




akshar  
ocean  
pearl

4 BHK LUXURIOUS LIVING

@ AMBLI



AN  
**OCEAN**  
OF  
**HAPPINESS**

LUXURIOUS SHELL THAT DISTINGUISHES YOU FROM THE WORLD OF LUXURY PEARLS. AT AKSHAR OCEAN PEARL EVERY NOOK & CORNER REFLECTS EMINENCE THAT CAN BE ADMIRER ONLY BY THE ELITE CONNOISSEURS. AS YOU ELEVATE TO THIS SHELL OF LUXURY, YOU SHALL BE MESMERIZED BY THE DEXTERITY OF OCEAN PEARL.

ENVISION SPENDING QUALITY TIME RELAXING IN LUXURY & COMFORT THEN MAKE YOUR LEISURE DREAMS COME ALIVE. A CONVENIENT LOCATION CONNECTED WITH ISCON - AMBLI ROAD & BOPAL CROSS ROAD OR WELL KNOWN NEARBY ROADS WILL MAKE YOUR LIFE EASIER AND HASSLE-FREE.

# AN EXOTIC WAY TO BEGIN & END THE DAY

THE RESIDENCES AT AKSHAR OCEAN PEARL ENJOY WELL-PLANNED OPEN SPACE AND WELL MANAGED SURROUNDINGS THAT ALLOW YOU TO STEP OUT INTO OPEN AIR AND REJOICE THE ESSENCE OF CONTEMPORARY LIFE. EACH APARTMENT IS DESIGNED TO OFFER OPTIMUM SPACE, LIGHT, COMFORT AND PRIVACY WITH CLEAN AND IMPACTFUL LINES THAT ALLOW INTERIOR TO BE FREELY CUSTOMIZED ACCORDING TO YOUR VISIONS.



# DISPLAYING THE VISION THAT PLAYS FOR A MILLION TIMES

AFTER THE LONG HECTIC DAY, YOU NEED TO RENEW IN  
REFRESHING WAY AND WHEN IT COMES TO REJUVENATION  
WHAT CAN BE BETTER THAN THE MESMERIZING VIEWS?  
THINK OVER & COME HOME TO AKSHAR OCEAN PEARL.





BRINGING  
BLUES AND GREENS  
AT A TIME



PLAYING ACTIVITY



SWING AREA



DANCING SHOWER ROOM FOR KIDS



TODDLER ZONE / DAYCARE CENTER



CRICKET NET



MUSIC / DANCE / ZUMBA ROOM



INDOOR GAMES



PET PLAY AREA



BADMINTON / VOLLEYBALL COURT



KIDS PLAY AREA

HEALTH ACTIVITY



GYM



SWIMMING POOL



JOGGING TRACK

OTHER



SPA



LIBRARY / WORK FROM APARTMENT



GARDEN



CAR WASHING ZONE



MULTI ACTIVITY ROOM



CONFERENCE AREA



BANQUET



LILLY POND



WOODEN DECK



TWO WHEELER PARKING ZONE FOR VISITORS



OPEN MEDITATION / YOGA DECK



CLUB HOUSE



HOME THEATRE



JAIN DERASAR



SECURITY CABINS



# MAKE YOUR MEMORIES SHIMMER & SHINE

TRUE HAPPINESS IS WHAT SURROUNDS YOU LIKE FRESH BREEZE OF AIR THAT TOUCHES YOUR SOUL OR THE QUALITY TIME THAT YOU SPEND WITH YOUR BELOVED FAMILY





# EARN THE PEARL LIFE THAT STANDS OUT

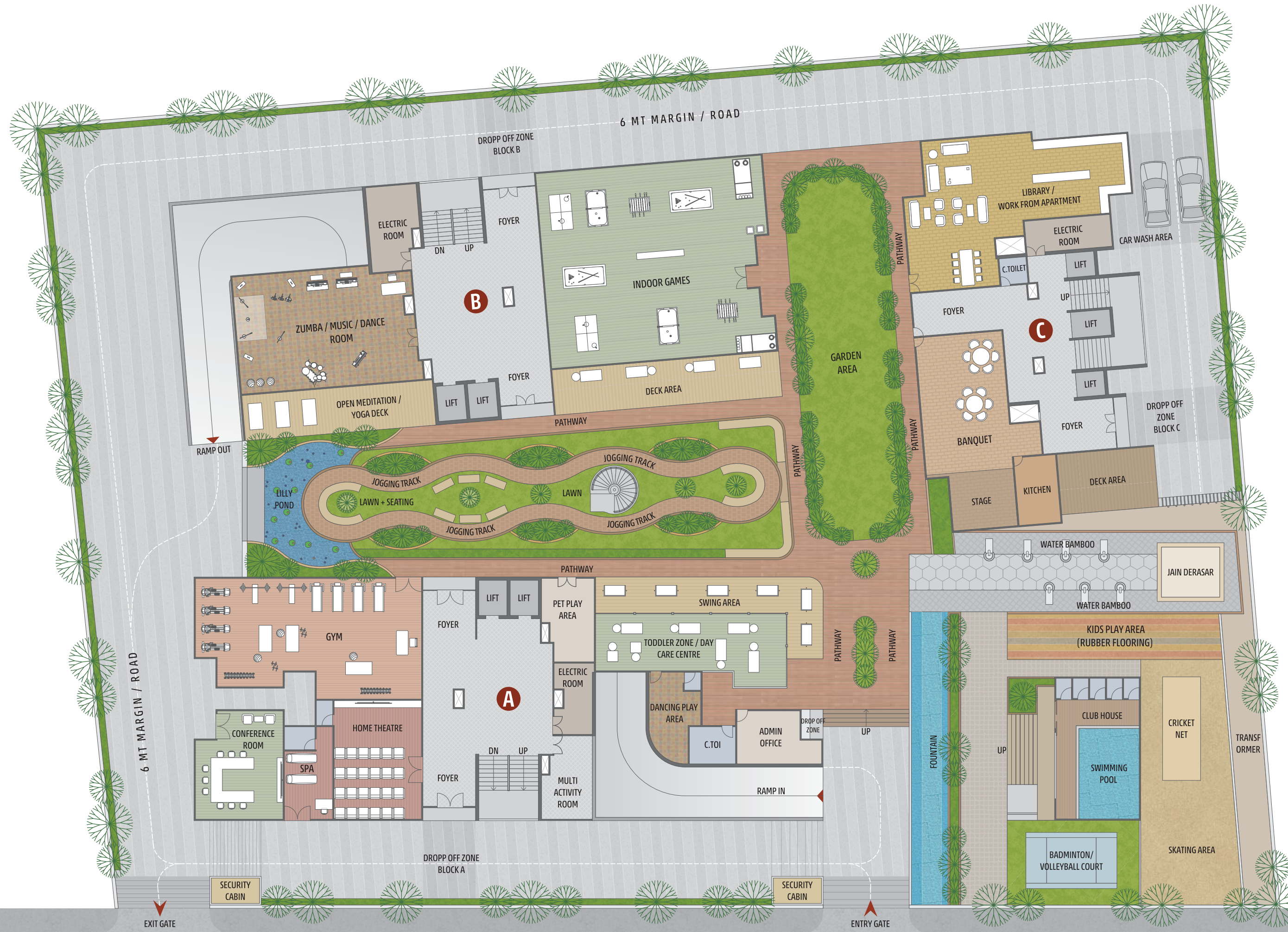
EXPERIENCE CAPTIVATING SCENIC BEAUTIES, INVITING SPACES AND ALLURING LUXURIES. ENJOY THIS IMMERSIVE EXPERIENCE ONLY AKSHAR OCEAN PEARL.

# SOOTHING WAVES FOR EASY CONNECTIVITY

TRUE HAPPINESS IS WHAT SURROUNDS YOU AND ENVELOPS YOU DAYS WITH BREEZE OF HAPPINESS AND MYRIAD OF AMENITIES. BE ENGULFED BY THE BEAUTIFUL SURROUNDINGS AND FUN-LOVING ACTIVITIES THAT WILL REMIND YOU OF YOUR CHILDHOOD ROUND THE CLOCK. LIVE THE MOMENTS IN MAGICAL WAYS AT AKSHAR OCEAN PEARL.



GROUND FLOOR



18 M.T WIDE ROAD



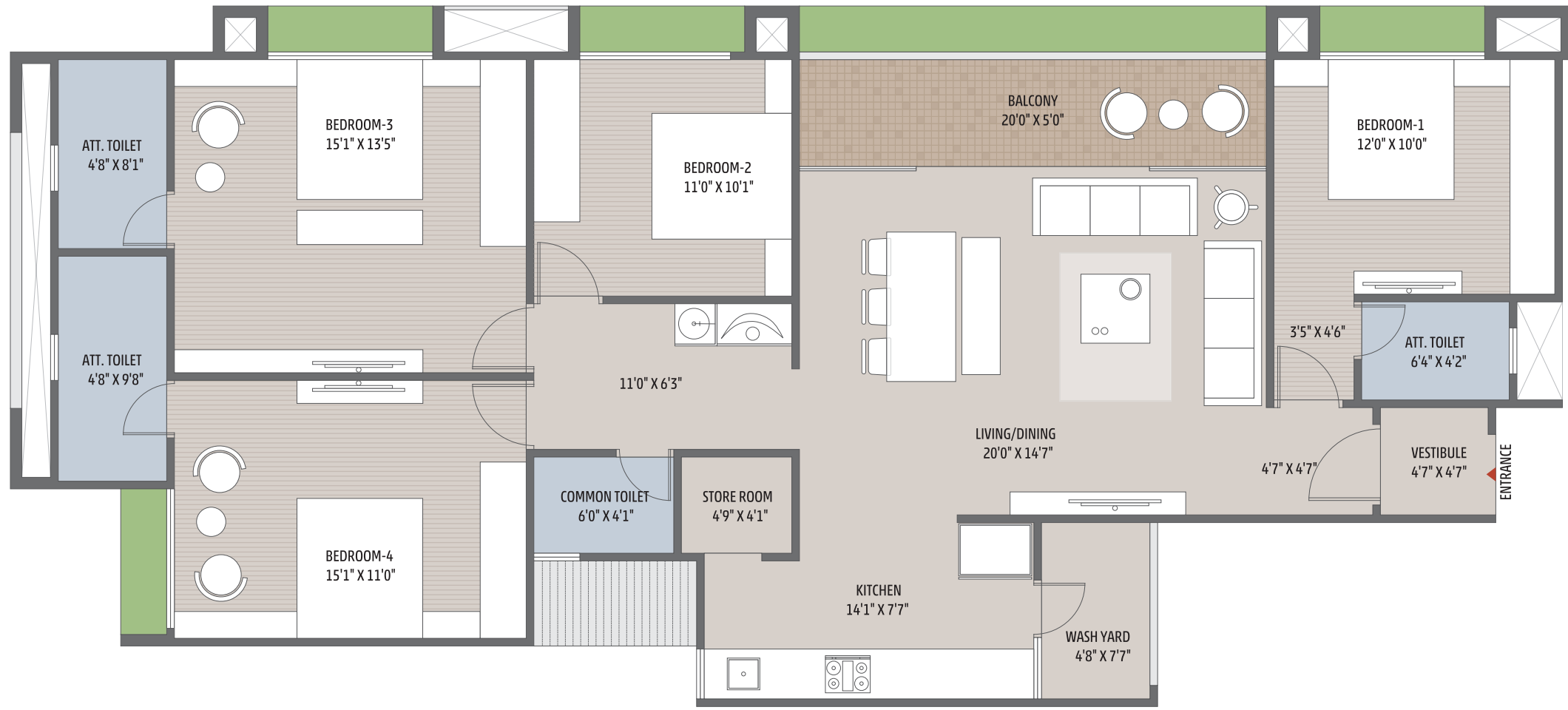
TYPICAL FLOOR



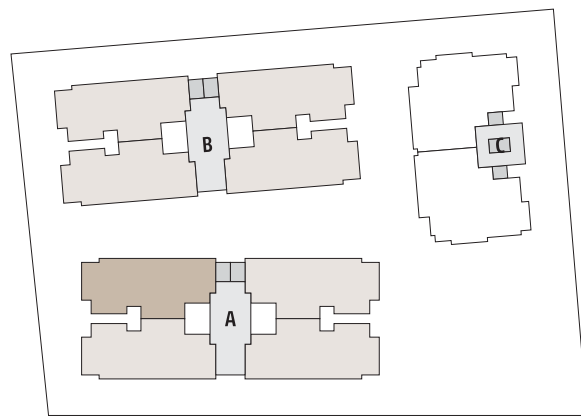
18 M.T WIDE ROAD

RESIDENCES  
INSPIRED BY THE  
OPULENCE OF PEARLS

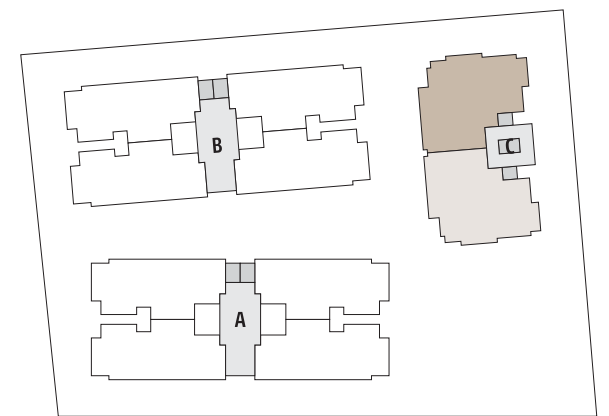


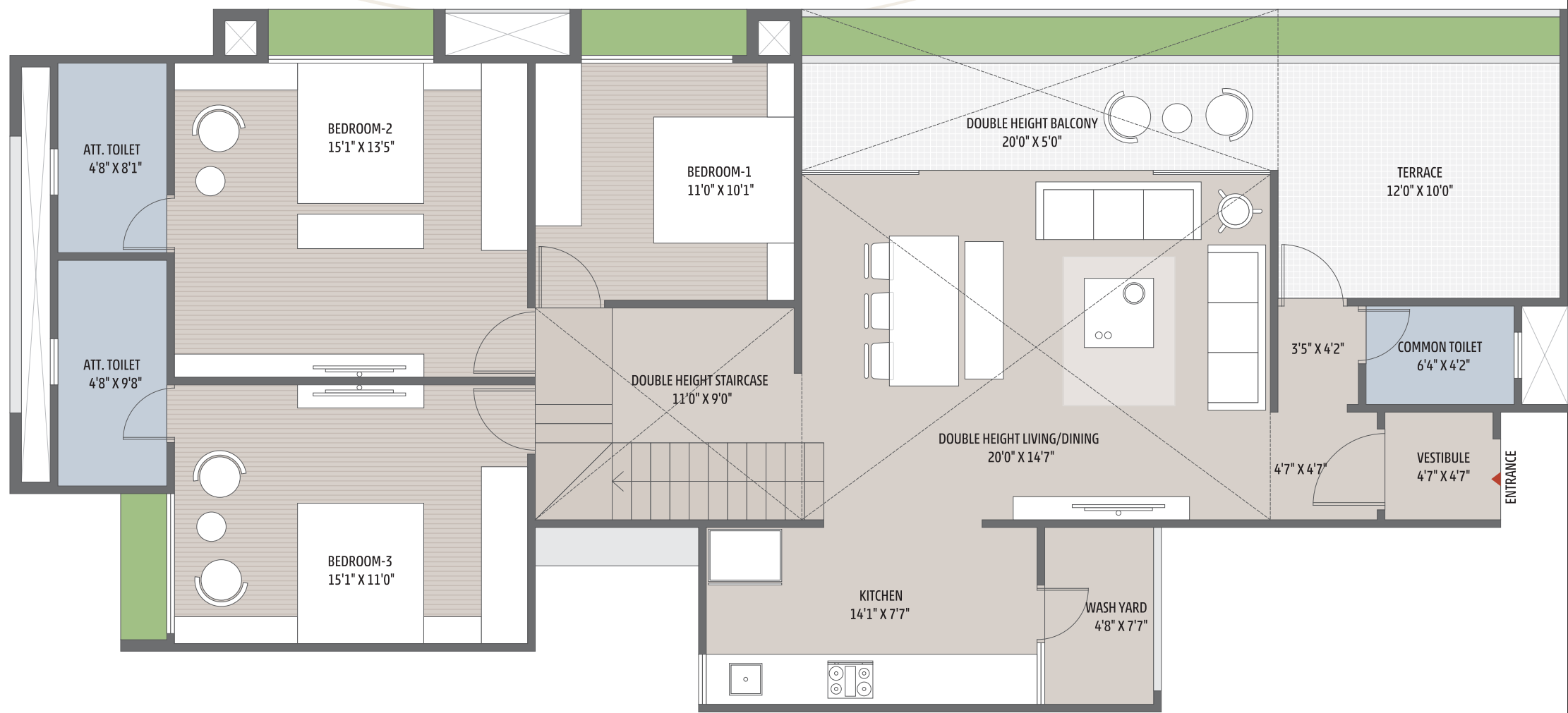
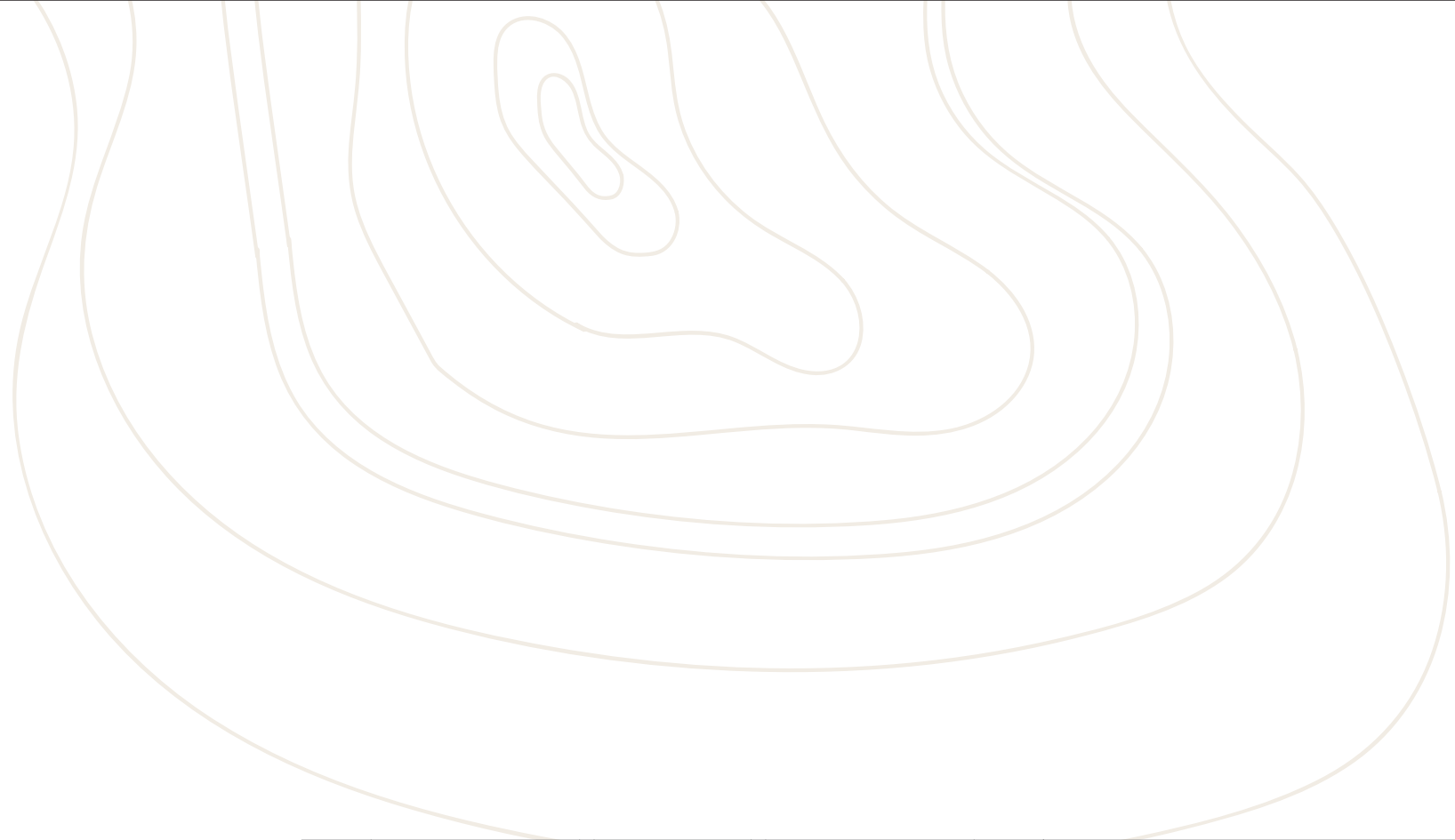


4 BHK  
PLAN-A

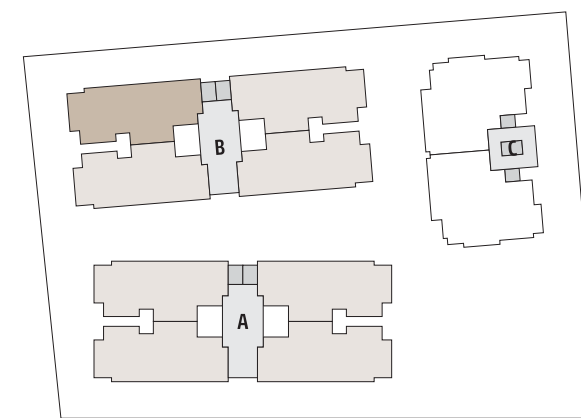
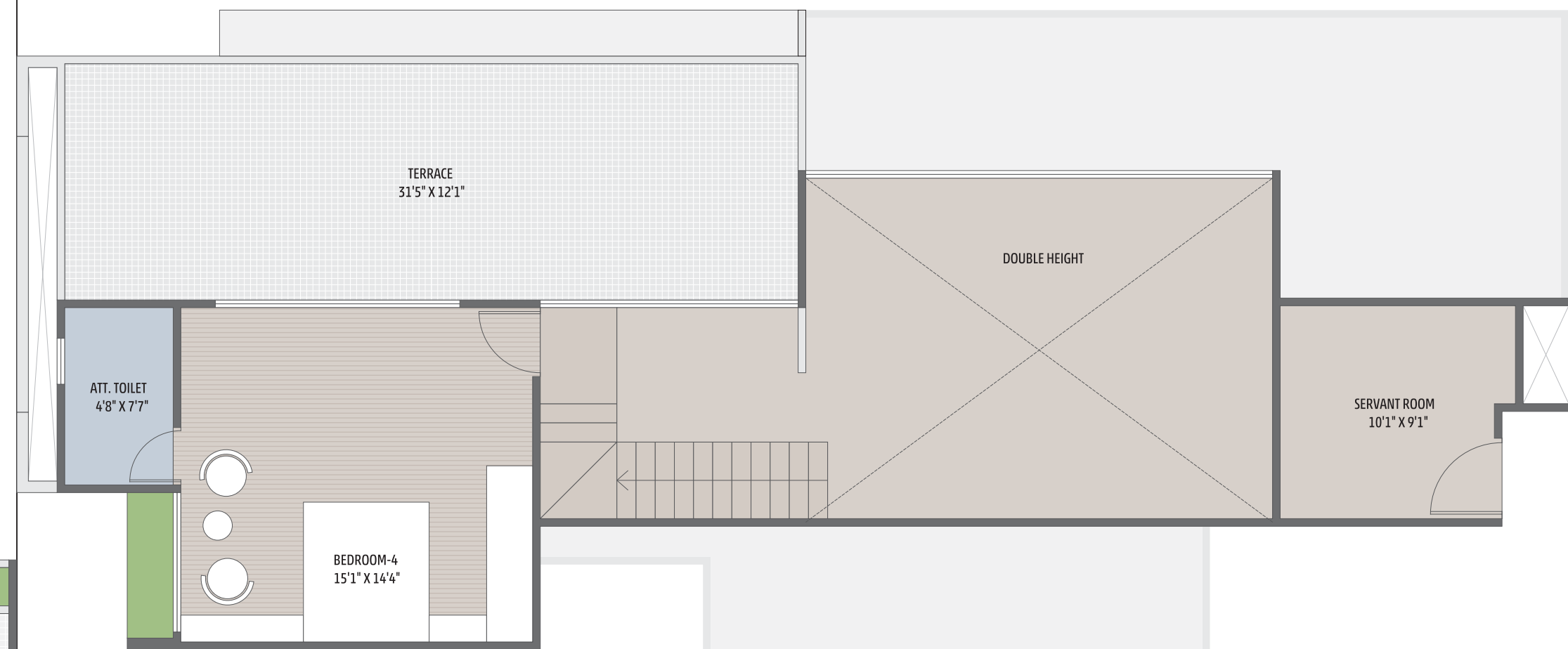


4 BHK  
TYPE-C



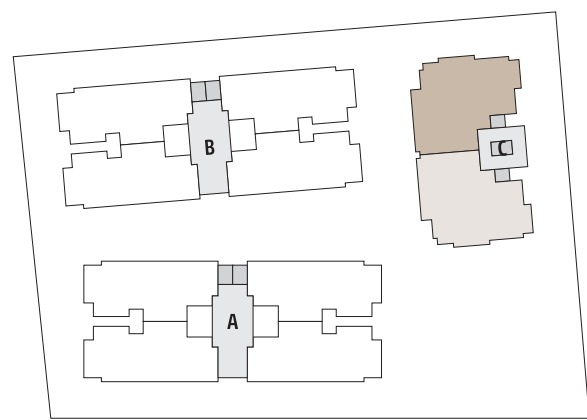


DUPLEX  
LOWER FLOOR-B



UPPER FLOOR-B





DUPLEX  
LOWER  
FLOOR-D



DUPLEX  
UPPER  
FLOOR-D

# SPECIFICATIONS

## WALL FINISH

Internal : Smooth finish mala plaster with putty  
External : Double coat sand faced plaster or texture finish.

## FLOORING

Italian Marble in living and dinning, Vitrified tiles in the bed room.

## KITCHEN

Standing polished natural granite kitchen platform with sink & Glazed tiles dado above the platform up to lintel level.

## DOORS

Decorative main door having lock of reputed company.  
Internal doors of laminated flush doors or coloured flush door.

## WINDOWS

Alluminium anodized section sliding windows with glass & stone jambs.

## TOILET

Ceramic tiles flooring in all toilets, glazed tiles dado up to lintel level.

## PLUMBING

Concealed plumbing of good quality UPVC & CPVC PIPES, C.P. Fittings & sanitary ware of Kohler.

## ELECTRIFICATION

Single phase meter + MCB & ELCB tripper with concealed wiring  
With adequate points with quality fittings.

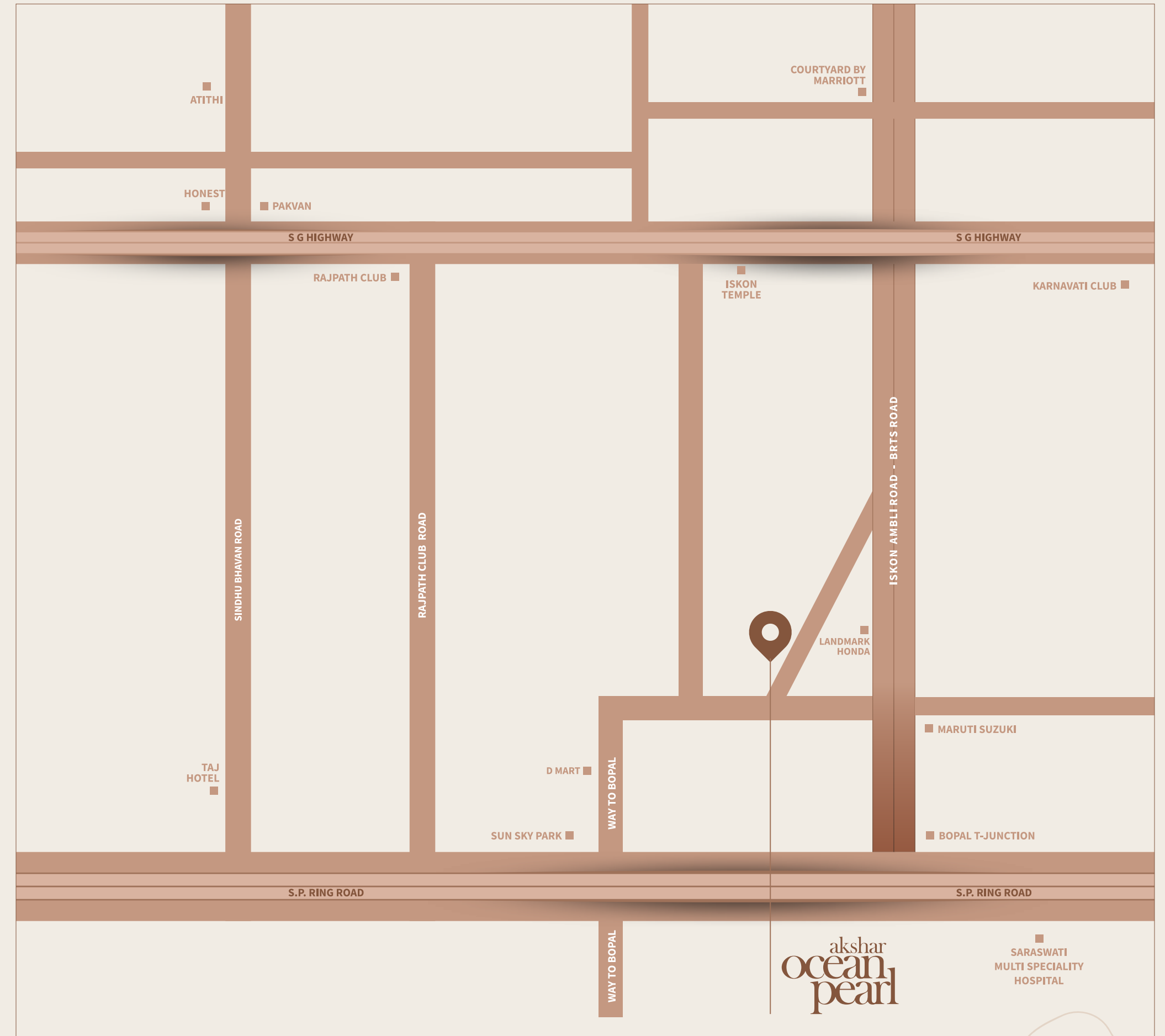
## PAINT

Exterior painting of acrylic paint.  
Internal walls double coat putty finish.

## LIFTS

Fine quality fully automatic lifts.

All unit with semi VRV system of outdoor unit



**RULES & REGULATIONS** • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit 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 not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

**DISCLAIMER** • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise the ourselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • Subject to Gandhinagar jurisdiction only. • T&C Applicable

akshar  
ocean  
pearl 4 BHK LUXURIOUS LIVING

AKSHAR OCEAN PEARL,  
BESIDE MERCEDES BENCHMARK SHOWROOM  
NR BOPAL AMBLI JUNCTION, AMBALI, AHMEDABAD 380058  
☎ 99799 94856 ✉ keshavnarayanrealtyllp@gmail.com

DEVELOPED BY



ARCHITECT

**KALART 9**  
ARCHITECTS

STRUCTURE



RERA L : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10231/240522 / WWW.GUJRERAR1.GUJARAT.GOV.IN