





THE NAME KIMANA IS OF
NATIVE AMERICAN ORIGIN MEANING
"BUTTERFLY"



Kimana, Native American for "butterfly", is considered a symbol of change and transformation.

Kimana represents Power, Practicality, Ambition, Success, Inspiration and Discipline.

At Kimana, our purpose is to create a focussed and evolved approach to elevating quality of life to the next level.

It will leave a lasting impact on both the community as well as every individual who resides here.



THE CONCEPT OF LUXURY IS FUNDAMENTALLY
PSYCHOLOGICAL AND VASTLY SUBJECTIVE.
ALL THESE FACETS MEAN SOMETHING.

WHEN LUXURY IS A FEELING

WHEN LUXURY IS WHO & WHERE YOU ARE

WHEN LUXURY IS SIMPLY FUNCTIONAL

WHEN LUXURY IS EXCLUSIVE

WHEN LUXURY IS FREEDOM

AND NOW MORE THAN EVER,
WHEN LUXURY IS ALL ABOUT THE EXPERIENCE

WE STEP IN.



LUXURY IS ABOUT INDIVIDUALITY

PERSONALIZATION



THE KIMANA

TOWERS



MODERN FOYER PARKING

BEYOND THE FUNCTIONAL!

- These 3 layered well planned parking configuration with large drive-ways for residents and guests meets all demands, also well-trained valet shall keep all your parking woes at bay.



ONE OF THE
BIGGEST TRENDS
IN MODERN LUXURY
IS THE SHIFTING FOCUS
TOWARDS EXPERIENCES
OVER MATERIAL THINGS

THE KIMANA TOWERS HAS BEEN
ENVISIONED WITH THE IDEA OF BRINGING
PEOPLE OF A CERTAIN NICHE TOGETHER.

CRAFTED LIVING SPACES THAT RAISE THE
LEVEL OF PERSONALIZATION.
ENRICHMENTS SUCH AS THE WELLNESS
RETREATS, CELEBRATION VENUES AND
ADVENTURE ARENA REDEFINES
EXPERIENTIAL LUXURY THAT CREATES
UNEXPECTED MOMENTS AND MEMORABLE
INTERACTIONS.

THE KIMANA TOWERS IS A CONGLOMERATE
OF AUTHENTIC EXPERIENCES
THAT REPRESENT A KIND OF RARITY THAT IS
IRREPRODUCIBLE.

A FOCUSSED AND EVOLVED
APPROACH TO DESIGN.
FOR THOSE WHO UNDERSTAND,
VALUE AND DESIRE
A CRAFTED LIVING EXPERIENCE.



Like French writer Ernest Dimnet quotes, "Architecture is the learned game, correct and magnificent, of forms assembled in the light".

Aesthetic minimalism coupled with an ambient exploration of space THE KIMANA TOWERS breaks all rules. This value-driven project is dedicated to precision, utility and crispness. The twin towers which are luxuriously placed at a distance (140 feet) are not only a visual treat but also exude a foray into brilliant design. The towers are not connected which adds to the finesse and nudges towards exuberance.

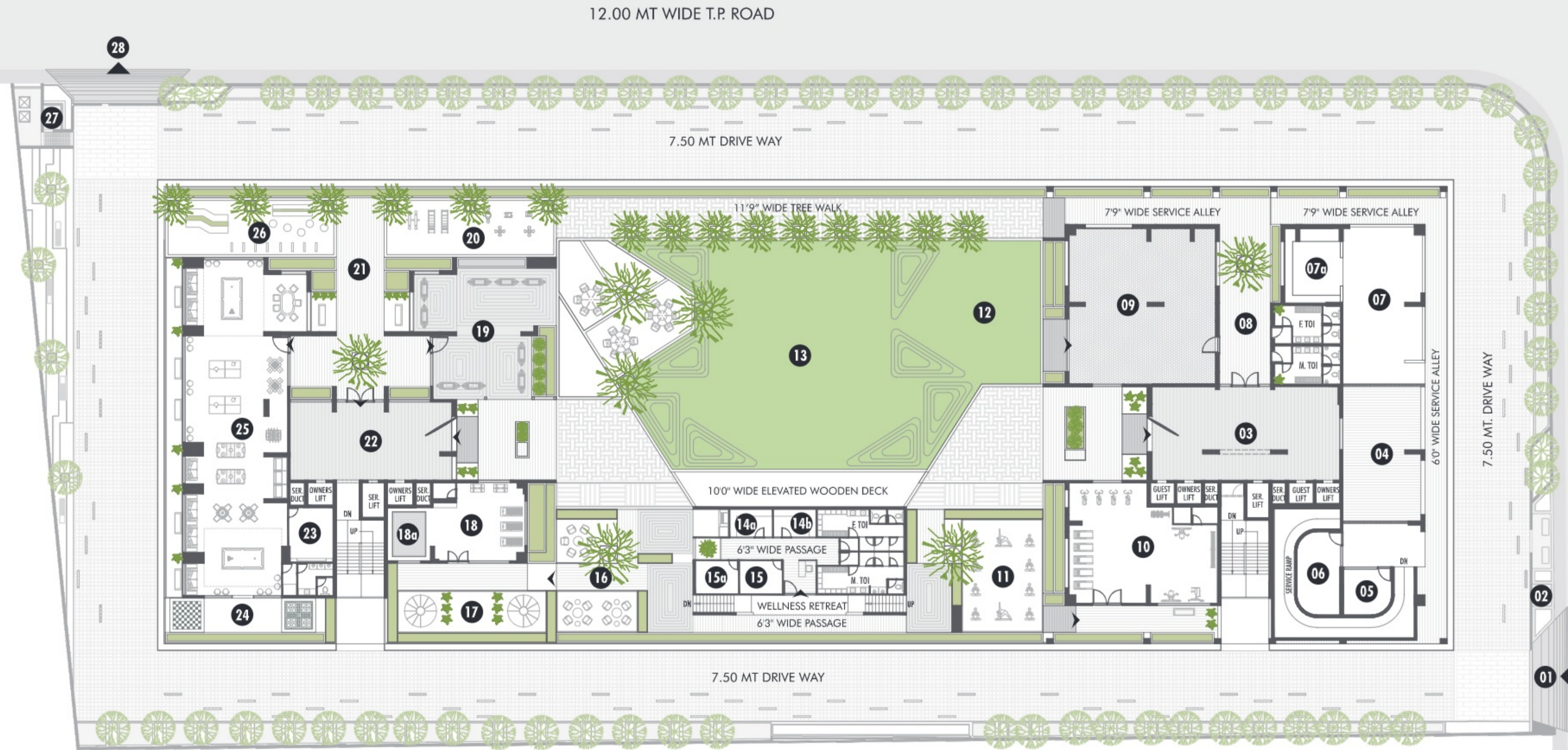
With a podium parking, spa facilities, pilates studio, a banquet hall, exquisite landscape, seamless view from the penthouses to name a few this project constitutes the advantageous joining of sophisticated luxury and functionality.

This residential project is a clear amalgamation of the best coming together in creating a design focused strongly on an assembled space with a graceful maneuver.

A FOCUSED AND EVOLVED
 APPROACH TO DESIGN.
 FOR THOSE WHO UNDERSTAND,
 VALUE AND DESIRE
 A CRAFTED LIVING EXPERIENCE.



AMENITIES FLOOR PLAN

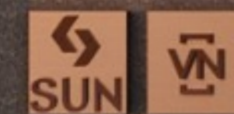


LEGEND

- | | | |
|---------------------------------|-------------------------|-----------------------|
| 01 MAIN ENTRY | 11 YOGA PAVILION | 19 SWING LOUNGE |
| 02 SECURITY CABIN | 12 PARTY LAWN | 20 TODDLER'S PARK |
| 03 ENTRANCE FOYER-A | 13 EVENT PLAZA | 21 COURTYARD |
| 04 SERVICE AREA SPILL OVER | 14a SAUNA | 22 ENTRANCE FOYER-B |
| 05 BMS ROOM | 14b STEAM | 23 VIRTUAL GOLF |
| 06 ESTATE OFFICE | 15 SPA ROOM-1 | 24 OUT DOOR PLAY ZONE |
| 07 CATERING/PREPARATION AREA | 15a SPA ROOM-2 | 25 FUN ZONE |
| 07a OPEN PANTRY | 16 CAFETERIA | 26 PET ZONE |
| 08 COURTYARD | 17 MEDITATION PODS DECK | 27 SECURITY CABIN |
| 09 BALL ROOM (150 PAX FLOATING) | 18 PILATES STUDIO | 28 EXIT |
| 10 FITNESS CENTER | 18a PILATES FLOOR MAT | |




THE KIMANA
TOWERS





DISTINGUISHED LIVING

RAISING THE LEVEL OF PERSONALIZED EXPERIENCES

Designed with a focused approach, THE KIMANA TOWERS Simplex, Duplex and Penthouse residences will resonate with conscious individuals with an evolved taste for luxury and how they perceive it. Everyone from individuals who give emphasis on values related to beauty and feelings, for those who perceive luxury as part of their own identity, for whom luxury represents superior functionality and also with people for whom exclusivity is important.

SIMPLEX RESIDENCE

The depth of this beautiful simplex configurations spreads to all of 4 & 5 BHK residences. These defined individual spaces have been built with a single vision of comfort & style.

The makers have ensured well planned creativity with Vastu compliant design, an arrival lounge, mud room, dedicated spiritual space, floor-to-floor height of 11 feet and 3nos of cantilever balconies for panoramic view all adding to the beautiful design. The generous space which encompasses a massive kitchen and its complementing utility areas is in mutual agreement with the entire expanse.

The entire space design at Kimana Towers is a pastiche of a modern era which brings to fore the new age which wants to emulate and live in complete privacy. These premium 4 & 5 BHK simplex residences are all well-equipped and completely versatile.



TYPE	INDICATIVE SALEABLE AREA SQ.FT.	PRIVATE FOYER SQ.FT.	TOWER
4 BHK	6065	167	B
5 BHK	8002	290	A



PLAZA HOTEL
SUNSHINE CITY

B

11

DUPLEX RESIDENCE

The infinite space design of the 6 & 7 BHK duplex residences in towers A & B respectively is exquisite and the floor plan has been utilized with complete creativity and precision.

With an entire new concept of 4nos master suites, large sized bathrooms with walk-in closets, double height family room, wet/dry kitchen area and 2 well-equipped staff rooms sets the right mood for a new identity. The designated study space, fitness room and large multipurpose zone on the upper floor is a neat and classy additions to an already well designed space.

This residential design mélange shares the perspective that intensifies and meets the demands of a new design practice & pedagogy. The engaging architecture is majorly responsible in creating the perfect ambience which can also flaunt complete utility.

TYPE	INDICATIVE SALEABLE AREA SQ.FT.	PRIVATE FOYER SQ.FT.	TOWER
6 BHK	12130	334	B
7 BHK	16004	580	A





WHEN LUXURY IS
WHO YOU ARE

MASTER BEDROOMS OFFERING
UNINTERRUPTED VIEWS & CROSS VENTILATION

- This entire new concept of multiple Master Bedrooms successfully emphasizes and denotes a pure luxury space with its panoramic view of the city making it a 'treasure trove' for the residents.



LIVE BEYOND WALLS

BE THE ONE TO EXTEND YOUR LIVING EXPERIENCE
BEYOND WALLS INTO YOUR OWN PRIVATE WORLD

JUST FOUR EXCLUSIVE ROOFTOP RESIDENCES

The Kimana twin towers have four exclusive penthouses with breathtaking view of the city skyline. These exquisite residential apartments offer complete privacy where you'll be enclosed in a world of your own.

A rooftop terrace with ample garden space with a spectacular view with constant sunlight and fresh air will ensure you have made the right choice. These beyond the walls exclusive rooftop penthouses with lesser noise, minimal to zero air pollution and no chaos will be your private space & den.

PENTHOUSE RESIDENCE

This meticulously crafted 4 & 5 BHK roof top residences offer many unique features bringing a significant change in the design territory. The advantages of a penthouse are they let you be a part of the city as well as outside it.

Well planned and distinguishly designed this space adds to the dynamics of the subtle elegance with its open terrace plan, pool with a deck, Jacuzzi zone, Party area making a style & status statement for this coveted address. The internationally designed architecture of these penthouses with its spectacular view of the city skyline, a designated meditation space, uninterrupted sunlight, fresh air with no noise and air pollution will make you want to be home.

There are just 4nos of such exclusive penthouses designed specifically to meet every possible need which most people aspire in an urban setup. This can be your private "sanctuary" where you can enjoy complete solitude living in heart of the city.



TYPE	INDICATIVE SALEABLE AREA SQ.FT.	PRIVATE FOYER SQ.FT.	TOWER
4 BHK	9711	334	B
5 BHK	11862	580	A



WHEN LUXURY IS ABOUT EXCLUSIVITY

MAIN ARRIVAL- PRIVATE FOYER FOR EACH RESIDENCE

- An elegant foyer brings with it a personality and ensures the arrival is grand & exclusive. An exquisite entryway gives the opportunity to showcase the soaring space and make a statement.

So, at KIMANA TOWERS the access control elevators from the main arrival shall lead you to a private foyer making entry into each residence feel like not only pure luxury but privy creating a lasting first impression



A MASTER-PLANNED COMMUNE

DESIGNED TO APPEAL TO A SPECIFIC LIFESTYLE

The smooth functioning of residential housing is an integral investment for residents seeking comfort & quality living. Luxury does not necessarily mean flamboyance, but today it is more about personal wellness and the minute details that add that extra to your daily dynamics.

Kimana Towers with its aesthetic brilliance and well planned state-of-the-art amenities will appeal to your lifestyle and will definitely take it a notch further. This niche living space with a coveted address leaves no stone unturned in ensuring you have everything at your fingertips and the well experienced team is always at your beck & call.

CAMPUS ENRICHMENTS

Amenities play a vital role in choosing a residence with enriching the space they also make the residential space a desirable choice. Homes are now a personal haven and with amenities such as a lounging pool, fitness centre, yoga studio, Jacuzzi and spa room one doesn't have to travel far.

With celebration space like a ball room and dedicated function areas also included in the community complex it does make life easier. Social enrichments are also a big part of the Kimana Towers with a pet zone, toddler park, tree walk and beautiful sit-outs.

The adventure arena includes a poker room, gaming stations, board games, poker room, air hockey and table tennis to name a few, this also saves you a club membership and ample of travel time.

These amenities make coming home a pleasure and ensure you don't need to step out for your fitness regime or recreation and can enjoy the space to the fullest.

WELLNESS RETREATS

- Lounging Pool with deck (Temperature Controlled)
- Fitness Centre
- Yoga Pavilion
- Pilates Studio
- Steam/Sauna/Jacuzzi
- Spa Rooms
- Meditation Pods Area

CELEBRATION CORNER

- Ball Room (150 Pax)
- Event Plaza with Stage
- Well Planned Catering Zone
- Pre-function Area

SOCIAL POINT

- Pet Zone
- Toddler Park
- Swing Lounge
- Tree Walk
- Outdoor Sit-outs with BBQ Pits

ADVENTURE ARENA

- Virtual Golf Simulator
- Poker Room
- Gaming Station
- Board Games
- Snooker Table
- Air Hockey
- Table Tennis
- Outdoor Play Zone

ANCILLARY AMENITIES

- Guard House
- Garbage Bank
- Society Store
- Utility/Meter Rooms
- Staff Restrooms
- Drivers Lounge
- Estate Office
- BMS Room







A COVETED ADDRESS

AN ADDRESS IS MORE THAN A LOCATION
IT'S A BRAND

Located off Ambli-Bopal Road (ABR) 'The Kimana Towers' let's you indulge in the landscape and revel in the space away from the clutter. The most sought after location in the city integrated with luxury and modern living it will be your getaway and haven after a long day.

With constantly evolving and fine tuning with the times these towers represent pure elegance and class. Luxury architecture does not have a definition, but the location certainly adds to the glam & grand.

With this gesture & dwelling Kimana Towers has definitely attempted to change the perception of modern living & an upscale lifestyle.



WHEN LUXURY IS WHERE YOU ARE

LIVE AWAY AND STILL CLOSE

LIVE FAR FROM THE CLUTTER AND NEAR TO EVERYTHING YOU DESIRE

Accessible to only a chosen few, The Kimana Towers is located in the most coveted address in the western part of the city. The increasing real estate value and good transportation links will attract clientele and investors. The picturesque location with plentiful options for shopping & entertainment and eateries around make it the most sought after address. Hospitals and healthcare are also just a stone's throw away.

The identification of the potential of this location was based on extensive research and many factors to determine the conduciveness for a memorable living experience.

The Kimana Towers has ensured it qualifies as one of the most sought after residential properties with all the enrichments and its prime location will further ensure its covetousness.

NOW, WHERE YOU LIVE MATTERS

DISTINGUISHED LIVING EXPERIENCE & CREDIBILITY TO YOUR INVESTMENT

- MARKS YOUR INDIVIDUALITY
- OPTIMIZES WORK-LIFE BALANCE
- HIGH RENTALS FOR INVESTORS
- INCREASES REAL ESTATE VALUE

TRANSPORTATION IS A KEY FACTOR FOR YOUR DOMESTIC WORKFORCE

- BRTS STATION (5 MIN)
- METRO STATION (15 MIN)
- S.G. ROAD - ISCON JUNCTION (4 MIN)
- SINDHU - BHAVAN ROAD (3 MIN)
- S.P. RING ROAD (6 MIN)

MORE OPPORTUNITIES FOR LEISURE ACTIVITIES & COMMUNITY INTERACTIONS

- JAIN DERASAR (2 MIN)
- AN ARRAY OF RESTAURANTS & HOTELS IN THE VICINITY
- CLOSE TO THE MOVIES, CLUBS & SPORTS ACADEMIES
- PLENTY OF OPTIONS FOR SHOPPING & ENTERTAINMENT

REPUTED HEALTHCARE FACILITIES & ACADEMIC INSTITUTIONS IN THE VICINITY

- HOSPITALS & HEALTH CLINICS (10 MIN)
- DAYCARE FACILITIES, SCHOOLS & COLLEGES



KEEPING IT SIMPLE

OPTIMIZATION OF UTILITY, QUALITY AND
ICONICITY - FOUNDATION OF NEW LUXURY

HERE EVERY MINUTE DETAIL, EVERY MATERIAL USED HAS A PURPOSE. NOTHING IS OVERLOOKED AND EVERYTHING YOU SEE AND FEEL ADDS TO THE EXPERIENCE.

We believe the foundation of luxury starts with the environment and our interpretation of the new structures will make us the pied piper and pave the way for a greener future.

The new millennials are mindful & in constant need to improvise and outgrow models of mass consumption with ease. Addressing this predicament & consumer temperament The Kimana Towers are designed for longevity and complete functionality for the future which will definitely add a lot of value to the customer.

Many ingenious and utilitarian features such as ventilated sunken plumbing, Electric Vehicle (EV) charging provision, inverter outlet in residence, back-up bore-well and modernistic safety features adds to the experience of these luxurious towers.



WHEN LUXURY IS FUNCTIONAL

A PIONEERING APPROACH TO PRIVACY AND
LOW-DENSITY ARCHITECTURE

- Fortunately, all the clichés are true and privacy is not over hyped, it is extremely appealing and most sought after. Privacy is a luxury which only a selected few can afford and we have ensured you will not be disappointed.
- With more exposure to nature & cleaner air with less noise and clutter your space will indeed be your haven. Every apartment is designed with keeping in mind complete privacy and the space between the 2 towers is 140 feet standing testament to what we have tried to achieve and you will get to experience it fully.

BUILDING ATTRIBUTES

- Ample Covered parking provision for Visitors and Residents
- Un-obstructed 8.0 meters wide driveways for better vehicular mobility
- Well-manicured campus with green environs
- Elegantly Designed Air-conditioned Arrival Foyer at ground level
- Barrier Free Campus for differently-abled individuals
- Separate Service Elevator with stretcher provision in both blocks
- One Electric Vehicle(EV) Charging Point provision for each residence
- Green Building features to reduce carbon footprint
 - Roof Top Solar System for Common area lighting
 - Sewage Treatment Plant and Dual Plumbing for waste water re-use
 - Organic Waste Composter
 - LED light Installation in all common areas
 - Well Planned Rain Water Harvesting system
- Hydro-pneumatic water supply system with PRV for Uniform pressure
- Centralized filtration and softening plant for improved water quality
- Additional Bore-well for un-interrupted water supply
- Power Back-up facilities for key common utilities
- Smart Safety features to avoid any inconvenience
 - CCTV Surveillance within whole campus
 - Access Control System in Private Elevators
 - Each Residence with direct video and audio communication to guard unit
 - Advanced Fire Safety features as per GDCR
- Integrated Service Provider (ISP) for sub-systems like Network, Telephone and Satellite TV
- Elevators of MNC make with high-end features
- Highly Professional Facility/Estate Management Services

DESIGN ATTRIBUTES

- Project with highest margin (140 ft.) between both blocks
- Lowest Density/built-up to Land Area ratio compared to other new projects
- Internationally Styled Building Architecture
- Dedicated Floor for Common Amenities (2nd Level)
- Two Staircase facilitating better exit during emergency
- Vastu Compliant Planning
- Private Foyer in each residence not counted in saleable area
- Separate Service Entry for staff/domestic help with direct access to wash yard
- Appropriate Size Puja/Spiritual Space
- Spaciously Planned Kitchen (Dry/Wet) & Wash yard facilitating better functionality
- Three Cantilever/Overhang Balconies in each residence for panoramic views
- Floor – to – Floor Height of 11 feet.
- Large Span Structural design to avoid RCC column in key areas
- Two Master Bedroom with corner openings for better cross ventilation.
- Separate Mud Room, Utility and Grain store in all Residences (Expect 4 BHK Simplex)

UNIT ATTRIBUTES

FLOORING

- As mentioned in specification table

WINDOW

- Specially Designed Aluminum Glass Shutters and Panels (DGU)

MAIN DOOR

- Contemporary Design Veneer Clad Flush door
- Digital Dual locking system (bio-metric thumb + key)

SURFACE FINISHES

- Walls having POP punning with primer coat
- Ceilings Expose RCC with rendering

HVAC

- Leading brand VRV Units in Suites, bedrooms, formal living and family room

TOILETS

- Flooring/Dado as mentioned in specification table
- Double Vanity Counters in Master Bath
- Modular Glass Cubicle for shower area
- Top of the line CP Fittings and Sanitary wares

PLUMBING WORKS

- Ventilated Sunks for easy maintenance and repair
- Separate HOT and COLD Water lines for all wet areas
- CPVC pipes I UPVC for soil
- Centralized Geyser System with provision of Individual Heat Pump

ELECTRIFICATION

- Adequate Power outlets with branded modular switches
- Inverter outlet provision for necessary electric points

CAMPUS MANAGEMENT

THE PROFESSIONALS WHO WILL ALWAYS LOOK TO ENHANCE YOUR LIVING EXPERIENCE AT THE KIMANA TOWERS

Our design intent & fundamental premise does not end with luxury, we also believe in complete care & comfort, Kimana Towers ensures that and more. The advantageous joining of various agencies, which will entail the smooth functioning of all residences, is what we strive for.

The concierge desk, on-site estate manager, on request personalized services and smart building management features will ensure every aspect of peaceful living is taken care off.

The day to day operations of the twin towers with immaculate housekeeping, constant surveillance and well equipped professional staff will add to the luxury living at The Kimana Towers.

THE KIMANA TOWERS EXPERIENCE CREATORS: CONSULTANTS & ASSOCIATES

We, the developers, believe in complete TEAMWORK and our esteemed team comprises of architects, structural & construction partners, utility & lighting consultants and brand & identity designers.

"Coming together is a beginning. Keeping together is progress. Working together is Success." - Anonymous

The Kimana Towers is a concept reflecting a carefully executed plan with a team of experienced professionals. Creating a possibility with sustainable architecture and distinct design this project thrives on team effort. With extensive research and weighing variables the team mentioned below will be right on target to deliver an aesthetic & functional design solution for The Kimana Towers.

ARCHITECTURAL
DESIGN



STRUCTURAL
DESIGN



MEP & UTILITY
DESIGN



CONSTRUCTION
PARTNER



LIGHTING
DESIGN



BRAND & IDENTITY
DESIGN



PROJECT DEVELOPERS

We have managed to seamlessly achieve our goals and managed to outdo our previous projects with constant improvement and valuable feedback.

As Philip Johnson has quoted and we are also in complete agreement that "All architecture is shelter, all great architecture is the design of space that contains, cuddles, exalts, or stimulates the persons in that space".

We thrive on client satisfaction & praise and strongly believe this entire confluence of modernism & functionality is the new fad and rest assured our approach is in harmony with it. Our efforts with sustainable architecture coupled with research has ensured beautifully conceptualized residences which will be in alignment with your needs & requirement.



JOINT VENTURE PROJECT



SCAN FOR
PROJECT LOCATION



Site Address: The Kimana Towers,
Off Ambli - BRTS Road, Ambli,
Ahmedabad-380 058.

RERA REG. NO:
PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA10879/111122
www.gujrera.gujarat.gov.in



• Latitude - 23°01'39.0"N
• Longitude - 72°29'20.9"E

PLEASE KEEP IN TOUCH WITH US
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SUN GROUP started out in 1981, from a humble beginning to become a major business conglomerate and has extensively reached out its horizon to private residential, leisure properties and commercial development. Our primary goal is to be at the forefront of the region's property industry by delivering highest quality construction understanding the unspoken needs of our customers and go beyond their expectation.

We are looking forward to building further on our areas of expertise to continue helping our customers bring alive their dreams of happy living. With plans afoot to aggressively expand, the company along with its stakeholders strongly believe that it's only a matter of time that we will be the best in our industry.

Disclaimer

- The brochure is for the easy presentation of the project. It should not be considered as a part of the legal documents. For further information regarding the project the member/customer is requested to check the details on RERA website or at the developer's office before going ahead with the booking.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is suggestive and subject to change as per site conditions and as per the instructions of the project architect.
- The Promotor / Developer reserves the right to make changes in the project, its amenities and specifications as may be suggested by the project architect or the structure consultant and any such changes made shall be binding on the customers/members of the project.
- The Promotor / Developer reserves the right to make minor onsite changes during the course of construction and such changes shall be binding on all the members/customers of the project.
- The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of AUTO CAD software.
- The images (Interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on architectural plans of the project. They shall not be construed as actual depictions of the project.
- The north direction shown in the brochure is approximate and can be erroneous. The member/customer is expected to verify the same personally before going ahead with the booking.
- The key plan in the brochure is not to scale and does not depict the exact location of the project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and give a rough idea about the approximate location of the project. The members/customers is requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking.

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