





**Ratnaakar**  
**PRISTINE**

3 & 4 BHK LUXURY HOMES

Homes that are everything you need.



Ratnaakar  
**PRISTINE**

When you think of a home, there are a few things that you absolutely need.

Plenty of rich unfiltered light for life to bloom all around you. Spacious areas, immaculately designed for you and your family to make memories. A structure that can withstand little footsteps running around as your kids play or the large gatherings that you love to host. And lastly, waking up to the sound of nature that surrounds you, rejuvenating you to take on each day. Whatever your basic needs, we're here to look after them.

Ratnaakar Pristine takes care of everything you need, so that you can focus on everything you want.

Welcome to Ratnaakar Pristine, homes that are everything you need.

Bringing together 180 luxury residences, these 3 & 4 bhk apartments come with all the luxuries you can expect from a Ratnaakar home. Come and visit us to discover a world of pristine living.





Bask in the abundance  
of natural light in  
every nook.



**LIGHT**

Exquisite design and detailing  
come together to create a  
gracious aura of natural light.  
Large windows, open spaces  
and meticulous planning  
ensure that there is an  
abundance of sunshine,  
optimal ventilation and  
overall positivity throughout  
your home.

Pride yourself  
in a design that  
is timelessly  
immaculate



## PRISTINE

Each home has been designed keeping you in mind, and one that will appeal to multiple generations. Every element exists for a reason - for you to make the best of a space, to make your experience more comfortable, joyful and fulfilling.



Marvel at the superior quality that ensures absolute protection.

The design effort has been user centric ensuring the best in quality, specifications and craftsmanship. Every apartment comes with state-of-the-art equipment within the household and exquisite amenities within the community so that your home is a perfect blend of what it needs to be - comfortable and safe.



PROTECTION





Immerse  
yourself in the  
rhythmic  
melody of  
nature that  
surrounds you.



## NATURE

To be surrounded by the soothing calmness that being in the lap of nature offers is something one can't take for granted these days. At Ratnaakar our endeavor is to use sustainable design, green processes and materials that make for an efficient use of resources to help reduce the impact on the environment. We believe in elegant eco-homes that keep you in sync with nature.



# GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN

4 BHK - BLOCK A & B  
3 BHK - BLOCK C, D & E





INSPIRED LIVING





**4 BHK  
UNIT PLAN  
BLOCK A & B**



**3 BHK  
UNIT PLAN  
BLOCK C, D & E**



1	PRIVATE FOYER	11'0" x 12'4"	7	BEDROOM	16'0" x 11'0"
2	VESTIBULE	5'6" x 11'0"	7A	TOILET	6'2" x 7'0"
3	DRAWING ROOM	13'0" x 20'0"	8	BEDROOM	17'0" x 12'0"
4	LIVING / DINING	11'0" x 20'0"	8A	DRESS & TOILET	8'0" x 9'10"
4A	VERANDAH	24'3" x 6'0"	9	BEDROOM	13'0" x 20'0"
5	KITCHEN	12'6" x 11'4"	9A	DRESS & TOILET	8'0" x 9'10"
5A	STORE	4'6" x 9'0"	10	BEDROOM	11'0" x 15'0"
5B	WASHYARD	10'6" x 6'0"	11	G. TOILET	7'0" x 5'0"
6	SERVANT ROOM	6'0" x 8'0"			
6A	TOILET	4'0" x 5'0"			



1	VESTIBULE	5'0" x 5'4"	5	BEDROOM	11'0" x 17'0"
2	DRAWING ROOM	11'0" x 18'0"	5A	TOILET	8'0" x 5'0"
2A	VERANDAH	11'0" x 5'0"	6	BEDROOM	15'0" x 11'0"
3	LIVING / DINING	11'0" x 16'0"	6A	TOILET	8'0" x 5'0"
4	KITCHEN	11'0" x 11'8"	7	BEDROOM	12'0" x 11'0"
4A	STORE	5'8" x 5'0"	7A	G. TOILET	4'8" x 7'3"
4B	WASHYARD	7'0" x 5'0"			



# PROJECT HIGHLIGHTS

## INFRASTRUCTURE AND DESIGN

- Architectural elements and façade are designed to minimize heat load on the building while maintaining plenty of natural light and ventilation.
- Design that ensures every apartment has a compelling view of the city.
- Efficient and quick connectivity through multiple elevators.

## PODIUM CONFIGURATION

- An expansive 2-level podium parking with ample space.
- Parking that is well ventilated and naturally lit, compared to a low-lit basement parking space.
- Creates a safe, car free zone at ground level, eliminating vehicle movement in your recreational space.

## MINIMAL COMMON WALLS

- Enjoy a quiet living space without the cacophony that comes with city living and shared common walls.
- Minimal common walls, so that any potential noise or disturbance from your surroundings is instantly eliminated, providing you with absolute privacy.
- Apartments that are open on three sides allow an ample amount of daylight for natural light to seep in. This provides optimal ventilation as well.

## SUSTAINABLE DESIGN

- Use of environmentally friendly construction materials and resources.
- Sewage treatment plant to recycle and reuse water while reducing carbon footprint.
- Rain water-harvesting system for water conservation.
- Solar energy applications to minimize environmental impact.
- The use of water efficient plumbing fixtures and energy efficient lighting fixtures ensures lower energy bills

## AMENITIES



CLUB HOUSE



INDOOR GAMES



GYMNASIUM



JOGGING TRACK



SAND PIT



CHILDREN'S PLAY AREA



24/7 SECURITY



TODDLER'S PLAY AREA



AMPLE PARKING



LANDSCAPED GARDEN



SENIOR CITIZEN SEATING



RAIN WATER HARVESTING

## SPECIFICATIONS

### FLOORING

- Vitrified tiles in all bedrooms, kitchen, living and dining area
- Ceramic tiles in all bathrooms
- Kota stone or similar in store and wash areas

### WALLS

- Interior walls are plastered and putty finished
- Exterior walls are painted with a 100% acrylic based paint

### KITCHEN

- Polished natural granite platforms
- Stainless steel kitchen sink
- Glazed / Ceramic tile dado up to the lintel level on walls above the platform

### DOORS

- Decorative main door with wooden framing
- Flush doors with wooden framing in all bedrooms and bathrooms

### WINDOWS

- Powder coated/Anodized aluminium / UPVC sliding windows with stone jambs

### BATHROOMS

- Glazed / Ceramic tile dado on the walls up to the lintel level
- High quality vitreous sanitary ware and plumbing fixtures

### ELECTRIFICATION

- Concealed PVC conduits with PVC insulated ISI grade copper wiring
- Adequate points for lighting and power
- Decorative modular switches with MCB distribution board

### MISCELLANEOUS

- Air conditioning points in all bedrooms
- Geyser points in all bathrooms
- Provisions for telephone, cable / DTH and broadband internet connections





## Ratnaakar PRISTINE

Ratnaakar Pristine is located in the heart of the city; with easy accessibility to almost everything.

The rapid enhancement of social and physical infrastructure, connectivity to prime locations and central business districts, makes living here ideal, in terms of location and the quality of life. The development offers exclusive living with state-of-the-art amenities amidst ample green spaces- a rarity for a residential development in proximity to the CBD.

Located just 500m from Jodhpur Crossroads, and Prerna Tirth Derasar.

A whole slew of dining, entertainment and educational options are moments away.

Close proximity to banking, medical facilities and pharmacies.





Twenty eight years, 3.8 million sq. ft. of dreams-come-true. High rises to first homes. Luxury bungalows to offices. And the many, many relationships we have built over dreams, floor plans, and trust. It has been a journey of many first steps, to where we are today, on the skyline of Ahmedabad. Right from the beginning of a project, till the handover of the key, we assure quality workmanship, and the highest regard for professionalism. In fact, we strive to be a part of the many happily-ever-after's and value the quality of our relationships with customers, above everything else.

With every project, we hope to continue to build spaces worthy of newer memories and bigger dreams.



## Ratnaakar PRISTINE

Site Address: Ratnaakar Pristine  
Opp. Star Bazaar, Skyblue Stationery Road,  
Near Prernatirth Derasar Road, Jodhpur,  
Satellite, Ahmedabad - 380015

[www.ratnaakar.com](http://www.ratnaakar.com)  
for any enquiry, please call: 079 4806 1888

[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)  
RERA Registration Number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA09121/011021

Architect  
H M ARCHITECTS

#### Disclaimer

- This is not a detailed scheme brochure. Please refer to the approved plan for RERA carpet area and other scheme/project specifications.
- This material is for restricted private circulation only and is not to be considered as a legal document with obligations for specific performance. It is meant to be a conceptual presentation only.
- The dimensions shown in this brochure are approximate and may change slightly without causing any material adverse effect to the purchaser.
- All architectural and interior images in the brochure are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.
- The colour and general appearance of the windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphic images are taken from available object libraries for the purpose of presentation and the prospective purchasers of the property are advised to refer to the construction specifications mentioned in the detailed brochure.
- Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per law, should be deemed to be forming part of the project by the purchaser.



NCPL INFRA SPACE LLP  
801-802, Regency Plaza,  
Near Anandnagar Crossroads,  
Satellite, Ahmedabad - 380015