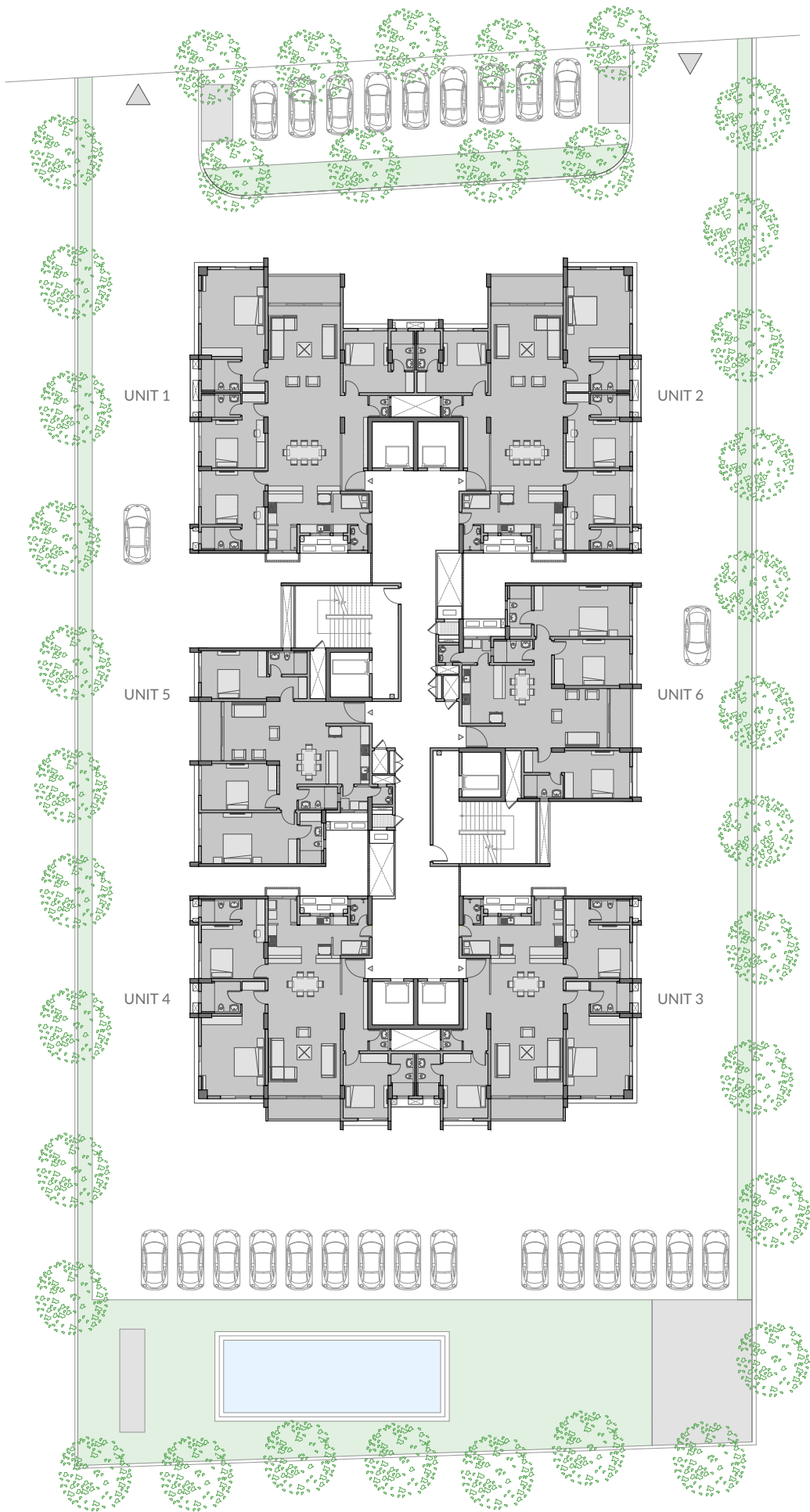


ONE
49



40m Ambli Road



Site and typical floor plan



19 levels

sky deck on 16th level

lounge and gym

pool and garden

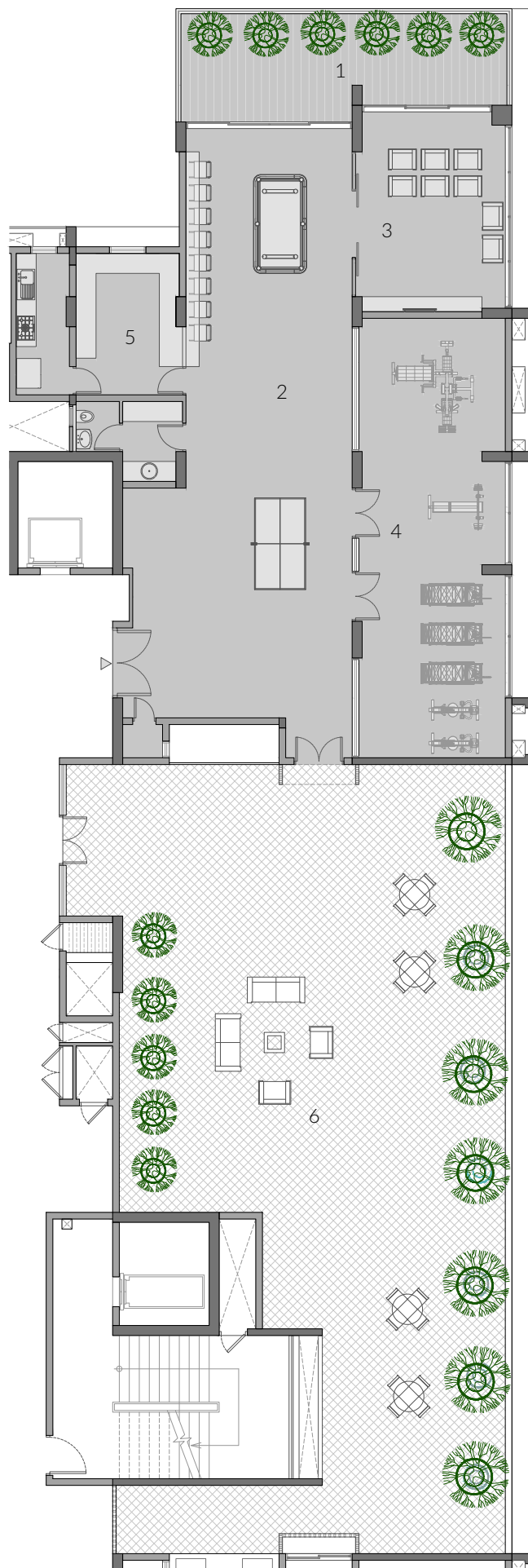
multi level parking

managed services

ONE
49

3 Bedroom, 3 Bedroom Premier, 4 Bedroom and Duplex Options

- 1 Observation deck
- 2 Game lounge
- 3 TV lounge
- 4 Gym
- 5 Cafe
- 6 Sky deck refuge area



Sky deck refuge area and recreational area on 16th level



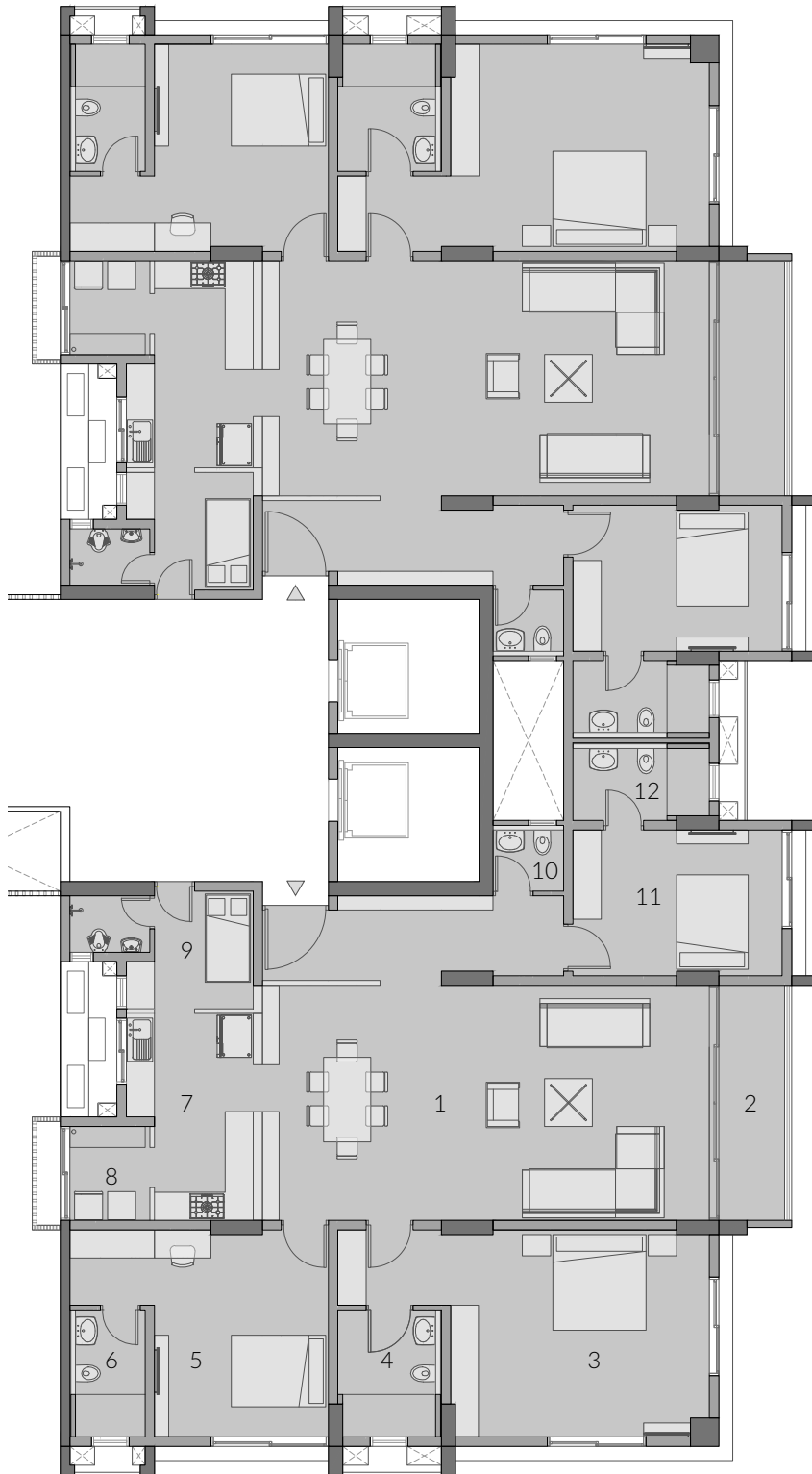
4 Bedroom

Built up area 2548 sq ft (236.72 sq m)
 Carpet area 2312 sq ft (214.90 sq m)
 Balcony area 99 sq ft (9.25 sq m)

1	Living-Dining	16' 3" x 42' 0"	8	Toilet	8' 9" x 5' 3"
2	Balcony	16' 3" x 6' 0"	9	Utility	6' 6" x 5' 6"
3	Bedroom	14' 3" x 19' 6"	10	Kitchen	14' 3" x 8' 9"
4	Toilet	8' 9" x 7' 0"	11	Staff (optional)	8' 0" x 8' 9"
5	Toilet	8' 9" x 5' 3"	12	Toilet	4' 9" x 4' 6"
6	Bedroom	14' 3" x 10' 9"	13	Bedroom	10' 0" x 13' 9"
7	Bedroom	14' 3" x 12' 0"	14	Toilet	5' 3" x 8' 9"



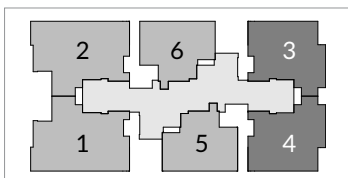
Note: Floor plan is indicative of a typical layout. Some partition walls and fixtures have been added only as a suggestive illustration of the interior use of floor space. Bedroom window positions are different on odd and even floors. Please refer to exact unit specific layout available separately. Carpet area is as per RERA. Built up area includes carpet area, balcony area, area of external walls and 50% of common walls.



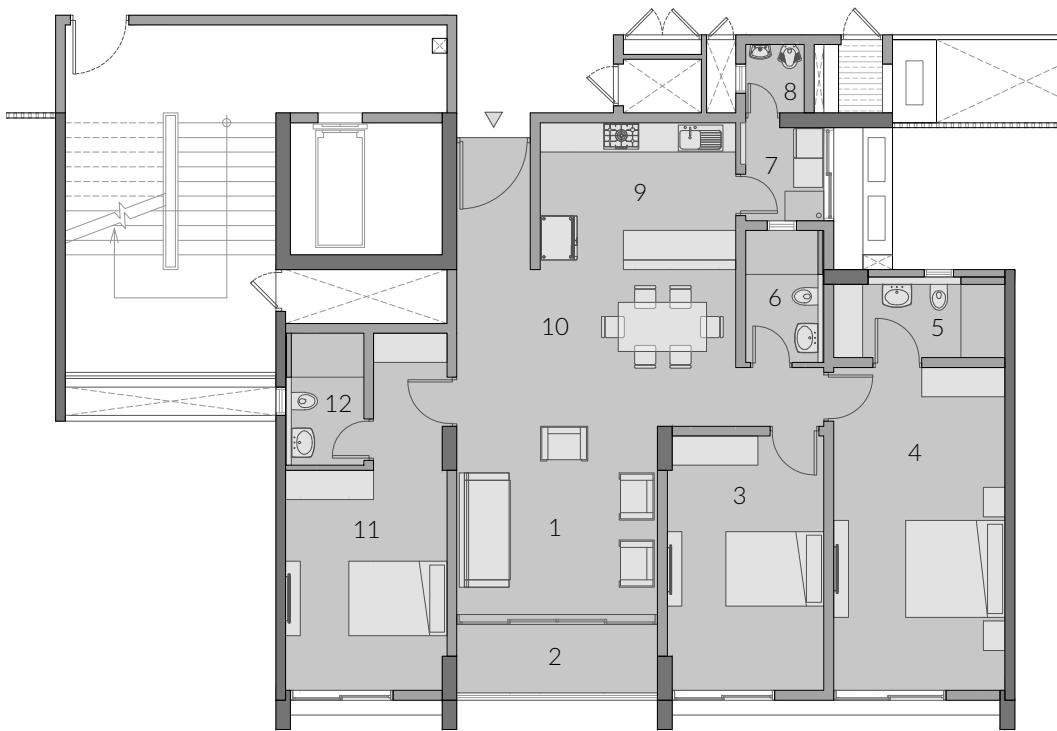
3 Bedroom Premier

Built up area 2018 sq ft (187.47 sq m)
 Carpet area 1826 sq ft (169.72 sq m)
 Balcony area 75 sq ft (7.00 sq m)

1 Living-Dining	16' 3" x 31' 0"	7 Kitchen	14' 3" x 8' 9"
2 Balcony	16' 3" x 4' 6"	8 Utility	6' 6" x 5' 6"
3 Bedroom	14' 3" x 18' 0"	9 Staff (optional)	8' 0" x 8' 9"
4 Toilet	8' 9" x 7' 0"	10 Toilet	4' 9" x 4' 6"
5 Bedroom	14' 3" x 12' 0"	11 Bedroom	10' 0" x 14' 6"
6 Toilet	8' 9" x 5' 3"	12 Toilet	5' 3" x 9' 6"



Note: Floor plan is indicative of a typical layout. Some partition walls and fixtures have been added only as a suggestive illustration of the interior use of floor space. Bedroom window positions are different on odd and even floors. Please refer to exact unit specific layout available separately. Carpet area is as per RERA. Built up area includes carpet area, balcony area, area of external walls and 50% of common walls.



3 Bedroom

Built up area 1674 sq ft (155.48 sq m)
 Carpet area 1500 sq ft (139.48 sq m)
 Balcony area 61 sq ft (5.74 sq m)

1	Living	12' 6" x 13' 3"	7	Utility	6' 6" x 5' 3"
2	Balcony	4' 6" x 13' 3"	8	Toilet	4' 6" x 4' 0"
3	Bedroom	17' 0" x 10' 6"	9	Kitchen	9' 0" x 13' 0"
4	Bedroom	21' 6" x 11' 6"	10	Dining	10' 6" x 18' 6"
5	Toilet	5' 3" x 11' 6"	11	Bedroom	14' 9" x 10' 9"
6	Toilet	8' 9" x 5' 3"	12	Toilet	8' 9" x 5' 3"



Note: Floor plan is indicative of a typical layout. Some partition walls and fixtures have been added only as a suggestive illustration of the interior use of floor space. Bedroom window positions are different on odd and even floors. Please refer to exact unit specific layout available separately. Carpet area is as per RERA. Built up area includes carpet area, balcony area, area of external walls and 50% of common walls.



contemporary facade

high quality construction

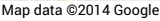
smart home ready

enhanced security features

maintenance friendly design

sensitive to the environment

ONE
49

[View in Google Maps](#)

Amaya Properties LLP focuses on development of residential, commercial and plotted real estate with strong emphasis on practical design, high quality construction and maintenance services support.

Amaya Properties LLP promotes the use of green technology as well as safe and efficient construction practices.

Amaya Properties LLP strives towards high level of client and investor satisfaction by having a transparent engagement model and a higher standard of service delivery.

Our Projects

78@Gokuldham | 48K@Koteswar | 142 ParkWest@SG Road | 612 Elevate@Manekbaug
426@Bodakdev | 399@Bodakdev | 229@Navrangpura | 52@Hansol
129 Weekend Villas | ONE42@Ambli | 637@Gulbai Tekra

AMPLUS
REAL VALUE FOR REAL ESTATE

AMAYA
PROPERTIES LLP


RISHA
DEVELOPERS

ONE49, a project by Viewport Properties LLP is a joint venture of AMPLUS, AMAYA and RISHA

RERA Registration Number: PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/RAA00006/230817

RERA Website Link: <https://guirera.gujarat.gov.in/viewProjectDetailPage?projectID=591>

Plans, specifications and features subject to change.

All images and drawings are indicative and may vary in the final implementation.

© AMAYA PROPERTIES LLP 2017

+919825149229 | info@amayaproperties.com | www.amayaproperties.com