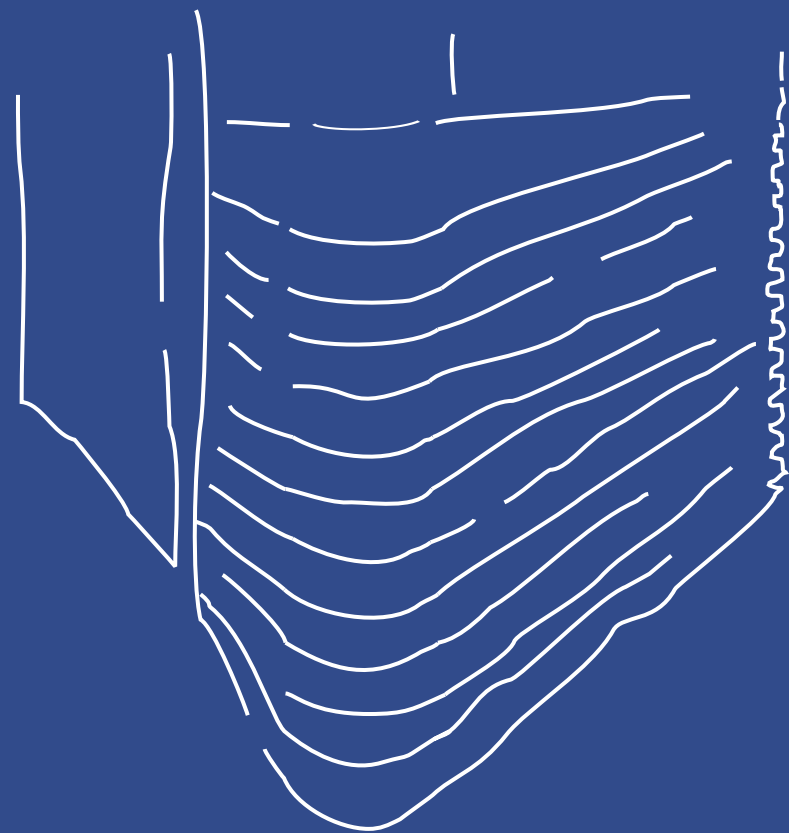






THE NEW FRONT  
THE NEW FRONT



INTRODUCING  
ASHRAM ROAD 2.0



**WESTBANK**  
— THE NEW FRONT —

RETAIL & OFFICE SEGMENTS

CENTRAL ASHRAM ROAD • RIVERFRONT

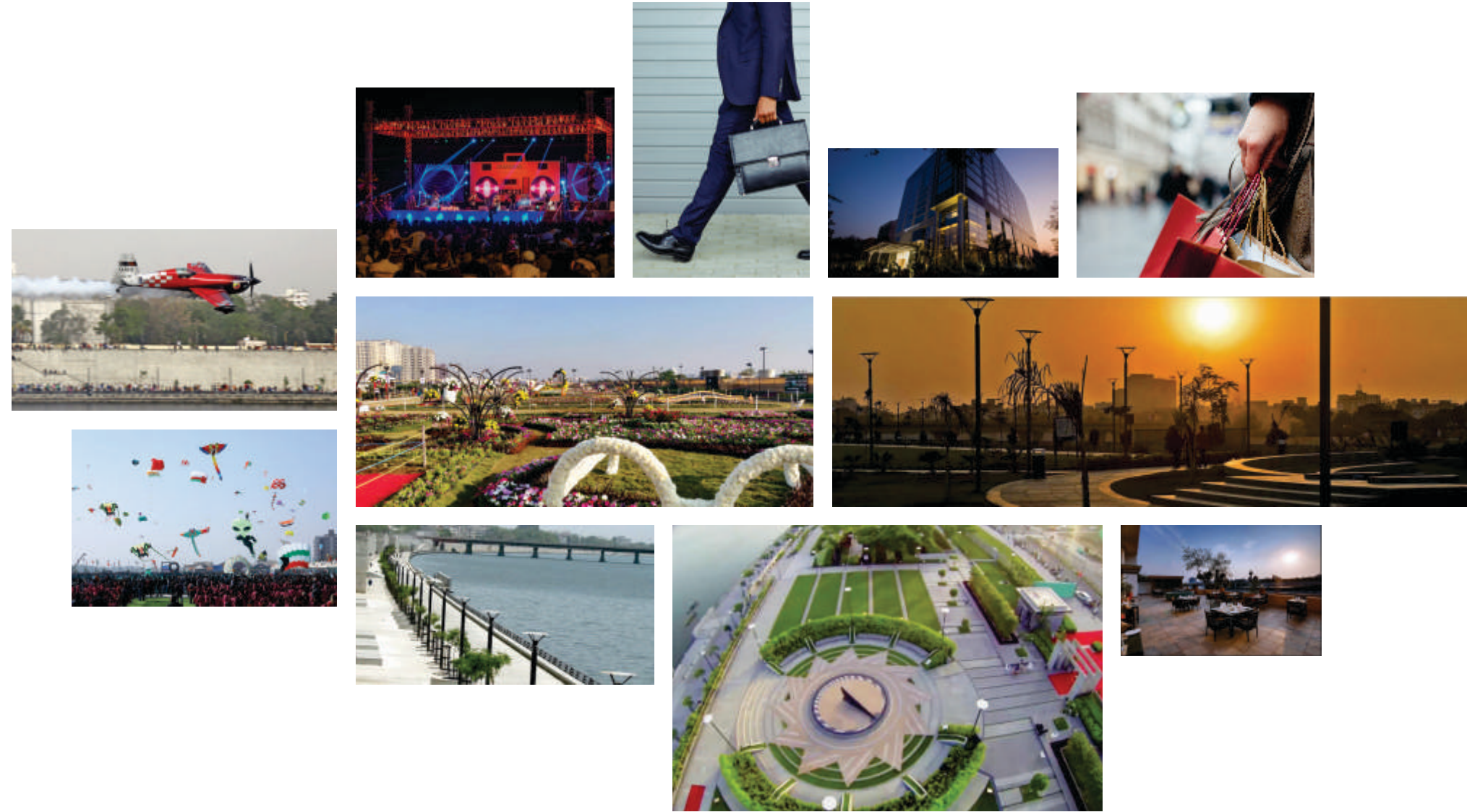


# THE NEW FRONT

Creative design, smart planning & picturesque view successfully deliver an 'inspirational work environment'. With retail outlets on the ground, first, second and third storeys and small to medium size offices on the fourth to thirteenth floor, Sun Westbank is purposefully located at a prime junction. This new business hub with Ashram Road to its one side and The Riverfront on the other is an absolute visual treat.

The large unusual facade, surrounding the entire commercial building which stands robust in this space, provides ample opportunity for creativity. The design intent for this space was primarily to constitute the advantageous joining of Ashram Road and The Riverfront. The vision and intent for this unit has been successfully realized, while maintaining its functionality and appeal.

# WORK FROM THE BUSINESS & CULTURE HUB OF AHMEDABAD



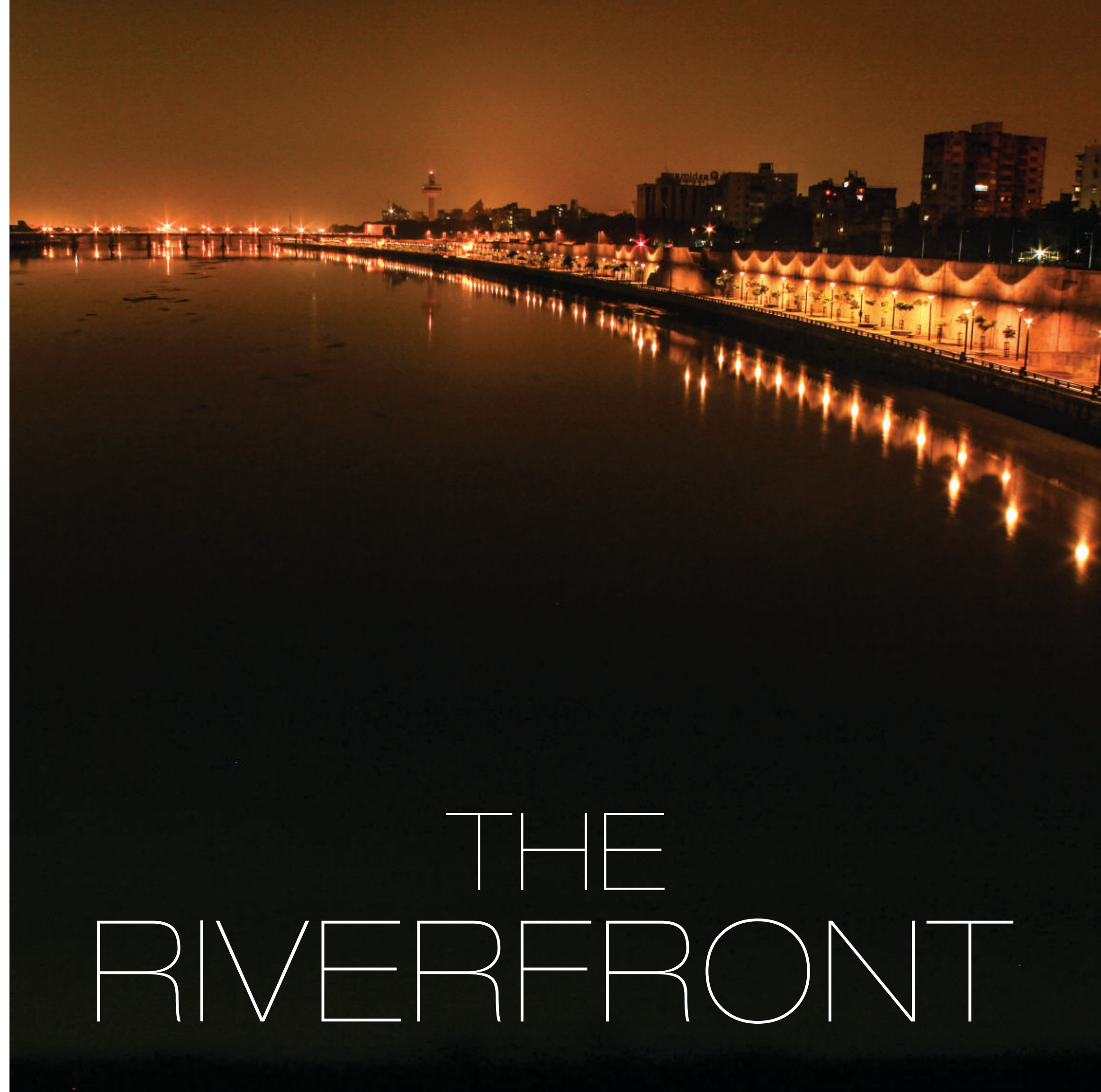
The Sabarmati Riverfront which features the riverfront promenade, parks, restaurants, cultural events, festivals, flea markets and various other activities is the budding business and cultural hub of Ahmedabad.

The uninterrupted walkway along the river with the ambience and the scenic view has made The Riverfront extremely prime and popular.

Vibrant Gujarat, The Kite Festival, The Flower Shows etc have played a pivotal role in the need to further develop this space and also making it a prime cultural hub.

There are new developments & facilities including hospitals and health care actively under construction on the riverfront making this location a 'sought after' commercial hub.

The plan for the development of the riverfront has been successfully envisioned and the projections for the future have been carefully studied, making it the business hub of Ahmedabad.



# THE RIVERFRONT

## OPTIMIZE YOUR POSITIONING

63 RETAIL SEGMENTS ON ASHRAM ROAD

52 RETAIL SEGMENTS ON THE RIVERFRONT



# RETAIL SEGMENTS

On either sides, there are 63 retail segments on Ashram Road and approximately 52 on The Riverfront making Sun Westbank a potential retail experience owing to its optimized positioning.

The picturesque view of the river and the vertical pillars add to the posture and promised to enhance the shopping experience. The brick-paved roads add to the aesthetics and are functional too.

The approach to designing this space was definitely integrated around the junction for maximum vantage. The strategy of this design is to create a 'wow' retail experience, where the customer is compelled to visit again.

The contemporary yet radical gesture completely explores this design space from its architecture, landscape an evolved response to the site & location.



\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

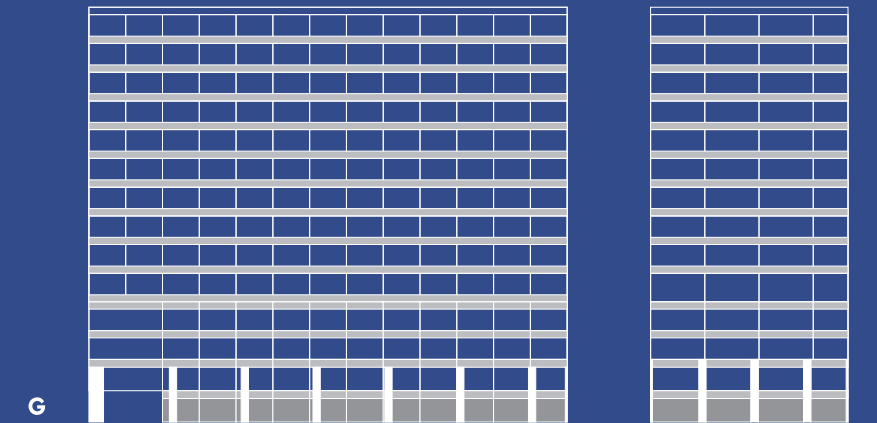
# GROUND FLOOR LAYOUT

## BLOCK A

NO.	DIMENSION
01	19'4" x 59'2"
02	12'0" x 58'9"
03	15'5" x 33'10"
04	12'6" x 60'5"
05	12'6" x 60'1"
06	12'6" x 59'10"
07	12'6" x 59'6"
08	12'6" x 59'2"
09	12'6" x 58'11"
10	12'6" x 58'7"
11	12'6" x 64'8"
12	12'6" x 64'1"
12 (A)	12'6" x 63'6"
14	12'6" x 62'11"
15	12'6" x 62'4"
16	12'6" x 61'10"
17	12'6" x 61'3"
18	15'5" x 32'11"
19	10'1" x 57'5"
20	10'1" x 56'11"
21	16'0" x 56'8"

## BLOCK B

NO.	DIMENSION
01	18'0" x 61'3"
02	18'0" x 63'3"
03	18'0" x 65'4"
04	18'0" x 67'4"
05	32'1" x 14'11"
06	32'1" x 14'11"
07	36'5" x 12'6"
08	36'5" x 12'6"
09	36'5" x 12'6"
10	36'5" x 12'6"
11	36'5" x 20'7"
12	36'5" x 15'7"
12 A	36'5" x 12'6"
14	36'5" x 12'6"
15	36'5" x 12'6"
16	36'5" x 12'6"







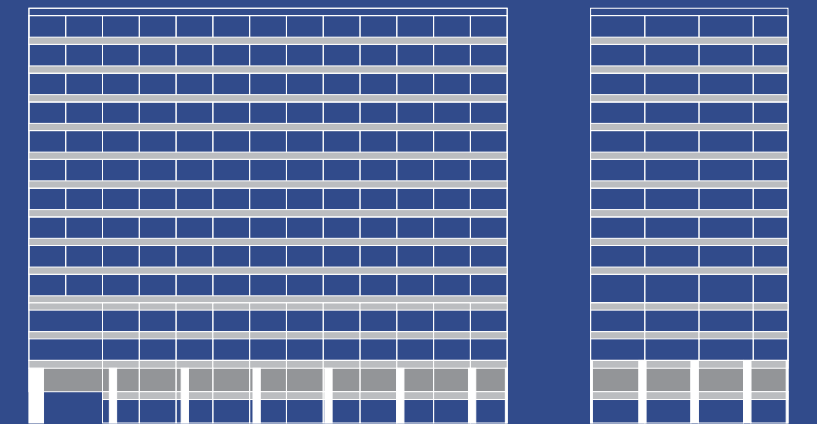
\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

**BLOCK A**

NO.	DIMENSION
101	16'0" x 62'7"
102	12'6" x 50'3"
103	12'0" x 49'11"
104	12'0" x 49'8"
105	15'5" x 29'6"
106	12'6" x 29'2"
107	12'6" x 28'10"
108	12'6" x 28'7"
109	12'6" x 28'3"
110	12'6" x 27'11"
111	12'6" x 27'7"
112	12'6" x 27'4"
112(A)	12'6" x 22'2"
114	12'6" x 22'2"
115	12'6" x 22'2"
116	12'6" x 22'2"
117	12'6" x 22'2"
118	12'6" x 22'2"
119	12'6" x 22'2"
120	12'6" x 19'3"
121	12'6" x 19'3"
122	12'6" x 19'3"
123	12'6" x 19'3"
124	12'6" x 19'3"
125	12'6" x 19'3"
126	12'6" x 19'3"
127	12'6" x 36'3"
128	12'6" x 35'9"
129	12'6" x 35'2"
130	12'6" x 34'7"
131	12'6" x 34'0"
132	12'6" x 33'5"
133	12'6" x 32'10"
134	15'5" x 32'3"
135	10'1" x 36'10"
136	10'1" x 50'3"
137	16'0" x 56'8"
138	16'3" x 23'1"
139	19'3" x 10'9"

**BLOCK B**

NO.	DIMENSION
101	18'0" x 61'3"
102	18'0" x 58'0"
103	18'0" x 60'0"
104	18'0" x 67'4"
105	32'1" x 14'11"
106	32'1" x 14'11"
107	32'1" x 12'6"
108	32'1" x 12'6"
109	32'1" x 12'6"
110	32'1" x 12'6"
111	32'1" x 20'7"
112	32'1" x 15'7"
112(A)	32'1" x 12'6"
114	32'1" x 12'6"
115	32'1" x 12'6"
116	32'1" x 11'5"





\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

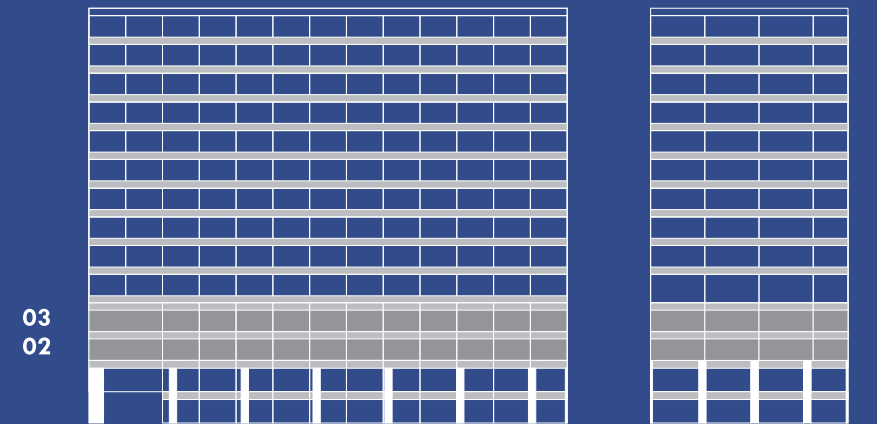
2<sup>ND</sup> & 3<sup>RD</sup> FLOOR LAYOUT

**BLOCK A**

NO.	DIMENSION
201	17'4" x 83'1"
202	12'6" x 69'11"
203	12'0" x 69'8"
204	12'0" x 69'4"
205	15'5" x 36'10"
206	12'6" x 36'6"
207	12'6" x 36'2"
208	12'6" x 35'10"
209	12'6" x 35'7"
210	12'6" x 35'3"
211	12'6" x 34'11"
212	12'6" x 34'8"
212(A)	12'6" x 34'6"
214	12'6" x 34'6"
215	12'6" x 34'6"
216	12'6" x 34'6"
217	12'6" x 34'6"
218	12'6" x 34'6"
219	12'6" x 34'6"
220	12'6" x 19'3"
221	12'6" x 19'3"
222	12'6" x 19'3"
223	12'6" x 19'3"
224	12'6" x 19'3"
225	12'6" x 19'3"
226	12'6" x 19'3"
227	12'6" x 36'3"
228	12'6" x 35'9"
229	12'6" x 35'2"
230	12'6" x 34'7"
231	12'6" x 34'0"
232	12'6" x 33'5"
233	12'6" x 32'10"
234	15'5" x 32'3"
235	10'1" x 36'10"
236	10'1" x 50'3"
237	16'0" x 56'8"
238	16'3" x 23'1"
239	19'3" x 10'9"

**BLOCK B**

NO.	DIMENSION
201	18'0" x 42'6"
202	18'0" x 35'10"
203	18'0" x 37'9"
204	18'0" x 41'7"
205	32'1" x 12'6"
206	32'1" x 12'6"
207	32'1" x 12'6"
208	32'1" x 14'11"
209	32'1" x 14'11"
210	32'1" x 12'6"
211	32'1" x 12'6"
212	32'1" x 12'6"
212(A)	32'1" x 12'6"
214	32'1" x 20'7"
215	32'1" x 15'7"
216	32'1" x 12'6"
217	32'1" x 12'6"
218	32'1" x 12'6"
219	32'1" x 11'5"
220	32'1" x 12'6"
221	32'1" x 12'6"
222	32'1" x 12'6"



03  
02

The new work landscape and the modern work space ditches the old conventional ways of working. This small to medium size office space is an amalgamation of a modern and unconventional design with its location and landscape attributing to its experience.

The uninterrupted view of the river and the beautiful landscape adds to the motivation and the perspective. Redefining the work space and adding new lucrative dimensions is the emerging new trend in these office segments.

There are 160 office segments facing Ashram Road and 130 facing the breathtaking Riverfront.

# OFFICE SEGMENTS



## THE NEW WORK LANDSCAPE

160 OFFICE SEGMENTS ON ASHRAM ROAD

130 OFFICE SEGMENTS ON THE RIVERFRONT



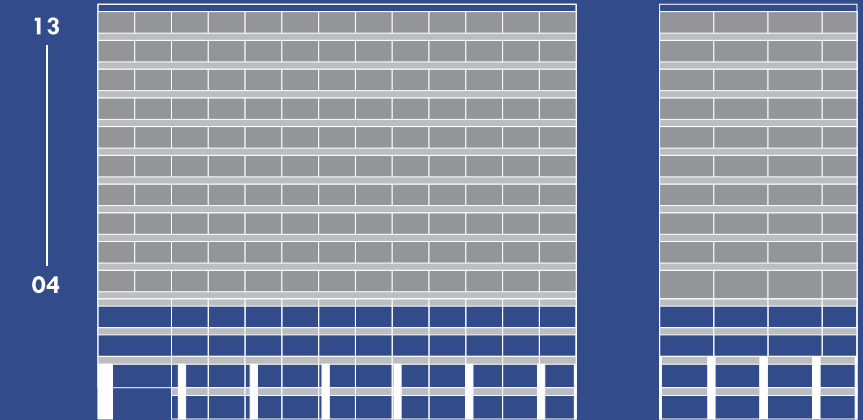
\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

**BLOCK A**

NO.	DIMENSION
401	20'7" x 41'10"
402	12'6" x 37'9"
403	12'0" x 37'5"
404	12'0" x 37'2"
405	15'5" x 36'10"
406	12'6" x 36'6"
407	12'6" x 36'2"
408	12'6" x 35'10"
409	12'6" x 35'7"
410	12'6" x 35'3"
411	12'6" x 34'11"
412	12'6" x 34'8"
412(A)	12'6" x 26'0"
414	12'6" x 26'0"
415	12'6" x 26'0"
416	12'6" x 26'0"
417	12'6" x 26'0"
418	12'6" x 26'0"
419	12'6" x 26'0"
420	12'6" x 19'3"
421	12'6" x 19'3"
422	12'6" x 19'3"
423	12'6" x 19'3"
424	12'6" x 19'3"
425	12'6" x 19'3"
426	12'6" x 19'3"
427	12'6" x 36'3"
428	12'6" x 35'9"
429	12'6" x 35'2"
430	12'6" x 34'7"
431	12'6" x 34'0"
432	12'6" x 33'5"
433	12'6" x 32'10"
434	15'5" x 26'10"
435	10'1" x 26'3"
436	10'1" x 25'9"
437	11'2" x 25'3"
438	37'9" x 10'10"
439	39'9" x 10'10"
440	10'5" x 10'9"
441	37'9" x 10'8"
442	37'9" x 10'4"
443	37'9" x 10'4"

**BLOCK B**

NO.	DIMENSION
401	18'0" x 42'6"
402	18'0" x 35'10"
403	18'0" x 37'9"
404	18'0" x 43'10"
405	32'1" x 12'6"
406	32'1" x 12'6"
407	32'1" x 12'6"
408	32'1" x 14'11"
409	32'1" x 14'11"
410	32'1" x 12'6"
411	32'1" x 12'6"
412	32'1" x 12'6"
412(A)	32'1" x 12'6"
414	32'1" x 20'7"
415	32'1" x 15'7"
416	32'1" x 12'6"
417	32'1" x 12'6"
418	32'1" x 12'6"
419	32'1" x 11'5"
420	32'1" x 12'6"
421	32'1" x 12'6"
422	32'1" x 12'6"





SVP INTERNATIONAL AIRPORT  
25 MIN



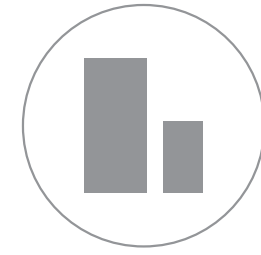
METRO STATION  
5 MIN



BRTS STATION  
10 MIN



KALUPUR RAILWAY STATION  
20 MIN



C.G. ROAD  
5 MIN



HOTELS & RESTAURANTS  
5-10 MIN



SHOPPING & ENTERTAINMENT  
5-15 MIN



HEALTHCARE  
10 MIN

# VANTAGE POINT



## IN THE HEART OF EVERYTHING

The essence and strategic positioning of this business hub makes it an attractive proposition and is an integral part of the concept. The advantageous joining of Ashram Road the original Central Business District and the beautiful landscape of The Riverfront has been identified.

The proximity to the important landmarks like the Ahmedabad International Airport and Kalupur Railway Station successfully qualify this property as one of the finest business hubs.

The metro and bus station, C.G. Road, shopping & entertainment and hospital are all within easy reach. The intention and utilization of the space & location has been completely justified.

This vantage point will enable businesses to tap into a multitude of opportunities while offering significant creative space.

## BUILDING ATTRIBUTES

- G+13 Storey commercial hub - 2 blocks
- Strategic location
  - 3 side road facing plot
  - Proximity to riverfront
  - Part of C.B.D .
- Elegant architecture
- Large size floor plates
- Efficient beam & column grid
- Imposing reception area
- 8 high speed elevators
- 4 level parking facility (B3, B2, B1, G)
- Well designed foyers
- Power backup for all required common utilities
- Fire safety features
- Vigilant security system
- Well crafted campus development

## UNIT ATTRIBUTES

- Vitrified tiles flooring for all units
- Adequate power load for each unit
- Individual restrooms within units with ceramic tiles & relevant sanitary fittings
- Glazing on front facade for retail outlets
- Conveniently located outdoor unit area for AC



# LOCATION



Central Ashram Road Riverfront



Over the last three decades Sun Builders Pvt. Ltd. has remained committed to delivering quality living space solutions while creating the most efficient facilities for the end-users.

We treat every building that we make, be it a community space or a corporate house, as a landmark in the making and see the project diligently through its pre-construction, construction, operations, delivery and facility audit stages.

Our effort in the right direction and dedication to fulfill our commitment, has built an enduring trust thereby creating a legacy that is now synonymous with Sun Group.

#### Disclaimer

- | Good Environment is the main feature of the society.
- | Plans, Specifications and Features subject to change without prior notice.
- | This brochure is just for an easy presentation of the project and should not be treated as a legal document.
- | The entire dimension given is approximate & unfinished.
- | Additional details of the project as per fact-sheet attached herewith.
- | Subject to Ahmedabad jurisdiction.
- | The details, facts, specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.



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