



LAND PARTNERS



Site Address: Arvind Aqua City, Kalyangadh, Ahmedabad.

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The image features abstract, layered, wavy shapes in various shades of green and teal, positioned in the top-right and bottom-left corners. The central text is set against a plain white background.

**THREE ISLANDS, ONE CITY.**



Representative Image

Welcome to a 500+ acre integrated township that blends senerity, luxury and exclusivity seamlessly. A city within a city, designed for those who seek an elevated living experience. Crafted with care and inspired by water, Arvind Aqua City redefines what modern living can be. From an expansive central lake, three enchanting islands, exquisite water villas to a world-class golf course, Arvind Aqua City offers not just homes but a lifestyle never before experienced in Ahmedabad.



THE  
CENTRAL  
LAKE





At the core of this extraordinary estate is a grand central lake, offering a serene setting for an unmatched living experience. The lake, with its tranquil waters and lush surroundings, features three distinct islands, each with its own unique purpose. Arvind Aqua City also offers luxurious water villas along with world-class amenities, kashi ghat featuring 11 temples including a Jain Derasar, providing spaces for spiritual reflection and community gatherings.



ISLE OF  
LEISURE



At the heart of this island stands a grand clubhouse, a true embodiment of luxury and community. This exclusive social hub is the perfect space for recreation, relaxation, and celebration. From state-of-the-art fitness centre to gourmet dining options, this clubhouse is designed to provide a complete and unparalleled lifestyle experience.

## BOUNDLESS LEISURE, ENDLESS REFLECTIONS



Experience a haven of curated clubhouse activities designed for your enjoyment. Revel in top-tier leisure at the clubhouse, soothe your soul at the spa, find tranquility through yoga, or engage in meaningful conversations at the outdoor café.

- Party lawn
- Multi purpose hall
- Restaurant
- Swimming pool & kids' pool
- Gym
- Squash
- Badminton
- Steam sauna
- Creche
- Monogram lounge
- Disco
- Theatre room
- Conference room / business center
- Guest room
- Library
- Billiards
- Card room
- Table tennis
- Convenience store







ISLE OF  
HOLISTAY

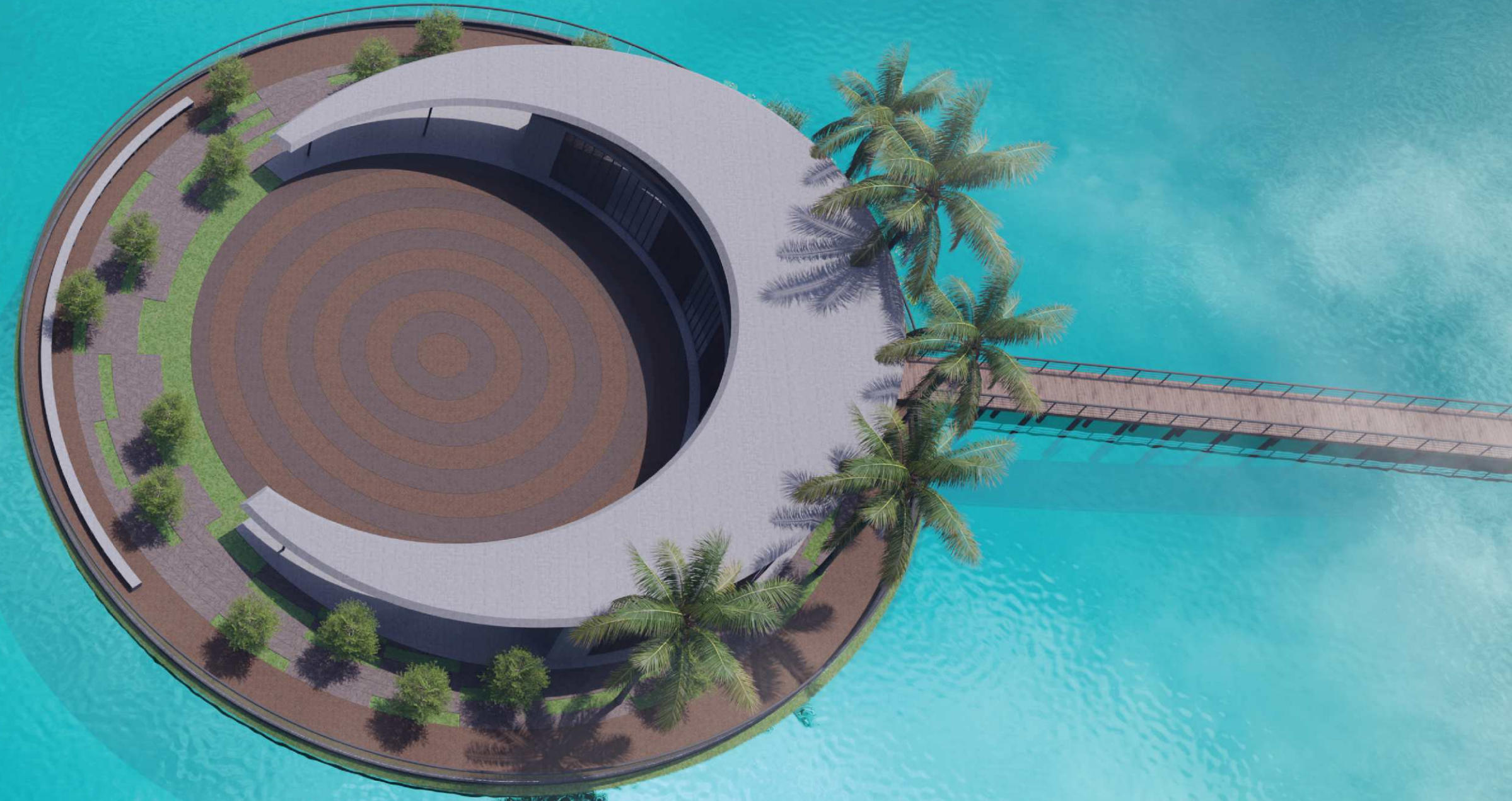




Surrounded by the pristine waters of the lake, the resort offers beautifully designed rooms for those seeking an escape into peace and luxury. Perfect for weekend getaways or hosting visitors, the resort provides an intimate connection to nature while offering a rich suite of amenities.

Whether you are a resident or a guest, these resort rooms provide a luxurious stay amidst the serenity of nature.

# ISLE OF NIRVANA





Embark on a unique spiritual experience through a one-of-its-kind meditation centre in a tranquil, natural setting. Surrounded by water on all sides, it provides a space of serenity, reflection and calm.

The design is inspired by traditional and modern elements, creating an environment that invites peace and tranquillity. Reconnect with yourself as the soothing sound of water reinvigorates your soul.



**KASHI  
GHAT**





Complementing this expansive development are the 11 beautifully designed temples including a Jain Derasar, nestled on our kashi ghat. These sanctuaries of peace and reflection add a touch of tradition and spirituality to the modern living environment.



THE  
GOLF  
COURSE





Spanning a lush 38 acres, the 18-hole golf course offers a world-class experience for both seasoned golfers and enthusiasts alike. This verdant course meanders through the estate, creating an oasis of sport, luxury and natural beauty.

This exclusive golf course offers unparalleled access to a life of leisure, challenge, and relaxation—all set against the serene backdrop of the lake and surrounding greenery.





**WATER  
VILLAS**





Step into a world of unparalleled elegance that epitomise luxurious living. Nestled on the lake, these grand villas offer a rare fusion of modern design and tropical allure. These extraordinary residences boast expansive, uninterrupted views of the tranquil lake, that invite nature indoors. Private balconies, exquisite finishes and state-of-the-art amenities combine to create a living space that is not only elegant but awe-inspiring. Whether basking in the glow of the sunset or enjoying the calm of the morning light, life on the waters is a true symphony of luxury and tranquility.



## EXPLORE LEISURE, INSPIRE REFLECTION



Spend your leisure time by stepping outdoors and embracing moments of relaxation. Wander across the open lawns, where each step brings a sense of tranquility, or pause to muse over the beauty of nature—whether it's the rustling leaves, the vibrant colors of blooming flowers, or the calming sight of a serene landscape. Let the fresh air and the simple wonders of the natural world refresh your mind and spirit.

- Landscape greens
- Sit-out deck
- Kids' play area
- Jogging track
- Barbeque station
- Outdoor gym
- Senior citizen park
- Covered gazebo
- Floor games
- Rock climbing
- Multipurpose court
- Star gazing

**AN  
ELEVATED  
LIFESTYLE**



# YOUR SLICE OF PARADISE



Arvind Aqua City offers a lifestyle of ultimate sophistication and exclusivity-where opulent villas, breathtaking surroundings and world-class amenities coalesce to create a living experience that is truly unparalleled. Here, every moment is an invitation to indulge in luxury, every view a reminder of nature's beauty and every amenity a testament to refined living.



A GRAND CENTRAL LAKE



SWIMMING POOL



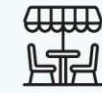
KIDS' PLAY AREA



BARBEQUE STATION



LUXURY CLUBHOUSE/  
RESORT & 5 SECTORAL  
CLUBHOUSES



RESTAURANT



INDOOR GAMES



CAFETERIA



KASHI GHAT



38 ACRE 18-HOLE  
GOLF COURSE



THEATRE ROOM



LILY POND



JOGGING TRACK



OUTDOOR GYM



CONFERENCE ROOM



TENNIS COURT



SIT-OUT DECK



PARTY LAWN



MEDITATION CENTER



CRECHE



GUEST ROOMS



RESORT ROOMS



SPA/WELLNESS CENTRE



LANDSCAPE GREENS



## FIVE EXECUTIVE CLUBHOUSES. LUXURY AND CONVENIENCE REDEFINED



Arvind Aqua City offers five executive clubhouses, each designed to offer unparalleled luxury and convenience for residents. These Clubhouses are located in each sector thus ensuring easy access and tailored amenities for every lifestyle.

- Swimming pool
- Multiactivity hall
- Gym
- Café
- Change rooms



**THE  
SUSTAINABILITY**





Representative Image

Sustainability lies at the heart of our design. The central lake is a natural reservoir vital to our eco-friendly design, capturing rainwater for irrigation and conserving local water resources. Beyond its environmental benefits, the lake adds beauty, creates spaces for relaxation and naturally filters pollutants, promoting a healthier living environment for the community.



# RESORT LIVING BUT EVERYDAY



Ideally located at Kalyangadh, Arvind Aqua City, offers a global lifestyle. Inspired by waterfront with a host of sports and recreational facilities, a luxury clubhouse featuring world-class amenities, there is a fuller life waiting for you at Arvind Aqua City.



Disclaimer: Map Not to Scale | All Points of Interests are Indicative.

## #DesignedToInspire

Arvind Smartspaces builds homes that elevate your living experience. By leveraging our deep understanding of customers and focusing on thoughtful and innovative design, we create spaces that enable a better quality of life, encourage new experiences and create delight. We use digital technology to enhance the end-to-end customer journey.

We create superlative living experiences that inspire and enhance life.



## WE ARE ARVIND SMARTSPACES.

AND WE'RE HERE TO RAISE THE STANDARD OF DESIGN IN REAL ESTATE.

At Arvind SmartSpaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards and deliver them consistently, with scale and on schedule.

Since our entry into the real estate industry in 2009, we have developed projects that not only meet our customers' needs, but raise their expectations for how much a home can enhance their lives. We believe in customer centric design – which raises both the level of aesthetics and living standards. Our aim is to create a positive impact on lives of customers and their family by bringing this standard of design thinking to all customers, not just a select few.

### Ahmedabad:

Arvind Uplands | Arvind Forreste | Arvind Highgrove | Arvind Fruits of Life | Arvind Uplands 2.0  
Arvind Rhythm of Life | Arvind Aavishkaar | Arvind Alcove | Arvind Citadel | Arvind Parishkaar  
Arvind Megaestate | Arvind Megatrade | Arvind Megapark

### Bengaluru:

Arvind Forest Trails | Arvind Greatlands | Arvind Orchards | Arvind BelAir | Arvind Oasis  
Arvind The Edge | Arvind Sporcica | Arvind Expansia | Arvind Skylands

### Pune:

Arvind Elan

**Arvind**  
SMARTSPACES



**#DESIGNEDTOINSPIRE**  
OUR SIGNATURE PROPERTIES.

AHMEDABAD

BENGALURU



**ARVIND UPLANDS**  
Ultra-luxury golf villas



**ARVIND RHYTHM OF LIFE**  
Premium plots



**ARVIND FOREST TRAILS**  
Luxury villas



**ARVIND ORCHARDS**  
Premium villa plots



**ARVIND GREATLANDS**  
Luxury villa plots



**ARVIND FORRESTE**  
Luxury villas nestled in a forest



**ARVIND FRUITS OF LIFE**  
Premium weekend villa plots



**ARVIND BEL AIR**  
Luxurious residences with unlimited lifestyle



**ARVIND OASIS**  
Premium residences surrounded by soothing waterbodies



**ARVIND THE EDGE**  
Modern retail, commercial and office spaces



**ARVIND HIGHGROVE**  
Premium golf villas and plots



**ARVIND UPLANDS 2.0**  
Premium Golf Villas & Plots

PUNE  
**ARVIND ELAN**  
Stylish and spacious residences



## OUR HERITAGE.

### THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES AND OVER 125 YEARS.

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals across the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work: a deep understanding of aesthetics and the discerning customer.

### THE LALBHAI GROUP: ENRICHING LIFESTYLE THROUGH ICONIC BRANDS

 U.S. POLO ASSN. | TOMMY HILFIGER | Calvin Klein

 ARROW |  FLYING MACHINE

Textiles | Brands | Retail | Real Estate | Telecom | Engineering | E-commerce

## OUR LAND PARTNER: PROSPERO HORIZON

### NO HORIZON IS TOO FAR TO CHASE

Prospero Horizon is a premier real estate firm with over two decades of experience, specialising in transforming land into premium, vibrant communities.

At Prospero Horizon, every project is tailored to cater to all stages of life, ensuring that whether you're a young family, a professional, or a retiree, our communities offer both style and convenience. Our commitment to building enduring partnerships with landowners and developers drives mutual growth, establishing us as a trusted leader in the industry.

As a land partner in Arvind Aqua City, we're excited to contribute to this exceptional project and be part of one of the most iconic real estate developments in Ahmedabad.

## OUR LAND PARTNER: TRUE TERRAVERSE

### BUILDING TOMORROW'S LANDSCAPE, TODAY

With 20 years of expertise, True Terraverse excels in residential and commercial real estate development, delivering exceptional quality and client satisfaction. Our meticulous planning, strategic investment, and innovative design are evident in our diverse property portfolio.

Specialising in joint ventures and development agreements, we optimise resources for groundbreaking projects. As a leading land acquisition service provider, we ensure seamless transactions and strategic positioning, paving the way for future developments.

Focused on land monetization, JV partnerships, and sustainable growth, True Terraverse is committed to shaping the future of real estate with vision and precision.

#### **GENERAL DISCLAIMER:**

The Kalyangadh Homes LLP (Promoter/Developer) is developing a multiuse project, situated at Village Lagdana/Kesardi, Taluka Bavla, District – Ahmedabad and the said project is one of the several projects which may be developed from time to time in the larger property called Arvind Aqua City. The Promoter reserves the right to plan, get approved/ and / or launch Arvind Aqua City as one or more projects of varied sizes either in one phase or in multiple phases over a period of time. The images and renders shown in the brochure and other marketing material are purely for representational purposes and the Promoter shall not be liable for any specification or amenity except as specifically mentioned in the agreement for sale entered into between the customers of Arvind Aqua City and Promoter.

#### **THE CLUB & OTHER AMENITIES:**

Bavla Homes LLP is independently developing a privately owned multiuse development comprising a lake and various amenities and facilities around the lake namely 'Lake Resort Project (LRP)' within Arvind Aqua City, comprising of the Isle of Leisure (Club) which is a private club independently owned, developed and managed by "Bavla Homes LLP" along with Isle of Holistay (resort) & Isle Nirvana (meditation center). The LRP together with all rights, benefits and privileges attached thereto shall not form part of the Project. Bavla Homes LLP has the right to change, modify, reduce, increase size of the LRP and its surrounding infrastructure and amenities at any time. Bavla Homes LLP reserves the rights to operate the LRP, or part thereof, either by itself or through its associate companies or through any third party of its choice. The owners of Plots/Villa in Arvind Aqua City will only be entitled to a limited period membership to the Isle of Leisure and its amenities which membership shall be subject to the payment of the necessary charges & fee and be governed by the T&C of such membership as decided by the Bavla Homes LLP and the LRP shall not form part of the Project from the perspective of entitlement of undivided share of land to any of the owners of Plots/Villas in Arvind Aqua City. The Said membership shall be non-exclusive and run co-terminus with the ownership of a Plot/Villa at Arvind Aqua City. The Bavla Homes LLP shall have the rights at all times to grant membership and/or usage rights to any of the Club/Resort or its amenities to any person or group of persons at its sole discretion.