

UPLANDS  
GOLF • LIVING • LEISURE ONE

*Different*  
IS ALL YOU CAN EXPERIENCE



Actual Site Picture

# *Different* IS OUR ARCHITECTURE

Master planning, villa designs and landscaping by world renowned global design and consulting firm, Woods Bagot - HK | Low density residential township | High-end luxurious villas based on "LOHAS" | Resort living with more trees and green than built- up structures | 5 modern villa designs to choose from | Contemporary modern villas with options of personal home theatre, pool and gymnasium | Disney inspired themed kids bedroom(optional)



VILLA FLAMINGO  
6 BHK



VILLA PELICAN  
5 BHK



VILLA IBIS  
5 BHK



VILLA DOVE  
4 BHK

VILLA SPARROW  
4 BHK

**5 DIFFERENT CONTEMPORARY DESIGNS OF VILLAS TO CHOOSE FROM**



## Villa Flamingo

- 6 BHK villas
- Double-height in living rooms
- Contemporary design with floating plinth
- Personal swimming pool, gymnasium and home theatre (optional)
- Serene landscaping
- Disney themed bedrooms (optional)
- Maximum door height of 8 ft
- Double-height glazing in living area
- Swimming pool, deck and other accessories shown are representative images and not part of the standard offering and can be availed at an additional cost.





## Villa Pelican

- 5 BHK villas
- Double-height in living rooms
- Contemporary design with floating plinth
- Personal swimming pool, gymnasium and home theatre (optional)
- Serene landscaping
- Disney themed bedrooms (optional)
- Maximum door height of 8 ft
- Double-height glazing in living area
- Swimming pool, deck and other accessories shown are representative images and not part of the standard offering and can be availed at an additional cost.





## Villa Ibis

- 5 BHK villas
- Double-height in living rooms
- Contemporary design with floating plinth
- Personal swimming pool, gymnasium and home theatre (optional)
- Serene landscaping
- Disney themed bedrooms (optional)
- Maximum door height of 8 ft
- Double-height glazing in living area
- Swimming pool, deck and other accessories shown are representative images and not part of the standard offering and can be availed at an additional cost.





## Villa Dove

- 4 BHK villas
- Double-height in living rooms
- Contemporary design with floating plinth
- Personal swimming pool, gymnasium and home theatre (optional)
- Serene landscaping
- Disney themed bedrooms (optional)
- Maximum door height of 8 ft
- Double-height glazing in living area
- Swimming pool, deck and other accessories shown are representative images and not part of the standard offering and can be availed at an additional cost.





## Villa Sparrow

- 4 BHK villas
- Double-height in living rooms
- Contemporary design with floating plinth
- Personal swimming pool, gymnasium and home theatre (optional)
- Serene landscaping
- Disney themed bedrooms (optional)
- Maximum door height of 8 ft
- Double-height glazing in living area
- Swimming pool, deck and other accessories shown are representative images and not part of the standard offering and can be availed at an additional cost.





## 3 LIFESTYLE CLUBS

### **GOLF** SQUARE

A 9-hole executive golf course and lifestyle club.

### **ZEN** SQUARE

An authentic Japanese zen inspired wellness club for yoga, meditation and spiritual congregations.

### **FUN** SQUARE

An entertainment zone featuring the best, inspired by Disney.

# *Different*

IS OUR GOLF COURSE

It's easy for a person to unwind at Uplands One as there's something for everyone. For the avid golfers, we have a huge 9-hole Golf course to hone your skills. For the sporty kinds we have Table Tennis, Squash, Billiards and Tennis. For the ones who like to sweat it out may try their hand at Basketball or Volleyball and for the movie buffs we have a 60-seater multimedia theatre for special screenings.

For the quieter kind is an expansive library and an international level spa to wear off the stress. And finally, for the food lovers there is a cool café and a chic restaurant.

This is not all, there are 15 five-star hotel suites alongwith a banquet hall that can host 1000 guests with ease and an outdoor poolside party lawn for another 500, there's also an electrifying discotheque for your peppy parties!

All of this at one place - The Golf Square, premium Golf and Lifestyle Club at Uplands One. Here, you have multiple ways to reinvigorate!

Golf Course & Golf Club are not part of the common amenities of Uplands One and is an independent commercial entity. The residents of Uplands One will be given the membership to use the Golf facilities as per the terms mutually agreed between the said residents and the owners of the Golf Course & Golf Club.

*Different*  
IS OUR ZEN

Awaken your soul

Peace is about having a quiet day looking at clear blue skies and dreaming with open eyes and more importantly an open mind. Free your mind and explore various activities that bring peace and knock the doors of your mind. Enter the realm of boundless unwinding and awaken your soul. With fully equipped centres for wellness, the Zen Square at Uplands One takes peace to a new level altogether. Spread over 72,000 sq. ft. of land, this chunk of earth is dedicated to those seeking the divine. The aura of the location can heal the mind and free it. Lush landscaping with water fountains add a natural touch to this 5,000 sq. ft. meditation hall.



Actual Site Picture



# *Different*

IS OUR FUN

## Disney Inspired Fun Square

Disney is not just in your kid's bedroom. It's out there too. The Fun Square at Uplands One is an area spread over 72,000 sq. ft, featuring an entertaining kids' club. Exclusive Disney inspired outdoor and indoor games and rides make fun square what it is.

It also features a 20-seater kids theatre based on Disney's themes such as The Jungle Book, The Lion King, Pirates of the Caribbean and many many more. Quite reassuringly, a lot of Disney's popular characters come alive at Fun Square. The kids will never want to leave this land of dreams.

Fun Square is not a part of common amenities for Arvind Uplands One. Fun Square will be provided as an additional amenity as part of overall development under the Township.



Rufous backed Shrike

Actual Site Picture

# *Different* IS OUR NEIGHBOURHOOD

A place that any ornithologist would have happily taken refuge in. With the exotic migratory birds' sanctuary Thol right next door, expect a consistent foray of these beautiful avians into your yards and terraces. With bird friendly features that include nesting homes, native flora species and a mix of various shades of fruit trees, the flocks are definite to take sojourns and stopovers at Uplands One. Already more than 30 species of birds have been spotted at various locations at Uplands One.



*Different*  
IS OUR LUXURY

Luxury at your fingertips, literally!

Premium concierge services for the resident members | Landscape maintenance of villa gardens for 2 years  
| Housekeeping of individual villas | On-call taxi and travel bookings | Golf club pick-up and drop-in club car |  
Laundry services and a host of other services



© DISNEY

## Disney Inspired Living

Living grand isn't the same for kids. And Uplands One understands that just right. Introducing for the first time in Gujarat, Disney inspired homes. A special alliance with Disney to enthrall kids with magical experiences they'll cherish for a lifetime. Kids here can live all their magical dreams. Every kids room is inspired by characters from popular Disney stories. Fully furnished with Disney themes and stories, the designers have carefully handpicked the right Disney accessories, including fixtures & fittings, interactive décor and more, offering a complete Disney experience to families.

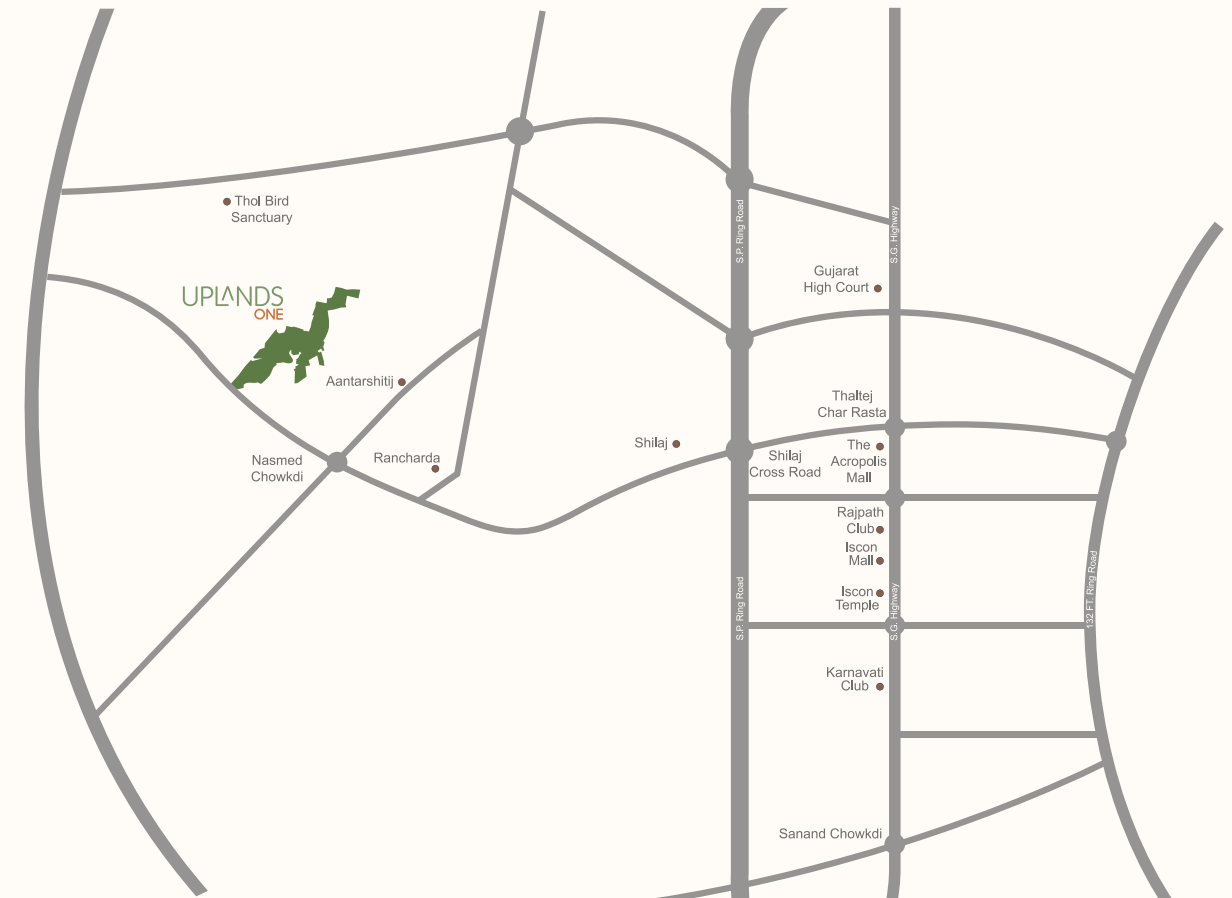


## The Designers **WOODS BAGOT**

A reputed international name in architecture and design. A 140 year old legacy that has translated into numerous award winning projects around the world. With its global studio based in Hong Kong, Woods Bagot has masterminded projects that have become synonymous with contemporary design aesthetics and sustainability values.

For Uplands One, Woods Bagot are the master planners, villa designers and landscape architects, bringing their invaluable project expertise to create one of Gujarat's landmark residential zones specialized in lifestyle, health and science. Uplands One will be a cut above. No, make that several cuts above.

# UPLANDS ONE



## ARVIND SMARTSPACES

Bengaluru | Ahmedabad | Gandhinagar | Pune

Part of USD 2 Billion Lalbhai Group

Built on almost a century old legacy of the Lalbhai Group and established in year 2009, Arvind SmartSpaces Ltd. has built a reputation for developing lifestyle spaces of quality. We're focused on creating real estate solutions that add value to lives. This reflects in the precision of our processes, the simplicity of our transactions and the thoughtfulness in everything we build. The company has a vision to create value for all stake holders by redefining the standards of excellence and trust in the real estate industry. We are focused on creating real estate solutions that add value to lifestyles across categories.

Site Address :  
Rancharda Road, Nasmed, Ahmedabad, Gujarat, India.



# UPLANDS ONE

by

**ARVIND SMARTSPACES**  
Bengaluru | Ahmedabad | Gandhinagar | Pune  
Part of USD 2 Billion Lalbhai Group

JD PARTNERS  
**MARUTI &  
ORNET**

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"Interiors and fit outs shown here if any, are not part of the standard offering. All architectural and interior views and images unless specified otherwise, are computer graphic artist impressions and simulated interpretation of actual property with an endeavor to impart clear and informative understanding to the recipient with respect to the project and therefore, this printed material does not constitute an offer and/or contract of any type between the promoter (developer) and the recipient / proposed allottee. Any purchase under this development shall be governed by the terms and conditions of the Agreement to Sell to be entered into between the developer and the proposed allottee and the details of the facilities and amenities etc. will be specified in the said agreement to sell. The area mentioned in the unit plans will vary because of plaster and column locations and no adjustment / refunds of any nature whatsoever, will be made by the developer for such variation."