

SHIVEL
ICONIC

2 & 3 BHK

LIVING AND SHOPS

NANA CHILODA





BIGGEST BALCONY OF NANA CHILODA!

A spacious balcony with three-sided access, perfect for enjoying the sunrise, the sunset and every moment in between. Relax, unwind and savour life at your own pace.



6

Iconic Towers



12

Spacious Floors



235

Elegant Homes



36

Strategic Shops



RIGHT BY THE **ICONIC** ROUTE

Homes that offer easy access to the city's key landmarks are now awaiting you. Built by the Iconic Airport road makes your daily travel effortless, convenient and hassle-free.

AMENITIES



Gymnasium



Banquet hall



Toddlers' play area



Indoor games



Multipurpose hall



Temple



Landscape garden



Club House



Senior Citizen sitout



Children's Play Area



Jogging Track



GROUND FLOOR PLAN



24.00 MT. WIDE T.P.S. ROAD



1ST FLOOR PLAN



24.00 MT. WIDE T.P.S. ROAD

TYPICAL (3RD TO 12TH) FLOOR PLAN

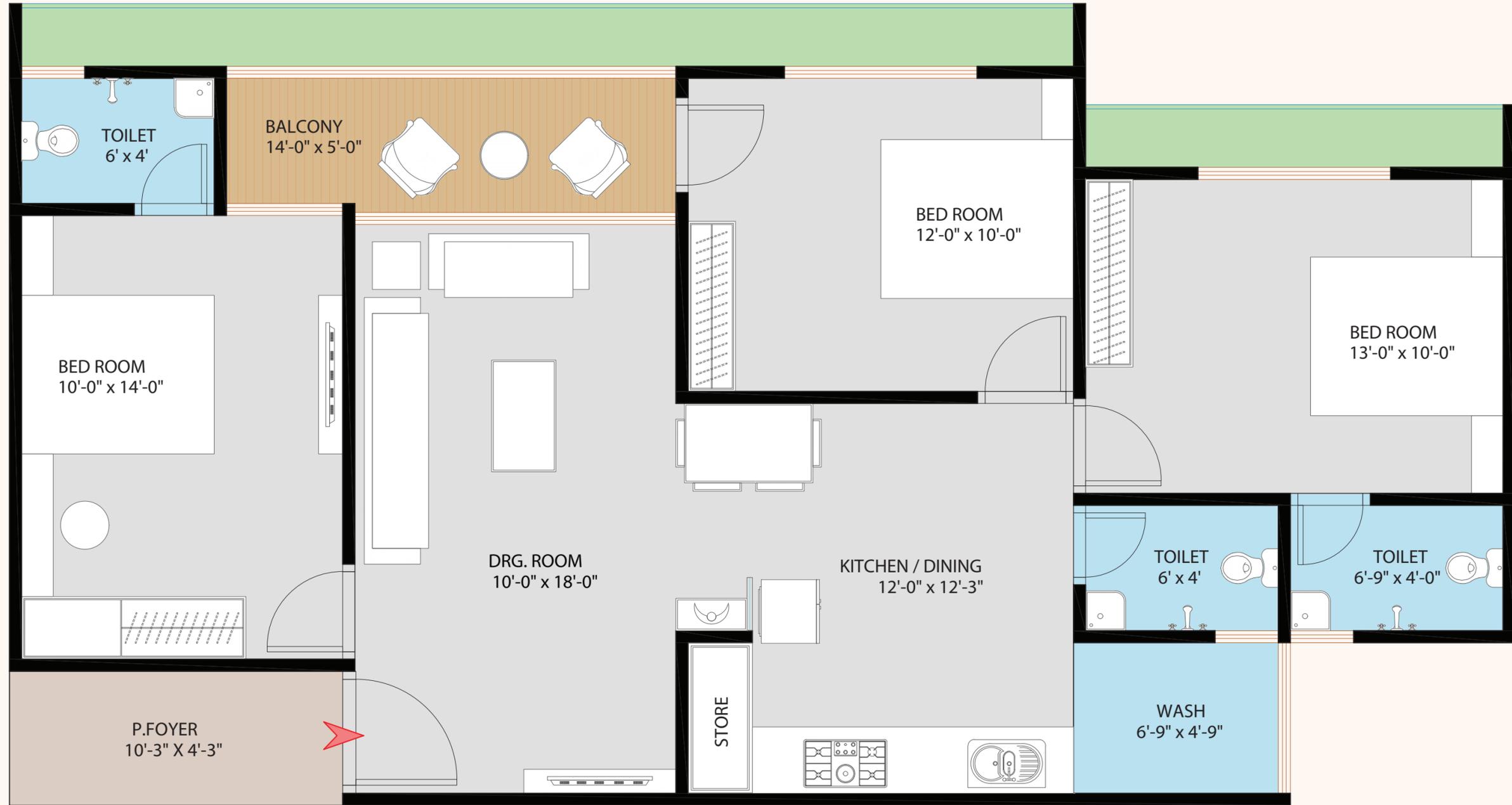


24.00 MT. WIDE T.P.S. ROAD

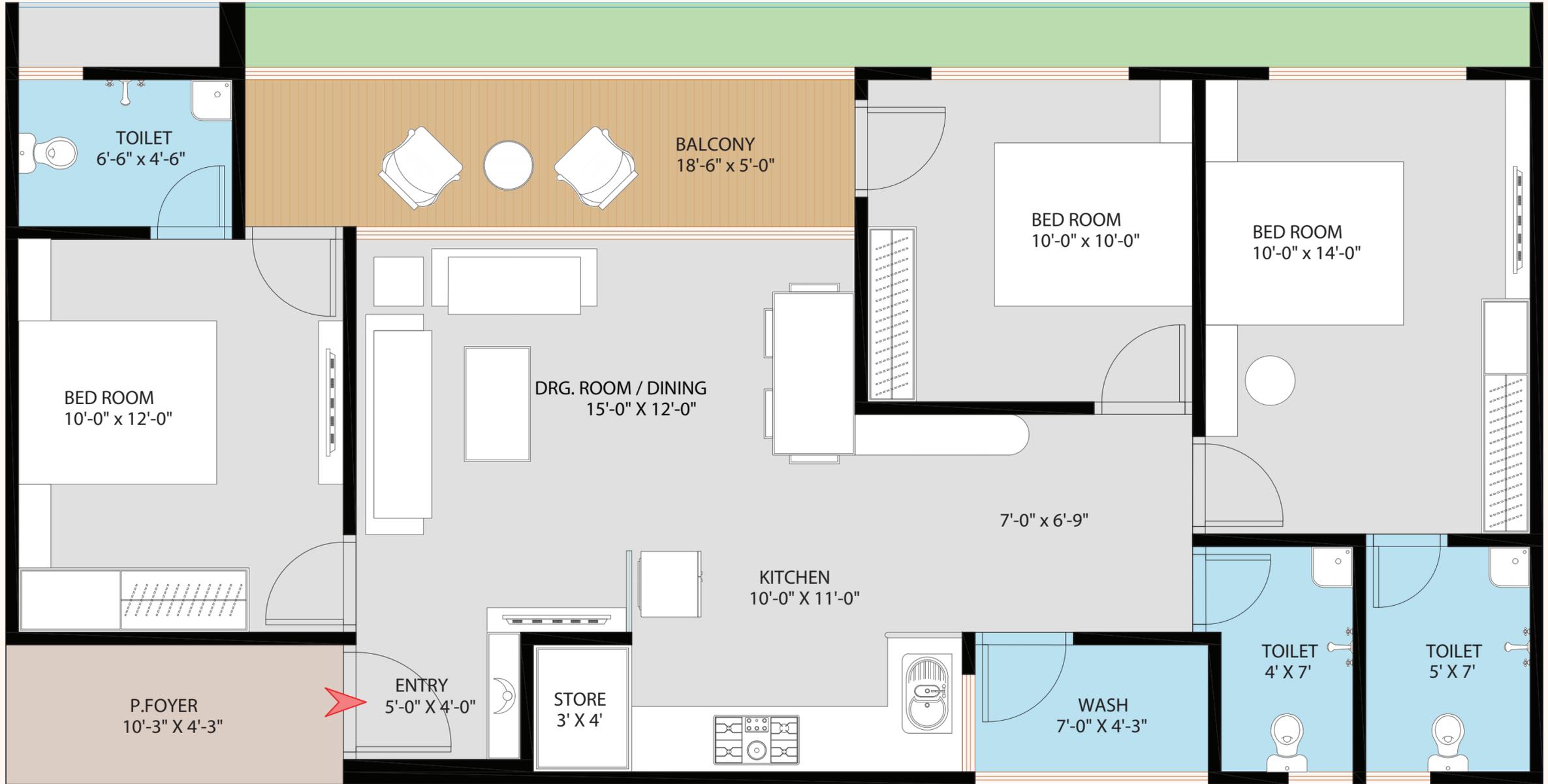
2 BHK UNIT PLAN - BLOCK :- A



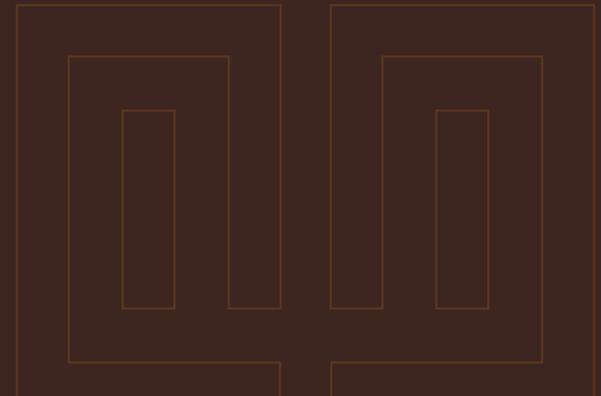
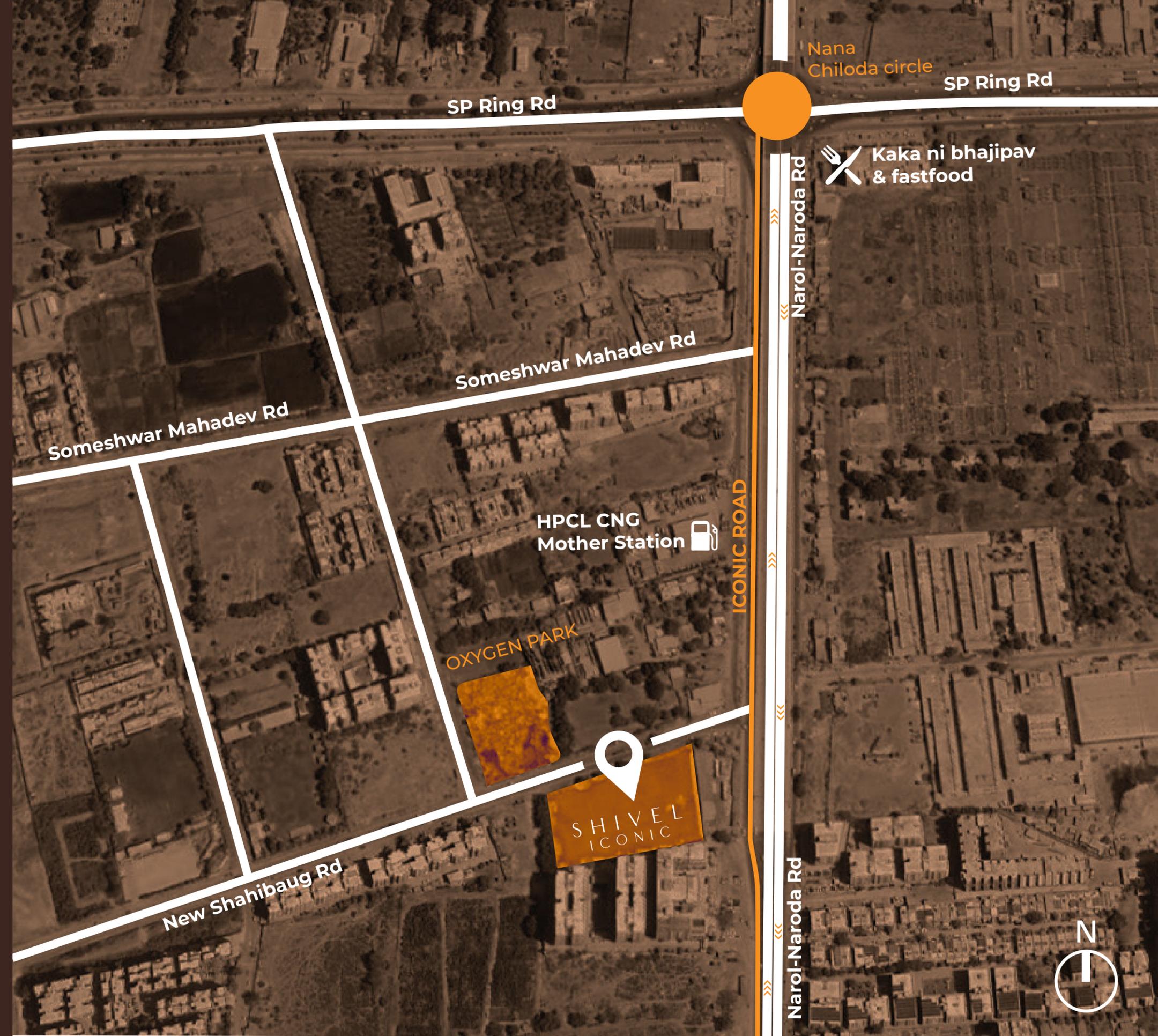
3 BHK UNIT PLAN - BLOCK - B+C



3 BHK UNIT PLAN - BLOCK - D+E+F

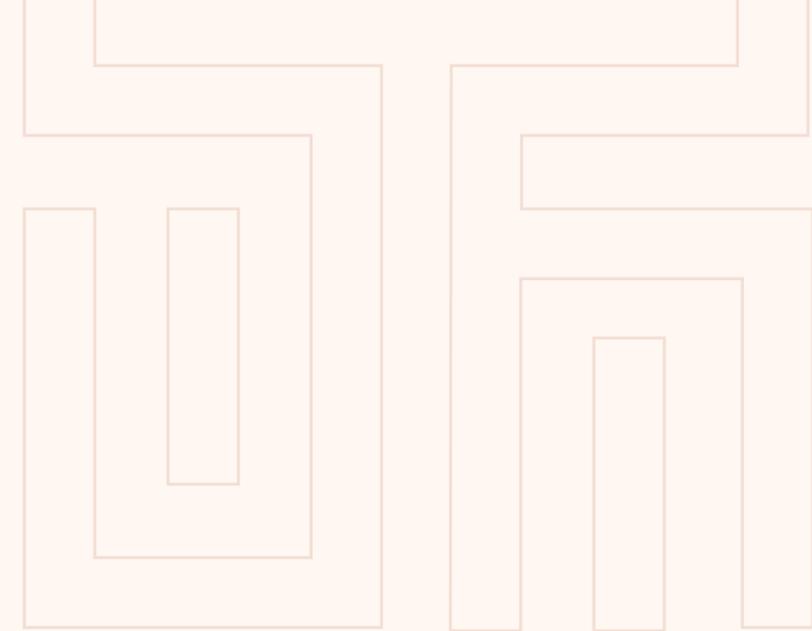


- 01 KIDZEE PRE-SCHOOL
600m
- 02 LITTLE STARS' PLAY SCHOOL
600m
- 03 3 STAR HOSPITAL
ICU AND TRAUMA
200m
- 04 MAHARSHI HOSPITAL
1.3 km
- 05 NARAYAN CHILDREN HOSPITAL
1.4 km
- 06 CITY SQUARE MART
800m
- 07 THE WALK MALL
450m
- 08 DMART, NARODA
200m
- 09 NANA CHILODA CIRCLE
500m
- 10 BHAT CIRCLE
4.9 KM
- 11 AHMEDABAD AIRPORT
8.5 KM



SHIVEL
ICONIC

WHY INVEST IN NANA CHILODA?



ROI in Nana Chiloda

- Property rates: ₹2,781 → ₹3,394 (2021-25)
- Consistent and stable growth in ROI
- Strong returns for buyers & investors

New Shahibaug Iconic Road, Nana Chiloda

- One of AMC's upcoming iconic roads
- Better lifestyle with **smooth connectivity**
- Adds long-term value to Nana Chiloda

Invest in Growth, Invest in SP Ring Road

- Six-lane expansion of the SP Ring Road
- Development with a budget of ₹2,200 Cr
- Easy access to future business hubs

Ahmedabad Airport nearby

- **Only 8 km** from Shivel Iconic
- Ideal for frequent travelers by air
- Boosts demand for property in the area

Riverfront phase three

- Riverfront Development will start soon
- Indira Bridge to Narmada Canal stretch
- Adds **scenic** and lifestyle value

Near to GIFT city

- **Just 11 km** from GIFT City, Gandhinagar
- Preferred by working professionals nearby
- Increases rental and resale potential

ABOUT US

A city like Ahmedabad, driven by growth and lifestyle, deserves something that matches its expectations. That's where Shreshhtha Realty comes in, building homes with a clear vision and commitment to quality.

VISIONARIES BEHIND THE VISION

Mr. Kamal Varandani

Mr. Kamal Varandani, with rich experience in corporate leadership and real estate, drives Shreshhtha Realty's vision by leading premium projects and creating homes people are proud of.

Mr. Jay Rajdev

Active in real estate since 2010, Mr. Jay Rajdev brings deep expertise in luxury projects and site operations. At Shreshhtha Realty, he leads execution with precision, care, and modern finesse.

Mr. Jay Jajwani

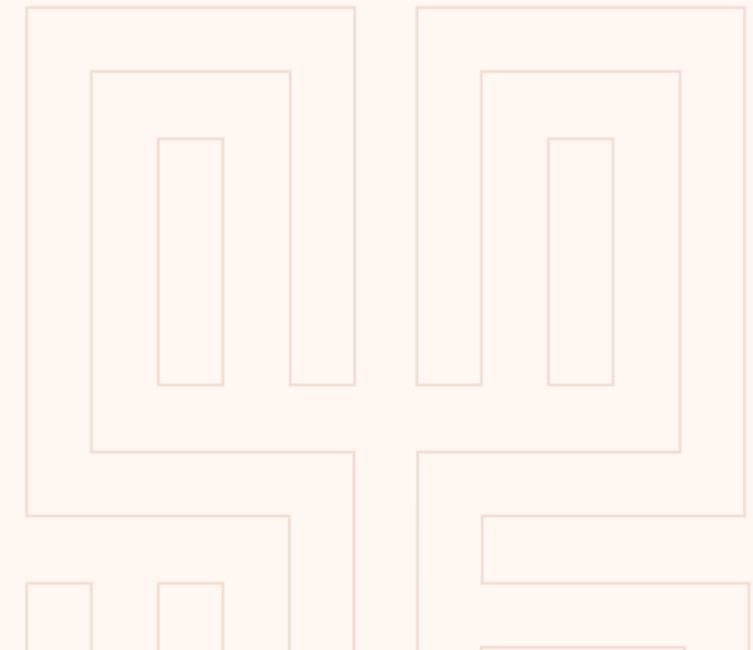
Mr. Jay Jajwani brings 15+ years of expertise in real estate sales and client relations. At Shreshhtha Realty, he delivers seamless handovers and a luxury customer journey.

Mr. Girish Sukhwani

Mr. Girish Sukhwani brings expertise in project execution, driving planning and delivery that enhance community living in every Shreshhtha Realty home.

Mr. Manish Vanwani

With 25 years in textiles and ventures in Sankalp South Indian Food & Rangoli Ice Cream, Mr. Manish Vanwani now focuses on investor engagement at Shreshhtha Realty.







Address: Shivel Iconic, New Shahibaug Road,
Besides Shrinand Flora, Nana Chiloda,
Ahmedabad, 382 330

Ph.: 99099 95911

Architect: JJ& Associates

Structure engineering: Kanhai Engineers

