





the
emberlynn
AUTHENTICALLY PREMIUM



EMBERLYNN GROUP

At the cynosure of Ahmedabad's most coveted location. A scrupulous, graceful and palatial home is in the making. A home built on the strong foundation of a sought after value system and experience of over two decades, alongside the vision & enthusiasm of the young blood.

Emberlynn group decided to set about on the most glorious journey of capturing the Gujarat real estate market like none other. With their first Residential apartment stratagem.

A world-class team of architects resting against an outspread location advantage allowing a splendid 3 side open view, the most luxurious 4BHK apartments, with a multi-generational community that echoes panache, class and premiumness.

enchancing
evolved
exceptional



An **exceptional** location,
Amongst an **evolved** community,
The most **enchancing** part of your dream comes to reality,
in form of a **4BHK** home.

2 TOWERS | 84 UNITS | 22 FLOORS
2 UNITS PER FLOOR



enchanted LIFESTYLE

Experience the pinnacle of magnificence, featuring stunning architecture, high-end inside the home provisions, and private outdoor spaces. Take in unparalleled location and views with expansive layouts encompassing large bedrooms, living rooms, kitchens, and bathrooms. Inspired by international architectural styles, natural surroundings allowing ample ventilation and considerate community spaces within the development, has resulted in a desirable new address for those who want the picturesque, halcyon home coupled with the bustle of the cities prime.

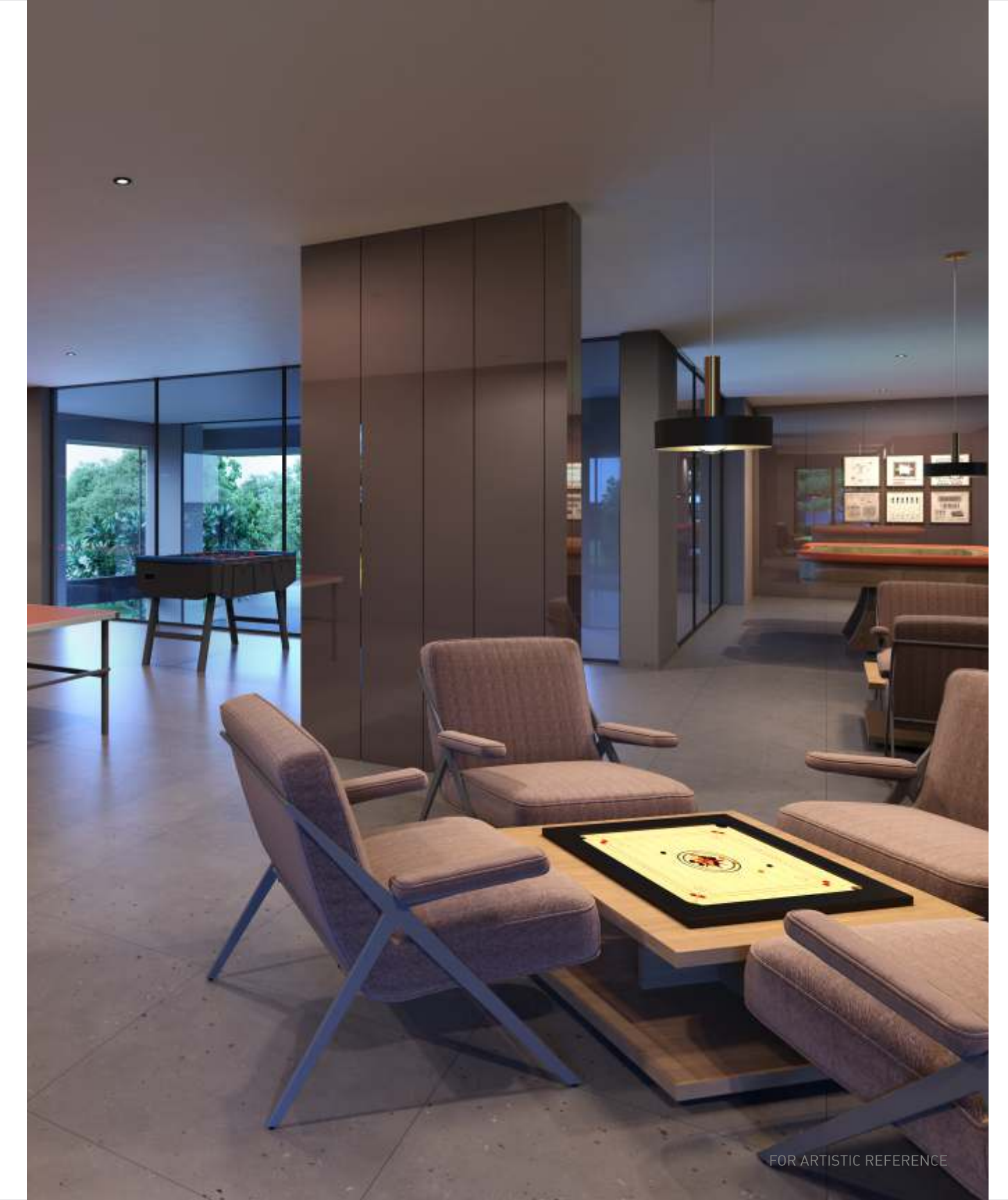




FOR ARTISTIC REFERENCE

evolved COMMUNITY

Emberlynn is an indulgence for the entire family, offering residents and their esteemed guests an abundance of trailblazing amenities, exclusive experiences, and unforgettable moments to cherish. When it comes to significant moments of togetherness Emberlynn's exclusive experience corsage have you covered from every angle. Taking into account the needs of a futuristic family, our dedicated team has layout the entire podium level with activities, planned family days, and activity spaces for you to take charge of the health of your mind body and soul. We focus on blending family unity and meaningful connections with the elements of our exquisite surroundings.



FOR ARTISTIC REFERENCE



FOR ARTISTIC REFERENCE

exceptional LOCATION

In an up-and-coming neighbourhood where the fashion forward, the globally minded, and artistically inclined reside, Bopal Ambli is one of the most inspiring locations in Ahmedabad today. From the most esteemed club's like Karnavati club to Ahmedabad's most up and coming mall TRP, Bopal Ambli brims with unstoppable energy that makes Bopal Ambli road a world all on its own. The location is in high demand for its undiscovered, yet highly livable appeal. With one of the only residential schemes to have a seamless view on three sides and S.G highway & Rajpath Rangoli road equal-distant from the landing promenade of your doorstep, this stylish neighbourhood near iscon flyover offers that rare balance of food, fashion, and nightlife with peaceful parks and a hassle free locality to live in.

IN THE VICINITY OF AMBLI BOPAL ROAD

SHELL PETROL PUMP	140 M
JAIN DERASAR	0.5 KM
RAJPATH RANGOLI ROAD	1.1 KM
S. P. RING ROAD	1.1 KM
DOUBLE TREE BY HILTON	1.6 KM
SBR	1.7 KM
TODDLER'S DEN	1.8 KM
ISKCON MANDIR	2.1 KM
TRP MALL	2.7 KM
KARNAVATI CLUB	2.9 KM
RAJPATH CLUB	2.9 KM



FOR ARTISTIC REFERENCE



ODE TO YOUR FUTURE ABODE

AUTHENTICALLY PREMIUM



the
emberlynn
AUTHENTICALLY PREMIUM



TYPICAL PLAN

88 Ft. Distance
Between Two Blocks

Main Road Facing

2 Side Road Corner

Cross Ventilation Planned,
According To Windward Movement

3 Side Clear View



PODIUM LEVEL

- 1. DOUBLE HEIGHT ENTRY - A
- 2. RECEPTION - A
- 3. CONFERENCE ROOM
- 4. MEETING LOUNGE
- 5. CYBER LOUNGE
- 6. CLUB HOUSE
- 7. READING ROOM
- 8. FOYER-A
- 9. SWING & SITTING SPACE
- 10. COMMON SITTING
- 11. GYM
- 12. CHANGING ROOM
- 13. YOGA & ZUMBA SPACE
- 14. GYM OUTDOOR
- 15. PAVILION & WOODEN DECK
- 16. FLOWER GARDEN
- 17. JOGGING TRACK
- 18. OPEN LAWN
- 19. WOODEN DECK
- 20. WATER BODY
- 21. OUT DOOR EVENT SPACE
- 22. ZEN GARDEN
- 23. HAMMOCK AREA
- 24. MASSAGE ROOM
- 25. SAUNA ROOM
- 26. SWIMMING POOL
- 27. JACUZZI
- 28. OPEN SHOWER
- 29. POOL PUMP ROOM
- 30. CHANGING ROOM
- 31. FOYER-B
- 32. RECEPTION -B
- 33. DOUBLE HEIGHT ENTRY - B
- 34. WAITING LOBBY
- 35. MINIPLEX SCREEN 1
- 36. MINIPLEX SCREEN 2
- 37. SPILL OVER SPACE
- 38. CRICKET PITCH
- 39. MULTIPURPOSE COURT
- 40. BASKET BALL COURT
- 41. SKATING RINK
- 42. FOOT BALL COURT





FOR ARTISTIC REFERENCE



THE GLORY OF THE GREENS

FOR ARTISTIC REFERENCE



FOR ARTISTIC REFERENCE

THE GRAND ENTRANCE TO YOUR SANCTUARY



FOR ARTISTIC REFERENCE



A

BLOCK
201-2201



the emberlynn
AUTHENTICALLY PREMIUM



A

BLOCK
202-2202

the emberlynn
AUTHENTICALLY PREMIUM



FOR ARTISTIC REFERENCE



FOR ARTISTIC REFERENCE



B

BLOCK
201-2201



the
emberlynn
AUTHENTICALLY PREMIUM



B

BLOCK
202-2202



the
emberlynn
AUTHENTICALLY PREMIUM



FOR ARTISTIC REFERENCE

EXCLUSIVE EXPERIENCE



3 BASEMENT
CAR PARKING



HI-TECH
SECURITY



WIFI ENABLED
COMPOUND



GRAND
ENTRANCE FOYER



EV CHARGING
PARKING

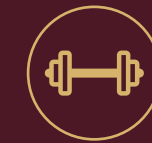


24 HRS.
GENERATOR BACKUP
FOR COMMON AREA

AMENITIES



CRICKET PITCH



GYMNASIUM



MINI HOME THEATRE



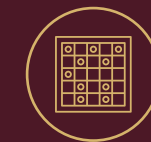
SWIMMING POOL



CHILDREN'S PLAY AREA



MULTIPURPOSE COURT



INDOOR GAMING
ROOM



OUTDOOR GYM



LANDSCAPE GARDEN
WITH SIT OUTS



MULTIPURPOSE HALL



GOCHRI ROOM



READING ROOM



SPECIFICATIONS

FLOORING	Italian marble in drawing, dining and kitchen area Italian look-alike tiles in all bedrooms Italian marble in common area Premium Vitrified Anti-skid tiles in balconies
WINDOW	Sliding aluminum profile with DGU
DOOR	Main Door – Wooden designer door with polished veneer on both sides with digital lock Teak wood main door frame Internal Doors – Flush doors with enamel paint
KITCHEN	Granite platform with dado of premium wall tiles Dual Stainless steel sink Anti-skid tiles in wet areas
INTERIOR PLASTER	Mala Plaster
FINISH INSIDE	Putty finish with expose RCC ceiling
FINISH OUTSIDE	Acrylic paint
BATHROOM	Premium vitrified tiles in washrooms upto lintel level Duravit/TOTO/Hansgrohe/Equivalent bathroom fittings
ELECTRIC SWITCHES	Legrand/Schneider/Equivalent modular switches

SALIENT FEATURES

- Exclusive 84 Apartments
- WIFI Enabled Compound
- Double Height Foyer
- 2 Dedicated Private Lift per Block
- Separate Service Lift
- 8 to 9 Balconies per Floor (depending on block)
- 2 Units per Floor
- 3 Level Parking Facility
- Vastu Compliant
- Personal Foyer
- Well Designed Air Conditioned Entrance Foyers
- Hi-Tech Security System
- Fire Hydrant System (as Per Local Norms) in Every Block
- DTH Satellite TV Provision

Note:
Developer reserves the right to make any changes in design, plans, specifications, amenities, elevation etc without any prior notice. Such changes would be binding on all the buyers / members. Colour and design / pattern of tiles and fixtures may change subject to availability.



enchanting,
evolved &
exceptional

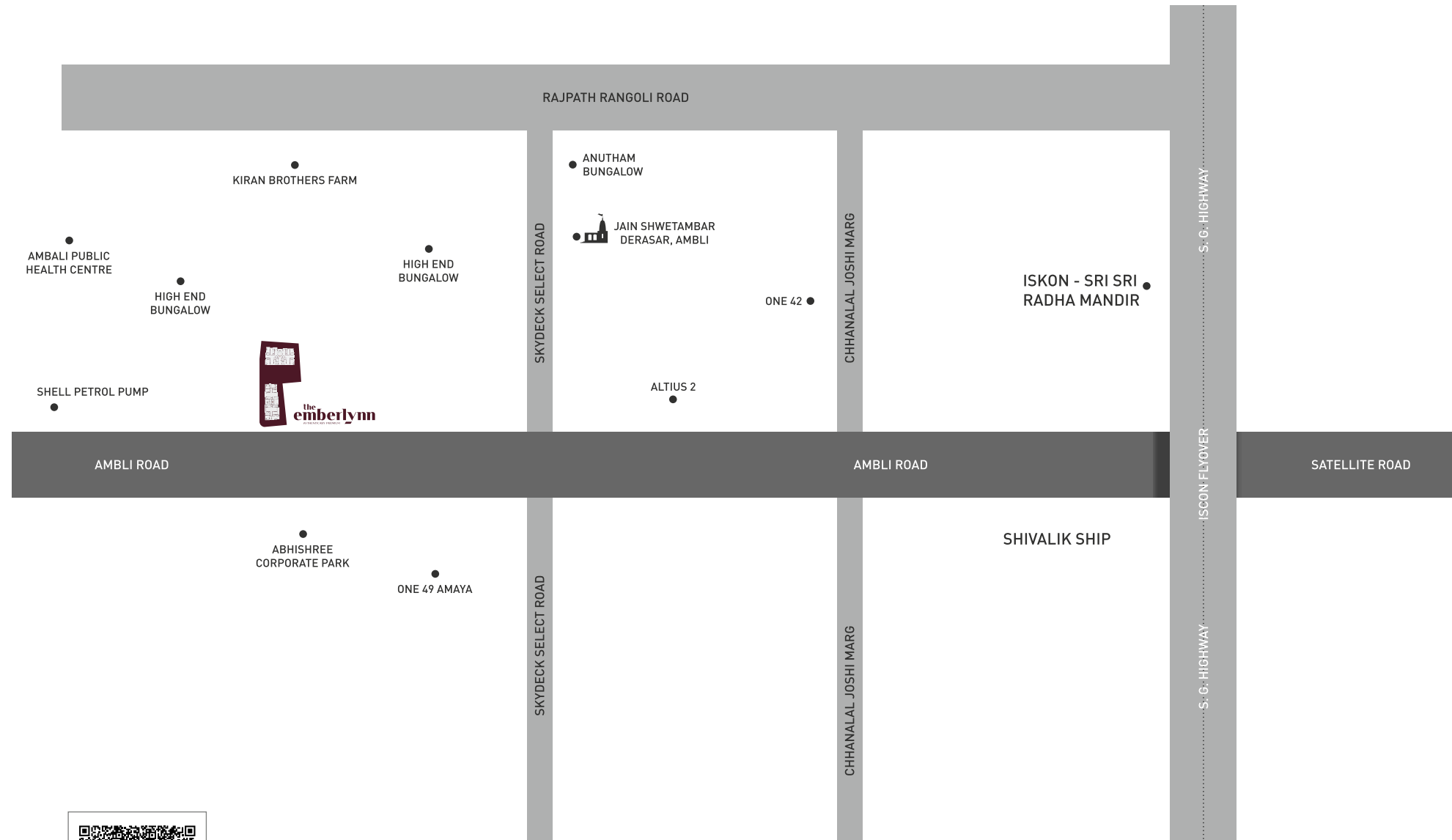
'the precious one'

The project Emberlynn has been named after every graceful, bold and elegant woman. The project like a new age woman is enchanting in the way she has decided to lead her lifestyle; evolved through her mindset and the value system she imbibes in the next generation; and exceptional in the graceful manner she carries herself.

The project reflects aspects of the woman of today, through its location, the amenities provided and the community we shall build.

the
emberlynn
AUTHENTICALLY PREMIUM

LOCATION MAP



SCAN FOR LOCATION

Notes :

The pictorial landscapes, gardening, artistic works, soft furnishing/furniture, gadgets, etc. contained in this communication material are only artistic representations that are not part of the actual deliverables and cannot be construed or treated to form as part of any agreement or offer. The product and technology displayed or referred to herein are for manifestation purposes only and the companies do not guarantee the use of all of them as part of the deliverables.

the emberlynn
AUTHENTICALLY PREMIUM

EMBERLYNN GROUP

Site office: Opp. Abhishree corporate park, Near Shell petrol pump, Ambli Bopal Road.

M. 8407 07 8407 E. info@theemberlynn.com W. www.theemberlynn.com

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA00922/EX1/301122 www.gujrerar1.gujarat.gov.in

PROJECT DEVELOPED BY SANSKRUT JEWEL RESIDENCY LLP

CONSULTANTS

ARCHITECT
CONSULTANTS



LANDSCAPE
CONSULTANT



STRUCTURAL
CONSULTANT



MEPF
CONSULTANT



LIGHT
CONSULTANT



SALES
PARTNER



FINANCIAL
CONSULTANT



BRAND
CONSULTANT

