

nirgun
RISE

SCAN ME
FOR LOCATION



NIRGUN BUILDCON LLP

Nirgun Rise, Neelkanth Villa To Dps Bopal Road,
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REFA NO. PIV/GU/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD MUNICIPAL CORPORATION/MIN234A/10234/110423

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WHERE LUXURY... COMES WITH AFFORDABILITY!

NIRGUN BUILDCON LLP has been in the business of concretizing the dreams of people after thoroughly understanding the real estate market. Their main agenda is to loyally serve the customers with exactly what they demand and desire. The company aims at enabling people to lead a better lifestyle with accessibility and luxury! Having spent 14 years in the industry, one can say that Nirgun Buildcon has perfected the art of providing the perfect living space to their clients.

Nirgun Buildcon is all set to introduce to you a brand-new lifestyle concept where convenience and elegance come together to create a perfect residential space. Situated in Shilpi, Nirgun Rise is built to welcome happiness into your lives.





LIVE THE LIFE YOU WANT...
IN THE HOME YOU'VE ALWAYS WANTED!

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|--|---|---|---|---|---|---|
|  |  |  |  |  |  |  |
| SPLASH POOL | MULTIPURPOSE HALL | LIBRARY | GYM | ADMIN OFFICE | BUSINESS CENTER | SECURITY CABIN |
|  |  |  |  |  |  |  |
| FOYER | CENTRAL PARK | KIDS DROPUP ZONE | INDOOR GAMES | OUTDOOR GAMES | PARKING | BADMINTON |
|  |  |  |  |  |  |  |
| TODDLER PARK | OUTDOOR SITTING | ELEVATED WALK WAY | SKATING AREA | BOX CRICKET | PNG CONNECTION | DISH TV |









nirgun RISE

REASONS WHY YOU NEED TO COME TO NIRGUN RISE

- 104 LIMITED EDITION APARTMENTS & SHOPS
- OPEN VIEW APARTMENTS- 360 DEGREES.
- NO COMMON WALLS
- 3 LIFTS IN A SINGLE TOWER
- CLUBHOUSE AMENITIES
- VEHICLE-FREE ZONE
- ELEVATED WALKWAY





COP

6.00 MT WIDE PLANT

15'-0" WIDE DRIVE WAY

15'-0" WIDE DRIVE WAY

15'-0" WIDE DRIVE WAY

30.00 MT WIDE ROAD



FIRST FLOOR PLAN

18.00 MT WIDE ROAD



COP

6.00 MT WIDE PLANT

15'-0" WIDE DRIVE WAY

WALL TOP DETAIL

15'-0" WIDE DRIVE WAY

WALL TOP DETAIL

15'-0" WIDE DRIVE WAY

15'-0" WIDE DRIVE WAY

15'-0" WIDE DRIVE WAY



30.00 MT WIDE ROAD

FIRE CORE
13'-0" X 17'-0"
BLOCK A

203-1203

201-1201

202-1202

LIFT

WALL TOP DETAIL

204-1204

201-1201

202-1202

203-1203

LIFT

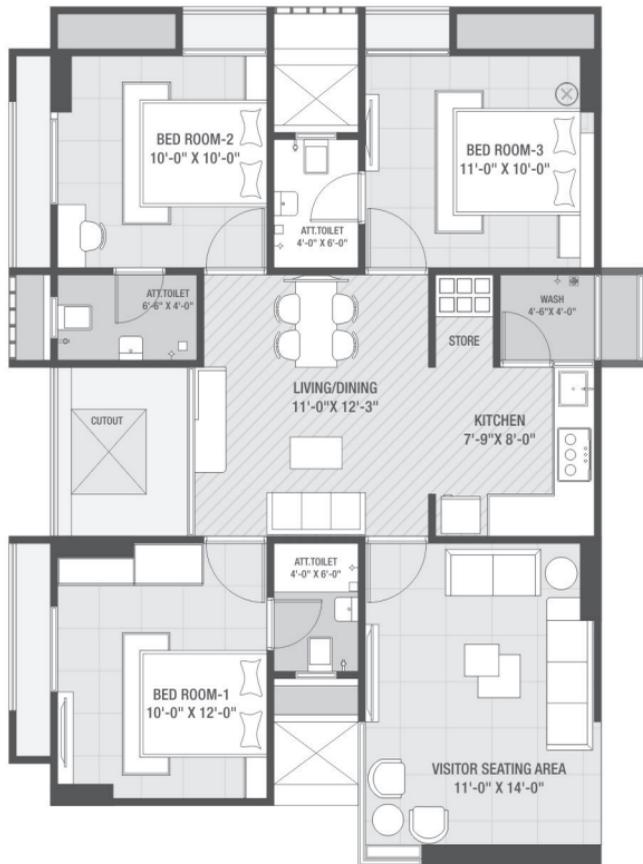
WALL TOP DETAIL

WALL TOP DETAIL

TYPICAL FLOOR PLAN

18.00 MT WIDE ROAD





TYPICAL FLOOR PLAN



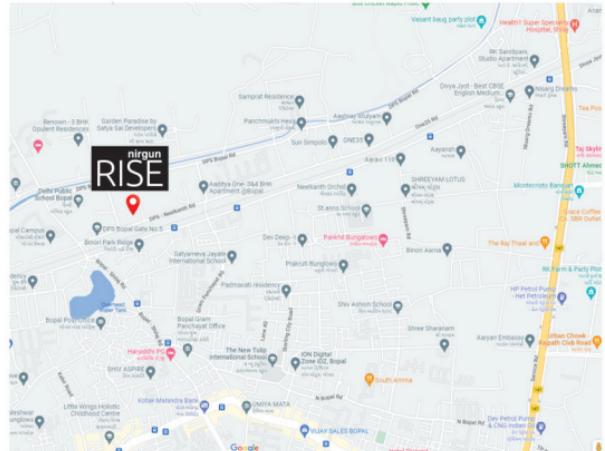
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RISE YOUR FUTURE

Nirgun Rise is an affordable luxury apartment project where people find class, comfort, and security, all packed in one community! A gated community where one shall find peace and tranquility, come and be a part of Nirgun Rise!

Bring your family to a place where only positive vibes surround you. Be present in an aura that inspires you to do better and achieve greatness. Be present at Nirgun Rise.





VALUE FEATURES

FLOORING

LIVING/DINING : VITRIFIED TILES
BED ROOM : VITRIFIED TILES
BALCONY : ANTI SKID FLOOR TILES
DADO : UP TO LINTEL LEVEL

DOORS

DECORATIVE MAIN DOOR
OTHER ROOMS FLUSH DOORS

TOILET

GLAZED/CERAMIC TILES UP TO LINTEL LEVEL
ALL SANITARY FITTING CERA OR EQUIVALENT
CP / BRASS FITTING - JAGUAR / EQUIVALENT

COLOR

INTERNAL : PUTTY FINISH
EXTERNAL : 100% ACRYLIC PAINT

KITCHEN

VITRIFIED TILES
GRANITE POLISH PLATFORM WITH S.S. SINK
KOTA STONE IN WASH AREA

WINDOWS

FULLY GLAZED ALUMINUM WINDOWS

ELECTRICALS

CONCEALED COPPER WIRING MODULAR
SWITCHES MCB DISTRIBUTION PANEL

**STUDIO
EETHETICS**

DESIGN CONSULTANT/
ARCHITECT



STRUCTURE

mmstudio

LANDSCAPE



MEP

NOTE:

• Electric Co. charges, Legal, AMC & other Govt. charges shall be paid separately. • Stamp duty and registration fees & GST tax shall be borne by purchaser applicable as per existing law. • Maintenance should be paid separately. • Any additional liabilities due to change in bye laws, stamp duty, Govt. fees shall be borne by member. • Right of any changes in dimensions, design & specifications reserved with the developer, which shall be binding for all members. • External changes not allowed. • New rate will be applicable in case of delay in payment terms. Terms & conditions as per separate agreement. • This brochure is meant only for information presentation & guidance purpose only it is not authorized document or agreement. • They do not form the basis of any contract. • Variations may occur as per local regulation and our policy of improvement. Subject to Ahmedabad jurisdiction.