



your own heaven...



Presenting a patch of peace in the middle of havoc, a sanctuary of luxury & comfort...Eden Hills, Where human beings and nature unite to make life blissful! Own a home here and you will be spellbound by its one-of-its-kind club house that epitomizes opulence and grandeur. Sprawled across the enormous **45 acres** of land, it is a magnificent world that is effortlessly luxurious and exclusively yours.

Eden Hills - 'A piece of heaven that is yours for taking...'

The design approach of Eden Hills is to unify a contemporary architecture with nature. Residential areas have been designed around open spaces. Wide roads, walkways, well-manicured lawns and landscaped gardens are the highlights. There are multiple water bodies for the residents to enjoy, revel and sink into. Here is a life interspersed with blues and greens to live, play and luxuriate.

Eden hills
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WELCOME TO
CLUB LIFE

Welcome to the magnificent club house of Eden Hills... A club suited to evoke a thousand moods. A club where moments are cherished and memories are created. A club to celebrate larger than life experiences. A club to enjoy all the little and bigger pleasures of life. Whether it's business, leisure, recreation or entertainment, there is something to love for everyone. Come and experience the club life which is a never ending party.

BREATHE IN



Let the cool and crisp breeze caress you soothingly.

PLAY AROUND



Relive your childhood. Let the greens enliven you.

CHILL OUT



Take a dip in calm and serene waters to de-stress.

FEEL AN OVERWHELMING
SENSE OF CONTENTMENT



Jogging Track



Yoga / Meditation

100% FRESH AIR

Cocoon of Calmness... Retreat of Tranquility

Let the purity and freshness of the air from the dew soaked morning breeze to the cool evening winds pamper you.



THE BLISSFUL LIFE



100% FRESH AIR
Let the fragrant breeze unwind you



SERENE SURROUNDINGS TO
SOOTHE YOUR MOOD



Landscaped Garden

45% GREEN AREA
Exotic Greenery... Fascinating Scenery

Surround yourself with acres of refreshing greens. Sit in your armchair and soak-in the beauty that nature has created for you.



THE JOYFUL LIFE





45% GREEN AREA
Indulge in the lush richness of the earth





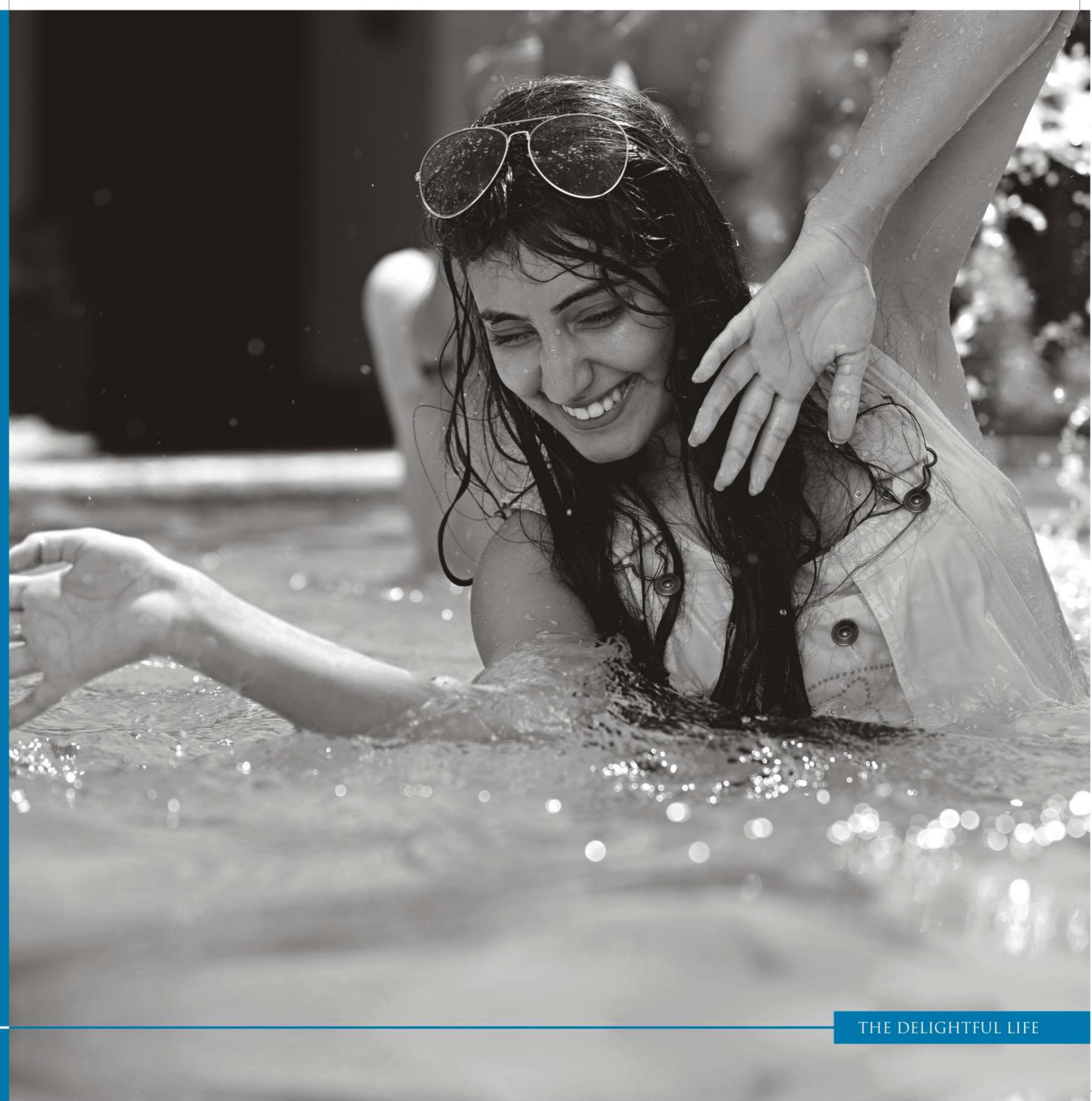
REJUVENATING WATER TO
UPLIFT YOUR MOOD



Swimming Pool

15% WATER BODY AREA
Startling Purity... Exquisite Serenity

Whether it's a gentle splash in the pool or an invigorating swim across its length, the azure blue waters will de-stress you.



THE DELIGHTFUL LIFE



15% WATER BODY AREA
Immerse in a shimmering blue world





Male / Female Salon



Steam / Jacuzzi



Karaoke



Kids Soft Play Area



Carom / Card Room



Chess Room



Discotheque

AN EXTRAVAGANT LIFESTYLE



Restaurant



Spa



Theater



Gymnasium



Banquet Hall



Library



Conference Hall



Table Tennis

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Pool Table




CLUB HOUSE
 Ground Floor Plan

LEGENDS

- | | | |
|---------------------|------------------|--------------------------|
| 01 RECEPTION | 12 FOYER | 23 DISCOTHEQUE |
| 02 POOL TABLE | 13 PARTY LAWN | 24 THEATER |
| 03 OFFICE | 14 MALE TOILET | 25 KIDS THEATER |
| 04 LIBRARY | 15 FEMALE TOILET | 26 BADMINTON |
| 05 KARAOKE | 16 ROOM | 27 SQUASH |
| 06 CONFERENCE | 17 GYM | 28 PASSAGE |
| 07 MALE SPA/SALON | 18 SEATING | 29 KIDS SOFT PLAY AREA |
| 08 WATER BODY | 19 SWIMMING POOL | 30 KIDS INDOOR GAME |
| 09 FEMALE SPA/SALON | 20 WOODEN DECK | 31 CARD/CHESS/CAROM ROOM |
| 10 BANQUET HALL | 21 RESTAURANT | 32 TABLE TENNIS |
| 11 KITCHEN | 22 MINI BAZAAR | 33 GARDEN |



Welcome your being to a host of experiences that detoxify mind, body and soul from fatigue and stress. Fun & relaxation will be an integral part of every day in this neighborhood, where you can enjoy so many activities – all within easy reach. Embrace what most can only dream of and only a handful will have the privilege to enjoy.



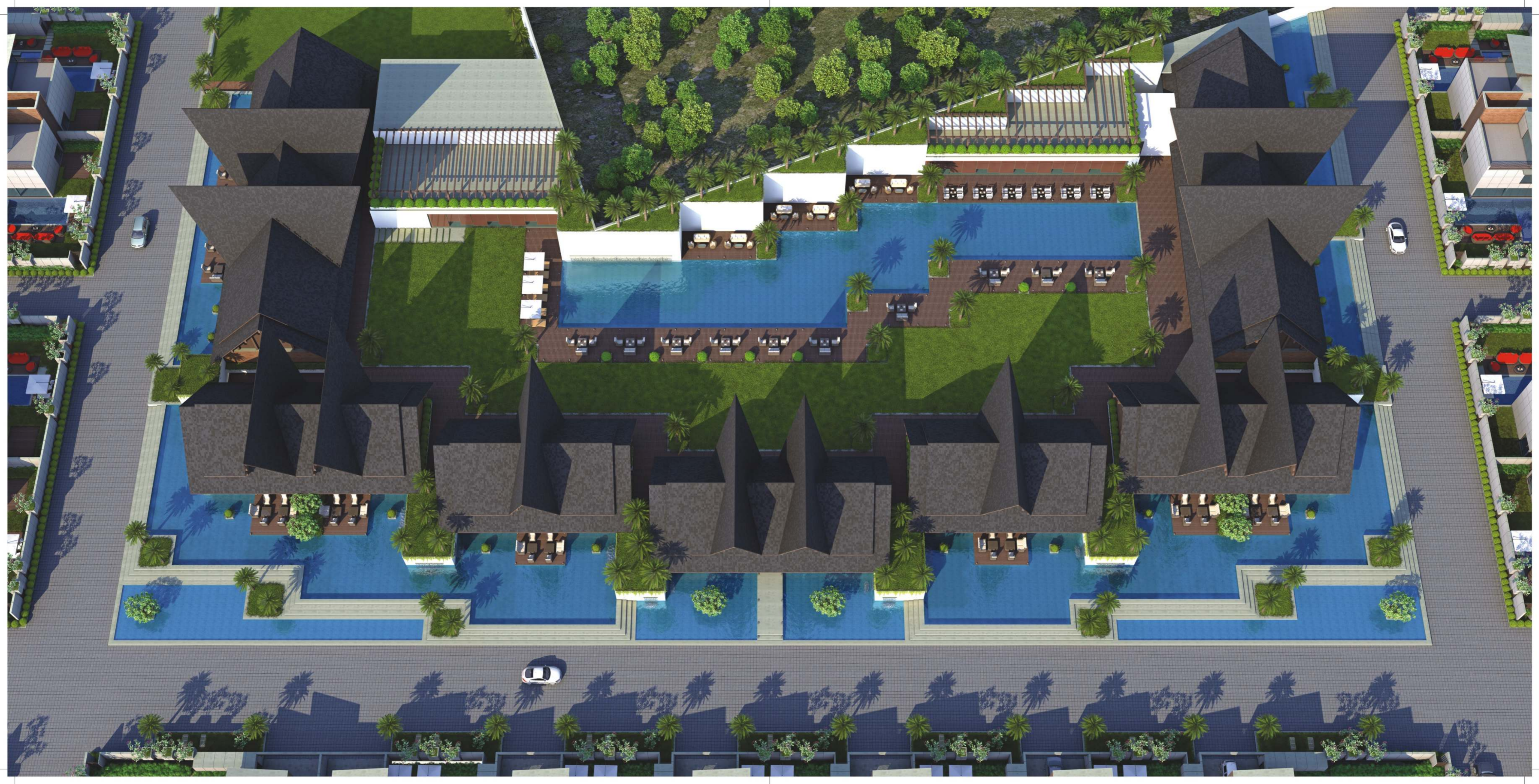
10.50 MT. WIDE ROAD

15.00 MT. WIDE ROAD

A sensational life...

A SERENE LIFESTYLE





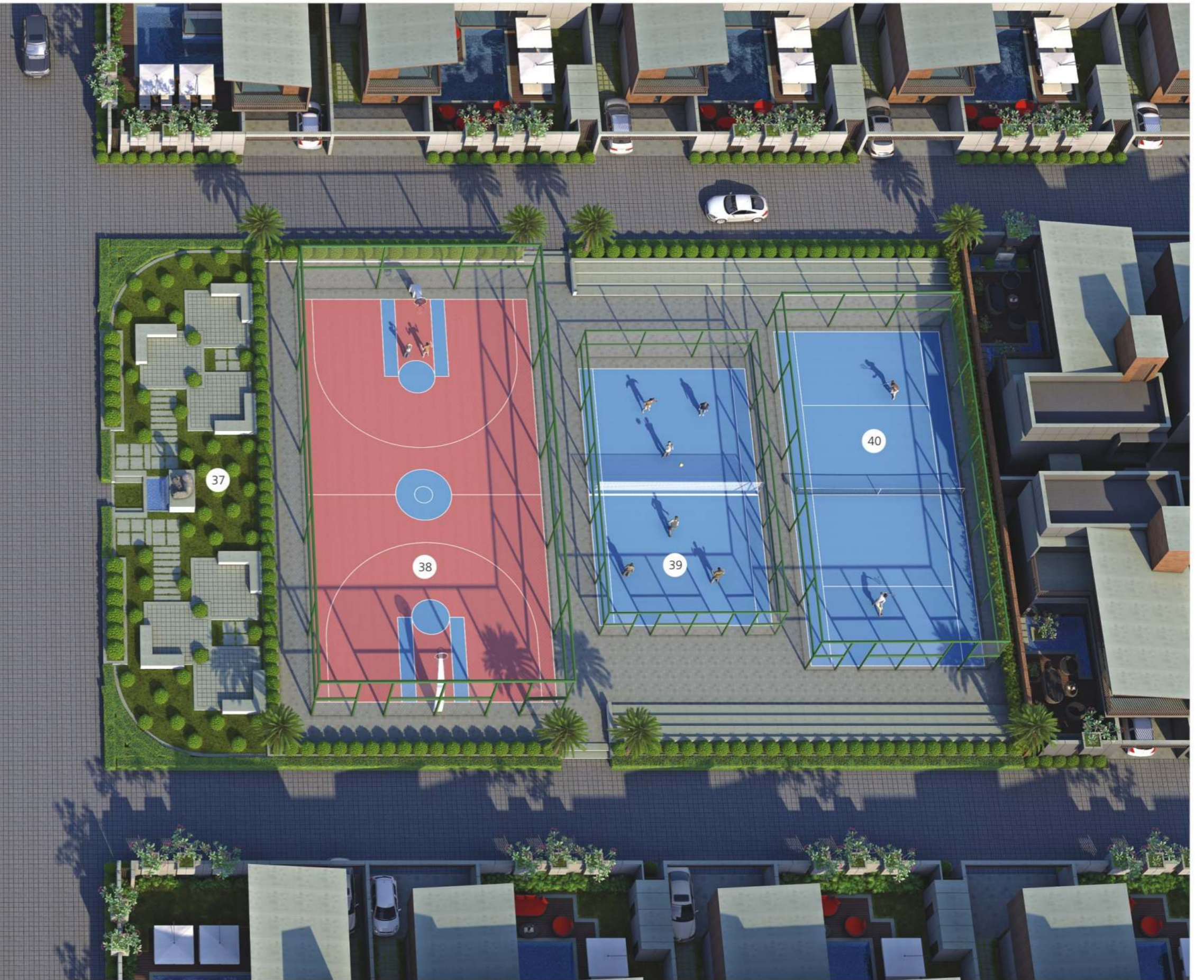


MODERN HOMES

MEET GREEN AND OPEN SPACES

Eden Hills is an architectural marvel. One look and it leaves a lasting impression on you. Every step you take here, you will experience this unique design philosophy married seamlessly into every amenity. It evokes charm and character, perfectly complemented by nature.





34 SKATING RINK 35 CRICKET PITCH 36 CHILDREN PLAY AREA 37 GARDEN SEATING AREA

38 BASKETBALL COURT 39 VOLLEYBALL COURT 40 TENNIS COURT



Skating Rink



Children Play Area

LIFE IS A SPORT...

UPHOLD YOUR SPORTSMAN SPIRIT

We've designed the maze of fun games & activities solely for kids, giving them a clean and spacious environment to explore and challenge themselves.

Lace up... Warm up.... Stretch.... Game on.... Experience the thrill of competitive sports. Eden Hills has almost everything for the sports lovers to keep them active and energetic throughout the day!



Tennis Court



Basketball Court



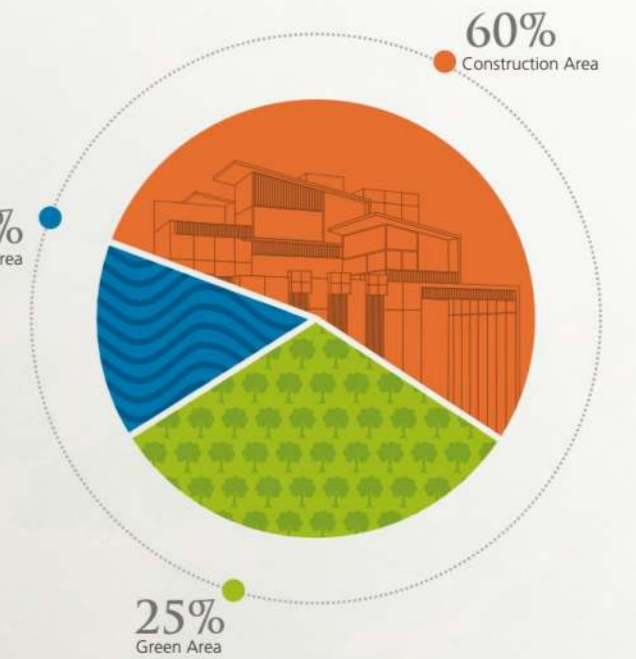
Seating Area



Volleyball Court

LAYOUT PLAN

- A - TYPE 3BHK UNIT
- A' - TYPE 3BHK CORNER UNIT
- B - TYPE 4BHK UNIT
- B' - TYPE 4BHK CORNER UNIT



TO GRINDA (S)
EXITING CARP TRACK
TO ULIPAR >>

ADDRESS OF PLEASURE...

ADDRESS OF PURE BLISS



TYPE - A

3 BHK

TYPE - A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



3 BHK

TYPE - A⁺



GROUND FLOOR PLAN

3 BHK

TYPE - A⁺



FIRST FLOOR PLAN

A STROKE OF GRANDEUR...

A TOUCH OF SPLENDOUR



TYPE - B

4 BHK

TYPE - B



GROUND FLOOR PLAN

4 BHK

TYPE - B



FIRST FLOOR PLAN

4 BHK

TYPE - B



SECOND FLOOR PLAN



CREATIVELY CONCEIVED...

THOUGHTFULLY PLANNED

TYPE - B⁺

4 BHK

TYPE - B⁺



GROUND FLOOR PLAN

4 BHK

TYPE - B⁺



FIRST FLOOR PLAN

4 BHK

TYPE - B⁺



SECOND FLOOR PLAN



SPECIFICATION

FEATURES

- Pavers Blocks/RCC Road
- Boundary Wall
- Drainage
- Decorative Street Lights
- Backup Generator
- Sweet Water Connection
- Drinking Water Connection at Each Plot
- Clubhouse & Party Lawn
- Children Play Area
- Underground Common Water Tank
- Light Connection for Each Plot
- CCTV Camera
- Gardener For Maintenance of Landscape (Funds Will Be Taken From Maintenance)
- House Keeping Facility (For Club & Villa Paid Basis)

UNIT SPECIFICATION

FLOORING

- Polished vitrified & glazed vitrified flooring

DOOR

- Chillwood flush door with granite sill
- Brass hardware fittings of Godrej or similar brand

WINDOW

- JINDAL or equivalent brand for aluminum section
- Polished granite stone sill
- Reflective glass in windows

EXTERNAL FINISH

- Bricks cladding as per design
- Exposed RCC as per design

BATHROOM / TOILET

- Deluxe bath fittings of reputed brand
- Digital ceramic tiles on wall & matt finish tile of floor

ELECTRIFICATION

- Modular switches
- Concealed wiring with RR cable or similar brand
- Sufficient electric points in all room
- Air-conditioning piping in bedrooms

KITCHEN

- Granite platform with SS sink

PLUMBING

- Under ceiling concealed modern plumbing system
- (Supreme / Astral) brand UPVC plumbing pipe

DRAINAGE

- Drainage outlet in septic tank
- (Supreme / Astral) brand PVC drainage pipe

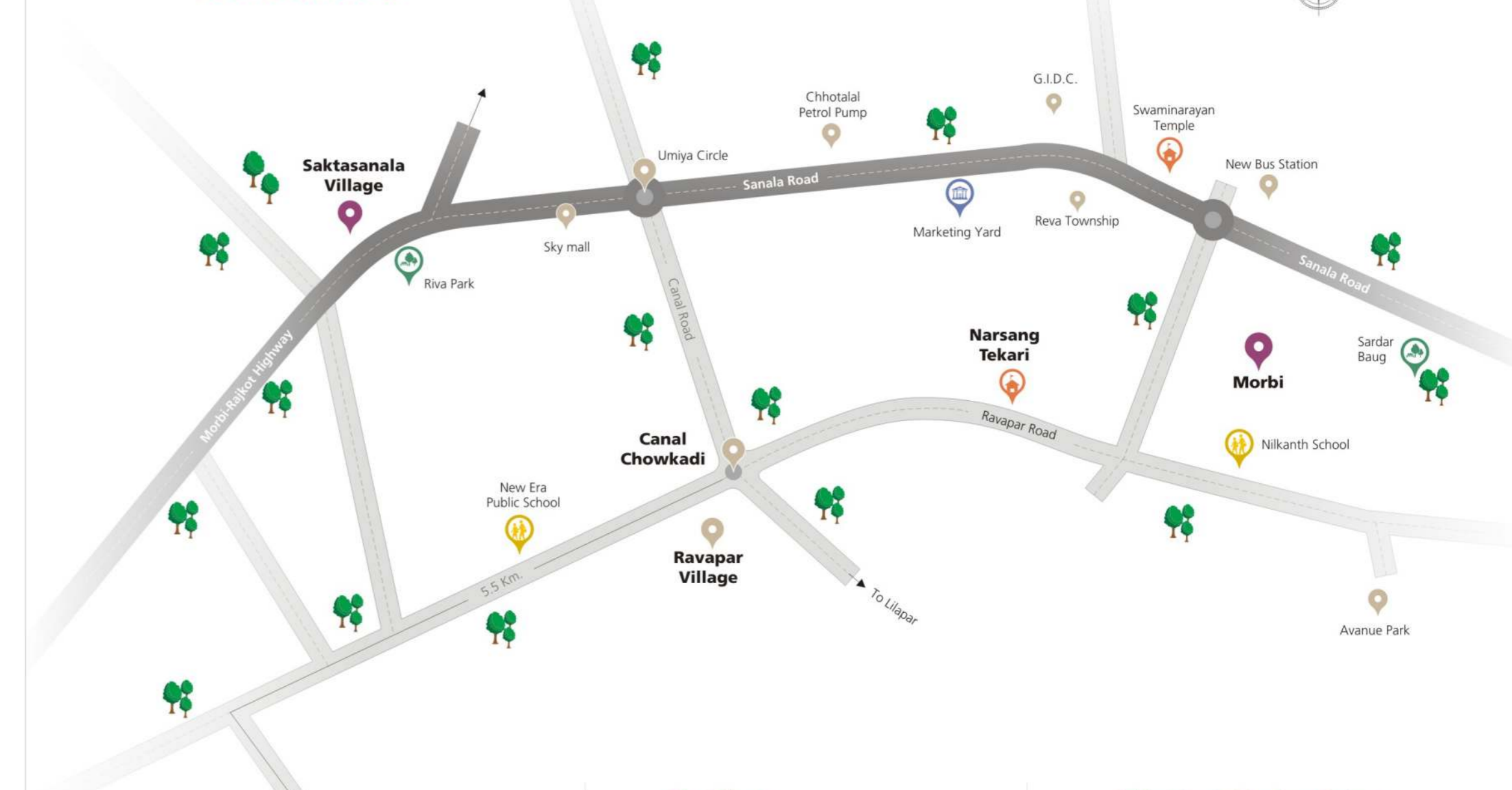
WATER TANK

- Over head water tank of 1500 liters

Terms & Conditions

- Maintenance of the project is not yet decided but plot holders will have to follow the rates and rules of the developer.
- Legal document, GEB, SMC - Water / Drainage / Tax (Service tax, VAT-if applicable) will be borne by purchasers.
- External & Internal changes shall not be allowed. If any changes in the policy made by any authority, it is to be borne by the purchasers.
- This brochure is for easy, clear vision of the project. It cannot form as part of any agreement. It is subject to change without prior notice.
- All rights are reserved by the developer.
- The dimensions of the plots may vary on actual basis than mentioned.
- Any disputes are subject to the Morbi jurisdiction.

LOCATION MAP



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www.edenhills.net.in

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Architect, Interior & Landscape Designer
ISHWAR GEHI (Rajkot & Surat)

Structure Design
MANISHBHAI DOSHI
KAUSHIKBHAI KORADIYA

Plumbing & Drainage
MINESHBHAI SHAH

Water Body & Swimming Pool
Consultant
SHAMIKBHAI VYAS

Legal Advisor
SHOBHNABEN N. PATEL

A PROJECT BY



SUSUKH
DEVELOPERS