





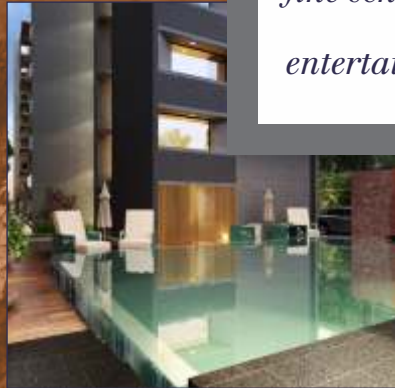
*The first of its kind  
in the most sought after part of the city...*

ZODIAC  
MARQUIS



*Situated in one of Ahmedabad's most affluent areas Zodiac Marquis is a stones throw away from Rajpath Club on the SG Highway and about thirty minutes drive from the Airport.*

*The area is a complete heaven for the entire family with its booming business district, fine schools, shopping, dining and entertainment galore.*





*A perfect balance of affluence & the coziness of a home...*

ZODIAC  
MARQUIS



*Zodiac Marquis is the epitome of luxury providing a perfect balance of affluence and the coziness of a home. With a ultra spacious 42 feet joint less Flat Slab spanning the drawing-dining-living space, sumptuous master suites, these 42 luxury apartments, who will also breathe 10,000 square feet of greenery, are the first of its kind in the most sought after part of the city, where at every corner you are surrounded by the best of what Ahmedabad city can offer you.*



ZODIAC  
MARQUIS

*State-of-the-art facilities  
at your door step...*



*For the 42 families who will come to call  
Zodiac Marquis their home, will be lucky to  
enjoy state-of-the-art facilities like a  
Swimming Pool, indoor and outdoor  
Landscaped sitting areas, Gym with Steam  
bath, Yoga room, Library amongst the many  
other premium amenities provided.*



## Amenities

- ☐ 10,000 sq.ft of open space.
- ☐ 42 ft. joint less flat slab living room
- ☐ Swimming pool.
- ☐ Club house.
- ☐ Library.
- ☐ Health club with steam bath facility.
- ☐ Yoga room.
- ☐ Indoor lounge.
- ☐ Provision of 4 car parks per apartment.
- ☐ Designated visitors car parking.
- ☐ 24 hour pressurized water supply.
- ☐ Back-up power generator for water supply, lift and general lighting.
- ☐ State-of-the-art security system.
- ☐ 10 passengers automatic elevators.
- ☐ Exposed R.C.C. Elevations.
- ☐ Wheelchair friendly campus.



*Apartment Features*

*Flooring*

- ⊕ Italian Marble / Porcelain slabs in Drawing, Dining and Living room.
- ⊕ Vitrified Flooring in all other Areas.

*Doors & Windows*

- ⊕ Decorative Main Door with Polish Natural Veneer.
- ⊕ Wooden Flush Doors with Paint finish in other Rooms.
- ⊕ D.G.U. Windows for Greater Heat reduction and Sound insulation.
- ⊕ Aluminium anodised Door frames.

*Kitchen*

- ⊕ Anti-skid Vitrified Flooring.
- ⊕ Granite Platform with S.S Sink.
- ⊕ Tile Dado upto Lintel Level.

*Bathrooms*

- ⊕ All Toilets with Lintel level tiling.
- ⊕ C.P. fittings and Sanitary Ware of Branded company.
- ⊕ Provision for Central Geyser with Concealed Pipelines.

*Wall Finishes*

- ⊕ Exposed R.C.C. ceiling.
- ⊕ Internal Walls with P.O.P. punning.
- ⊕ External finishes in Exposed R.C.C. and Acrylic/Texture Paint.

*Air Conditioning*

- ⊕ Power saving V.R.V. Air Conditioning in Drawing, Dining, Living and Bedrooms.

*Electrification*

- ⊕ 3 Phase Concealed FR Copper wiring with branded Modular switches.
- ⊕ MCB, ELCB safety system.



ZODIAC  
MARQUIS









ZODIAC  
MARQUIS





# Typical Layout Plan



ZODIAC  
MARQUIS

7.5 M WIDE ROAD

4 M WIDE DRIVE WAY

5 M WIDE DRIVE WAY

12 M WIDE T.P. ROAD

DN

ENTRY RAMP

GARDEN

EXIT RAMP

DN

EXIT

BLOCK-B

B-101

B-102

BLOCK-C

C-102

C-101

GARDEN

UP

GARDEN

UP

UP

SWIMMING POOL

20'-0" X 35'-0"

WATER BODY

SECURITY CABIN

9'3" X 6'6"

SUB STATION

BLOCK-A

A-101

A-102

ENTRY



‘B’ & ‘C’ BLOCK TYPICAL FLOOR PLAN TYPE 1



B & C Block (TYPE -1)



NO.	SPACES	AREA	NO.	SPACES	AREA
1	PRIVATE FOYER	6'3" x 7'0"	5B	WASH	9'9" x 6'0"
1A	VESTIBULE	6'0" x 11'3"	6	BEDROOM-2	12'0" x 17'0"
2	BEDROOM-1	14'0" x 12'0"	6A	DRESS/TOILET	6'0" x 14'0"
2A	G. TOILET	5'6" x 8'0"	7	BEDROOM-3	13'0" x 17'0"
3	DRAWING/ DINING /LIVING	41'0" x 16'0"	7A	DRESS/TOILET	6'6" x 13'0"
3A	BALCONY	15'3" x 7'0"	8	BEDROOM-4	13'0" x 18'0"
4	PUJA	4'0" x 5'0"	8A	DRESS/TOILET	6'6" x 13'9"
5	KITCHEN	11'0" x 14'0"	9	SERVANT ROOM	7'4.5" x 6'0"
5A	STORE	4'6" x 6'0"	9A	TOILET	3'1.5" x 6'0"



B & C Block (TYPE -2)



NO.	SPACES	AREA
1	PRIVATE FOYER	10'0" x 6'3"
1A	VESTIBULE	6'0" x 5'0"
2	BEDROOM-1	14'0" x 12'0"
2A	G. TOILET	5'3" x 8'9"
3	DRAWING/ DINING /LIVING	41'9" x 16'0"
3A	BALCONY	15'3" x 7'0"
4	PUJA	4'0" x 5'0"
5	KITCHEN	11'0" x 14'0"
5A	STORE	5'3" x 4'9"

NO.	SPACES	AREA
5B	WASH	10'9" x 4'9"
6	BEDROOM-2	12'0" x 17'0"
6A	DRESS/TOILET	6'0" x 14'0"
7	BEDROOM-3	13'0" x 17'0"
7A	DRESS/TOILET	13'6" x 6'6"
8	BEDROOM-4	13'0" x 18'0"
8A	DRESS/TOILET	6'6" x 13'9"
9	SERVANT ROOM	8'0" x 6'0"
9A	TOILET	3'3" x 4'3"

# 'A' BLOCK TYPICAL FLOOR PLAN

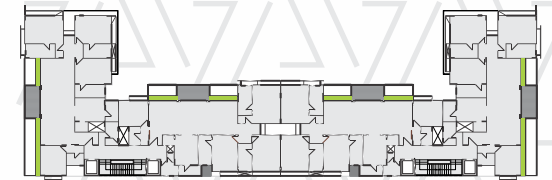


**A Block**



NO.	SPACES	AREA
1	PRIVATE FOYER	10'0" x 6'3"
1A	VESTIBULE	6'0" x 5'0"
2	BEDROOM-1	14'0" x 12'0"
2A	G. TOILET	5'3" x 8'9"
3	DRAWING/ DINING /LIVING	41'9" x 16'0"
3A	BALCONY	15'3" x 7'0"
4	KITCHEN	11'0" x 13'6"
4A	STORE	5'3" x 4'9"
4B	WASH	10'9" x 5'0"

NO.	SPACES	AREA
5	PUJA	3'9" x 6'0"
6	BEDROOM-2	12'0" x 17'0"
6A	DRESS/TOILET	6'0" x 13'6"
7	BEDROOM-3	13'0" x 17'0"
7A	DRESS/TOILET	6'0" x 13'0"
8	BEDROOM-4	18'0" x 13'0"
8A	DRESS/TOILET	6'9" x 15'0"
9	SERVANT ROOM	8'0" x 6'0"
9A	TOILET	3'3" x 4'3"





### Special Notes

- ⌚ Stamp duty, registration charges, legal documentation charges, fix maintenance charges, AMC charges, Torrent Power charges including cable and sub-station cost shall be borne by the purchaser.
- ⌚ Service tax and any additional charges, Taxes cess or Duties levied by Govt./Semi Govt. and Local authorities prior, during or after completion of the project will be borne by the purchaser.
- ⌚ In the interest of the continual developments in design and quality of construction, the Developer reserves all rights to make any changes in the project including technical specification, design, planning and layout at any stage. All the purchasers shall abide by such changes.
- ⌚ Changes/Alterations of any nature in elevation, exterior colour scheme of the apartment or any other change affecting the overall design, concept and outlook of the project made by any purchaser are strictly not permitted during or after the completion of the project.
- ⌚ Dimensions given are approximate and unfinished. Specifications/Amenities mentioned here are guidelines.
- ⌚ All the architectural and interior view in brochure are computer graphic simulated interpretations of the project and intended only to convey the essential design and technical features of the project and should not be treated as a legal document.

### Consultants:

**Architect:**  
9th Street Architects  
Sourabh Verma

**Structure:**  
Bhoomi Consultants  
Vijay D Shah

### Site

Zodiac Marquis  
B/h Rajpath Club,  
Opp Cooking Culture Restaurant,  
S.G Highway, Ahmedabad-380054.  
T: +91 9924011345, 7600704070

### Developer

Zodiac Developer  
406/A , Zodiac Square, Opposite Gurudwara,  
SG Highway, Bodakdev, Ahmedabad-380054. India.  
T : +91 79 4004 1407 | E : info@zodiacdeveloper.com  
W : www.zodiacdeveloper.com



406/A , Zodiac Square, Opposite Gurudwara, SG Highway, Bodakdev, Ahmedabad-380054.