

AN ADDRESS OF LEGACY  
**YOURS FOREVER**



ARTIST'S IMAGE

 **ARVIND  
EVERLAND**

 MANKOL, SANAND-NALSAROAVAR ROAD, AHMEDABAD

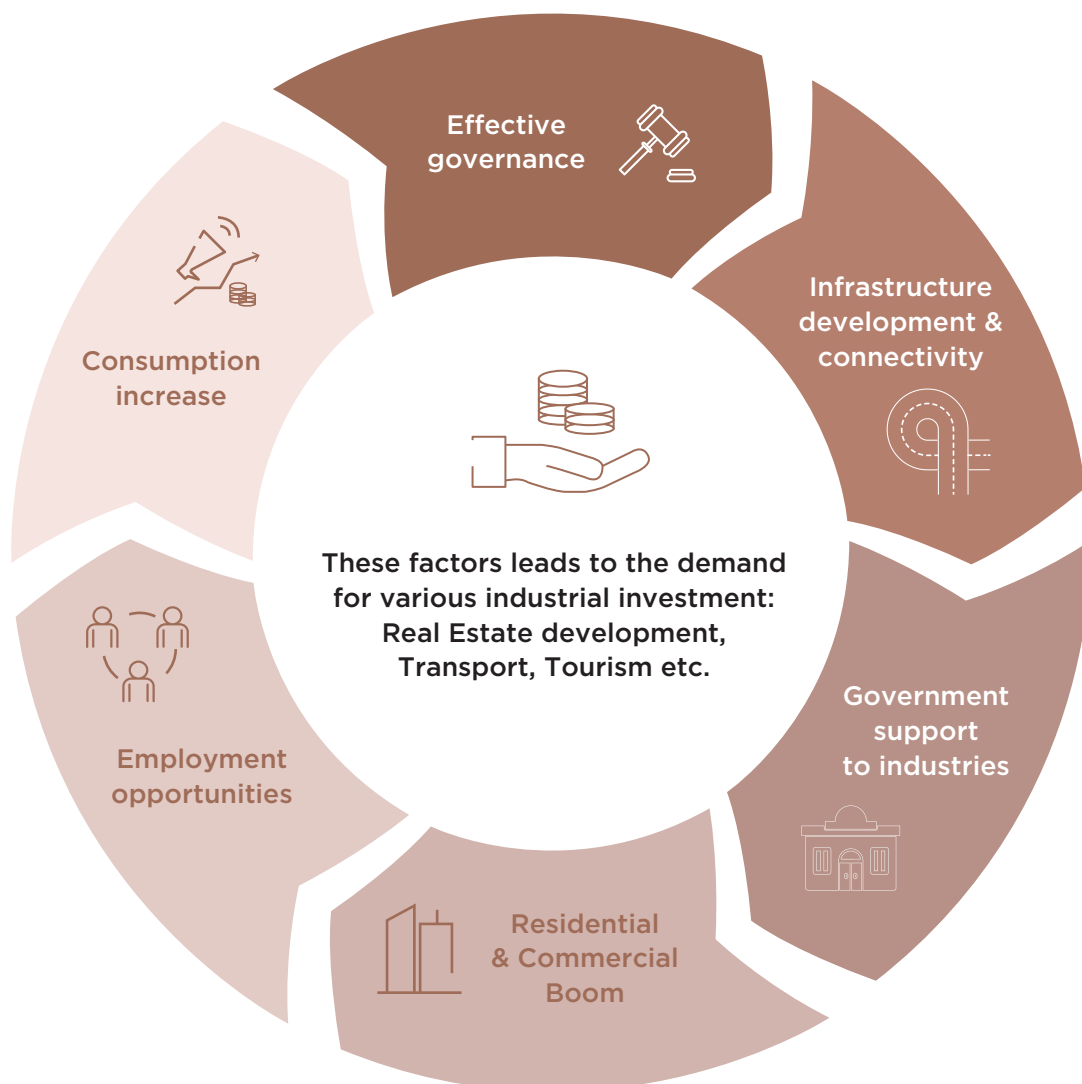


# WHY AHMEDABAD?

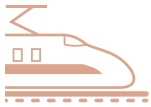
## HOME TO INDIA'S FIRST INTERNATIONAL FINANCE SERVICE CENTRE

The city is home to more than seven million people, making it the 5<sup>th</sup> most populous and 7<sup>th</sup> largest city in the country. The Gujarat government has worked to establish the Ahmedabad-Gandhinagar Stretch as a fintech-city called the "Gujarat International Finance Tec-City" or GIFT City – India's first international financial service centre (IFSC). Ahmedabad is the nucleus of the Gujarat industrial region and is a base for some of the biggest industrial names as well as several commercial and education institutions of global importance.

## FACTORS THAT INFLUENCE THE GROWTH OF A CITY



## MEGA INFRASTRUCTURE PROJECTS DRIVING GROWTH



### Mumbai-Ahmedabad

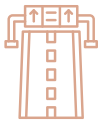
#### Bullet Train:

Ready by 2028, cutting travel time to 3 hours



### Delhi-Mumbai Expressway:

Linking Ahmedabad to India's busiest economic corridor



### Ahmedabad-Dholera

#### Expressway: Ready by

2025, direct link to India's next smart city



### Ahmedabad Metro Phase 2:

Connecting Gandhinagar by 2026



**Gift City:** Just 30 km away from Ahmedabad featuring 23 banks, 2 global exchanges, \$30.6B+ in daily trades, it's redefining India's financial future



### Proposed Dholera International

**Airport:** Only 90 minutes from Everland – poised to become one of the largest airports in Western India

## WHY AHMEDABAD IS A STRATEGIC GROWTH CAPITAL?

- **Industrial Powerhouse:** Home to major zones like Sanand GIDC, Changodar, and the Dholera SIR, drawing global brands in auto, electronics and pharma.
- **Tourism & Culture Magnet:** Nalsarovar & Thol bird sanctuary, heritage sites, spiritual destinations, and culinary appeal attracts lakhs of tourists annually.
- **Future Ready Infrastructure:** Proposed host of the 2036 Olympics, home to the world's largest cricket stadium, and part of the ₹6,000 Cr. Sardar Vallabhbhai Patel Sports Enclave.
- **Textile to Tech:** From traditional textile roots to rising IT and fintech sectors, the city has matured into diversified economic ecosystem.
- **Affordable Entry Point:** Compared to major metros, Ahmedabad offers low acquisition cost with high appreciation potential, especially in plotted developments.
- **Strong Policy Backing:** Gujarat's pro-business governance, simplified land approvals, and single-window clearances support investor confidence.



# WHY INVEST IN LAND?

## KEY BENEFITS OF INVESTING IN LAND IN AHMEDABAD



**HIGH GROWTH  
POTENTIAL**



**APPRECIATION  
IN VALUE**



**AFFORDABLE  
ENTRY POINT**



**WEALTH  
PRESERVATION**

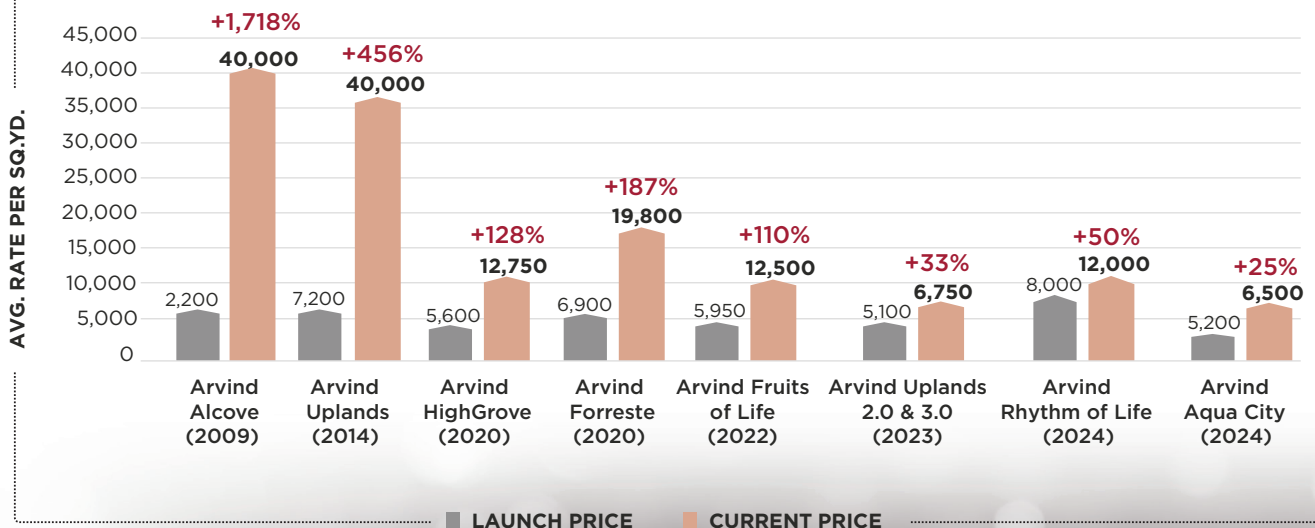


**LIFESTYLE  
ENHANCEMENTS**



**STRATEGIC  
LOCATION**

## LAND PRICE APPRECIATION IN ARVIND SMARTSPACES





# SANAND NALSAROVAR

Sanand-Nalsarovar is strategically located in Ahmedabad. It is well-connected to major cities and transportation hubs, including the Ahmedabad-Dholera Expressway and Ahmedabad's proposed third-ring road, enhancing accessibility and convenience for residents and employment.

Due to geographical setting, the huge natural lake, and spread vegetation, the region has been an attraction as a weekend property market for people from Ahmedabad.

## KEY ATTRactions TO THE MARKET



Due to the presence of the natural lake, it is a seasonal stoppage for migratory birds, which is a for bird watchers, professional ornithologists, and is a serene gateway rest of the year.



Sanand-Nalsarovar's popularity as a tourist destination has been growing steadily. The presence of the lake, wildlife, and bird sanctuary make it an attractive place for nature lovers and Eco-tourists.



Sanand-Nalsarovar's proximity to Ahmedabad and its pleasant environment makes it an ideal location for investors looking for a second home or weekend gateway.

## THE SANAND EFFECT - MANKOL'S GROWTH CATALYST

While the city limits are expanding-plotted development, Investing in land within these growth corridors could expect higher returns.



# MANKOL

## **NATURALLY PEACEFUL. STRATEGICALLY LOCATED**

- Mankol combines tranquil, green surroundings with excellent urban connectivity.
- Enjoy peaceful mornings amidst nature's sounds.
- Just minutes from Sanand-Nalsarovar road.
- Ideal for those seeking a balanced lifestyle between nature and progress.
- Perfectly positioned for easy access to work, leisure, and essential amenities.

## **READY FOR LIFE. BUILT FOR GROWTH**

- Gated Community with landscaped roads for secure, premium living.
- Daily Essentials Nearby – Schools, hospitals, and fuel stations within easy reach.
- High ROI Potential with current prices still attractively low.
- Early Advantage – Enter before the infrastructure boom drives prices up.
- Sanand-Like Growth – Set to mirror the rapid rise of Ahmedabad's top investment corridor.

## **A GROWTH CORRIDOR YOU CAN OWN**

Just 50 minutes from Karnavati Club, Ahmedabad, Mankol blends nature, lifestyle, and investment potential. Located 25 minutes from Sanand and near the scenic Nalsarovar bird sanctuary, this quiet hamlet is fast emerging as a prime real estate destination.





# AN EVERLASTING DREAM, YOURS FOREVER

Arvind Everland, is a tranquil 151 acre plotted development, situated at Mankol, Ahmedabad. Just 50 minutes from Karnavati Club, SG Highway, is a unique and irresistible opportunity to indulge in fine living amidst verdant nature, serene views and leisurely lifestyle.

This is not just a plotted development, it's your canvas for a forever lifestyle, surrounded by nature and secured by the trust of Arvind SmartSpaces.



**151-ACRE  
PREMIUM PLOTTED  
DEVELOPMENT**



**WIDE CHOICE  
OF PLOT SIZES**



**50 MIN. FROM  
KARNAVATI CLUB**



**GRAND  
CLUBHOUSE**



**CLOSE PROXIMITY  
TO NALSAROVAR  
BIRD SANCTUARY**





# WHERE LEISURE LASTS A LIFETIME

Step into a world of indulgence at state-of-the-art grand clubhouse, designed to elevate everyday living. Whether you're celebrating with friends, pursuing wellness, or simply unwinding, this is where your forever begins.





# INDULGE IN A PLETHORA OF WORLD CLASS AMENITIES

## CLUBHOUSE AMENITIES



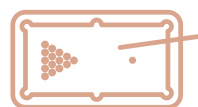
RECEPTION &  
CIRCULATION SPACE



LIBRARY / LOUNGE



RESTAURANT



POOL TABLE



TABLE TENNIS



BOARD GAMES



INDOOR GYM



PARTY/BANQUET HALL



GUEST ROOMS

## OUTDOOR AMENITIES



PICKLE BALL COURT



KID'S PLAY AREA



ROCK CLIMBING



MULTIPURPOSE COURT



FLOOR GAMES



STAR GAZING DECK



JOGGING TRACK



PARTY LAWN



CLUBHOUSE



GAZEBO SEATING



SENIOR CITIZEN  
SITOUT



TREE HOUSE



SWIMMING POOL  
WITH DECK



YOGA DECK



FLOWER GARDEN



KID'S POOL



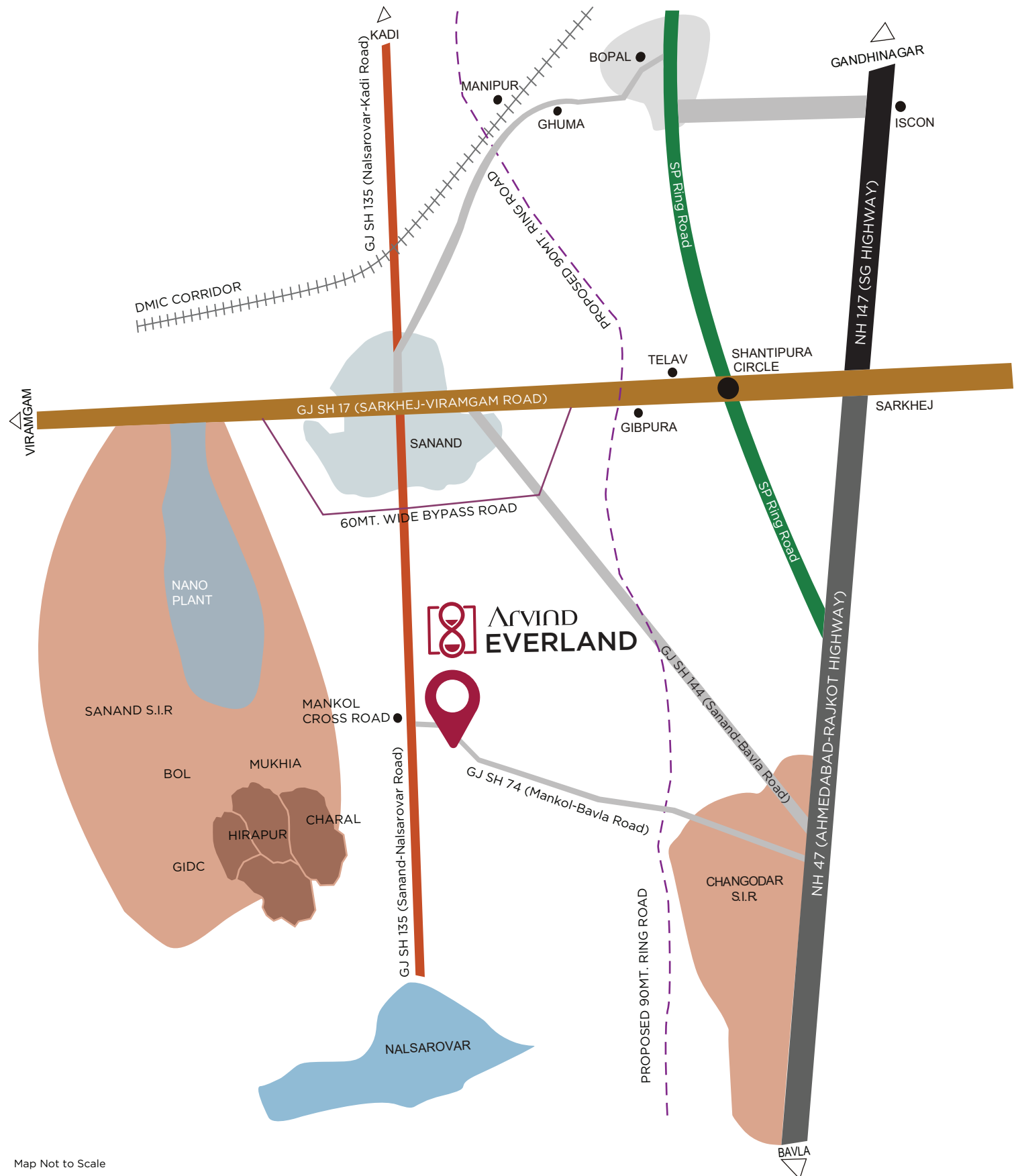
LILY POND



JUNGLE TRAIL



# LOCATED IN THE VICINITY OF AHMEDABAD'S NEXT WAVE OF DEVELOPMENT



# CONNECTED TO THE CITY, LIVING IN EXCLUSIVITY

## DISTANCE FROM PROJECT



Karnavati Club, SG Highway  
**50 mins**



Taj Skyline  
**45 mins**



SP Ring Road  
**40 mins**



Sanand  
**25 mins**



Nalsarovar  
Bird Sanctuary  
**30 mins**



Bavla & Bagodara  
Junctions  
**15 mins**



Proposed 3<sup>rd</sup> Ring Road  
**30 mins**



Proposed Dholera  
International Airport  
**90 mins**



# WE ARE ARVIND SMARTSPACES. AND WE'RE HERE TO RAISE THE STANDARD OF DESIGN IN REAL ESTATE.

At Arvind SmartSpaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards, and deliver them consistently, with scale and on schedule.

Since our entry into the real estate industry in 2009, we have developed projects that not only meet our customers' needs, but raise their expectations for how much a home can enhance their lives. We believe in customer centric design – which raises both the level of aesthetics and living standards. Our aim is to create a positive impact on lives of customers & their family by bringing this standard of design thinking to all customers, not just a select few.

## **AHMEDABAD**

Arvind Uplands | Arvind Aavishkaar | Arvind Forreste | Arvind Highgrove | Arvind Aqua City | Arvind Rhythm of Life | Arvind Alcove | Arvind Citadel | Arvind Parishkaar | Arvind Megaestate | Arvind Megatrade | Arvind Megapark | Arvind Fruits of Life | Arvind Uplands 2.0 & 3.0

## **BENGALURU**

Arvind Bel Air | Arvind Oasis | Arvind The Edge | Arvind Sporcia | Arvind Expansia | Arvind Skylands | Arvind Greatlands | Arvind Forest Trails | Arvind The Park | Arvind Orchards

## **PUNE**

Arvind Elan

#DESIGNEDTOINSPIRE  
OUR SIGNATURE PROPERTIES.

## AHMEDABAD



**ARVIND UPLANDS**  
Ultra-luxury golf villas



**ARVIND AQUA CITY**  
Premium lakeside villas & plots



**ARVIND FORRESTE**  
Luxury villas nestled in a forest



**ARVIND HIGHGROVE**  
Premium golf villas and plots



**ARVIND RHYTHM OF LIFE**  
Premium plots



**ARVIND FRUITS OF LIFE**  
Premium weekend villa plots



**ARVIND UPLANDS 2.0**  
Premium golf villas and plots

BENGALURU



ARVIND FOREST TRAILS  
Luxury villas



ARVIND ORCHARDS  
Premium villa plots



ARVIND GREATLANDS  
Luxury villa plots



ARVIND BEL AIR  
Luxurious residences with unlimited lifestyle



ARVIND THE PARK  
Luxury Villa Plots



ARVIND THE EDGE  
Modern retail, commercial & offic

PUNE



ARVIND ELAN  
Stylish & spacious residences



# OUR HERITAGE

## THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES AND OVER 128 YEARS

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals across the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work: a deep understanding of aesthetics and the discerning customer.

## THE LALBHAI GROUP ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



U.S. POLO ASSN.  
SINCE 1890

TOMMY HILFIGER

Calvin Klein



FLYING  
MACHINE



ARROW  
USA • 1851



REAL ESTATE



BRANDS



RETAIL



TEXTILES



TELECOM



ENGINEERING



E-COMMERCE

**DISCLAIMER:**

Arvind Everland ("Project") is being developed by Arvind SmartSpaces Limited ("Developer") as a plotted residential project situated at Village Mankol, Taluka Sanand, District Ahmedabad. Area proposed to be developed may vary. Developer reserves the right to add, amalgamate or split the Project land, revise or amend the layout in future, and or launch one or more projects of varied sizes in a single or multiple phase/s over a period of time.

All layouts, locations, designs, plans, specifications, elevations, features, facilities, amenities, services, surrounding infrastructure, product/ equipment type and brand stock images shown and/ or mentioned and the image renders used herein are purely indicative, representational and informative in nature, and the actuals may differ. Developer reserves the right to change/ alter/ add/ delete any of the specifications mentioned herein as required by the Developer in the interest of continuing development and subject to the approval of the respective authorities, without prior permission or notice. Amenities and facilities stated in the brochure are indicative and may change or vary depending upon the demand and requirement of the Project and the rules and regulations in force. Photographs of interior, surroundings or location are digitally enhanced and only an architect's impression. Products, features, light fittings, pictures, images, etc. shown as illustrations are for reference purposes only. All images, interiors and furniture items displayed therein are stock images to give a perspective to the recipient and are not part of the plot/ unit to be sold to the intending customer. The purpose of this brochure/ booklet is to indicate to the recipient the extent of amenities and facilities that may come up in the Project. Connectivity and neighbourhood information is based on data available in public domain. Travel time and accessibility to key locations are approximate and based on information derived from Google Maps, actual travel time may vary.

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**Site Address:** Arvind Everland, Near Mankol Cross Roads, Sanand-Nalsarovar Road, Ahmedabad-382110.

**Website:** [www.arvindsmartspaces.com](http://www.arvindsmartspaces.com)

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