



I K A R I A

E A S Y L I V I N G

1 and 2 bedroom senior-friendly apartments

 [Shantigram, Ahmedabad](#)

REIMAGINING SENIOR LIVING

Purpose-designed residences for easy living in an urban setting





THE IKARIA LIFE

Ikaria is inspired from the 'Blue Zones' – a handful of regions around the world where people tend to live a longer, healthier and happier life. The essence of the Blue Zones lies in 3 pillars:

COMMUNITY CONNECTIONS

Creating a community where people enjoy each other's company

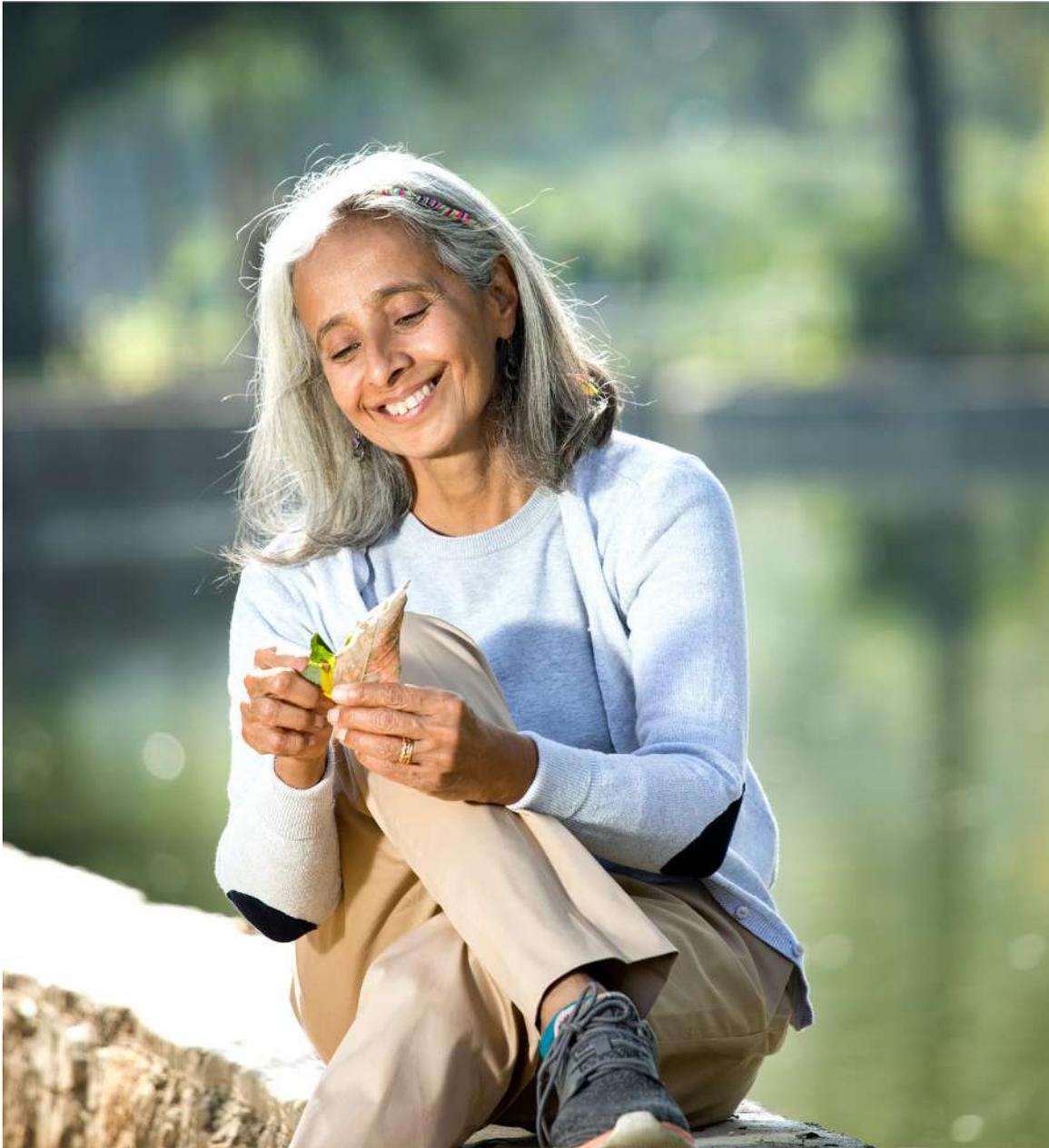
MOVEMENT-FRIENDLY

Having access to open spaces and encouraging a daily active lifestyle

WELLNESS FIRST

Making diet, nutrition and hygiene a priority for the neighbourhood

The Ikaria life strives to bring this essence of the Blue Zones at your doorstep and help seniors create a like-minded community for growth and joy, without the everyday hassle. A space to embrace your passions and live an easy life, at your own pace.



EASY LIVING AT IKARIA

Our Approach

At Ikaria, we understand the burdens of managing day-to-day life. Our service-focused approach aims to provide comfort and convenience for Ikaria's residents and help them lead a quality life.

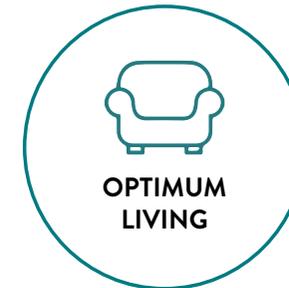
We aim to do this through our associations with service partners offering fixed as well as customisable service and care packages. Routine tasks like housekeeping and home maintenance are addressed through our service partnerships at Ikaria. Specialised services like medical assistance, nutritious home like meals and personalised care come together for Easy Living.

THE IKARIA ADVANTAGE

A host of services and benefits for your care



- ▶ Shoppers' Plaza and Belvedere Club*
- ▶ Jain temple and Adani international school
- ▶ Sports facilities and jogging tracks



- ▶ Serene and tranquil environment
- ▶ Open spaces with landscaped gardens
- ▶ Thoughtfully planned infrastructure
- ▶ Diverse community



- ▶ Common and individual housekeeping, and facility for maintenance and management
- ▶ Concierge, valet, activity coordinator, and other on-demand services*
- ▶ Community dining and kitchen with optional meal packages*



- ▶ Panic alarm for emergency response
- ▶ CCTV surveillance and controlled entry gates
- ▶ Step-free flooring to avoid tripping hazards
- ▶ Barrier-free with skid-resistant flooring



- ▶ Dedicated medical suite with a nursing attendant
- ▶ Medical and emergency centre in close proximity*
- ▶ Fitness Zone

*On chargeable basis



THE SHANTIGRAM TOWNSHIP

- | | |
|--------------------------|-------------------------------|
| 1. Adani Corporate House | 4. Adani International School |
| 2. Shoppers' Plaza | 5. The Belvedere Country Club |
| 3. Cricket Ground | 6. Jain Temple |



AROUND
600 ACRES



OVER 30,000
TREES



HOME TO 3500+
FAMILIES

Perfectly nestled between Ahmedabad and Gandhinagar, the Shantigram Township creates the right environment for the Ikaria philosophy of Easy Living. Ikaria is conveniently located near the residential cluster, across the Shoppers' Plaza and in close proximity to the Belvedere Club as well as recreational green open spaces.

* Line map not to scale, locations mentioned are indicative



THOUGHTFULLY PLANNED. PURPOSE-DESIGNED.

- **Senior-Friendly Minimal Design**

With a function-driven approach, Ikaria strives to provide thoughtfully designed spaces for a relaxed life combined with hassle free living for seniors.

- **Premium Quality, Local Roots**

At Ikaria, our emphasis on high-quality locally sourced materials helps make your home durable and easy to maintain.

- **One With Nature**

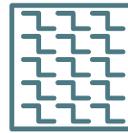
Adani Shantigram's lush green location brings you close to nature while being in urban surroundings. Our design lays importance on natural light and ventilation.

SENIOR-FRIENDLY FEATURES

Helping you take care of daily challenges



Wheelchair and
stretcher-friendly elevators



Skid-resistant flooring in bathrooms
and common passageways



Shower seat and grab
bars in primary washroom



Installed panic alarm
emergency response system



Large windows and
door openings



Step-free flooring to avoid
trip hazards



Hand rails and benches in
common passageways

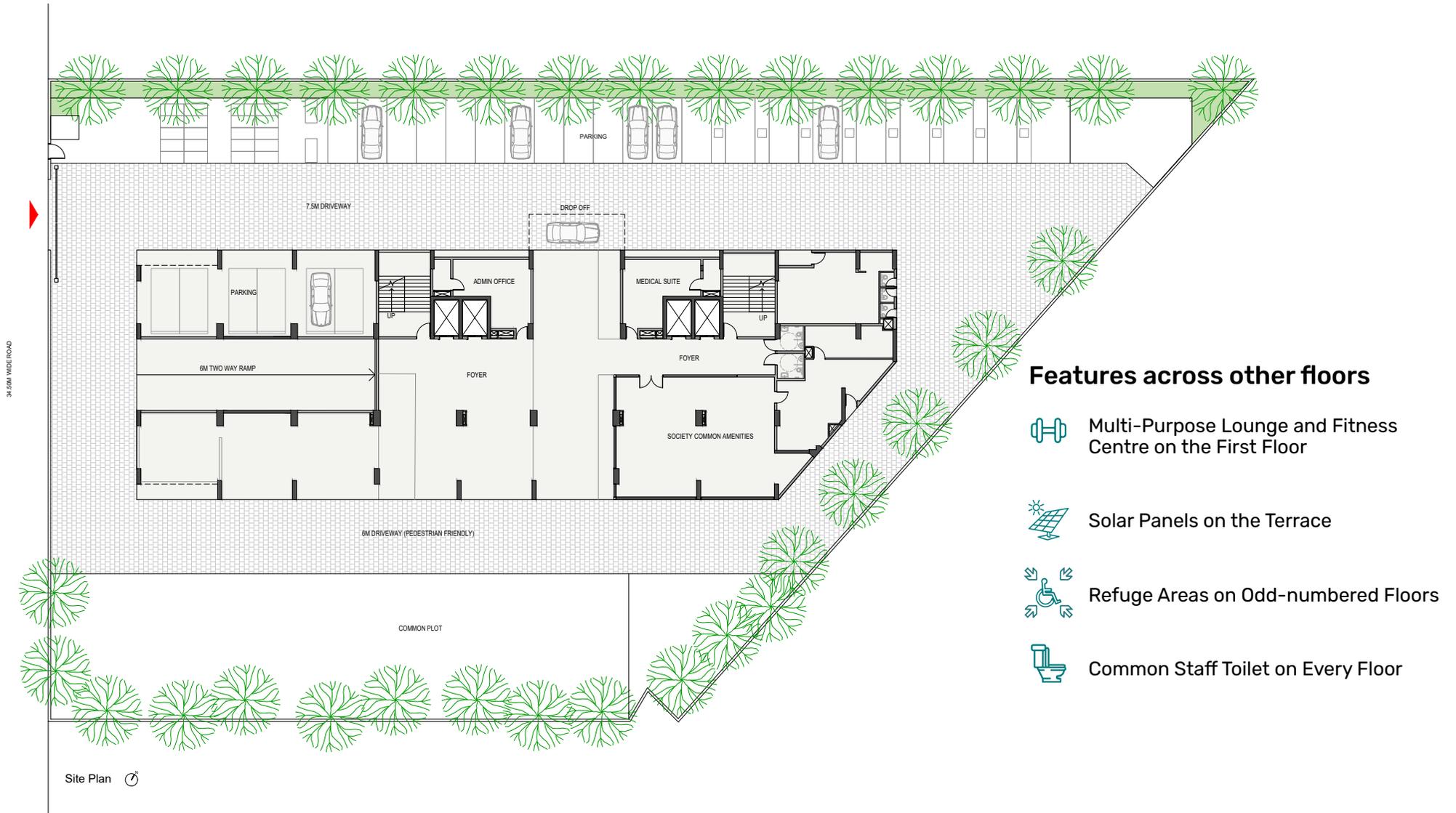


Designed for
wheelchair use

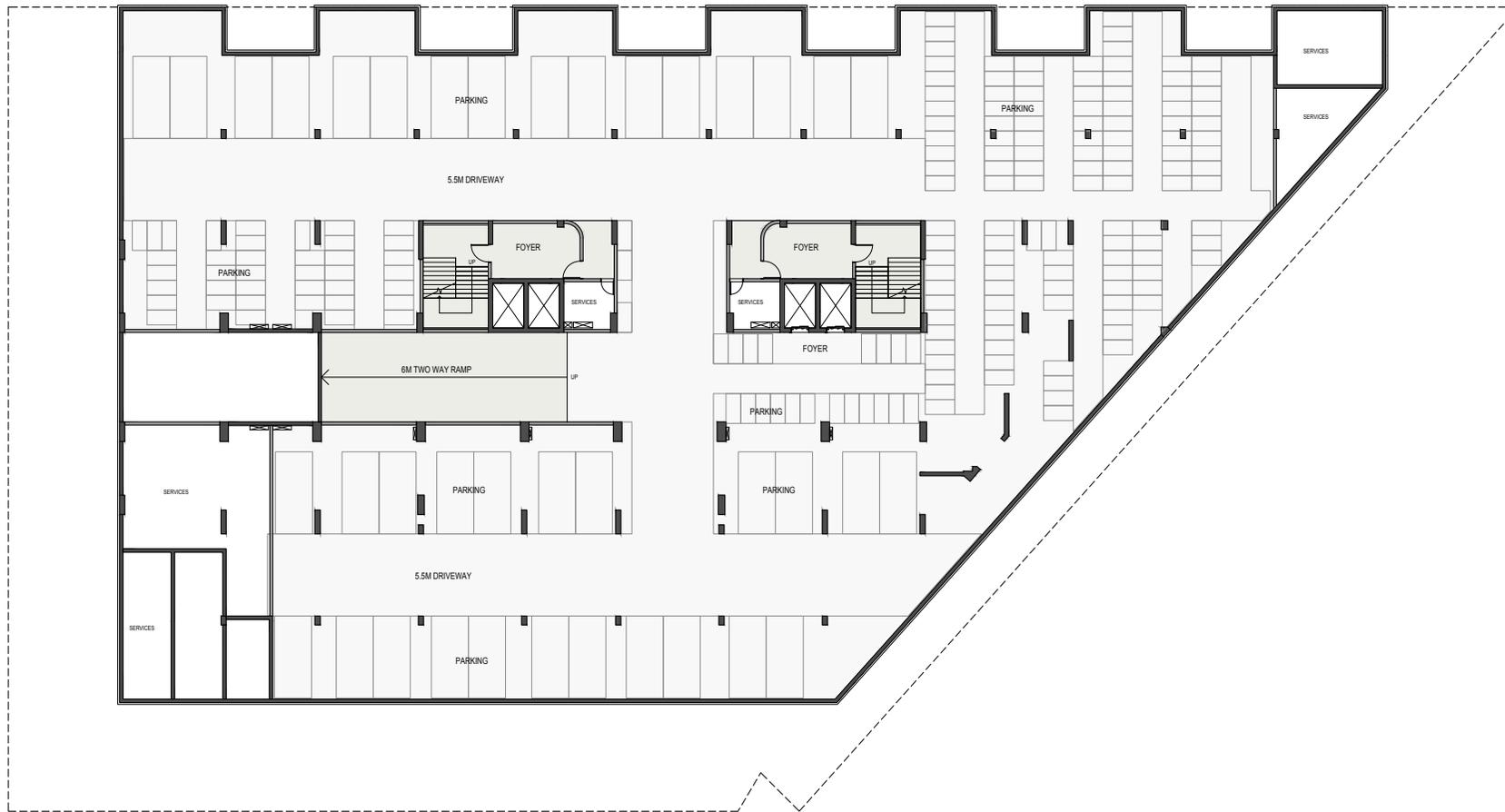


Installed heat, smoke
and gas sensors

GROUND FLOOR LAYOUT



BASEMENT LAYOUT





Artistic impression

Specifications

Structure

- RCC Frame Structure

Windows

- Powder coated aluminium frame windows with glazing

Floors

- Vitrified floor tiles with grouted joints

Electrical

- Internal wiring with distribution panel, switchgear and plate type switches
- Fire resistant cables and wires

Finishes

- Internal- Cement/Gypsum based plaster
- External- Texture with paint

Elevators

- 3 x passenger elevators and 1 x service elevator

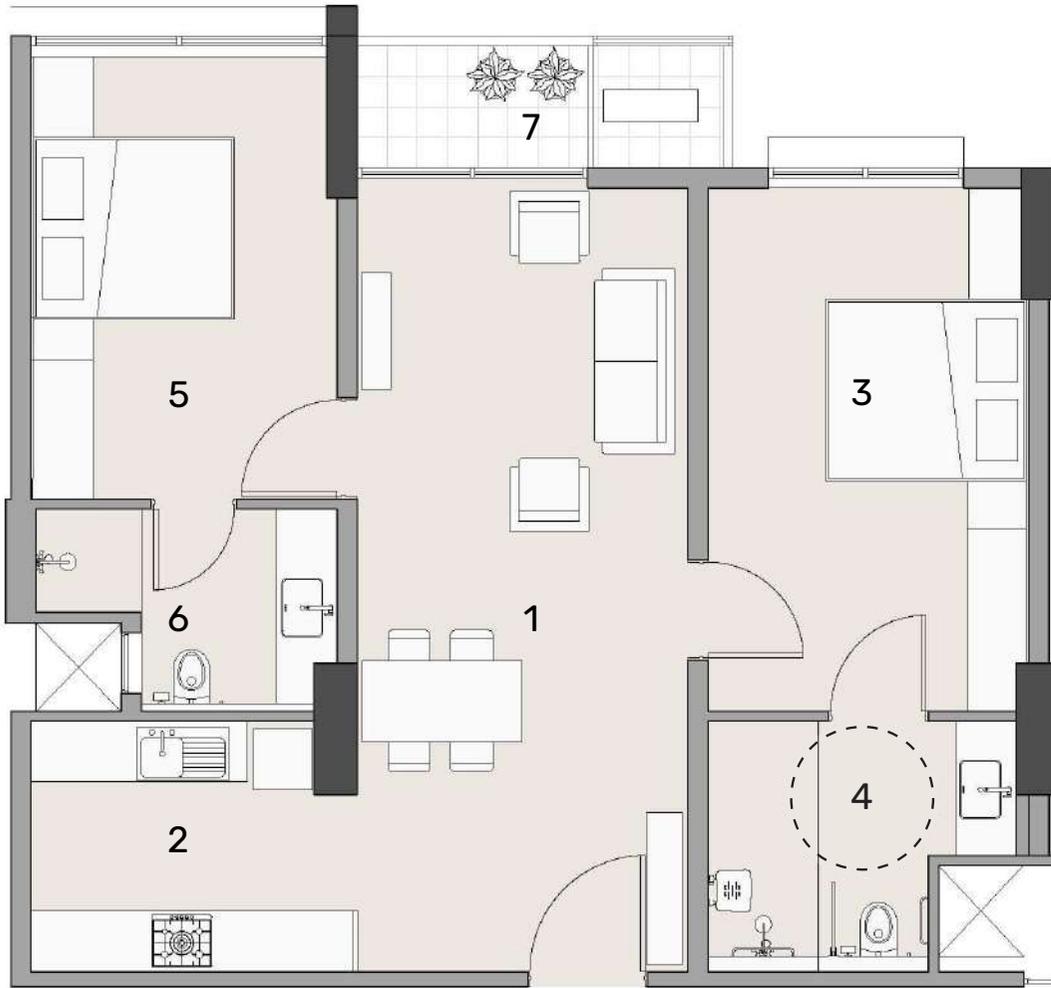
1ST FLOOR LAYOUT



2ND - 13TH FLOOR LAYOUT



APARTMENT LAYOUT



2 Bedroom Apartment

1. Living & Dining
2. Kitchen
3. Primary Bedroom*
4. Primary Toilet*
5. Bedroom
6. Bedroom Toilet
7. Balcony

TYPE	RERA CARPET AREA	RERA BALCONY AREA	TOTAL AREA
2 BDR - A	78.99 sq.m	4.38 sq.m	83.37 sq.m
	849.93 sq.ft	47.13 sq.ft	897.06 sq.ft
2 BDR - B	79.76 sq.m	4.38 sq.m	84.14 sq.m
	858.22 sq.ft	47.13 sq.ft	905.35 sq.ft
2 BDR - C	78.75 sq.m	4.38 sq.m	83.13 sq.m
	847.35 sq.ft	47.13 sq.ft	894.48 sq.ft
2 BDR - D	79.38 sq.m	4.38 sq.m	83.76 sq.m
	854.13 sq.ft	47.13 sq.ft	901.26 sq.ft

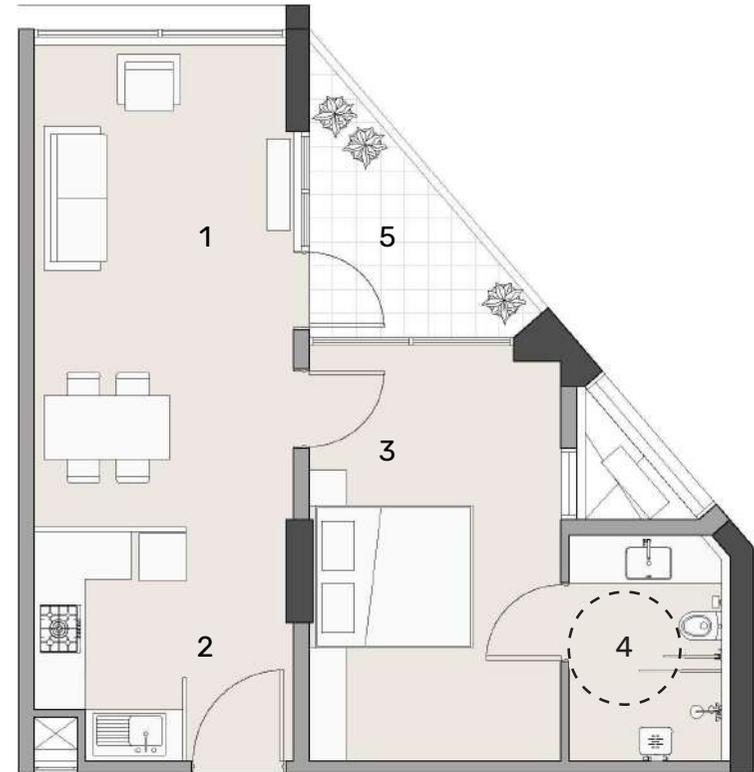
* Wheelchair friendly



1 Bedroom apartment (1 BDR A)

- 1. Living & Dining
- 2. Kitchen
- 3. Primary Bedroom*
- 4. Primary Toilet *
- 5. Balcony

RERA Carpet Area:
62.78 (sq.m) - 675.51 (sq.ft)
RERA Balcony Area:
4.44 (sq.m) - 47.77 (sq.ft)
Total Area: 67.22 (sq.m) - 723.28 (sq.ft)



1 Bedroom apartment (1 BDR B)

- 1. Living & Dining
- 2. Kitchen
- 3. Primary Bedroom*
- 4. Primary Toilet*
- 5. Balcony

RERA Carpet Area:
53.94 (sq.m) - 580.39 (sq.ft)
RERA Balcony Area:
5.95 (sq.m) - 64.02 (sq.ft)
Total Area: 59.89 (sq.m) - 644.41 (sq.ft)

* Wheelchair friendly



Garden and pedestrian friendly walkway



Fitness Zone



Multipurpose lounge



Reception Area



Semi open recreation area



Community Dining

All the above images are an artistic impression

ABOUT US



Collated's core philosophy is to reimagine real estate to create a platform for shared economy focusing on the concept of live, work and play. Led by Shaan Zaveri, Gaurav Gadhecha, Aniruddh Jhaveri and powered by a dynamic team.



Adani Realty is the real-estate arm of Adani Group, one of India's leading infrastructure and development conglomerates.

A project by Alinea Properties LLP.



IKARIA

EASY LIVING

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Email: sales@collated.in | Contact: +91 9586000593/94

Gujarat RERA registration number _____
Gujarat RERA Website – <https://gujrera.gujarat.gov.in/>

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