

ONE35

Flats/Apartments for Sale

**@ OPP. DPS NILKANTH ROAD, SHILAJ,
Ahmedabad**

Manage By



**Gujarat Rera Reg No. AG/GJ/AHMEDABAD/AHMEDABAD
CITY/AUDA/AA00067/310822R1**

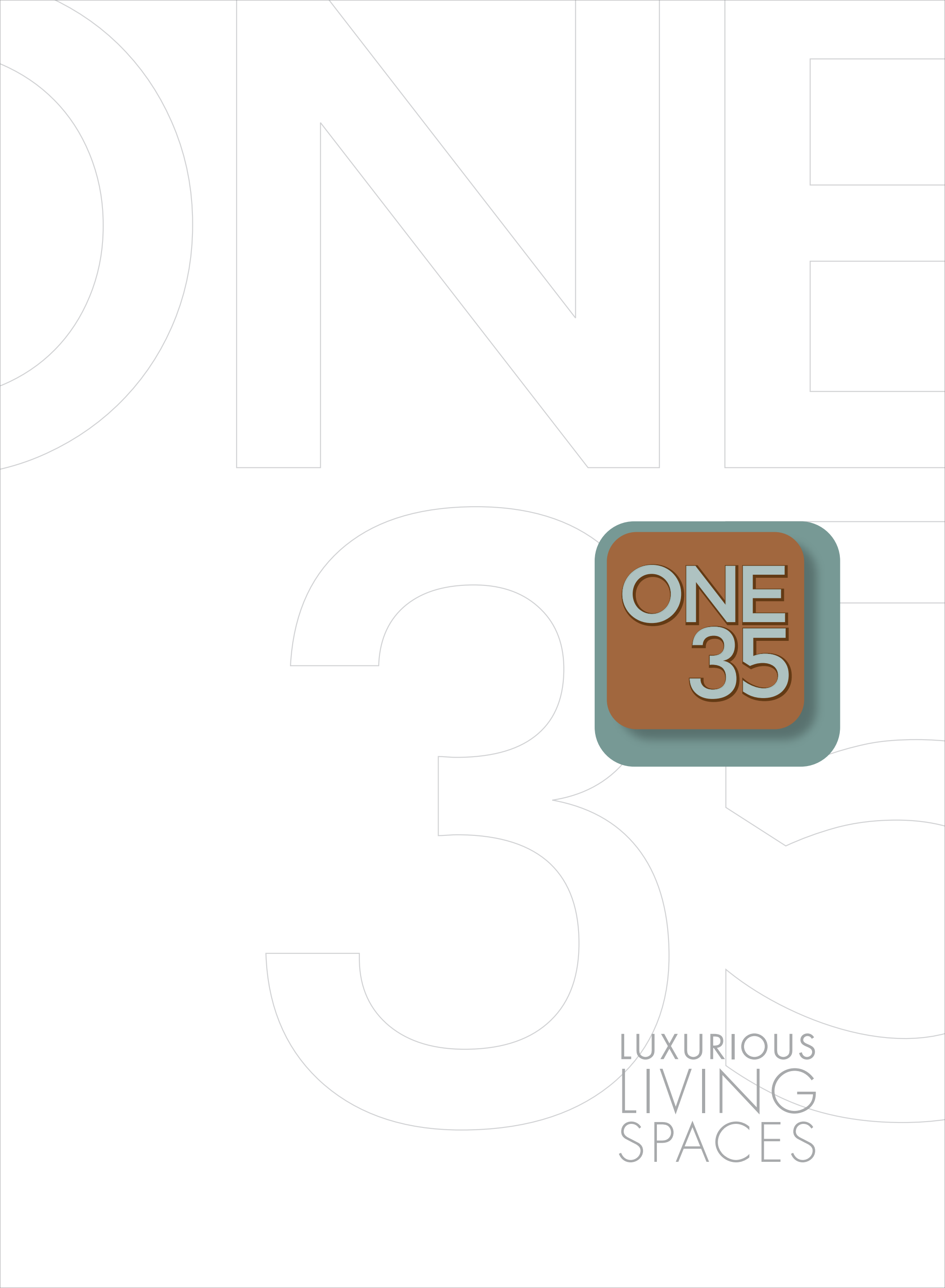
**Office Address: B-210, Titanium City Centre, 100
Feet Rd, Near Sachin Tower, Satellite,
Ahmedabad, Gujarat 380015**

(M): 090672 31161

(E): info@bquickproperty.com

(W): www.bquickproperty.com





LUXURIOUS
LIVING
SPACES

ONE
35

LUXURIOUS
LIVING
SPACES



ONE35 is a compilation of residences that redefine grace and refinement through connections with the greens. The architecture exudes a sense of sleek modernism, ensuring breathtaking, uninterrupted views from every internal space. This is beautifully juxtaposed against the lush greenery and expansive decks that speak to a more elegant and balanced way of life.





AND THE SIMPLE TO SUBLIME

At ONE35 the ground level garden club, is an idyllic place for a retreat. The garden creates a lovely space that speaks of restrained, laid-back elegance that extends into a tranquil landscape. Leisure here finds many expressions, take your pick!



GROUND FLOOR PLAN



SHOP NO.	DIMENSIONS	AREA	SHOP NO.	DIMENSIONS	AREA
SHOP 001	9'11" X 41'5"	714 SQ.FT.	SHOP 008	9'9" X 29'6"	500 SQ.FT.
SHOP 002	9'9" X 39'5"	668 SQ.FT.	SHOP 009	9'6" X 35'10"	637 SQ.FT.
SHOP 003	10'4" X 43'1"	781 SQ.FT.	SHOP 010	9'6" X 33'10"	566 SQ.FT.
SHOP 004	10'10" X 37'11"	718 SQ.FT.	SHOP 011	9'6" X 41'6"	693 SQ.FT.
SHOP 005	10'10" X 35'8"	676 SQ.FT.	SHOP 012	9'6" X 39'7"	658 SQ.FT.
SHOP 006	10'4" X 33'6"	606 SQ.FT.	SHOP 013	9'8" X 37'7"	636 SQ.FT.
SHOP 007	9'9" X 31'6"	534 SQ.FT.			

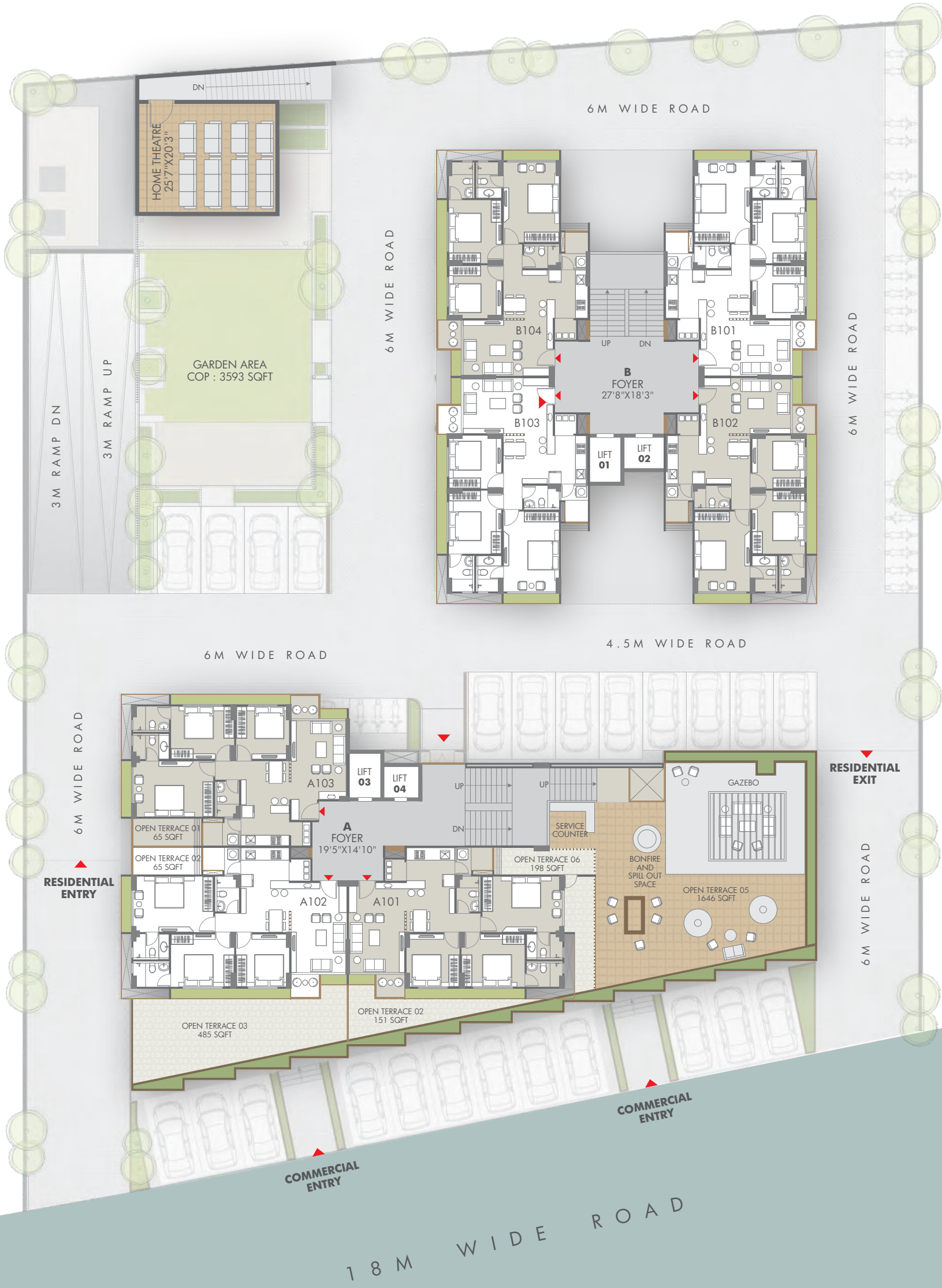


ONE
35

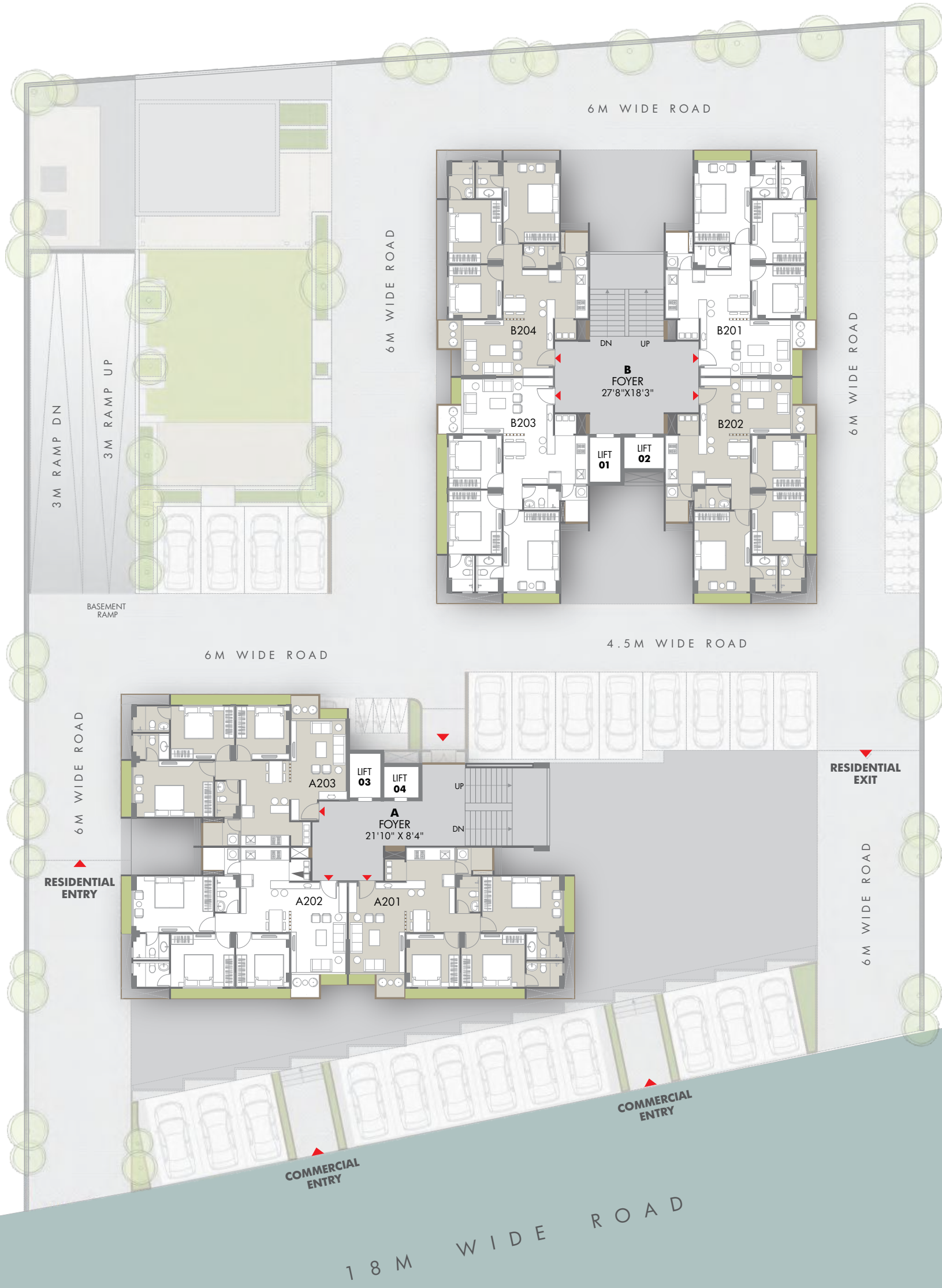
AMENITIES & FEATURES

- Entrance Foyer
- Landscaped Garden
- Home Theatre
- Gym
- Kids Play Area
- Senior Citizen Area
- Allotted Parking
- CCTV Camera
- 24/7 Security
- 24/7 Water
- Drop Off Zone
- Stretcher Lift
- Power Back Up
- Solar Panels
- Common Toilet
- Handicapped Toilet
- Service Room
- 2 Elevators per Block
- Large Trees on Boundary
- Facade (Vertical Garden)
- Gazebo (Terrace)
- Indoor Games (Basement)
- Society Office (Basement)
- Society Staff Quarter (Basement)
- Common Car Wash Area (Basement)
- Public Utility Store (Basement)
- Informal Sit Out (Terrace)
- Service Platform (Terrace)

FIRST
FLOOR PLAN



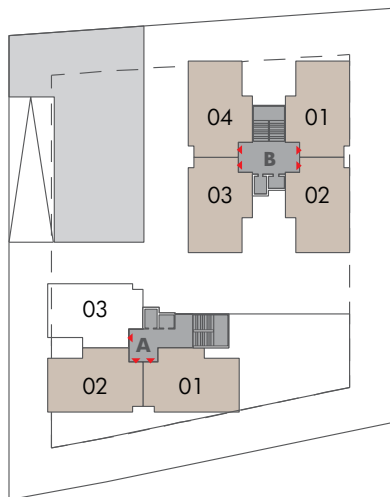
TYPICAL
FLOOR PLAN (2F-12F)



TYPICAL UNIT
TYPE A

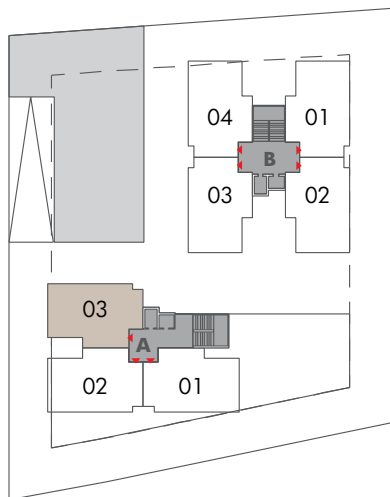
01	VESTIBULE	6'7" X 6'10"
02	DRAWING ROOM	17'0" X 10'6"
2A	BALCONY	4'8" X 5'8"
03	KITCHEN & DINING	16'0" X 9'1"
04	STORE	4'0" X 4'0"
05	WASH AREA	4'3" X 6'9"
06	TOILET	6'8" X 4'6"
07	BEDROOM 01	10'6" X 15'1"
7A	TOILET	4'9" X 6'9"
08	BEDROOM 02	10'0" X 12'0"
8A	TOILET	4'9" X 6'9"
09	BEDROOM 03	10'0" X 10'0"

ONE
35



TYPICAL UNIT
TYPE B

01	VESTIBULE	3'11" X 5'7"
02	FOYER	4'0" X 5'0"
03	DRAWING ROOM	15'0" X 10'6"
3A	BALCONY	4'8" X 5'6"
04	TORE	16'0" X 9'1"
05	KITCHEN & DINING	4'5" X 3'8"
06	WASH AREA	4'3" X 6'9"
07	TOILET	6'8" X 4'6"
08	BEDROOM 01	10'6" X 15'1"
8A	TOILET	4'9" X 6'9"
09	BEDROOM 02	10'0" X 12'0"
9A	TOILET	4'9" X 6'9"
10	BEDROOM 03	10'0" X 10'0"



BASEMENT PLAN



SPECIFICATIONS

STRUCTURE

- Earthquake resistant R.C.C. Frame Structure with Block Masonry wall

WALL FINISH

- Internal Single Coat Plaster with White Putty
- External Double coat Sand Faced Plaster with Acrylic Paint

KITCHEN

- Granite Top Platform with S.S. Sink
- Designer tiles
- Dado Up to Lintel level

FLOORING

- Good Quality Vitrified Tiles in the Entire Flat
- China Mosaic in Terrace for Heat Reflection

DOORS AND WINDOWS

- Decorative Main Door
- All Doors are Laminated Flush Door
- Anodized Aluminum section sliding Windows

TOILET PLUMBING

- Glazed Tiles on Flooring
- Dado Up to Lintel level
- Concealed Plumbing
- Quality Sanitary ware & C.P. Fittings

ELECTRIFICATION

- ISI Concealed Copper With Modular switches
- MCB With Sufficient Electric Points

ELEVATORS

- Two High Speed Elevators in each block

SPECIAL FEATURES

- Provision for AC point in bedrooms, hall with drain pipe provision.
- Concrete/paver road with tremix finish
- Fire fighting system
- Underground and overhead tanks
- Internal walls finished with wall putty
- Weather shield acrylic emulsion paint for exteriors
- Fully Automatic high speed lifts.
- Telephone, DTH TV, inclusive of all the rooms in the apartments.
- Power backup with D.G Sets for common areas.
- Basement parking facility.

