

THREE ISLANDS, ONE CITY.



ARVIND  
AQUA CITY

INITIAL PROPERTY OFFERING

IPO SUBSCRIPTION WINDOW OPEN NOW

IPO OPENS: 6<sup>TH</sup> SEP, 2024 | IPO CLOSES: 15<sup>TH</sup> SEP, 2024



LAND PARTNERS



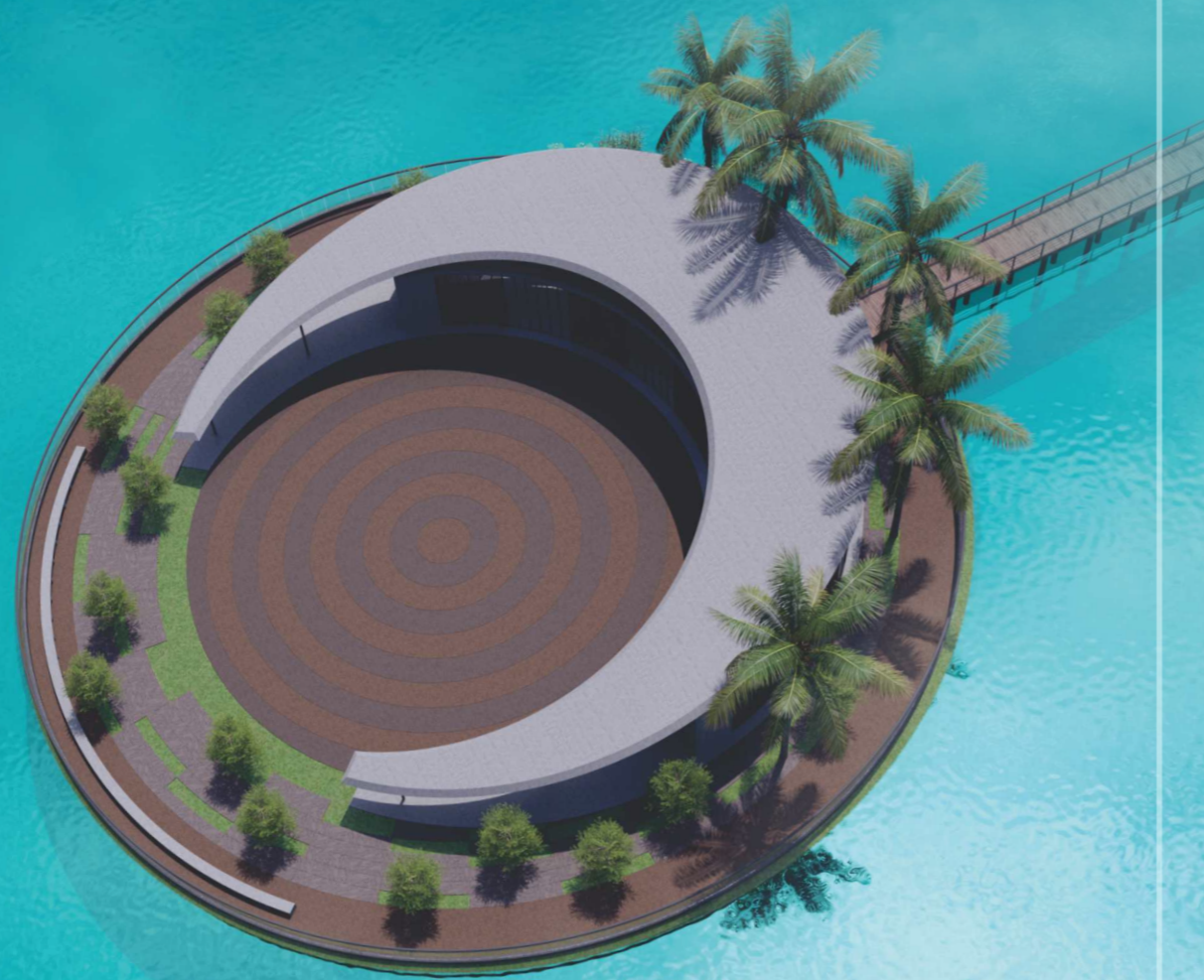
Site Address: Arvind Aqua City, Kalyangadh, Ahmedabad.

Website: [arvindsmartspaces.com](http://arvindsmartspaces.com)



## ARVIND AQUA CITY

Welcome to a destination where serenity, luxury, and exclusivity blend 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.



Artist's Impression

## WHY INVEST IN LAND?

Investing in land is unmatched in its potential. According to experts, 90% of millionaires achieve their wealth through real estate ownership, with land appreciating faster than most other asset classes. Unlike other real estate investments like apartments / commercial, the age of a plot doesn't impact its investment value. The right piece of land can significantly enhance your fortunes—location is key!

In recent years, Ahmedabad has experienced significant growth, particularly expanding towards the West and South regions. These regions, in particular, has witnessed impressive appreciation over the past 10-15 years. Investing with a reputable brand like Arvind SmartSpaces Ltd. ensures the best returns on your investment.

## KEY BENEFITS OF INVESTING IN LAND IN AHMEDABAD:

- HIGH GROWTH POTENTIAL
- APPRECIATION IN VALUE
- AFFORDABLE ENTRY POINT
- WEALTH PRESERVATION
- LIFESTYLE ENHANCEMENTS
- STRATEGIC LOCATION

## LAND PRICE APPRECIATION IN OUR PROJECTS





## THE CENTRAL LAKE

At the core of this extraordinary estate lies a breathtaking 30-acre central lake and surrounding spaces serving as the serene heart of the community and setting the stage for an unparalleled living experience. The central lake is an iconic feature, artfully designed to evoke a sense of peace and harmony with its tranquil waters and lush surroundings. Nestled within this vast expanse of water are three distinct islands, each meticulously crafted to serve a unique purpose. Beyond these three islands, Arvind Aqua City offers an array of other luxurious amenities that blend seamlessly with the natural environment. Luxurious water villas line the shores, offering residents a unique living experience reminiscent of tropical paradises, while 11 temples provide spaces for spiritual reflection and community gatherings.



The Central Lake



Clubhouse



Water Villa



Meditation Centre



Resort Rooms



Kashi Ghat



## THREE ISLANDS, ONE CITY.



### 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.



### ISLE OF HOLISTAY

Surrounded by the pristine waters of the lake, the resort island is a retreat unto itself, offering 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.



### ISLE OF NIRVANA

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



## KASHI GHAT

Enhancing the grandeur of this expansive development are 11 exquisitely designed temples, including a Jain Derasar, each thoughtfully placed on serene Kashi Ghat along the water's edge. These temples serve as more than just places of worship; they are tranquil sanctuaries that invite residents and visitors alike to immerse themselves in an experience of spiritual richness and deep reflection.

Whether one seeks a moment of introspection, a place to offer prayers, or simply a peaceful retreat, these temples stand as pillars of tranquility, fostering a deep connection between the community and its cultural roots.



Artist's Impression

## WATER VILLA

Enter a realm of unmatched sophistication with our exclusive water villas, the pinnacle of luxurious living. Nestled directly on the lake, these stunning villas blend contemporary design with tropical charm, offering an everyday retreat into serene elegance.

These remarkable residences provide expansive, unobstructed views of the peaceful lake, that seamlessly merge the indoors with the natural beauty outside. Private balconies, impeccable finishes, and cutting-edge amenities come together to craft a living space that is as breathtaking as it is refined.



Artist's Impression



## THE GOLF COURSE

Spread across 38 lush acres, the 18-hole golf course is a beautifully designed haven for both seasoned golfers and enthusiasts. Winding through the estate, the course offers a world-class experience, blending sport, luxury, and natural beauty with each meticulously crafted hole.

Gain unparalleled access to this serene retreat, where the challenge of the game meets the tranquility of the surrounding landscape. Whether perfecting your swing or enjoying a leisurely round, the course provides a perfect escape, framed by the central lake and verdant greenery.



Representative Image

## 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.



30 ACRE CENTRAL LAKE



SIT-OUT DECK



38 ACRE 18-HOLE GOLF COURSE



THEATRE ROOM



MEDITATION CENTER



CONFERENCE ROOM



LUXURY CLUBHOUSE/RESORT &  
5 SECTORAL CLUBHOUSES



GUEST ROOM



RESORT ROOMS



LILY POND



CAFETERIA



LANDSCAPE GREENS



KASHI GHAT



SWIMMING POOL



KIDS' PLAY AREA



OUTDOOR GYM



TENNIS COURTS



SPA/WELLNESS CENTRE



JOGGING TRACK



RESTAURANT



INDOOR GAMES



PARTY LAWN



CRECHE



BARBEQUE STATION



## WHAT AQUA CITY OFFERS?

- 500 Acre Integrated Township Offering Villas and Plots
- 30 Acre of Central Lake and Surrounding Spaces
- 38 Acre 18-hole Golf Course
- Luxury Clubhouse
- Luxurious Resort Rooms
- Meditation Centre
- 11 Temples including Jain Derasar perched on Kashi Ghat
- Limited Edition Water Villas
- From the Most Trusted Brand: Arvind SmartSpaces Ltd

## WHY COMPROMISE, WHEN YOU CAN GET EVERYTHING!



### Land Appreciation:

A lifestyle product with 100% of your investment in land.



### Easy Payment Terms:

Land payments are spread out over time.



### Location Advantage:

Strategically located at Kalyangadh, a short drive from Ahmedabad, that offers a blend of rustic charm and convenience.



### Trust Factor:

A legacy brand name in innovative residential townships, apartments and commercial spaces.

## RESORT LIVING BUT EVERYDAY

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



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



**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 & their family by bringing this standard of design thinking to all customers, not just a select few.

### AHMEDABAD

Arvind Uplands  
Arvind Aavishkaar  
Arvind Highgrove  
Arvind Fruits of Life  
Arvind Forreste  
Arvind Rhythm of Life  
Arvind Uplands 2.0

Arvind Alcove  
Arvind Citadel  
Arvind Parishkaar  
Arvind Megaestate  
Arvind Megatrade  
Arvind Megapark

### BENGALURU

Arvind Orchards  
Arvind Forest Trails  
Arvind Greatlands  
Arvind BelAir  
Arvind Oasis

Arvind The Edge  
Arvind Sporcia  
Arvind Expansia  
Arvind Skylands

### PUNE

Arvind Elan

### 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 centre). 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.