

The Signature Lifestyle

SHAILRAJ

WISTERIA

3 BHK ROOTED IN LUXURY

THALTEJ

A Lifestyle Beyond Ordinary

Welcome to Wisteria – a premium 3 BHK residential development at the heart of Ahmedabad's most prestigious locale. Designed by a renowned architect, every detail of Wisteria speaks the language of privilege - crafted for those who seek elegance, comfort, and exclusivity.





An Address That Rises Above.

Elegant architecture meets timeless design at Shailraj Wisteria.

Rising gracefully at one of Ahmedabad's most coveted locations, this landmark residence reflects sophistication, presence, and a lifestyle that truly stands apart.



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WISTERIA





A View Framed by Lifestyle.

Wake up to open horizons and endless elegance. At Wisteria, every balcony is more than a view - it's your window to a signature lifestyle.

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A Signature Lifestyle, Defined by Distinction.

Purely Residential
A serene, clutter-free environment dedicated solely to fine living.

Exclusive Community Living
84 Limited residences for privileged few.

Thoughtfully Designed 3 BHK
Smart layouts that blend elegance with functionality.

Vastu Compliant
Spaces aligned with harmony, balance, and well-being.

2 Master Bedrooms
Dual sanctuaries of comfort and elegance within every home.

2 Allotted Car Parkings
Dedicated space for convenience and peace of mind.

Prime Location
At the heart of Thaltej, Ahmedabad's most coveted address.

270° Open Living
Three-side open residences for abundant light, air, and panoramic views.



Where Every Moment Becomes a Lifestyle.

At Wisteria, home is where elegance meets togetherness - crafted for comfort, luxury, and cherished family moments.

Curated Lifestyle Amenities That Redefine Indulgence



- HOME THEATER
- BANQUET HALL
- INDOOR GYM
- MULTIPURPOSE SPORTS COURT
- INDOOR GAME
- TODDLER PLAY AREA
- YOGA SPACE
- LANDSCAPED GARDEN
- KITCHEN SPACE
- GAZEBO SITOUT
- WATER BODY
- JOGGING TRACK
- 2 ALLOTTED CAR PARKING
- SOLAR PANEL
- COMMON EV CHARGING POINT
- COMMON WIFI
- RAINWATER HARVESTING
- SMART SOCIETY
- VIDEO DOOR
- DRIVER'S LOUNGE
- 24x7 CCTV CAMERAS
- SECURITY CABIN
- DROP OFF ZONE
- POWER BACKUP

Where Privileged Living Begins.

A thoughtfully designed grand entrance welcomes you into a private world of elegance and security. At Wisteria, every arrival feels special - because a signature lifestyle deserves a distinguished beginning.



GROUND FLOOR PLAN

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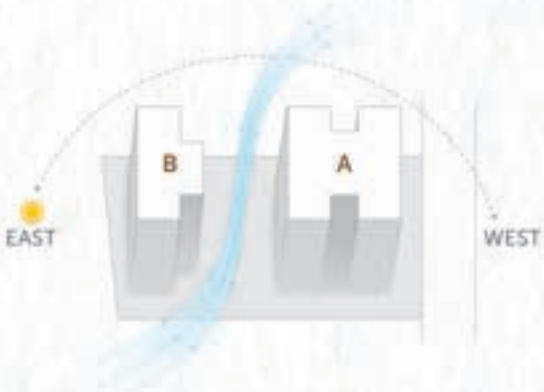
LEGEND

01	ENTRY/EXIT GATE	11	MALE TOILET	21	PEBBLE BENCH SITTING
02	PLAZA & WATER BODY	12	FEMALE TOILET	22	SCULPTURE & MOUND
03	2 WHEELER PARKING	13	METER ROOM	23	MULTIPURPOSE SPORTS COURT
04	HOLLOW PLINTH	14	BANQUET HALL		
05	INDOOR GAMES	15	LOUNGE SITTING & LIBRARY		
06	HOME THEATRE	16	INDOOR GYM		
07	SOCIETY OFFICE	17	ZEN GARDEN		
08	SECURITY CABIN WITH TOILET	18	BENCH SITTING		
09	LOUNGE	19	GAZEBO & DECK SITTING		
10	PANTRY & WASH AREA	20	WATER POND		



TYPICAL
FLOOR PLAN
2nd to 14th Floor

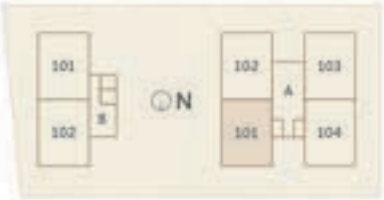






3 BHK
UNIT PLAN







LEGEND

01	PERSONAL LIVING / FOYER	12'5" X 11'6"
02	DRAWING	12'00" X 10'2"
03	BALCONY	8'0" X 6'0"
04	KITCHEN & DINING	10'7" X 14'7"
05	WASH AREA	4'9" X 6'10"
06	COMMON TOILET	4'9" X 6'2"
07	BEDROOM 1	11'0" X 14'0"
08	TOILET	4'9" X 7'6"
09	BEDROOM 2	11'0" X 14'0"
10	TOILET	7'2" X 4'9"
11	BEDROOM 3	11'0" X 10'0"
12	WIDE PASSAGE	5'1"



Moments of Calm, Wrapped in Nature.

Surrounded by lush greenery and serene landscaping, the gazebo offers a peaceful escape for quiet conversations, relaxation, and meaningful moments - bringing nature closer to your everyday living.


Spaces Where
Joy Grows.
Thoughtfully designed play areas amidst vibrant gardens create the perfect setting for children to explore, play, and grow - while families cherish the joy of carefree outdoor living



Library Lounge



Indoor Game room



Home Theatre



Banquet Hall

Live Well.
Celebrate Better.

Thoughtfully curated spaces for fitness and festivities - bringing energy, joy, and elegance into your everyday living.

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Indoor Gym

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Artful Spaces for Inspired Living.

Elegant sculptures, landscaped mounds, cozy sit-outs, and calming water elements come together to create spaces that inspire relaxation and reflection- adding beauty and character to the everyday lifestyle at Wisteria.



A Landmark in the Right Place.

Strategically located in one of Ahmedabad's most prestigious corridors, Wisteria connects you effortlessly to the city's finest schools, healthcare, retail, and lifestyle avenues.

Premium Specifications

STRUCTURE
- RCC Structure designed with earthquake resistant frame & AAC blocks.

FLOORING
- Premium Vitrified tiles
- Premium anti-skid tiles in bathrooms and utility area

BATHROOM
- Concealed plumbing : Astral / Finolex OR Equivalent
- Walls: Premium ceramic tiles up to lintel level
- Wood frames/granite frame for bathroom doors
- Bath & CP Fittings: KOHLER / JAQUAR OR Equivalent

KITCHEN
- Natural / Artificial Granite Platform
- Dado tiles upto lintel level
- Stainless steel sink (S.S. Sink) OR Quartz Sink

ELEVATOR
- KONE / OMEGA / TRIO OR Equivalent

ELECTRIFICATION
- Concealed 3 phase electrical copper wiring
- Modular switches (LEGRAND OR Equivalent)
- ISI wires (RR Kabel / Polycab OR Equivalent), MCB, ELCB
- AC piping in all bedrooms

DOORS
- Main door with veneer finish
- Main door with Digital Lock : YALE / Godrej OR Equivalent
- All door Marble/Wooden frames

WINDOWS
- Powder coated aluminum windows
- Natural / Artificial Stone frames

SECURITY SYSTEM
- CCTV Surveillance System in all common areas
- Smart Door Access control system
- 24x7 gated security with automatic smart gate system

WATER SUPPLY
- Common underground water tank for domestic water
- Overhead water tank with pressurised water supply

ARCHITECT

GENiO DESiZN

STRUCTURE

HNBS

LANDSCAPE

Woodpeckers Studio

Terms & Conditions: • Stamp duty, registration charges, legal documentation charges, GST, maintenance deposit, Torrent charges, and any other charges shall be borne by the buyer separately. • Any additional charges or duties levied by the governmental/local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration/modification/improvement in specifications/changes in dimensions and planning shall be binding to all. • Business practices leading to pollution or causing material damage to the building or member's external elevation/the premises. • Irregular payments may attract interest or lead to the cancellation of bookings.

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UDGAM SCHOOL
TITANIUM SQUARE
PALLADIUM MALL
THALTEJ CROSS ROADS
THE GRAND BHAGWATI
PAKVAN
TO GANDHINAGAR
THALTEJ UNDER PASS
S. G. HIGHWAY
TO ISCON
HOTEL BINORI
ACROPOLIS MALL
GURU DWARA
METRO STATION
STERLING HOSPITAL
RAJPATH CLUB
ZYDUS HOSPITAL
GLOBAL HOSPITAL
AVALON HOTEL
THALTEJ LAKE
COURTYARD MARRIOTT
CIMS HOSPITAL
SHELL PETROL PUMP
BAJRANG SUPERMART
SINDHU BHAWAN HALL
HIND SUPER MART
TIMES SQUARE GRAND
OXYGEN PARK THALTEJ
BULMOHAR PARTY PLOT
VERANTES
TIMES SQUARE ARCADE
NARAYAN BUNGALOWS
BODAKDEV POLICE STATION
SATTVA VIKAS SCHOOL
GOTILA GARDEN
SILVER SQUARE
HARMONY ICON
BAGHBAN PARTY PLOT
FUNBLAST
ZEBAR INT. SCHOOL
OSUS HYPERMART
MONTECARLO 02 PARK
COPPER STONE
TREETOP
SHOTT
TIMES CORPORATE PARK
ZION PRIME
TAJ SKYLINE
KENALILY SCHOOL FOR CHILDREN
COMMUNITY HEALTHCARE
BAJRANG SUPERMART
HEALTH ONE
SCIENCE CITY
S. P. RING ROAD
SHILAJ CIRCLE
SHILAJ
SHILAJ 300
SHAILRAJ
WISTERIA
3 BHK ROOTED IN LUXURY
Site Address : Shailraj Wisteria,
Behind Zion Prime,
Thaltej, Ahmedabad, Gujarat 380059
FOR LOCATION

A PROJECT BY

SHAILRAJ®
DEVELOPERS

RAA16518

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