

solitaire

RESIDE

HOME. ABOVE & BEYOND



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#### DEFINING LANDMARKS SINCE 30 YEARS...

Tirupati Developers is a veteran group in the real estate sector since the last three decades. The company has developed many projects in prime areas of Gandhinagar and across Ahmedabad at Ashram road, Naranpura, Paldi, Bodakdev, Praladnagar and Shyamal. The group believes in rendering quality construction and on-time delivery to customers with reasonable pricing aligned with fair business policies.

## EMBRACING LUXURY

AS THE EPITOME OF AN IDEAL LIFESTYLE

AN IDEAL LIFESTYLE  
WORTHY OF THE ELITE!

A worthy lifestyle is fueled by ambition, glory and legacy. But if the abode, environs and the location do not appeal to the senses, your lifestyle will never be perfect.



LAVISH  
LOCATION



AESTHETIC  
AMBIENCE



HOLISTIC  
HOMES

The Three Striking Elements of an Ideal Lifestyle!



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## LAVISH LOCATION

An ideal location is a home beset by avenues for healthcare, education and entertainment! A home becomes functional and luxurious only when its location allows immense accessibility to the hot-spots of the city, never restricting the residents with what they need within and outside. The glamour of the construction needs to be blended to the utility of the location, for a perfect marriage of lavish and smart living.



Healthcare  
Centres



Supermarkets  
and Multiplexes



Educational  
Institutes



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## AESTHETIC AMBIENCE

An ideal ambience brings loads of fresh air, ample light and openness to the fore with a genial atmosphere ruling every nook and cranny. Comfort is the prime objective for every elite buyer, and each ideal home never fails to incorporate sustainable design that is in harmony with its immediate environment. What's more, natural surroundings provide ample sustenance to healthy living too!



Open-air  
Apartments



Private  
Foyer



East-west  
Entry





## HOLISTIC HOMES

An ideal home strikes a harmonious balance with space, comfort and luxury. Getting it right is what distinguishes them from the norm. Every elite residence also aspires to complete the lifestyle of its residents, every aspect designed with utter sophistication and smartness. Verily, the home works only when it is meticulously planned, optimizing every space and corner.



King-sized  
Spaces



Centrally  
Air-conditioned



Vastu  
Compliant



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# RESIDE

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Solitaire Reside presents 4 BHK King-sized lavish lifestyle apartments with amazing environs and a strategic location that connects the prestigious area of Sunrise Park, Ahmedabad. The residential project blends harmony, luxury, ambience, and creativity in equal measure.

Solitaire Reside is not like any other residential project. It delivers a complete home, beyond expectations!

- Low-Rise Building with only Four Floors
- Only Two Apartments on each floor
- Apartments Open from Three-Sides
- Well-designed Entrance Lobby



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LOCATED  
WITHIN A LANDMARK!



Solitaire Reside is bound to be a landmark within a landmark as it introduces the best avenues of the city, close to its location. A perfect residence for the elite, in more ways than one!

- Ideally located amidst Sunrise Park near two crossroads
- Near to healthcare, educational and entertainment avenues
- Near to trendiest restaurants, malls & a striking lake
- Poshest location, with residential and commercial avenues



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## SPECTACULAR IN ITS SURROUNDINGS!



The environs define the lifestyle of every resident and Solitaire Reside delivers the very best on this count.

- Landscaped gardens
- Children's play area
- Gazebos and sit-outs
- Multipurpose activity centre





GROUND FLOOR PLAN



9.00 Mt Wide Road



9.00 Mt Wide Road

9.00 Mt Wide Road



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## REGAL IN ITS RESIDENCE!



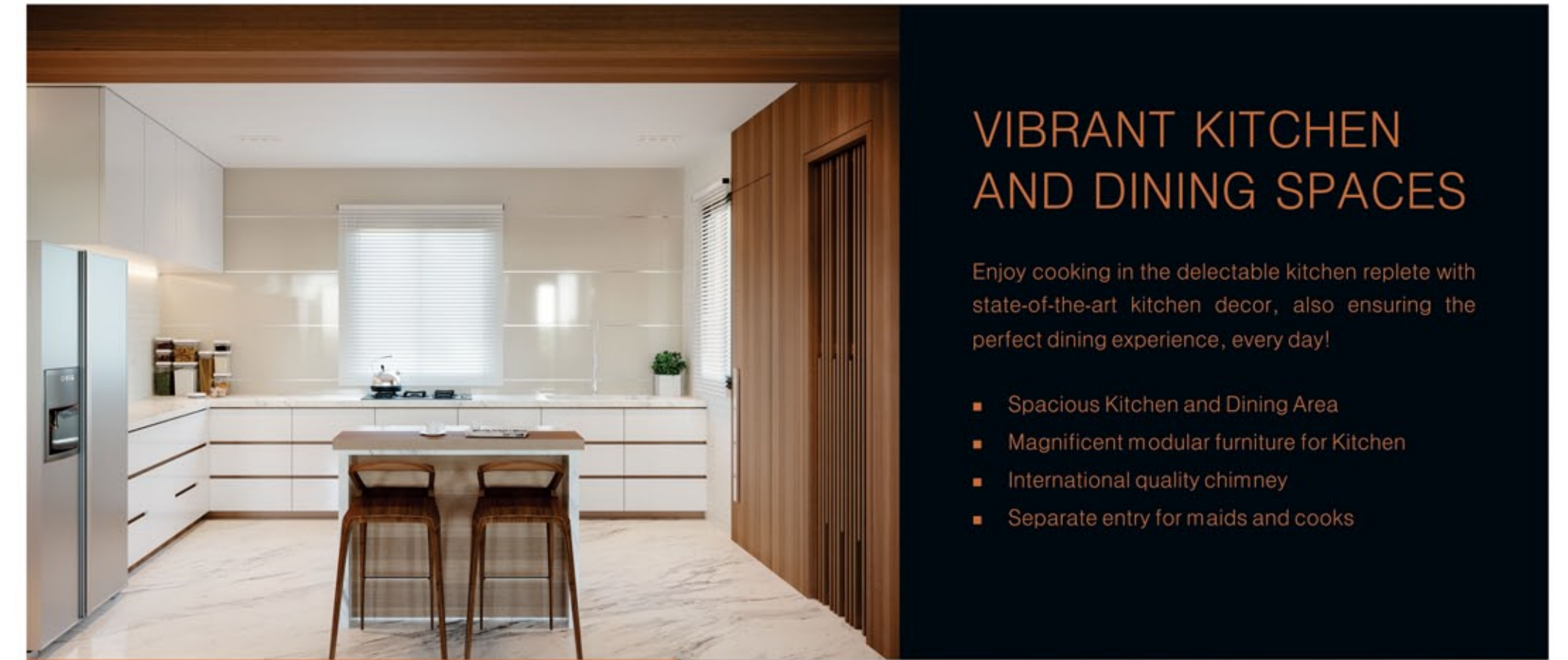
Royalty cannot be defined; it is expressed with sophistication. Solitaire Reside is every bit regal and refined in its style and splendor!

- King-sized, limited edition, centrally air-conditioned apartment
- Spacious as a bungalow with a private foyer
- Vastu-compliant homes with east-west entry
- 2 elevators for 8 apartments
- Allotted 3-car parking space for each apartment



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## VIBRANT KITCHEN AND DINING SPACES

Enjoy cooking in the delectable kitchen replete with state-of-the-art kitchen decor, also ensuring the perfect dining experience, every day!

- Spacious Kitchen and Dining Area
- Magnificent modular furniture for Kitchen
- International quality chimney
- Separate entry for maids and cooks

## AMBIENT HOMES

Experience luxury in every room with ambient space in every nook and corner, letting the residents to breathe freely than ever before.

- Italian flooring in Drawing, dining and living room
- Wooden flooring in Master Bedroom
- Vitrified tiles in other Bedrooms
- Full-sized windows for a gracious view





4BHK UNIT PLAN



RERA CARPET AREA - 2451 SQ. FT. [227.69 SQ. MT.]

WASH AREA - 82 SQ. FT. [7.61 SQ. MT.]

BALCONY AREA - 119 SQ. FT. [11.05 SQ. MT.]

LEGEND

01	PERSONAL FOYER	9'9¾" x 11'7½"
02	VESTIBULE	6'0" x 5'4½"
03	PUJA	3'8½" x 6'1½"
04	FORMAL LIVING	16'4½" x 14'11½"
05	LIVING	12'0" x 21'5½"

06	BALCONY	14'10½" x 8'4½"
07	DINING	15'3" x 13'1"
08	STORE	6'0" x 5'0"
09	WASH	12'4½" x 7'0"
10	KITCHEN	14'10½" x 12'4½"

11	WIDE PASSAGE	4'7"
12	TOILET	6'6" x 4'0"
13	BED ROOM	14'0" x 11'0"
14	TOILET	6'6" x 6'7½"
15	BED ROOM	14'0" x 17'6"

16	DRESS & TOILET	6'6" x 13'6"
17	BED ROOM	14'0" x 17'6"
18	DRESS & TOILET	7'6" x 17'6"
19	BED ROOM	14'0" x 15'11½"
20	DRESS & TOILET	7'6" x 15'11½"



## OUTSTANDING AMENITIES

Explore innovative and impeccable amenities with Solitaire Reside, adding fun, utility and celebration to your lifestyle.



### AIRCONDITIONED MINI THEATRE

The mini theatre is swanky and spacious for every resident to enjoy a fulfilling movie experience.



### AIRCONDITIONED MULTIPURPOSE ACTIVITY HALL

The activity hall can be used for playing indoor games, participating in group activity while also hosting casual get-togethers of adults.



### EXCLUSIVE CHILDREN PLAY AREA

Children can let their heart out with several greenspaces and playing area, for them to romp around with joy and laughter!



### EXQUISITE LANDSCAPE GARDEN AND PLEASANT SIT-OUTS

The beautiful landscaped garden elevates the scenery with nature adding leisure and pleasure for residents relaxing at the sit-outs.



### WELL-ORGANIZED GYMNASIUM

The gymnasium includes facilities for power lifts, weights, cardio exercises and more, for residents keen to work out every day!



### COMPACT SERVANT ROOMS

The servant rooms are compact and comfortable for servants, who need a functional space to relax and rest after a hard day of chores.



BASEMENT PLAN



SPECIFICATIONS



FLOORING

- Italian Marble in Drawing/ Dining/ Living
- Wooden flooring in Master Bedroom & Vitrified Tiles in other Bedroom
- Anti-skid/ Rustic Tiles in Balcony/ Washyard/ Toilet



KITCHEN

- Vitrified Tiles in flooring
- Granite Platform with S.S. Sink
- Tiles upto lintel level
- Modular Furniture with Chimney of International Quality
- Kota Stone shelf in Store Room



WASHROOM

- Glazed/Ceramic tiles upto lintel level
- International Brand Counter Basin/ Wall Hung Basin
- International Brand EWC and CP Bath Fittings
- Glass Cubicle in 3 shower area



DOORS/ WINDOWS

- Main door with natural veneer polish
- Both side paint on all other doors with S.S. hardware
- Aluminum powder coated windows with DGU glasses



ELECTRIFICATION

- Central Air-conditioning system
- 3 phase concealed ISI copper wiring with modular switches
- MCB distribution panel



COLOUR

- Internal Mala plaster with punning
- External double coat mala plaster with Texture and Acrylic Paint



OTHERS

- DTH & DSL Cabling in Apartments
- Boom Barrier Entry
- Hi-tech Security System
- 24 x 7 Security
- CCTV in Common area
- Fire Hydrate System as per government norms
- Water Pressure System
- Well-designed Entrance Lobby



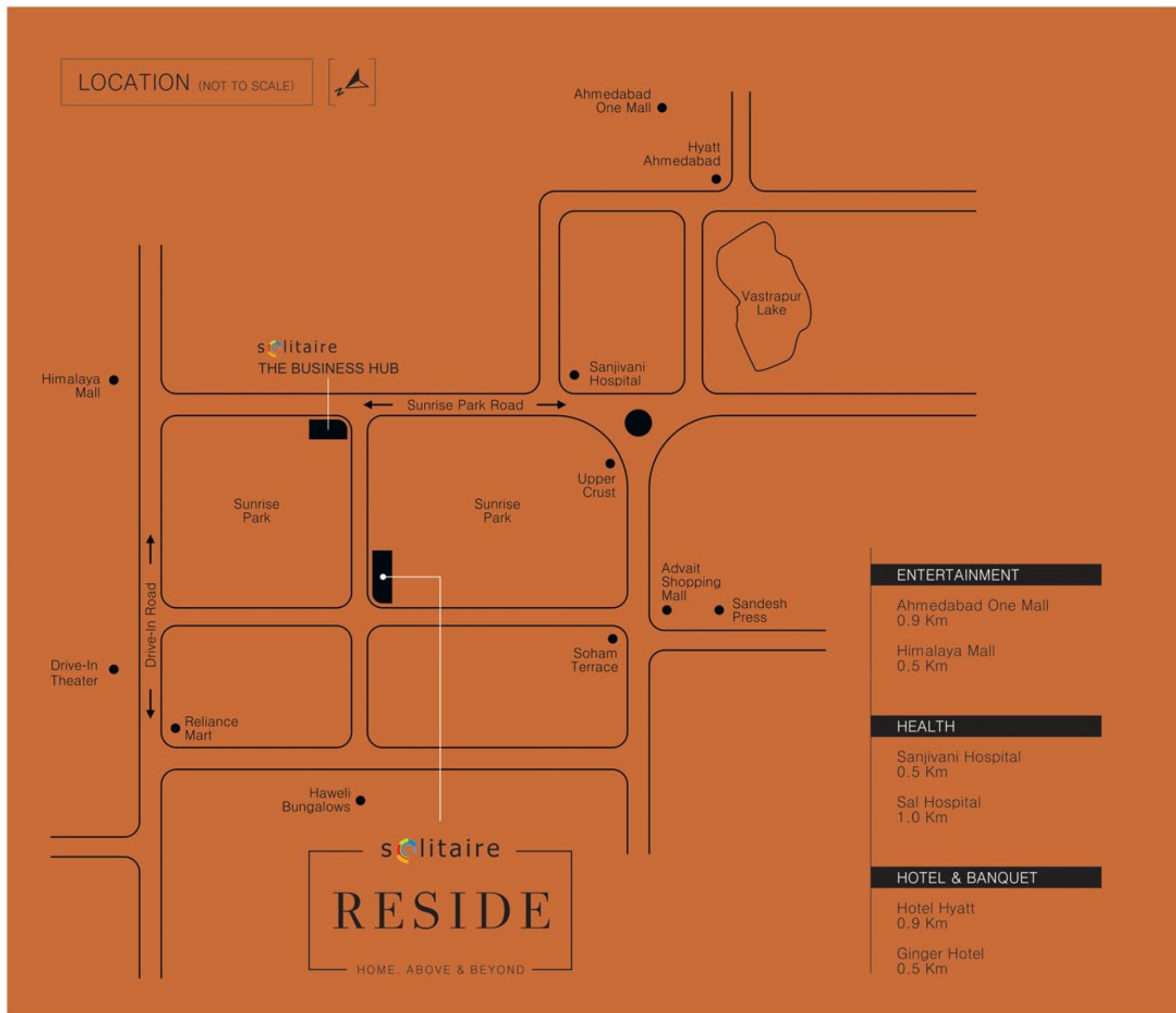
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Project By  
**TIRUPATI DEVELOPERS**

**Tirupati**  
Developers

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GIHED Member | GICEA Member

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Architect | Structure  
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**SOLITAIRE RESIDE(RERA NUMBER)**  
PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA03016/260618





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