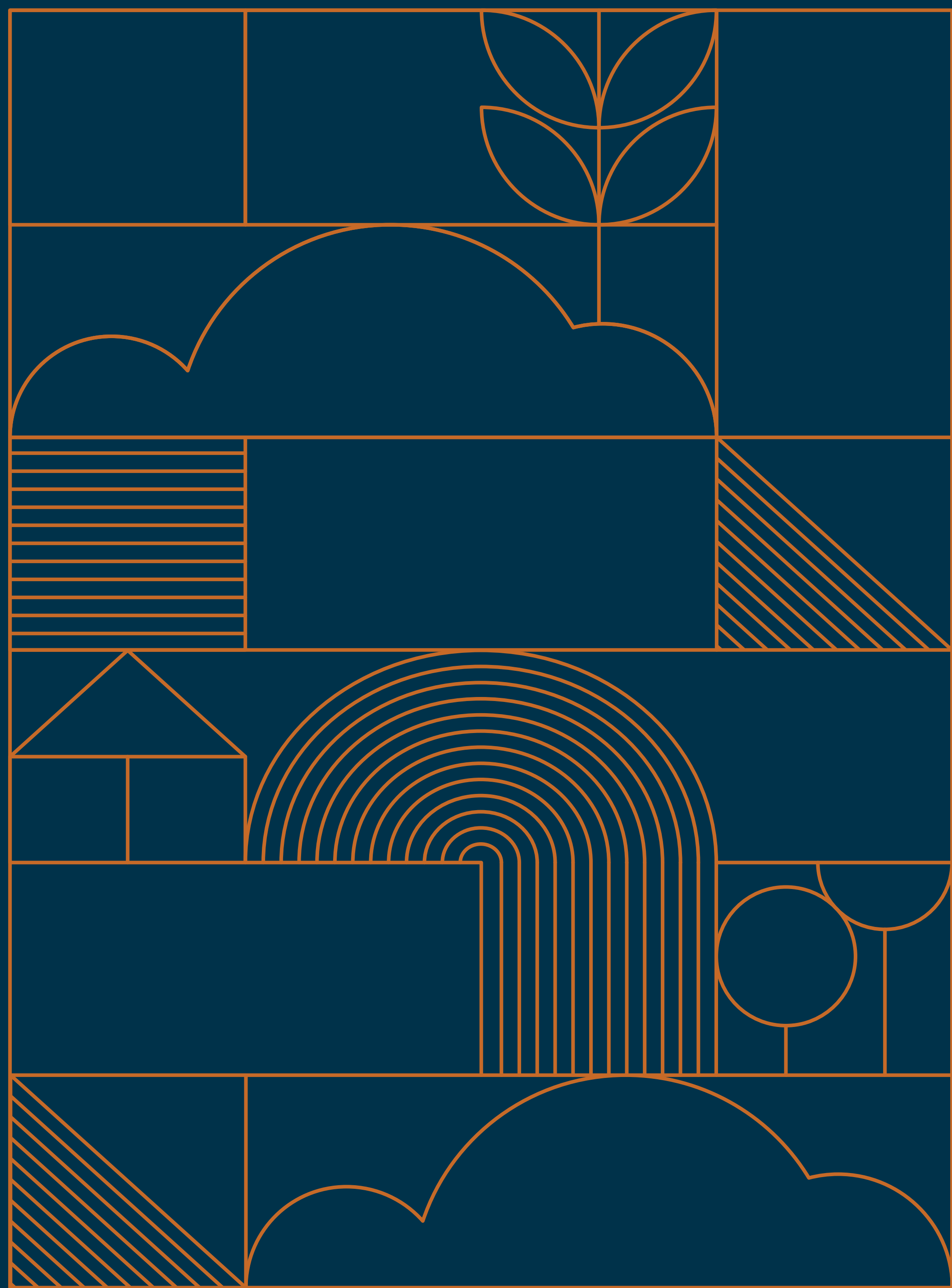




BELROSA



YOUR  
KINGDOM  
IN THE  
SKY



# A name that evokes trust

## ABOUT ADANI REALTY

### *Building beautiful lives*

Adani Realty is the real estate arm of the prestigious Adani Group, a name that spells trust and responsibility.

Having developed close to 31 Mn. Sq. Ft. and with 108 Mn. Sq. Ft. under development, our portfolio spans residential, commercial, and social club projects. With every project we seek to seamlessly blend design aesthetics with cutting-edge construction technology, creating real estate masterpieces in cities like Ahmedabad, Gurugram, Mumbai, and Pune.

In a decade, Adani Realty has witnessed phenomenal growth in residential and commercial sectors. Our award-winning commercial and retail spaces exemplify craftsmanship and superior design. This excellence also extends to our exclusive social clubs – The Belvedere Golf and Country Club, Ahmedabad, and Belvedere Club, Gurugram.

Our commitment to global real estate standards is unwavering. Adani Realty continues to deliver projects of unparalleled quality and craftsmanship, contributing significantly to India's thriving real estate sector and being a key stakeholder in its modernisation and development.

# 14+

Years Young

# 31+

Mn. Sq. Ft. Area Developed

# 108+

Mn. Sq. Ft. Area Under Development

# 50+

Awards Won

# 10000+

Happy Families



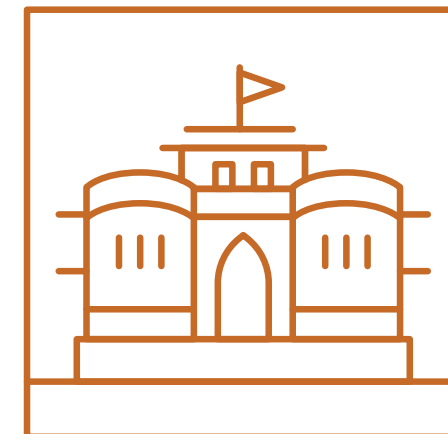
*Ahmedabad*



*Gurugram*



*Mumbai*



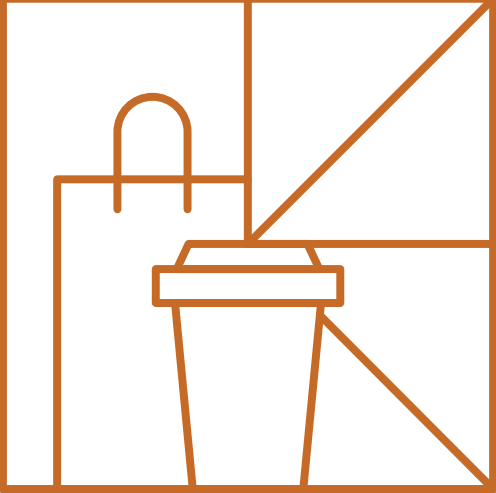
*Pune*

# Live the good life at Shantigram



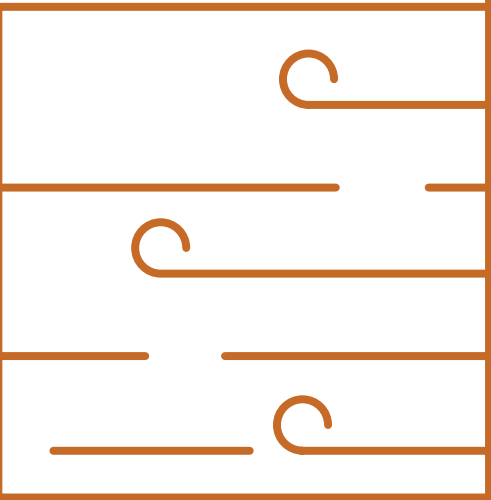
## Unmatched Connectivity

Centrally located between the twin cities  
of Ahmedabad and Gandhinagar.



## Convenience

- Banks, Schools, Healthcare, Shopping and Entertainment all within reach.
- E-Bus services for city commute
- E-Chartered Bikes



## Superior Living

- Better Air Quality
- Walk-to-work Lifestyle



## Nature

- 50,000+ trees
- Over 50 species of birds
- 7-acre lake featuring one of India's largest musical aqua shows



## Eco-conscious Commitment

- Rain Water Harvesting
- Cycling Tracks
- Pedestrian-friendly Zones
- E-Vehicle Charging Stations



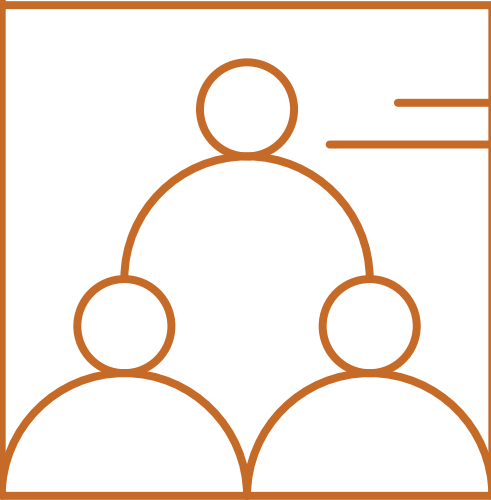
## Safety

- AI-powered Cameras
- 24x7 Surveillance
- 24x7 Quick Response Team
- 25 KMPH Speed Limit



## Brand Assurance

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



## Community

- Multiple Temples
- Cricket and Football Grounds
- Golf Course and Promenade
- One of India's Largest Private Clubs

Certified Gold-rated IGBC Township

# CAREFUL DESIGN TO FULFILL EVERY DESIRE

Planned zones across Shantigram ensure a convenient and comfortable life.

## Commercial & Business Zone

**Adani Headquarters**

Adani Corporate House and centre of all Adani businesses.

**Inspire Business Park**

Home to multiple mega corporate houses including Adani.

**Adani Realty Experience Centre**

Digital Experience Centre of Adani Realty.

**Inspire Corporate Capital**

A business park for corporates.

**Medico House**

A healthcare hub offering advanced medical infrastructure.

**Adani University**

An institute of excellence offering specially designed programs.

## Residential Zone

**Adani Sportsline**

International standard Cricket and Football grounds featuring a robust training academy.

**Waterlily Lake**

7-acre lake with active marine life.

**Lake Promenade**

Experience the Musical Aqua Show—a dazzling spectacle of water, light, and music.

**Shoppers' Plaza**

A hub for every shopping need.

**P&G Spaces**

Serene escapes where nature, leisure, and community come together.

**Center Point**

A vibrant hub to shop, play, and relish every moment.

**The Belvedere Golf & Country Club**

A premium 100-acre club with an array of amenities and a 9-hole golf course.

**Golf Promenade**

Ahmedabad's first 15 m-wide, 1.5 km-long golf course walkway with seating.

**Narmada Canal Park**

A space with walking paths, sit outs and kids' play areas alongside the Narmada Canal.

**Shiva Temple**

**Jain Derasar**

**Swaminarayan Temple**

## Urbanscape Zone



# A world that revolves around your life.

Home to Belrosa, Shantigram is one of the biggest integrated townships in Gujarat and also one of the greenest with over 50,000 trees.

Spread across 600 acres, this bustling township has already welcomed 4,800 families, offering them the ultimate experience of community living at its finest. Be it education, shopping or entertainment, everything your life needs is within reach.

- 01

ADANI CORPORATE HOUSE
- 02

ATRECO HOUSE
- 03

INSPIRE BUSINESS PARK
- 04

INSPIRE CORPORATE CAPITAL
- 05

MEDICO HOUSE
- 06

ARAVALLI
- 07

ADANI UNIVERSITY
- 08

GREENVIEW
- 09

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



Expansive views of the golf course  
that will take your breath away.







Tower Front View with a Sky Terrace, Shantigram



YOUR

KINGDOM

IN THE SKY

OVERVIEW OF THE PROJECT

Soar above the  
rest of the world.

Step into a luxurious lifestyle with a priceless treasure. Where you have ample space to thrive, the privacy to escape, the silence to find peace and the beauty of nature knocking gently at your window. This, coupled with an empire of privileges, gives you a heightened experience that's beyond anything you've ever experienced. It's a taste of royal living, in the heart of Shantigram - it's your kingdom in the sky.

*Privileges  
for the  
privileged.*



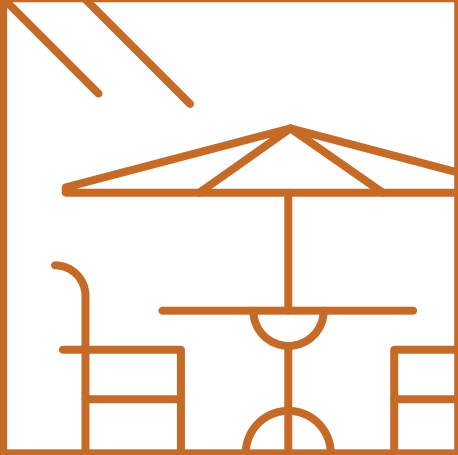
Signature  
Residences



Scenic vistas of the golf  
course and its surroundings



Iconic Location




Ground Floor and  
Terrace Amenities



Artistic Impression





Here, you  
don't just live,  
you reign  
in the skies.

Scenic beauty, world-class amenities, and opulent architecture converge at this address to create one of the most spectacular living experiences.

A symbol of luxury living, Belrosa stands majestically at the heart of Shantigram. Soaring to 125 meters, this 32-storey tower is the tallest in the township and offers uninterrupted vistas.

Designed with Vastu compliance, the 4 and 5 BHK apartments and 5 and 6 BHK duplexes here offer stunning views of the golf course and lush landscapes. Each residence features a private foyer, seamless layouts, and an abundance of natural light, creating the perfect setting for a serene and sophisticated lifestyle.

At the terrace lies the crowning jewel—The Sky Lounge, an exclusive recreational space featuring an infinity pool, a sky café, and a range of international-standard amenities, offering a luxurious escape high above the world.



Luxurious living,  
towering with pride.

1.83 Acres

LAND AREA

1 Tower

4 BLOCKS

125 m

TOWER HEIGHT (410 FT.)

3-level  
Basement

4 CAR PARKS FOR 4 BHK & 5 CAR PARKS FOR 5 BHK & DUPLEXES

32

FLOORS

100

APARTMENTS

8

DUPLEXES

Amenities

*Promenade*

Indoor Game Zone, Poker Room, Billiards Room, Kids' Play Area, Karaoke Room, Home Theatre, Lounge & Café, Library, Conference Rooms, Banquet Hall

*Terrace and Sky Lounge*

Infinity Pool, Kids' Pool, Temperature-controlled Pool, Sky Café, Gym, Spa, Sauna, Steam Room

4 BHK APARTMENT (RERA CARPET + EXCLUSIVE AREA)

273.34 Sq. Mt.  
2942.23 Sq. Ft.

5 BHK APARTMENT (RERA CARPET + EXCLUSIVE AREA)

340.45 Sq. Mt.  
3664.60 Sq. Ft.

5 BHK DUPLEX (RERA CARPET + EXCLUSIVE AREA)

340.90 Sq. Mt.  
3669.45 Sq. Ft.

5 BHK DUPLEX (RERA CARPET + EXCLUSIVE AREA)

473.13 Sq. Mt.  
5092.77 Sq. Ft.

6 BHK DUPLEX (RERA CARPET + EXCLUSIVE AREA)

642.09 Sq. Mt.  
6911.46 Sq. Ft.



Every path  
leads to your  
kingdom.

## Key Landmarks

SG Highway and SP Ring Road  
connectivity ensure  
smooth commute

Delhi-Mumbai Corridor  
proximity enhances accessibility  
and investment potential

Upcoming Metro rail project  
connects Shantigram  
to key hubs

Sardar Vallabhbhai Patel  
International Airport  
20 Kms\*

## Hospitals and Corporate Houses

Adani Corporate House  
Shantigram

Inspire Business Park  
Shantigram

KD Hospital  
4.7 Kms\*

Zydus Corporate House  
5 Kms\*

## Educational Institutions

Adani University  
Shantigram

Adani International School  
Shantigram

Nirma University  
5 Kms\*

SGVP  
13 Kms\*

## Temples

Trimandir Adalaj  
10 Kms\*

Jain Derasar  
Shantigram

Swaminarayan Temple  
Shantigram

Shiva Temple  
Shantigram

ARCHITECT NOTE

# Bespoke homes crafted for luxury and lifestyle.

Belrosa makes its presence felt at the most prime strip of Shantigram, a unique 125 metres long frontage that offers stunning views of the township and the golf course from every apartment. Moreover, as the tallest tower in Shantigram, these views are free from any obstruction, letting you truly bask in the beauty of nature.

Tranquil landscapes and generous terracing weave through the development of this high-rise, creating cocoons for social interactions and community gatherings. Teamed with an exclusive double-height entrance lobby, water pavilions, pathways, sculptures, canopy-covered seating spaces and vehicle-free zones, Belrosa creates an ambience of calm, no matter where you are.

Amenities have been thoughtfully included and extend from the ground floor to the top of this 32-storey tower, elevating luxury living to new heights.





Artistic Impression

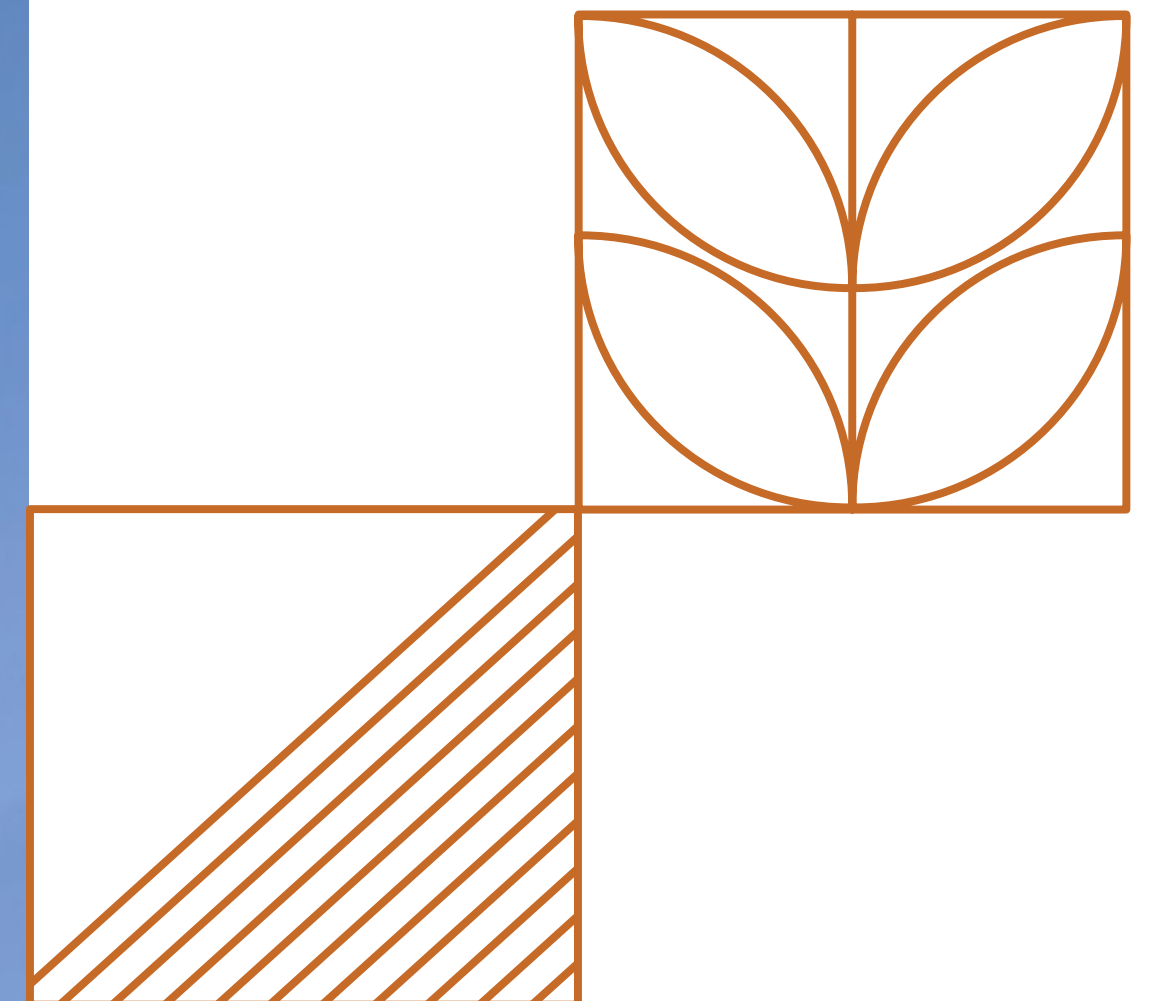
## FAÇADE

# A majestic invitation to the exceptional life that awaits.

Modern architecture brings alive the true essence of Belrosa in a distinct design that also optimizes natural light and ventilation while offering unobstructed views.

The vertical façade design of Belrosa highlights its majestic height with sleek profiles and bold lines, offering a timeless and sophisticated visual appeal. Crafted with advanced materials, the building ensures durability, and adheres to luxury standards. Complementing this are the cantilevered viewing decks that deliver breathtaking panoramic views, pegging Belrosa as a landmark in Ahmedabad's skyline.

The highlight of the building is the crown, that graces the structure with finesse and elegance, featuring a sky lounge with international-standard amenities such as an infinity pool, spa, sky café, and more.



*Raise your glass, to your beautiful glass façade*





MASTER PLAN

# Solitude woven into social harmony.

Pegged as a once-in-a-lifetime development, Belrosa interprets luxury in a new language. Crafted with architectural originality and cosmopolitan personality, every space has been deeply envisioned.

Tranquil landscapes envelope this 32-storey high rise, offering residents lush views from the highest building in Shantigram.

The spacious homes are accurately designed with Vastu compliance and also deliver on privacy and craftsmanship. Amenities are abundant and scale from the ground floor right up to the terrace. There are also plenty of vehicle-free zones to enable children & elderly people to move around safely.

- 01 ENTRANCE GATE
- 02 GUARD HOUSE
- 03 FEATURE WALL
- 04 DROP-OFF
- 05 PARTY LAWN
- 06 LAWN
- 07 CHILDREN'S PLAY AREA
- 08 PICKLEBALL COURTS
- 09 SIT-OUTS
- 10 PET PARK
- 11 SERVICES
- 12 SERVICE ENTRY/EXIT
- A ARRIVAL LOBBY
- B FOYER
- C POKER ROOM
- D KARAOKE ROOM
- E HOME THEATRE
- F CONFERENCE ROOM
- G FACILITY MANAGER OFFICE
- H SERVICE LIFT LOBBY
- I TOILET
- J SOCIETY OFFICE
- K LOUNGE/CAFÉ AREA
- L BILLIARDS ROOM
- M KIDS' PLAY AREA
- N INDOOR GAME ZONE
- O BANQUET HALL
- P PANTRY
- Q SERVICES





# Regal greetings to match a life of elegance.

Passing through the gates of Belrosa is an experience in itself, where the grand entrance avenue paves the way with a 26-ft. wide driveway. The development is designed with a single entry and exit point, leading into a lush landscape adorned with greenery, charming pathways, serene water pavilions, and elegant sculptures.



Enter with panaché



PICK-UP AND DROP-OFF

# Making life feel effortless, at every point.

The development features two dedicated drop-off points for all residents. Additionally, a separate route ensures direct access to the basement for smooth movement of vehicles.

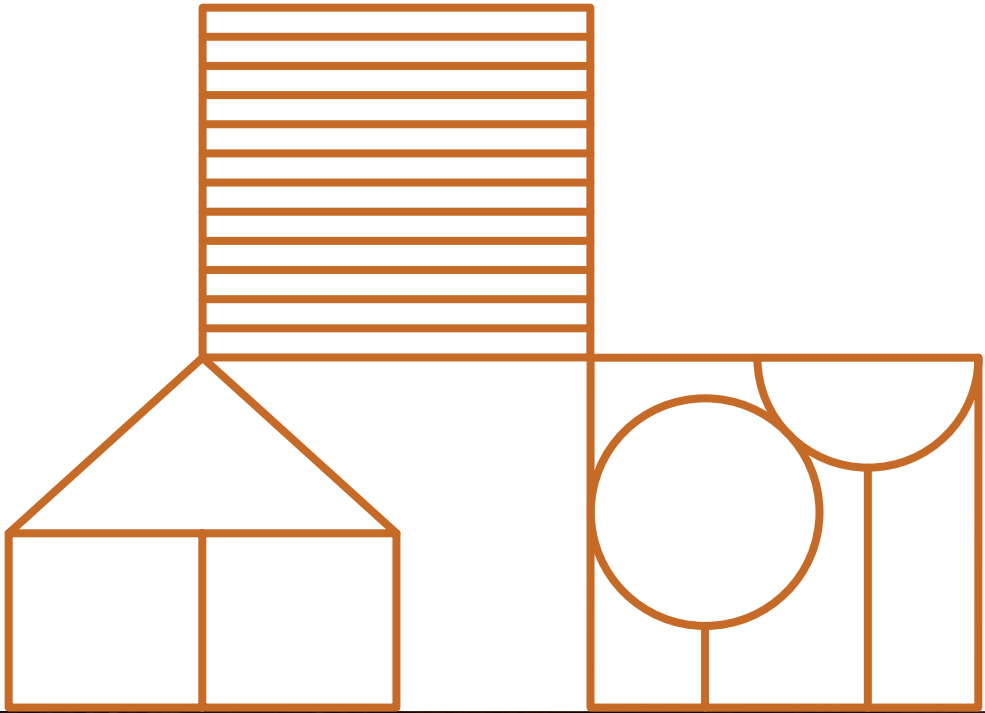
*The imperial passage*



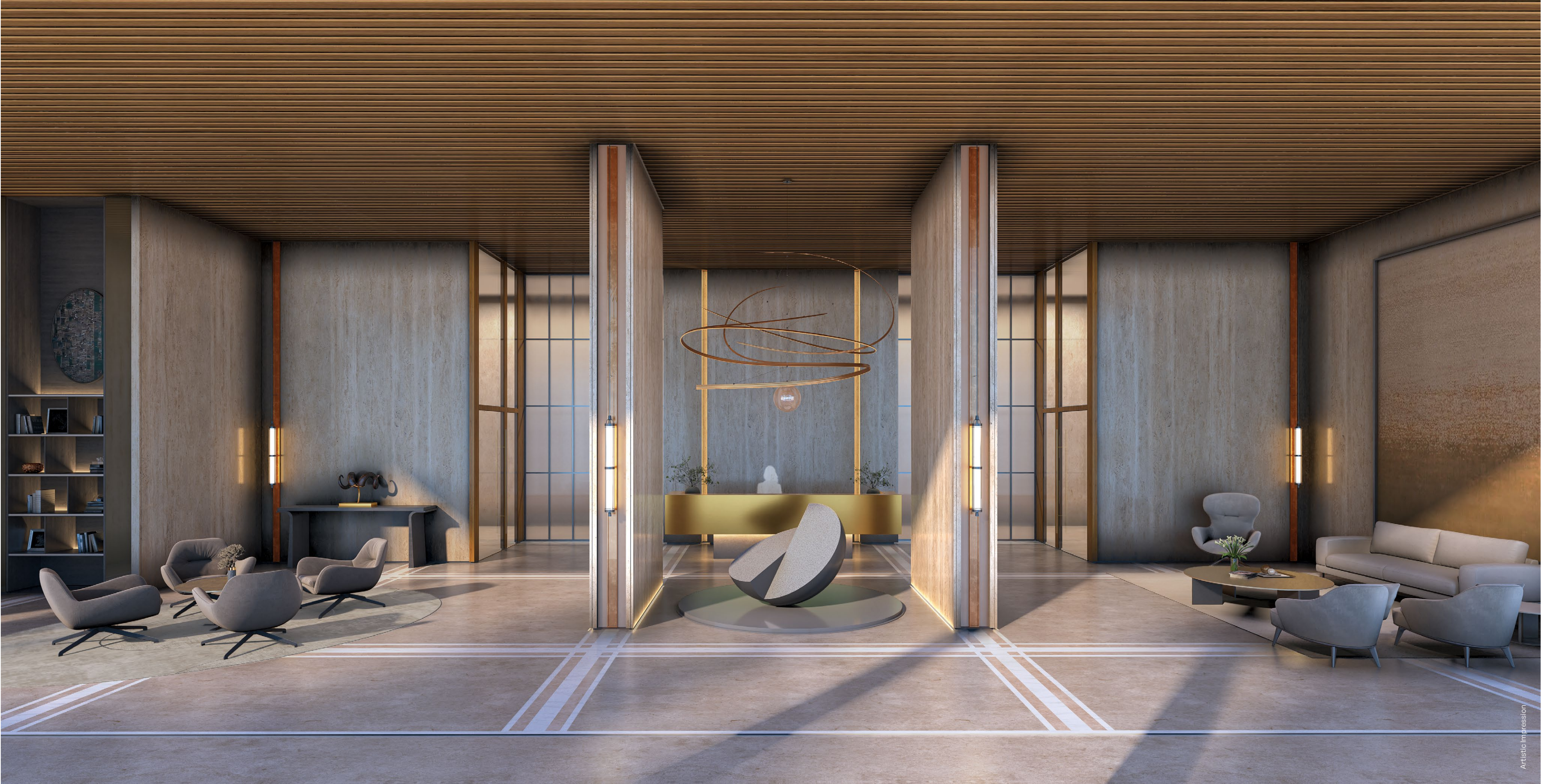


# Priority attention wrapped in elegance.

Opulent high-ceilinged reception areas on the ground floor, dedicated to residents, warmly invite you to savour The Good Life at Belrosa.



*Entrances that always make you feel special*





1<sup>ST</sup> FLOOR TERRACE

# Exclusive access for a few.

First floor residents enjoy the special privilege of a private terrace that can be transformed into a personal garden or a stylish outdoor lounge.



The overlook

Artistic Impression



# Exploring the art of immersive moments in nature.

The landscape of Belrosa is a canvas upon which materiality and aesthetics coincide. The integration of luxury amenities, premium materials, and sophisticated outdoor spaces within a lush environment foster relaxation, wellness, and social connection, redefining urban high-rise living.

Across the development, reflective pools with exclusive materials deliver a calming ambience, creating the sense of a retreat. Luxurious aesthetics transcend every space and can be seen in select premium tiles and natural stones that adorn the flooring in common areas and around seating zones.

Resting above the building like a crown, the terrace, with its lush greenery, shading elements, seating clusters and multi-tiered planting, creates the feeling of being enveloped in nature.





LANDSCAPE

# Grandeur envelopes every corner.

Creating aesthetic spaces that are functional is what drives the stunning landscape design at Belrosa. Green spaces, courtyards, and pedestrian pathways interconnect various zones, creating a seamless design. Open-air plazas and landscaped gardens provide ample space for leisure, foster a sense of community and make way for an aspirational lifestyle.



KIDS' PLAY AREA

# Big adventures for little royals.

Vibrant play zones where kids can run free, explore, and nurture their physical and mental health.



PICKLEBALL COURTS

# A court of endless possibilities.

A perfect spot for you to enjoy friendly competition and foster community connections.



PET PARK

# Where pets live like royalty.

Tailored for tails and tiny paws, this green escape lets your pets thrive in the comfort of your elevated world.



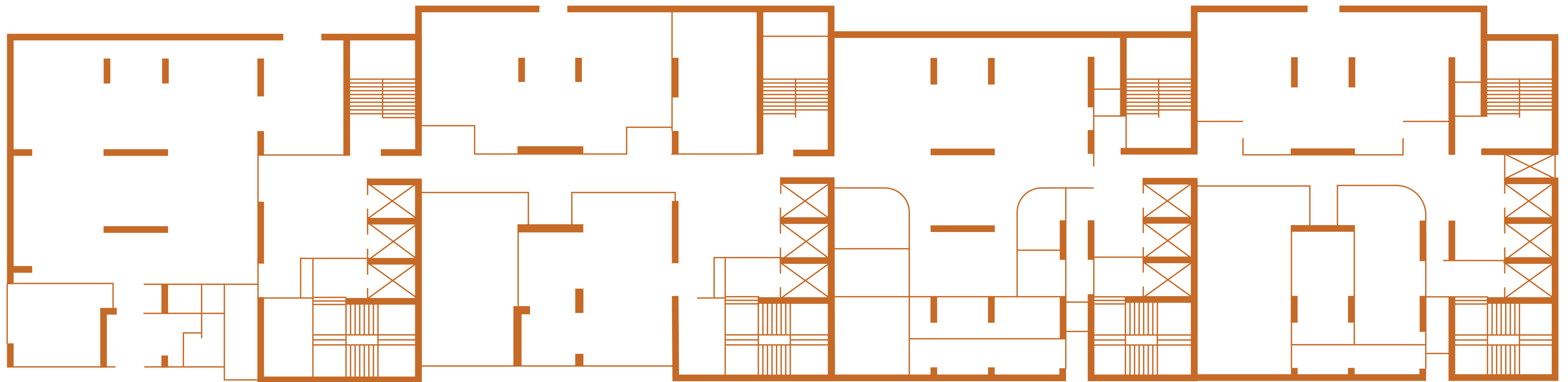


# WANDER

Distinctly curated zones across the  
four blocks of the tower let you explore  
diverse worlds at your leisure.

# THROUGH A REALM

# OF EXTRAVAGANCE



BLOCK D

BLOCK C

BLOCK B

BLOCK A

Banquet  
Space

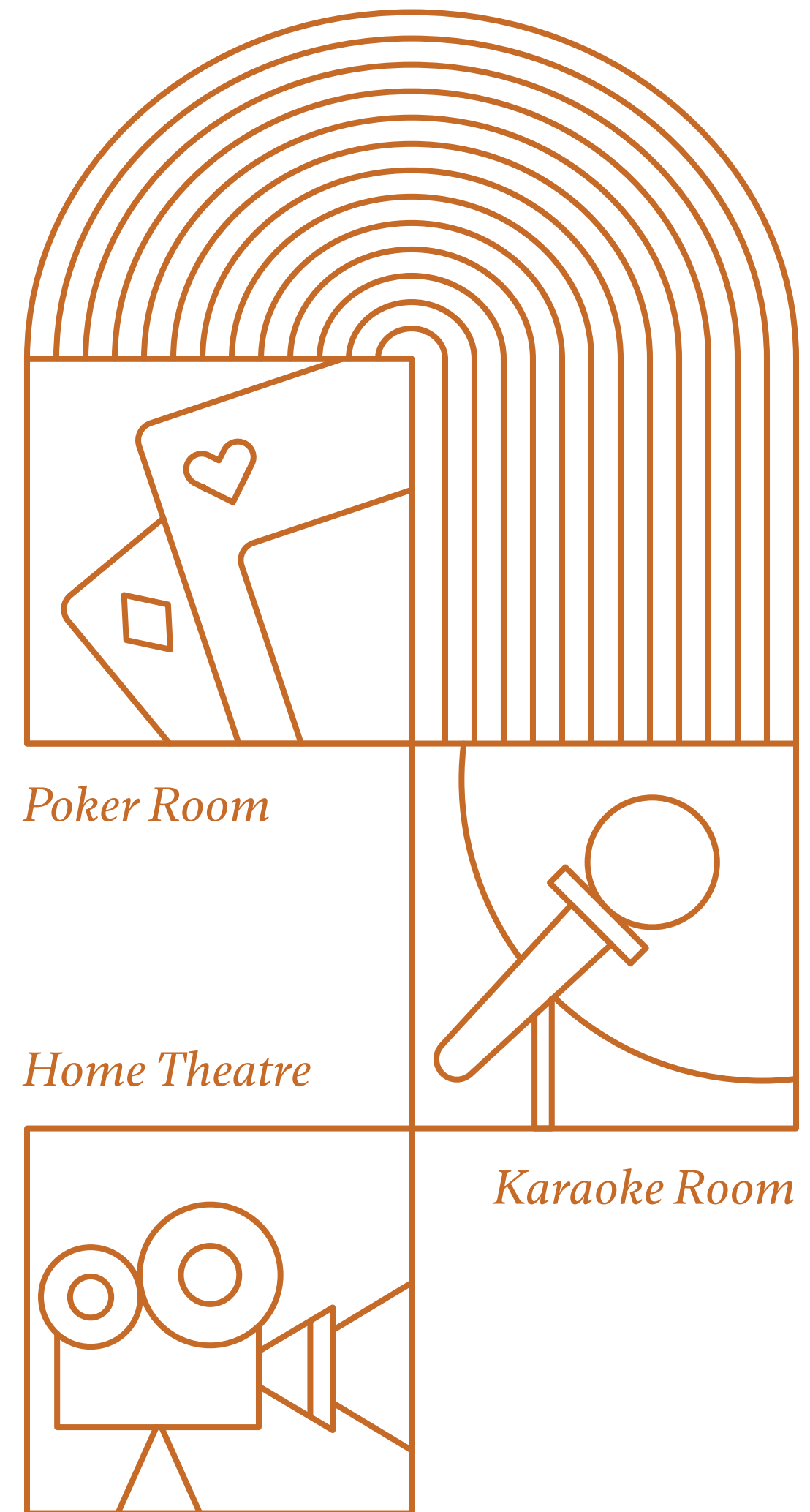
Indoor  
Recreational Zone

Informal  
Lounge

Arrival  
Lounge

BLOCK A | ARRIVAL LOUNGE

Good times  
get better  
when shared.







# Home Theatre

Sink into comfortable seats while you embark on a cinematic journey.



# Poker Room

Delightful conversations, fine company and a game of cards come together here.



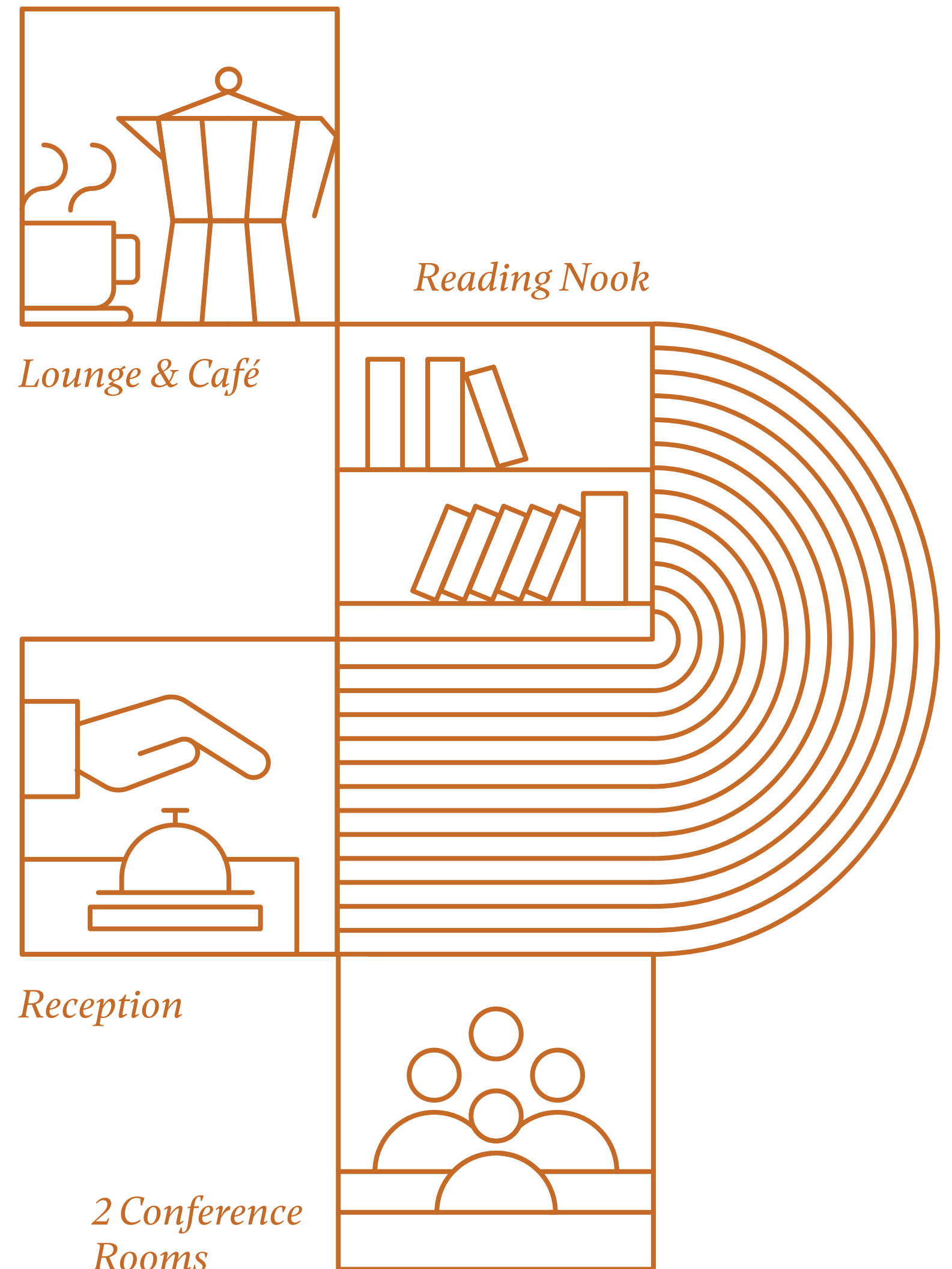
# Karaoke Room

Let the rhythm take over as you create memorable moments with loved ones.



BLOCK B | INFORMAL LOUNGE

Informal  
spaces  
for moments  
of calm and  
connection.





# Lounge & Café

Take a breather with a rich brew at the café,  
or unwind in the comfort of the lounge.

# Conference Rooms

From idea-sharing to professional meetings, two spacious conference rooms provide an elegant space for meaningful collaboration.



# Reading Nook

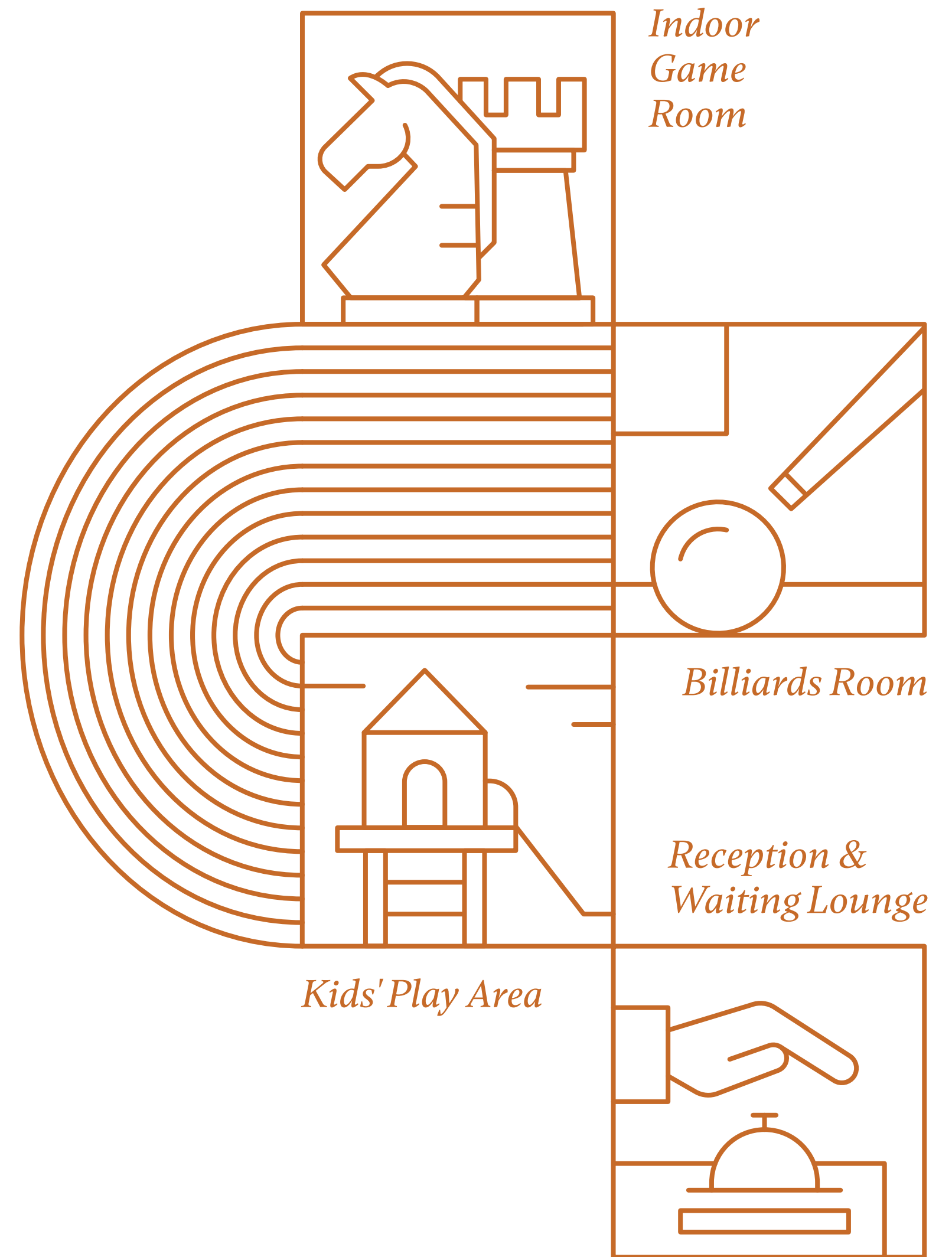
Expand your horizons and ignite your imagination as you lose yourself in the pages of captivating stories.





BLOCK C | INDOOR RECREATIONAL ZONE

# Playtime for every generation.







# Indoor Game Room

Where imagination meets play — a vibrant escape crafted for endless fun and joyful memories.



# Kids' Play Area

Spaces where children can be children.



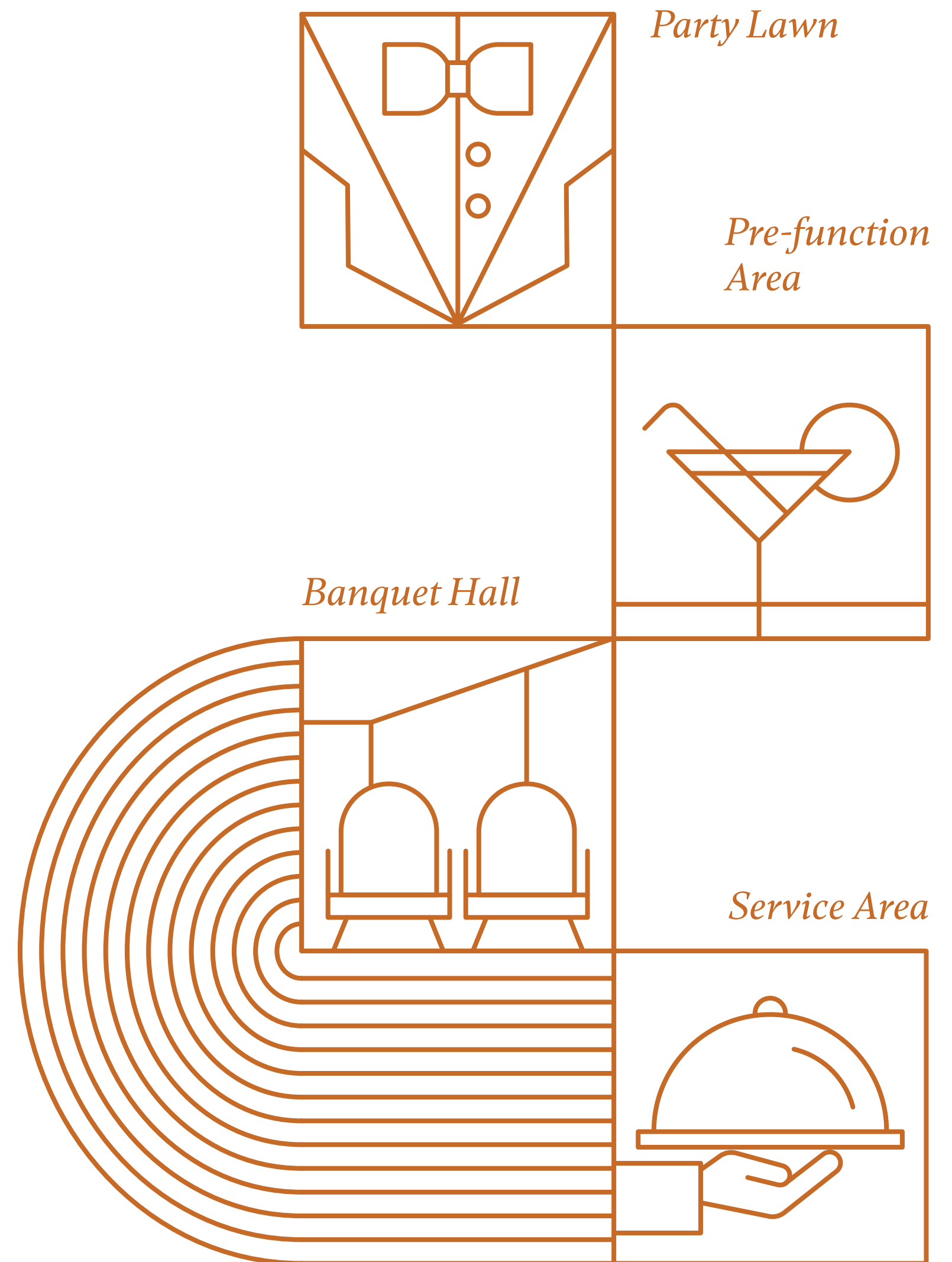
# Billiards Room

A refined space where you can relax, socialize, or enjoy a friendly game in style.



Grand  
celebrations  
for every  
occasion.

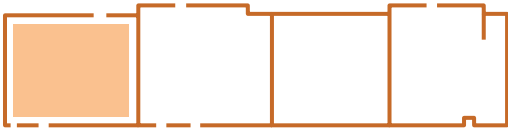
BLOCK D | BANQUET SPACE





# Banquet Hall

Grand celebrations call for an opulent setting which spills out onto the lawn.





APARTMENTS

# Palatial living paired with nature's abundant treasures.

Exclusivity and privacy take on a new meaning at the homes at Belrosa. Each apartment enjoys views of the golf course and boasts a private entrance foyer with only one apartment per floor.

Every detail of the design is Vastu compliant, ensuring your home is filled with positivity and balance. Each unit is thoughtfully planned with a northeast-facing main entrance, a southwest master bedroom, a southeast kitchen, and a northeast puja area. There is also a servant room with direct access from the lobby and a utility room included in every apartment.

The homes are bright and airy, with a thoughtfully designed north façade that floods the interiors with natural light while shielding them from the direct south sun.

DOMINATE  
THE FLOOR,  
RULE LIKE  
YOU WERE  
MEANT TO.

Treat yourself to an exclusive welcome with the private foyer that places your privacy on a pedestal. Fitted with two lifts dedicated for residents and guests and one lift for services, this thoughtful arrangement delicately balances privacy and convenience.



Inspiring views that  
spark conversations.

Clever and meticulous design makes it possible for you to enjoy the glorious view of the golf course from this room.

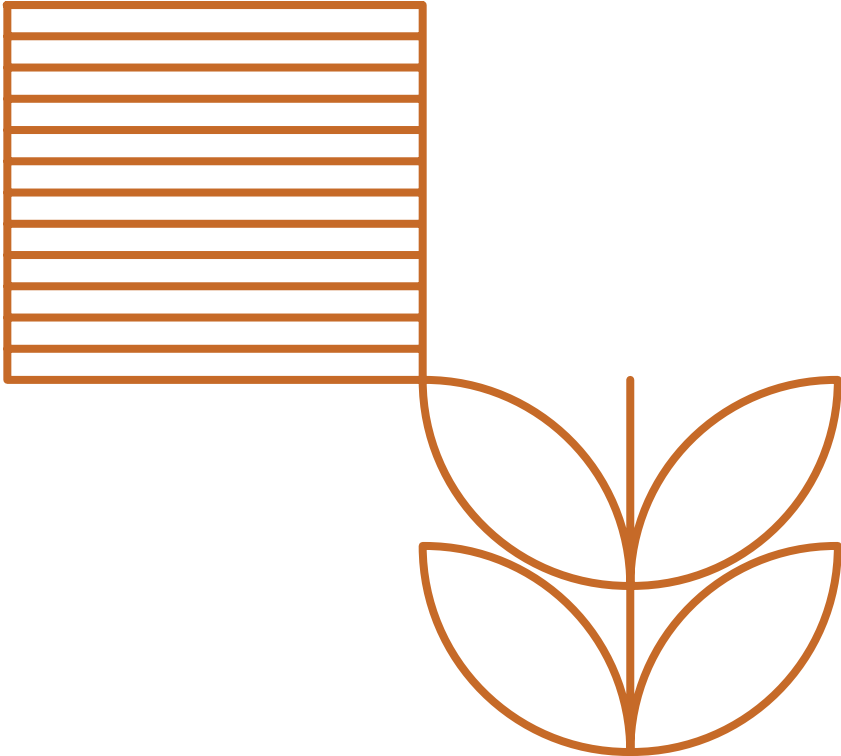




PRIVATE PATIO

# Find serenity in the company of gorgeous vistas.

Designed for relaxed rendezvous, the breezy patio attached to the living room, presents a magnificent view of the golf course, exclusively for the first-floor residents.





Sweet dreams  
are made of this.

Sleep soundly in this regal room, complete with an en-suite bath, roomy walk-in wardrobe, and a peaceful balcony retreat.





BALCONY

# Float amid the clouds.

Settle down with a cup of coffee as you enjoy the stunning views of the golf course from this cantilevered balcony that creates the sense of a floating world.

*Views you'll never take your eyes off of*



Artistic Impression





#### LIVING SPACE AND KITCHEN

Functionality with a generous sprinkle of elegance.

From everyday cooking to hosting guests, the expansive kitchen spaces are crafted for both convenience and functionality. With a modular design, these spaces offer the flexibility to adapt to your needs.

Moreover, the 5 BHK & 6 BHK homes come with an additional display kitchen, ideal for entertaining guests and enhancing your hosting experience.



Ample room for  
creating moments.

Host friends and family or just spend time  
with yourself, use this multi-purpose space  
any way you please.





DUPLEXES

Where  
extravagance  
has no limit.

Belrosa's most  
exclusive living  
spaces, the

5 BHK & 6 BHK duplexes,

offer expansive  
homes with  
breathtaking

PANORAMIC  
VIEWS. With only 8 UNITS

available,  
you'll be  
among the

PRIVILEGED

FEW to experience  
this

EXTRAORDINARY  
LIFESTYLE.



5092.77 SQ. FT.

473.13 SQ. MT. (RERA CARPET + EXCLUSIVE AREA)

5 BHK DUPLEXES

Ascend to the heights of luxury.

Luxurious, sprawling living spaces come together with elevated views to make you feel on top of the world.

2 Master Bedrooms + 1 Additional Bedroom

LOWER LEVEL

2 Master Bedrooms

UPPER LEVEL

6911.46 SQ. FT.

642.09 SQ. MT. (RERA CARPET + EXCLUSIVE AREA)

6 BHK DUPLEXES

The ultimate expression of refined living.

The largest accommodation at Belrosa, these homes make an unforgettable statement, while giving you ample space, gorgeous views and the privacy you demand.

2 Master Bedrooms + 1 Additional Bedroom

LOWER LEVEL

2 Master Bedrooms + 1 Additional Bedroom

UPPER LEVEL



DUPLEX BALCONY

# Gaze dreamily into the horizon.

Watch the clouds kiss this cantilevered balcony, while you enjoy your favourite brew, with a generous helping of Shantigram's stunning views.

*Quiet moments with your thoughts*



Artistic Impression



# Where every vehicle gets the royal treatment.

Leave your ultra-luxury vehicles in an equally luxurious space. This sophisticated, well-lit three-level basement offers hassle-free parking with dedicated spaces for residents, guests, and service staff. Enjoy the convenience of 4 car park slots for 4 BHK owners, and 5 car park slots for those with 5 BHK and 6 BHK duplexes.





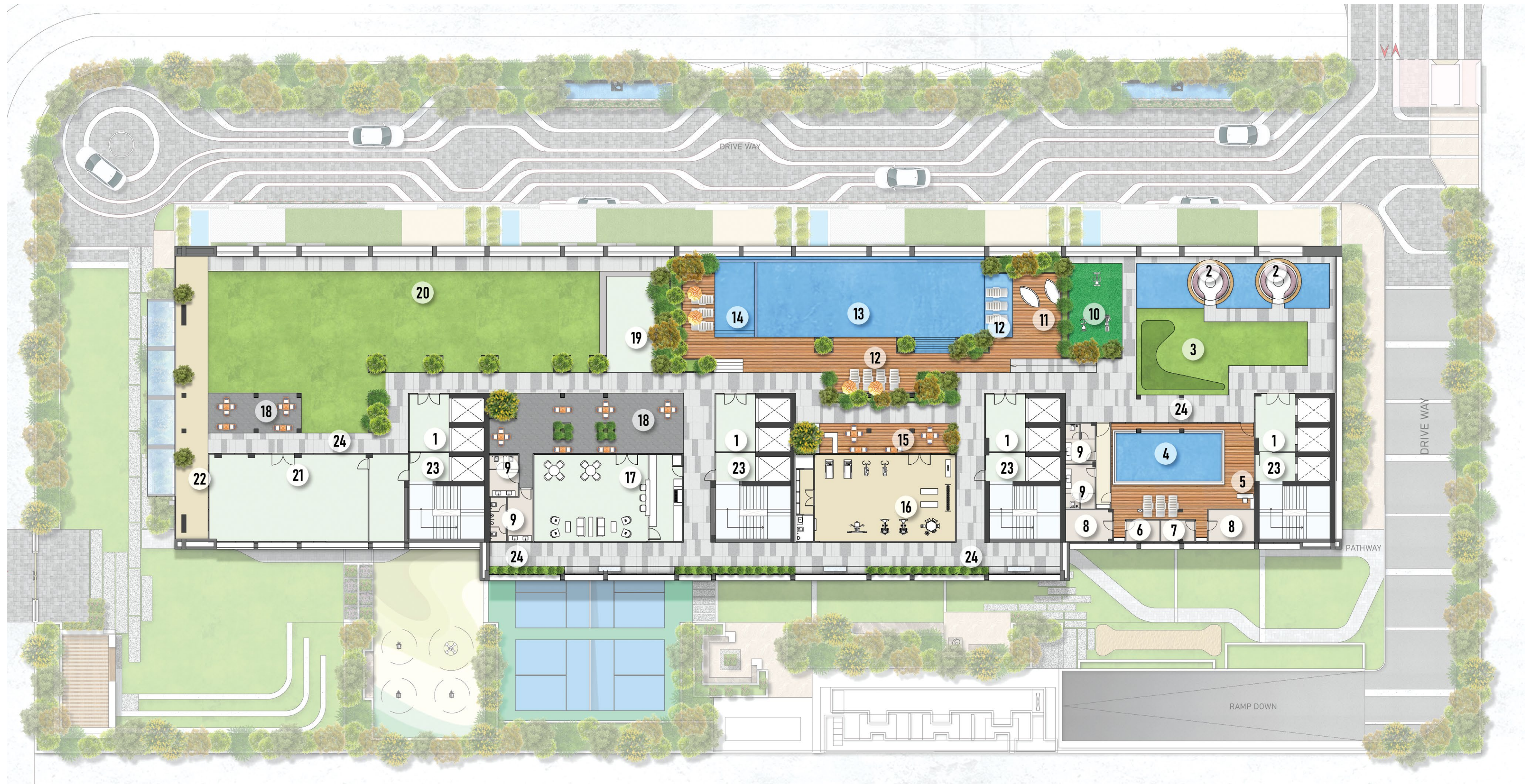
THE CROWN

# Revel in the symbol of power and distinction.

Elevated at 125 meters, The Crown offers pure indulgence as a premier sky lounge above the towers.

Experience unparalleled luxury with a world of amenities that meet global standards, including an infinity pool, gym, spa, sky café, and a peaceful lawn with beautiful views.





## TERRACE

When luxury and functionality share space at the top.

Designed to be a haven for rest and relaxation, the terrace offers residents an escape right where they live.

Here, multi-tiered planting, shaded seating areas and lush greenery, create the sense of a green oasis while also improving air quality and reducing heat absorption.

At this social hotspot, you can also enjoy the stunning views of Shantigram.

- |                         |                |                         |                       |
|-------------------------|----------------|-------------------------|-----------------------|
| 01 FOYER                | 07 STEAM       | 13 SWIMMING POOL        | 19 PERFORMANCE AREA   |
| 02 SUNKEN SEATING       | 08 SPA         | 14 KIDS' POOL           | 20 EVENT LAWN         |
| 03 LAWN                 | 09 TOILET      | 15 HEALTH BAR           | 21 BANQUET HALL       |
| 04 INDOOR SWIMMING POOL | 10 OUTDOOR GYM | 16 GYM & FITNESS CENTER | 22 DECK AREA          |
| 05 RECEPTION            | 11 POOL DECK   | 17 SKY CLUB CAFÉ        | 23 SERVICE LIFT LOBBY |
| 06 SAUNA                | 12 POOL LOUNGE | 18 SEATING AREA         | 24 WALKWAY            |





# Infinity Pool

Glide into this pool to escape into the horizon and the city's spectacular views.







## Temperature-controlled Swimming Pool

Swim all year round in waters  
that tune to the season.



# Steam, Sauna and Spa

Everything you need to rejuvenate  
and energize your body is right here.





# Gymnasium

Challenge your fitness and strength in a space,  
set against the backdrop of captivating views.





# Banquet Hall

Host friends and family for unforgettable celebrations in this space that promises spectacular views.







Artistic Impression

Sky Café

Enjoy delectable flavours served with stunning views of the golf course, Narmada canal and Shantigram.





# Event Lawn

Live performances come alive at this space equipped with a stage, set against the backdrop of expansive views.



*The masters of draping  
superior performance  
in exceptional design.*

HM ARCHITECTS | ARCHITECT

The cutting-edge design of Belrosa is the brainchild of HM Architects, an established Design Consultancy firm with roots in Ahmedabad.

With over 2 decades of experience in designing large, complex, landmark projects across India, the company excels in offering design services for feasibility studies, master planning, architecture & interior design, and procurement & project coordination. In the recent years, their expertise has also earned them projects outside India.

The team strength of over 100 highly experience professionals reflects in the quality of their projects, each of which is led by an architect with deep sector-specific experience, supported by engineers, technicians and procurement experts. Their network also comprises of 3D visualizers, BIM experts and graphic designers.

HMA also collaborates with established firms for structural, electrical, plumbing, HVAC, IT, fire safety, landscape and other building services to deliver each project in a comprehensive manner.

*Experiential spaces  
crafted with intention,  
pave the way.*

DESIGN ACCORD | LANDSCAPE DESIGNER

The thoughtful landscape approach to Belrosa can be credited to the future thinking of Design Accord, a boutique design firm with expertise in Architecture, Master Planning, Urban Spaces Design, Landscape Design, and Interior Design.

Born from a deep understanding of the local context, character, and lifestyle of the site and its users, their unique, immersive outdoor spaces not only meet functional needs but also celebrate the beauty of the natural environment. Their work focuses on creating environments that foster interaction, promote well-being, and engage users with nature, while also maintaining the highest standards of design quality.

The team comprised of energetic, young landscape architects brings diverse experience to every project, both within India and internationally. With every project, they are committed to balancing the practical and aesthetic aspects of landscape design, ensuring that each design is contextually appropriate and enhances the overall experience of the space.

# THE TEAM









PROJECT DEVELOPED BY: ADANI ESTATE MANAGEMENT PVT. LTD.

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