

PROJECTS BY



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Disclaimer: The contents of this brochure are purely conceptual and not a legal offering, nor will it be deemed to be part of any agreement. Nothing contained in this brochure will take precedence in the final agreement. Number of units, amenities, specifications, floors, roads, open space etc, may be revised. Furnishing shown on all floor plans are for illustrative purpose only. All dimensions are approximate and subject to construction variances. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities etc. without any prior notice.



THE ACE

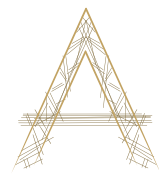


SHIVARTH - THE ACE

S H I V A R T H  
T H E A C E  
@SBR

LEAVE BEHIND MORE THAN A LEGACY

INSPIRED BY THE PURSUIT OF EXCELLENCE, SHIVARTH - THE ACE  
IS A RESULT OF A-GRADE ELEMENTS COMING TOGETHER TO  
CREATE AN EXCEPTIONAL BUILDING, MEANT TO BE ABOVE  
THE REST. JUST LIKE YOU.



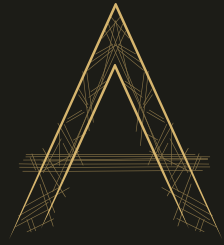
EXCELLENT  
MARVELOUS  
OUTSTANDING  
SUPERLATIVE  
THE ACE

WHAT EVERYONE DESIRES.  
WHAT IS RESERVED FOR A SELECT FEW.

SHIVARTH PROJECTS IS ADDING A RARE JEWEL IN  
THE CROWN OF THE COMMERCIAL GROWTH OF  
AHMEDABAD – SHIVARTH THE ACE.

UNSURPASSED OFFICES AND SHOWROOMS FOR THOSE  
WHO WILL SETTLE FOR NOTHING BUT THE BEST.





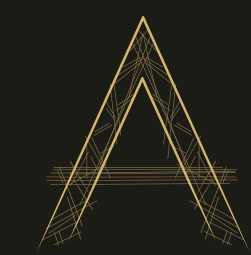
PREMIER LOCATION.

ENVIABLE PREMISES.

STELLAR CONSTRUCTION.

BUSINESS SPACES LIKE NEVER BEFORE.





WHERE LEISURE & LUXURY IS JUST FLOORS AWAY

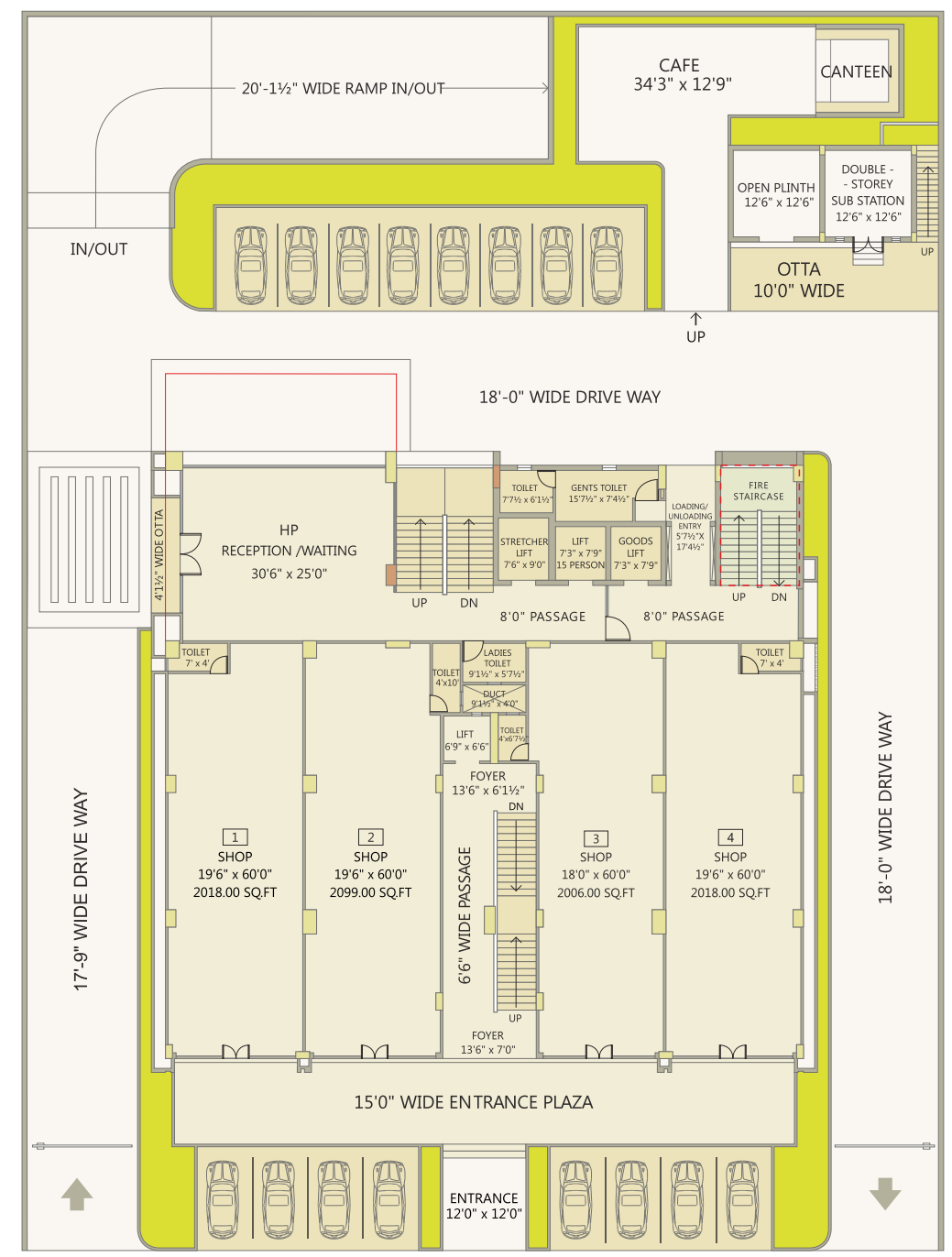
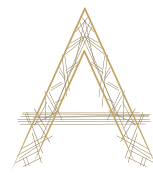
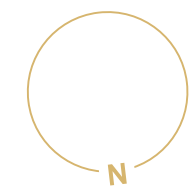
With a Massive 20 ft frontage  
and lofty 13 ft height

PRESENTING TO YOU

## THE ACE

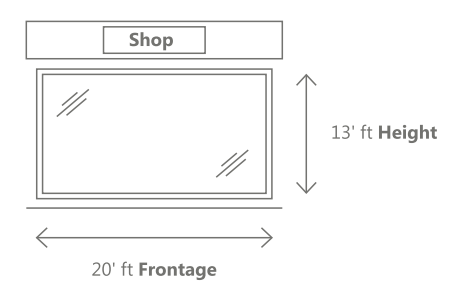
A new definition for Class in office spaces  
*(available for lease)*

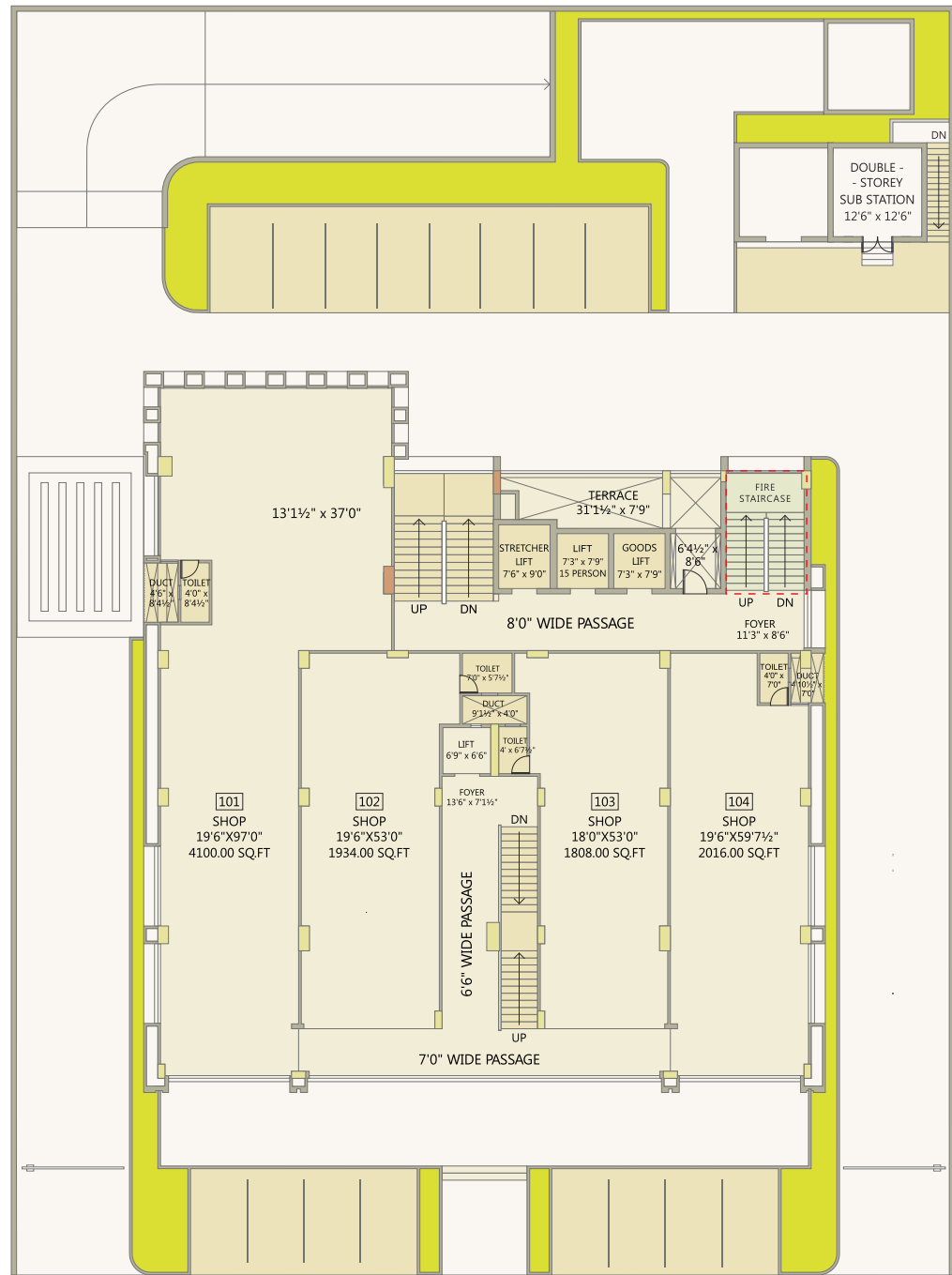
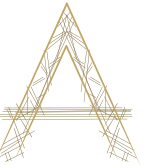




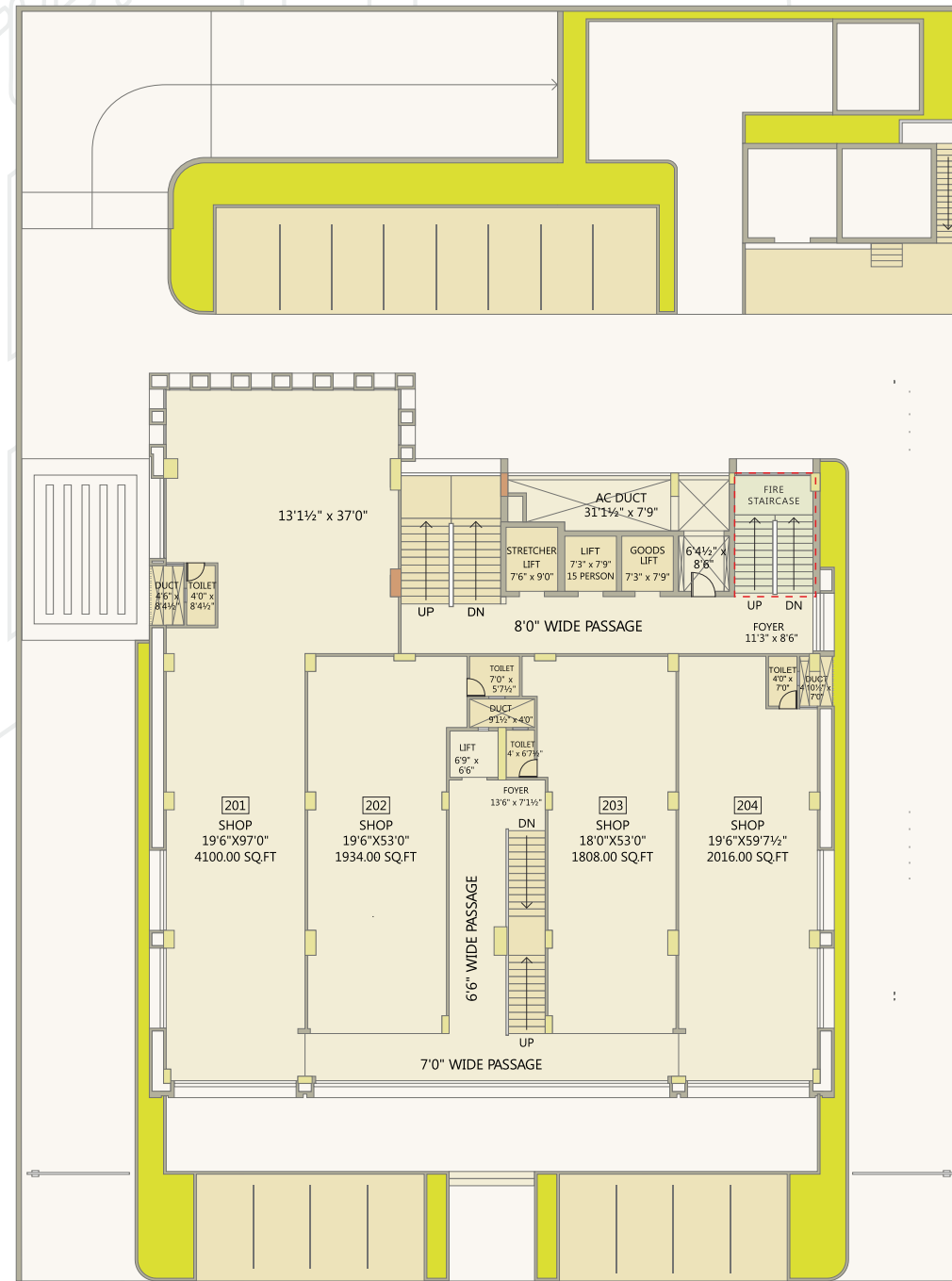
36.00 MT WIDE ROAD

## GROUND FLOOR PLAN

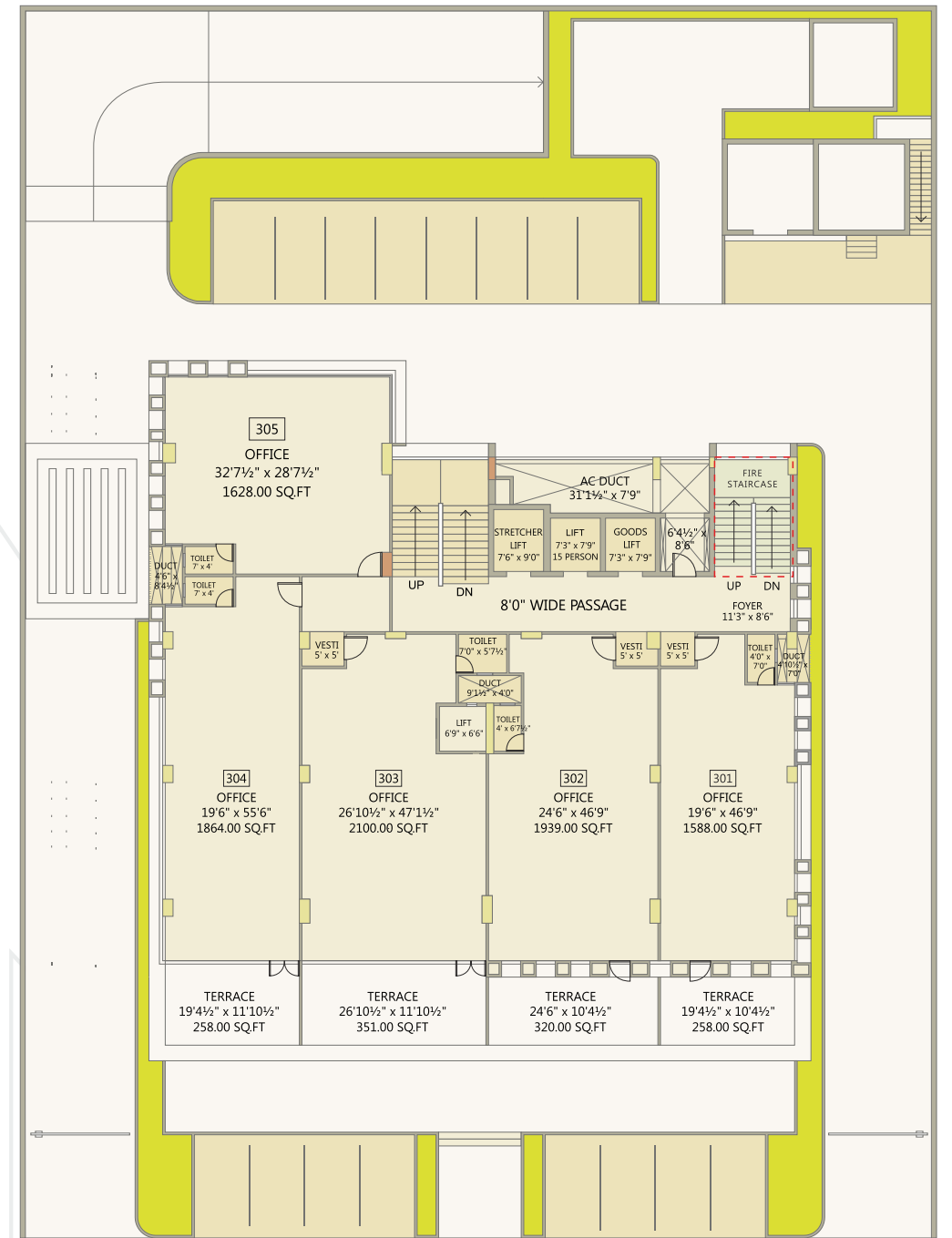




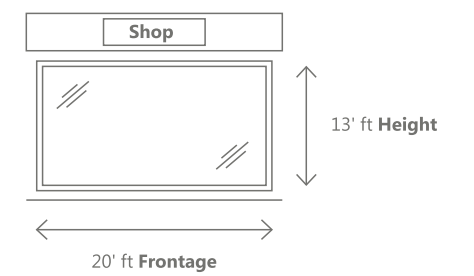
FIRST FLOOR PLAN



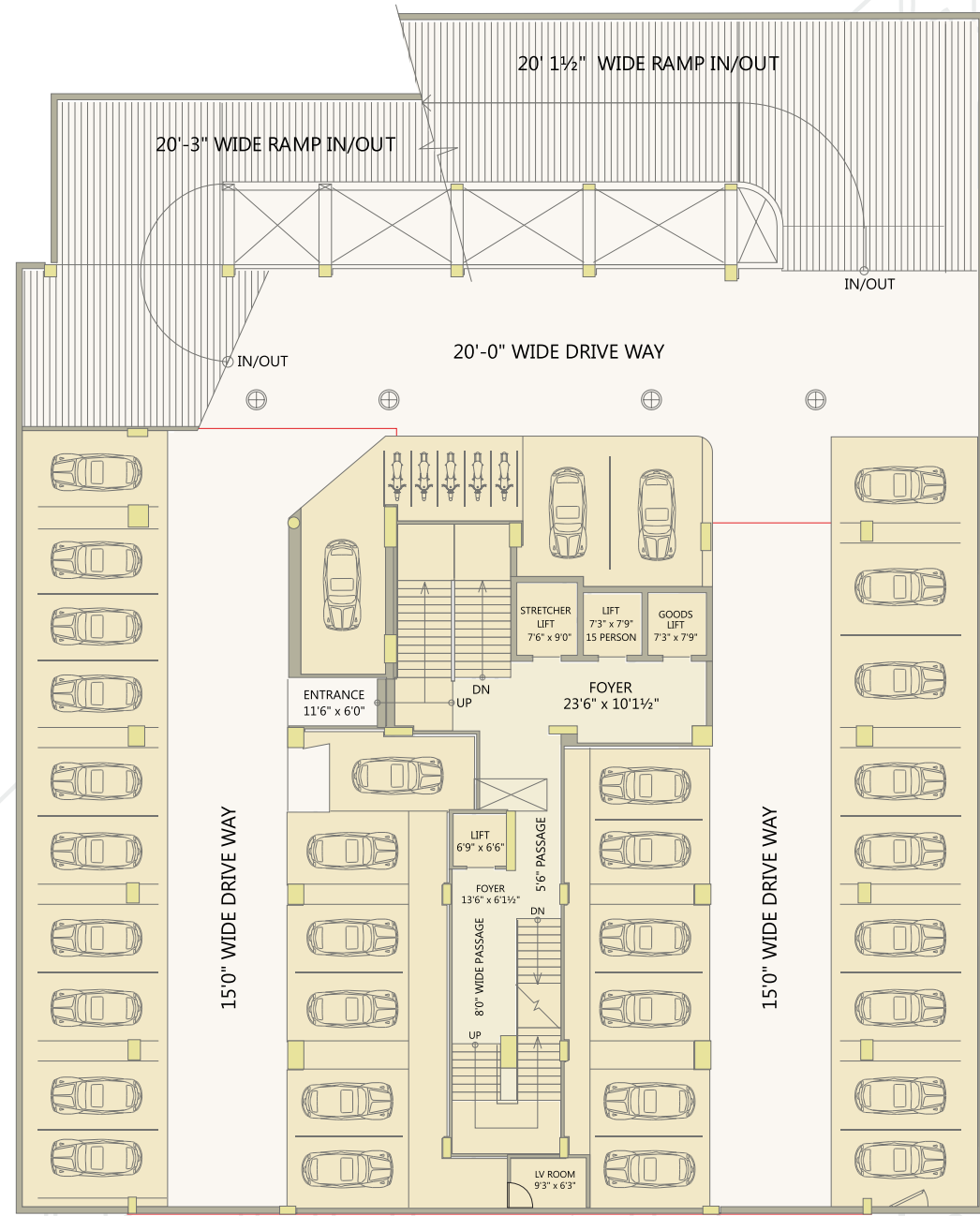
SECOND FLOOR PLAN



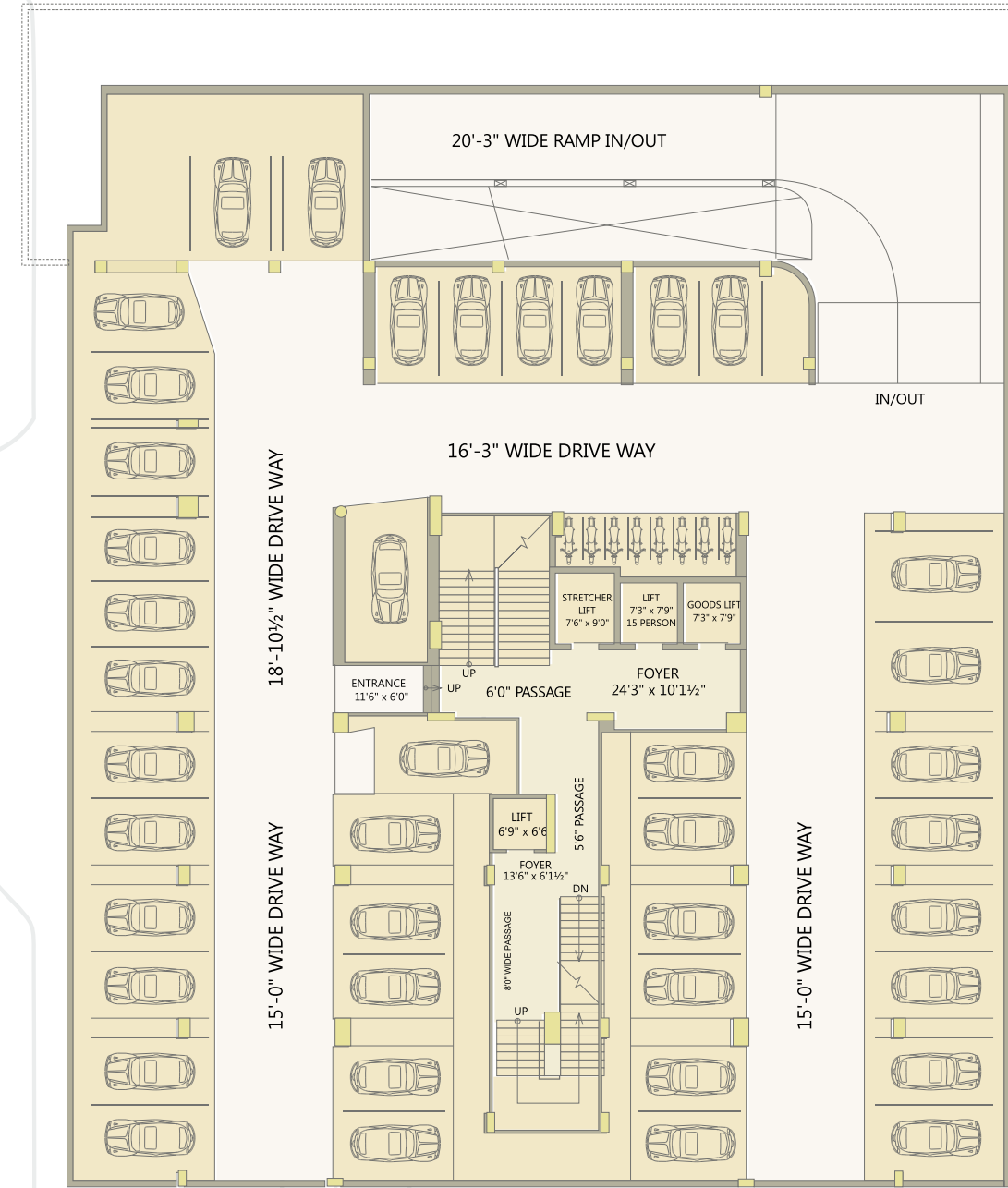
THIRD FLOOR PLAN



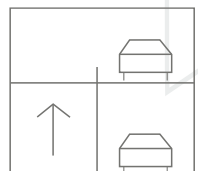





















1ST BASEMENT PLAN



2ND BASEMENT PLAN



Double Stack Parking

 <p><b>BUILDING FACADE</b></p> <ul style="list-style-type: none"> <li>• Double-glazed, sun-ban solar control glass structures             <ul style="list-style-type: none"> <li>• Lower electricity consumption, better sound-insulation and reduction of UV radiation into premises</li> </ul> </li> <li>• Granite Dry Cladding for improved aesthetic value and heat-insulation</li> </ul>	 <p><b>BUILDING STRUCTURE</b></p> <ul style="list-style-type: none"> <li>• Vaastu Compliant</li> <li>• High-grade quality concrete</li> <li>• High-grade branded TMT Steel</li> <li>• Certified anti-termite treatment</li> <li>• Earthquake resistant structure</li> <li>• Usage of AAC blocks - certified green building material</li> </ul>	 <p><b>RECEPTION</b></p> <ul style="list-style-type: none"> <li>• World-class lobby arena with sitting area for clients</li> </ul>	 <p><b>ELEVATORS</b></p> <ul style="list-style-type: none"> <li>• Four high-speed MNC elevators             <ul style="list-style-type: none"> <li>• Passenger elevators - 15 and 16 passenger capacity each</li> <li>• Special stretcher lift - 16 passenger capacity</li> </ul> </li> <li>• Exclusive elevator for retail spaces - 10 passenger capacity</li> </ul>
 <p><b>FLOORING</b></p> <ul style="list-style-type: none"> <li>• Best quality granite flooring in foyer and staircase areas</li> <li>• Double-charge vitrified tiles for all office space areas</li> </ul>	 <p><b>BATHROOMS</b></p> <ul style="list-style-type: none"> <li>• Resonant, anti-skid tiles by Kajaria or similar</li> <li>• High-end sanitary fittings and Superior quality bathroom fittings (eg. Toto, Kohler, Jaquar or similar)</li> <li>• Safety-ensuring piping system</li> <li>• Wooden doors with handle-fittings by Godrej or similar</li> </ul>	 <p><b>DOORS AND WINDOWS</b></p> <ul style="list-style-type: none"> <li>• Double-side laminated flush doors</li> <li>• Window-sill done with beautiful granite-finishing Aluminium/UPVC window-frames</li> </ul>	
 <p><b>AIR-CONDITIONING</b></p> <ul style="list-style-type: none"> <li>• Provision for state-of-the-art VRV System ODU</li> </ul>	 <p><b>FIRE-SAFETY</b></p> <ul style="list-style-type: none"> <li>• Sprinklers in common areas and fire extinguishers on each floor</li> <li>• Additional fire-safety exit staircase provided</li> <li>• All fire safety done according to National Building Code norms</li> </ul>	 <p><b>ELECTRIFICATION</b></p> <ul style="list-style-type: none"> <li>• Concealed electrical wiring in all areas with PVC insulation</li> <li>• Cables and modular switchgear in all areas by Havells or similar</li> <li>• High end cables by Finolex or similar</li> <li>• Availability of DG facility for power-backup</li> </ul>	
 <p><b>LIGHTING</b></p> <ul style="list-style-type: none"> <li>• Installation of premium LED lights in all common areas</li> </ul>	 <p><b>SECURITY SURVEILLANCE</b></p> <ul style="list-style-type: none"> <li>• Gated access control available</li> <li>• Cameras in common areas for 24*7 safety</li> </ul>	 <p><b>PAINT</b></p> <ul style="list-style-type: none"> <li>• Premium paint layers - internal white putty with smooth finish</li> </ul>	
 <p><b>INTERNET/DTH CABLE -AMENITY</b></p> <ul style="list-style-type: none"> <li>• Provision available for any ISP provider</li> </ul>	 <p><b>STAIRCASES</b></p> <ul style="list-style-type: none"> <li>• SS railing on all staircases</li> <li>• Provision of 2 staircases for daily and emergency-exit usage</li> </ul>	 <p><b>WATER-SUPPLY</b></p> <ul style="list-style-type: none"> <li>• Round the clock water supply</li> </ul>	 <p><b>RAIN WATER HARVESTING</b></p> <ul style="list-style-type: none"> <li>• Percolation Well</li> </ul>

SUCCESS AND STYLE

With the expanse of Sindhu Bhavan Road under your feet, this is as luxurious as office spaces get





**BUILDING MANAGEMENT SYSTEMS**

- Delegated Site Maintenance In-charge
- CCTV surveillance in common areas
- Fire Alarm Systems
- Automated Water-level monitoring in tanks
- Control of lighting in Parking and Campus area



**PARKING**

- Ample space of allotted car and two-wheeler-parking space per office unit
- Special provision for visitor parking available on ground floor



**AMBIANCE**

- Beautifully landscaped arena with out-door seating
- High-raised ceilings with up to 13ft floor-to-floor height for showrooms and offices
- 60% open area for ventilation
- Open spaces in the form of office garden and top-floor terrace spaces



**CAFETERIA**

- Open cafeteria on ground floor for coffee-breaks



**CONFERENCE AND MEETING ROOM**

- Specially designed meeting-room, library for business gatherings



**ECO-FRIENDLY**

- Green-building features incorporated in the building
- Eco-friendly elements in the building materials for reduction in energy and heat wastages

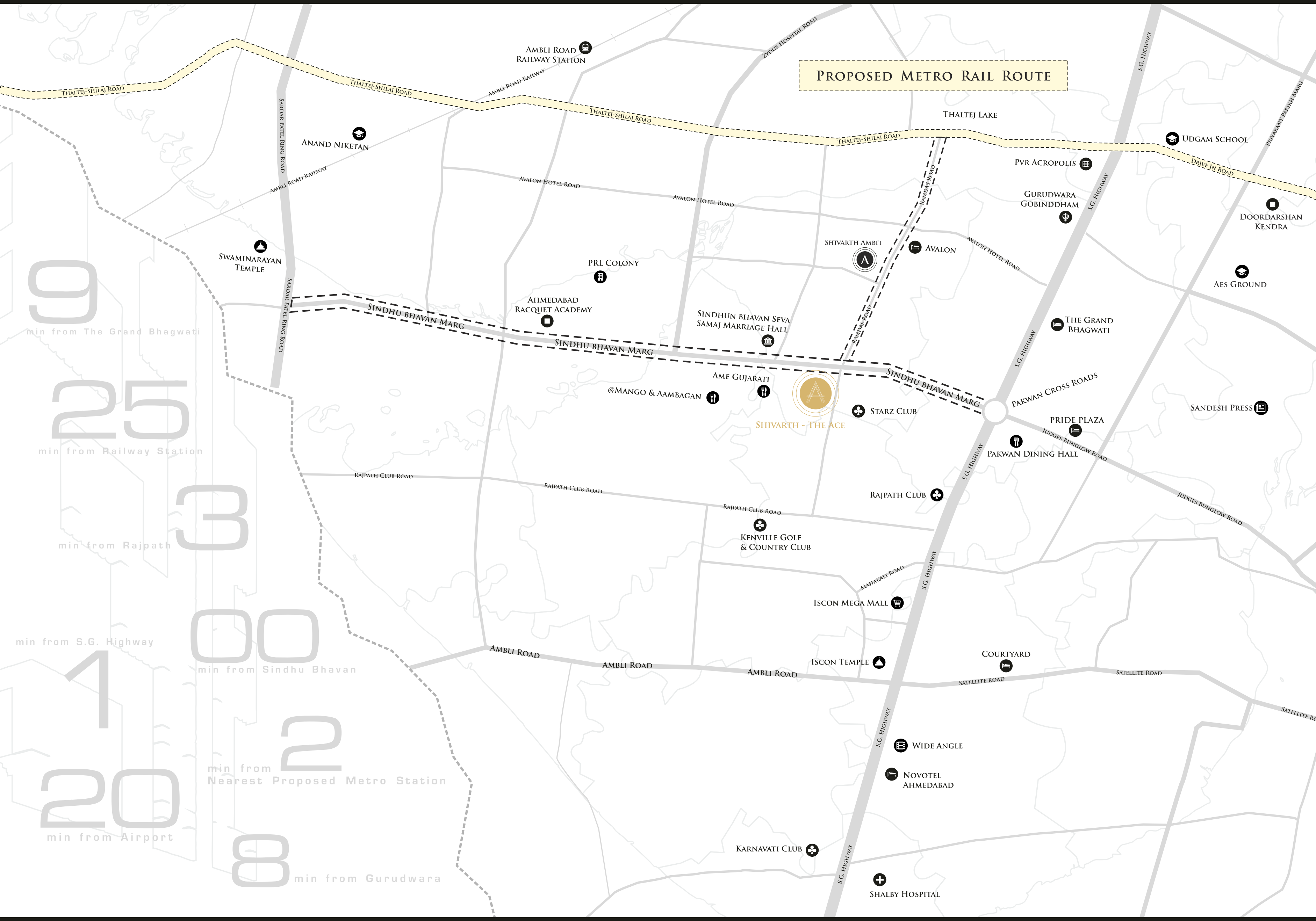


**SIGNAGE**

- Informative signage in all common areas for anytime assistance and clear directions



# PROPOSED METRO RAIL ROUTE



9  
min from The Grand Bhagwati

25  
min from Railway Station

3  
min from Rajpath

4  
min from S.G. Highway

00  
min from Sindhu Bhavan

20  
min from Nearest Proposed Metro Station

8  
min from Gurudwara