



KALAV 140

2 & 3 BHK
ELEGANT HOMES

WHERE THE HOME RESTS IN HAPPINESS...

Welcome to Kalav 140, your special home space in the sky! Kalav 140 is a place where only families looking for a beautiful home live together. Imagine being one of the 140 lucky families to have a big, cozy 2 & 3 bedroom home here.

Kalav 140 is made up of 3 tall towers, each with 10 storeys, like giant stacks of blocks reaching up to the clouds. And the best part? It's all happening in Ghuma, a lovely spot that's about to get a lot more joyful with you around. Kalav 140 is where your family's happy stories begin.



WHERE YOU CAN

CELEBRATE

THE HIGH LIFE!

At Kalav 140, we dance under the stars and live our brightest moments. This is where elegance meets ease in the heart of Ghuma, inviting you to bask in the luxury of rooftop celebrations. Join a community that savors life's finest, with evenings as enchanting as the setting sun. Here you get every night, a reason to celebrate.

WHERE EVERY DAY PROMISES

A PERFECT WEEKEND

GETAWAY! —————

High above the city, Kalav 140 and its rooftop is a peaceful playground where you can exercise, relax, and play. Start your mornings with energy at the Fitness Club and lift weights in the cool, open air. When the sun sets, you can sit in the terrace, under a starry sky, and share stories. Your home is more than a residence, it's a retreat in the clouds!





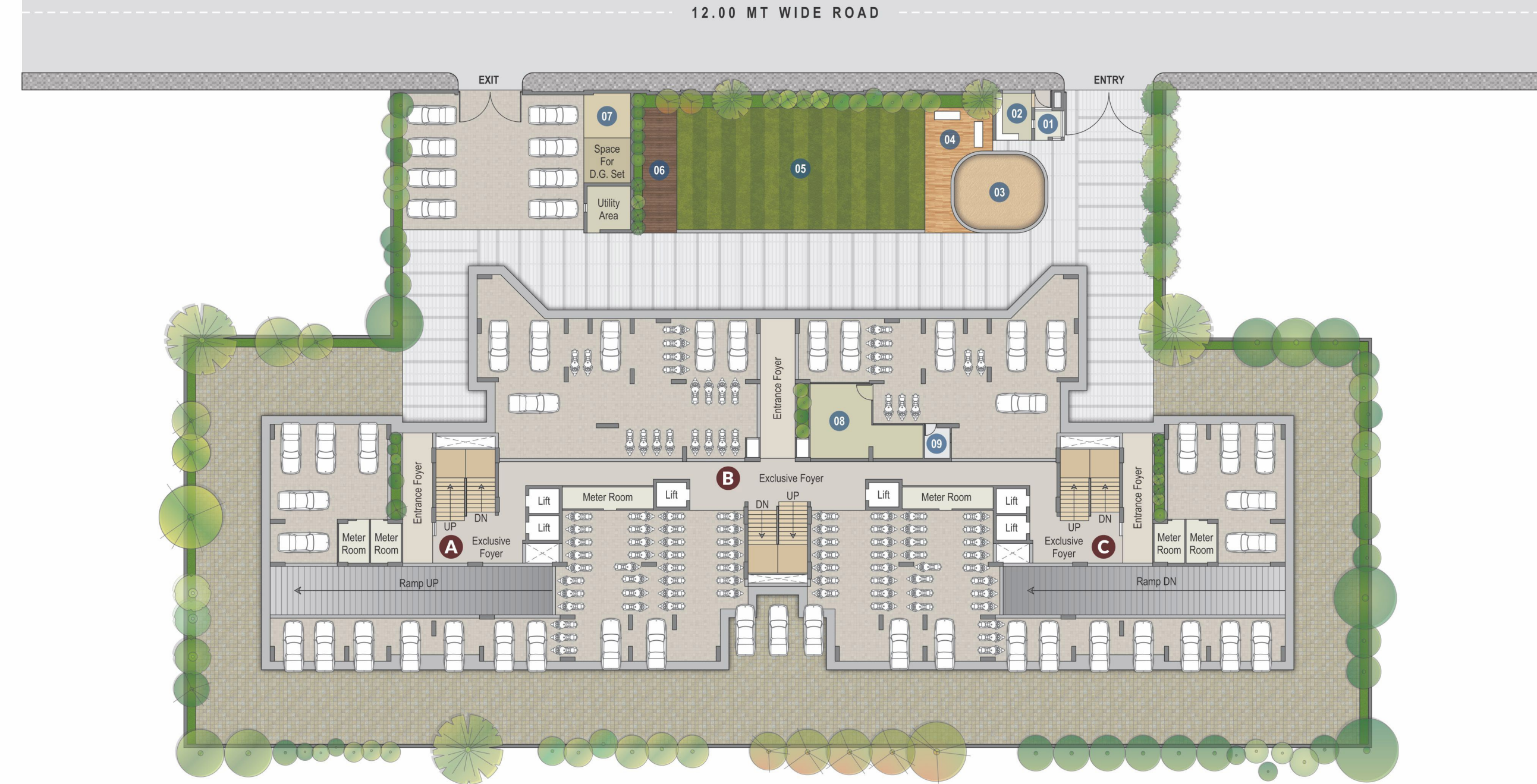
WHERE THE SKYLINE REFLECTS
SERENE AND SUBLIME
ENERGIES! —————

With the vast sky above and a view that stretches to the horizon, every moment at Kalav 140 is a breath of fresh air. Our rooftop garden is a serene oasis, perfect for morning stretches as the city wakes or enjoying the glow of sunset during your evening stroll. Whether it's playing on the sports court or tending to plants in the green space, experience peaceful living and outdoor bliss.

WHERE THERE IS A
SKY-HIGH SANCTUARY
IN THE CITY!

Discover the joy of living where you can touch the sky at Kalav 140. A bird eye's view of the rooftop presents a systematic balance of elements that offer luxury and sustenance. It carries the magic of nature in varied shades offering peace and vitality to our existence. Peek in to realize that peace of mind is just within our world.





LEGEND

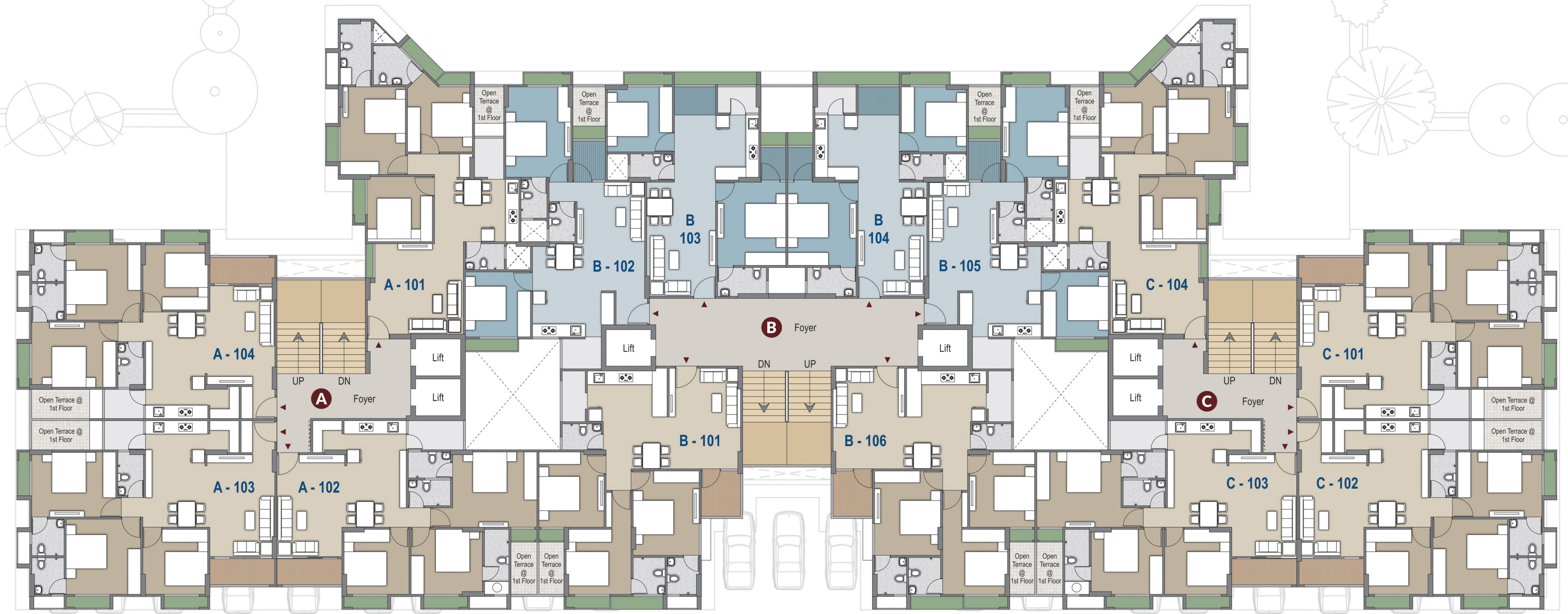
- | | | |
|---------------------------|------------------|-------------------|
| 01 SECURITY CABIN | 04 ELDER SEATING | 07 PARTY KITCHEN |
| 02 CHILDREN DROP-OFF ZONE | 05 GARDEN | 08 SOCIETY OFFICE |
| 03 CHILDREN PARK | 06 STAGE | 09 COMMON TOILET |



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



Terrace Only
at First Floor



TERRACE FLOOR PLAN



LEGEND

- 01 GAZEBO
- 02 TERRACE GARDEN & SEATING
- 03 PARTY LAWN
- 04 COMMUNITY LOUNGE
- 05 YOGA DECK
- 06 BOX CRICKET
- 07 DECK
- 08 MULTI-PURPOSE COURT
- 09 OPEN PLAY AREA
- 10 GYMNASIUM
- 11 INDOOR GAMES (TABLE TENNIS, CARROM, CHESS)
- 12 SEMI-OPEN VERANDAH
- 13 PARTY KITCHEN
- 14 BANQUET/ SMALL PARTY HALL

WHERE A SYMPHONY OF
AMENITIES AWAIT
YOUR LIFESTYLE!

Discover the joys of Kalav 140, where amenities craft an exquisite living connection. Enjoy a game on the sports courts, find tranquility on the yoga deck, or celebrate moments on the party lawn. From the fitness buzz at the gym to the strategic moves on the carrom board, every activity is a slice of the happiness served at Kalav 140 – your home where every amenity is a delight.



TABLE TENNIS



SEMI-OPEN VERANDAH



BOX CRICKET



MULTI-PURPOSE COURT



TERRACE GARDEN & SEATING



CHESS



GYMNASIUM



BANQUET / SMALL PARTY HALL



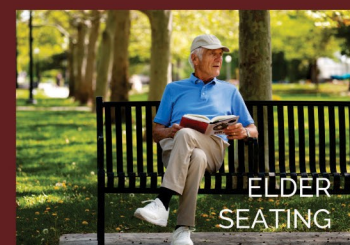
SOCIETY OFFICE



CHILDREN PARK



CARROM



ELDER SEATING



GARDEN



YOGA DECK



CHILDREN DROP-OFF ZONE



GAZEBO



PARTY LAWN



WHERE LOVE FINDS A

COSY PLACE

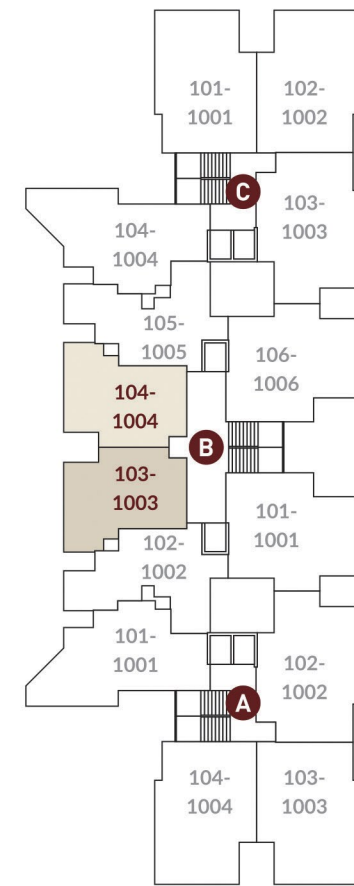
TOGETHER!

Every day is a celebration of togetherness and joy at Kalav 140. Here, families find their cozy nook amidst the clouds, sharing laughter and stories, creating bonds that soar high as the sky. It's a canvas where memories are painted with the hues of happiness.

The story of your blissful life at Kalav 140 is just the beginning. Welcome home to where love lives, high above the ordinary.

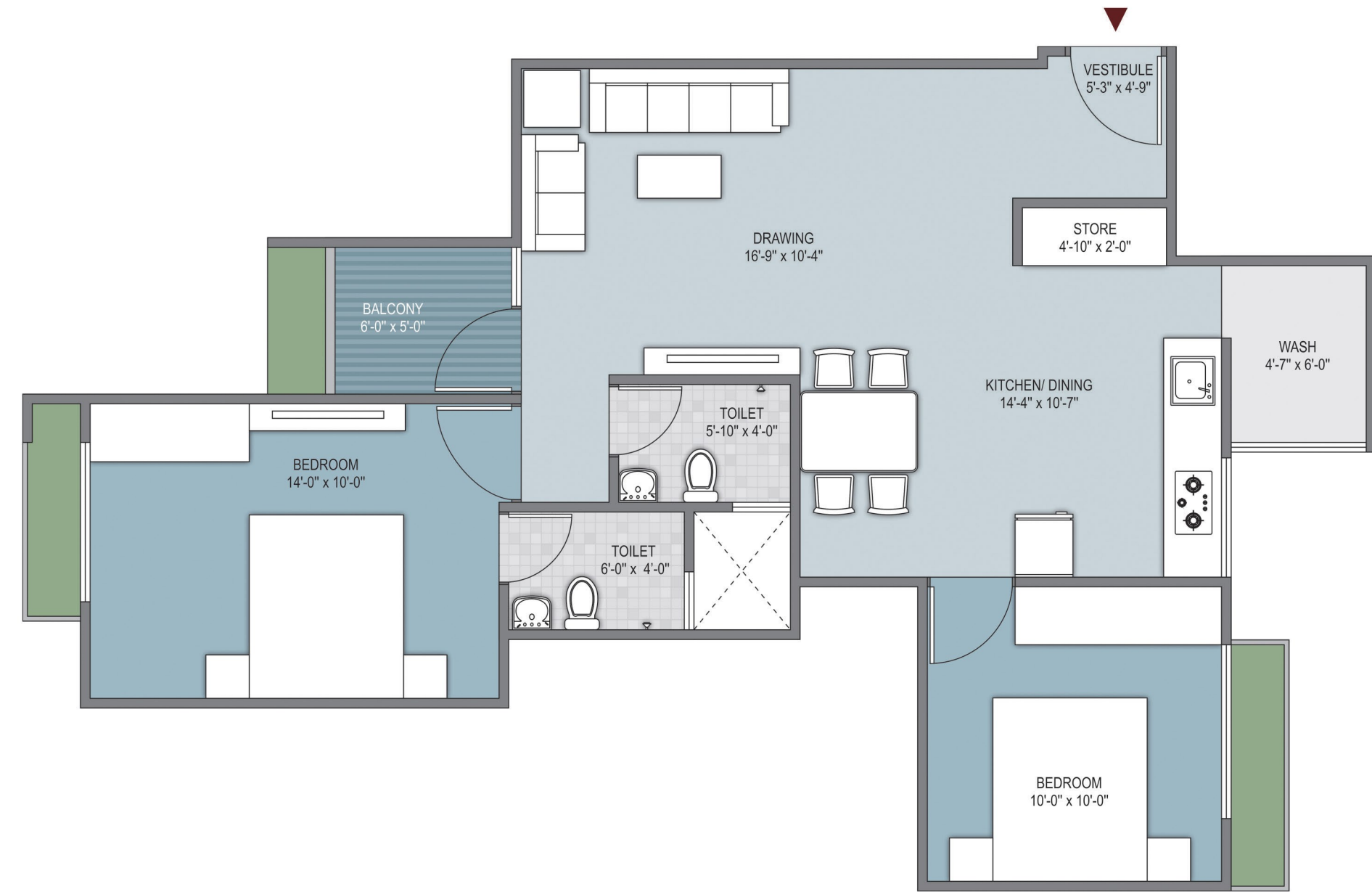
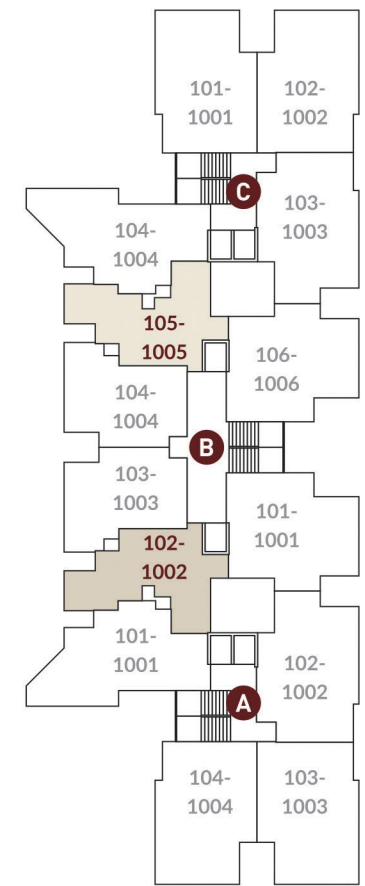
2 BHK UNIT PLAN

BLOCK-B
103 TO 1003
104 TO 1004



2 BHK UNIT PLAN

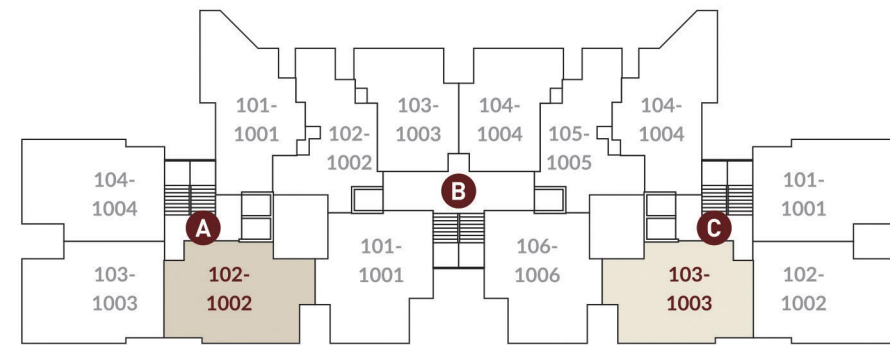
BLOCK-B
102 TO 1002
105 TO 1005



3 BHK UNIT PLAN

BLOCK-A
102 TO 1002

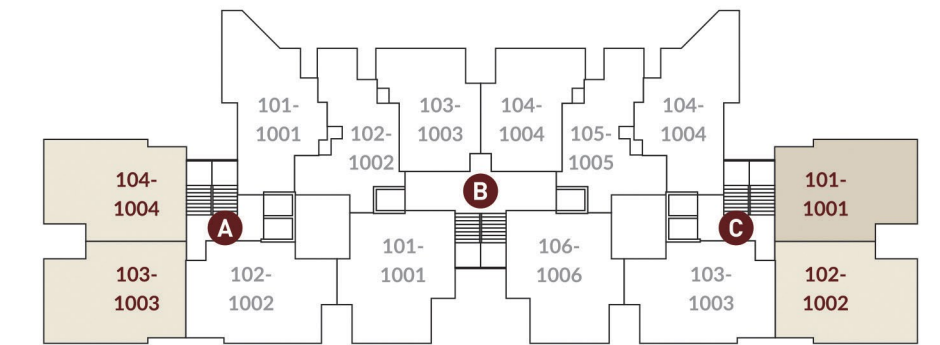
BLOCK-C
103 TO 1003



3 BHK UNIT PLAN

BLOCK-A
103 TO 1003
104 TO 1004

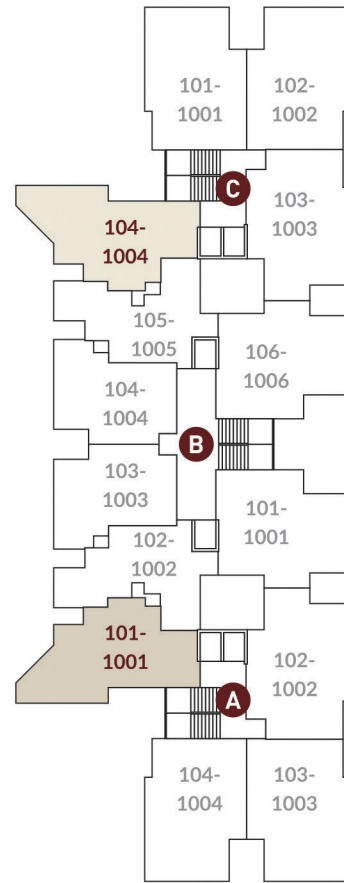
BLOCK-C
101 TO 1001
102 TO 1002



3 BHK UNIT PLAN

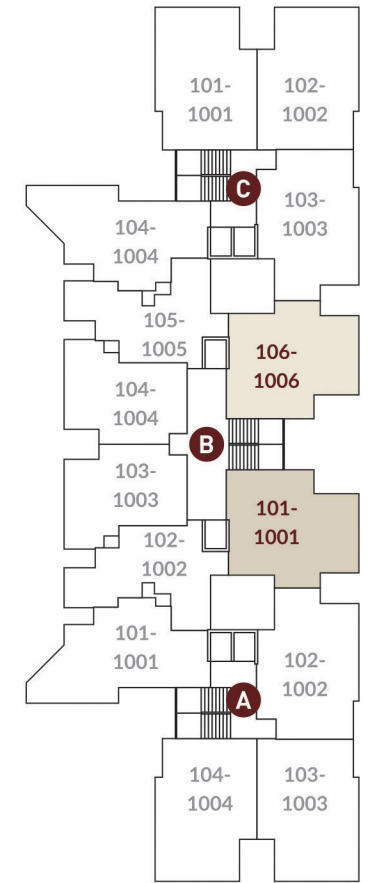
BLOCK-A
101 TO 1001

BLOCK-C
104 TO 1004



3 BHK UNIT PLAN

BLOCK-B
101 TO 1001
106 TO 1006





WHERE NIGHTS FEATURE COSY,
COMFORTABLE GATHERINGS
OF FRIENDS AND FAMILIES!

Under the twinkling constellations, Kalav 140 becomes an intimate oasis. Here, nights are woven with laughter and the clinking of glasses, as friends and families gather in comfort. Feel the night breeze, hear the murmur of conversation, cherish moments in a setting designed for memories. This isn't just a place to live; it's where life's stories are shared and treasured. Welcome to your sanctuary under the stars.



SPECIFICATION



STRUCTURE

Earthquake resistant with use branded materials (Ultratech Cement & German TMT bars or equivalent). RCC frame structure with brick masonry walls.



WALL FINISH

Internal finish single coat mala plaster with wall Birla wall putty & External double coat sand faced plaster with Ultratech cement & Asian paint or equivalent.



FLOORING

Double charge Vitrified tiles in entire Apartment.



DOORS & WINDOWS

Decorative main door with wooden frame, all other internal door will be flush type & Europa locks or equivalent with Laminate, fully glazed aluminium section sliding window with stone sill.



KITCHEN

Sandwich platform with granite top & SS sink with designer tiles dado up to lintel level.



TOILET & PLUMBING

Glazed tiles dado upto lintel level & flooring. Concealed plumbing with branded Astral pipe & Hindware sanitary ware and jaquar CP fittings or equivalent.



ELECTRIFICATION

3 Phase concealed copper wiring (RR cable or equivalent) with high quality accessories with sufficient electric point all rooms.



TERRACE

China mosaic for heat reflection & water proofing.



AIR CONDITIONING

Split AC provision with copper conduits and drain pipe in room.

TERMS & CONDITIONS:

- All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure.
- All Furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed linen, upholstery etc., lights and other electrical fixtures and appliances like air conditioners, refrigerators, TV's, telephones, laptops etc., any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc., apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
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- Subject to Ahmedabad Jurisdiction only.

LOCATION (NOT TO SCALE)



DEVELOPER

RALS DEVELOPERS

SITE ADDRESS

**KALAV 140, NEAR RALS RIVERA
OPP. KUNJ NEST, GHUMA
AHMEDABAD - 380058.**

CONTACT

+91 88664 98777

ARCHITECT

**VIKRAM PANDYA
& ASSOCIATES**

RERA REGISTRATION NUMBER:

**PR/GJ/AHMEDABAD/DASKROI/
Ahmedabad Municipal Corporation/
RAA13132/150324/311228**

RERA WEBSITE:

WWW.GUJRERA.GUJARAT.GOV.IN

PROJECT BY



KALAV

