



EXPRESSING
BEYOND
CONCRETE.

Express yourself through nature.



Ayunam Greens is a new, residential and commercial project by The Ayunam Group, a well-known developer in Gujarat. They are well known for their reliability and creativity. Even after so many years in the industry, they haven't lost a touch with individualism; rather, they are always coming up with new ideas and raising industry standards.

 **ayunam**
greens
3 BHK bright homes





LIBERATING THE ESSENCE OF NATURE.

At Ayunam Greens, we imagine a life beyond the confines of concrete. We want nature to flow through and around the lives that flourish here. To help families grow by embracing the actual essence of nature and other equally beneficial amenities. Come rethink your life with us and learn to flow with life.

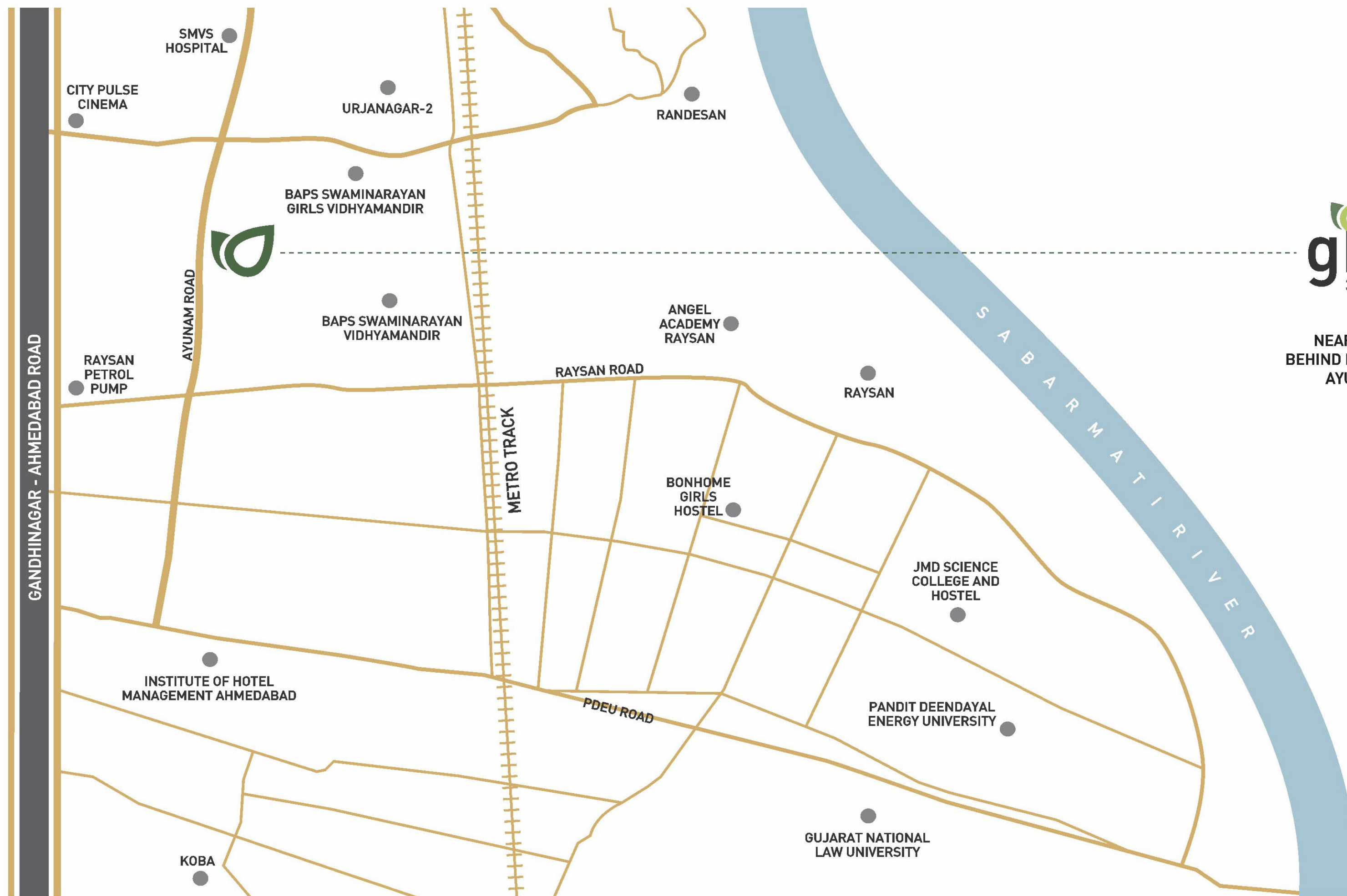




Approachable project location

The project's location makes it easily accessible. It is connected to the major roads and has all of the locality's essential locations in close proximity, providing Ayunam Greens the benefit of being very well connected while also having the value of having greenery within.





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NEAR CITY PULSE THEATRE,
BEHIND RAYSAN PETROL PUMP,
AYUNAM ROAD, KUDASAN,
GANDHINAGAR-382421

AYUNAM GREENS / LOCATION & NEARBY PLACES

Up - Coming Metro Station	2 km	Ahmedabad Airport	12 km	Koba Circle	4.5 km	Swaminarayan Dham	1 km	IIT (Palaj)	10 km	DAIICT College	4 km
Gift City	6.5 km	Sachivalay	7.5 km	City Pulse Theatre	0.5 km	Aashka Hospital	4.5 km	Jamnabhai Narsee School	10 km	Raysan Petrol Pump	0.5 km
GNLU College	4.5 km	Railway Station	10 km	BAPS School	1 km	TCS	5.5 km	S.G. Highway	6 km		
PDEU College	3.5 km	Mahatma Mandir	9.5 km	SMVS Hospital	1 km	Infocity	5 km	NIFT College	4.5 km		

Liberty of view: Road or garden facing

Ayunam Greens offers all its residents the liberty of choosing their view. Each apartment has the option of garden or road overlooking balconies, so you can choose your view as per your mood.





More than 20,000 sq. ft. of green ecosystem

Ayunam greens is majorly covered with greenery which is well landscaped. 20,000 sq. ft. of beautifully landscaped area that creates an exquisite ecosystem that is aesthetically pleasing and good for the lifestyle.





More than 60% open space

The project is designed to feature 60% open space on the property. This area includes lush lawns and a variety of facilities that give you a liberated and luxurious experience.



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Bright and spacious homes with window in kitchen

The houses are designed to allow for maximum light and ventilation. Brightness and freshness infuse all of the areas. There is specifically a window in the kitchen, so you have a positive time doing home chores.





Exceeding 3 BHK homes and height standards

The 3 BHK homes have a lot of space and best floor to floor height of 10'3" to foster your growing needs, except from all the rooms there is a free space to your disposal that you may use however you find fit.





400 ft. walking track semi-covered with greenery

Every aspect in Ayunam Greens is tied to the landscape, including the walking track, which is partially covered with flora and is one of the largest walking tracks of this type. It actually gives you a sense of emancipation.







Mother's hangout place
Multi-purpose hall



Sr. citizen sitout
Gazebo



Net cricket
Multi-purpose court



Party lawn
Kids' drop off zone

Indoor games room and toddlers' play area

Entertaining evenings for you and your little ones with interactive amenities for you all.



Reading room & work station area

Focus on what you're doing with a well-maintained study and work area.



Outdoor projector wall and yoga deck

Recreation and health go hand in hand here; different types of amenities for different requirements.



Gym & yoga centre

Fully equipped health-centric amenities to keep you healthy all year round.



Outdoor children's play-area

Give your children a holistic childhood with a safe and interactive play area.



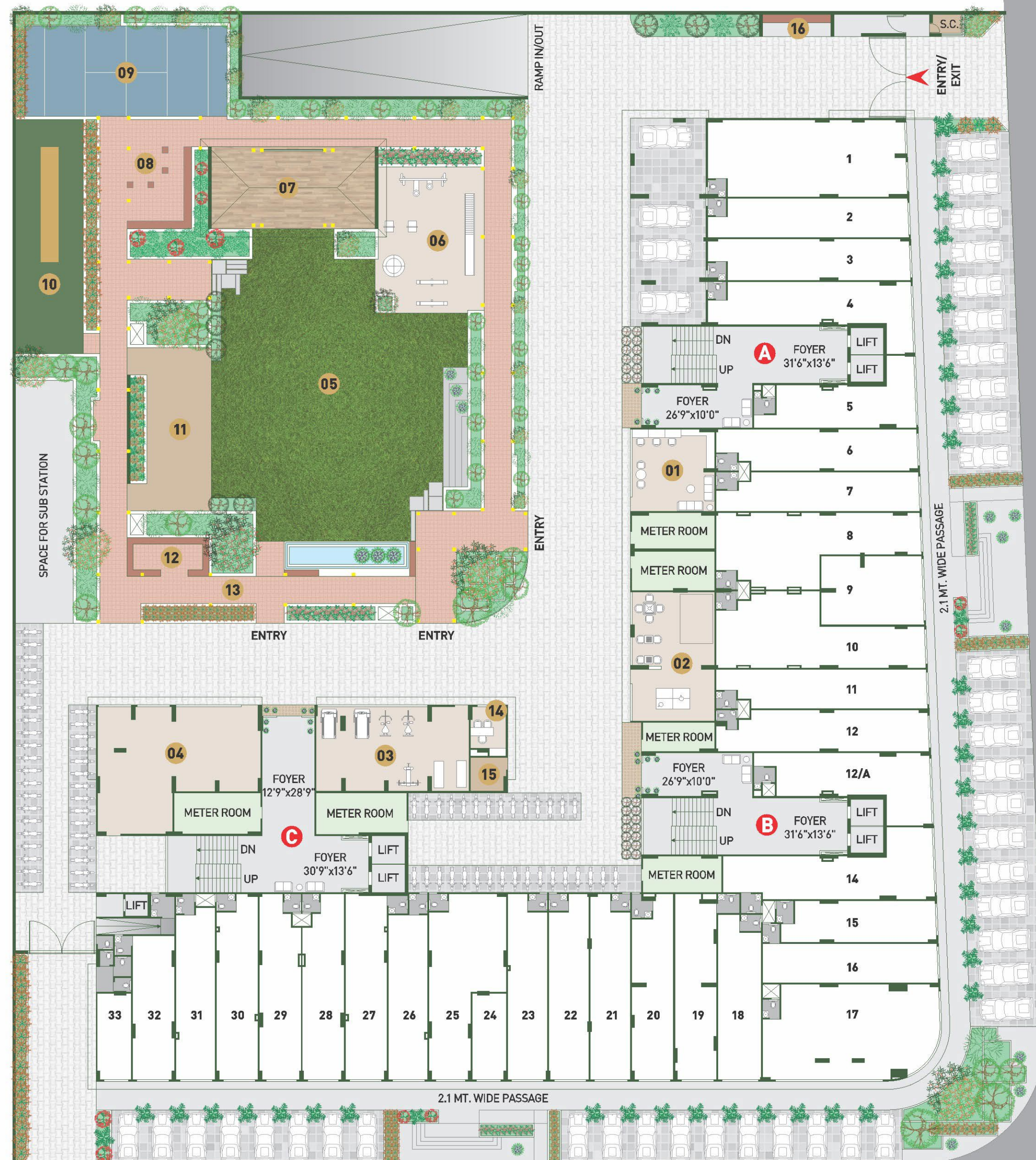
Well designed water body

An aesthetically designed leisure area that soothes the mind and body.



- 01 READING ROOM & WORK STATION AREA
- 02 INDOOR PLAY AREA & TODDLER AREA
- 03 GYM & YOGA CENTRE
- 04 MULTI-PURPOSE HALL
- 05 LAWN AREA
- 06 KID'S PLAY AREA
- 07 GAZEBO
- 08 SENIOR CITIZEN SEATING
- 09 MULTI PURPOSE COURT
- 10 BOX CRICKET
- 11 YOGA DECK AND OUTDOOR PROJECTOR WALL
- 12 MOTHER'S HANGOUT SPACE
- 13 SEMI COVERED WALKWAY
- 14 ADMIN OFFICE
- 15 STORE
- 16 KIDS DROP-OFF ZONE

1	48'0" X 18'6"
2	48'9" X 9'6"
3	49'0" X 10'0"
4	49'6" X 10'3" 6'6" X 7'0"
5	39'3" X 10'3" 6'6" X 7'0"
6	48'9" X 10'0"
7	49'3" X 9'6"
8	49'6" X 10'0" 25'0" X 8'6"
9	25'0" X 16'6"
10	50'9" X 10'0" 25'0" X 8'6"
11	51'0" X 9'6"
12	51'6" X 10'0"
12/A	42'9" X 10'3" 10'9" X 7'0"
14	51'3" X 10'3" 11'0" X 7'0"
15	38'9" X 10'0"
16	42'6" X 9'6"
17	43'0" X 23'0"
18	10'6" X 40'0"
19	10'0" X 45'0"
20	10'0" X 45'0"
21	9'6" X 45'0"
22	9'6" X 45'0"
23	9'6" X 45'0"
24	8'0" X 21'0"
25	10'0" X 45'0" 8'0" X 23'6"
26	9'6" X 45'0"
27	10'0" X 45'0"
28	10'0" X 45'0"
29	10'0" X 45'0"
30	10'0" X 45'0"
31	9'6" X 41'9"
32	10'0" X 35'0"
33	8'0" X 21'0"

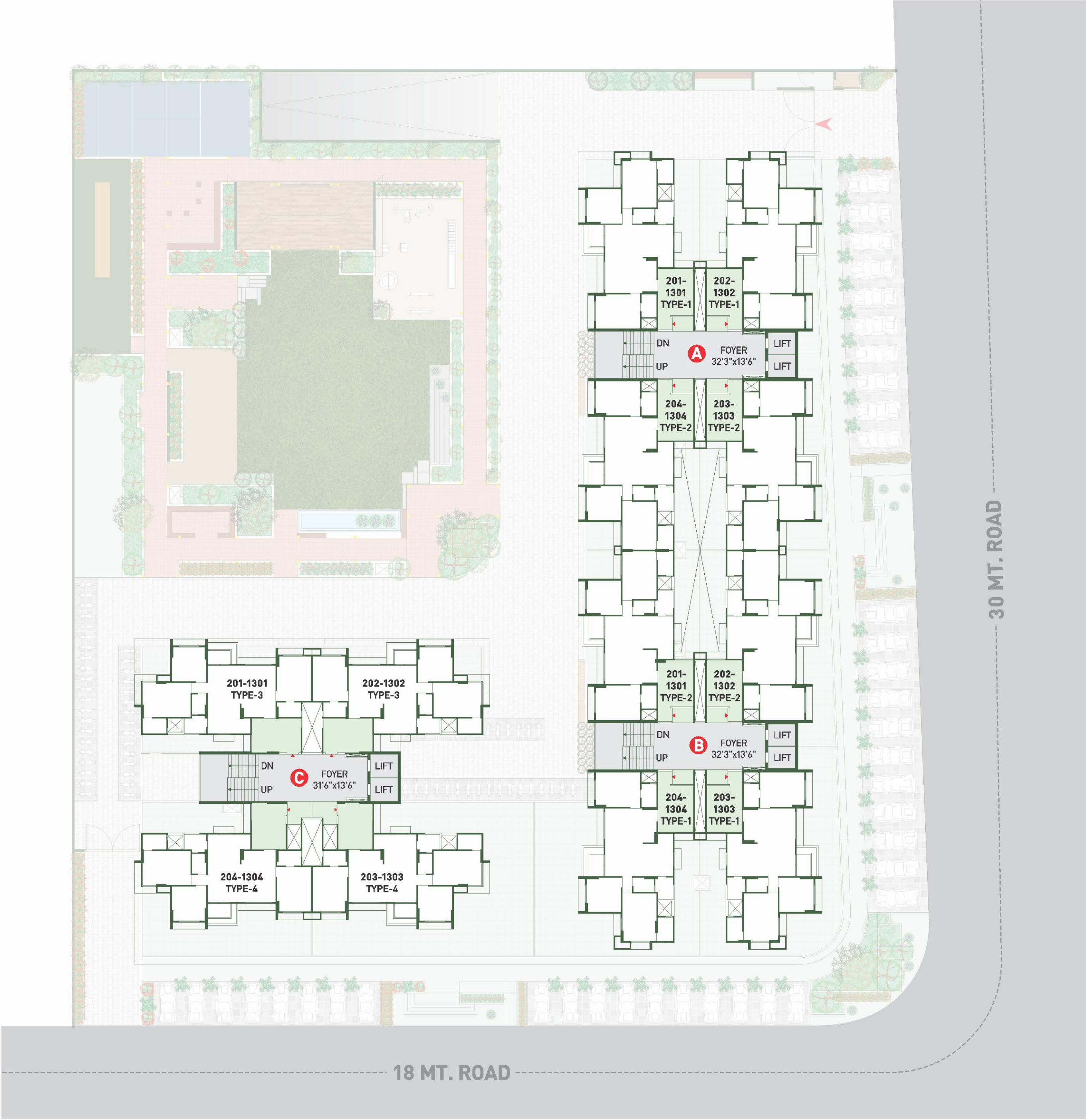


18 MT. ROAD

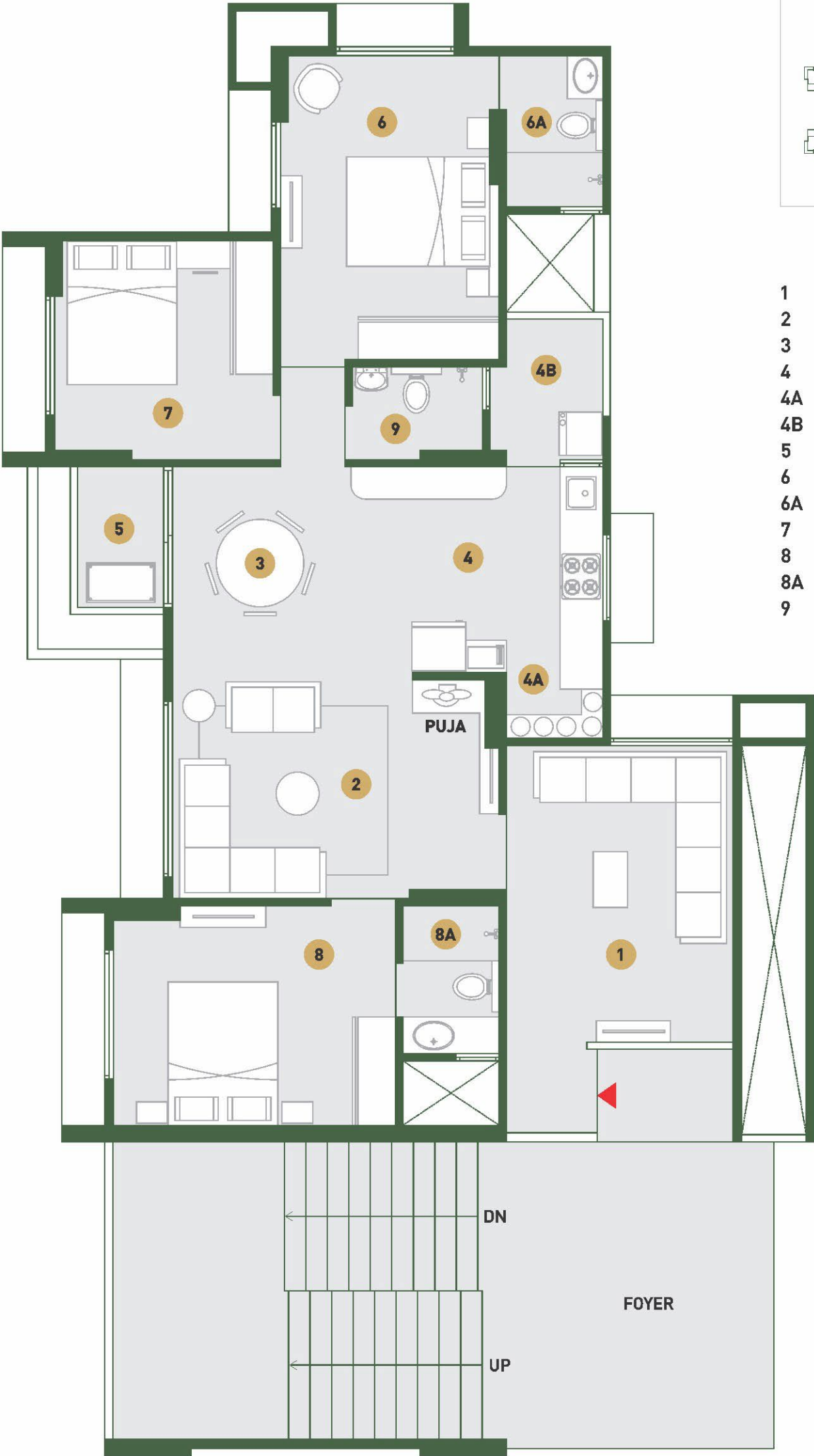
FIRST FLOOR



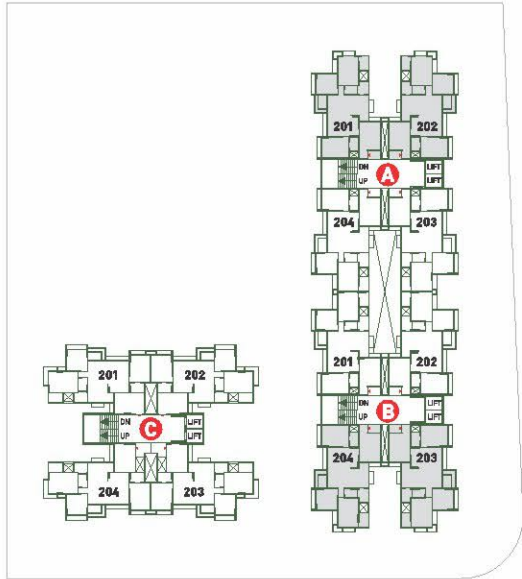
TYPICAL FLOOR
(2nd to 13th floor)



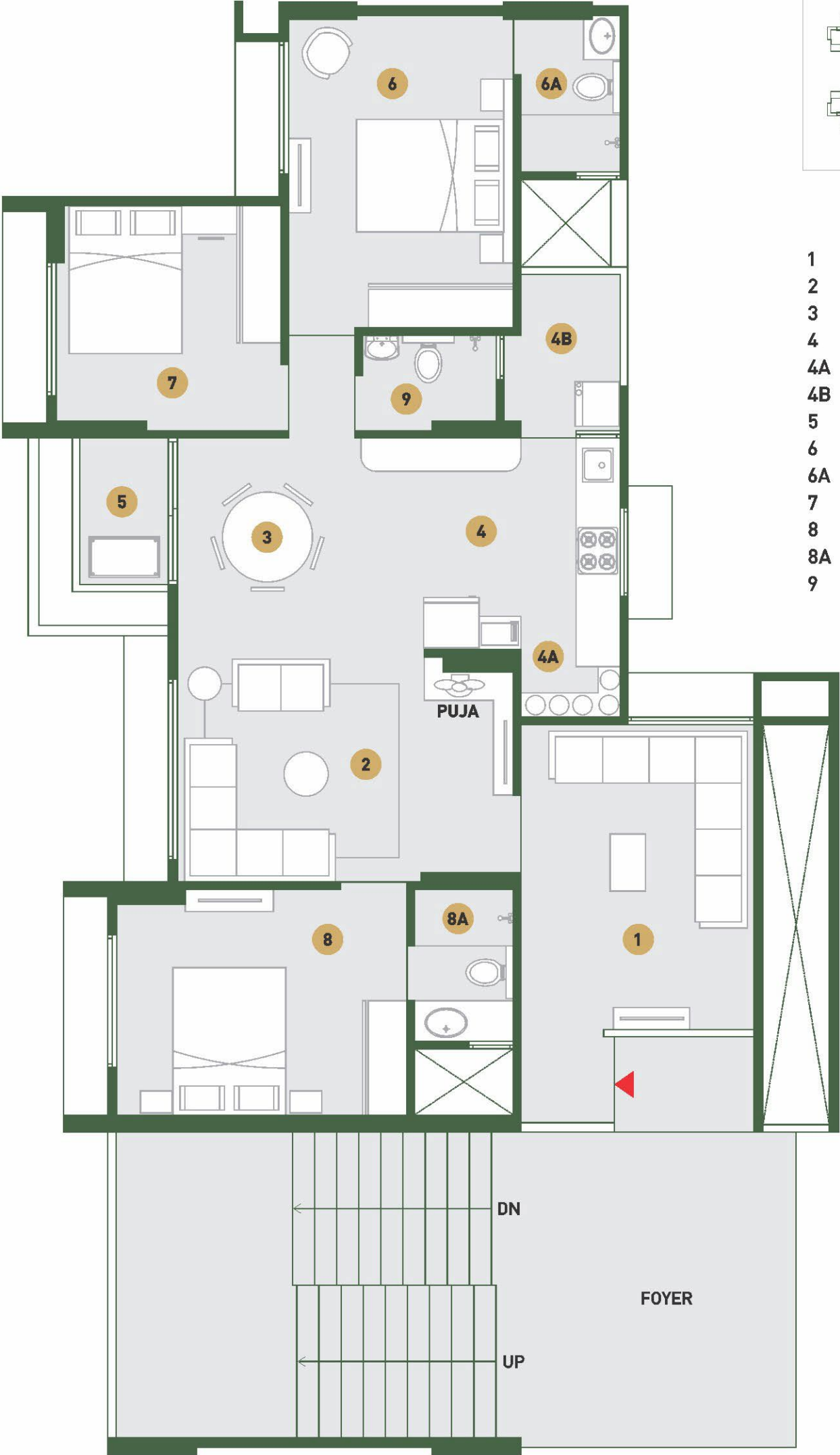
TYPE-1 (3 BHK)
BLOCK - A & B



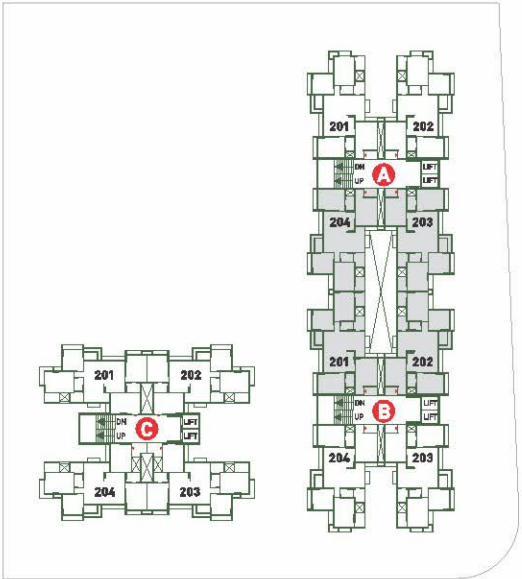
- | | | |
|----|-------------|----------------|
| 1 | FOYER SPACE | 10'3" X 13'6" |
| 2 | LIVING ROOM | 15'0" X 10'0" |
| 3 | DINING | 10'3" X 9'9" |
| 4 | KITCHEN | 9'6" X 9'6" |
| 4A | STORE | 4'5" X 3'0" |
| 4B | WASH | 5'2" X 6'5" |
| 5 | BALCONY | 3'11" X 6'5" |
| 6 | BEDROOM | 10'0" X 13'11" |
| 6A | TOILET | 4'5" X 6'11" |
| 7 | BEDROOM | 10'0" X 10'0" |
| 8 | BEDROOM | 12'11" X 10'0" |
| 8A | TOILET | 4'5" X 6'9" |
| 9 | C.TOILET | 6'0" X 4'3" |



TYPE-2 (3 BHK)
BLOCK - A & B

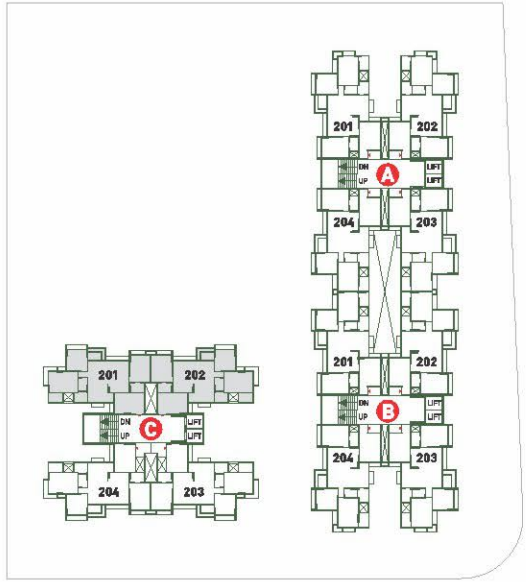


- | | | |
|----|-------------|----------------|
| 1 | FOYER SPACE | 10'3" X 13'6" |
| 2 | LIVING ROOM | 15'0" X 10'0" |
| 3 | DINING | 10'3" X 9'9" |
| 4 | KITCHEN | 9'6" X 9'6" |
| 4A | STORE | 4'5" X 3'0" |
| 4B | WASH | 5'2" X 7'0" |
| 5 | BALCONY | 3'11" X 6'6" |
| 6 | BEDROOM | 10'0" X 13'11" |
| 6A | TOILET | 4'5" X 7'0" |
| 7 | BEDROOM | 10'0" X 10'0" |
| 8 | BEDROOM | 12'11" X 10'0" |
| 8A | TOILET | 4'5" X 6'9" |
| 9 | C.TOILET | 6'0" X 4'3" |



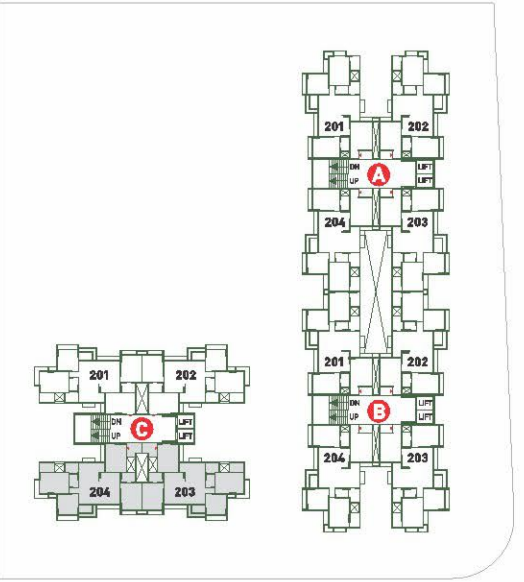
TYPE-3 (3 BHK)
BLOCK - C

- 1 FOYER SPACE 14'3" X 10'0"
- 2 LIVING ROOM 10'0" X 15'0"
- 3 DINING 9'9" X 10'3"
- 4 KITCHEN 9'6" X 9'6"
- 4A STORE 3'0" X 4'5"
- 4B WASH 6'5" X 5'3"
- 5 BALCONY 6'6" X 4'0"
- 6 BEDROOM 13'11" X 10'0"
- 6A TOILET 6'11" X 4'5"
- 7 BEDROOM 10'0" X 10'0"
- 8 BEDROOM 10'0" X 13'0"
- 8A TOILET 7'0" X 4'5"
- 9 C.TOILET 4'3" X 5'11"



TYPE-4 (3 BHK)
BLOCK - C

- 1 FOYER SPACE 10'0" X 13'6"
- 2 LIVING ROOM 10'0" X 15'0"
- 3 DINING 9'9" X 10'3"
- 4 KITCHEN 9'6" X 9'6"
- 4A STORE 3'0" X 4'5"
- 4B WASH 6'5" X 5'3"
- 5 BALCONY 6'6" X 4'0"
- 6 BEDROOM 13'11" X 10'0"
- 6A TOILET 6'11" X 4'5"
- 7 BEDROOM 10'0" X 10'0"
- 8 BEDROOM 10'0" X 13'0"
- 8A TOILET 7'0" X 4'5"
- 9 C.TOILET 4'3" X 5'11"



BASEMENT PLAN



Specifications



STRUCTURE

- Earthquake resistant R.C.C. framed structure.



FLOORING

- Premium quality vitrified tiles in flooring.



BATHROOM & PLUMBING

- Premium quality CP fittings. (Jaquar / Kohler / Equivalent)
- Premium quality sanitaryware. (CERA / Hindware / Kohler / Equivalent)
- Electric geyser point and exhaust fan point provision in all bathrooms.
- Vitrified tiles up to lintel level.
- Premium quality CPVC - UPVC pipes. (Astral / Supreme / Equivalent)



DOORS & WINDOWS

- Decorative main door with veneer / laminate finish with wooden framing.
- Colored flush door in internal area with wooden / granite framing.
- Premium quality aluminum windows.



WALL FINISHES

- Inside wall plaster with putty finish.
- External wall double coat plaster with texture paint.



KITCHEN

- Mirror polished granite platform with SS sink.
- Tile dado up to lintel level.



WASH AREA

- Kota stone flooring and dado glaze tiles.
- Electric and plumbing point for washing machine.



ELECTRICAL

- Single or 3 phase concealed ISI wiring with premium switches.
- ELCB / MCB with internal distribution board.
- Provision for AC point and TV cable.



ELEVATORS

- Premium quality high speed elevator. (Kone / Schindler / Equivalent).

NOTES

This brochure is just for an easy presentation of the project. It should not be considered as a part of the legal documents. The furniture and fixtures, electrical appliances and any other loose items shown in the brochure are only for the illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project architect. The Promoter/ Developer reserves the right to make changes in the project, its amenities and specifications as may be suggested by the project architect or the structure consultant or any other consultant and any such changes made shall be binding on the customers/ members of the project. The Promoter/ Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members/ customers of the Project. The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the project. They shall not be constructed as actual depictions of the project. The north direction shown in the brochure is approximate and can be erroneous. The customers/ members are expected to verify the same personally before booking the unit. The entire dimensions shown are approximate and unfinished.

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