

IKARIA

EASY LIVING

PREMIUM ACTIVE SENIOR LIVING APARTMENTS  
IN SHANTIGRAM TOWNSHIP



## THOUGHTFULLY CRAFTED FOR EASY LIVING

Ikaria invites you to discover a life after 55. Nestled in the peaceful surroundings of Shantigram Township, it is a place where your peace of mind is at the heart of it all. It's not just a home, but a community filled with comfort and connection.



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## LIFE AT IKARIA

Ikaria takes inspiration from the 'Blue Zones' of the world - regions where people live longer, happier, and healthier. These Blue Zones have shaped Ikaria's three key pillars:

**CARE, COMFORT AND COMMUNITY.**



## CARE

From medical assistance to daily services, thoughtful care is around the corner.\*

## COMFORT

At Ikaria we understand the burden of managing day-to-day life. Our approach focuses on services and aims to provide comfort and convenience to our residents.

## COMMUNITY

Whether it's a shared meal, a quiet chat in the garden, or a new hobby, you'll have something to look forward to - and someone to share it with.

**THIS IS EASY LIVING.**



\*Project will tie up with independent service providers who have experience in delivering lifestyle and facility management services to ensure comfort and convenience for residents.



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**WHERE LIFE  
MOVES  
AT YOUR  
OWN PACE**

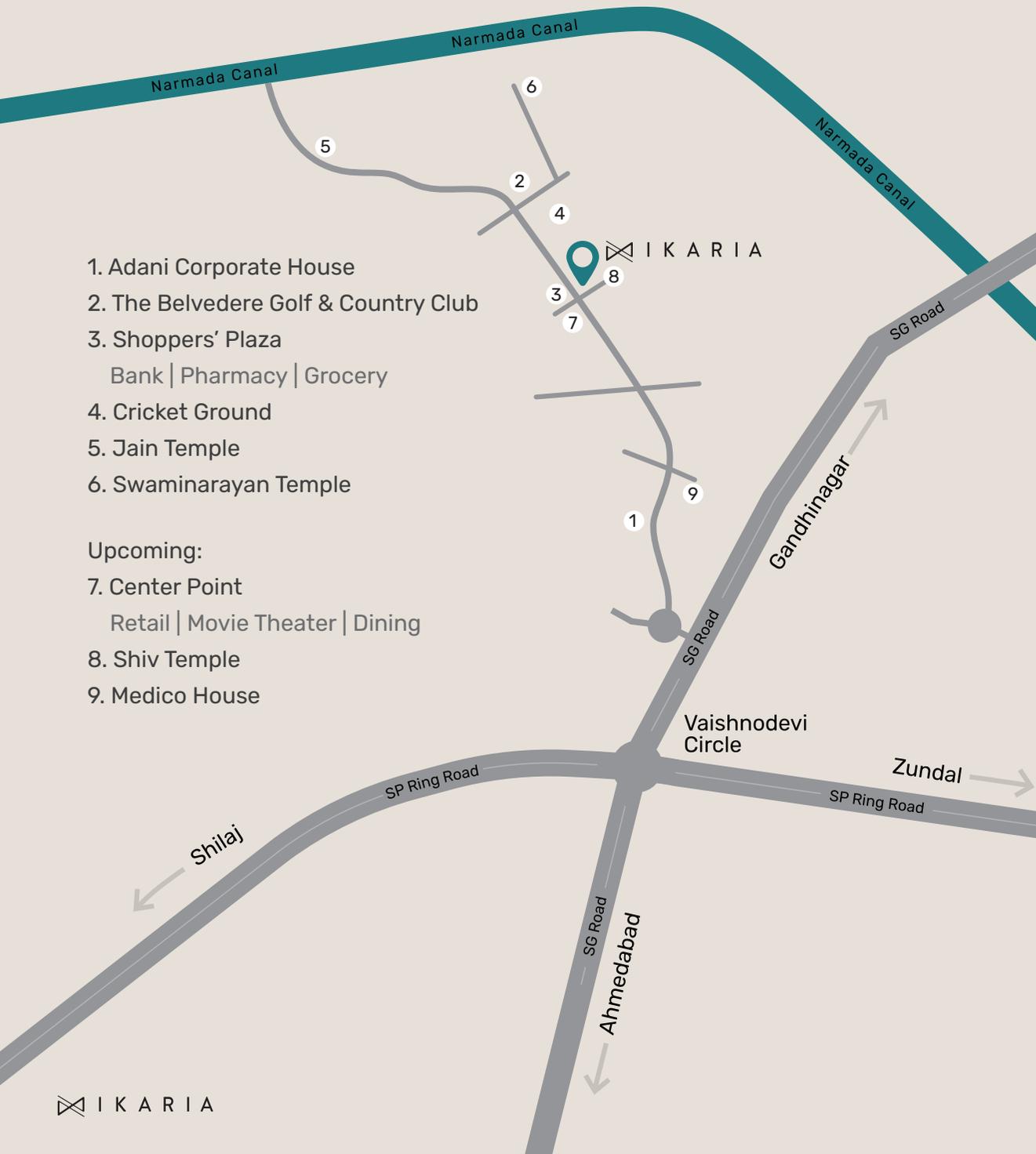


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## DISCOVER NEW PASSIONS AND EXPLORE WHAT BRINGS YOU JOY

At Ikaria, each day unfolds at your own pace, with the freedom to choose how you spend your time.

Whether it's staying active, enjoying a quiet moment, or simply exploring something new, the setup is designed to support you and your daily needs.



1. Adani Corporate House
2. The Belvedere Golf & Country Club
3. Shoppers' Plaza  
Bank | Pharmacy | Grocery
4. Cricket Ground
5. Jain Temple
6. Swaminarayan Temple

Upcoming:

7. Center Point  
Retail | Movie Theater | Dining
8. Shiv Temple
9. Medico House

## AT HOME IN SHANTIGRAM

Ikaria is part of Shantigram, one of Ahmedabad's most thoughtfully planned townships. With open spaces, tree-lined roads, and a vibrant yet peaceful community, Shantigram brings together all the comforts of a well-rounded life.

From refreshing morning walks to peaceful evenings at the nearby club or temple, each day brings new opportunities for comfort, connection, and well-being.

KD Hospital	4.7km
Ahmedabad Airport	20.3km
Sabarmati Railway Station	14.9km
SP Ring Road	4.7km
Iskcon Cross Roads	17.8km



Jain Temple

The Belvedere Club

Cricket Ground

Shoppers Plaza

IKARIA



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**IT'S TIME TO  
ENJOY THE  
LITTLE  
MOMENTS**



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## CRAFTED FOR YOUR EASE

At Ikaria, thoughtful design makes everyday living simpler and more comfortable.

Homes are built to support your independence, with features that offer comfort, safety, and ease of movement.

Whether you're relaxing in your balcony or heading to the dining area, Ikaria is thoughtfully designed.





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## SENIOR-FRIENDLY FEATURES THAT SUPPORT DAILY EASE AND MOVEMENT

- Handrails across corridors
- Skid-resistant flooring throughout bathrooms
- Step-free apartment layout to avoid trip hazards
- Larger window openings to maximise light

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## SAFETY AND SUPPORT FEATURES THAT BLEND INTO YOUR HOME SEAMLESSLY

- Installed emergency panic alarm
- Installed smoke and gas sensors
- Wheelchair-friendly planning
- Foldable shower seat and grab bars in primary washroom



# YOUR DAY AT IKARIA

*An active start to your day*



*Wholesome breakfast  
at the dining area*



*Sun-lit strolls through  
landscaped gardens*

*Time to read,  
relax and recharge*



*A quick round of golf  
at the nearby club*

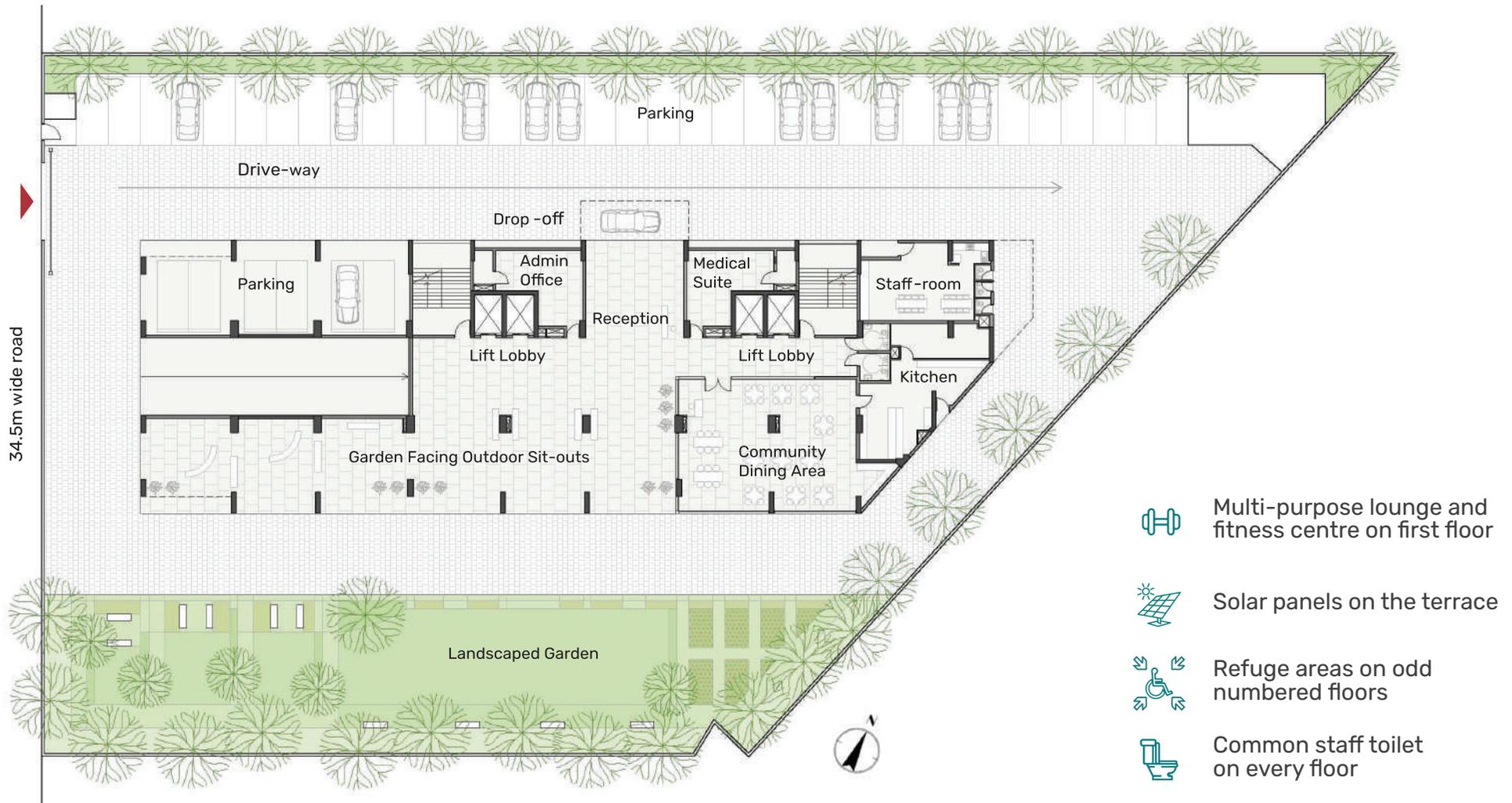
*Evenings full of play with the community*



**EVERY DAY, EASY.  
EVERY MOMENT,  
YOURS.**

# GROUND FLOOR LAYOUT

The heart of community life – with open gardens, sit-outs, dining areas, medical suite and staff support all within easy reach.





COMMUNITY DINING AREA

## FROM COMMUNITY MEALS TO FITNESS ROUTINE, IKARIA IS DESIGNED TO BRING EASE INTO YOUR DAY.\*

- Dine with friends in the community kitchen
- Enjoy a fitness routine in our fitness centre or in the landscape garden
- Walk out into landscaped gardens and sit-outs
- Enjoy hassle-free housekeeping and maintenance

**THIS IS EASY LIVING.**

LANDSCAPED GARDEN



\*Project will tie up with independent service providers who have experience in delivering lifestyle and facility management services to ensure comfort and convenience for residents.



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## 1BDR & 2BDR APARTMENTS

### 1 BDR A

**Total Area (Carpet + Balcony) :**  
67.22 (sq.m)  
723.28 (sq.ft)

### 1 BDR B

**Total Area (Carpet + Balcony) :**  
59.89 (sq.m)  
644.41(sq.ft)

### 2 BDR (A-B-C-D)

**Total Area Range (Carpet + Balcony) :**  
83.37 (sq.m) – 897.06(sq.ft)  
to 83.76 (sq.m) 901.26 (sq.ft)





# 1<sup>ST</sup> FLOOR LAYOUT

Senior-friendly residences begin here, connected by wide, well-lit corridors and easy access to amenities.



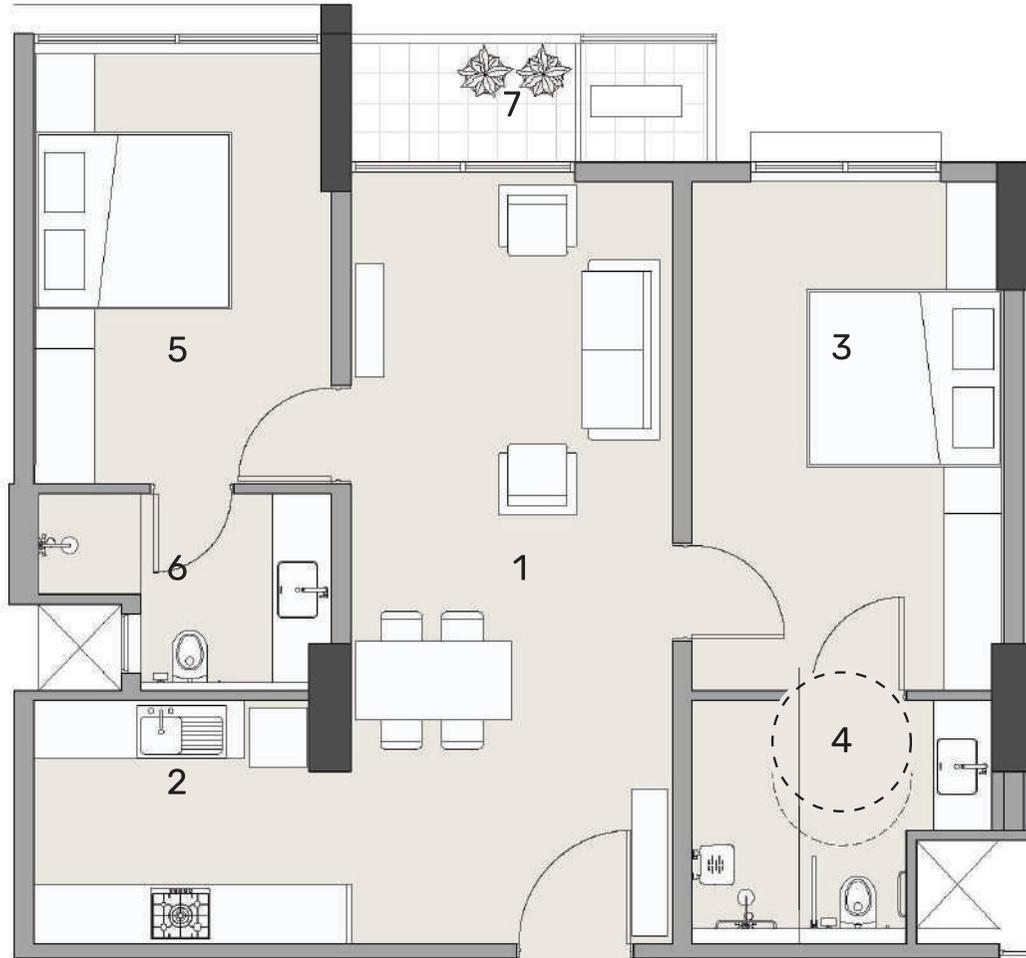
# 2<sup>ND</sup> - 13<sup>TH</sup> FLOOR LAYOUT

Each level is designed to offer privacy within a community setting, with elevators, refuge balconies and ample circulation space.



# APARTMENT LAYOUT

## 2 Bedroom Apartment



1. Living & Dining: 10'9" x 25'3"
2. Kitchen: 10'6" x 8'0"
3. Primary Bedroom\*: 10'6" x 17'0"
4. Primary Toilet\*: 9'9" x 7'9"
5. Bedroom: 10'0" x 14'3"
6. Bedroom Toilet: 9'9" x 6'6"
7. Balcony: 7'6" x 4'0"

TYPE	RERA CARPET AREA	RERA BALCONY AREA	TOTAL AREA
2 BDR - A	78.99 sq.m	4.38 sq.m	83.37 sq.m
	849.93 sq.ft	47.13 sq.ft	897.06 sq.ft
2 BDR - B	79.76 sq.m	4.38 sq.m	84.14 sq.m
	858.22 sq.ft	47.13 sq.ft	905.35 sq.ft
2 BDR - C	78.75 sq.m	4.38 sq.m	83.13 sq.m
	847.35 sq.ft	47.13 sq.ft	894.48 sq.ft
2 BDR - D	79.38 sq.m	4.38 sq.m	83.76 sq.m
	854.13 sq.ft	47.13 sq.ft	901.26 sq.ft

\*Wheelchair-friendly

*Spacious, bright and senior-friendly.*



**2 Bedroom Apartment**

*Ideal for individuals or couples above 55.*

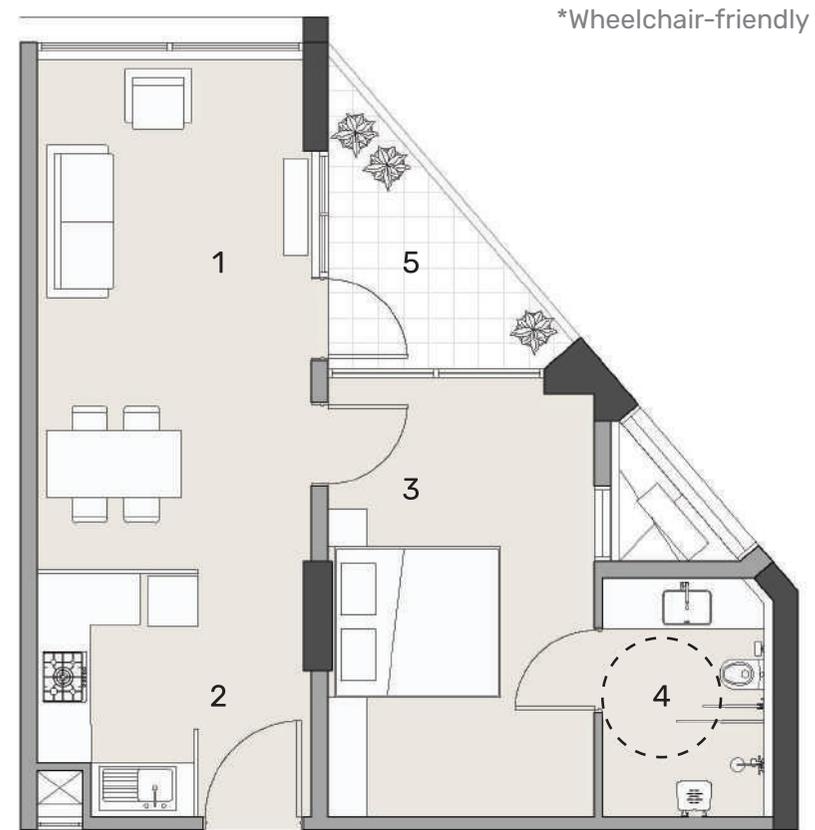


**1 Bedroom Apartment - Type B**



### 1 Bedroom apartment (1 BDR A)

- |                                    |   |
|------------------------------------|---|
| 1. Living & Dining: 12'0" x 25'3"  | RERA Carpet Area:                         |
| 2. Kitchen: 9'6" x 8'0"            | 62.78 (sq.m) - 675.51 (sq.ft)             |
| 3. Primary Bedroom*: 11'0" x 16'9" | RERA Balcony Area:                        |
| 4. Primary Toilet*: 9'9" x 7'9"    | 4.44 (sq.m) - 47.77 (sq.ft)               |
| 5. Balcony: 12'0" x 4'0"           | Total Area: 67.22 (sq.m) - 723.28 (sq.ft) |



### 1 Bedroom apartment (1 BDR B)

- |                                      |   |
|--------------------------------------|---|
| 1. Living & Dining: 10'9" x 20'0"    | RERA Carpet Area:                         |
| 2. Kitchen: 6'6" x 9'6"              | 53.94 (sq.m) - 580.39 (sq.ft)             |
| 3. Primary Bedroom*: 10'6" x 16'9"   | RERA Balcony Area:                        |
| 4. Primary Toilet*: 6'9" x 9'3"      | 5.95 (sq.m) - 64.02 (sq.ft)               |
| 5. Balcony: 12'3"/14'9"   /8'6"/1'6" | Total Area: 59.89 (sq.m) - 644.41 (sq.ft) |

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**EASY LIVING  
FOR YEARS  
TO COME**





adani

Realty

Adani Realty is the real estate arm of the Adani Group - one of India's leading infrastructure and development companies. With a focus on 'Growth with Goodness', Adani Realty is shaping modern India through thoughtfully designed residential, commercial, and social infrastructure projects. Their township, Shantigram, is one of Gujarat's most recognised integrated living destinations.

Collated

Collated Ventures is a new-age real estate company focused on creating places that bring people together. Led by Shaan Zaveri, Gaurav Gadhecha and Aniruddh Jhaveri, the firm develops purpose-built spaces for senior living, retail, commercial, co-working, and more - each shaped by a people-first approach. Our developments are rooted in service, functionality and long-term value for the communities they serve.



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