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Nova Nest

Beyond The Ordinary

CRAFTED FOR COMFORT. DESIGNED FOR DISTINCTION.

Nova Nest

Beyond The Ordinary

Nova Nest is a sanctuary of modern living where nature and design blend seamlessly. Located within "Suryagram" — the landmark township in Bapunagar — it features four elegant towers surrounding a lush garden, offering premium homes with serene views. With curated amenities and tranquil water features, it's a lifestyle of peace and connection. Every detail is crafted to elevate everyday living.

Suryagram™

THE WORLD OF GOODNESS

Suryagram envisions a sprawling 35+ acre cityscape in Bapunagar, featuring world-class infrastructure that seamlessly integrates residential, commercial, and community spaces, along with approximately 7 acres of green zones thoughtfully spread across different areas of this cityscape. These landscaped pockets are integrated into various zones, ensuring every part of the development enjoys access to nature. With a thoughtfully designed central vista offering a wide range of amenities across distinct zones, Suryagram is set to redefine the skyline and elevate the lifestyle of the region.





Artistic impression

CENTRAL VISTA AMENITIES

- Grand Entrance Avenue
- Sculptures and Water Features
- Landscaped Garden
- Canopy Sit-out
- Senior Citizen Zone
- Temple Complex
- Kids' Play Zone
- 2-wheeler Parking
- Restaurant
- Banquet Hall with Outdoor Lawn

ELEVATING YOUR EVERYDAY

At Nova Nest, life flows around a lush central lawn and playful children's zone. Enjoy peaceful walks, vibrant gatherings, and safe, traffic-free leisure spaces.

PROJECT AMENITIES


Reading Zone


Kids' Play Area


Indoor Game Zone


Senior Citizen Sit-outs


Central Lawns


Gymnasium


Arrival Lobby


Stepped Seating


Multipurpose Hall & Pantry


Pedestrian Walkway


Practice Pitch

PREMIUM 4 BHK RESIDENCES

CRAFTED FOR A LIFE OF ASPIRATION

Step into a home where every corner speaks of thoughtful elegance. At Nova Nest, each residence is a masterstroke of design—balancing intimacy with openness, sophistication with warmth.





Artistic Impression

A PRELUDE TO GRANDEUR

Step into a world where comfort meets elegance. At Nova Nest, every residence is crafted with spacious layouts, premium finishes, and a thoughtful flow of natural light—thanks to linear balconies and glazed openings that invite the outdoors in.

WHISPERS OF GREEN, ECHOES OF CALM

From lush planter beds to sunlit balconies, every detail invites serenity. Wake up to birdsong, breathe in the breeze, and let the greenery wrap you in quiet comfort.





Artist's impression

MOMENTS THAT MATTER

Lazy mornings, heartfelt laughter, unforgettable celebrations, and evenings that feel just right—Nova Nest is where life's best moments find their perfect setting.

THE HEART OF YOUR HOME

A formal drawing room welcomes guests with grace, while the open-plan living and dining area forms a warm, central space—perfect for everyday comfort and family moments.





Artist's impression

YOUR PRIVATE HAVEN

Discover the quiet side of luxury at Nova Nest. Bedrooms are placed on either side of the living space for perfect privacy, with select rooms opening to personal balconies—your own peaceful retreat in the sky.

GROUND FLOOR PLAN



LEGEND

1. ENTRY/EXIT
2. SECURITY CABIN
3. WATER FEATURE WITH FIRE WALL
4. ENTRY TO RAMP
5. DROP-OFF ZONE
6. ARRIVAL LOBBY
7. PARKING
8. PEDESTRIAN WALKWAY
9. WATERBODY WITH PLANTATION
10. CENTRAL LAWN
11. KIDS' PLAY AREA
12. STEPPED SEATING
13. GYM & FITNESS CENTER
14. INDOOR GAMES ZONE
15. MULTI PURPOSE HALL
16. READING ZONE
17. PANTRY
18. COMMON TOILETS
19. PRACTICE PITCH
20. SENIOR CITIZEN SIT-OUTS
21. MULTI PURPOSE COURT
22. METER ROOM
23. TELECOM ROOM
24. SERVICE YARD
25. PLANTER

TERRACE PLAN



SERENE AND THOUGHTFULLY DESIGNED

TOWER
17A/17C
FIRST FLOOR PLAN



FLOOR NO. 5,8 & 11 WILL HAVE REFUGE BALCONY AT FLOOR LEVEL





AREA DETAILS	SQ. M.	SQ. FT.
RERA CARPET AREA	176.23	1897.56
BALCONY AREA	14.33	154.25
UTILITY AREA	5.47	58.88
TERRACE	7.34	79.00
TOTAL	203.45	2189.72

TOWER 17A/17C

FIRST FLOOR UNIT - 104 (TYPE-A)





FLOOR NO. 5,8 & 11 WILL HAVE REFUGE BALCONY AT FLOOR LEVEL

AREA DETAILS	A-103		D-103	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
RERA CARPET AREA	176.04	1894.89	176.12	1895.76
BALCONY AREA	14.39	154.89	14.39	154.89
UTILITY AREA	5.47	58.88	5.47	58.88
TERRACE	7.34	79.00	7.34	79.00
TOTAL	203.24	2187.66	203.32	2188.54

TOWER 17A/17C

FIRST FLOOR UNIT - 103 (TYPE-B)

TOWER
17A/17C
TYPICAL FLOOR PLAN



FLOOR NO. 5,8 & 11 WILL HAVE REFUGE BALCONY AT FLOOR LEVEL





AREA DETAILS	SQ. M.	SQ. FT.
RERA CARPET AREA	175.57	1889.81
BALCONY AREA	14.39	154.89
UTILITY AREA	5.47	58.88
TOTAL	195.43	2103.61

TOWER 17A/17C

TYPICAL FLOOR UNIT - A 203-1403 (TYPE-D)





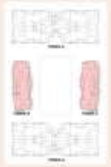
FLOOR NO. 5,8 & 11 WILL HAVE REFUGE BALCONY AT FLOOR LEVEL

AREA DETAILS	SQ. M.	SQ. FT.
RERA CARPET AREA	175.74	1891.64
BALCONY AREA	14.33	154.25
UTILITY AREA	5.47	58.88
TOTAL	195.54	2104.79

TOWER 17A/17C

TYPICAL FLOOR UNIT - A 204-1404 (TYPE-C)



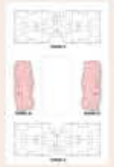


AREA DETAILS	SQ. M.	SQ. FT.
RERA CARPET AREA	204.02	2196.05
BALCONY AREA	11.79	126.91
UTILITY AREA	4.96	53.39
TERRACE	4.69	50.48
TOTAL	225.46	2426.85

TOWER 17B/17D

FIRST FLOOR PLAN (TYPE-E)





AREA DETAILS	SQ. M.	SQ. FT.
RERA CARPET AREA	203.44	2189.80
BALCONY AREA	11.79	126.91
UTILITY AREA	4.96	53.39
TOTAL	220.19	2370.13

TOWER 17B/17D

TYPICAL FLOOR PLAN (TYPE-F)

FLOOR NO. 5,8 & 11 WILL HAVE REFUGE BALCONY AT FLOOR LEVEL

SPECIFICATIONS

AREA	FLOOR	WALL	CEILING	DOORS	WINDOWS / GLAZING	OTHERS
LIVING ROOM / DINING ROOM	Glazed Vitrified Tiles	Internal Walls Putty Finished / Gypsum Plaster	Unfinished	Main Entrance Door: Wooden / WPC Decorative Flush Door	Aluminium Windows	
MASTER BEDROOM 1	Laminated Wooden Flooring	Internal Walls Putty Finished / Gypsum Plaster	Unfinished	Wooden / WPC Flush Door With Laminate On Both Sides	Aluminium Windows	
OTHER BEDROOM	Glazed Vitrified Tiles	Internal Walls Putty Finished / Gypsum Plaster	Unfinished	Wooden / WPC Flush Door With Laminate On Both Sides	Aluminium Windows	
KITCHEN	Glazed Vitrified Tiles	Internal Walls Putty Finished / Gypsum Plaster	Unfinished	Wooden / WPC Flush Door With Laminate On Both Sides	Aluminium Windows	Granite/Vitrified Tile Platform With Stainless Steel Sink Single Bow, Glazed Vitrified Tiles Dado Above Platform Upto Lintel Level
STORE	Glazed Vitrified Tiles	Internal Walls Putty Finished / Gypsum Plaster	Unfinished			
BALCONY (LIVING)	Glazed Vitrified Tiles	Weather Proof Paint	Putty/Gypsum Plaster and Paint Finished	External Door: Aluminium Door		Glass Railing
BALCONY (MASTER BEDROOM 1) (APPLICABLE FOR TOWER A & C)	Glazed Vitrified Tiles	Weather Proof Paint	Putty/Gypsum Plaster and Paint Finished	Wooden / WPC Flush Door With Laminate On Both Sides		
MASTER BATHROOM	Glazed Vitrified Tiles	Glazed Vitrified Tiles and Putty Finished/Gypsum Plaster	Gypsum Tile Grid Ceiling	Wooden / WPC Flush Door With Laminate On Both Sides	Aluminium Windows	Standard Make Plumbing & Sanitaryware, Dado Upto Door Lintel Height
OTHER BATHROOM	Glazed Vitrified Tiles	Glazed Vitrified Tiles and Putty Finished/Gypsum Plaster	Gypsum Tile Grid Ceiling	Wooden / WPC Flush Door With Laminate On Both Sides	Aluminium Windows	Standard Make Plumbing & Sanitaryware, Dado Upto Door Lintel Height
UTILITY AREA	Ceramic/Vitrified Tiles	Glazed Vitrified Tiles and Putty Finished/Gypsum Plaster	Putty/Gypsum Plaster and Paint Finished			Parapet Wall
ELECTRICAL	Adequate Light Points In Rooms And Geyser Points In Bathroom, Modular Switches 3 Phase Connection, D.G Backup For Common Areas And One Lift In Each Tower					
AMENITIES	Indoor Amenties: Reading Zone, Multipurpose Hall, Pantry, Gym & Fitness Centre, Indoor Games Zone			Outdoor Amenties: Kids Play Area, Pedestrian Walkway, Central Lawns, Arrival Lobby, Stepped Seating, Senior Citizen Sit-Outs		
SECURITY	Smart Card Access For Residence, Video Door Phone, CCTV In Basment Lobby And Main Entrance Lobby For Surveillance, Gated Community					
OTHERS	Solar Power Backup For Common Lights Of Tower As Per Statutory Layout, Provision For FTTH					

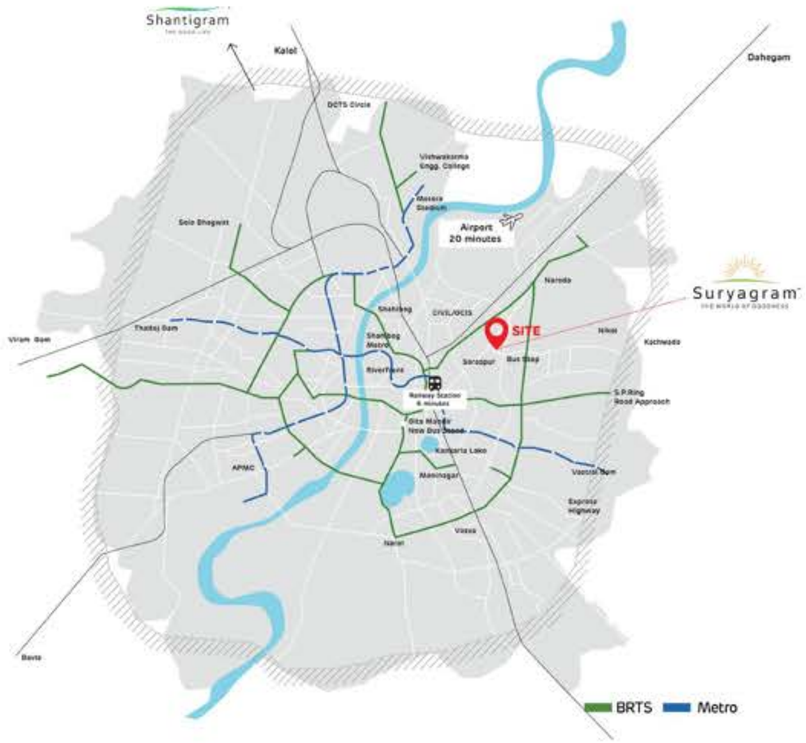
WHERE CONVENIENCE MEETS COMMUNITY LIVING

Nestled in Bapunagar — one of Ahmedabad's most trusted and sought-after neighbourhoods — Nova Nest at Suryagram offers unmatched connectivity and convenience. Centrally placed in East Ahmedabad, it provides effortless access to key destinations: just 6 minutes from the railway station, 10 km from the airport, and well-connected by three major road frontages for smooth arrival and dispersal. Whether it's daily commutes or citywide travel, everything is within easy reach.

Distance to

Kalupur Railway Station: 3 kms
Sardar Patel Airport: 10 kms
BRTS Station - Thakkar Nagar Approach: 2 kms
Metro Station - Amraivadi: 5 kms

Map not to scale
Kms. mentioned are in approximation
Source: Google Maps



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A NAME THAT EVOKES TRUST

Adani Realty is the real estate arm of one of India's leading infrastructure & development brands – Adani Group. With a commitment to 'Nation Building' and constructing the 'Address of Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge real estate development technology.

14+ YEARS YOUNG	31+ MN. SQ. FT. SPACE DELIVERED	108+ MN. SQ. FT. UNDER DEVELOPMENT	50+ AWARDS WON	10,000+ HAPPY FAMILIES

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Suryagram™
THE WORLD OF GOODNESS

PROJECT DEVELOPED BY **ADANI INFRASTRUCTURE AND DEVELOPERS PVT. LTD**

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