

IVORY
Orchards

SBR EXTENSION ROAD



The **new era** *of* **LUXURY**



IVORY *Orchards*

In the midst of the urban rush, the craving for serenity grows stronger. Ivory Orchards stands as your exclusive urban sanctuary, a haven amidst the city's pulse. Delicately designed leisure areas serve as calming canvases, granting you the space to detach from the commotion and rejuvenate your every sense. Embrace the profound peace that Ivory Orchards presents, and watch your concerns dissolve into the background.



20+

AMENITIES

3

EXCLUSIVE
HUBS

6

EXCLUSIVE
TOWERS







A community that *Thrives*

Ivory Orchards is more than an address, it's a community of like-minded individuals who appreciate the finer aspects of life. Engage in cultural events, build friendships in communal spaces, or find serenity in the lush community gardens. Here, connections are nurtured, and memories are woven.









A lifestyle
that is *elevated*

At Ivory Orchards, we redefine living. Prepare to indulge in a lifestyle that soars above the ordinary. We present three distinct experiences meticulously crafted to nurture a balanced and holistic way of life.



**The
Social Hub**

**The
Fitness Hub**

**The
Kids Hub**

The Social Hub

Elevate your social quotient in style



Φ SWIMMING POOL

Φ PARTY LOUNGE

Φ TERRACE LOUNGE

Φ GREEN LAWNS

Φ SENIOR CITIZEN SITOUTS

Φ FULLY EQUIPPED LIBRARY





The Fitness Hub

Make fitness your lifestyle



Φ GYMNASIUM

Φ YOGA STUDIO

Φ BOX CRICKET

Φ SPORTS ZONE





The Kids Hub

Create memories that will last a lifetime



Φ NO VEHICLE PLAY ZONE

Φ TODDLERS POOL

Φ INDOOR GAME ZONE







A space that is *reflection* of you

Step into a realm where your essence finds expression Ivory Orchards. Each corner, each detail is a canvas to portray your individuality. From elegant interiors to serene surroundings, this space mirrors your taste, aspirations, and lifestyle.



FLOOR *plans*

GROUND FLOOR PLAN

12 MTS. ROAD

36 MTS. ROAD

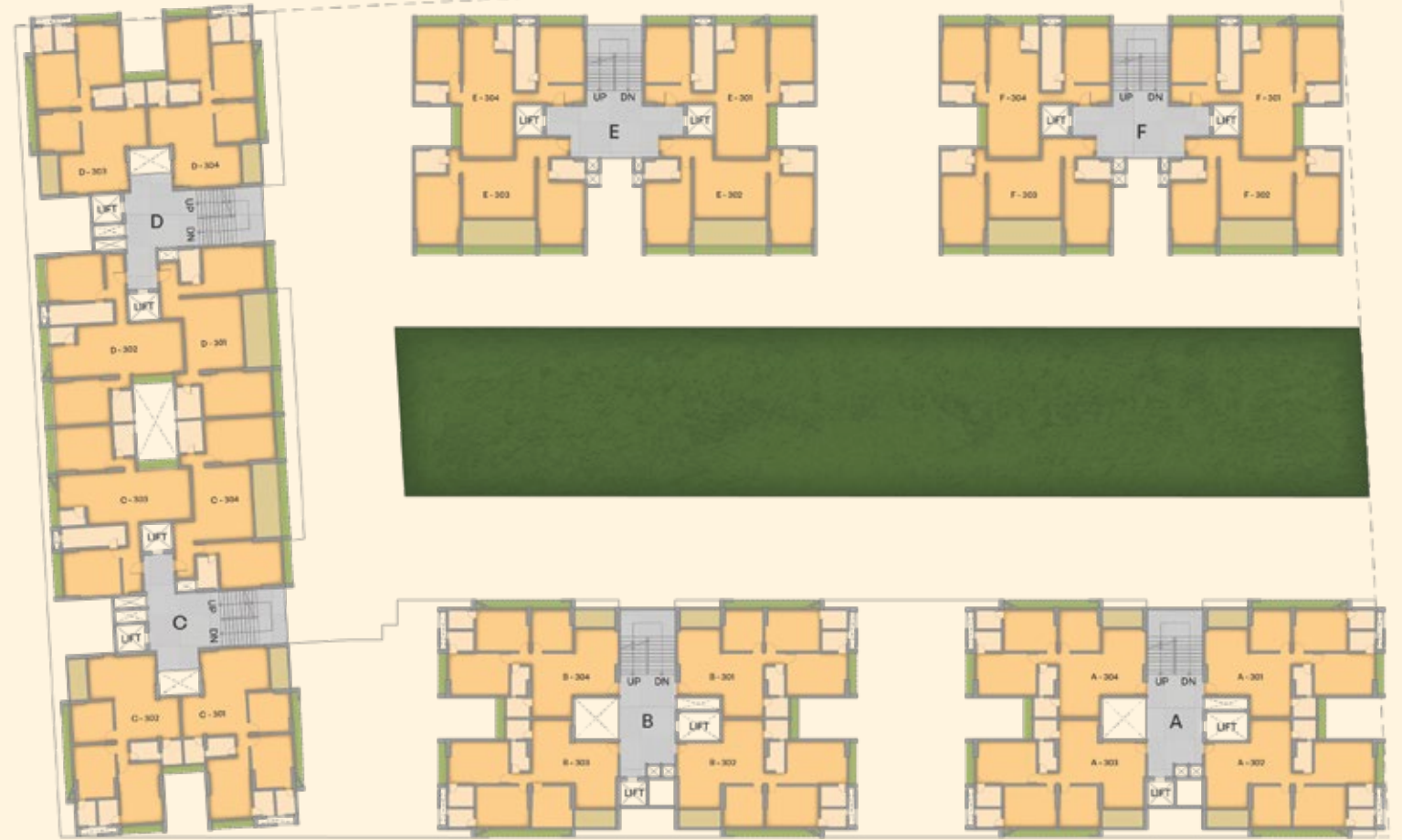


- 1 Entry/Exit
- 2 Security Cabin
- 3 Basement Ramp
- 4 4.5 M Wide One Way Drive Way
- 5 Two Wheeler Parking
- 6 Electric Substation
- 7 Foyer
- 8 Lift/Staircase Lobby
- 9 Meter Rooms
- 10 Gymnasium
- 11 Indoor Games
- 12 Library
- 13 Banquet/Multi Purpose Hall
- 14 Society Office
- 15 Visitor's Parking
- 16 Gents Toilet(Retail)
- 17 Ladies Toilet(Retail)
- 18 Lawns
- 19 Splash Pool
- 20 Gazebo
- 21 Sunken Sitting
- 22 Kids Play Area
- 23 Plaza
- 24 Multi Purpose Court
- 25 Deck
- 26 Tensile Structure
- 27 Changing Room/Steam/Toilet Gents
- 28 Changing Room/Steam/Toilet Ladies

TYPICAL FLOOR PLAN



12 MTS. ROAD



36 MTS. ROAD

12 MTS. ROAD



36 MTS. ROAD

FIRST FLOOR TERRACE PLAN

Flat No. Carpet area (Sq. ft.)

C 103	315
D 102	206
D 103	289
D 104	64

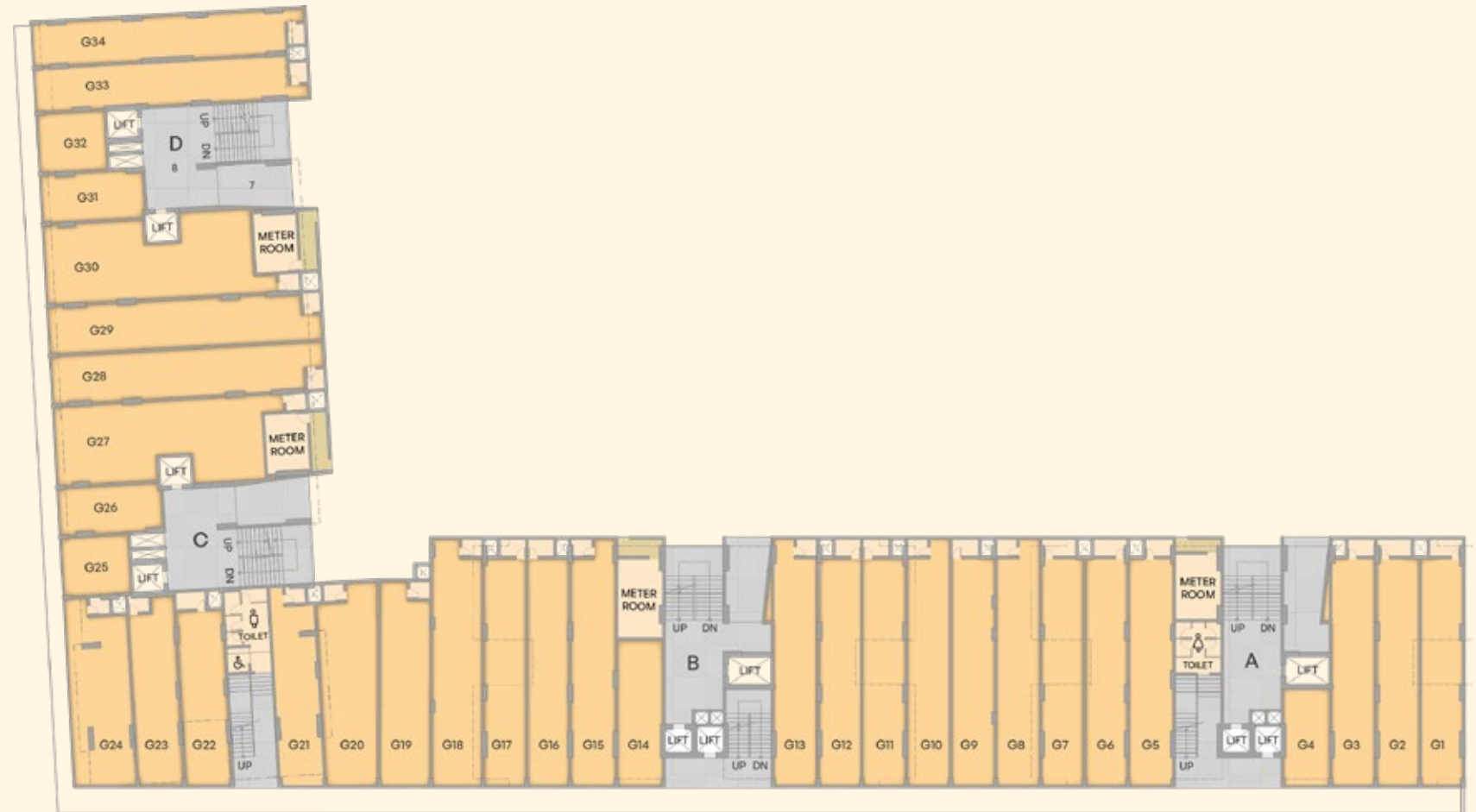
Shop No. Size (Ft. In.) Built-Up Area (Sq. ft.)

F1	9'-7" x 56'-6"	575
F2	9'-7" x 49'-7"	496
F3	10'-0" x 49'-7" 10'-10" x 25'-11"	805
F4	10'-6" x 15'-5"	170
F5	10'-0" x 25'-11" 10'-10" x 25'-8"	807
F6	9'-7" x 49'-7"	497
F7	9'-7" x 49'-7"	496
F8	9'-10" x 49'-7"	509
F9	9'-10" x 49'-7"	508
F10	9'-10" x 49'-7"	509
F11	9'-7" x 49'-7"	496
F12	9'-7" x 49'-7"	496
F13	10'-0" x 49'-7" 10'-10" x 25'-11"	808
F14	10'-6" x 49'-7"	547
F15	10'-0" x 49'-7"	516
F16	9'-7" x 49'-7"	496
F17	9'-7" x 49'-7"	496
F18	11'-6" x 49'-7"	592
F19	11'-6" x 40'-0"	476
F20	12'-3" x 39'-3"	543
F21	10'-0" x 39'-1" 10'-5" x 14'-4"	563
F22	10'-8" x 38'-0"	427
F23	10'-6" x 37'-4"	398
F24	13'-11" x 43'-4"	628



GROUND FLOOR SHOPS

Shop No.	Size (Ft. In.)	Built-Up Area (Sq. ft.)
G1	9'-7" x 56'-6"	574
G2	9'-7" x 56'-6"	565
G3	10'-0" x 56'-6"	590
G4	10'-6" x 22'-4"	245
G5	10'-0" x 56'-6"	595
G6	9'-7" x 56'-6"	566
G7	9'-7" x 56'-6"	565
G8	9'-10" x 56'-6"	580
G9	9'-10" x 56'-6"	579
G10	9'-10" x 56'-6"	580
G11	9'-7" x 56'-6"	565
G12	9'-7" x 56'-6"	565
G13	10'-0" x 56'-6"	596
G14	10'-6" x 33'-6"	371
G15	10'-0" x 56'-6"	591
G16	9'-7" x 56'-6"	565
G17	9'-7" x 56'-6"	565
G18	11'-6" x 56'-6"	674
G19	11'-6" x 40'-3"	557
G20	11'-11" x 46'-1"	628
G21	10'-0" x 45'-10"	485
G22	10'-8" x 44'-7"	498
G23	10'-6" x 44'-0"	480
G24	13'-11" x 43'-4"	625
G25	13'-5" x 15'-7"	215
G26	11'-1" x 23'-6"	271
G27	18'-2" x 47'-5"	918
G28	11'-0" x 62'-0"	707
G29	11'-0" x 62'-0"	707
G30	18'-2" x 47'-5"	918
G31	11'-1" x 23'-6"	271
G32	13'-5" x 15'-7"	215
G33	10'-0" x 62'-0"	646
G34	10'-0" x 62'-0"	653





UNIT
plans

UNIT PLAN TYPE 1 TOWER A B C

1	Living Area	10'-6" × 16'-0"
2	Dining Area	10'-0" × 8'-0"
3	Kitchen/Store	10'-3" × 7'-6"
4	Wash	5'-9" × 5'-0"
5	Powder Toilet	4'-6" × 7'-0"
6	Bedroom 1	10'-0" × 10'-0"
7	Bedroom 2	13'-0" × 10'-0"
8	Attached Toilet	6'-3" × 4'-6"
9	Master Bedroom	14'-6" × 10'-3"
10	Attached Toilet	6'-3" × 4'-9"
11	Balcony	10'-6" × 4'-3"



UNIT PLAN TYPE 2 TOWER D

1	Living Area	10'-6" × 16'-0"
2	Dining Area	10'-0" × 8'-0"
3	Kitchen/Store	10'-3" × 7'-6"
4	Wash	5'-6" × 5'-0"
5	Powder Toilet	4'-6" × 7'-0"
6	Bedroom 1	10'-0" × 10'-0"
7	Bedroom 2	13'-6" × 10'-0"
8	Attached Toilet	6'-3" × 4'-6"
9	Master Bedroom	15'-0" × 10'-3"
10	Attached Toilet	6'-3" × 4'-9"
11	Balcony	10'-6" × 4'-3"



3 BHK



IVORY *Richards*

SPECIFICATIONS



DOORS

- Main door with laminate finish.
- All internal flush doors with branded hardware.

BATHROOMS

- Vitrified tiles on the floor and walls upto lintel level.
- Granite basincounters in all bathrooms.

ELECTRICAL WORK

- Modular switches.
- 3 Phase concealed copper wiring with an adequate number of points in all rooms.
- Provisions for TV cable/WIFI points in the living room.

INTERNAL AND EXTERNAL FINISHES

- All internal walls and ceiling plastered with putty finish.
- Double coat plaster on external walls.
- Exterior walls will be painted with acrylic-based paint & textured.

BALCONY

- Vitrified Tiles/ Granite Flooring.

KITCHEN

- Ceramic tiles dedo up to the lintel level on the walls above the kitchen counter.
- Vitrified Tiles Flooring
- Stainless Steel Sink
- Provision for R.O. water system.

PLUMBING WORK

- C.P.V.C water supply pipes and PVC pipes for soil, waste and drainage systems.
- Branded Sanitary & CP fittings.

WASH AREA

- Vitrified/Granite flooring in the wash area and dedo of ceramic tiles.
- Provision for washing machine.

WINDOWS

- Powder Coated aluminum sliding glass windows with stone jambs.

FLOORING

- Vitrified tiles flooring in living, dining and all bedrooms.

TERRACE

- China mosaic with waterproofing.

OTHER SPECIFICATIONS

- Earthquake resistant RCC structure.
- Anti-termite treatment.





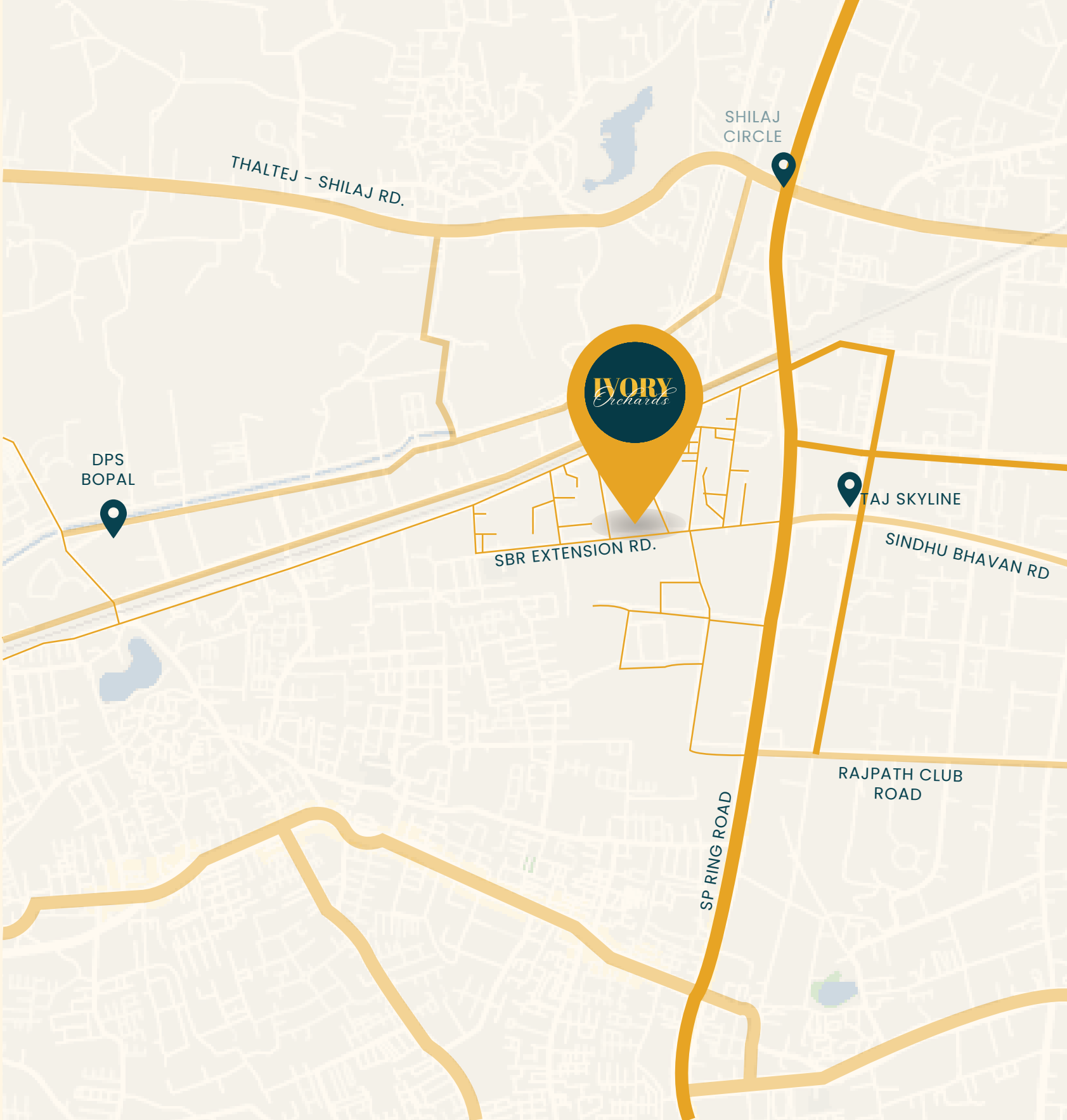
SBR EXTENSION
(120 ft Road)

SPRING ROAD

TAJ SKYLINE

An address
that is *powerful*

At SBR Extension Road this architectural masterpiece is more than just a residence; it's a statement of distinction. With luxurious design and thoughtfully curated amenities, Ivory Orchards offers a lifestyle that reflects your achievements and aspirations.



SHILAJ
CIRCLE

THALTEJ - SHILAJ RD.

DPS
BOPAL

IVORY
Enchards

SBR EXTENSION RD.

TAJ SKYLINE

SINDHU BHAVAN RD

RAJPATH CLUB
ROAD

SPRING ROAD

5

MINS FROM
TAJ SBR

10

MINS FROM
PAKWAN CROSS ROADS

15

MINS FROM
PRALHAD NAGAR

A team that is *credible*



With Ivory Orchards as our canvas, we at Kothari Realty, Addor Group, and Nirman Group have humbly united our expertise. This journey is a heartfelt collaboration, blending our individual strengths and visions into a residential masterpiece that embodies the pinnacle of luxury and elegance. As we pave the path, we're ushering in a new era of luxury, setting benchmarks and redefining opulence for generations to come.

Architect

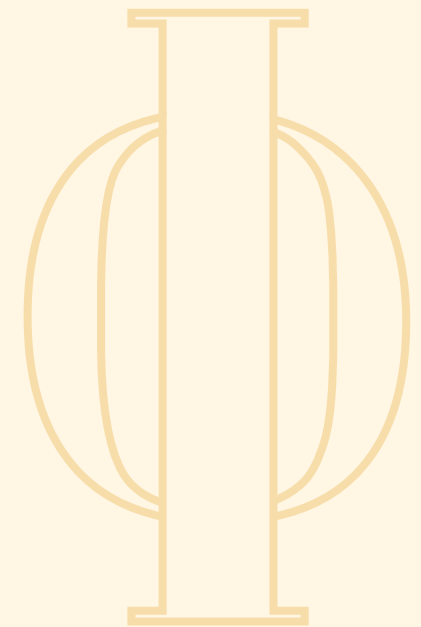


Landscaping



Branding & Marketing

Because





IVORY *Orchards*

SBR EXTENSION ROAD

A PROJECT BY



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📷 [addorgroup](https://www.instagram.com/addorgroup)

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