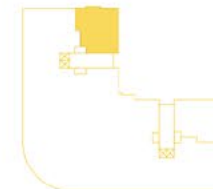


| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | |
|------|--|-------|-------------|-------------------|-------------------|-----------------|----------|
| 4 | 5 th 6 th 7 th 9 th 10 th 11 th 13 th | A | Sq. M. | 90.18 | 4.32 | 2.32 | 96.82 |
| | | | Sq. Ft. | 970.69 | 46.50 | 24.97 | 1042.17 |
| UNIT | Floor | Block | Sq. M. | 90.18 | 4.46 | 2.32 | 96.96 |
| 4 | 4 th 8 th 12 th | A | Sq. Ft. | 970.69 | 48.00 | 24.97 | 1043.677 |



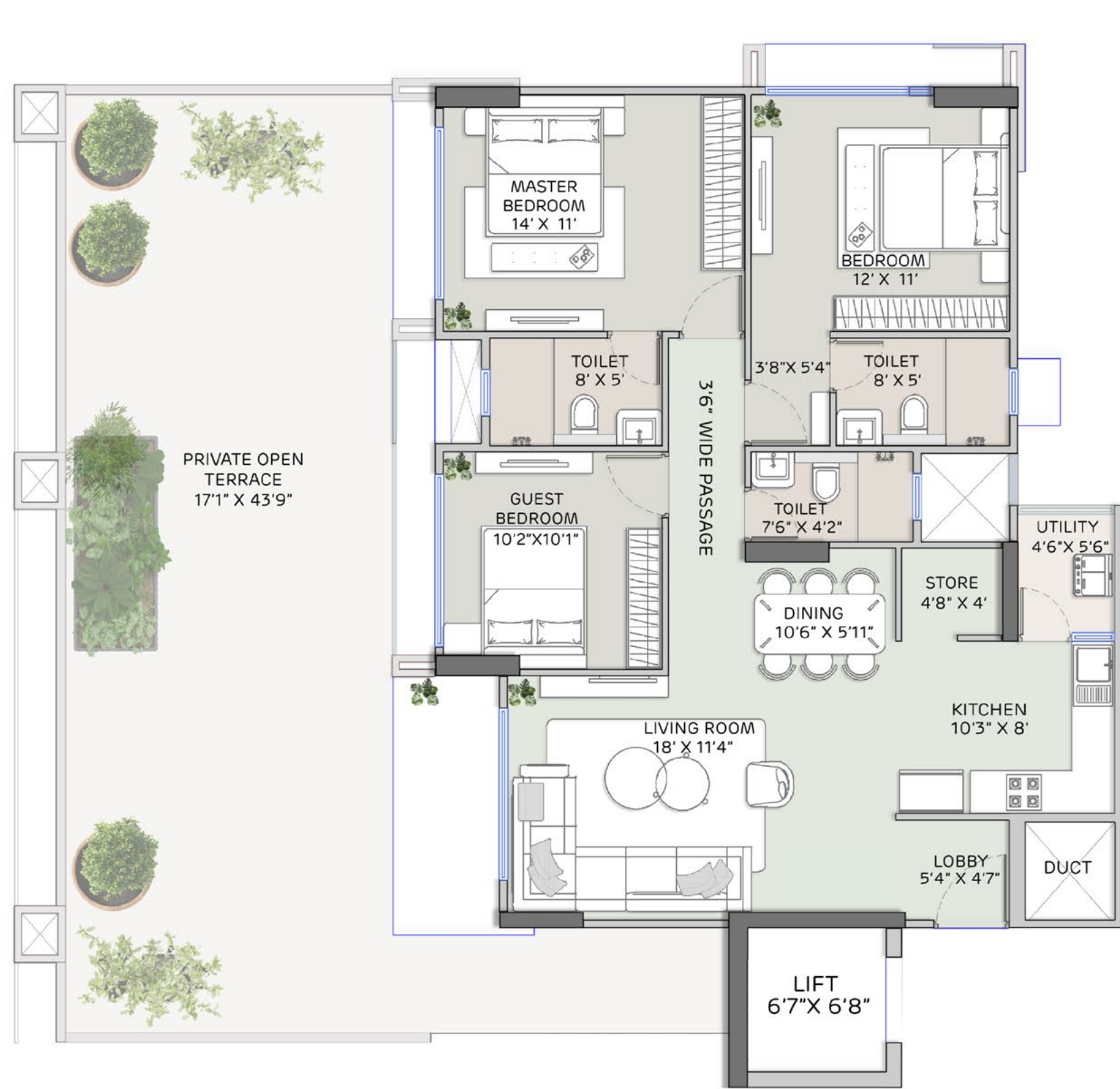


| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | Open Terrace Area | |
|------|-----------------|-------|-------------|-------------------|-------------------|-----------------|-------------------|--------|
| 4 | 1 st | B | Sq. M. | 92.82 | 4.46 | 2.32 | 99.60 | 16.70 |
| | | | Sq. Ft. | 999.11 | 48.01 | 24.97 | 1072.09 | 179.76 |

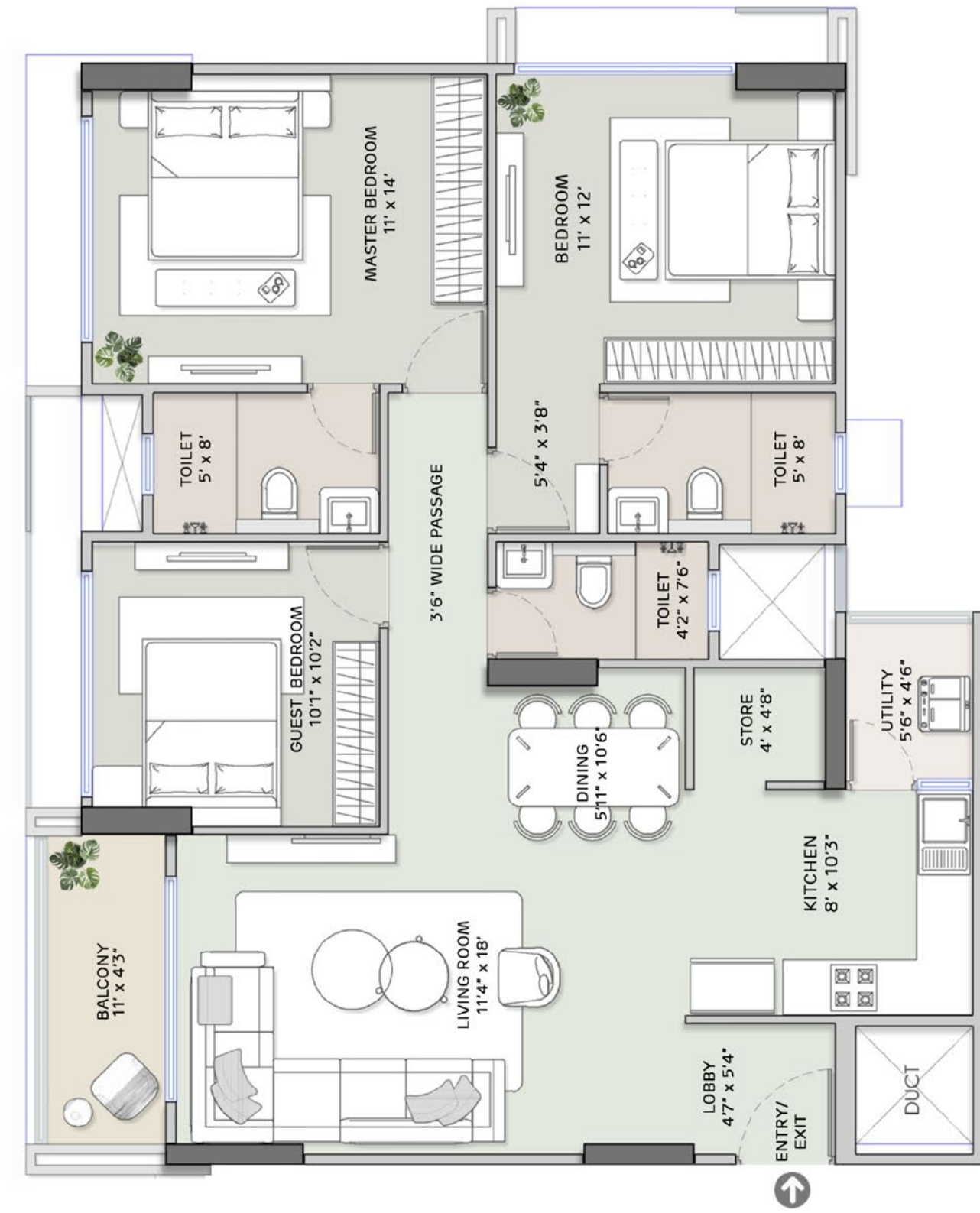


| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | Open Terrace Area | |
|------|-----------------|-------|-------------|-------------------|-------------------|-----------------|-------------------|--------|
| 2 | 3 rd | B | Sq. M. | 93.65 | 5.14 | 2.32 | 101.11 | 86.67 |
| | | | Sq. Ft. | 1008.05 | 55.33 | 24.97 | 1088.35 | 932.92 |



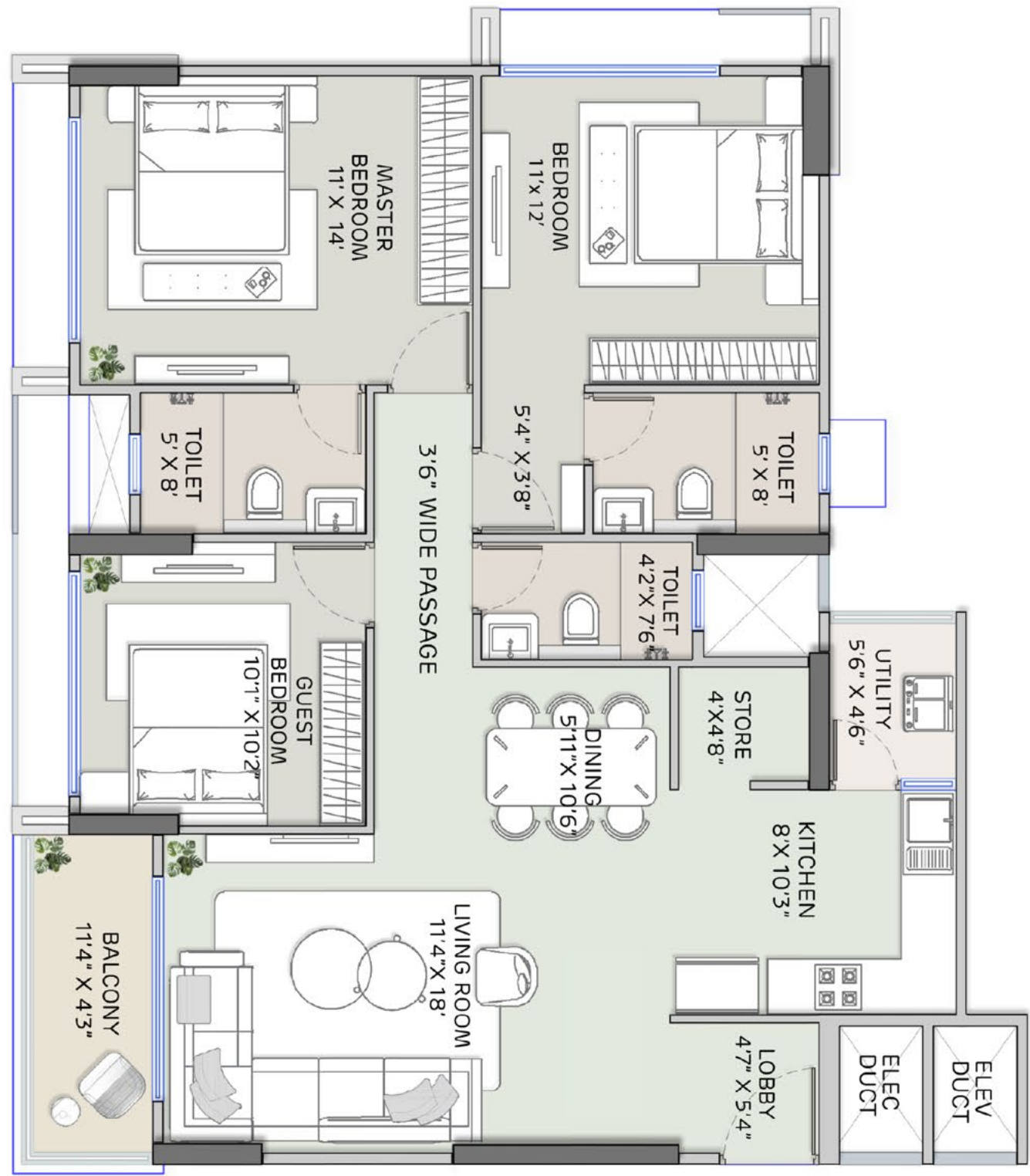


| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | Open Terrace Area | |
|------|-----------------|-------|-------------|-------------------|-------------------|-----------------|-------------------|--------|
| 3 | 3 rd | B | Sq. M. | 93.00 | 5.14 | 2.32 | 100.46 | 74.28 |
| | | | Sq. Ft. | 1001.05 | 55.33 | 24.97 | 1081.35 | 799.55 |

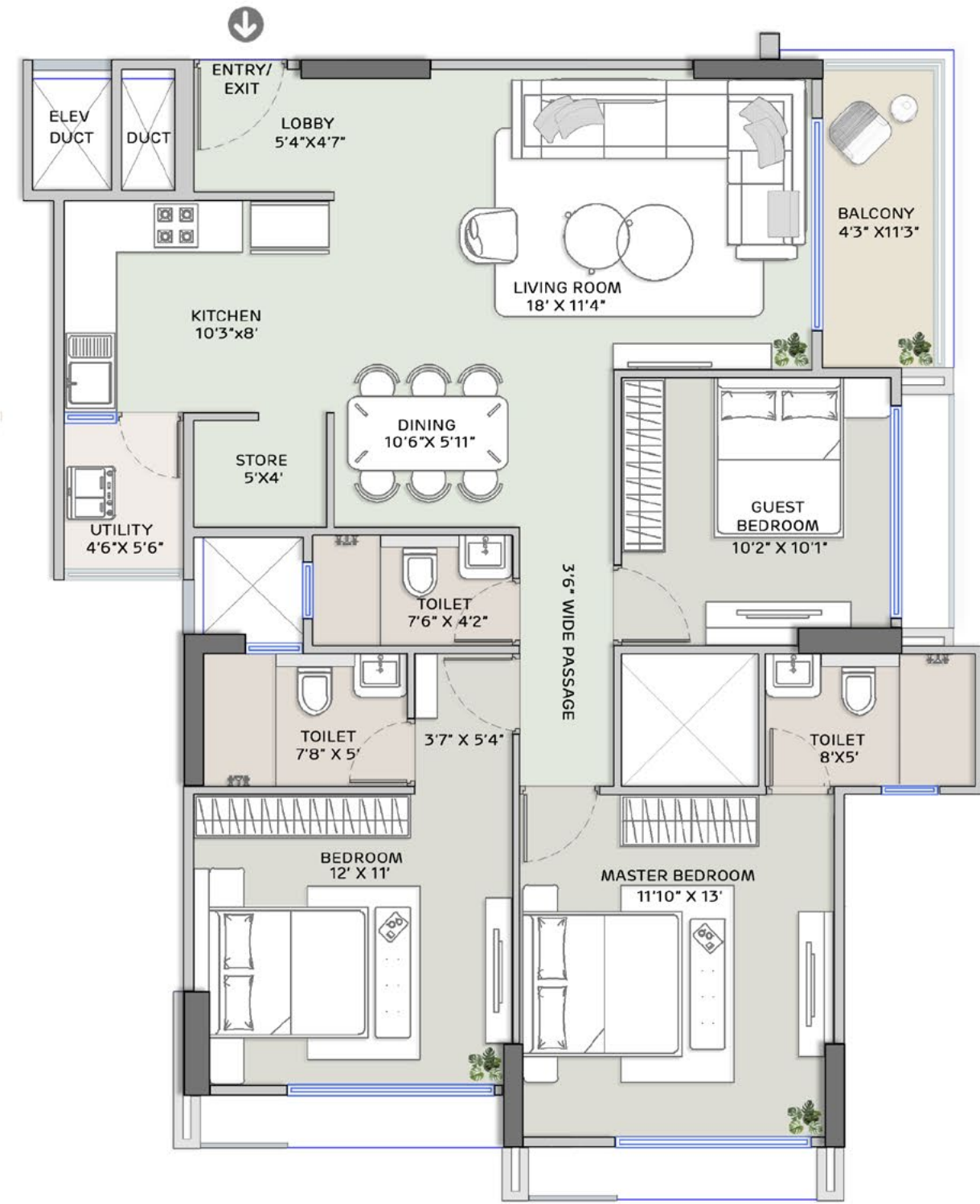


| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | |
|-------|---|-------|-------------|-------------------|-------------------|-----------------|---------|
| 3 & 4 | 4 th 6 th 8 th 10 th 12 th | B | Sq. M. | 92.18 | 4.32 | 2.32 | 98.82 |
| 2 | 5 th 7 th 9 th 11 th 13 th | B | Sq. M. | 92.18 | 4.32 | 2.32 | 98.82 |
| 4 | 2 nd | B | Sq. M. | 92.18 | 4.32 | 2.32 | 98.82 |
| | | | Sq. Ft. | 992.22 | 46.50 | 24.97 | 1063.70 |





| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | |
|-------|---|-------|-------------|-------------------|-------------------|-----------------|---------|
| 2 | 4 th 6 th 8 th 10 th 12 th | B | Sq. M. | 92.18 | 4.46 | 2.32 | 98.96 |
| 3 & 4 | 5 th 7 th 9 th 11 th 13 th | B | Sq. M. | 92.18 | 4.46 | 2.32 | 98.96 |
| 4 | 3 rd | B | Sq. M. | 92.18 | 4.46 | 2.32 | 98.96 |
| | | | Sq. Ft. | 992.22 | 48.01 | 24.97 | 1065.21 |



| UNIT | Floor | Block | RERA Carpet | RERA Balcony Area | RERA Utility Area | Total RERA Area | |
|------|--|-------|-------------|-------------------|-------------------|-----------------|---------|
| 1 | 5 th 6 th 7 th 9 th 10 th 11 th 13 th | B | Sq. M. | 91.70 | 4.32 | 2.32 | 98.34 |
| | | | Sq. Ft. | 987.06 | 46.51 | 24.97 | 1058.53 |
| UNIT | Floor | Block | Sq. M. | 91.70 | 4.46 | 2.32 | 98.48 |
| 1 | 4 th 8 th 12 th | B | Sq. Ft. | 987.06 | 48.01 | 24.97 | 1060.04 |



Fall in Love
with Life,
Everyday





RESIDENTIAL SPECIFICATIONS

| AREAS | FLOOR | WALLS | CEILING | DOORS | WINDOWS / GLAZING | OTHERS |
|--------------------------------|--|--|------------------|---|-------------------|--|
| LIVING / DINING / DRAWING ROOM | POLISHED VITRIFIED TILE | INTERNAL WALLS PUTTY FINISHED / GYPSUM PLASTER | PLASTER FINISHED | MAIN ENTRANCE DOOR: WOODEN / WPC FLUSH DOOR WITH LAMINATE ON BOTH SIDE | ALUMINIUM WINDOWS | - |
| MASTER BED | POLISHED VITRIFIED TILE | INTERNAL WALLS PUTTY FINISHED / GYPSUM PLASTER | PLASTER FINISHED | WOODEN / WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | - |
| BEDROOM | POLISHED VITRIFIED TILE | INTERNAL WALLS PUTTY FINISHED / GYPSUM PLASTER | PLASTER FINISHED | WOODEN / WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | - |
| GUEST BEDROOM | POLISHED VITRIFIED TILE | INTERNAL WALLS PUTTY FINISHED / GYPSUM PLASTER | PLASTER FINISHED | WOODEN / WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | - |
| KITCHEN | POLISHED VITRIFIED TILE | INTERNAL WALLS PUTTY FINISHED / GYPSUM PLASTER | PLASTER FINISHED | EXTERNAL DOOR: ALUMINIUM & GLASS DOOR | ALUMINIUM WINDOWS | CERAMIC / VITRIFIED TILES DADO UPTO DOOR LINTEL LEVEL WITH STAINLESS STEEL SINK SINGLE BOWL |
| STORE | POLISHED VITRIFIED TILE | INTERNAL WALLS PUTTY FINISHED / GYPSUM PLASTER | PLASTER FINISHED | | | |
| BALCONY | MATT FINISH VITRIFIED TILES | PUTTY AND PAINT FINISHED | FALSE CEILING | EXTERNAL DOOR: ALUMINIUM DOOR | NA | GLASS RAILING |
| MASTER BATHROOM | MATT FINISH VITRIFIED TILES | VITRIFIED TILES AND PUTTY FINISHED / GYPSUM PLASTER | FALSE CEILING | WOODEN / WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | STANDARD MAKE PLUMBING AND SANITARY FITTINGS DADO UPTO LINTEL HEIGHT ADEQUATE WATER PROOFING |
| OTHER BATHROOM (S) | MATT FINISH VITRIFIED TILES | VITRIFIED TILES AND PUTTY FINISHED / GYPSUM PLASTER | FALSE CEILING | WOODEN / WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | STANDARD MAKE PLUMBING AND SANITARY FITTINGS DADO UPTO LINTEL HEIGHT ADEQUATE WATER PROOFING |
| UTILITY AREA | MATT FINISH VITRIFIED TILES | GRANITE / VITRIFIED TILES UPTO SOLID PARAPET HEIGHT AND PUTTY / GYPSUM PLASTER WITH PAINT FINISH | PLASTER FINISHED | ALUMINIUM DOOR | | PARAPET WITH MS HANDRAIL ADEQUATE WATER PROOFING |
| ELECTRICAL | MODULAR TYPE SWITCHES, 3 PHASE CONCEALED WIRING, DG BACKUP FOR COMMON AREAS, | | | ADEQUATE LIGHT POINTS WITH AC POINTS IN ALL BEDROOMS AND GEYSER POINTS IN ALL BATHROOMS | | |
| AMENITIES | OUTDOOR AMENITIES - PARTY LAWN, CHILDREN'S PLAY AREA, SITOUT, WATER FEATURE, PLANTER SCREEN INDOOR AMENITIES - YOGA & DANCE STUDIO, FACILITY MANAGER OFFICE, GYM, TODDLER'S PLAY AREA, TERRACE AMENITIES - PLAZA / DECK, OUTDOOR GYM, ARTIFICIAL LAWN | | | INDOOR GAME ZONE, MULTIPURPOSE HALL WITH LOUNGE, PANTRY | | |
| SECURITY | PERIMETER SECURITY, CCTV IN BASEMENT LOBBY AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE | | | | | |
| OTHERS | SOLAR POWER BACKUP FOR COMMON AREAS OF TOWER AS PER STATUTORY LAYOUT AND FTTH | | | | | |

RETAIL SPECIFICATIONS

| AREAS | FLOOR | WALLS | CEILING | DOORS | WINDOWS / GLAZING | OTHERS |
|------------------|--|--|-----------------------------|--|-------------------|---|
| SHOPS | VITRIFIED TILE | INTERNAL WALLS PUTTY FINISHED / GYPSUM PLASTER | UNFINISHED | GLASS DOOR | AS PER FAÇADE | SIGNAGE WITH LIGHT POINT |
| CORRIDOR | VITRIFIED TILE + STONE | PAINT+PLASTER | GYPSUM / METAL CEILING | | AS PER FAÇADE | - |
| LIFT LOBBY | VITRIFIED TILE + STONE | PAINT+PLASTER | GYPSUM / METAL CEILING | | - | - |
| COMMON WASHROOMS | VITRIFIED TILE | VITRIFIED TILE | GYPSUM / METAL GRID CEILING | WOODEN / WPC FLUSH DOOR WITH LAMINATE FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | READYMADE PARTITIONS,BATHROOMS FITTED WITH MIRROR AND CP+SANITARY. DADO UPTO DOOR LINTEL HEIGHT |
| ELECTRICAL | ADEQUATE LIGHT POINTS IN SHOPS WITH A.C. DRAINAGE PROVISION, MODULAR SWITCHES, 3 PHASE CONNECTION, | | | DG BACKUP FOR COMMON AREAS AND LIFT | | |





#AddressOfGoodness[®]
Ahmedabad | Gurugram | Mumbai | Pune

A Name That Evokes Trust

Adani Realty is the real estate arm of one of India's leading infrastructure & development brands - Adani Group. With a commitment to 'Nation Building' and constructing the 'Address of Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge real estate development technology.



14+
Years Young



50+
Awards Won



10,000+
Happy Families



31+
Mn. Sq. Ft.
Space Delivered



108+
Mn. Sq. Ft.
Under Development

Residential | Commercial | Retail | Social Club

adani
Realty

Shantigram®
THE GOOD LIFE

PROJECT DEVELOPED BY ADANI ESTATE MANAGEMENT PVT. LTD.

www.adanirealty.com | 1800 108 0009

Site Address: Shantigram, Near Vaishnodevi Circle, SG Highway, Ahmedabad - 382 421, Gujarat, India

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