

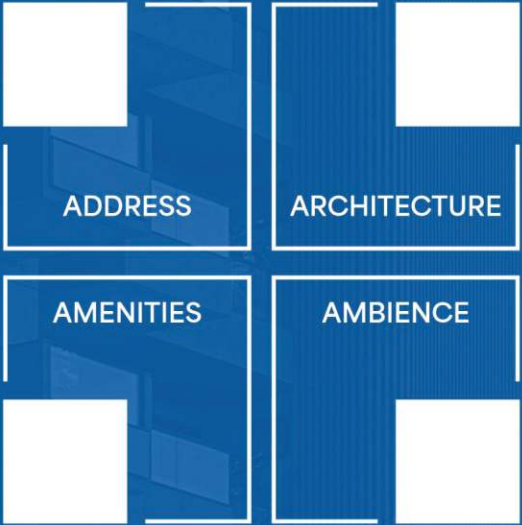
THE BLUE
CORNER
CURATED LIVING

P R E S E N T I N G



At Jagatpur - Savvy Swaraj Road

THE CONCEPT OF DEVELOPMENT



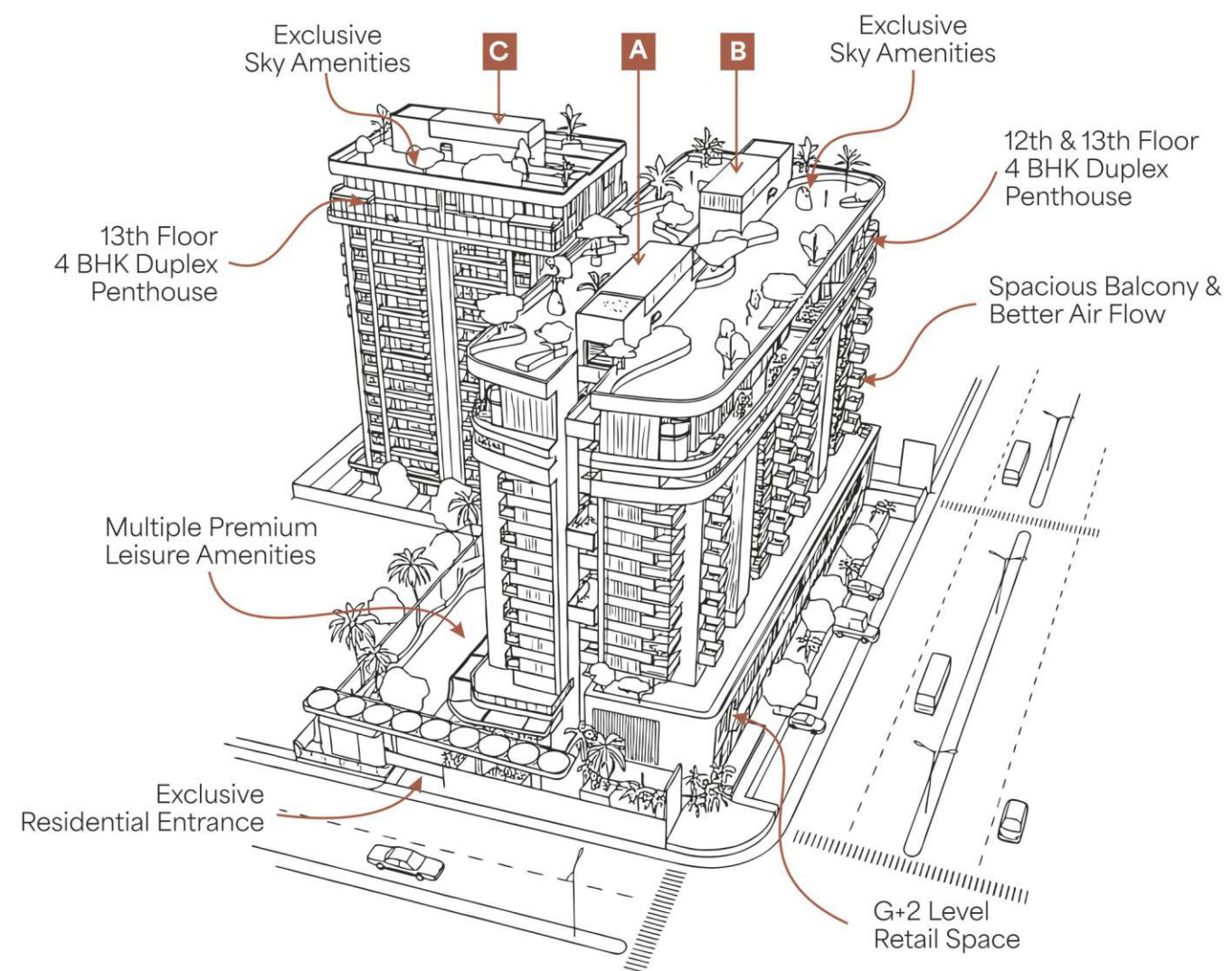
Every masterpiece is built on a foundation. At The Blue Corner, our vision rests on four pillars of Address, Architecture, Amenities and Ambience.

Address - a prestigious location that connects you effortlessly to the city's energy while offering a private retreat of peace and calm.

Architecture - spaces that combine graceful design with purposeful functionality, where every detail enhances comfort and style.

Amenities - exclusive facilities and experiences that transform everyday living into moments of delight, relaxation, and joy.

Ambience - a serene and sophisticated atmosphere that surrounds you with elegance, inspiration, and a sense of belonging.



13

STOREYS

03

TOWERS

02

BASEMENTS

136

UNITS



**NO VEHICLE ZONE ON
GROUND FLOOR**



**3 BHK
WITH 3 BALCONIES**



**DOUBLE HEIGHTED
RECEPTION & WAITING
LOUNGE IN THE FOYER**



**OVER 40,000 SQ. FT.
OF INDOOR & OUTDOOR
AMENITIES**



**RESIDENTIAL
ENTRANCE PLAZA**



**5 ELEVATORS:
4 PRIVATE & 1 STRETCHER LIFT**

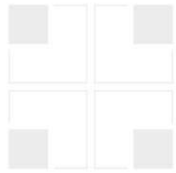


WE INVITE YOU TO
EXPERIENCE
LIFE, ELEVATED.

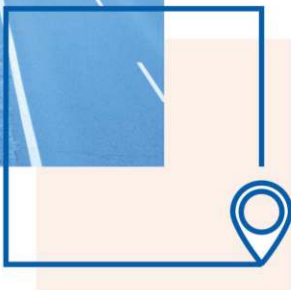
This is more than a residence;
it is a canvas for life, painted
with comfort, elegance, peace,
and the promise of timeless
memories.







WE INVITE YOU TO
RESIDE
AT THE HEART OF THE CITY



- 2 Road corner (Upcoming prime junction of the area)
- Close vicinity from Godrej junction
- Derasar at walking distance
- 2 Min distance from Savvy Swaraj Sports club
- 5 Min distance from S.G Highway
- Frontage on 24 Mt road

Schools

- Global Indian International School
- Nirma University • SGVP International School
- Hiramani School

Shopping

- D-Mart
- Osia Hypermart
- City Square

Entertainment

- Savvy Swaraj Sports Club
- Fun Blast
- Apple Multiplex



Hospital

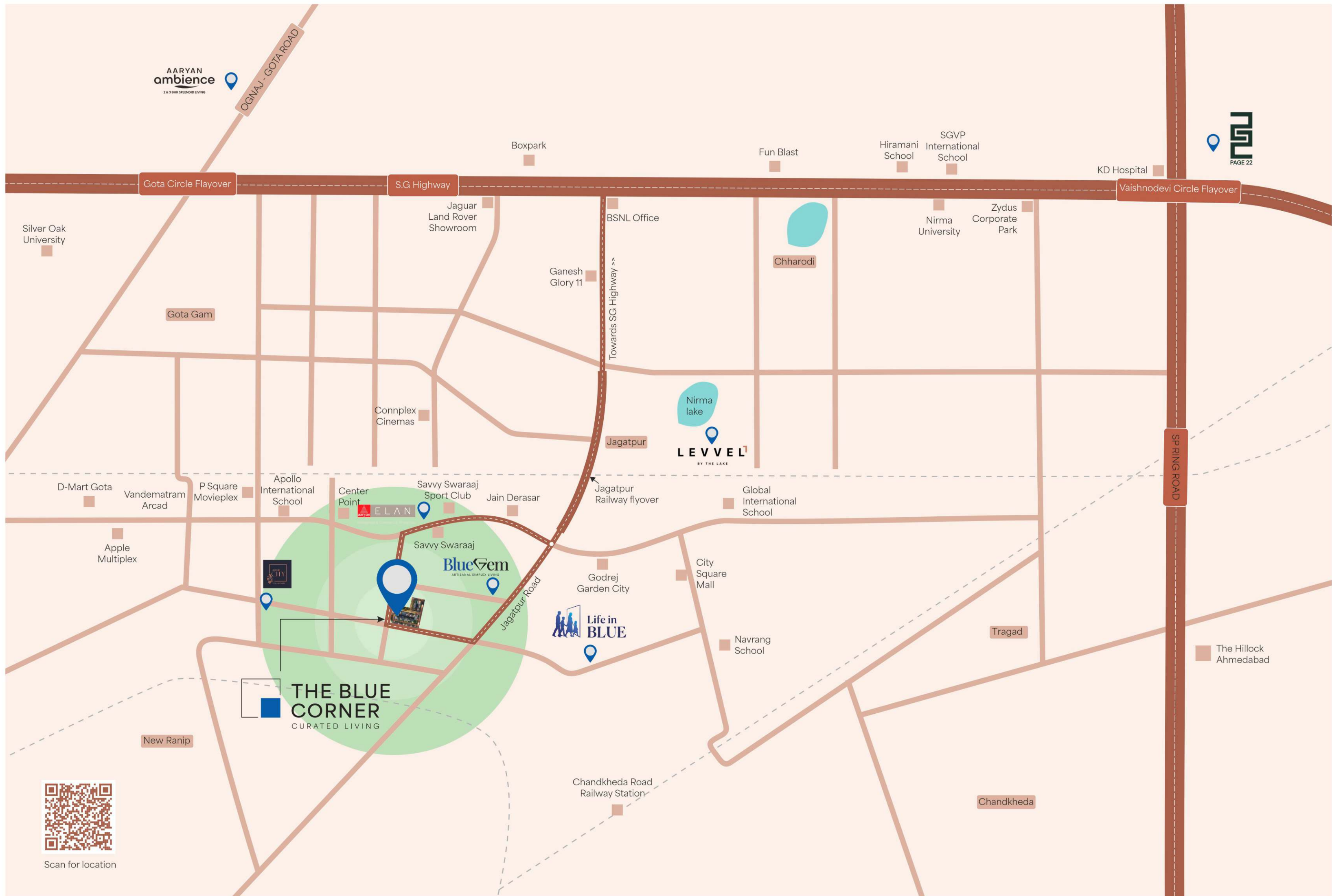
- K D Hospital
- SGVP Holistic Hospital
- Sola Civil Hospital
- Zydus Hospital
- CIMS Hospital

Temples

- Naminathay Jain Temple
- Vaishno Devi Temple
- Umiya Dham Temple

Important Infrastructure

- Sabarmati Railway Station
- Chandkheda Railway Station
- International Airport





WE INVITE YOU TO
BEHOLD
THE ICONIC DESIGN





WE INVITE YOU TO
DISCOVER
THE WORLD OF PRIVILEGES



These spaces are crafted not just to live in, but to be lived. Here, luxury is effortless, amenities inspire, and ambience becomes an experience.

PREMIUM LIFESTYLE AMENITIES SURROUND YOU

A tapestry of indulgences that transform
the ordinary into the exceptional.



Open Cafeteria



Steam/Sauna Space



Multipurpose Court



Gazebo Sitting



Designer Double Heighted
Entrance Foyer



Zumba Space



Swimming Pool



Kids' Pool



Barbeque Platform



Music Studio



Jacuzzi



Acupressure Park



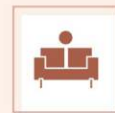
Gym



Indoor Games
Zone



Banquet Hall
with Kitchen



Waiting Lounge



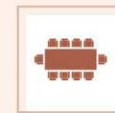
VR Game Zone



Senior Citizen Sitout



Guest Room



Conference Room



Cycle Stand



Jogging Track



Salon Room



Yoga Deck



First Aid Room



Laundry Space



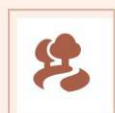
Baby Sitting
Toddlers Area



Tuition Room



Children's Play Area



Landscaped Garden



Meditation Space



Skating Ring



Play Wall



Party Lawn



Zen Garden



Floor Games



WE INVITE YOU TO
REJUVENATE
IN THE POOL OF CALM

Dive into the pool, let the gentle ripples carry your cares away, and feel time slow in this sanctuary of bliss.



WE INVITE YOU TO
REJOICE
IN NATURE'S SERENITY



Gardens that breathe life and sit-outs that cradle your thoughts, creating spaces of peace and inspiration.

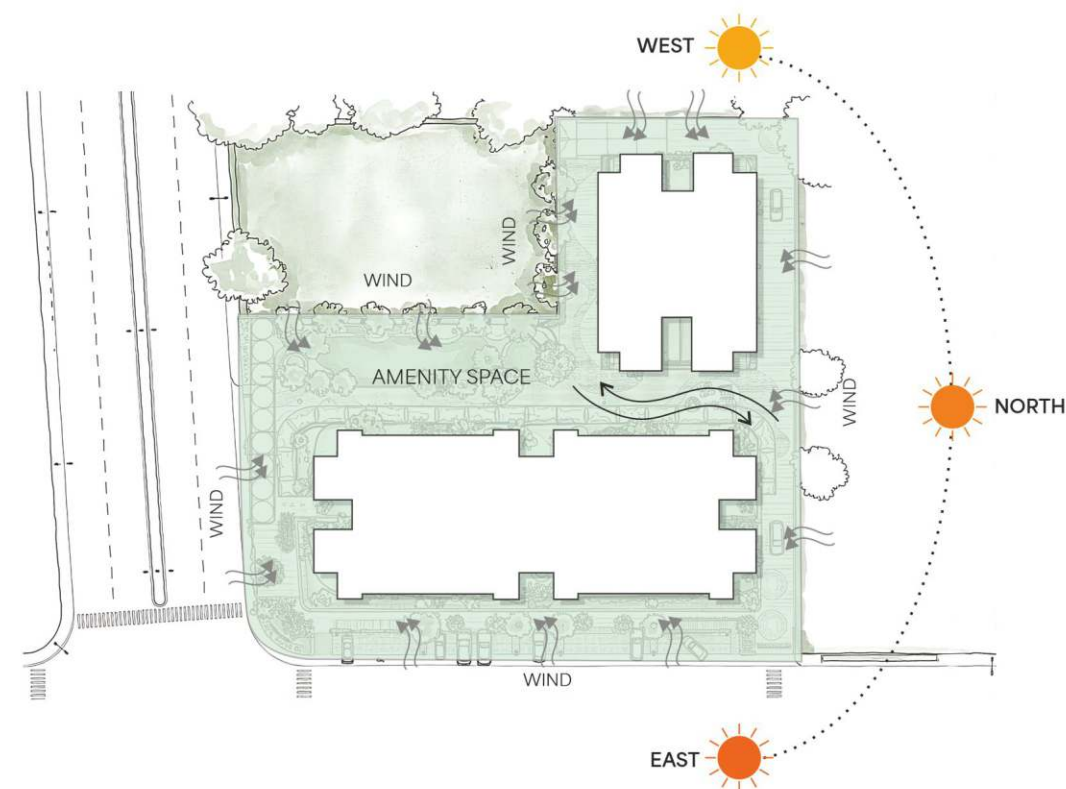






WE INVITE YOU TO BASK IN **SUNLIGHT & FRESH AIR**

Expansive windows and smart layouts fill every room with sunlight and fresh air, reducing dependence on artificial lighting and mechanical cooling.



MAXIMUM
VENTILATION



NATURAL
LIGHT



HIGHEST
PRIVACY



ZERO CARPET
WASTAGE



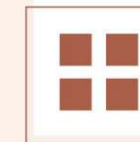
PREMIUM QUALITY
CONSTRUCTION



CROSS-VENTILATED
COMMON FOYER



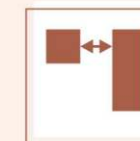
HOMES BUILT
WITH BRANDED
CONSTRUCTION
MATERIALS



4 UNITS
ON EACH FLOOR



SUPERIOR
FINISHING



AMPLE DISTANCE
BETWEEN TOWERS



PRIME LOCATION
WITH FAST PRICE
APPRECIATION

GROUND FLOOR PLAN

LEGENDS

- | | |
|---------------------------------|-------------------------|
| 01 WALKING TRACK | 18 DECK SEATING |
| 02 CHILDREN'S PLAY AREA | 19 FEMALE CHANGING ROOM |
| 03 ACUPRESSURE TRAIL | 20 MALE CHANGING ROOM |
| 04 LAWN | 21 GYMNASIUM |
| 05 FLOWER DEN SIT-OUT | 22 STORE ROOM |
| 06 PEDESTRIANS BRIDGE | 23 MALE SECTION |
| 07 SWING ZONE | 24 STEAM & SAUNA |
| 08 COVERD SITTING POCKETS | 25 FEMALE SECTION |
| 09 DROP OFF ZONE / WAITING AREA | 26 WAXING STATION |
| 10 SENIOR CITIZEN SIT-OUT AREA | 27 LAUNDRY |
| 11 MULTIPROCESSOR SPORTS AREA | 28 SALON |
| 12 METER ROOM | 29 TODDLER AREA |
| 13 WATER BODY | 30 BANQUET HALL |
| 14 GUARD ROOM | 31 KITCHEN |
| 15 GRASS PAVMENT | 32 REFRESHMENT AREA |
| 16 SWIMMING POOL | 33 LOUNGE AREA |
| 17 SPLASH POOL | |

18 MTR. WIDE ROAD

PEDESTRIAN ENTRANCE



24 MTR. WIDE ROAD



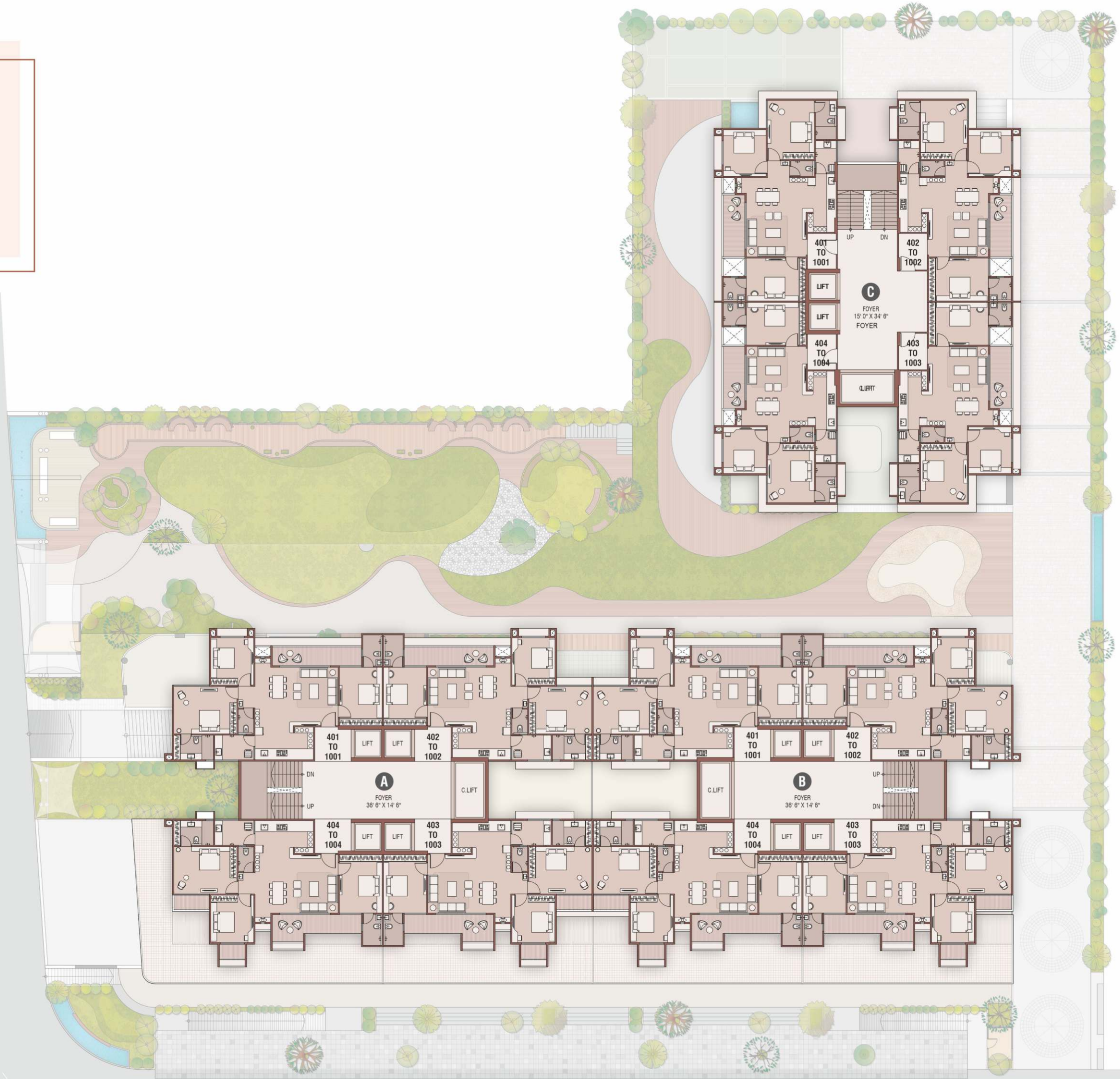
1ST & 2ND FLOOR PLAN

LEGENDS

- 01 LOUNGE AREA
- 02 ROOM-1
- 03 TOILET
- 04 WALK-IN WARDROBE
- 05 ROOM-2
- 06 TT LOUNGE / BOARD GAMES
- 07 AEROBICS / ZUMBA /
PILATES / MUSIC STUDIO
- 08 HOME THEATRE
- 09 CONFERENCE
- 10 TUTION ROOM
- 11 CO-WORKING / LIBRARY



4TH TO 10TH
FLOOR PLAN

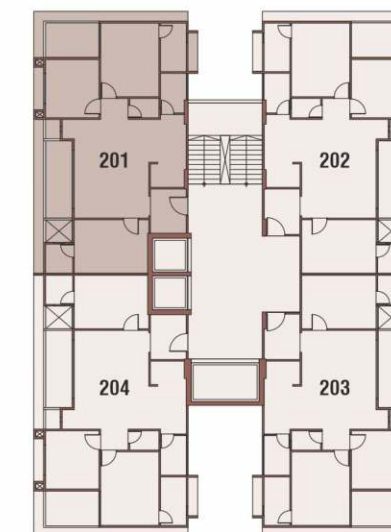
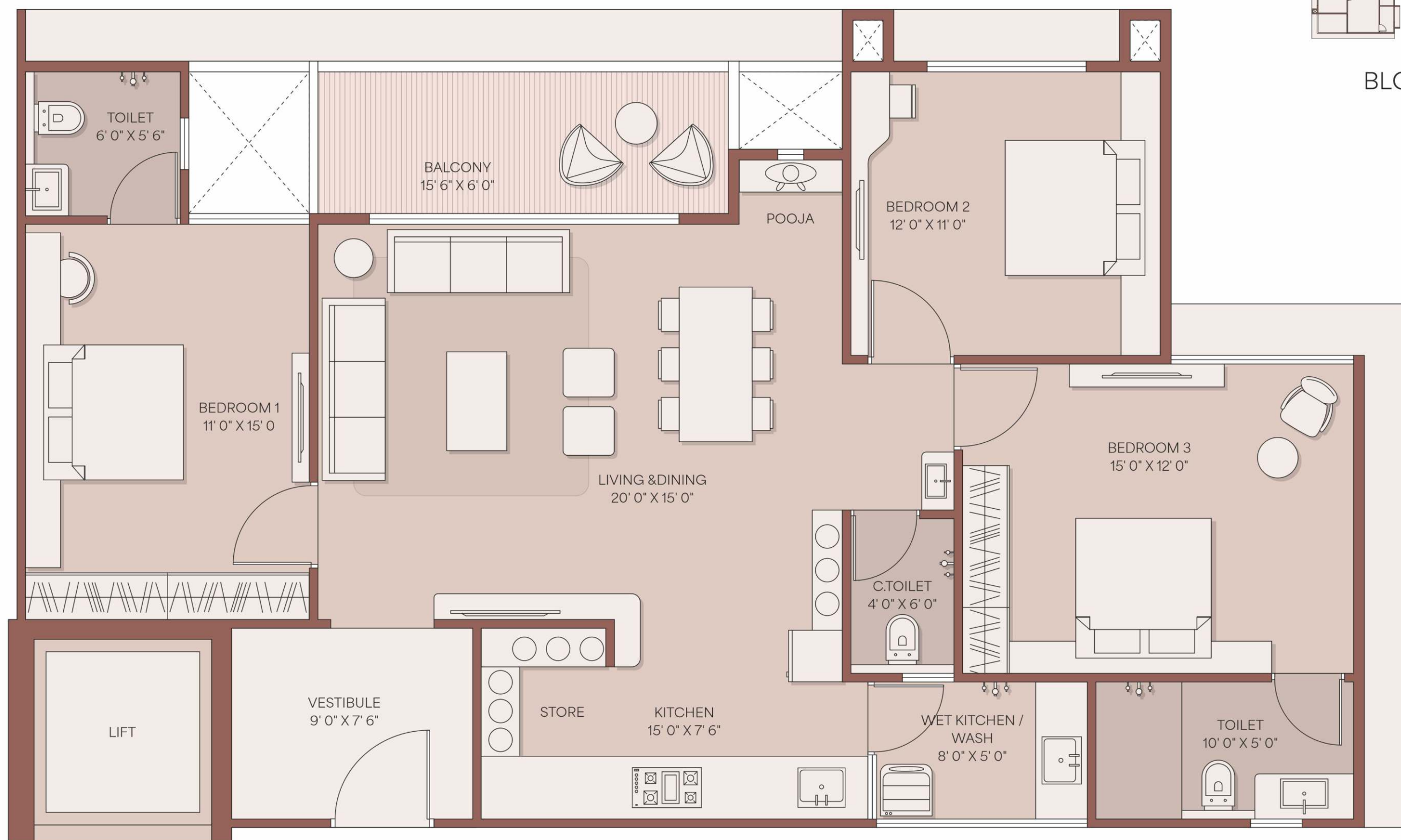


3

BHK
UNIT PLAN

TYPICAL FLOOR
2ND TO 12TH FLOOR

TYPE 3

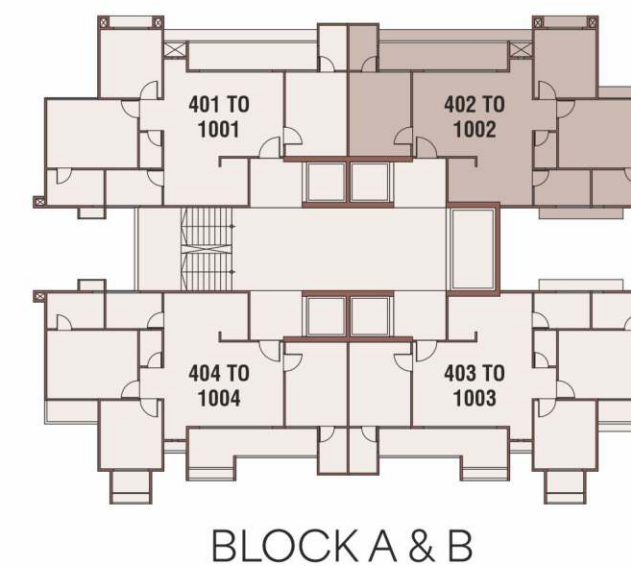
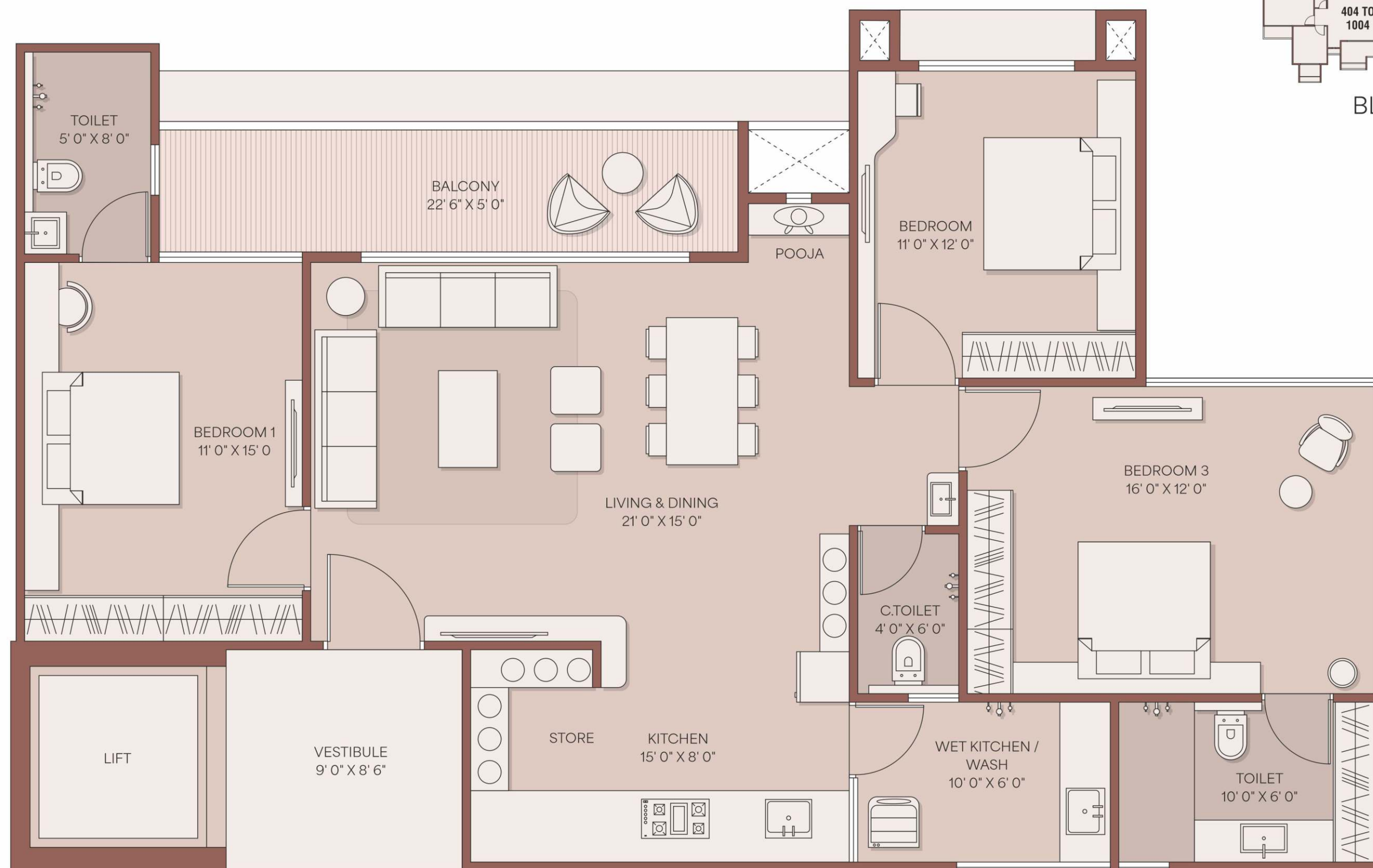


BLOCK C

3 BHK UNIT PLAN

TYPICAL FLOOR
3RD TO 10TH FLOOR

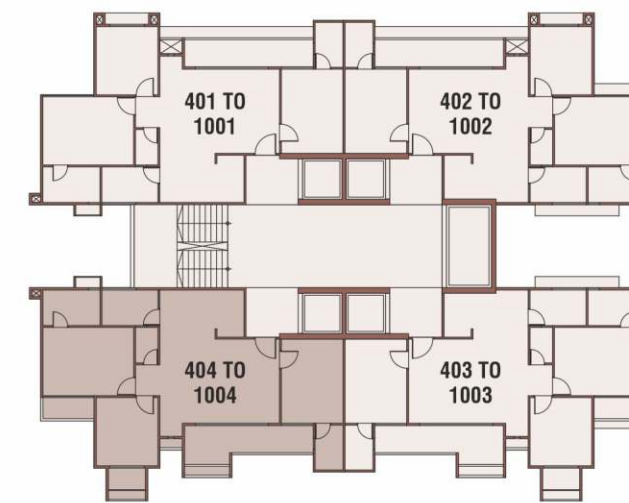
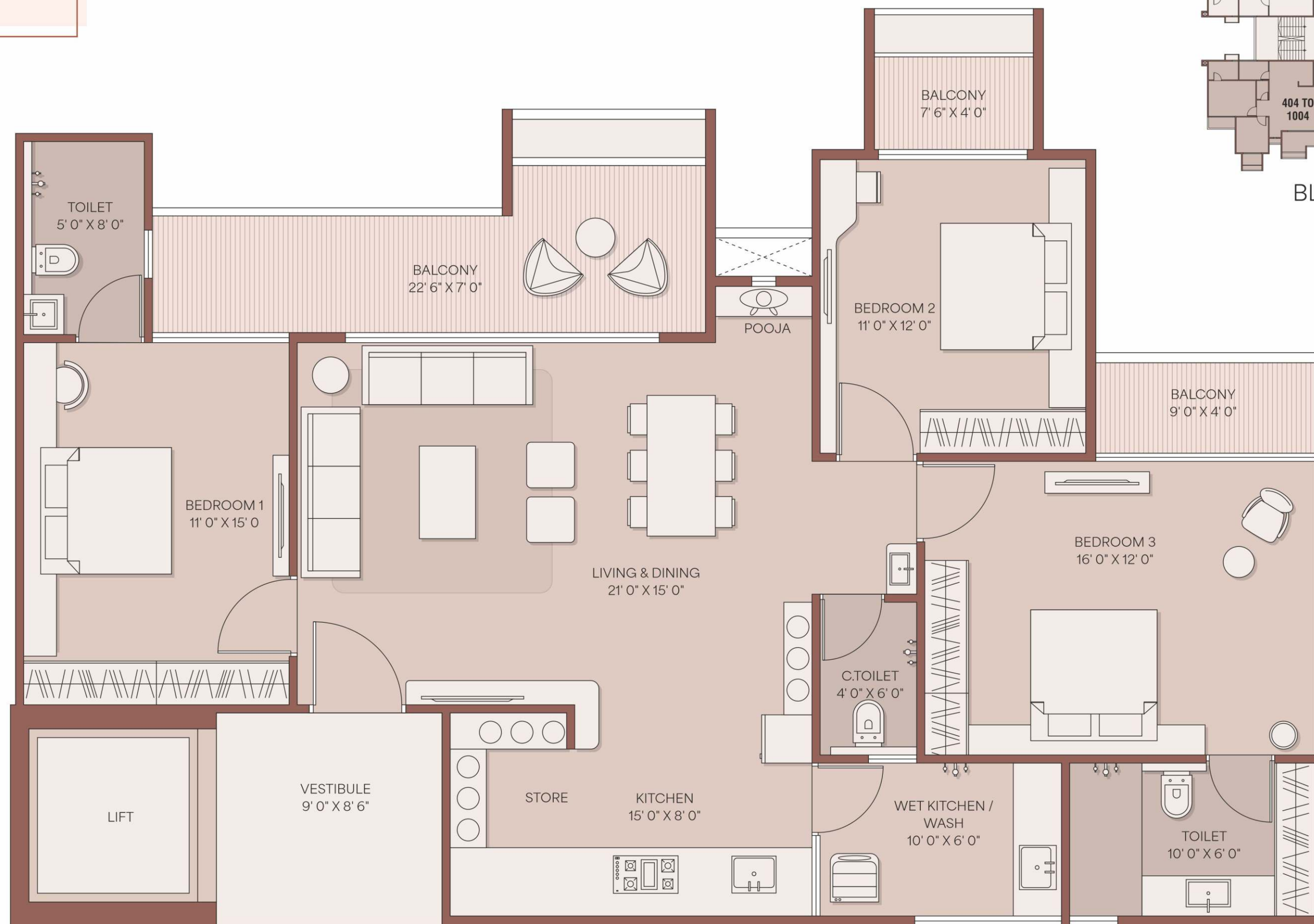
TYPE 2



3 BHK UNIT PLAN

TYPICAL FLOOR
4TH TO 10TH FLOOR

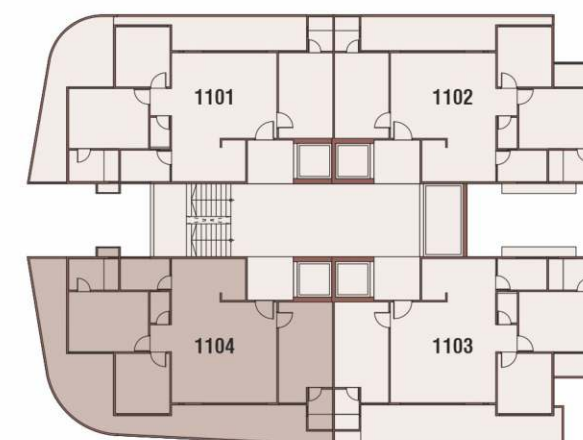
TYPE 1



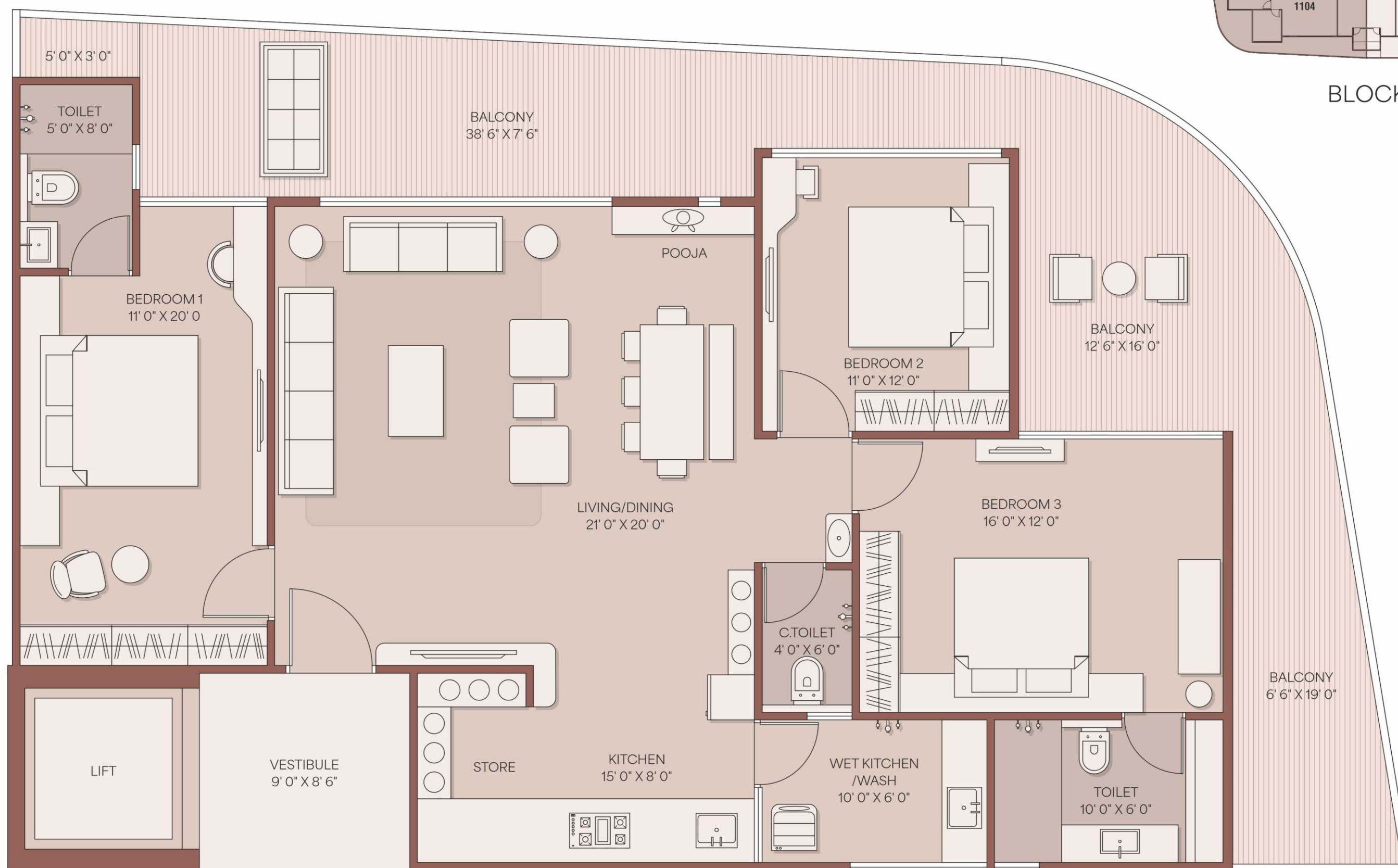
BLOCK A & B

3 BHK UNIT PLAN

SIMPLEX
PENTHOUSE



BLOCK A

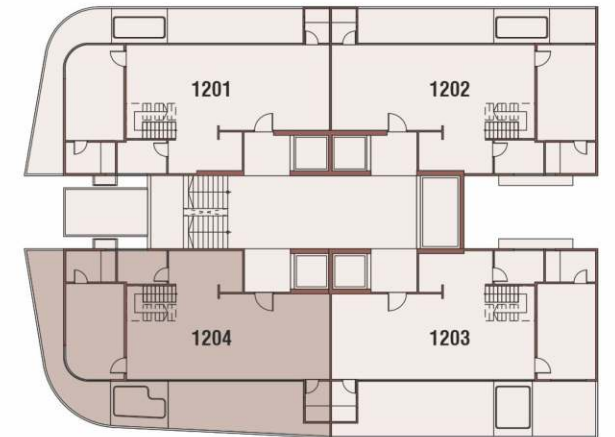


4

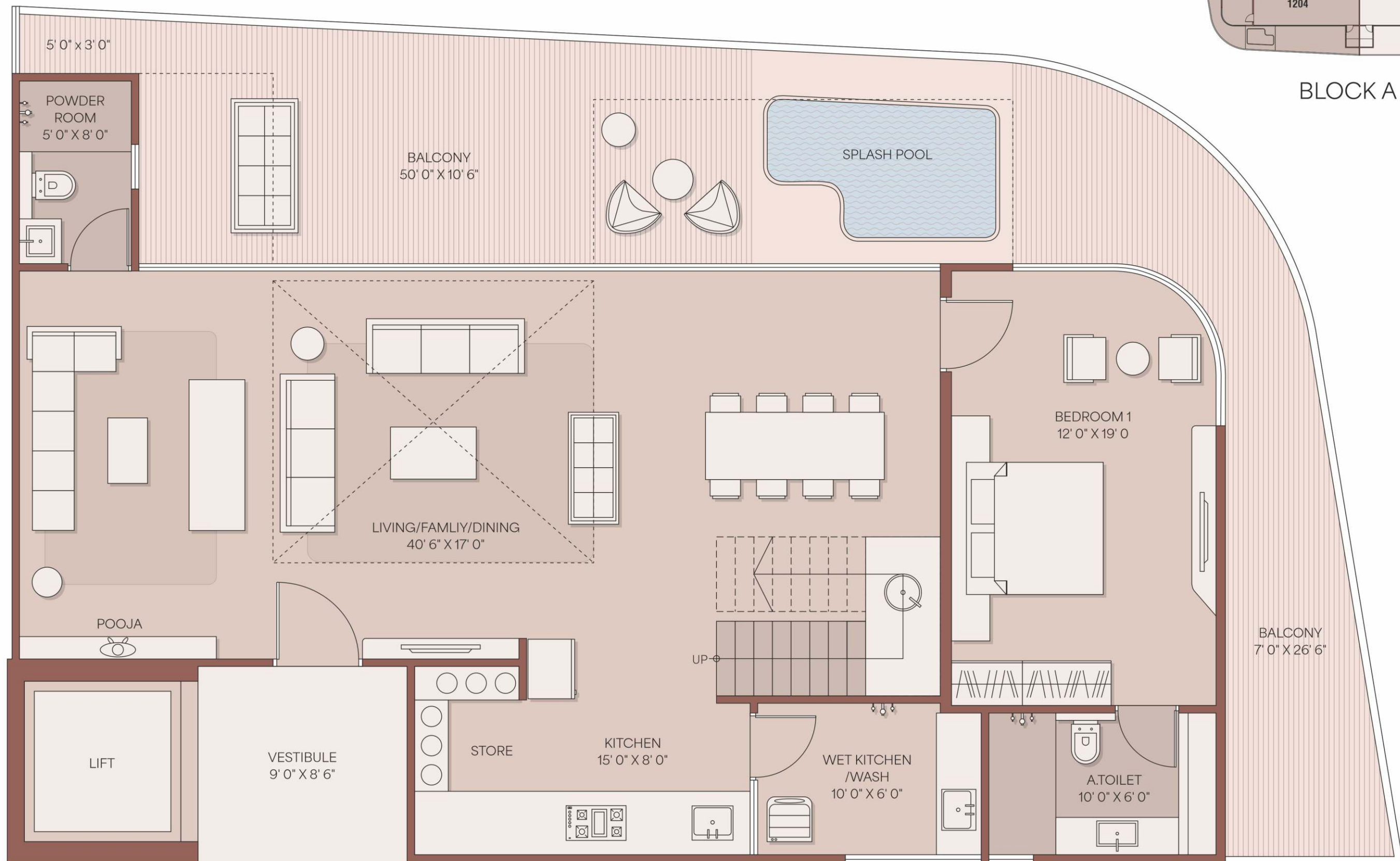
BHK
UNIT PLAN

DUPLEX PENTHOUSE
LOWER LEVEL

TYPE 1



BLOCK A

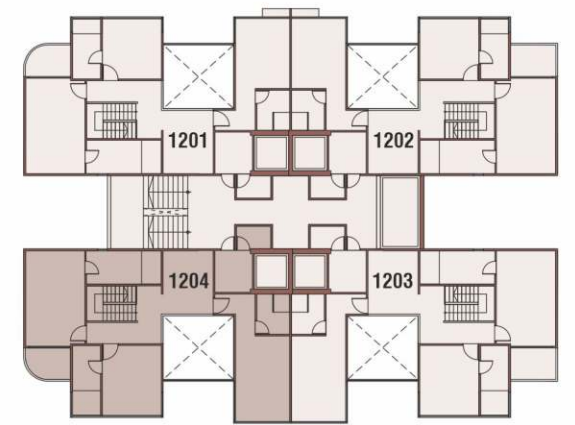
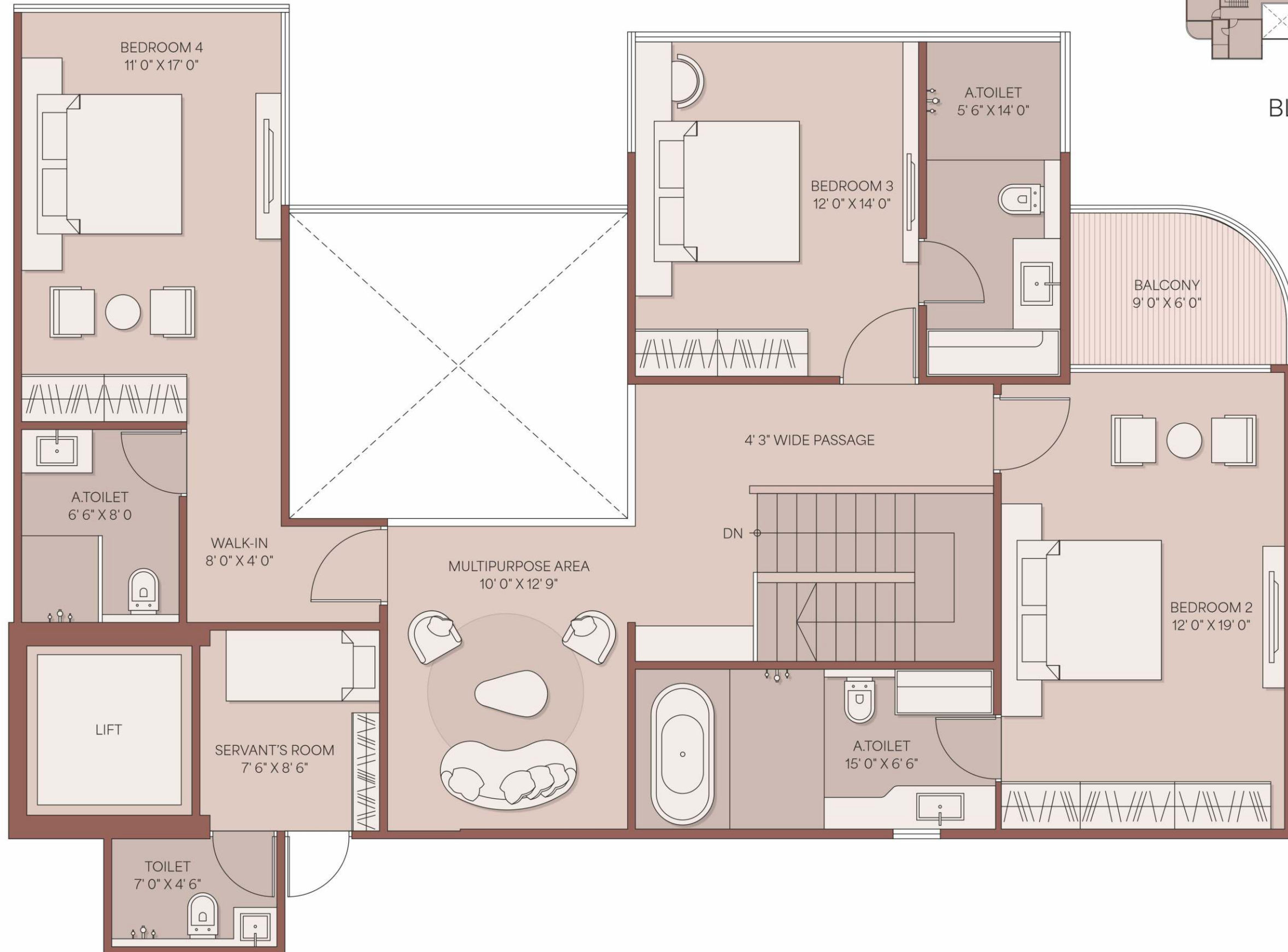


4

BHK
UNIT PLAN

DUPLEX PENTHOUSE
UPPER LEVEL

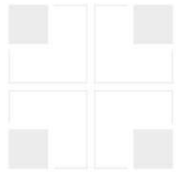
TYPE 1



BLOCK A



WE INVITE YOU TO
RELISH
THE DELIGHTFUL VISTAS



WE INVITE YOU TO
LIVE
THE KING-SIZE LIFE

The penthouses are more than
homes, they are statements.
Expansive, elegant, and
designed with uncompromising
attention to detail, they offer a
life without limits.



WE INVITE YOU TO
EMBRACE
A WORLD PERFECTLY
MADE FOR YOU





Architect / Master Planning



Umang Goswami

contact@uadesign.in | www.uadesign.in

Mr. Umang Goswami

The ultimate luxury we all strive for is freedom-the freedom to express, design, and create, which fuels our ambition and defines our life's milestones. Among our most cherished possessions, our home holds a special place. Introducing The Blue Corner: a masterful fusion of architecture and landscape, meticulously designed to surpass every expectation. This development communicates luxury through a unique theme, with every functional and aesthetic aspect carefully considered. The design maximizes cross-ventilation and provides magnificent, expansive views of the central landscape and surrounding areas. The Blue Corner offers every resident a living experience that is truly lavish and beyond imagination. It is more than just a residence; it is a poetry you can inhabit.



Amenities & Landscape



MYVN Architecture

Mr. Elayaraja Mayavan

MYVN Architecture is a Bangalore based multi-disciplinary architectural firm, formed by highly creative and innovative architects, focuses on architecture and design with a strong belief in fundamentals of design philosophies and design processes. And at the same time exploring the contemporary tools and techniques through constant research and computational methods of design and build that helps bring new perspectives to the fundamentals. The firm currently works on multi scaled architectural, interior and urban design projects across India.



STRUCTURAL ENGINEER :



MEPF :



PARKING CONSULTANT :





5 Million+ Sq. Ft Developed



26+ Completed Project



2000+ Homes Delivered



10 Active Developments
Across Ahmedabad & Gandhinagar

A VENTURE BY
AARYAN PROBUILD & RENEEV DEVELOPERS



AARYAN
PROBUILD



About Aaryan Probuild

For more than 35 years, Aaryan Group has been shaping the urban fabric of Ahmedabad with a commitment to planning-first development and people centric design. Guided by a simple yet enduring philosophy: **Plan Better. Build Better. Serve Better.**

About Reneev Developers

Reneev Developers is a next-generation, data-driven real estate development platform focused on delivering high-quality, sustainable residential and mixed-use projects across high-growth urban corridors, anchored on **transparency, customer-centricity, and on-time execution.**

Other Ongoing Projects



Codename Urban Gem
3BHK Apartments &
4BHK Duplex penthouse
22 storey
@ Jagatpur



Codename Dear Life
2&3BHK Apartments
14 storey
@ Jagatpur

Timeless Retail Spaces & Grade-A Offices
@ Sindhubhavan Road

SPECIFICATIONS

STRUCTURE

- Earthquake-resistant RCC frame
- Structure with block masonry wall

WALL FINISH

- Internal single coat plaster with white putty
- External double coat plaster with paint or equivalent

KITCHEN

- Granite platform with sink
- Tile dado up to lintel level

FLOORING

- Vitrified tiles for drawing room, kitchen, dining room or equivalent

FACILITIES

PARKING & TRANSPORTATION

- 2 Allotted basement parking
- Visitors parking
- Drop-off zone
- No vehicle zone
- EV charging zone

COMMUNITY & SOCIETY SERVICES

- Society store room
- M/F common washroom
- Society office

ELECTRIFICATION

- Modular switches with concealed copper wiring and MCB distribution panel or equivalent

DOORS & WINDOWS

- Main door with wooden frame
- All other doors: flush door or equivalent
- Powder-coated/anodized aluminum sliding window or equivalent

PLUMBING

- Concealed plumbing with branded range of CPVC / UPVC pipes, sanitary & C.P. fittings

INFRASTRUCTURE & UTILITIES

- RCC paved internal roads
- Automatic high-speed lifts
- Solar panels
- Gas pipelines
- Power backup for common area
- 24x7 water supply
- Handicap-friendly infrastructure

SECURITY

- Security cabin
- CCTV camera
- Boom barrier

DISCLAIMER

All rights are reserved to developer for any change in the plan, specification and any other details which will be binding to the all members. To maintain the aesthetics of apartment elevation, installation of AC outdoor units will be permitted at designated Location only and nowhere else which will be binding to all the members. Changes to structural elements are strictly prohibited at all the lifetime of building. Such activity form any member at any time will be brought fourth for legal action. All dimension are approximate and unfinished subject to change. This brochure is only for advertising and visual impression only. It shall not be considered as a part of legal documents. Furniture and fixtures shown in brochure are for visual impression purpose only. Subject to Ahmedabad jurisdiction only.



Site address: **The Blue Corner,**
Nr. Skywalk Luxuria, B/h Savvy Swaraaj Akanksha, Jagatpur Rd,
Gota, Ahmedabad, Gujarat 382470

Contact number: **99099 07018 | 90819 99165**

MAA16355/190126/310529



www.gujrera.gujarat.gov.in



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