

XCLUSIVE
4 BHK / 5 BHK
DUPLEXES

EMINENCE 14

EMINENCE 24-
spacious modern living

EMINENCE



spacious
modern living

Make your address

exceptional.

The best location in the city, none other like this!

EMINENCE 96



Prime Location

In the most preferred area



Great Outdoors

Surrounded by posh gentry



Safety

Always a priority



Balcony

With evergreen views

Prime Location *In the most preferred area*

Fully residential lavish 4 BHK apartments and 5 BHK penthouse duplexes at the posh location from the stretch of Baghban circle to Shilaj circle, near multiple landmarks such as SBR and many more.

EMINENCE 96

Shilaj Circle

Baghban Circle

Thaltej Road

S. P. Ring Road

Sindhu Bhavan Road

S. G. Hwy





Great Outdoors

Surrounded by posh gentry

Open from all four sides and directly exposed to the main road, bestowing upon you the feeling of boundless outdoors and accessibility.



Safety

Always a priority

The safety of you and your family is our priority. We use the best and most high-tech equipment at each step, to keep you safe always.



Balcony

With evergreen views

Setting new benchmarks for city balconies.
Spacious balcony with an exquisite and
open view for a lifetime.





Experience the unparalleled

Lifestyle.

World-class amenities, none other like this!

EMINENCE 96



Garden



Children Play Area



Indoor Games



Swimming Pool



Terrace Garden

A modern garden at dusk. The scene is illuminated by warm, low-key lighting. In the center, a semi-circular fountain with a copper-colored facade features several water jets. The garden is filled with lush green lawns, manicured hedges, and various trees and plants. A paved walkway winds through the space, and several tall, slender light fixtures are placed throughout. The overall atmosphere is serene and contemporary.

A new vibe every day with
Serene Gardens

Spend the entirety of your days at
leisure. Walk, lay and enjoy the greenery
and landscaping.

A modern residential courtyard featuring a vibrant, colorful playground with a wooden structure, a blue slide, and a yellow roof. The playground is surrounded by lush greenery, including trees and potted plants. In the background, a multi-story building with large windows and balconies is visible. The scene is well-lit, suggesting a sunny day.

A warm upbringing with
**Child-friendly
amenities**

A totally safe playing area made of natural materials
for your child's holistic and safe development.



Interesting evenings with **Indoor Games**

Spend evenings playing games that rejuvenate the mind. Indoor playing area for adults and children.

A wide-angle photograph of a modern indoor swimming pool. The pool is filled with clear, bright blue water. The surrounding area is a light-colored stone or concrete deck. On the left, there are several lounge chairs with light-colored cushions and small side tables. The wall behind the chairs is made of vertical wooden slats. In the background, there is a play area with a colorful structure. The ceiling is a light blue color with recessed lighting strips. A large white teardrop-shaped graphic is overlaid on the right side of the image, containing text.

Refreshing days with an indoor Swimming Pool

Take a dip to kill the heat in, Unique
indoor swimming pool that keeps you
refreshed all year long!



Take care of your health with an
**Open Terrace Garden
and Gym**

Choose between fun or work-out, an upscale terrace garden that is good for both. With relaxing sitting area and high-tech gym equipment.

Incomparable
architecture
& planning.
Outstanding space design,
none other like this!

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 *Ground Floor*

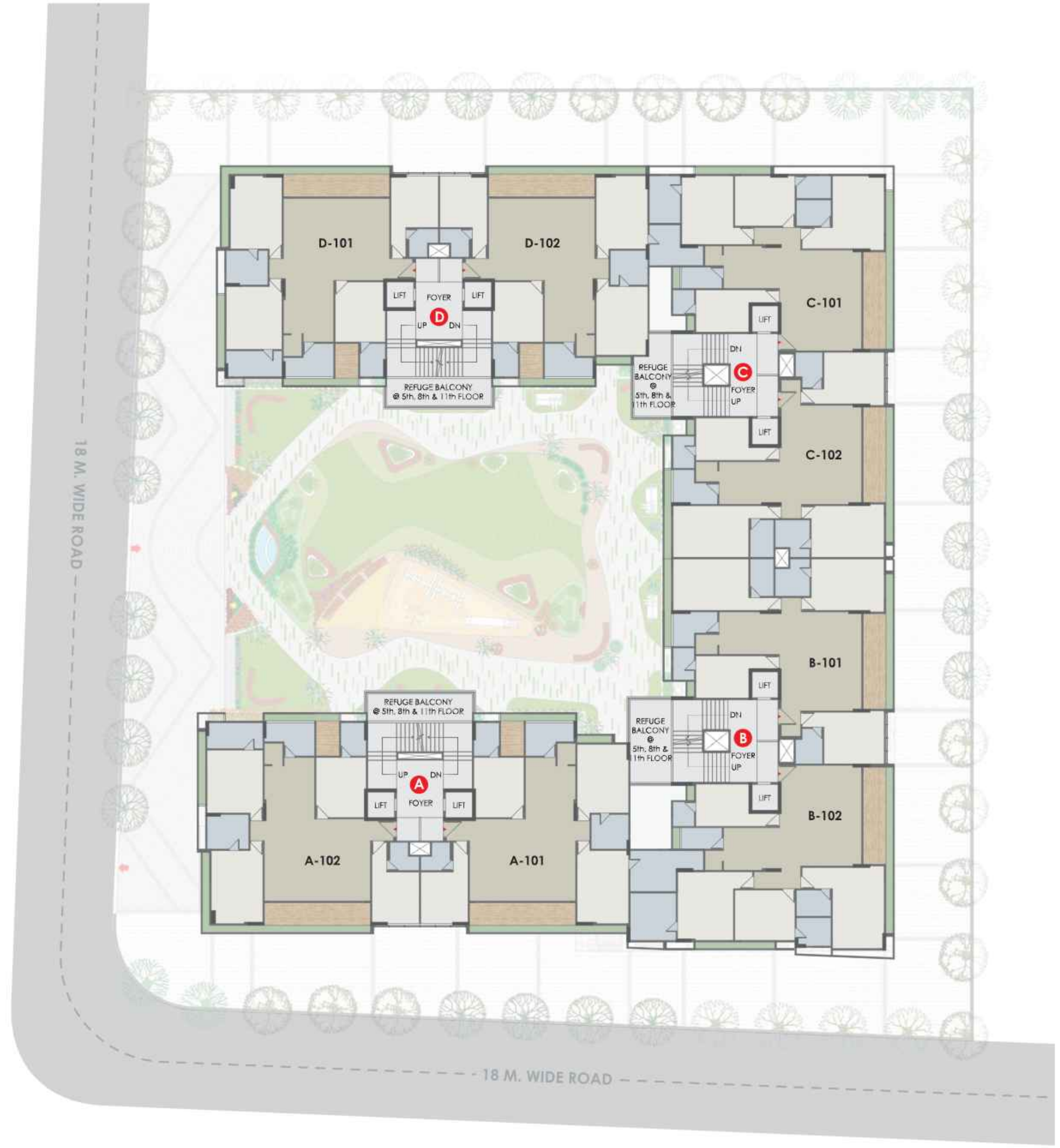
 *Typical Plan*

 *Unit Plan*

 *Basement Plan*



Typical Plan





Unit - A
(101-1101 | 102 - 1102)





Unit - B
(101 - 1101 | 102 - 1102)





Unit - C
(101-1101 | 102-1102)



101 to 1101

102 to 1102



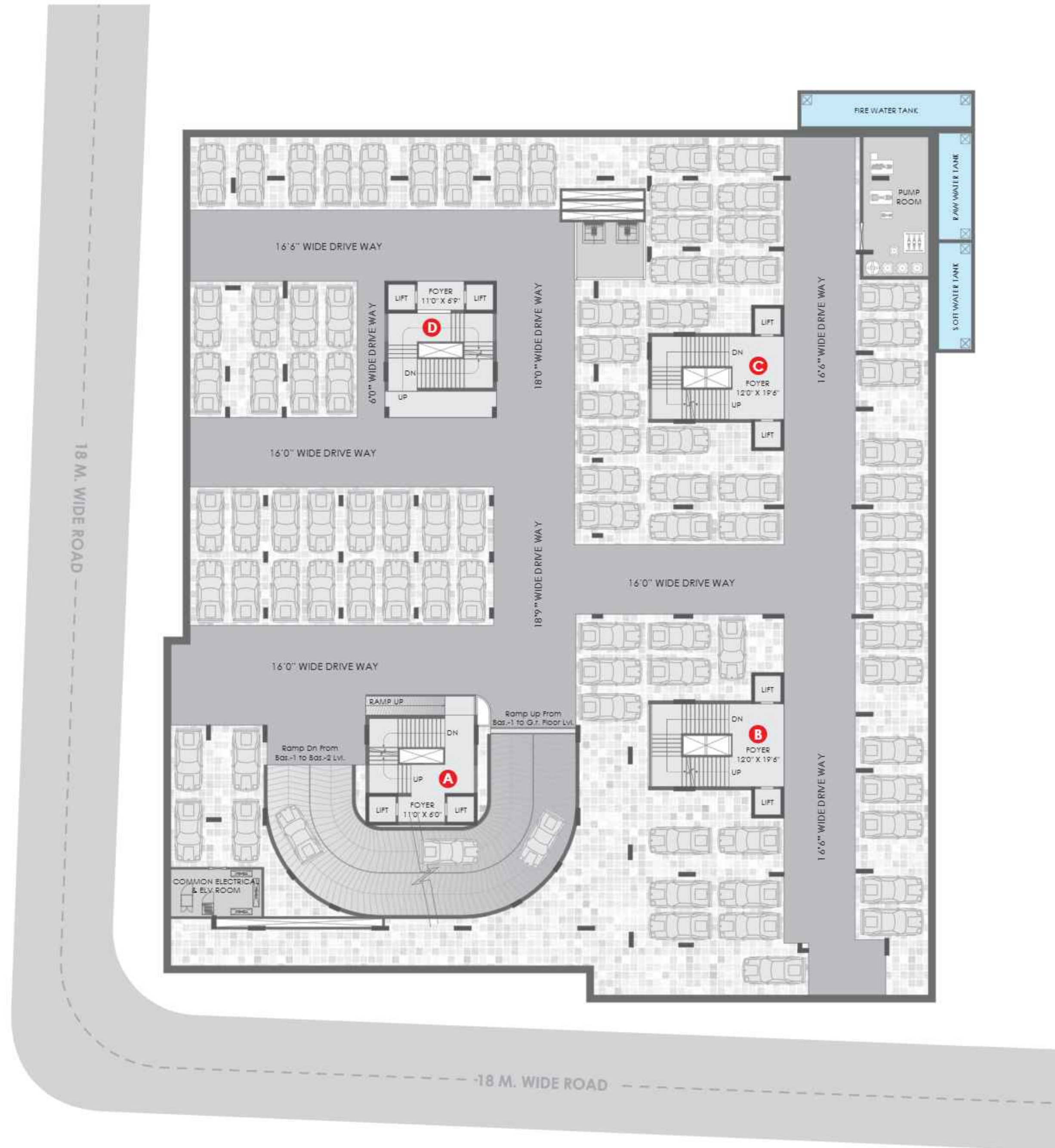


Unit - D
(101-1101 | 102-1102)



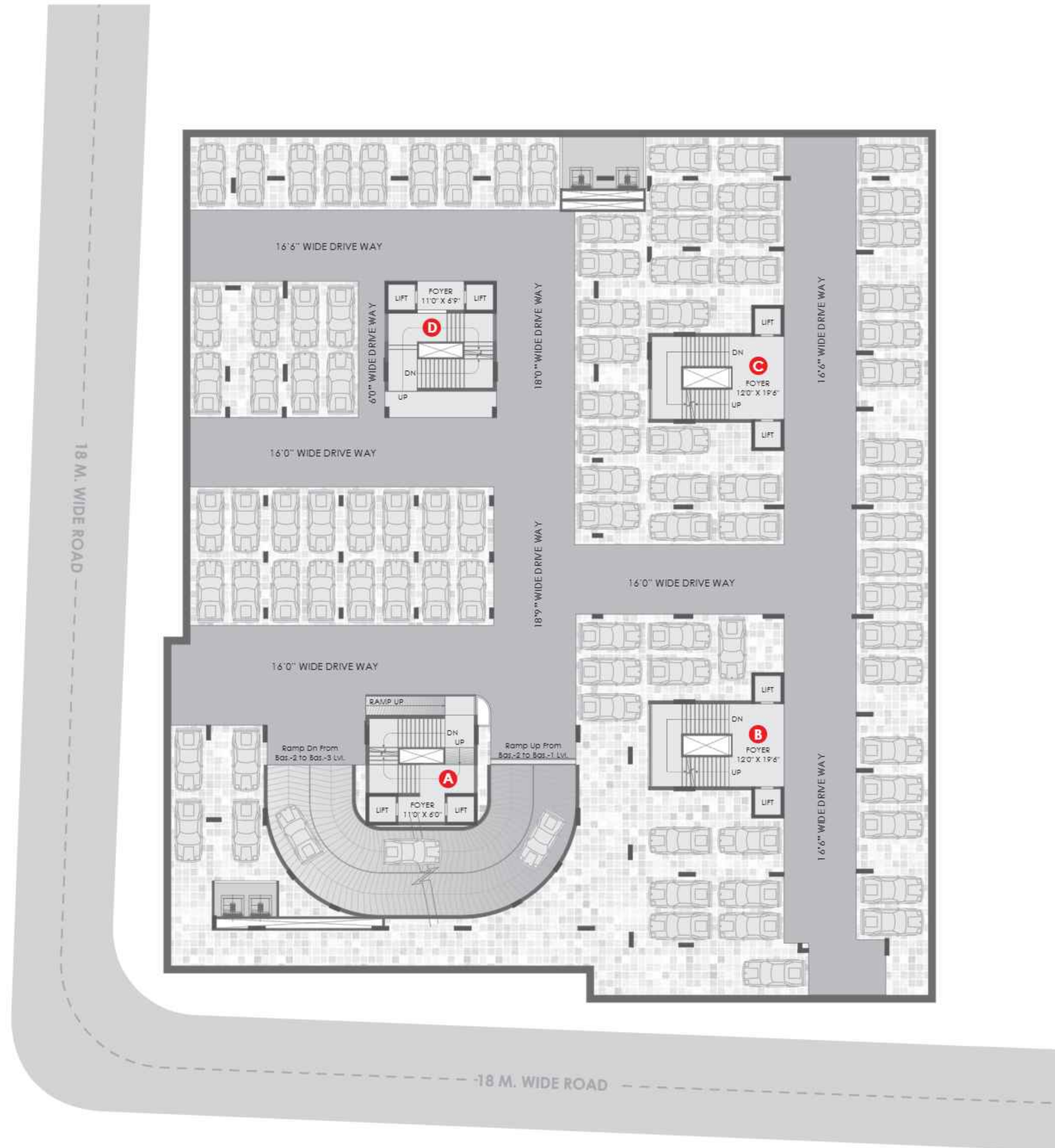
B

Basement 1



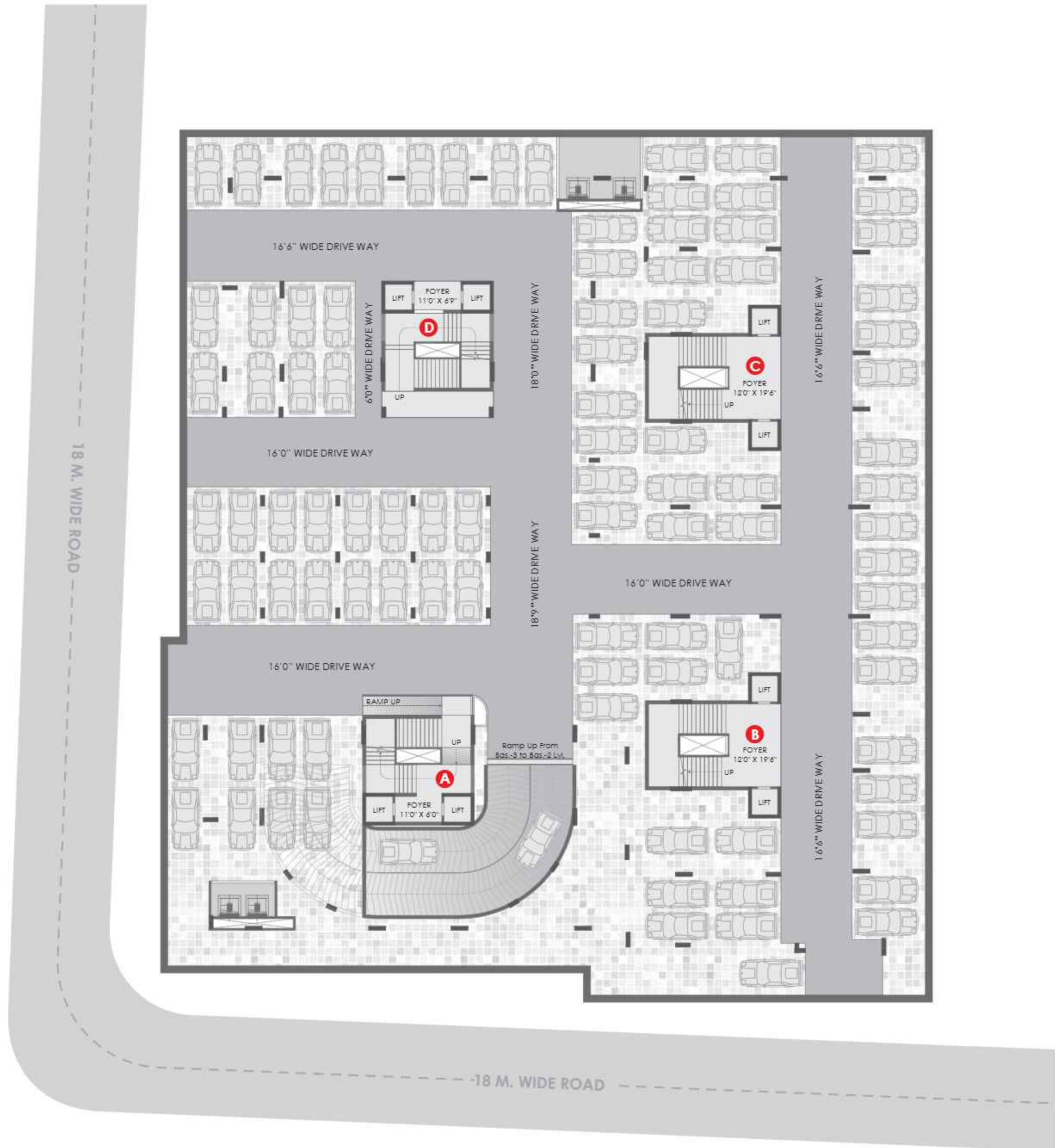
B

Basement 2



B

Basement 3



Move into a remarkable

abode.

Elevate your way of living, with Eminence 96.
Lead on with prime location, amenities and culture.

EMINENCE 96

Project Features

01. 4 BHK PREMIUM APARTMENTS
02. 5 BHK LUXURIOUS DUPLEX
03. VEHICLE FREE ZONE
04. ONLY 2 APARTMENTS ON EACH FLOOR
05. BALCONIES WITH EVERGREEN VIEW
06. CENTRALLY AIR CONDITIONED APARTMENT
07. COMPLETELY RESIDENTIAL PROJECT
08. 4 CAR PARKING SPOTS FOR 5 BHK
09. 3 CAR PARKING SPOTS FOR 4 BHK
10. CONNECTED TO TWO ROAD CORNERS
11. CAPTIVATING ENTRANCE LOBBY SPECIAL FOR EACH TOWER
12. A SAFE NEIGHBOURHOOD

Amenities

01. TERRACE GARDEN
02. COVERED SWIMMING POOL
03. THEATRE
04. GYM
05. BANQUET HALL
06. INDOOR GAMES
07. TODDLER PLAY AREA
08. CHILDREN PLAY AREA
09. LANDSCAPED GARDEN
10. SITTING AREA
11. SLOPPING WATER BODY
12. CCTV SURVEILLANCE

Specifications

WINDOWS

Aluminum sliding windows with DGU glasses.

FLOORING

High Quality premium flooring in living, dining & bedrooms.

WALL FINISH

Inside single coat Mala plaster with wall putty & outside double coat Mala plaster.

DOORS

Flush doors with plywood frame.

ELECTRIFICATION

Premium branded switches with FR wires.

BALCONY

Anti - skid performance tile.

BATHROOM

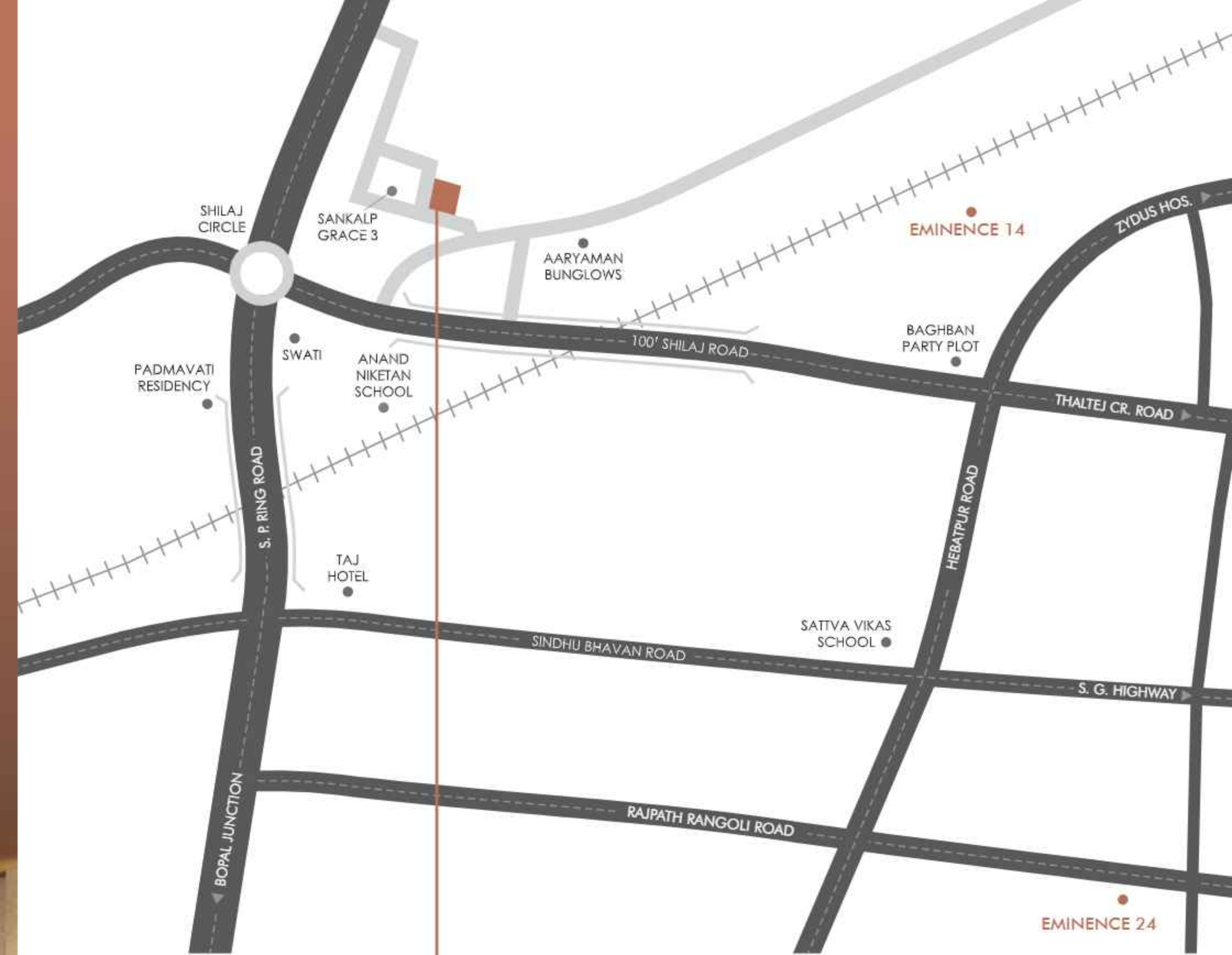
Premium CP fittings and sanitary ware (Kohler or equivalent brand).

KITCHEN

Granite top platform with S. S. Sink designer glazed tiles.

WASH AREA

Anti - skid performance tile or stone.



QR Code for Walk through



EMINENCE 96
spacious modern living

Near Aryaman Bunglows,
Thaltej - Shilaj Road.
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Project By



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www.gujrera.gujarat.gov.in
Architect: 9TH STREET ARCHITECTS (Saurabh Verma)

Disclaimer

• Changes in elevation shall not be allowed to be done by members of society. All the government & semi-government charges like stamp duty, GST and any other tax by state or central government shall be borne by members. Legal documentation charges and Advance maintenance shall be borne by the members separately.

• All the rights reserved by a developer to make any changes in the layout plan, exterior elevation, dimension and other details there is to comply with statutory regulation shall be binding to all the members. Any additional liabilities due to changes in the bylaws shall be borne by members. This brochure is just for an easy presentation of the project and should not be treated as a legal document. Subject to Ahmedabad jurisdiction.