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**KIARA**  
GROUP

IDENTIFIED SINCE 1999

**KIARA PROJECTS LLP**

KIARA JADE, KOTESHWAR RD, KOTESHWAR, GANDHINAGAR - 380 005

CALL : 8511 600 900 / 922 / 703

E-MAIL : office.kiarajade@gmail.com

ARCHITECTS



STRUCTURE  
ENGINEER



LANDSCAPE  
DESIGNER



BIM CONSULTANT



LIGHT DESIGN



10.11.2024 10:11 AM

RERA:







ILLUMINATE YOUR STYLE  
WITH CLASS

JADE IS THE MOST PRECIOUS GEM  
YOUR INNER BEAUTY CAN OUTSHINE THE SUN  
YOUR STRENGTH CAN MEND A BROKEN HEART  
YOUR WARMTH CAN WARM THE COLDEST PLACE IN THE UNIVERSE  
YOUR LOVE CAN STOP WARS  
YOUR SWEETNESS CAN SWEETEN THE MOST BITTER SOUL  
YOUR PURE SOUL CAN LIGHT THE WAY ON THE DARKEST DAY  
YOU ARE A PRECIOUS JADE STONE TO CHERISH FOREVER AND A DAY





AN ART OF  
CLASSIC FOUNDATION

THE CANVAS COMES TO LIFE WITH EASE AT KIARA JADE,  
AS THE ARTISTS' VISION STARTS TO PLEASE,  
THEIR SKILL AND TALENT, BOTH RENOWNED,  
IN EVERY STROKE, A STORY IS FOUND

CREATING A WORLD BEYOND TIME,  
WITH EVERY BRICK OF KIARA JADE,  
WHERE BEAUTY REIGNS AND DREAMS COME TRUE,  
AN ART OF CLASSIC FOUNDATION, ANEW.





ENGRAVED  
FOR EXCLUSIVITY

THE CANVAS COMES  
TO LIFE WITH EASE IN  
EVERY STROKE, A  
STORY IS BEAUTIFULLY  
FOUND AT KIARA JADE.



LIVING AT KIARA JADE IS LIKE LIVING IN A WORLD CURATED ENTIRELY FOR YOU. AND IT ALL BEGINS WITH THE VERY BUILDING YOU LIVE IN. THROUGH A HOST OF CAREFULLY SELECTED EARTHLY AMENITIES, IT'S THE PERFECT SETTING FOR YOU TO TURN YOUR BIGGEST IDEAS INTO GREATER SUCCESSES, AS WELL AS EXPERIENCE A LEVEL OF PEACE AND TRANQUILITY ONLY A FEW HAVE KNOWN TO EXIST. KIARA JADE IS AN EXCLUSIVE TOWER WITHIN THE MOST SERENE ARENA, DEDICATED TO A HIGHER ORDER OF LIFE. WE HAVE 52 UNITS OF 3 BHK & 4 BHK EACH, AND ALL THE APARTMENTS COME WITH A PRIVATE ELEVATOR LANDING AND MUCH LARGER FLOOR PLATE SIZES. THE LOBBY IS A WORK OF ART IN AND OF ITSELF, AND WORKING FROM HOME OR SIMPLY GAZING AT A BEAUTIFUL SUNSET WILL BRIGHTEN YOUR DAY AFTER A LONG DAY.

ENGRAVED FOR  
A PEACEFUL TOMORROW'S





ENGRAVED ELEGANCE  
WITH SCENERY

KIARA JADE, A MASTERPIECE  
OF ENGRAVED ELEGANCE,  
SEAMLESSLY BLENDS WITH  
ITS SCENIC SURROUNDINGS.  
EACH INTRICATE DETAIL  
ETCHED INTO ITS STRUCTURE  
ECHOES THE BEAUTY OF THE  
SURROUNDING LANDSCAPE,  
CREATING A HARMONIOUS  
UNION OF ART AND NATURE.





KIARA JADE IS DEDICATED TO PRESERVING NATURE'S BEAUTY FOR FUTURE GENERATIONS. WITH A STRONG COMMITMENT TO SUSTAINABILITY, WE EMBRACE ECO-FRIENDLY PRACTICES AND CREATE GREEN SPACES, ENSURING A THRIVING HOME FOR ALL. OUR GOAL IS TO LEAVE AN ENDURING POSITIVE IMPACT ON NATURE'S BEAUTY.

ENGRAVED IN  
NATURE'S BEAUTY









ENGRAVED MAGIC  
AROUND NATURE



AN ENCHANTING HAVEN, UNVEILS THE SPELLBINDING ARTISTRY OF ENGRAVED MAGIC AROUND NATURE. IT'S LUSH GARDEN AND EXQUISITE CLUBHOUSE INTERTWINE, IMMERSING VISITORS IN A REALM OF NATURAL BEAUTY AND CAPTIVATING CHARM



KIARA JADE EMBRACES  
THE BEAUTY AND  
TRANQUILITY OF THE GREAT  
OUTDOORS, LEAVING AN  
ENGRAVED TOUCH. WITH  
LUSH GREENERY AS OUR  
BACKDROP, WE CREATE  
CHERISHED MOMENTS AND  
UNFORGETTABLE  
ADVENTURES FOR ALL. JOIN  
US AND EXPERIENCE THE  
MAGIC OF NATURE!

OUTDOORS WITH  
AN ENGRAVED TOUCH







## GROUND FLOOR



- |                        |                     |
|------------------------|---------------------|
| 1 COMMON PLOT          | 11 KIDS PLAY AREA   |
| 2 MULTIPURPOSE COURT   | 12 MINI THEATRE     |
| 3 MULTIPURPOSE HALL    | 13 SOCIETY OFFICE   |
| 4 STEAM ROOM           | 14 LIBRARY / C.W.S. |
| 5 SAUNA ROOM           | 15 WATER COOLER     |
| 6 CHANGING ROOM        | 16 LIFT             |
| 7 FITNESS AREA         | 17 FOYER            |
| 8 ZUMBA / YOGA ROOM    | 18 METER ROOM       |
| 9 INDOOR GAMES         | 19 WASHROOM         |
| 10 TODDLER'S PLAY AREA | 20 SEC. CABIN       |
|                        | 21 SEATING AREA     |







## TYPICAL FLOOR



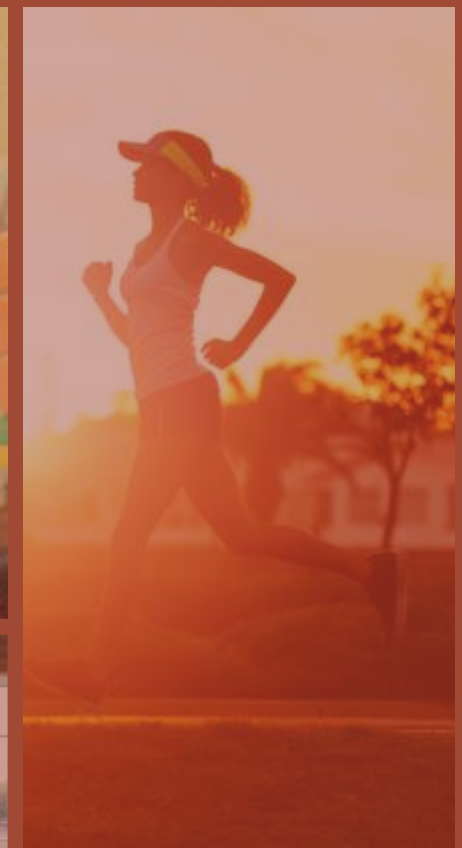


# UTILITIES

- POWER BACK UP FOR COMMON AREAS
- RECHARGE WELL
- SEWAGE TREATMENT PLANT
- SOLAR POWER FOR COMMON AREAS
- 24 HRS WATER SUPPLY
- SEPARATE ENTRY & EXIT GATE
- DOUBLE BASEMENT PARKING
- EV CHARGING FACILITY
- 24 HRS SECURITY
- CCTV SURVEILLED CAMPUS
- SPRINKLER SYSTEM
- WATER EXIT TRENCHES
- MECHANICAL EXHAUST
- FIRE-PROOF STRUCTURE
- EARTHQUAKE RESISTANT STRUCTURE
- WASTE-WATER MANAGEMENT
- DRIVER'S LOUNGE
- A/C COPPER PIPING



- ROOFTOP BARBEQUE & GAZEBO
- BANQUET HALL
- BIOPHILIC GARDEN
- TODDLER PLAY AREA
- INDOOR GAMES / CHILDREN'S CLUB
- WAITING LOUNGE
- ENERGETIC FITNESS AREA
- ROOF TOP VIEWING DECK
- OUTDOOR FIRE SPACE
- OUTDOOR PROJECTOR SPACE
- GRAND ENTRANCE FOYER
- SCENIC SIT-OUTS
- JOGGING ROUTE
- CONFERENCE ROOM
- CHILDREN PLAY AREA
- SAUNA ROOM
- YOGA / AEROBICS / PILATES STUDIO
- STEAM ROOM
- PICK-UP & DROP-OFF ZONE
- TRANQUIL READING LOUNGE
- WFH SPACES
- MULTI-GAME COURT
- MINI THEATRE



# LIFESTYLE AMENITIES



PROJECT SPECIFICATIONS

FLOORING

BALCONY - VITRIFIED FLOORING  
BATHROOMS - VITRIFIED TILES UPTO LINTEL LEVEL  
BEDROOMS - VITRIFIED TILES  
DRAWING & LIVING ROOM - VITRIFIED FLOORING  
VESTIBULE - VITRIFIED TILES

SUPER-STRUCTURE

RCC STRUCTURE WITH EXPOSE CEILING FINISH  
EARTHQUAKE RESISTANT STRUCTURE

PLUMBING

CPVC/UPVC PIPES OF RECOGNISED BRANDS TO BE USED AS INLET WATER SUPPLY  
PVC PIPES OF RECOGNISED BRANDS TO BE USED FOR SOIL, LIQUID WASTE & DRAINAGE SYSTEMS

KITCHEN

STAINLESS STEEL SINK & PROVISION FOR CHIMNEY.  
NATURALLY VENTILATED KITCHENS SUITABLE FOR SMOKE EXITS  
GSPC GAS LINE SERVICE FACILITATION  
PROVISION FOR RO SYSTEM, REFRIGERATOR & MODULAR KITCHEN

WALL

AAC BLOCKS USED WITH DOUBLE COAT MALA PLASTER ON EXTERNAL WALLS  
INTERNAL WALLS FINISHED WITH SINGLE COAT MALA PLASTER & PUTTY FINISH  
BRICK CLADDING FOR PARTIAL EXTERNAL WALLS

BATHROOM

CP FITTINGS & SANITARY FITTINGS - TOTO, DURAVIT, GROHE OR HOMOGENEOUS BRANDS

ELECTRICAL

THREE-PHASE CONCEALED COPPER WIRING WITH ADEQUATE AMOUNT OF LIGHTING POINTS  
MODULAR SWITCHES OF WELL RECOGNISED BRANDS  
PROVISION FOR TV & CABLES

HVAC

AC COPPER PIPING PROVIDED  
WATER OUTLETS FOR OUTDOOR AC COMPRESSORS

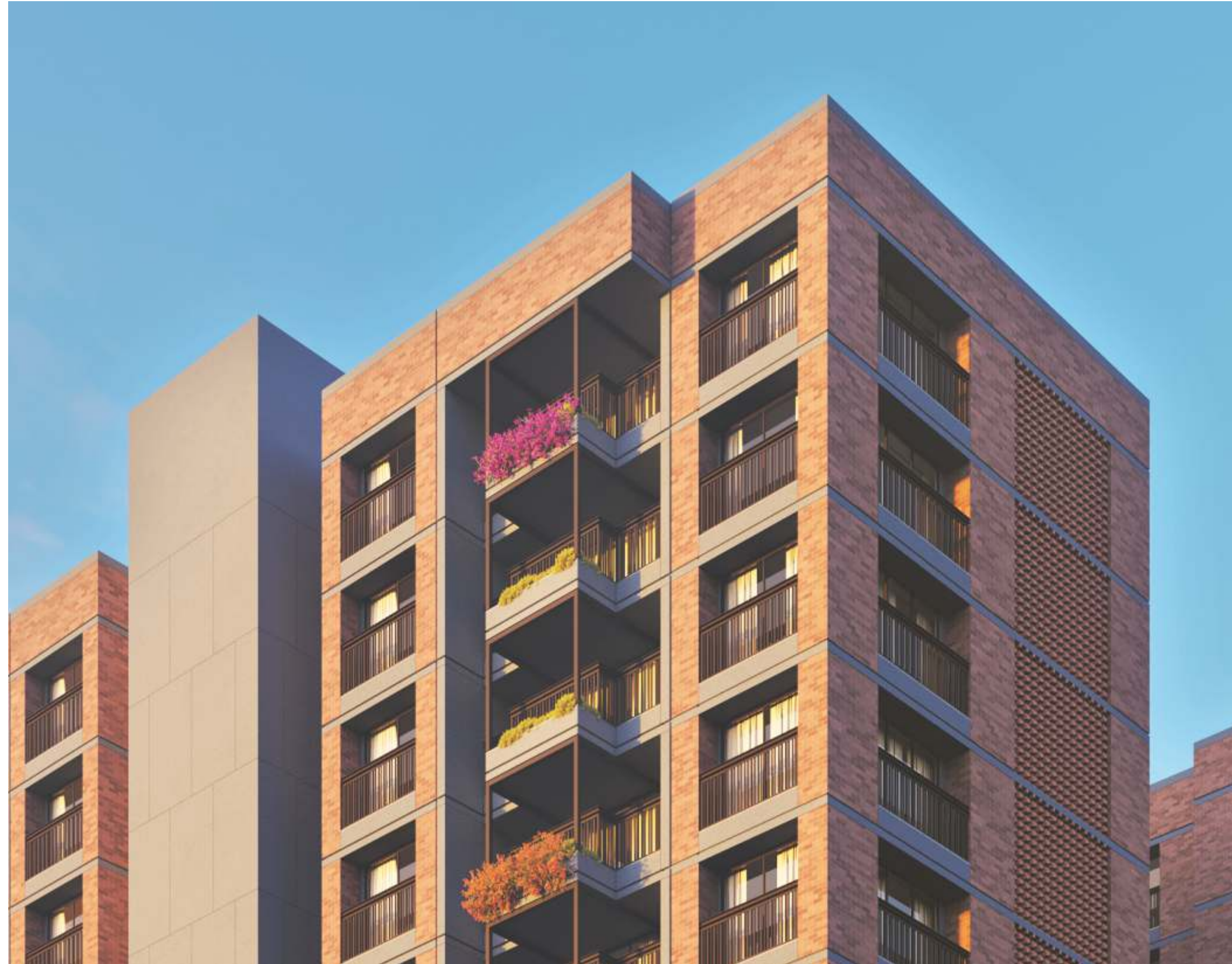
WASH YARD

PROVISION FOR WASHING MACHINE OR DISH-WASHER

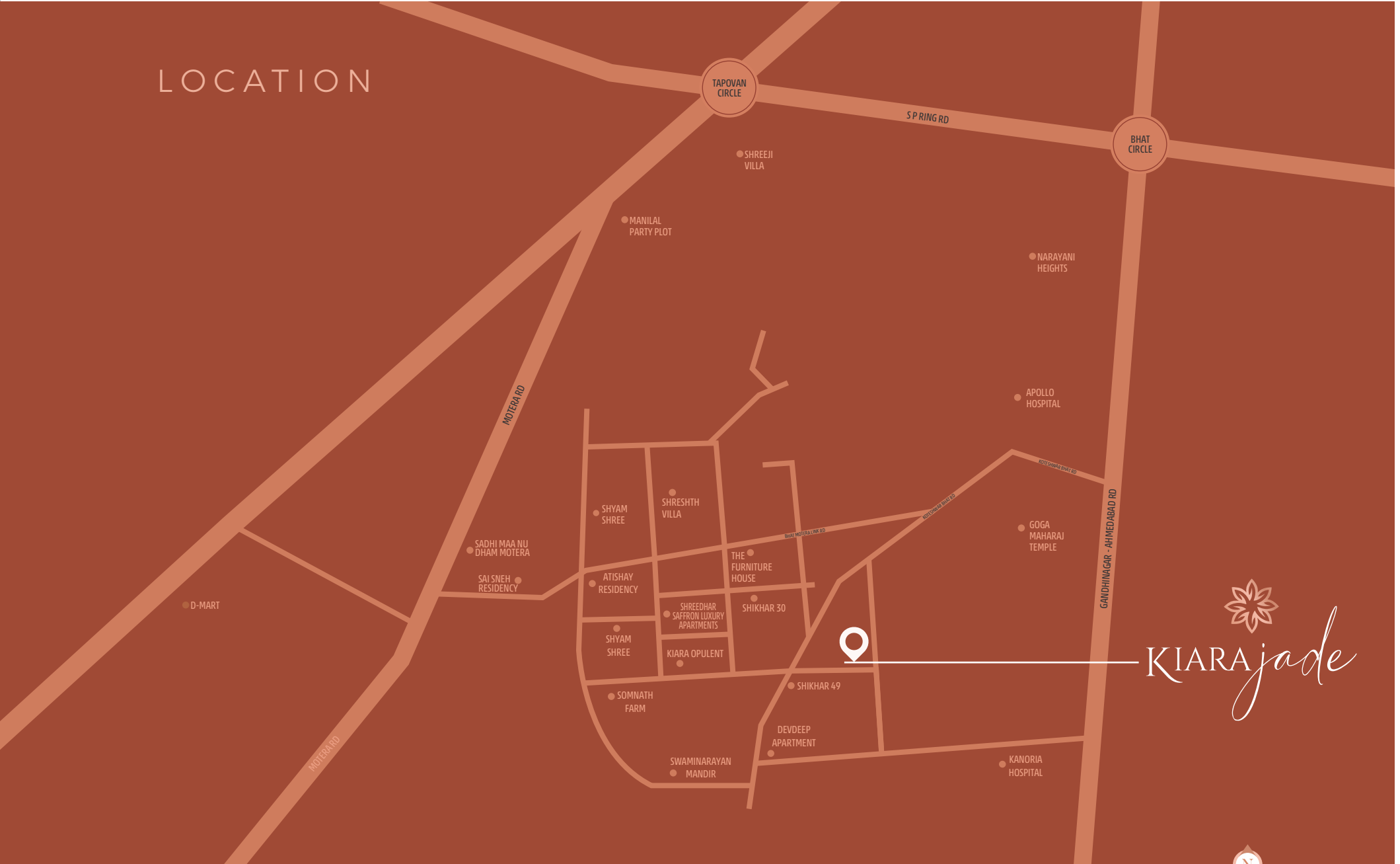
DOORS & WINDOWS

MAIN DOOR - 32 MM DOORS WITH VENEER FINISH  
OTHER DOORS - 30 MM FLUSH DOORS  
WINDOW SILL - POLISHED GRANITE  
WINDOWS - ALUMINIUM ANODIZED SECTIONS WITH 5MM GLASS





## LOCATION



*KIARAjade*

SABARMATI RIVER FRONT	03 MIN.	NARAYANI RESORT	04 MIN.	GIFT CITY	20 MIN.
APOLLO HOSPITAL	05 MIN.	TAPOVAN CIRCLE	08 MIN.	SABARMATI RAILWAY STATION	15 MIN.
PVR CINEMA, RING RD & BRTS	05 MIN.	MOTERA METRO STATION	02 MIN.	PODAR INT. SCHOOL	10 MIN.
MOTERA STATION, D-MART	05 MIN.	AIRPORT	05 MIN.	DPS SCHOOL	15 MIN.



LOCATION QR

Special Notes : • The Developers reserve the rights to change or revise or make any modifications, additions, omissions or alterations in the scheme as a whole or any part there of or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members. • No alterations in exterior elevation & outside color scheme shall be allowed. Purchaser shall not disturb, construct, claim or do any kind of activity in common area, passage, amenities, Terrace or do any kind of construction work. • Maintenance charges, GST, Electricity Connection, GMC, Stamp, Registration (If Applicable), Legal charges, & other Govt. levies if any, shall be borne by the consumer. • All the architectural & interior views in brochure are computer graphic simulated interpretation of the actual property, Also all the dimensions given are an approximation & are from unfinished surfaces. • This Brochure supersedes all the previous marketing materials or brochures. • The details, pictures and images contained in the leaflets, brochures, website or any other printed materials does not constitute an offer and/or contract of any type between the Development Manager and/or the Owner and Promoter and the Purchaser

**ARCHITECT** > MANSI SHAH ARCHITECTS  
**STRUCTURE** > SETU INFRASTRUCTURE  
**MEPF** > AASHIR ENGINEERING PVT. LTD  
**LANDSCAPE** > STUDIO BLACKSMITH  
**LIGHTING** > ZION DZINE