

PROJECT BY:
Samatva Group
Smiles together, Miles together

www.samatvagroup.in



SITE ADDRESS:
SAMATVA MAGNOLIA, @132 Ft. New Ognaj-Gota Road, (OG Road),
Nr. Ognaj Circle, Ahmedabad - 380060.

CONTACT : 079 69 47 47 11



PROUD TO BE AN INDIAN

WELCOME
TO
A WORLD
OF
SPORTS LIVING

Magnolia 

આપણું સુગંધિત
દિવસ
ખેલ-ફેર લઈ જઈએ...



INDULGE IN THE EPITOME
OF LAVISH LIVING WITHIN OUR SOARING
RESIDENTIAL TOWER

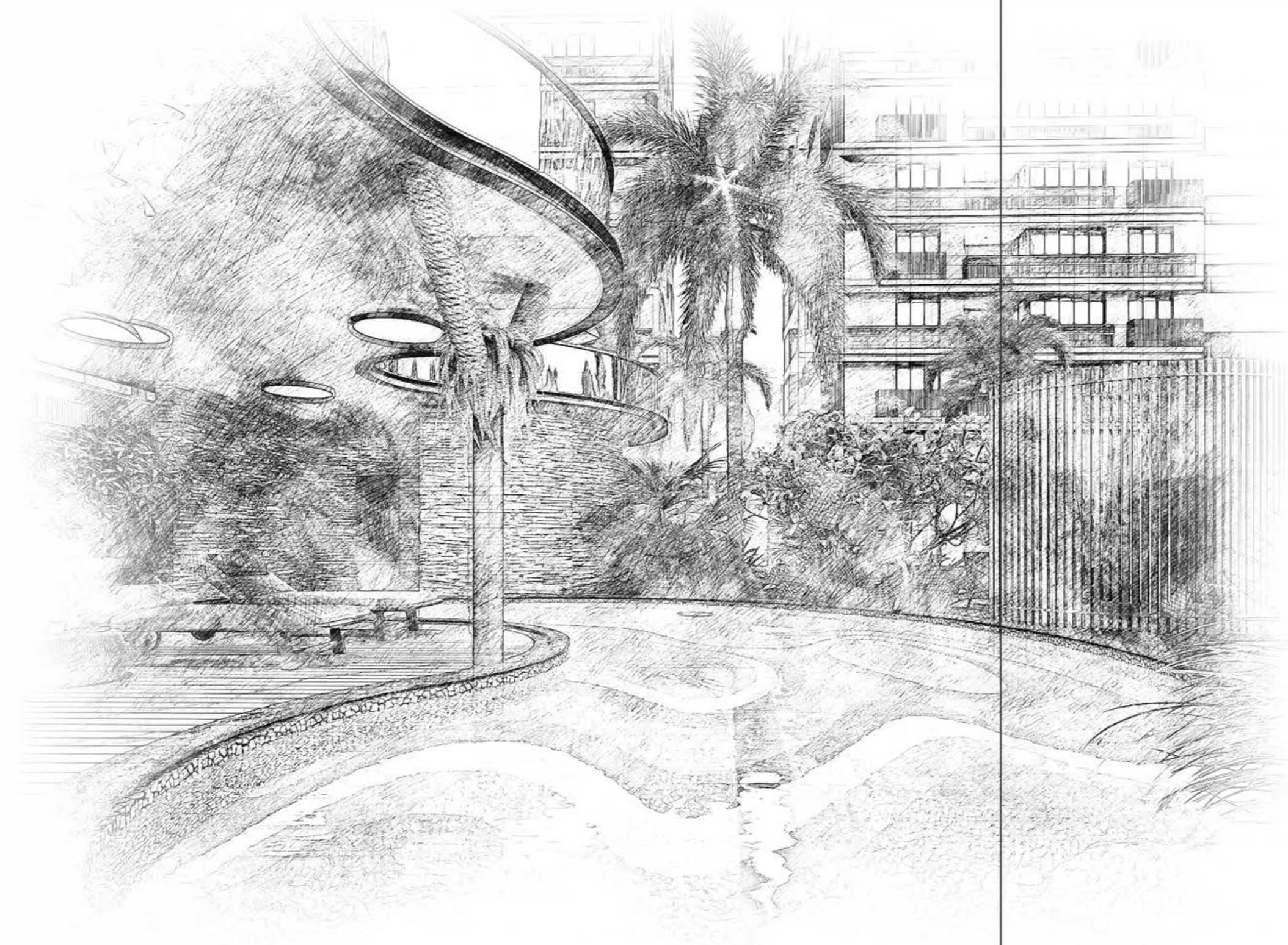




Samotva
Magnolia 

4 & 3 BEDROOM SPORTS AND LIFESTYLE LIVING

A BLOSSOMING HAVEN FOR RESIDENTIAL LIVING



Samatva Group
Smiles together, Miles together

Samatva Group embraces the ethics of Indian culture and understands the importance of integrity and community values in business. By prioritizing honesty and transparency we build strong and enduring relationships. Our philosophy, "smiles together, miles together," reflects our belief that fostering mutual happiness and collaboration leads to long-term success and prosperity. This commitment to ethical principles not only enhances our reputation but also contributes positively to society, making us a trusted leader in the real estate industry.

**SPLINE
DESIGN**
ARCHITECT - DEVANG VAGHELA



At Samatva Magnolia, we believe that true luxury lies in harmony with nature. Our residences are more than just buildings; they're reflections of our commitment to creating spaces where modern living coexists harmoniously with the environment. With meticulous attention to detail and a focus on eco-consciousness, we've crafted a community that offers not just homes, but a way of life that nurtures both body and soul. Here, each element is carefully considered to ensure a harmonious balance between contemporary luxury and sustainable living.

Amee Associates
STRUCTURAL CONSULTANT
STRUCTURE ENGINEER - JIGAR SHAH



Established in 2005, "Amee Associates" is a leading civil and structural engineering firm with over 500 completed projects, catering to diverse clientele. Notable among these is "SAMATVA MANGOLIA," a residential building featuring a meticulously designed reinforced concrete structure conforming to Indian standards, ensuring durability and seismic resistance. Employing advanced software like Etabs and Staad.Pro, we produce high-quality working drawings for seamless construction. Our commitment to excellence, innovative designs, and gratitude to the SAMATVA GROUP underscore our dedication to delivering exceptional results.

Project Overview



Exceptional planning and stunning landscape design by top-tier architects and landscape designers make our project truly remarkable. However, what truly sets our project apart is OUR VISION. We are dedicated to shaping the future of India's sports community. We aim for their successful journey to begin with us, through this project.

We have meticulously designed a plethora of sports and games facilities where children can learn and train professionally. We have dedicated space in accordance with regulations for various sports such as Double-Height Badminton Court, Table Tennis Room, Pickle ball Court, Carrom Room, Chess Room, Pool Table Room, and Volleyball Court. Additionally, we have provided a multipurpose court for games like basketball and other activities.

Our project is crafted to meet the needs of all generations in your family. We aspire to provide club-class sports and other amenities through our Magnolia Sports Club. This includes a well-equipped Gym, Yoga/Aerobics Room, Home Theatre, Celebration Hall, Congregation Area, Indoor and Outdoor Children's play areas, Swimming Pool with Seating Deck, Library, Work-From-Home Space, and much more.

Join us in our project, become a part of our Magnolia Sports Club, and join the Samatva Family.

STEP INTO A WORLD
OF **UNRIVALLED LUXURY**,
Where our high-rise condominium sets the standard





pasting

At Samatva Magnolia, we provide an array of amenities at our residential complex to foster a community that encourages determination, fitness, and accountability, nurturing the next generation.



UNFOLD
AND FEEL
THE
SPACE

pasting

LEGENDS

- SPORTS**
- 11 - Pool / Billiards Room
 - 15 - Table Tennis Room
 - 16 - Badminton Court
 - 17 - Volleyball / Basketball Court
 - 18 - Carrom Room
 - 19 - Chess Room
 - 20 - Pickleball Court
 - 03 - Box Cricket
 - 27 - Swimming Pool

- FITNESS**
- 10 - Yoga / Aerobics Studio
 - 12 - Fitness Studio
 - 32 - Jogging Path

- LANDSCAPE**
- 28 - Waterfall Body
 - 25 - Landscape Garden
 - 01 - Water Sculpture
 - 31 - Gazebo
 - 24 - Plaza
 - 05 - Dense Garden Sitting

- LUXURY**
- 26 - Deck Area
 - 30 - Sunken Sitting
 - 29 - Upper Deck Sitting
 - 08 - Lounge Area
 - 07 - Entrance Foyer

- LEISURE & ACTIVITIES**
- 09 - Celebration Hall
 - 13 - Theatre Room
 - 14 - Library + WFH
 - 21 - Hobby Room
 - 22 - Toddlers / Indoor Play Area
 - 23 - Outdoor Kids Play Area
 - 33 - Bench Sitting

- OTHER**
- 02 - Security Cabin
 - 04 - Drop - Off Zone
 - 06 - Society Office
 - 34 - Basement Entry
 - 35 - Basement Exit



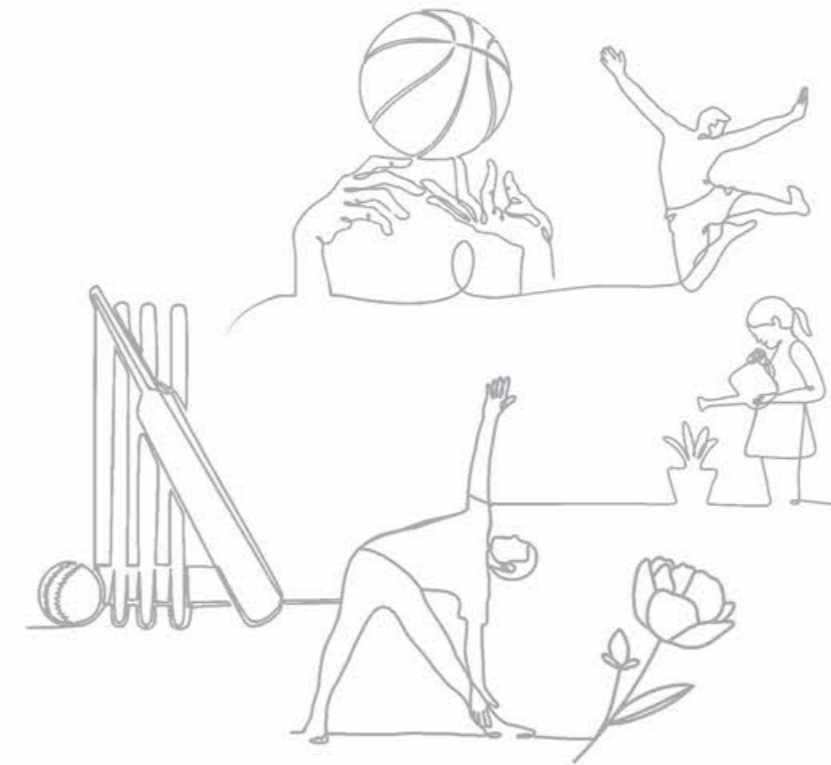
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132 FEET NEW OGNJAJ ROAD

40 FEET NEW TP ROAD



Samatva
Magnolia



IMMERSE YOURSELF IN THE LAVISH

lifestyle of our paradise, where every detail exudes elegance

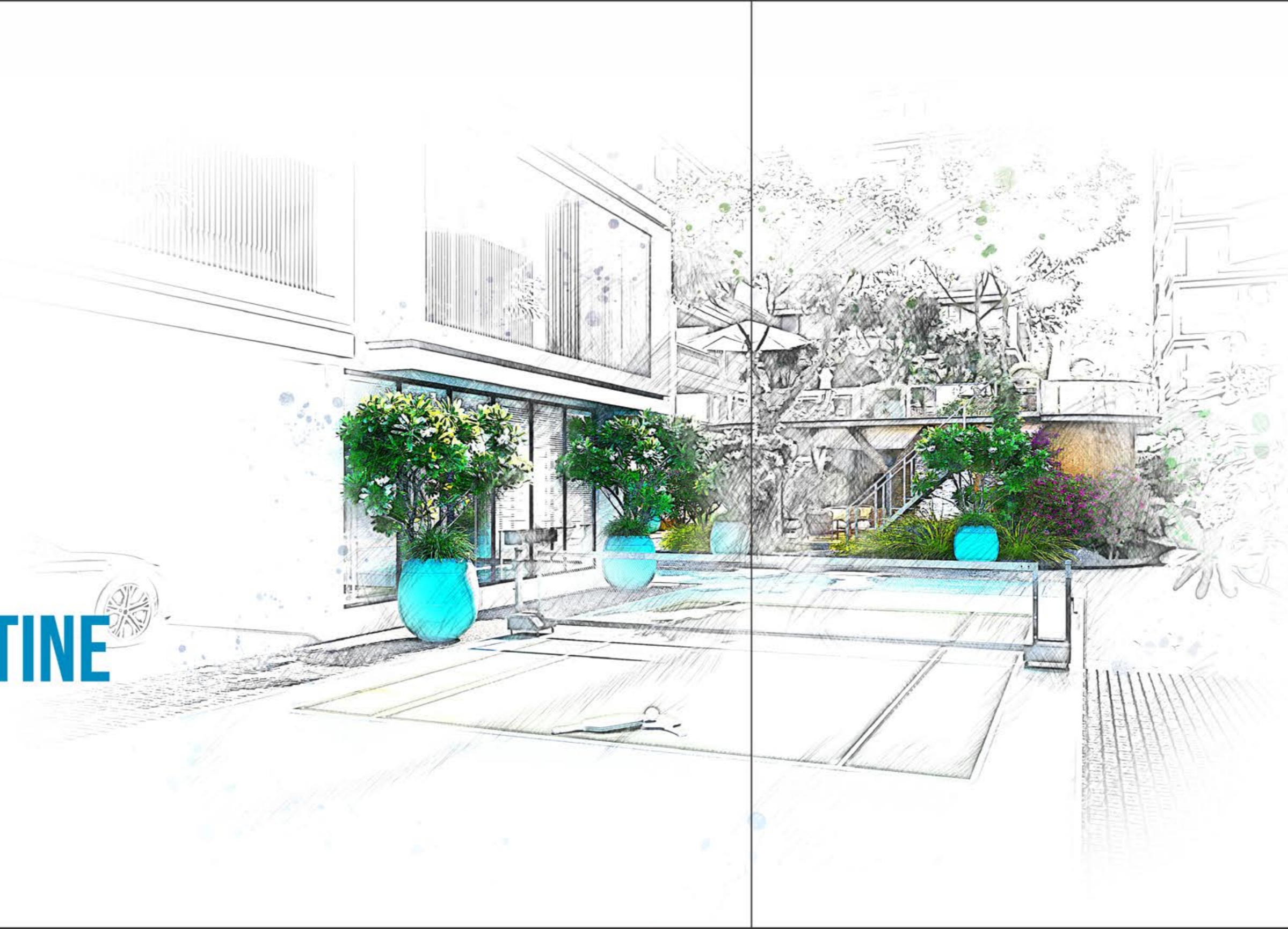


SPORTS = FITNESS = LANDSCAPE = LUXURY = LEISURE AND ACTIVITIES

=Samatva®
Magnolia 



SPORTS ROUTINE



WELCOME
TO
A WORLD
OF
SPORTS LIVING



TABLE TENNIS
ROOM



BASKET BALL COURT



PICKLE BALL COURT



VOLLEYBALL
COURT



SWIMMING POOL



BOX CRICKET



BADMINTON
COURT



CHESS ROOM



POOL / BILLIARD
ROOM



CARROM ROOM





SERVE UP OPULENCE LIVING

with a smashing blend of badminton and opulent residences



DOUBLE HEIGHT
BADMINTON
COURT



TABLE TENNIS



HIT THE SWEET SPOT

of upscale living where every game is a grand affair





MASTER THE ART OF
STRATEGY AND RELAXATION,

the allure of chess, carrom, and grandeur await your indulgence





DIVE INTO OUR
STUNNING LEISURE POOL,
the crowning jewel of our project



SWIMMING POOL



VOLLEYBALL



YOUR HOME, YOUR ARENA
a residential retreat with volleyball and cricket at heart





HEALTH & FITNESS



SWEAT
SMILE
REPEAT
IN
STYLE

-  NUTRITION BAR
-  JOGGING TRACK
-  FITNESS STUDIO
-  YOGA / AEROBICS STUDIO



AT THE INTERSECTION OF
LUXURY AND FITNESS,

find your perfect balance in life



GYMNASIUM



NURTURE YOUR
BODY & SOUL

to achieve serenity and vitality with flair



YOGA & AEROBICS



LANDSCAPE ARCHITECTS - JINAL PATEL

As a landscape designer, I'm thrilled to endorse the apparent scheme for its commitment to fostering a healthier and more interactive environment for residents. The thoughtful integration of green spaces, pedestrian-friendly pathways, and community gathering areas enhances the overall well-being of those who inhabit the space. It's been a pleasure collaborating within this framework, as it allows me to unleash my creativity while prioritizing the health and happiness of the community. I wholeheartedly recommend the apparent scheme to anyone seeking to elevate their outdoor spaces with purpose and innovation.





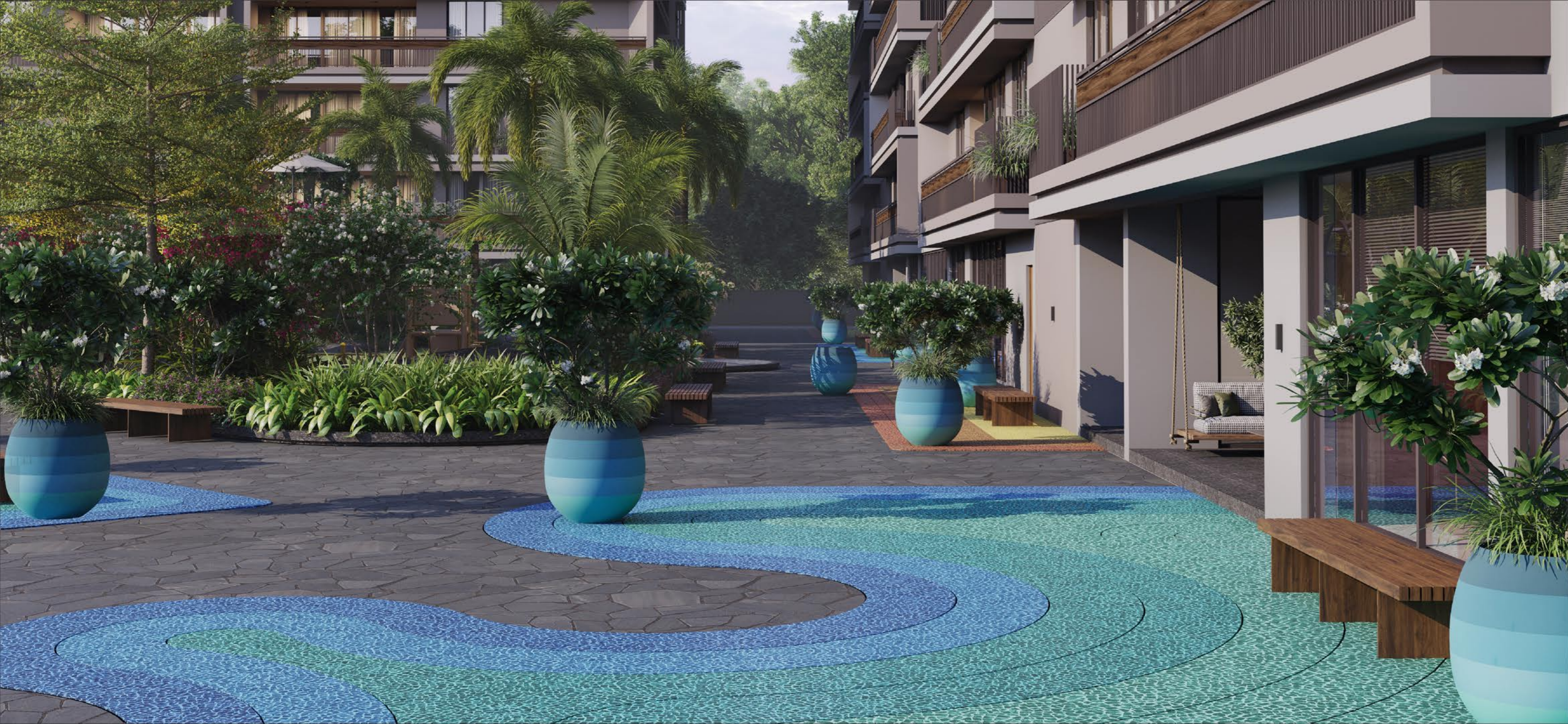


CHASE THE SUN AND SOAK UP

the heat on our exclusive pool deck, where relaxation is an art



POOL DECK



EXPERIENCE THE
TRANQUILITY OF NATURE

with our meticulously maintained lawns serving as the backdrop
for refined living





WELCOME
TO
A REALM
OF
ROYAL LIVING



KIDS POOL



UPPER DECK SITTING



SUNKEN SITTING



LOUNGE SITTING



DECK AREA



ENTRANCE FOYER





ENJOY THE FREEDOM TO
LOUNGE & SOCIALIZE
where neighbours become friends



ENTRANCE
FOYER





DISCOVER A NEW WAY OF LIVING WHERE
INDOOR & OUTDOOR
boundaries merge inviting you to embrace the beauty of nature





LEISURE AND ACTIVITIES



EXCLUSIVITY
OF
AMBIENCE
WITH
INFINITE LEISURE

- | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 
SOCIETY OFFICE | 
CELEBRATION HALL | 
DROP - OFF ZONE | 
LIBRARY + WFH | 
OUTDOOR PLAY AREA | 
TODDLERS / INDOOR
KIDS PLAY AREA | 
GAZEBO | 
HOBBY ROOM | 
HOME THEATRE |
|---|---|---|---|---|---|---|---|---|





EXPERIENCE THE CHARM OF
HOME ENTERTAINMENT
with integrated theatre room





EVERY **BOOKSHELF** HOLDS SECRETS

and every corner whispers comfort in our gates
of knowledge



LIBRARY



THE PITTER-PATTER OF
TINY FEET
is met with the joy of freedom



SPECIFICATION



RCC : Earthquake Resistance frame structure



Wall Finish & Colour :
Internal Wall - Single Coat Mala Finish With White Cement Base Putty.
External Wall - Double coat sand face plaster / texture with Premium acrylic paint.



Flooring : Glazed Vitrified Tiles



Kitchen : Premium Quality Granite Platform with Good Quality Sink.



Switch : GreatWhite / Havells or equivalent



Electric Cable : Havells or equivalent



Doors : Full Height Flush Doors
 Main Door with Laminate and Frame Paneling



Windows : Domal Series (AL. Section)



Elevator : Fully Automated Elevators



Locks : Europa / Godrej or Equivalent



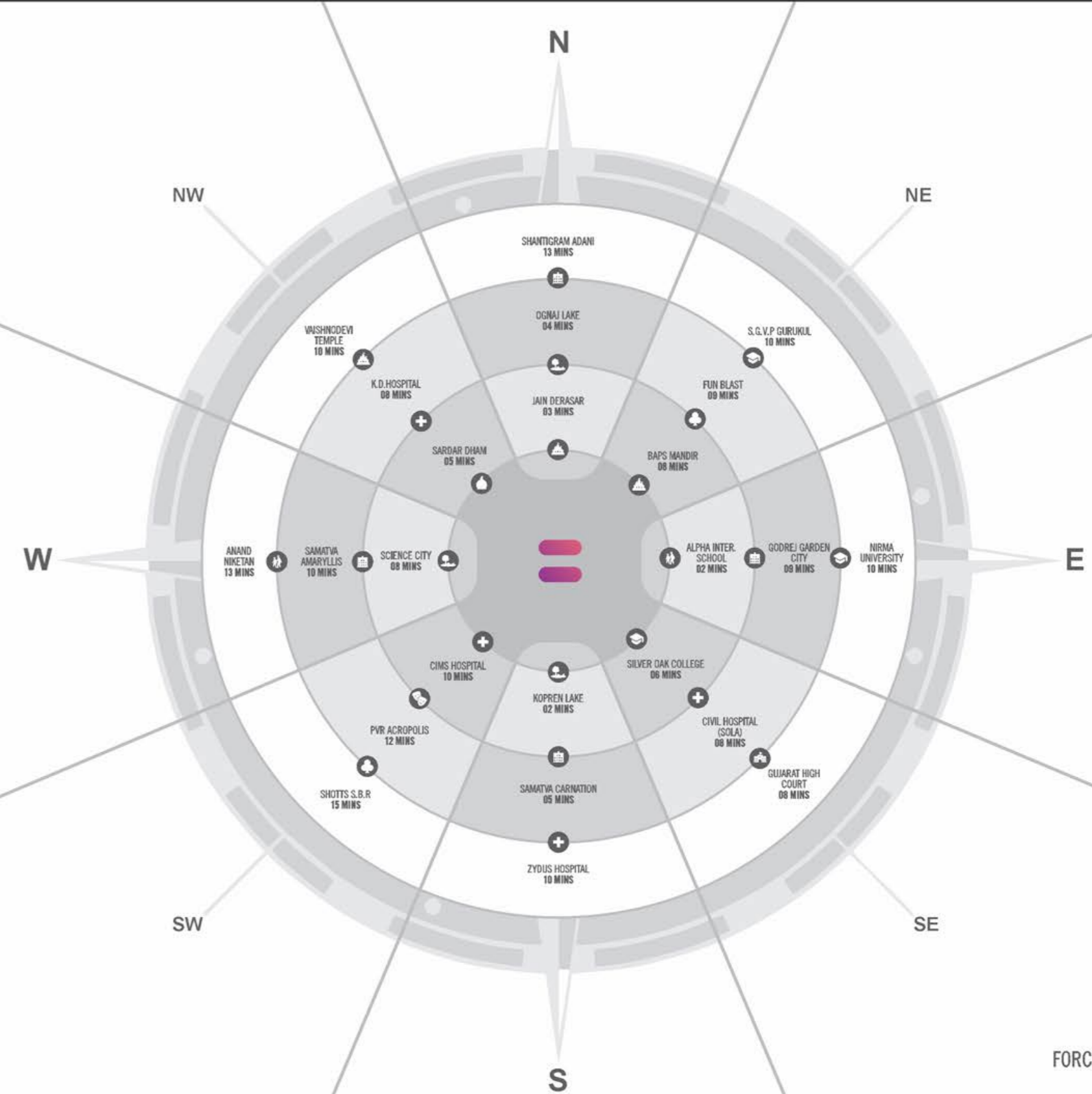
Sanitaryware : Cera / Jaquar / Hindware or equivalent
C.P Fitting : Cera / Jaquar or equivalent



Plumbing : CPVC Piping

SALIENT FEATURES

- | | |
|------------------------------------|---|
| 1 • GATED COMMUNITY | 7 • CCTV SURVEILLANCE |
| 2 • TWO LEVEL BASEMENT | 8 • SOLAR SYSTEM FOR COMMON AREA |
| 3 • NO VEHICLE ZONE @ GROUND FLOOR | 9 • D.G POWER BACK UP FOR COMMON AREA AND ELEVATORS |
| 4 • 24 HOUR WATER SUPPLY | 10 • PERSONAL FOYER FOR EACH APPARTMENT |
| 5 • HIGH SPEED ELEVATORS | 11 • SEPARATE BOREWELL FOR COMMERCIAL & RESIDENTIAL |
| 6 • FIRE SAFETY SYSTEM | 12 • SEPARATE ENTRY & EXIT |



CLASSY SPACES THAT
 FORCE YOU TO **VISIT AND STAY**



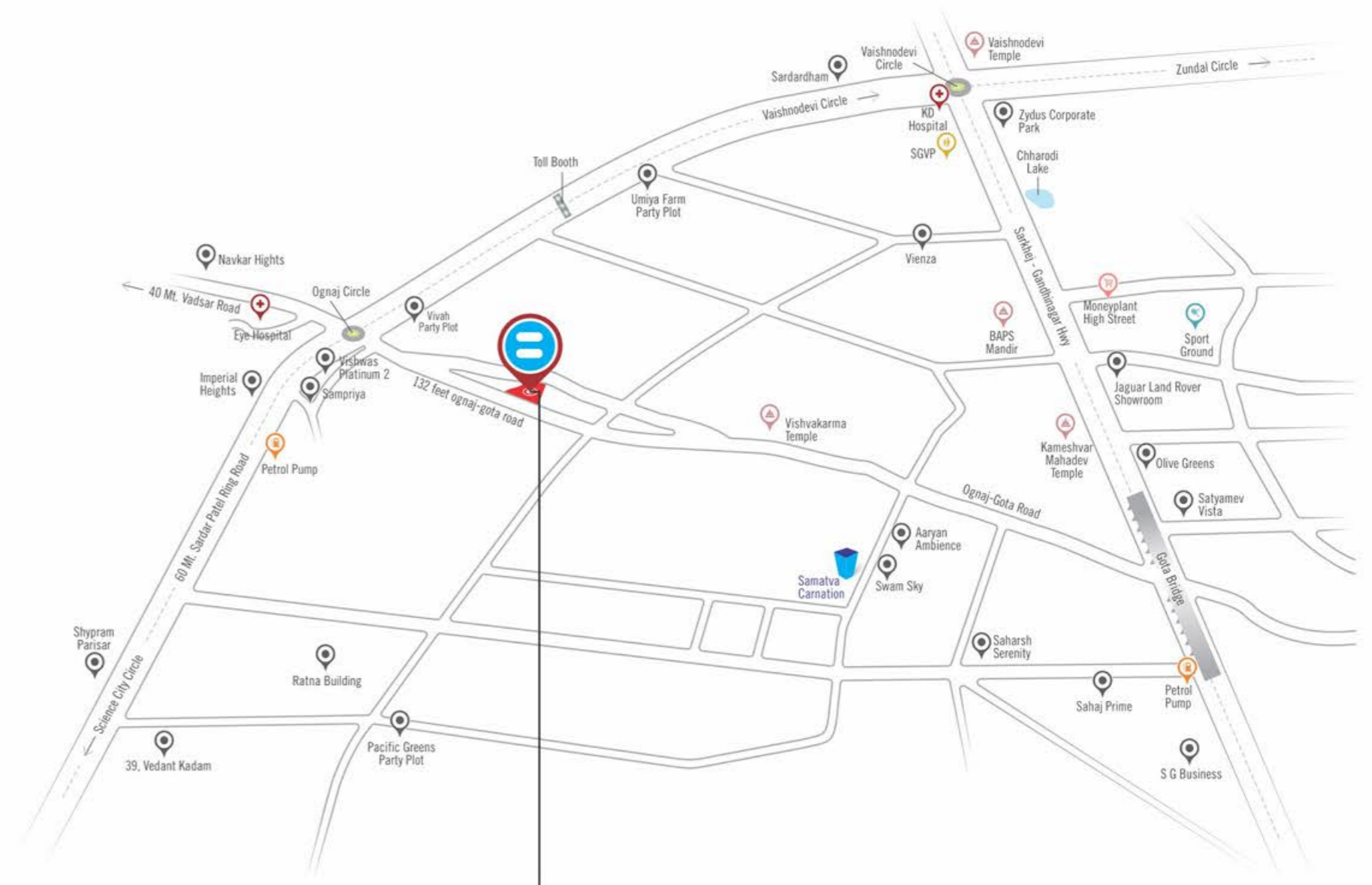
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ARCHITECT : SPLINE DESIGN	LANDSCAPE ARC. : VDA	STRUCTURE ENG. : Ame Associates	PARKING CON. : PARKSPACE Solutions
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LEGAL NOTE :

- Stamp duty, Registration charges, Legal documentation charges, Initial maintenance charges, Maintenance deposit, Narmada water connection, Gas connection, AMC charges, GEB electrical charges including cable & sub-station cost shall be borne by the purchaser.
- GST and any additional charges, taxes, cess or duties levied by the government/local authorities prior, during or after the completion of the scheme will be borne by the purchaser.
- Any other liabilities due to change in the bylaws, Stamp duty, Govt. Laws shall be borne by purchaser.
- In the interest of the continual developments in design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.
- Changes / alteration of any nature including the elevations, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- All rights reserved with the organizers to make any changes in the scheme & specification and the members shall abide by such changes.
- Internal changes shall be done only with prior permission & shall be charged extra in advance.
- Irregular payment shall cause cancellation of booking.
- This brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, material, equipment and colour scheme shown are artist's impression. Actual may be different as per architect's design.
- All dimension shown here are unfinished to unfinished wall and of the longest measure of the area.
- Subject to Ahmedabad Jurisdiction.



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RERA NO : PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/MAA13907/290724/311227 | www.gujrera.gujarat.gov.in

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