





# THE 1<sup>ST</sup>

2 & 3 BHK XPANDED LIVING

Welcome to The 1<sup>st</sup> by Radhe, a world that gives you a little more of everything! May it be happiness, an elevated lifestyle or increased comfort, we aim at delivering you a larger-than-life experience at the most snazziest locality of Ahmedabad – Hanspura.





Our project boasts an exquisite collection of homes designed to elevate your living experience. From spacious interiors to breathtaking views, every detail is crafted with attention to meet the needs and aspirations of modern living.

We built this project with a commitment to quality and attention to detail, ensuring that every aspect of your home exceeds your expectations.

**WITH OUR STUNNING PROJECT,**

**HANSPURA IS NOW  
READY TO ELEVATE YOUR  
LIFESTYLE!**

## FLOURISH IN PANACHE OF STRIKING DESIGN

Pure Residential Project

Amazing Cross Air Ventilation Design

Bedrooms Suitably Designed In Different Corners

Amazing Natural Light In Each & Every Corner

Grand Private Balcony

Attractive Foyer

3 Towers Of 10 Storey Each

Vastu Friendly 2 & 3 Bedroom Premium Apartments

Thoughtfully Designed Large Spaces of Amenities

Fully Developed, Well-settled Neighborhood

Fast Connectivity with BRTS & S. P. Ring Road





**XPAND** your lifestyle,  
your horizons,  
your world.



**3**

TOWERS

**G+10**

STOREY

**140**

UNITS

**100%**

RESIDENTIAL  
PROJECT

**20+**

WORLD-CLASS  
AMENITIES

**100%**

LANDSCAPE  
& HARDSCAPE

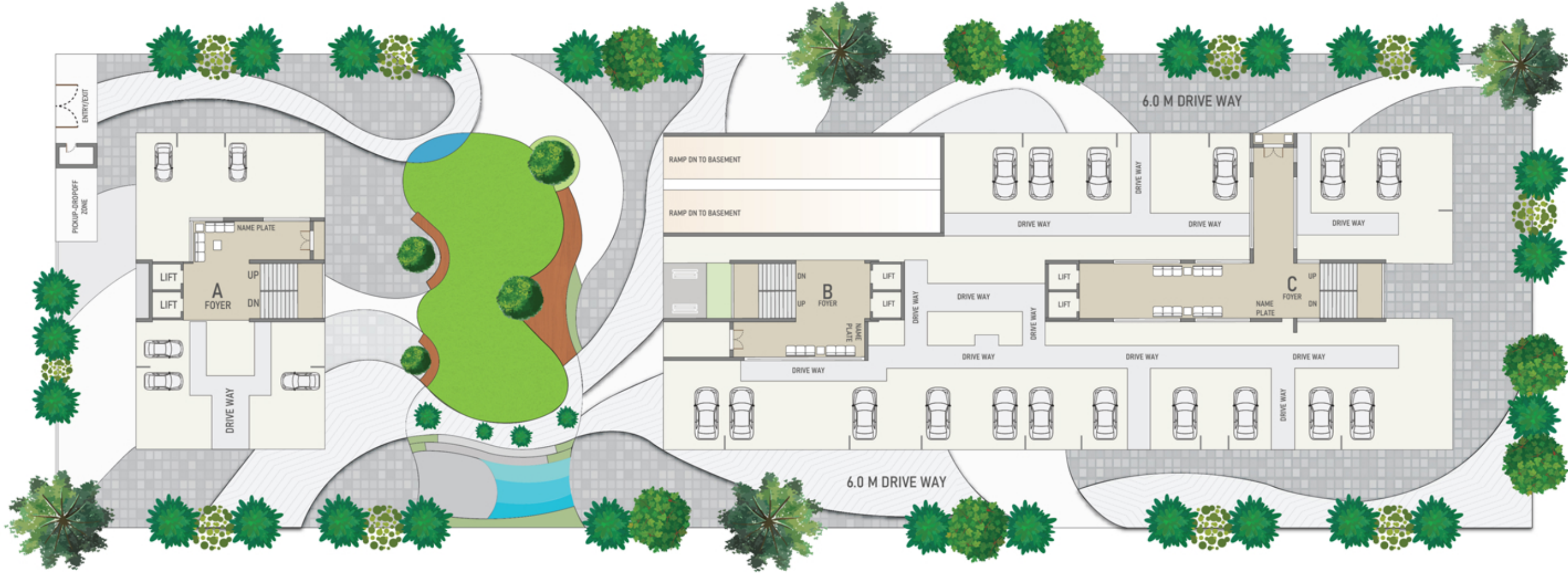




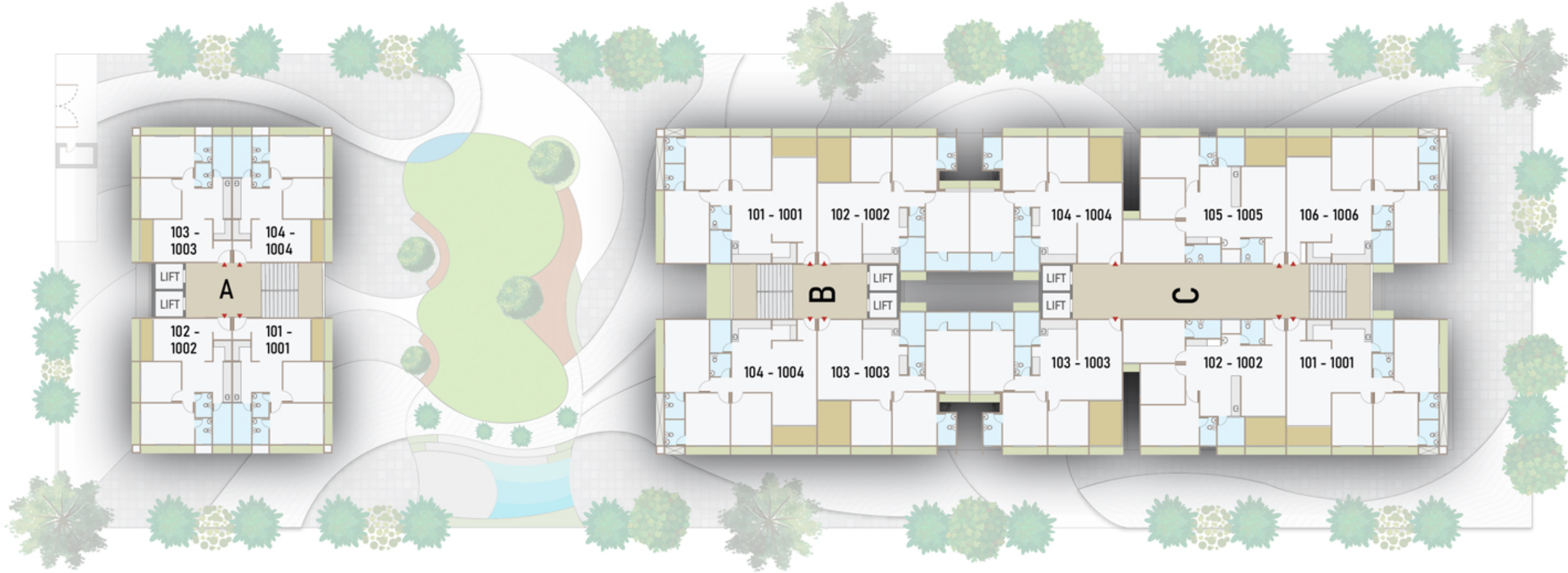
Whether you are looking for a serene retreat from the hustle and bustle of the city or a dynamic hub to connect with like-minded individuals, our project has something for everyone. We offer exceptional connectivity with two sides openness and a 40ft wide road connected to it.



# Ground Floor Plan



# Typical Floor Plan







# Amenities

- ① Open Gymnasium
- ② Multipurpose Court
- ③ Terrace Seating Area
- ④ Gazebo/pergola Area
- ⑤ Yoga Deck
- ⑥ Gazebo/pergola Area
- ⑦ Children Play Area
- ⑧ Garden Area
- ⑨ Landscape Gazebo Seatings
- ⑩ Drop-Off/pick up Zone
- ⑪ Security Cabin
- ⑫ Moveable/portable Seatings
- ⑬ Seating With Plantation
- ⑭ Waterbody/fountain
- ⑮ Landscape Sculpture
- ⑯ Swing Seating
- ⑰ Open Air Kitchen
- ⑱ Cafeteria/outdoor Dining Area
- ⑲ Terrace Garden
- ⑳ Open Air Theatre





We provide luxuries to give unique and magical experiences. We have designed and concentrated on every minor detail and ensure a comfortable and enjoyable experience. an immersive experience that is unlike any other.



Every accomplishment, big or small, deserves a celebration. At The 1<sup>st</sup>, celebrate every moment with great panache; bask in deserved glory.





A peaceful and calming space that allows you to connect with nature and find inner peace. Here, you will discover tranquility within, Find leisure and harmony with nature on our tranquil yoga deck.



A unique and charming outdoor structure. A place to, Escape to your private retreat to relax and de-stress oneself in a peaceful oasis in the heart of nature. Luxuries give you the chance to slow down in life and enjoy the little moments that make life more significant.



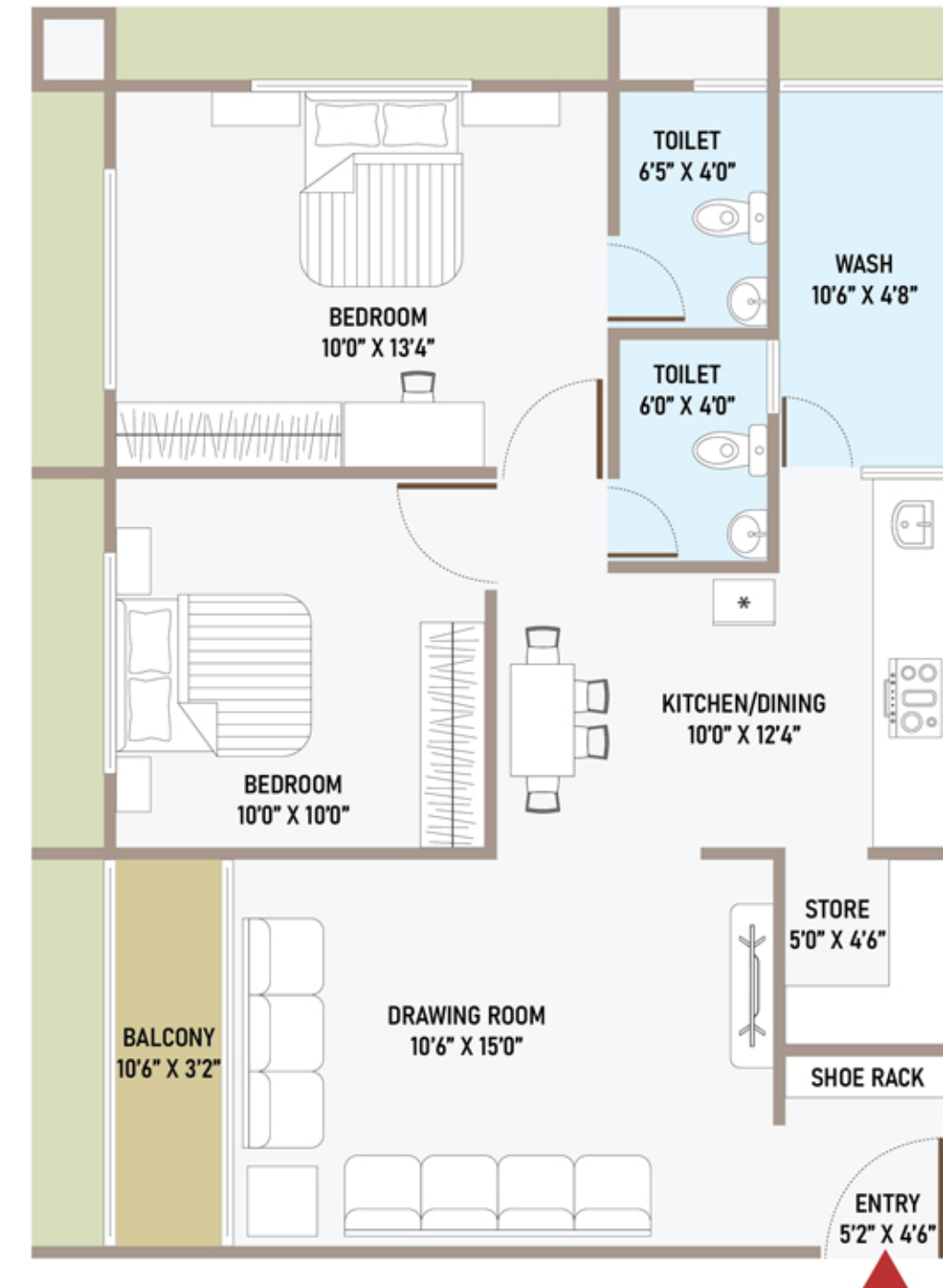
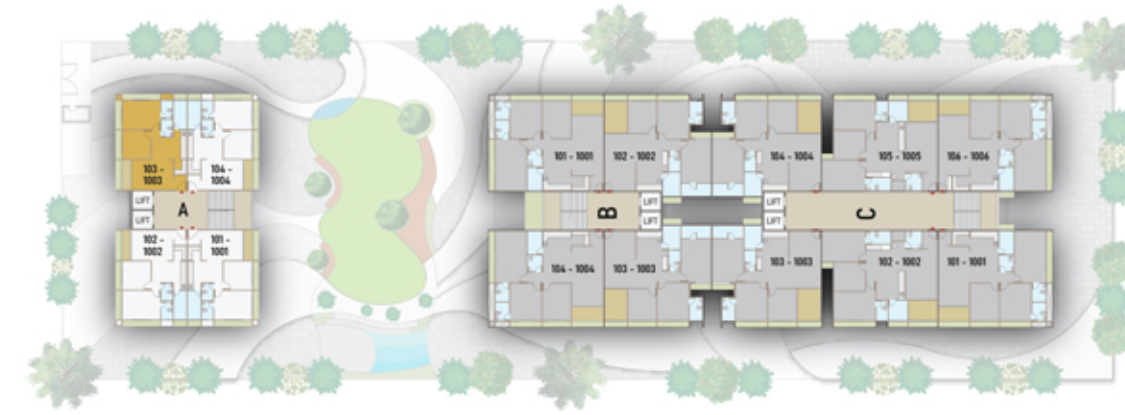
# Unit plan – 1

## 2 BHK

### Tower A

58.73 Sq.Mtr. (RERA Carpet)

742.5 Sq.Ft.  
(RERA Carpet+ Washyard + Balcony+ Wall)



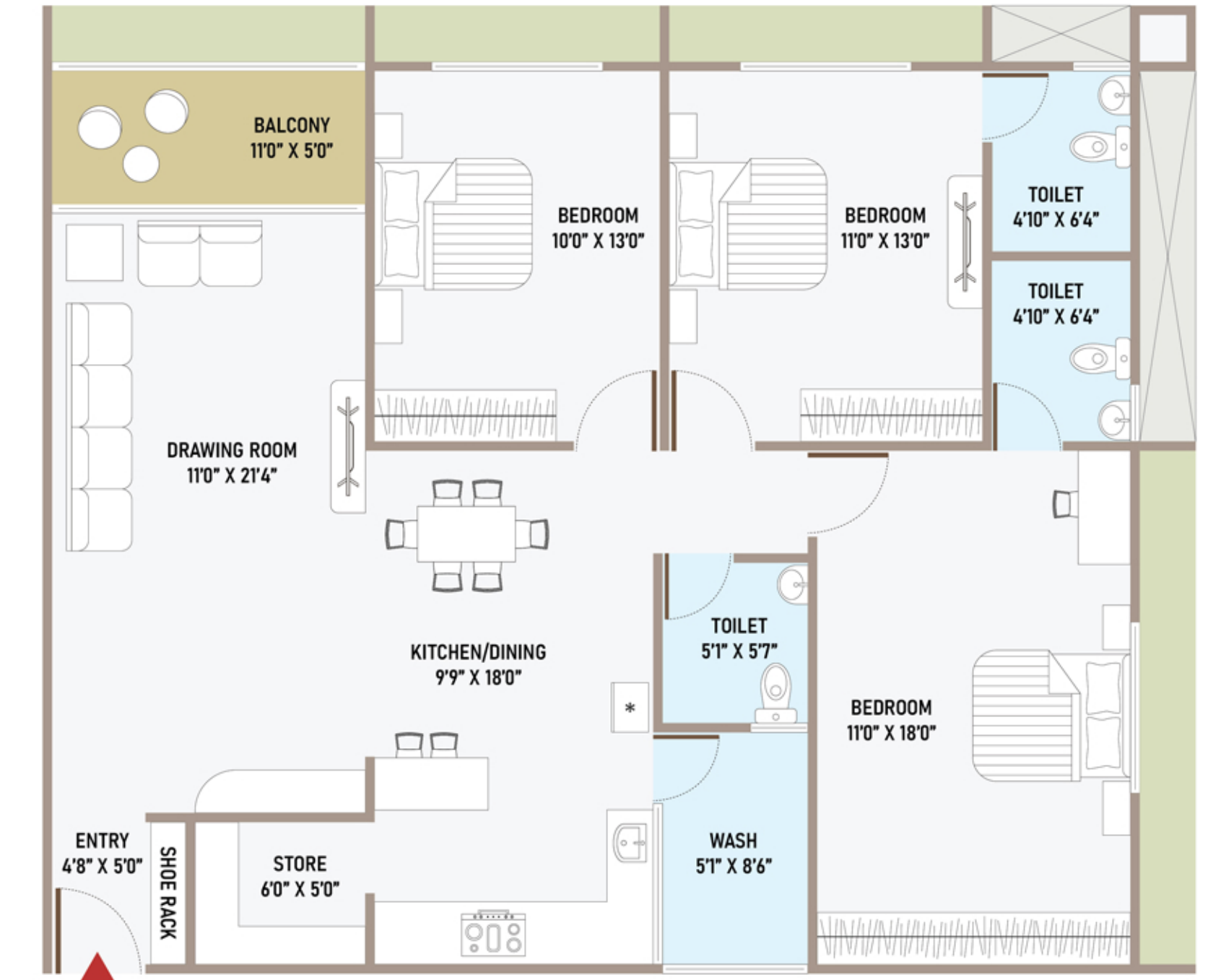
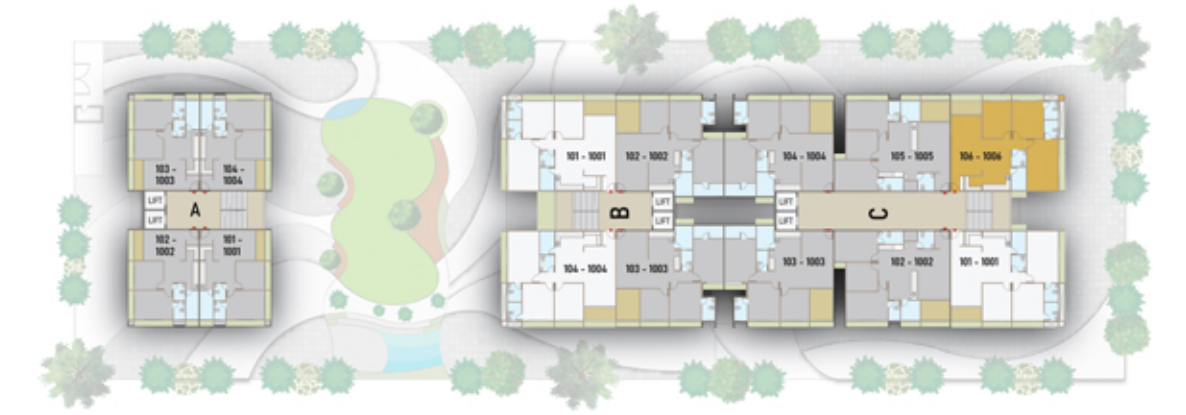
# Unit plan – 2

## 3 BHK

### Tower B & C

101.52 Sq.Mtr. (RERA Carpet)

1237.5 Sq.Ft.  
(RERA Carpet+ Washyard + Balcony+ Wall)





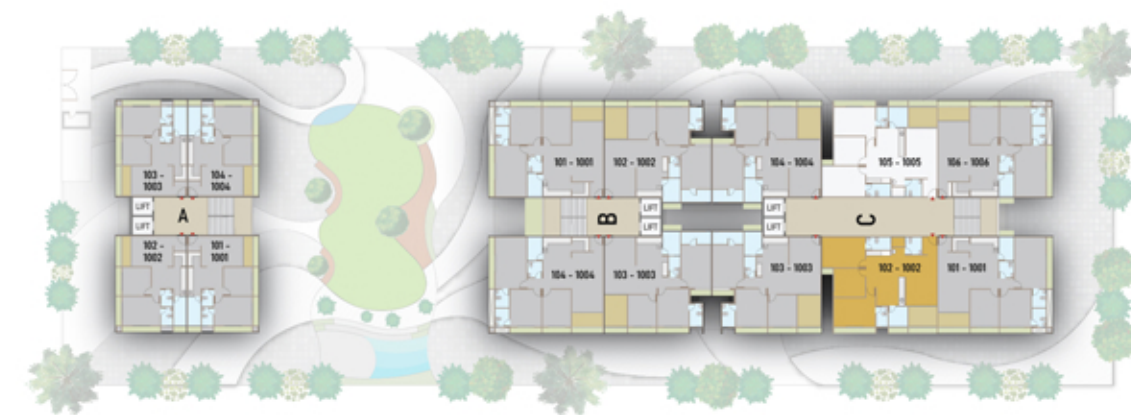
# Unit plan – 3

## 3 BHK

Tower C

96.79 Sq.Mtr. (RERA Carpet)

1215 Sq.Ft.  
(RERA Carpet+ Washyard + Balcony+ Wall)



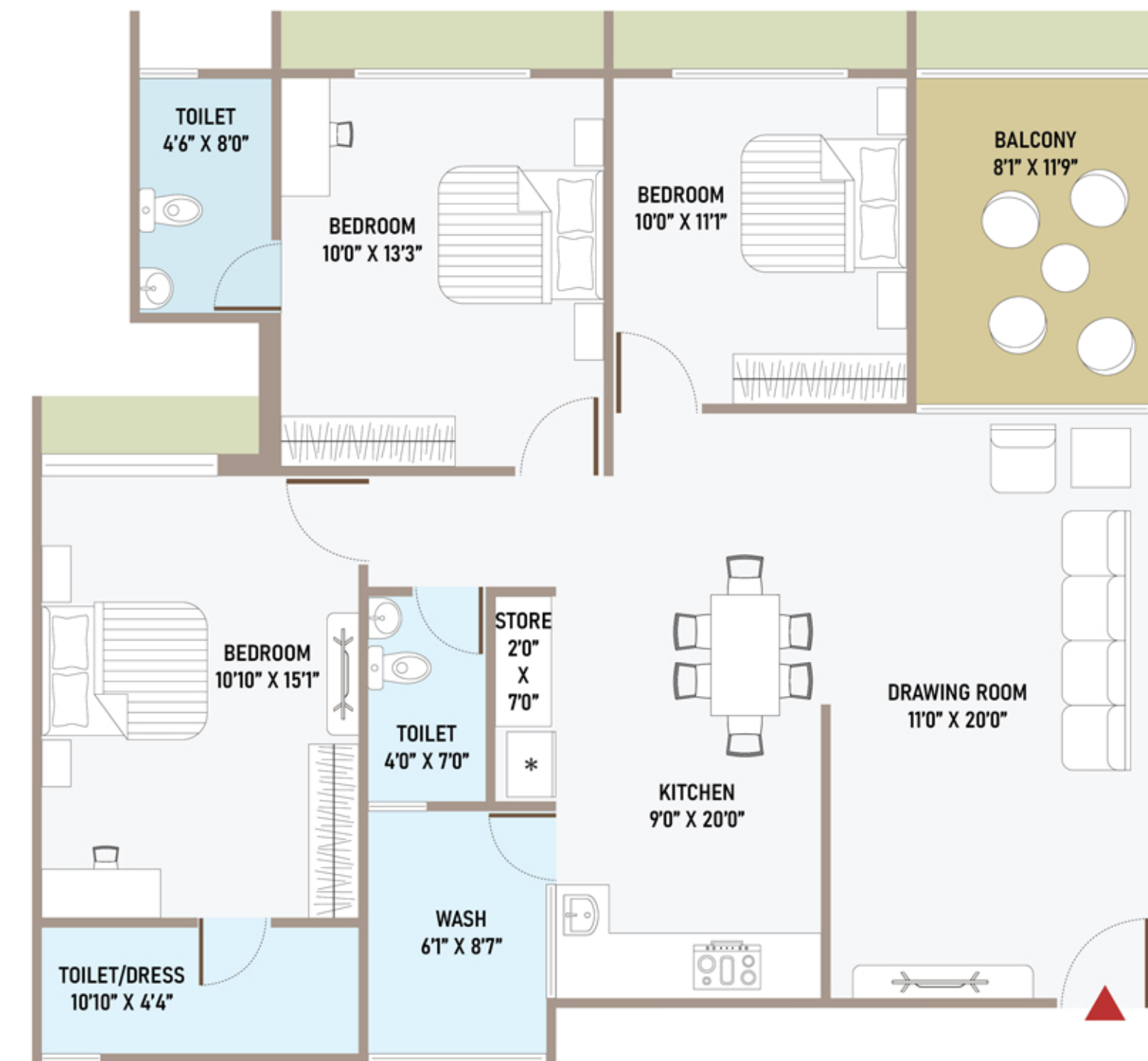
# Unit plan – 4

## 3 BHK

Tower B & C

93.58 Sq.Mtr. (RERA Carpet)

1192.5 Sq.Ft.  
(RERA Carpet+ Washyard + Balcony+ Wall)







We understand that your home is not just a place to live but a reflection of your personality and lifestyle. That's why we offer a majestic view from your balcony where you can detox yourself from hectic day.



We offer a cozy environment for everyone to ensure that they experience a good time. We offer a peaceful lifestyle. A home that gives the space you need every day.





# WHERE HAPPINESS COMES BRANDED.

PIPE			
SANITARY			
C. P. FITTING			
COLORS			
STEEL			
CEMENT			
ELECTRIC			
LIFT			
WATER PROFFING			

Note: Specified or equivalent brand will be used.



THE 1<sup>ST</sup>Scan For  
LocationScan For  
E-brochure

NOTES • All rights are reserved to developer for any changes in plan & specification. • Irregular payment shall cause cancellation of booking. • G.E.B., AUDA, stamp duty, legal charges GST, other tax, gas & maintenance deposit will be charged extra. • Any additional liabilities due to change in the by laws, Stamp duty, Govt. Laws shall be borne by member. • Change in external elevation shall not be permitted. Internal changes shall be done only with prior permission & shall charge extra. • Details & dimensions in brochure are indicative & for the tentative representation only which should not be treated as legal documents. • Subject to Ahmedabad jurisdiction.

# SPECIFICATION

**Structure:** R.C.C. Frame Structure.  
Structure design as per IS code considering earthquake resistance.

**Wall:** All internal walls will be finished with putty over mala plaster.  
All external wall will be finished with double coat mala plaster with texture finish OR exterior finish.

**Plumbing:** Concealed plumbing with premium quality pipes and fittings.  
For continuous water supply, a common borewell.

**Kitchen:** Ready to use granite finished platform with SS sink.  
Electrical point for plumbing and electrical provisions for water purifier & washing machine, marble shelves in store room.

**Terrace:** Open terrace finished with suitable water proofing & china - mosaic OR tile flooring.

**Note:** All dimensions in apartment are brick masonry to brick masonry

**Floor Finish:** Glazed vitrified tiles in drawing, dining, kitchen & all bedrooms.

**Doors & Windows:** Decorative main entrance door with hardware fittings.  
All other doors are plain flush doors.  
Powder coated aluminum section windows with plain/reflective glass and marble jambs

**Electrification:** Concealed copper flexible wiring with adequate number of electrical points & branded modular switches.  
TV & AC point in drawing room & all bedrooms.  
Centralized distribution board with MCBs & ELCB for safety protection.

**Toilets:** Full covered elegantly designed toilets with designer tiles and colour coordinated sanitary ware with suspended drainage system.

**Fire:** Government approved fire safety system.

RERA NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11477/170323 | WWW.GUJRERA.GUJARAT.GOV.IN

**SITE ADDRESS:** NR. PRATISHTHA ICON, OPP. HANSPURA BUS-STAND,  
NARODA - DAHEGAM ROAD, AHMEDABAD - 382330

ARCHITECT



STR. ENGR.:

LANDSCAPE  
DSGN.: