



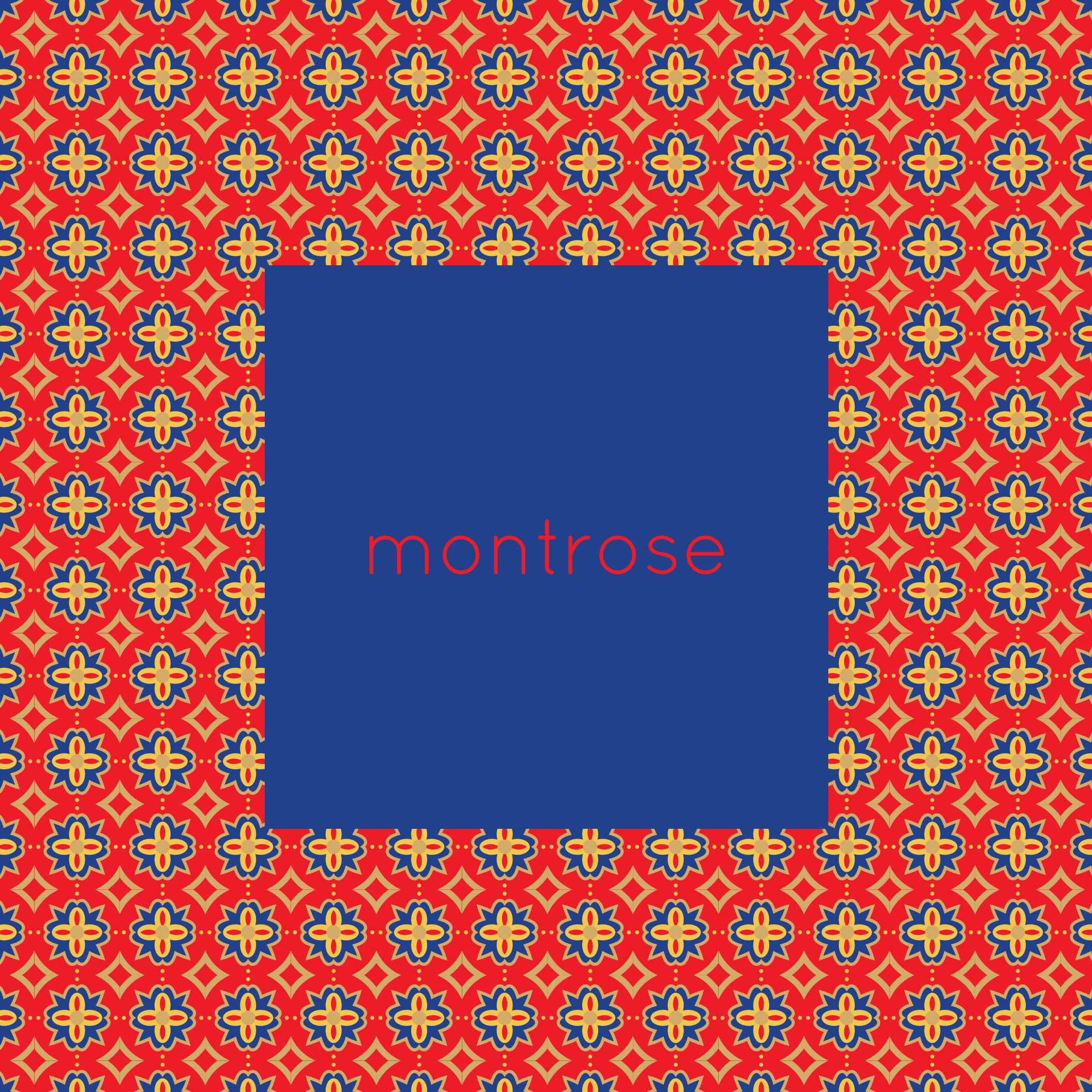
4 BHK LIFESTYLE HOMES

create
your own
stories



montrose

4 BHK LIFESTYLE
HOMES



montrose



Welcome to **Montrose**, an ultra-luxurious address of expansive 4-bedroom residences, crafted for those who seek generosity of space, light, and refined living.

The architecture space revolves around the balcony which is a very integral part of the Indian household.

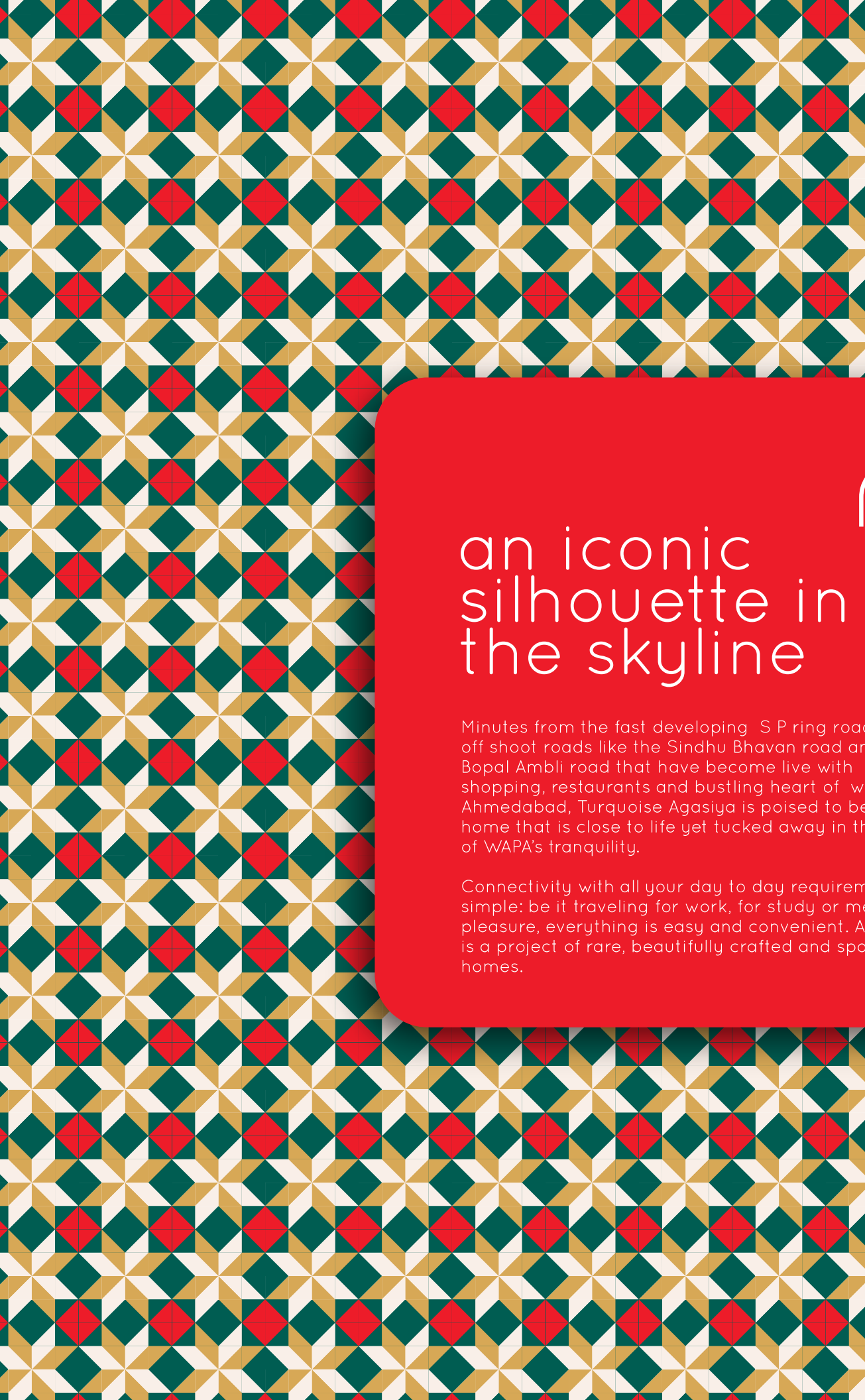
The balcony is envisioned as a quiet dialogue between home and horizon, where everyday life is enriched by air, openness, and outward connection.

The project is shaped around the belief that meaningful spaces are not confined within walls but unfold at their edges.

The balcony, often perceived as a simple architectural extension, emerges here as the defining spatial feature of Montrose. Elevated and sheltered, it offers residents a shaded vantage point to engage with the rhythms of the surroundings while preserving a sense of retreat.

It becomes a stage for everyday life, where families pause, converse, observe celebrations, and remain gently connected to the neighborhood.





an iconic silhouette in the skyline

Minutes from the fast developing S P ring road and its off shoot roads like the Sindhu Bhavan road and the Bopal Ambli road that have become live with shopping, restaurants and bustling heart of west Ahmedabad, Turquoise Agasiya is poised to become a home that is close to life yet tucked away in the midst of WAPA's tranquility.

Connectivity with all your day to day requirements is simple: be it traveling for work, for study or merely for pleasure, everything is easy and convenient. Agasiya is a project of rare, beautifully crafted and spacious homes.





arrive in style

Arriving is an experience at Montrose. A double height foyer with exquisite finishes welcomes you into your home. Your home experience starts right from the time you enter Montrose gates.



wapa, the most premium area of the west

WAPA is set to become the premium and designed locality of west Ahmedabad. You will be among the splendour, events, parks and excitements of this extraordinary neighborhood.

Boasting amazing connectivity with large and multiple road network WAPA is soon going to be a part of the vibrant bustle of the ever growing west Ahmedabad, and Montrose is perfectly positioned to deliver all the rich and diverse experiences of truly rewarding urban-



Landscaped Green Area



Sports Arena & Thematic Gardens



Wide Internal Roads



AI Street Lights



Pedestrian Road/
Cycling Path



Urban Town Planning



Smart Drainage



Gujarat's First
Planned Smart Area



EDUCATIONAL INSTITUTES

- 01 Anant National University – 1 min
- 02 Global Mission International School – 1 min
- 03 Sansakardham Campus – 1 min
- 04 Zydus School – 3 min
- 05 College of Dental Sciences & Research Centre – 5 min
- 06 Apollo International School – 10 min
- 07 Shanti Business School – 15 min



NEAREST TRANSPORT

- 01 Ghuma Brts Junction – 10 min
- 02 Ambli Road Railway Station – 20 min
- 03 Thaltej Metro Station – 20 min



DAILY NECESSITIES

- 01 D Mart – 15 min
- 02 Reliance Mall – 15 min



RECREATIONAL PLACE

- 01 Pleasure Club – 7 min
- 02 R. H. Patel Cricket Club – 7 min
- 03 Sports Complex – 1L sq. ya. – 1 min
- 04 Shela Auditorium – 1 min
- 05 Auda Garden – 1 min
- 06 Auda Lake – 1 min
- 07 Auda Garden with Lake – 10 min
- 08 City Gold – 12 min



HOSPITALS

- 01 Krishna Shalby Hospital – 5 min
- 02 Bopal ICU Trauma Centre – 10 min
- 03 Saraswati Hospital – 10 min



PRAYER PLACE

- 01 Shree Sambhavanth Jain Derasar – 10 min
- 02 Godhavi Derasar – 5 min
- 03 Derasar – 10 min
- 04 Hanumanji Mandir – 02 min
- 05 Shivji Mandir – 02 min



timeless
style and
beautifully
functional.





montrose

ground
floor plan

amenities

RESIDENTIAL
ENTRY / EXIT

SECURITY CABIN



SPACE FOR
TEMPLE



BENCH
SEATING AREA &
PLANTER



EVENT
LAWN



KIDS PLAY
AREA



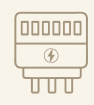
RESIDENTIAL
PARKING AREA



SWIMMING
POOL



THEATRE

DOUBLE
HEIGHT FOYER

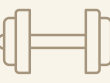
METER
ROOM



CANOPY
SEATING AREA

SEATING
LOUNGE

INDOOR GAMES



FITNESS
CENTRE

BANQUET
HALL

POOL
DECK



SERVICE
LIFT



typical
floor
plan



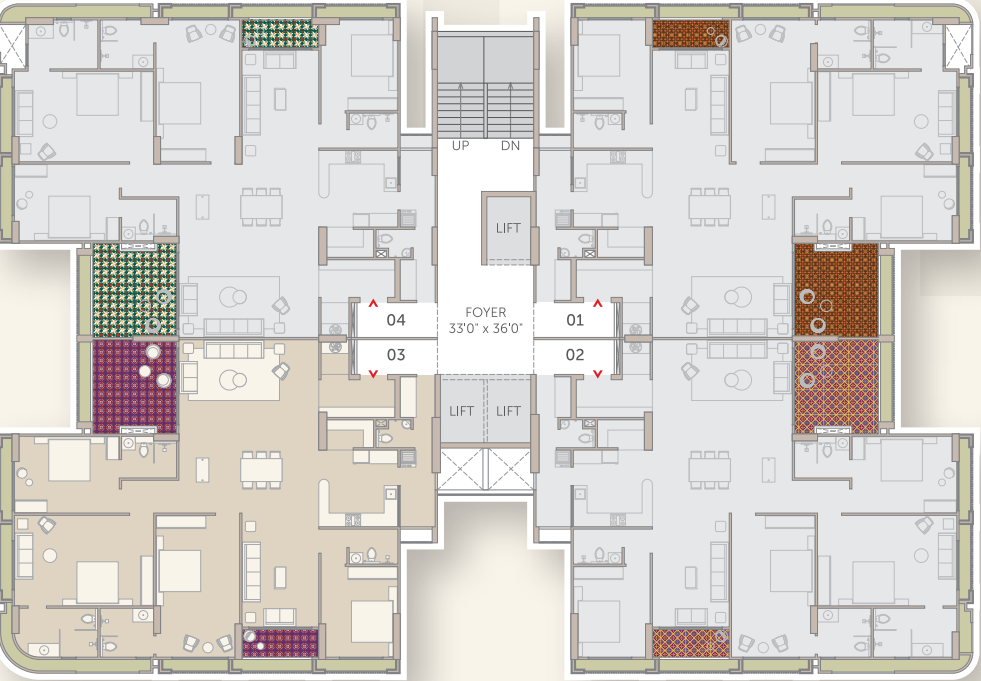
12.00 MT. WIDE ROAD



18.00 MT. WIDE ROAD



unit
plan



montrose

specifications

FLOORING

- Italian marble flooring in the drawing, living, dining & kitchen
- Vitrified tiles in all bedrooms & stone areas
- Anti-skid rustic tile flooring for deck

KITCHEN

- Space for Kitchen

BATHROOM

- Vitrified/ceramic/glazed tiles dado up to the lintel level
- Granite/composite marble basin counters and wash basins
- Door frame polished stone or granite or wood

Door & Windows

- Main entrance wooden door with Veneer finish with premium quality hardware fittings Other room only Wooden door frame
Windows sill & jams polished stone or granite
- Windows aluminium sections

PLUMBING WORK

- C.P.V.C /U.P.V.C water supply pipes & pvc pipes for soil waste & drainage systems
- Plumbing fittings Kohler, Artize or equivalent
- Sanitary ware jaguar or equivalent
- Seprate hot water line

WASH AREA

- Anti-skid flooring with dado of ceramic/glazed tiles up to sill level
- Provision for washing machine with electric and plumbing point

ELECTRICAL

- 3 phase concealed wiring adequate numbers of points in all rooms
- Branded Modular switches
- Provision for DTH and internet points
- Provision for ELCB, MCB distribution box

EXTERNAL & INTERNAL FINISHES

- External double coat mala plaster with texture paint
- Internal single coat mala plaster with putty finish
- **Exposed finish intercieling**

VRV SYSTEM

- VRV air condition system (outdoor)

CCTV IN CAMPUS

ELEVATORS

- Kone, and equivalent



wapa
WEST AHMEDABAD
PREMIUM ARENA



RatnaTM
RISING • REALTY

RATNABHUMI DEVELOPERS LTD

CORPORATE OFFICE

Ratna Corporate House, Nr. Santoor Bungalows,
Ambli – Bopal Road, Ahmedabad, Gujarat – 380058.

SITE ADDRESS :

Montrose, Opp Road of Sanskar Dham,
WAPA, Godhavi, Gujarat – 382115.

WAPA SALES OFFICE

Opp.  Grandeure, 45 M. VIP Road,
WAPA, Godhavi, Gujarat – 382115.

call :   80009 32012

email : sales@ratnacorp.com

website : www.ratnacorp.com

RAA15043

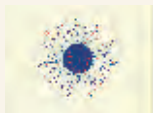


<https://gujrera.gujarat.gov.in>

     / RATNAGROUP

www.gujrera.gujarat.gov.in | RERA Reg. No.: PR/GJ/AHMEDABAD/SANAND/Ahmedabad Urban Development Authority/RAA15043/010425/311229

Divinely Aligned & Blessed by



VISHWA VORA

 Vishwavora_51

Architect



 Mansi_Shah_Architects



SCAN FOR LOCATION

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 & fitting 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 constructor specifications.
- Additional amenities and or utilities not mentioned or shown in the brochure but may be required as per the law should be deemed to be forming part of the project by the purchaser.
- 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, TVs, 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.
- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- All rights reserved with the developers to make any changes in the project as deemed necessary and all the members shall abide by such changes.
- GST, Stamp duty, registration charges, or any other charges and taxes as & when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder.
- The member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.
- The north direction shown in the brochure is approximate and can be erroneous.
- The Member / Customer is expected to verify the same personally before going ahead with the booking.
- The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the project.
- The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.
- This brochure is not to be treated as part of the legal document and is for an easy display of the project
- Subject to Ahmedabad Jurisdiction only.
- The Brochure is for restricted private circulation only and is not to be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only.
- The photographs & artist impression are for reference only.