

live
the
best of
both
worlds



soaking that moment when you knew it
couldn't get any better,
just when you thought you've had
everything you desired,

it's not just about you,
or what you have flourished into,
as there's more to living when you've arrived,
and here's where you get an edge over what
you thought life was.

in the flip of a page,
you'll drift into another dimension.

the story has just begun,
for we, are adding more storeys to it.

open your eyes to...



the
Storeys

GOLF
COAST

embrace the best of both worlds.
there's twice the satisfaction with each new dawn.





from over here, or now onwards
you'd just want to ask yourself
what's missing?

you've overcome, you've accomplished
and you own everything you could
...except this view.



each minute that you've invested
for yourself and your family
deserves to take you to a space,
that is exclusive to you & them

those at the top,
deserve the floor to themselves.



there's magnificence in
each perspective

location & connectivity

VAISHNODEVI CIRCLE - 1.5 km

GANDHINAGAR (GHA 0) - 13.4 km

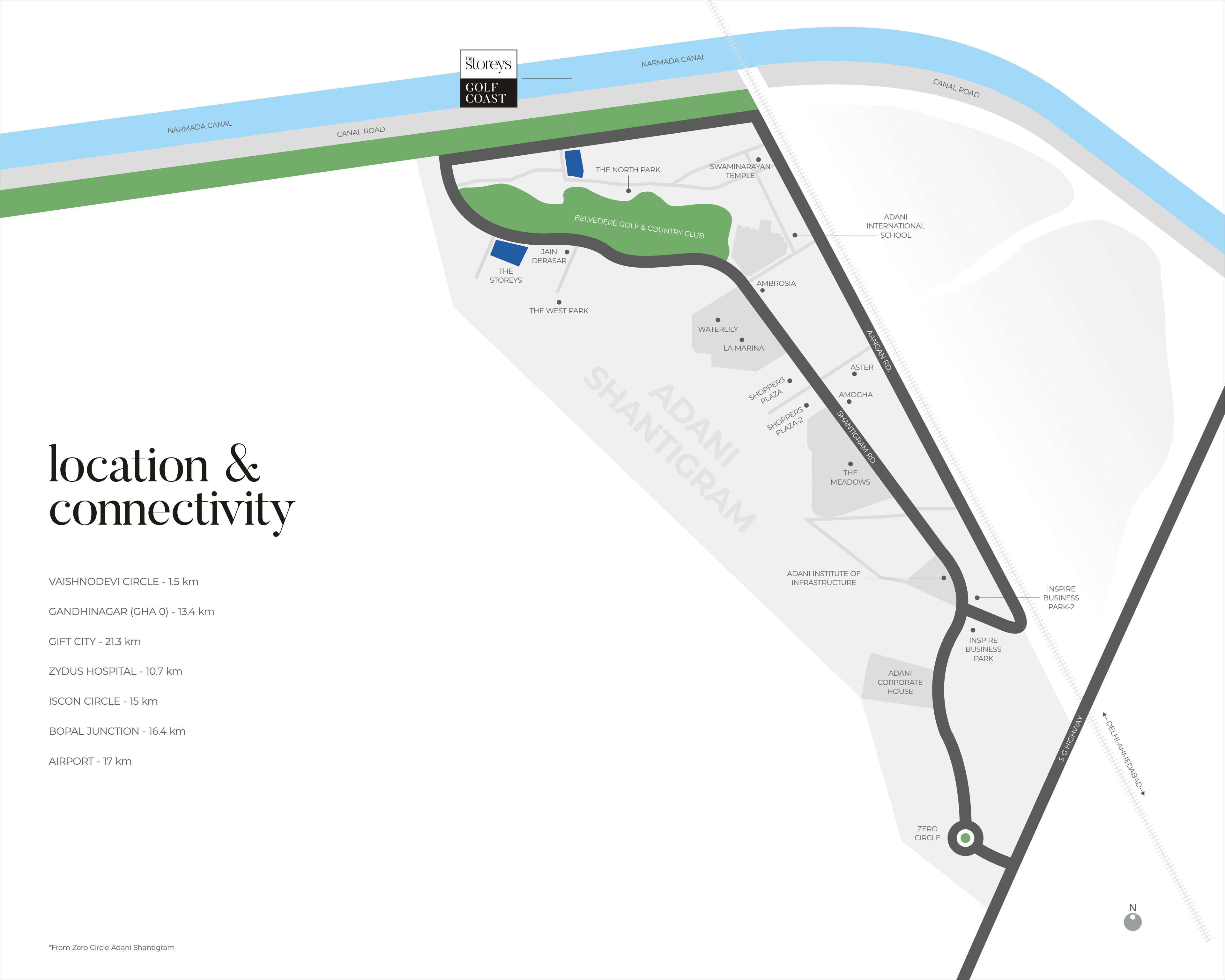
GIFT CITY - 21.3 km

ZYDUS HOSPITAL - 10.7 km

ISCON CIRCLE - 15 km

BOPAL JUNCTION - 16.4 km

AIRPORT - 17 km



*From Zero Circle Adani Shantigram

site plan



*Indicative Plan

podium plan



*Indicative Plan

the numbers

5,918_{sq. yds.}
total site area

21,369_{sq. ft.}
amenities area

~300_{mtr.}
of unobstructed view

78%
open area for landscape
and circulation

29_{mtr.}
distance between
two towers

22'6"
double height of duplex

11'3"
slab to slab height

≥ 4
allotted car
parks per home

about the property

THE STOREYS GOLF COAST IS AHMEDABAD'S INNOVATIVE VERTICAL LIVING OVERLOOKING THE NARMADA CANAL & GOLF COURSE REDEFINING RESIDENTIAL ARCHITECTURE

- UNOBSTRUCTED VIEW OF NARMADA CANAL & GOLF COURSE
- EXCLUSIVE COMMUNITY OF 35 FAMILIES
- SINGLE FLOOR, SINGLE HOME
- ENTER YOUR HOME IN STYLE WITH A SPACIOUS PRIVATE FOYER
- EXQUISITE GREEN LANDSCAPED PODIUM SPACE
- AMENITIES ON GROUND & PODIUM LEVEL
- 3 HIGH-SPEED ELEVATORS PER TOWER
- VASTU COMPLIANT HOMES
- 3 TIER SECURITY
- WHITE GLOVE SERVICE

aerial view from atop the golf coast



green podium



TOP DOWN VIEW OF GREEN PODIUM



there's always
more to living



YOGA STUDIO

GYMNASIUM



DOUBLE HEIGHT SWIMMING POOL

OUTDOOR PLAY AREA





SITOUT ZONE



THEATRE

MULTI-PURPOSE ROOM

BUSINESS CENTRE

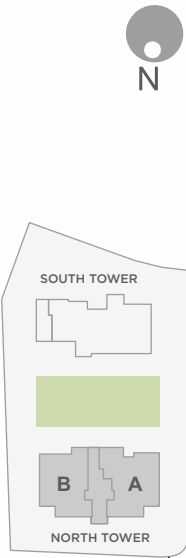


amenities



NORTH TOWER - PODIUM LEVEL

- AMENITIES
- GYMNASIUM
 - YOGA STUDIO
 - SALON
 - SWIMMING POOL
 - POOL SIDE DECK
 - SENIOR CITIZEN LOUNGE



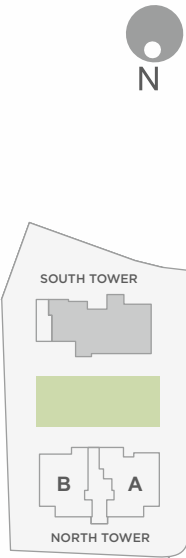
*Indicative Plan

amenities



SOUTH TOWER - PODIUM LEVEL

- AMENITIES
- ADMIN OFFICE
 - BUSINESS CENTRE
 - THEATRE
 - MULTIPURPOSE ROOM
 - KITCHEN



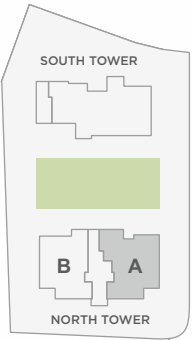
*Indicative Plan

amenities



NORTH TOWER - SECOND FLOOR

- AMENITIES
- CRÈCHE
 - INDOOR GAMES ZONE
 - LOUNGE



*Indicative Plan

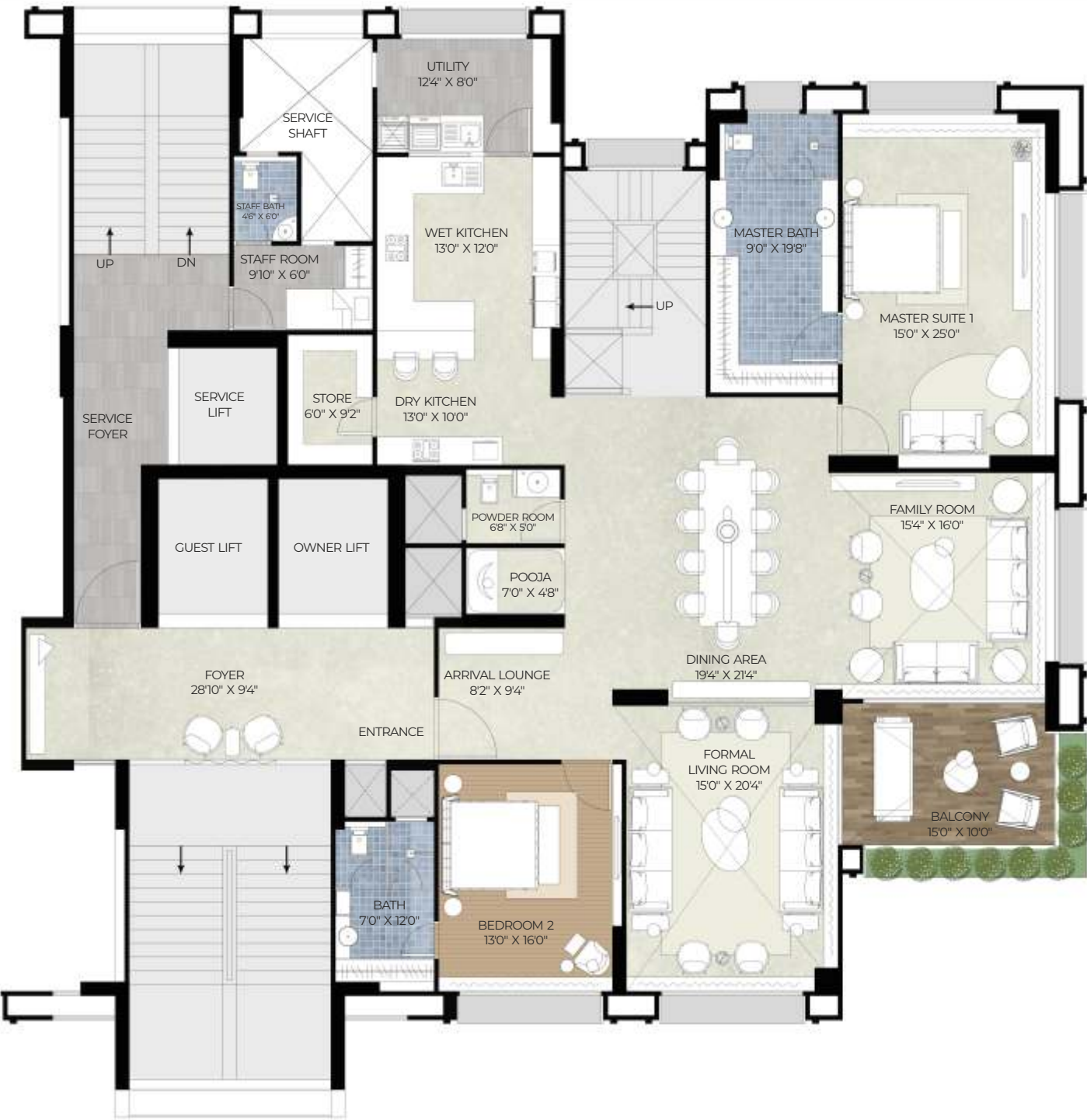
thoughtfully customised features in both towers

- DIRECT ENTRY FROM ELEVATOR INTO PRIVATE FOYER
- SEPARATE DRY AND WET KITCHENS FOR PRACTICALITY AND EFFICIENCY
- SEPARATE SERVICE ELEVATORS AND SERVICE FOYERS
- MAXIMAL VIEWS OF THE GOLF COURSE AND CANAL
- GREEN PLANTERS ENABLED ELEVATION
- FULLY AIRCONDITIONED APARTMENT



north tower

type - a (5 BHK)

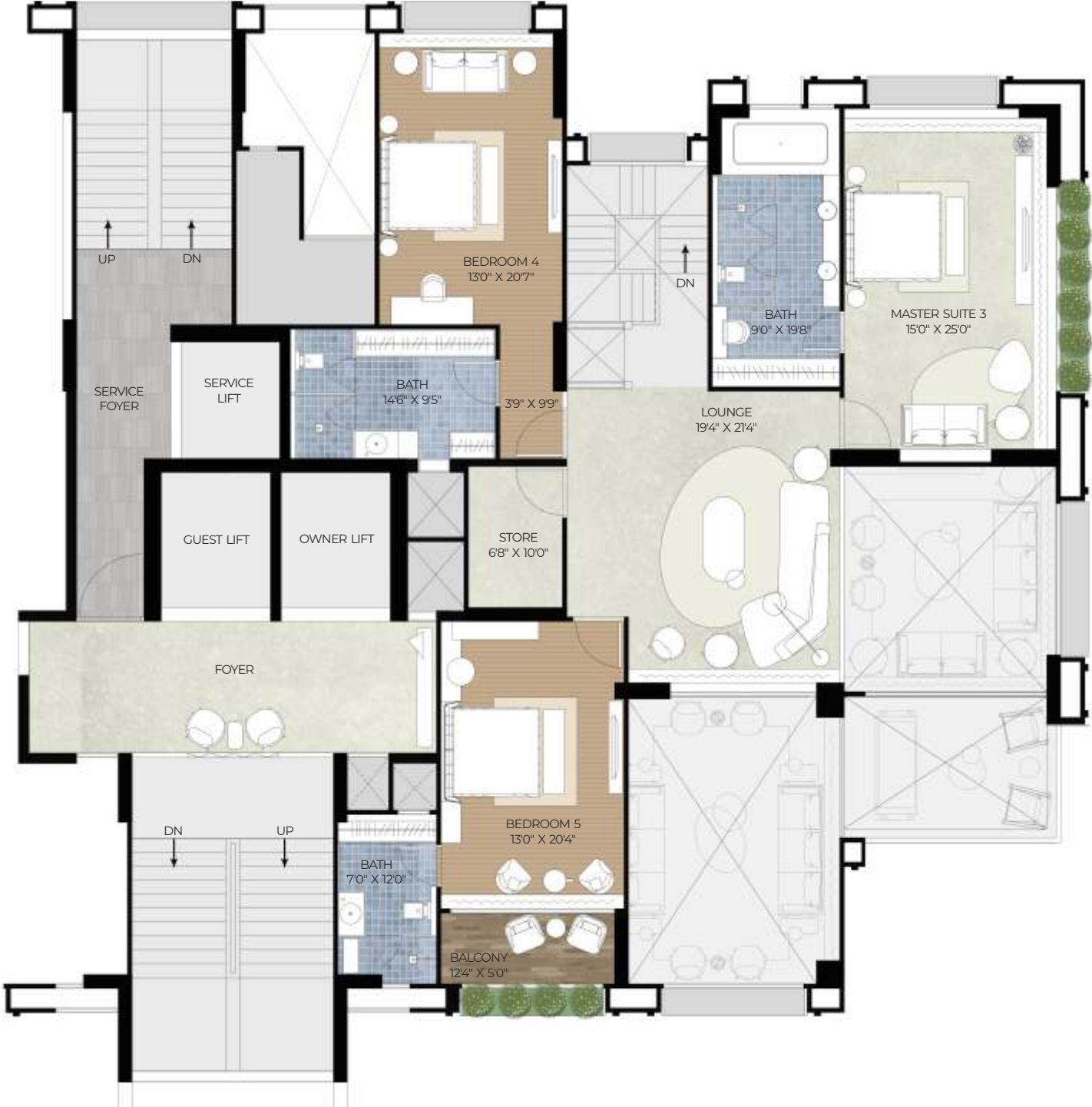


DUPLEX - LOWER LEVEL

	(SQ. FT.)
RERA CARPET AREA	4,664
RERA BALCONY AREA	211
RERA WASH AREA	104
TOTAL RERA AREA	4,979



*Indicative Plan



DUPLEX - UPPER LEVEL



*Indicative Plan

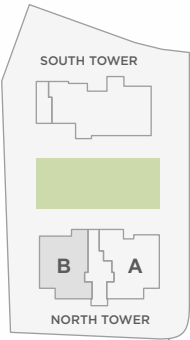
north tower

type - b (5 BHK)



DUPLEX - LOWER LEVEL

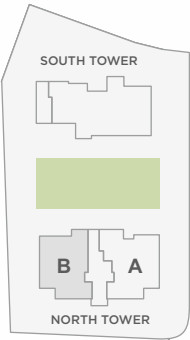
	(SQ. FT.)
RERA CARPET AREA	4,509
RERA BALCONY AREA	212
RERA WASH AREA	99
TOTAL RERA AREA	4,820



*Indicative Plan



DUPLEX - UPPER LEVEL



*Indicative Plan

north tower special features



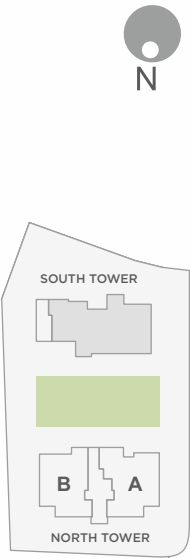
- 3 INTEGRATED DOUBLE HEIGHT SPACES COMPRISING OF FORMAL, FAMILY LIVING & BALCONY
- 22'6" DOUBLE HEIGHT SPACES
- 2 BEDROOMS AT LOWER LEVEL AND 3 BEDROOMS AT UPPER LEVEL
- APPROXIMATELY 400 SQ FT FLOATING LOUNGE AT UPPER LEVEL OVERLOOKING DOUBLE HEIGHT SPACES
- 2 BALCONIES – 1 AT EACH LEVEL

south tower (4 BHK)



	(SQ. FT.)
RERA CARPET AREA	3,501
RERA BALCONY AREA	297
RERA WASH AREA	67
TOTAL RERA AREA	3,865

*Indicative Plan



south tower special features

- COLUMNLESS 700 SQ FT FAMILY LIVING AND DINING AREA
- SLAB TO SLAB HEIGHT OF 11'3"
- 2 BALCONIES – 1 OVERLOOKING THE GOLF COURSE
AND 1 OVERLOOKING THE CANAL



exquisite selection of materials



- IMPORTED MARBLE FLOORING IN FAMILY LIVING, FORMAL LIVING, DINING, KITCHEN AND MASTER SUITE/S
- WOODEN FLOORING IN ALL OTHER BEDROOMS
- KOHLER, GROHE, TOTO OR EQUIVALENT RANGE OF BATHROOM FITTINGS

about the developer



**WE COMMIT WHAT WE CAN.
WE DELIVER WHAT WE COMMIT.**

At UB Heritage, we redefine Ahmedabad's real estate landscape by creating iconic projects that blend innovative luxury with timeless architecture. With a focus on excellence, we turn dreams into Reality in Realty.

From high-rises to exclusive residences and commercial spaces, we shape the city's skyline, setting benchmarks and driving its growth with transformative developments.

Legacy of **28+** Years | Developed **7+** Million Sq.ft.



A NAME THAT EVOKES TRUST

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

#AddressOfGoodness



14+
Years Young



24
Mn. Sq. Ft.
Area Developed



61
Mn. Sq. Ft.
Area Under
Development



50+
Awards Won



7000+
Happy Families

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Scan to watch the
walkthrough video



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