# UPLANDS THREE

## LIVE THE UPLANDS LIFE



**DEVELOPERS**
**ARVIND SMARTSPACES LIMITED**

Arvind

SMARTSPACES

Arvind has been delighting you with its premium & stylish offerings and now invites you to another.

Weave yourself a lifestyle crafted with the same sense of luxury and style at Uplands.
Get ready to be the envy of your peers. Get ready to live the Uplands life.

Today's lifestyle involves living in cramped urban spaces and in concrete jungles five days of the week, broken only by the occasional trips to weekend homes for the much required peace, some rest & recreation. Imagine if you could live the weekend life everyday amidst green natural surroundings. Your children grow up playing outdoors while your better half reconnects with herself in the lap of nature. Arvind Smartspaces offers you one such opportunity at Uplands.

An invitation to build a lifestyle that would be the envy of your peers. Luxurious villas set in clean, green, open spaces. Beautiful architecture that lets you take full advantage of the beautiful surroundings. With the best in class amenities for fitness and recreation. Even concierge services to make a comfortable lifestyle easier. And best of all, located close to the upcoming commercial hubs of the city so that you are never far from work or play.



Representative Image





Actual Image



Actual Images



Representative Image

# LIVE AMIDST NATURE

Nestled a little away from the periphery of the city, Uplands has been designed as a little green oasis in which you can have the greatest luxury of all green living.

Welcome to expansive surroundings, landscaped gardens, green grass, wildflowers and water bodies all around. Rich with local flora and fauna. The lush thicket, butterfly garden and the lakes are all an effort to integrate nature into the daily life of the residents.

For the first time in Gujarat we are introducing the concept of LOHAS-Lifestyle of Health and Sustainable Development-a unique concept of giving back to nature what you take from it that creates a living habitat thriving in positive spaces.

The inviting greens of the Golf Course that are so easy on the eyes. Parks for children to play in, walkways and promenades nestled among these green surroundings. Your very own bungalow with its own lawns and gardens.

Welcome a lifestyle that only a few have access to.

LIVE ON

# THE LINKS

The Golf Square is a premium offering from Uplands-with its Executive Golf Course and the Club House.

The Executive Golf Course at Uplands is designed to let you indulge in the greatest game whenever fancy takes you Nestled right in the centre of Uplands it is just a two minute walk from your bungalow. Its elegant design will challenge your golfing skills again and again.

The Golf Course also serves as the centerpiece defining what Uplands holds in store for its residents. Beautifully landscaped greens, flowers attracting the birds & the bees and the gentle breeze blowing. Take in all this by sitting on one of the strategically placed benches and watch the world go by.



Representative Image



Actual Image

EXECUTIVE GOLF COURSE®









Actual Images



Actual Images

GOLF CLUB®



Overlooking the lush green of the Golf Course is a premium club. It's easy for a person to unwind at Uplands as there's something for everyone. For the avid golfers, we have a huge 9-hole Golf Course to hone your skills. For the sporty kinds we have Table Tennis, Squash, Billiards, Badminton Court and Lawn Tennis. The ones who like to sweat it out may try their hand at Basketball and Volleyball and for the movie buffs we have a multimedia theatre for upto 30 people for special screenings.

For the quieter kind there is an expansive library and an international class spa to wear off the stress. And finally, for the food lovers there is a cool café and a chic restaurant.

This is not all, there are 13 five-star hotel suites along with a banquet hall that can host 500 guests with ease and an outdoor poolside party lawn for another 500. There's also an electrifying discotheque for your peppy parties! All of this at one place- The Golf Square, a premium Golf and Lifestyle Club at Uplands. Here, you have multiple ways to reinvigorate!

*The Golf Course and Golf Club are independent commercial entities and do not form part of the common areas, facilities, or any other amenities of the Project. Their membership, access and usage shall be subject to such terms, conditions, and charges as may be prescribed by the Promoter and/or the designated Operator from time to time.

AWAKEN

# YOUR SENSES

The Zen Square at Uplands is a haven for meditating and finding your centre. The secluded and elevated area suffused by natural sights and sounds will instantly melt away the stresses and strains of everyday living. You will feel peaceful and one with nature.

Expansive and open to nature, the Zen Square is designed to let all the negativity flow away and enhance all the positive vibrations.

The art installations around the Zen Square and the rest of the sites are not for mere beautification. They carry meaning & thought, and arrest all your senses.

Adjoining the Zen Square is the Zen Café. Serving up a carefully crafted selection of Italian cuisine to please the gourmet in you.





Actual Image

ZEN SQUARE

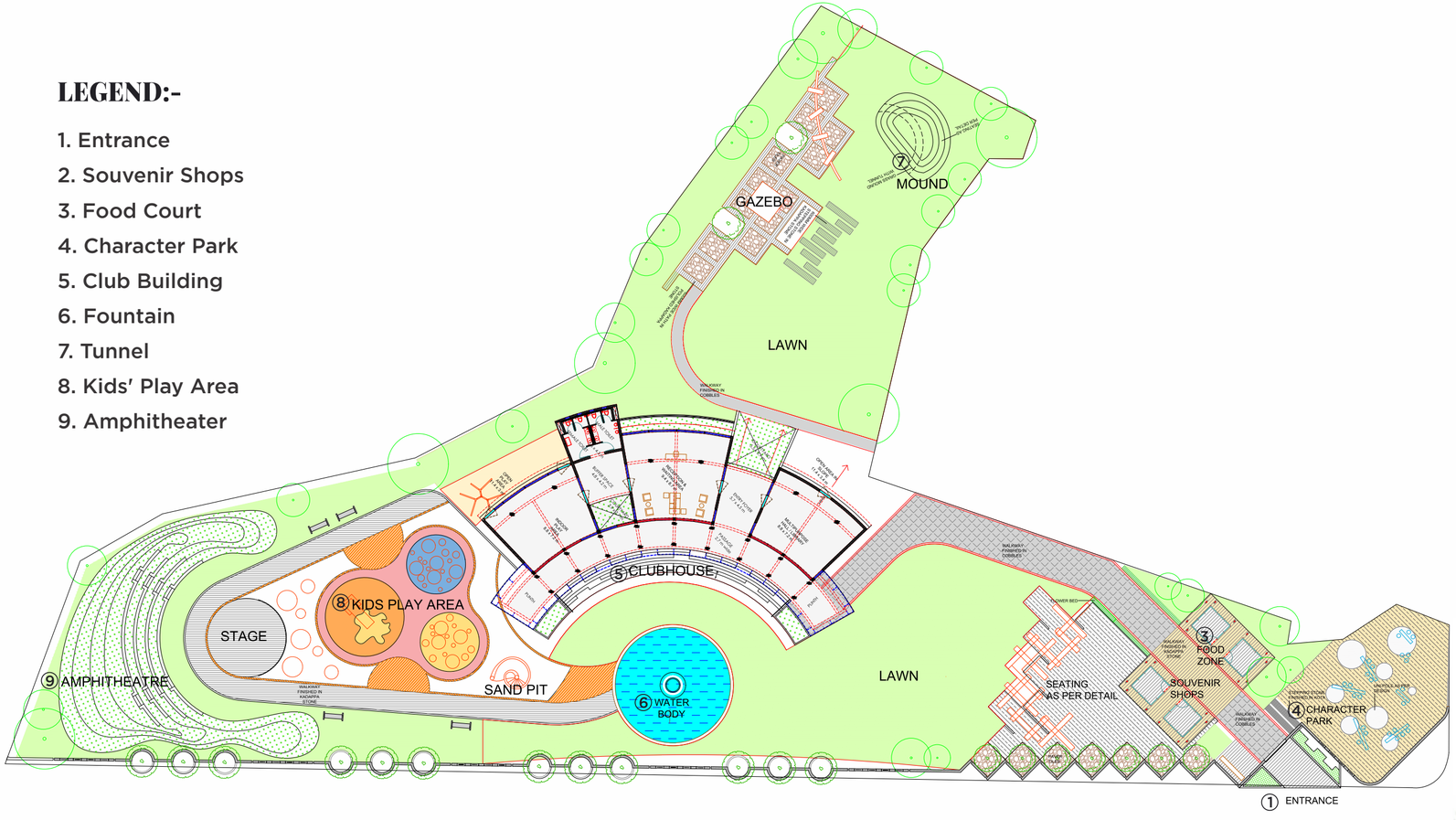





Actual Images

## LEGEND:-

1. Entrance
2. Souvenir Shops
3. Food Court
4. Character Park
5. Club Building
6. Fountain
7. Tunnel
8. Kids' Play Area
9. Amphitheater




# YOUR OWN DISNEYLAND

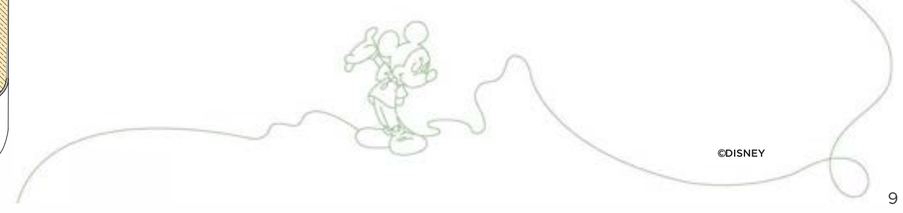
## FUN-SQUARE

FUN-SQUARE-Uplands offers a Disney themed playground and Disney themed rooms for your children. The Disney fun park is spread over 54,000 Sq.Ft. and also features an entertaining kids club. Exclusive Disney inspired outdoor and indoor games and rides make for a whole lot of fun.

It features an amphitheatre, a library, a souvenir shop and a cafe. The Disney vibe takes you in right at the gate, a whole world of Disney inspired activities opens up. Slides, tunnel, fountain and a mascot park are a few to name.

The perfect place to allow children a memorable childhood.

*Fun Square is not part of the Project being offered for sale. However, the Promoter proposes to develop Fun Square as an additional amenity within the overall Township, at its discretion and subject to requisite approvals and feasibility.



©DISNEY

KEY PLAN
SCALE = N.T.S.

LAYOUT PLAN
SCALE :- 1CM=15MT

NASMED VILLAGE BOUNDARY

STP AREA
PROPOSED 170 KLD STP.
(LOCATION TO BE APPROVED BY ARCH. / CLIENT.)
70 SQ. M. (140 KL) TREATED WATER TANK
40 SQ. M. (85 KL) EQUALIZATION TANK

24.00M WIDE M.D.R.

# TRIANGULAR PLOT
# 23 NOS OF VILLAS

| SN | | VILLA TYPE (SALES) | VILLA TYPE (5TH CC) | VILLA NUMBER (5TH CC) | TOTAL CARPET AREA-INCLUDING BALCONY SQ.MT |
|---|---|---|---|---|---|
| 1 | | C Ibis | C | C 59 | 266.20 |
| 2 | | D Dove | D | D 72 | 219.08 |
| 3 | | E Sparrow | E | E2-115 | 186.22 |
| 4 | | E Sparrow | E | E2-111 | 186.22 |
| 5 | | E Sparrow | E | E2-112 | 186.22 |
| 6 | | E Sparrow | E | E2-113 | 186.22 |
| 7 | | E Sparrow | E | E1-114 | 186.22 |
| 8 | | E Sparrow | E | E2-106 | 186.22 |
| 9 | | E Sparrow | E | E2-107 | 186.22 |
| 10 | | E Sparrow | E | E2-108 | 186.22 |
| 11 | | E Sparrow | E | E2-109 | 186.22 |
| 12 | | E Sparrow | E | E1-110 | 186.22 |
| 13 | | E Sparrow | E | E1-102 | 186.22 |
| 14 | | E Sparrow | E | E2-103 | 186.22 |
| 15 | | E Sparrow | E | E2-104 | 186.22 |
| 16 | | E Sparrow | E | E3-105 | 186.22 |
| 17 | | E Sparrow | E | E 101 | 186.22 |
| 18 | | E Sparrow | E | E 100 | 186.22 |
| 19 | | E Sparrow | E | E2-99 | 186.22 |
| 20 | | E Sparrow | E | E2-98 | 186.22 |
| 21 | | E Sparrow | E | E2-97 | 186.22 |
| 22 | | E Sparrow | E | E2-96 | 186.22 |
| 23 | | E Sparrow | E | E2-95 | 186.22 |



# VILLA TYPE - E

VILLA LAYOUT - E SPARROW

FIRST FLOOR LAYOUT

| VILLA NUMBER | E-100 | E-101 |
|---|---|---|
| | E-95 | |

KEY PLAN




| | RERA Carpet Area | Balcony Area | Total Area |
|---|---|---|---|
| Type - E | Sq.mt | Sq.mt | Sq.mt |
| Ground Floor Plan | 116.1 | 0 | 116.10 |
| First Floor Plan | 72.35 | 6.11 | 78.46 |
| | | | |
| Total | 188.45 | 6.11 | 194.56 |

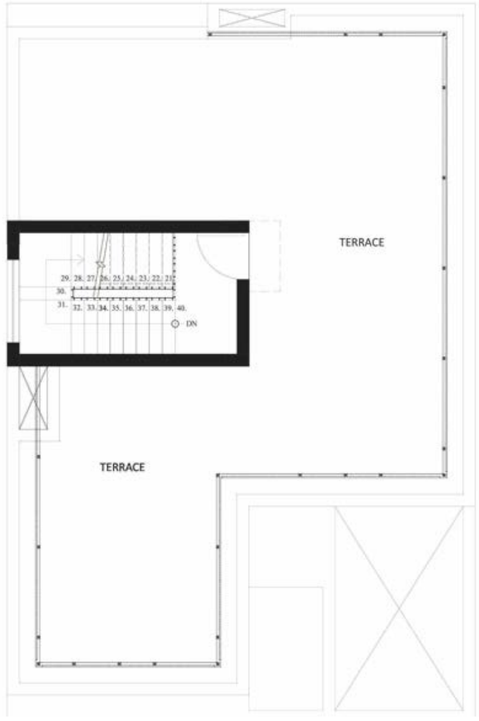
GROUND FLOOR




FIRST FLOOR




TERRACE FLOOR



# VILLA TYPE - E1

VILLA LAYOUT - E SPARROW

TERRACE FLOOR LAYOUT

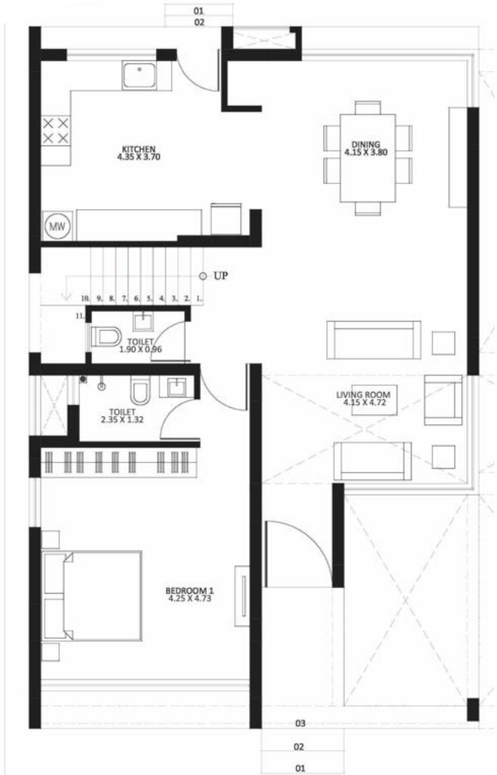
| VILLA NUMBER | E1-114 | E1-110 | E1-102 |
|---|---|---|---|
| | | | |

KEY PLAN

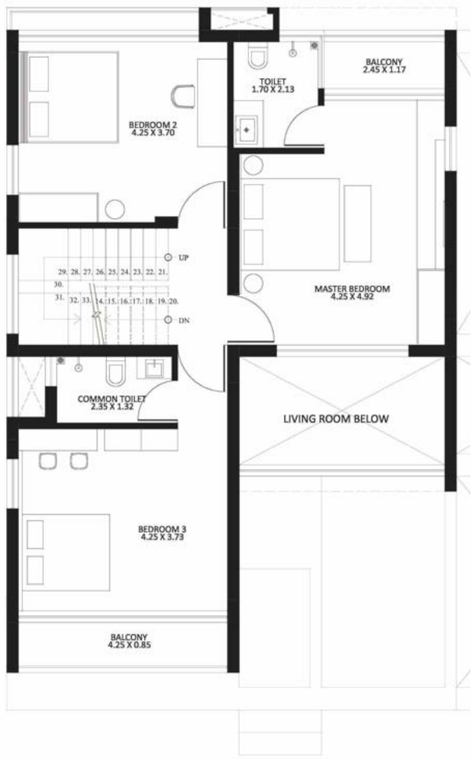



| | RERA Carpet Area | Balcony Area | Total Area |
|---|---|---|---|
| Type - E1 | Sq.mt | Sq.mt | Sq.mt |
| Ground Floor Plan | 116.1 | 0 | 116.10 |
| First Floor Plan | 72.35 | 6.11 | 78.46 |
| | | | |
| Total | 188.45 | 6.11 | 194.56 |

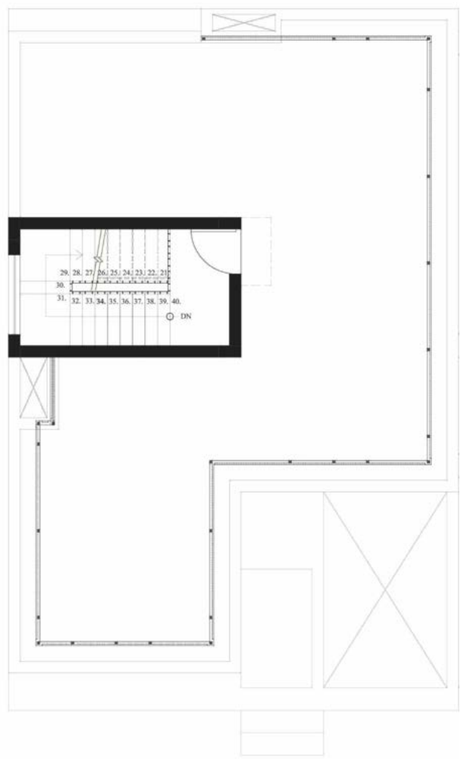
GROUND FLOOR




FIRST FLOOR




TERRACE FLOOR

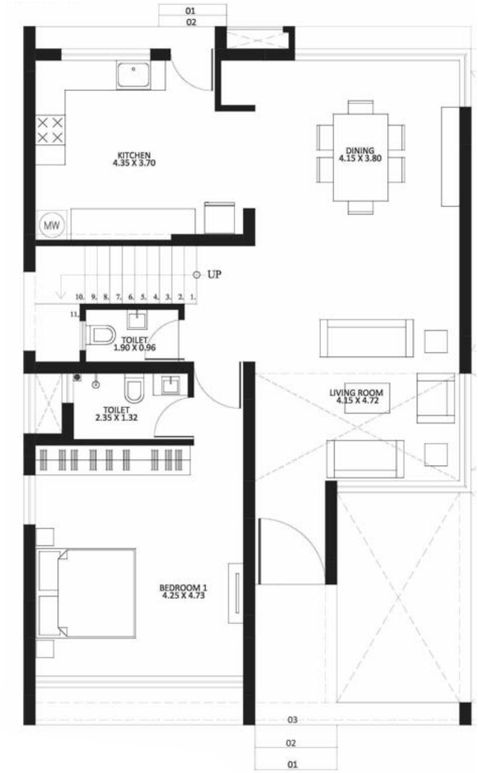


# VILLA TYPE - E2

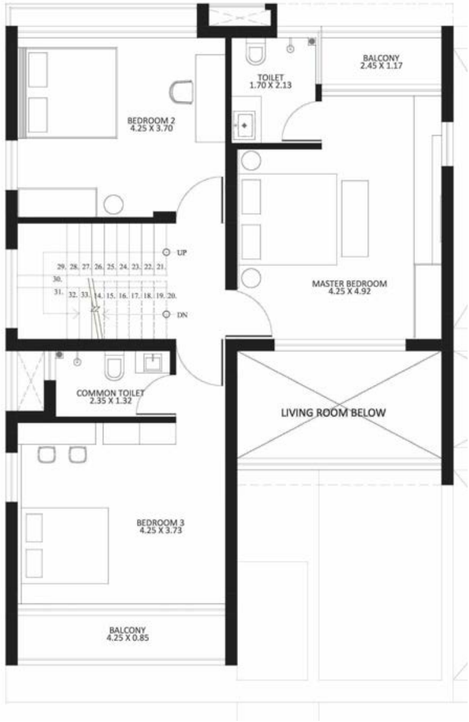



| | RERA Carpet Area | Balcony Area | Total Area |
|---|---|---|---|
| Type - E2 | Sq.mt | Sq.mt | Sq.mt |
| Ground Floor Plan | 116.1 | 0 | 116.10 |
| First Floor Plan | 72.35 | 6.11 | 78.46 |
| | | | |
| Total | 188.45 | 6.11 | 194.56 |

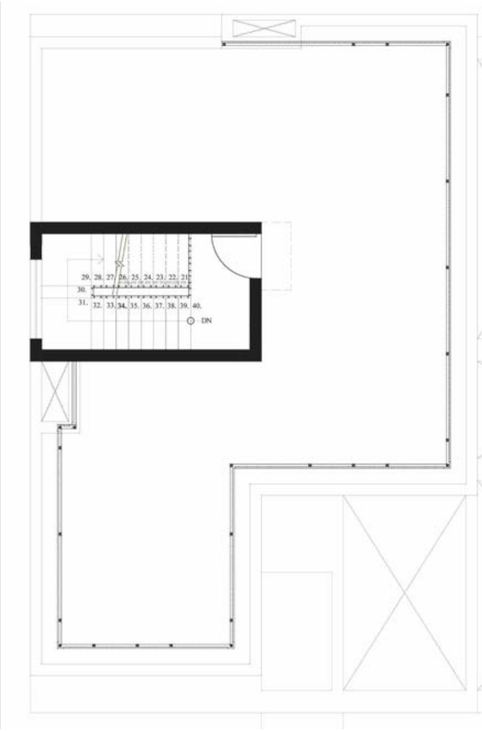
GROUND FLOOR




FIRST FLOOR




TERRACE FLOOR



# VILLA TYPE - E3

VILLA LAYOUT - E SPARROW

TERRACE FLOOR LAYOUT

| VILLA NUMBER | E3 -105 |
|---|---|

KEY PLAN



| | RERA Carpet Area | Balcony Area | Total Area |
|---|---|---|---|
| Type - E3 | Sq.mt | Sq.mt | Sq.mt |
| Ground Floor Plan | 96.42 | 0 | 96.42 |
| First Floor Plan | 72.35 | 6.11 | 78.46 |
| | | | |
| Total | 168.77 | 6.11 | 174.88 |

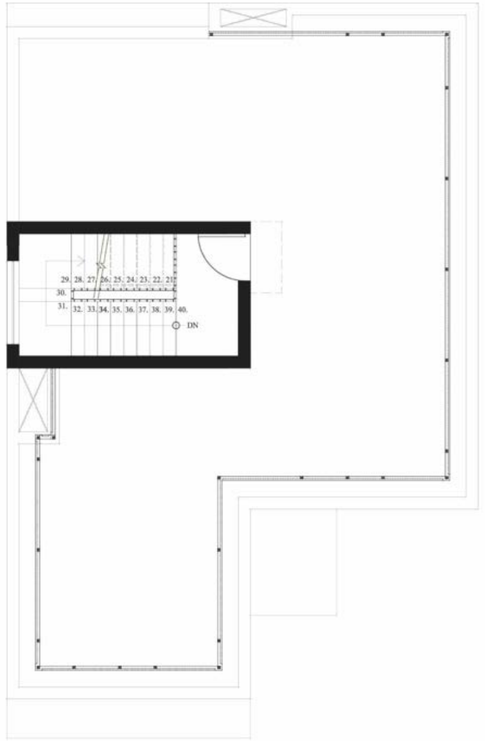
GROUND FLOOR




FIRST FLOOR




TERRACE FLOOR



# VILLA TYPE - C

VILLA LAYOUT - C LBIS

TERRACE FLOOR LAYOUT

| VILLA NUMBER | C-59 |
|---|---|

KEY PLAN



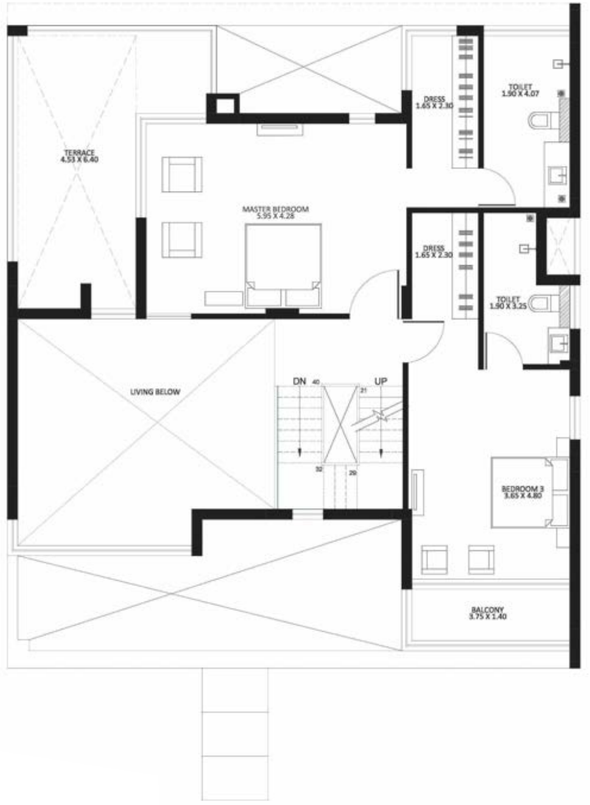

| | RERA Carpet Area | Balcony Area | Wash Area | Terrace Area | Total Area |
|---|---|---|---|---|---|
| Type - C | Sq.mt | Sq.mt | Sq.mt | Sq.mt | Sq.mt |
| Ground Floor Plan | 116.1 | 0 | 3.08 | 0 | 119.18 |
| First Floor Plan | 86.55 | 8.02 | 0 | 17.84 | 112.41 |
| Terrace Floor Plan | 29.43 | 0 | 0 | 0 | 29.43 |
| | | | | | |
| Total | 232.08 | 8.02 | 3.08 | 17.84 | 261.02 |



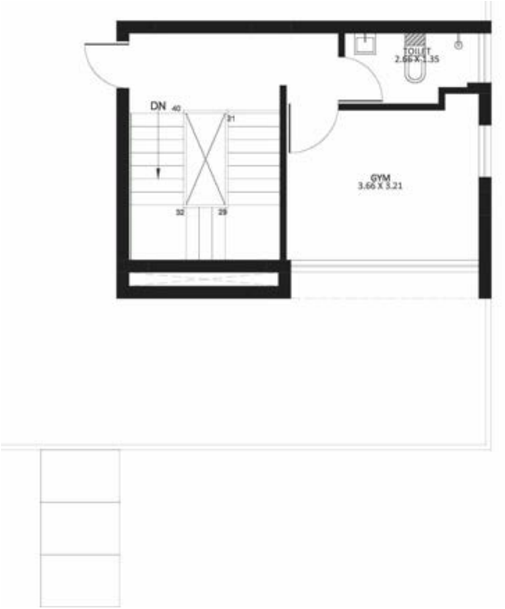

GROUND FLOOR




FIRST FLOOR




TERRACE FLOOR



# VILLA TYPE - D

VILLA LAYOUT - D DOVE

GROUND FLOOR LAYOUT

| VILLA NUMBER | D-72 |
|---|---|
| | |

KEY PLAN




| | RERA Carpet Area | Balcony Area | Wash Area | Terrace Area | Total Area |
|---|---|---|---|---|---|
| Type - D | Sq.mt | Sq.mt | Sq.mt | Sq.mt | Sq.mt |
| Ground Floor Plan | 145.6 | 0 | 2.77 | 0 | 148.37 |
| First Floor Plan | 76.39 | 4.47 | 0 | 11.91 | 92.77 |
| Terrace Floor Plan | 0 | 0 | 0 | 0 | 0.00 |
| | | | | | |
| Total | 221.99 | 4.47 | 2.77 | 11.91 | 241.14 |

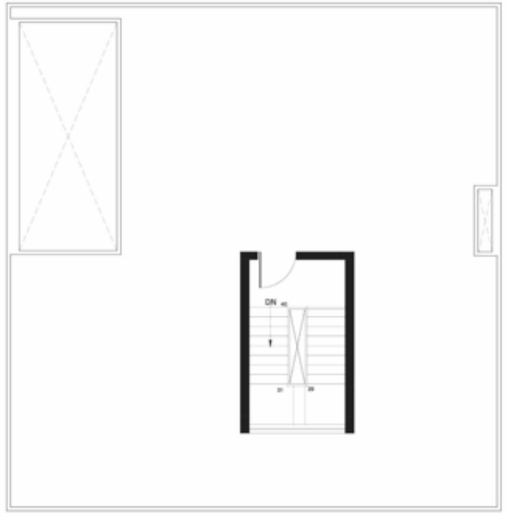
GROUND FLOOR




FIRST FLOOR




TERRACE FLOOR



HOME IS WHERE

# THE HEART IS

Uplands offers you a choice of 5 different villas to choose from. Designed by the world renowned architectural firm Woods Bagot, Hong Kong.

Each of these villas are built around a water body and offers. you different configurations to suit your requirements. You can also add on a personal swimming pool.

These homes will be built with the best of features and fixtures designed to envelop you in luxury. Get used to imported marble and wood finishes crafted with loving attention to detail.

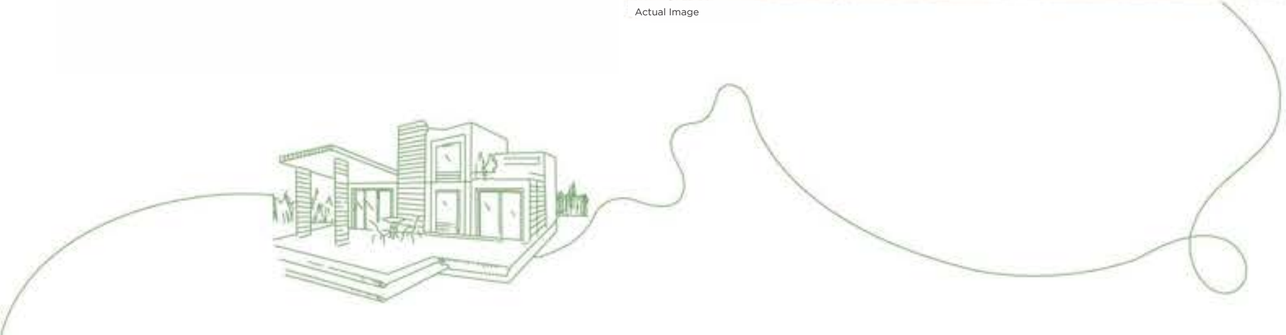
A place where every prospect pleases.



Actual Image



Artist's Impression



LUXURY AT

# YOUR FINGERTIPS,

LITERALLY!

Uplands adds a little more polish to its residents' life by providing some services at a minimal spend.

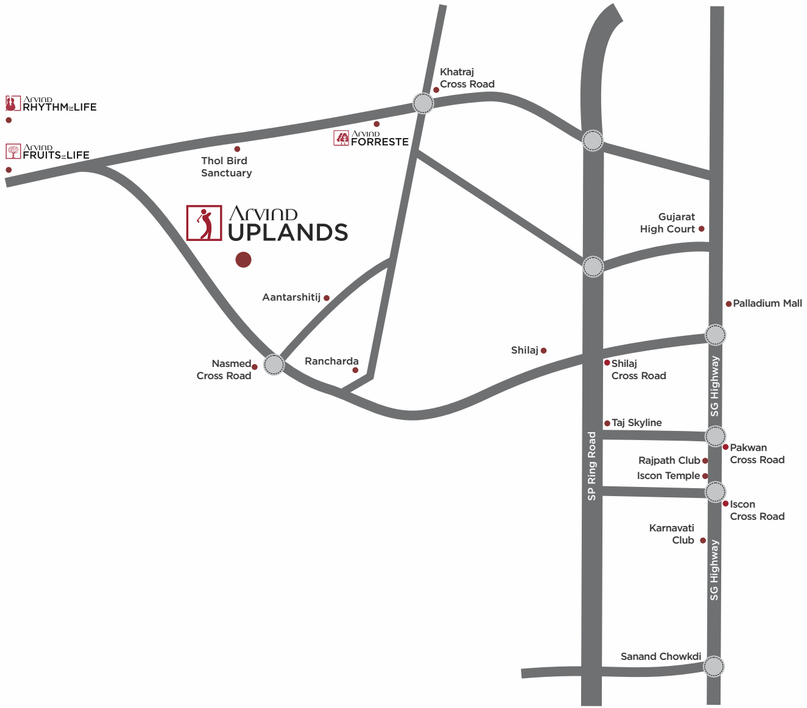
- Premium concierge services for the resident members
- Housekeeping of individual villas
- On-call taxi and travel bookings
- Golf Club pick-up and drop-in club car
- Laundry services and a host of other services
- All upkeep and maintenance is a hired service and comes with applicable charges.



Actual Image



Representative Image




Arvind UPLANDS

| | |
|---|---|
| Sanand Kadi Road | 10 mins |
| Delhi Public School | 20 mins |
| Shilaj Circle | 25 mins |
| Taj Skyline | 25 mins |
| Palladium Mall | 30 mins |
| Rajpath Club | 30 mins |
| Iscon Temple | 35 mins |
| Karnavati Club | 35 mins |
| International Airport | 50 mins |

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

**Bengaluru**

Arvind SkyCrest | Arvind The Park | Arvind Orchards | Arvind Forest Trails | Arvind Greatlands | Arvind The Edge
Arvind Bel Air | Arvind Oasis | Arvind Skylands | Arvind Sporcia | Arvind Expansia

**Pune**

Arvind Elan

**Vadodara**

Arvind Greenfields

Arvind SMARTSPACES
#DESIGNEDTOINSPIRE

# AWARDS & ACCOLADES




Realty+
Excellence Awards




Realty+
Excellence Awards




Realty+
Excellence Awards




Real Estate & Business
Excellence Awards




Real Estate & Business
Excellence Awards




Real Estate & Business
Excellence Awards




Times Now
Awards




Times Now
Awards




Realty+
Excellence Awards




Golden Brick
Awards




Golden Brick
Awards




Realty+
Excellence Awards

# #DESIGNEDTOINSPIRE

## OUR SIGNATURE PROPERTIES.

### AHMEDABAD



**ARVIND EVERLAND**
Premium plots



**ARVIND AQUACITY**
Lakeside villas & plots



**ARVIND RHYTHM OF LIFE**
Premium plots



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



**ARVIND HIGHGROVE**
Premium golf villas and plots



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



**ARVIND AAVISHKAAR**
Premium homes with all modern amenities



**ARVIND UPLANDS 2.0**
Premium golf villas & plots



**ARVIND ALCOVE**
Premium weekend residential plots

### BENGALURU



**ARVIND THE PARK**
Luxury villa plots



**ARVIND ORCHARDS**
Premium villa plots



**ARVIND FOREST TRAILS**
Luxury villas



**ARVIND GREATLANDS**
Luxury villa plots



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



**ARVIND SKYCREST**
Premium Apartments

### PUNE



**ARVIND ELAN**
Stylish and spacious residences

### VADODARA



**ARVIND GREENFIELDS**
Premium Plots

ARTIST'S IMPRESSIONS

# OUR HERITAGE

## THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES AND OVER 128 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. SINCE 1890 | TOMMY HILFIGER | Calvin Klein | FLYING MACHINE | ARROW USA·1851

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

JD PARTNERS
MARUTI &
ORNET

Arvind
SMARTSPACES

Arvind
UPLANDS

**Site Address:** Arvind Uplands, Shilaj - Rancharda Road, Nasmed near Rancharda, Ahmedabad

**Website:** www.arvindsmartspaces.com

**Rera No:**

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