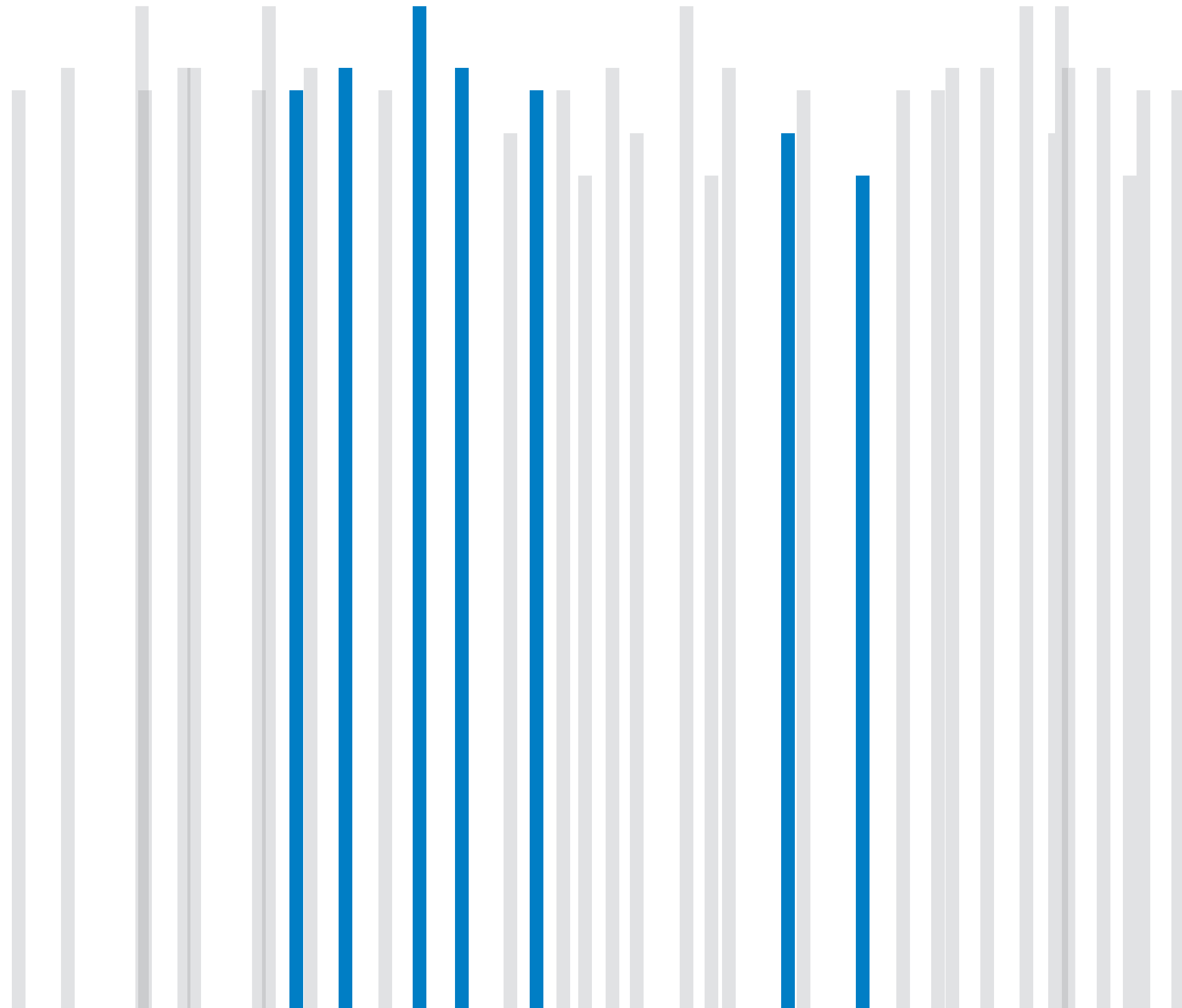


# PRIME IS THE PROPERTY, PREMIUM THE LOCALITY.

Welcome to Yash Pinnacle, a prime commercial cum residential project, right at the heart of the city. Everything that is at the core of urban living is within a couple of minutes, a gentle stroll or a short drive from you. Developed in one of the most affluent areas in south-west Ahmedabad, it will be always buzzing with activity while never being overwhelmingly loud.



We at Yash Group have consistency and quality. Over the years we have created inspirational spaces that have changed the lives of people in and around it.



LOCATION



## LOCATION

Paldi, close to Ashram Road, has the right mix of residential, commercial, recreational, religious, and educational centres. It is a culturally significant area accommodating the Jain Temple - Dharnidhar Derasar, Pankaj Derasar, Sanskar Kendra as well as the Tagore Memorial Hall on the banks of Sabarmati, opposite to which is India's premier design institute - NID. Paldi also has three BRTS stops at Dharnidhar, Anjali and Chandranagar and is close to the city railway station, bus terminal, and the international airport.

## SITE PLAN



11 floors (from 3-13) of premium 2 BHK flats - 973 / 1010 / 1045 / 1116 Sq. Ft.  
Commercial office spaces and shops (Ground+2) - 612 Sq. Ft. onwards









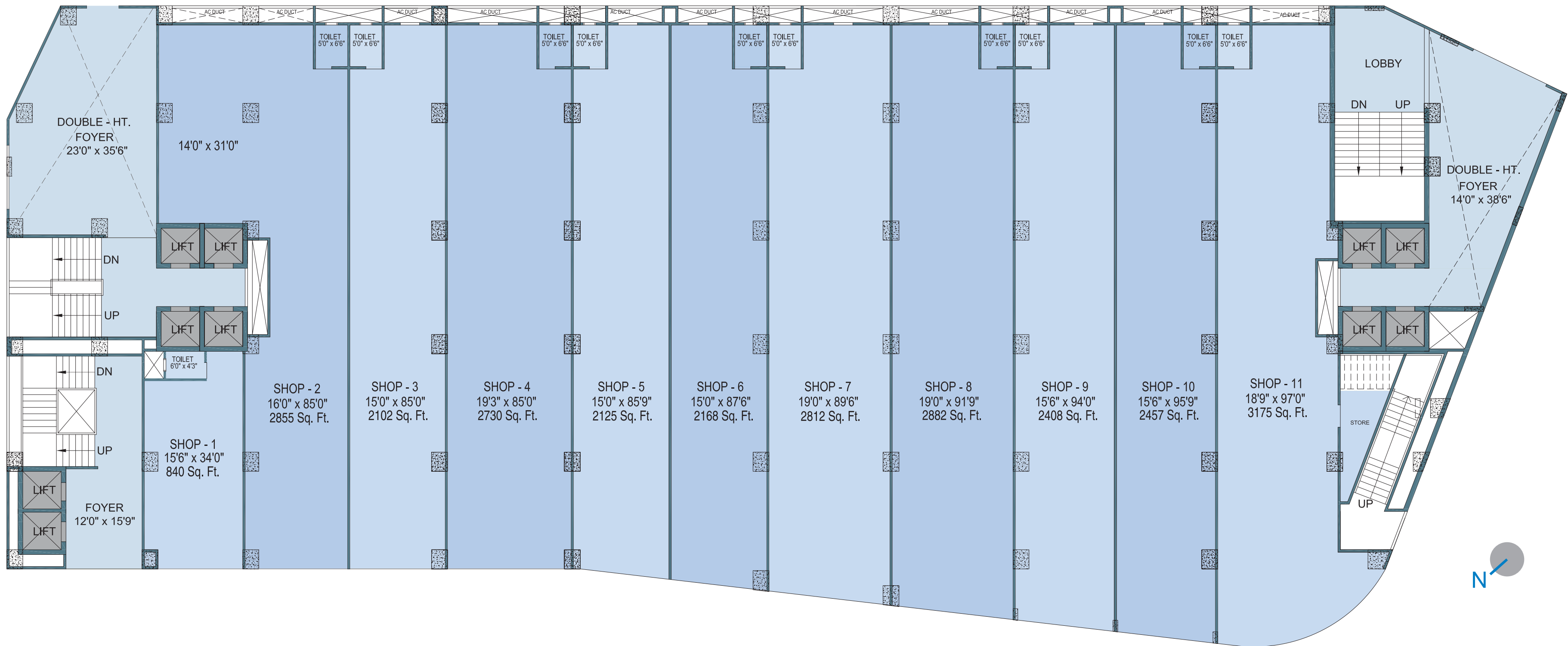
# HIGHLIGHTS

- Provision of drain pipes for split AC
- Internal walls finished with wall putty
- Weather shield acrylic emulsion paint for exteriors
- Fully automatic high speed lift
- Telephone and AC points in all the shops and offices
- Ample parking space for holders and the visitors
- Basement parking facility for the holders



# G

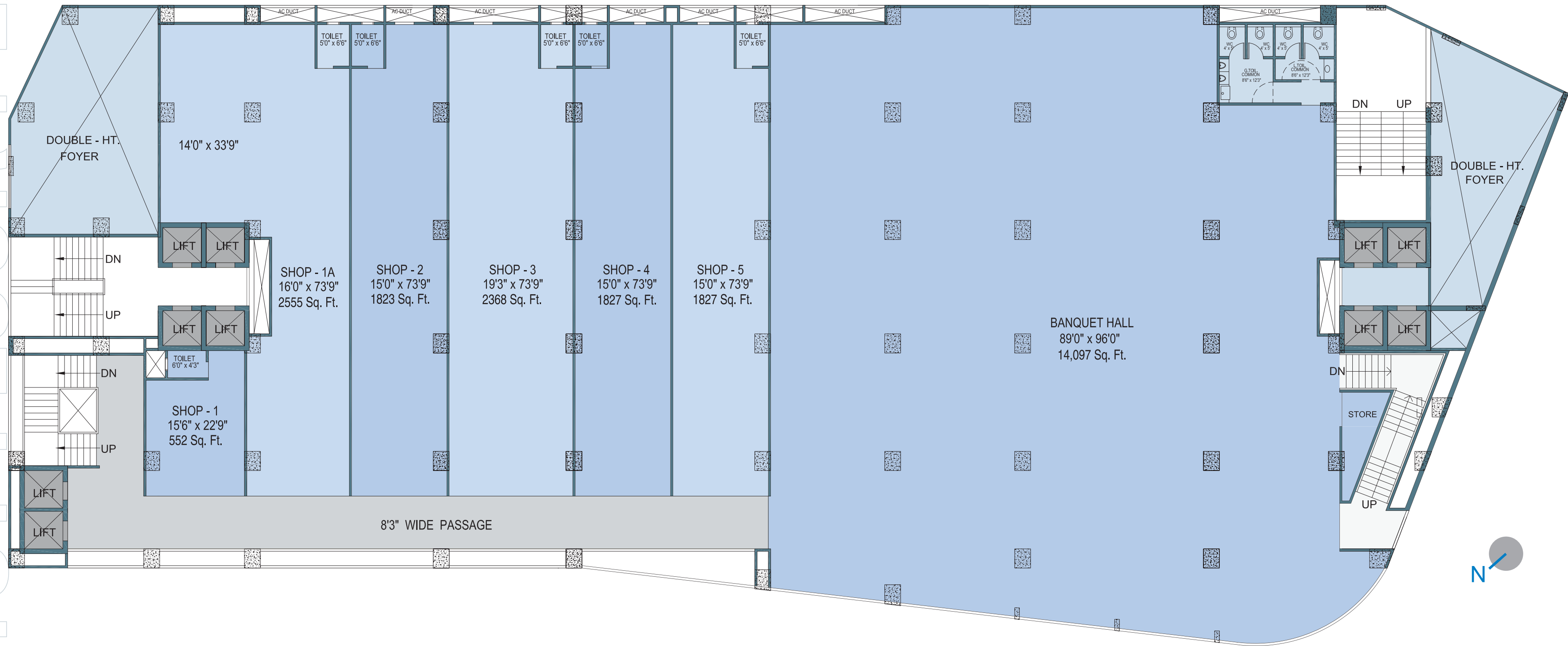
## GROUND FLOOR PLAN





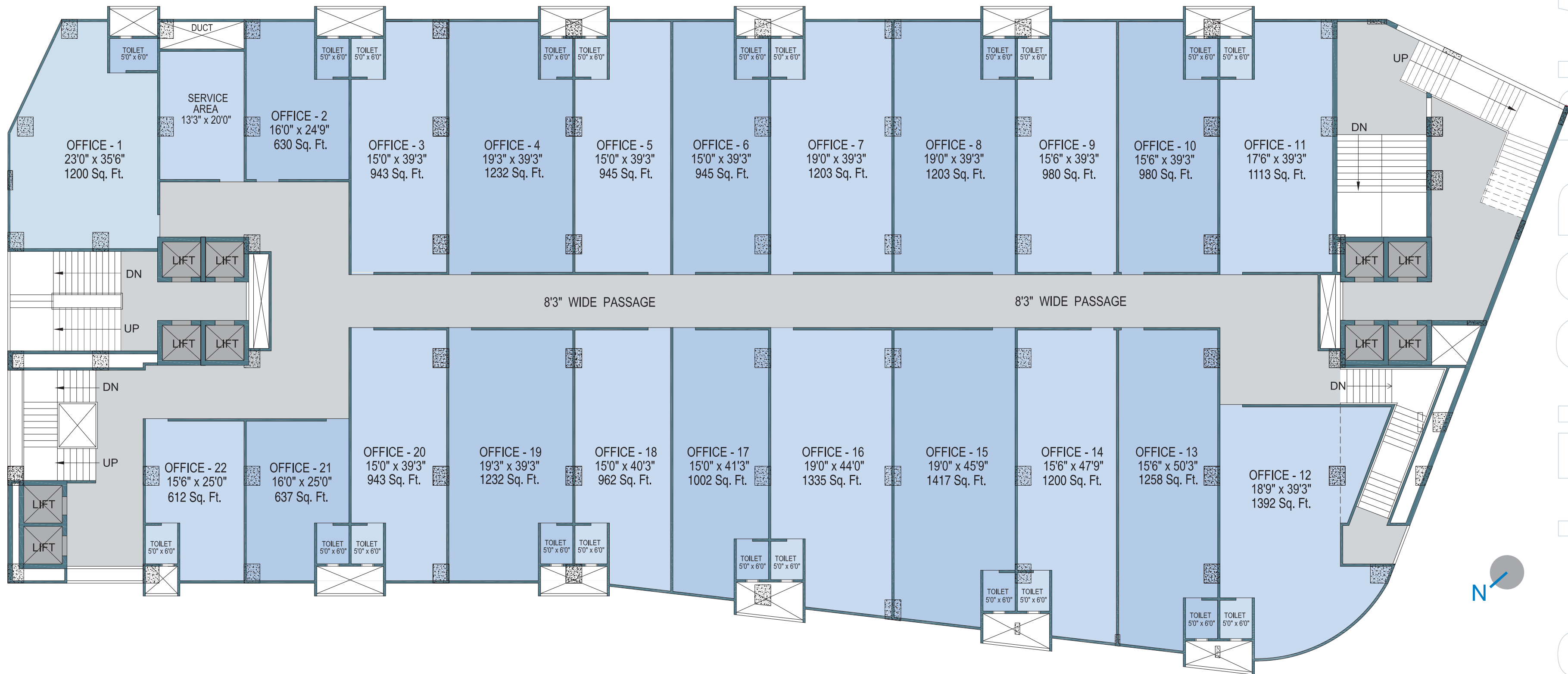
1st FLOOR PLAN

# 1st FLOOR PLAN





# 2nd FLOOR PLAN





# SPECIFICATIONS

## ■ FLOORING

- Vitrified tiles in all shops and offices
- Designer tiles in bathrooms
- Lobby with Italian marble flooring
- Lift wall cladding in granite

## ■ ELECTRIFICATION

- Concealed 3 phase electrical copper wiring
- Modular switches
- ISI wires, MCB and ELCB

## ■ WINDOWS

- Aluminium anodised windows
- Granite frames on window sills

## ■ TOILETS/BATHROOMS

- Concealed plumbing
- Health faucet
- Bathroom dado up to 7' height of designer series
- Wooden frames for bathrooms
- Branded sanitary wares and CP fittings





YASH  
PINNACLE  
Residential





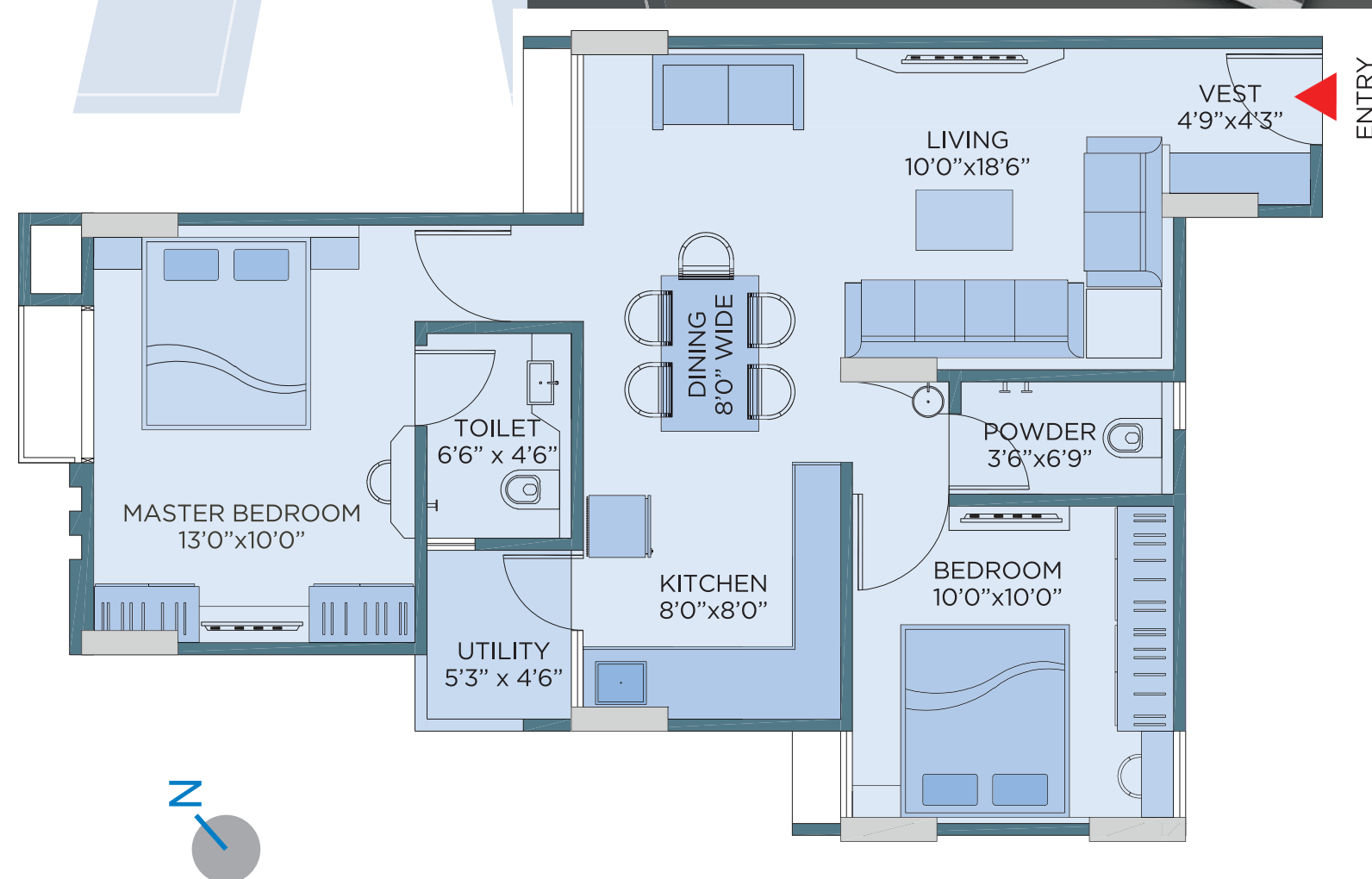


## HIGHLIGHTS

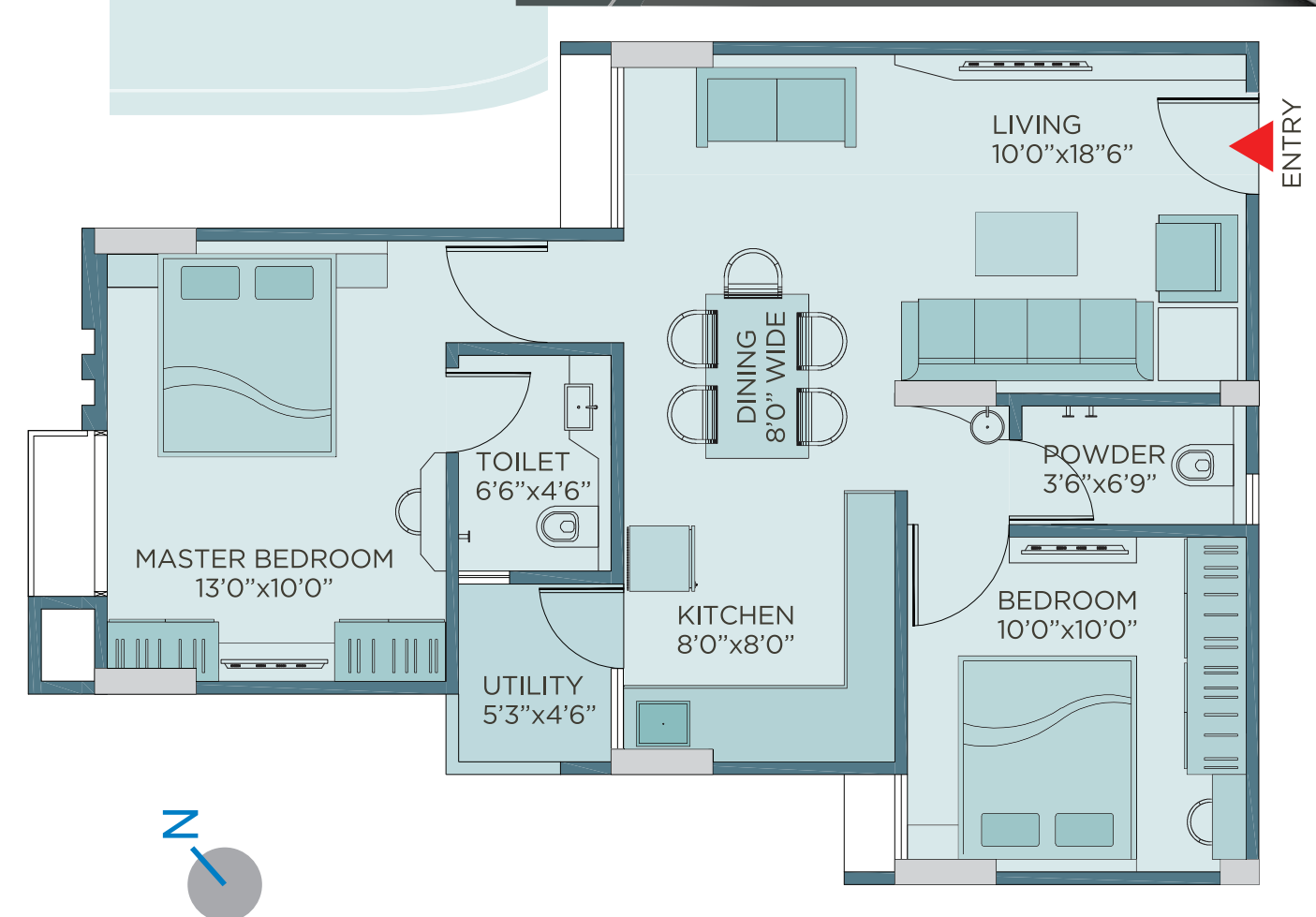
- Main entry court
- Seating garden
- Gazebo
- Children's play area
- Parents' seating corner with trellis
- Lawn & mound
- Clubhouse
- Gymnasium
- Members' administrative office
- Basement parking



**TYPE A**  
2 BHK, 1045 Sq. Ft.

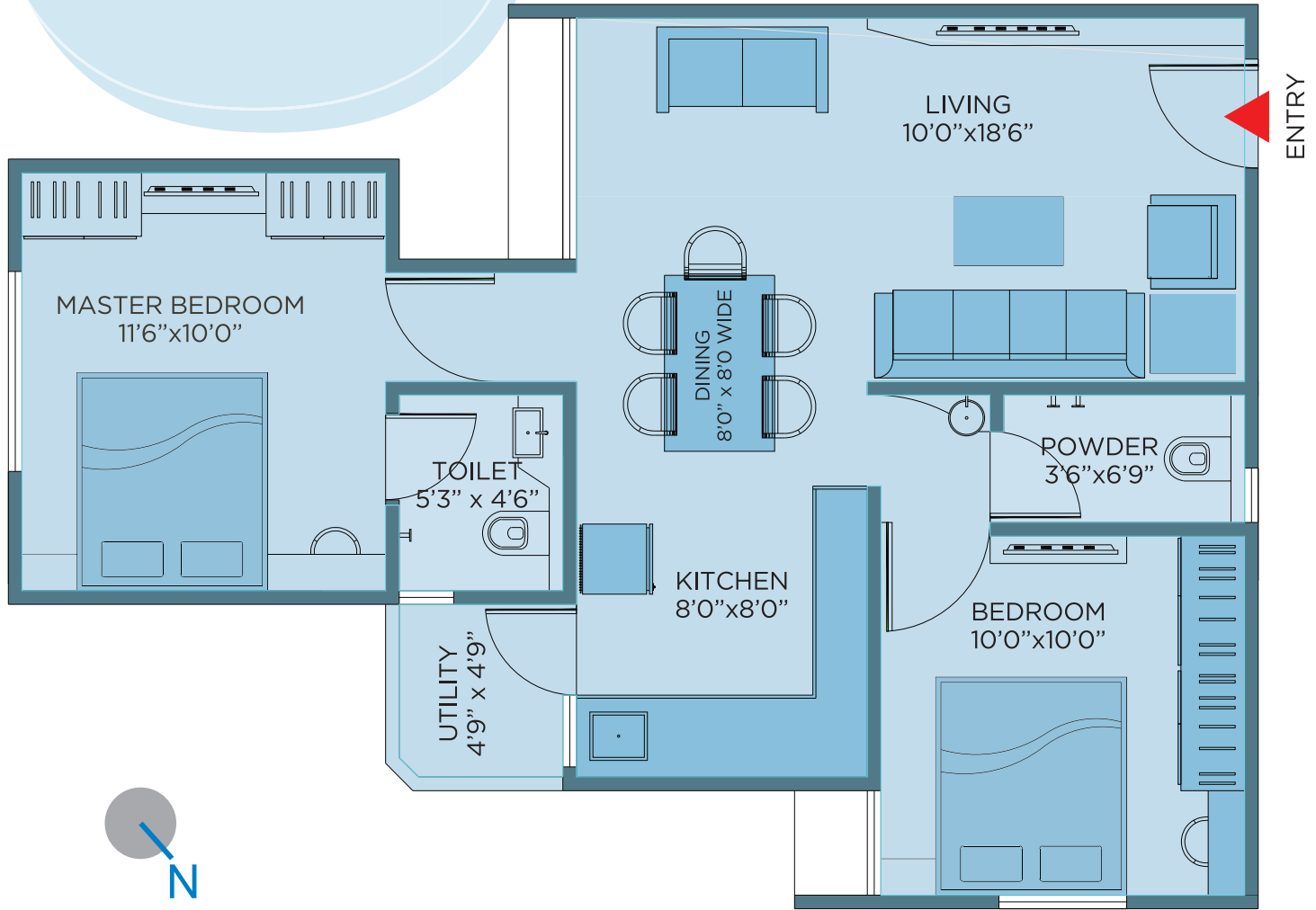


**TYPE B**  
2 BHK, 1010 Sq. Ft.

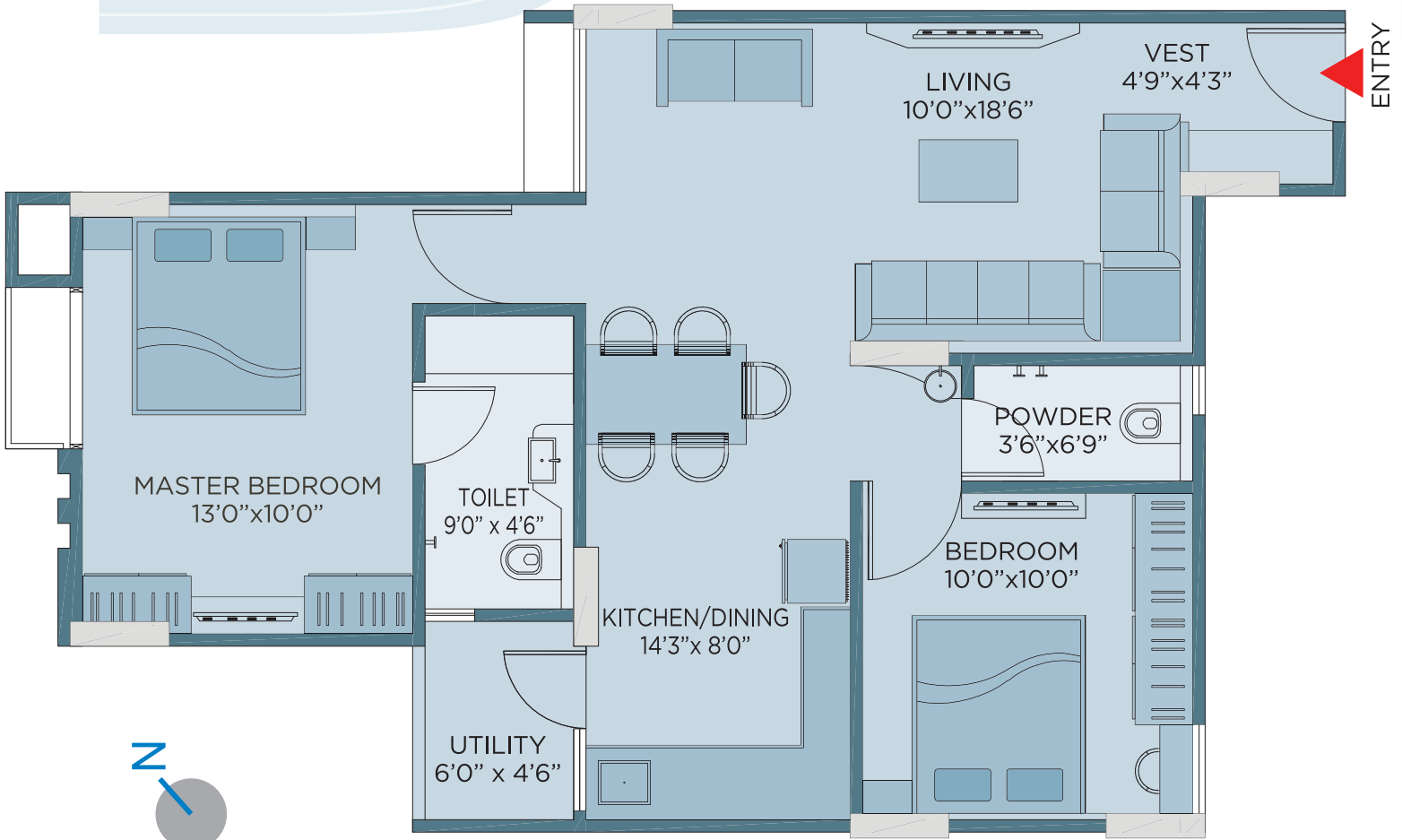




**TYPE C**  
2 BHK, 973 Sq. Ft.



**TYPE D**  
2 BHK, 1116 Sq. Ft.





3rd FLOOR PLAN

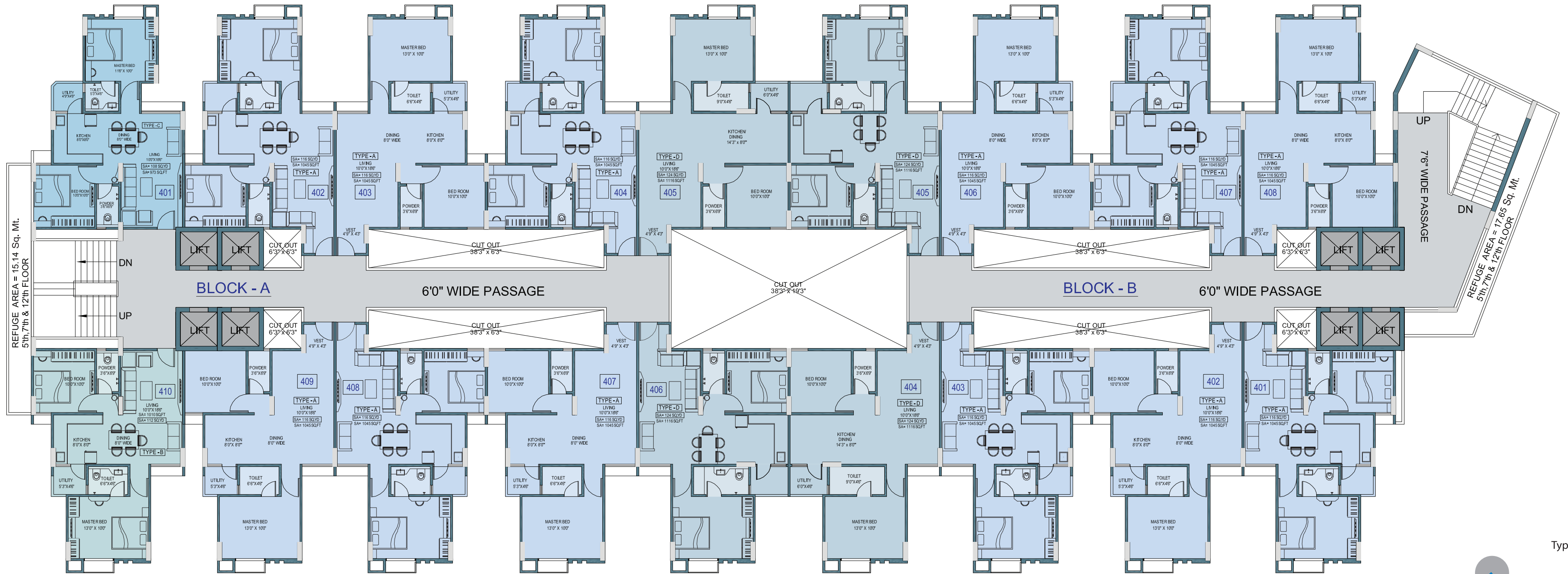


3rd FLOOR PLAN

- Type A
- Type B
- Type C
- Type D



# 4th to 12th FLOOR PLAN



Type A



Type B



Type C



Type D

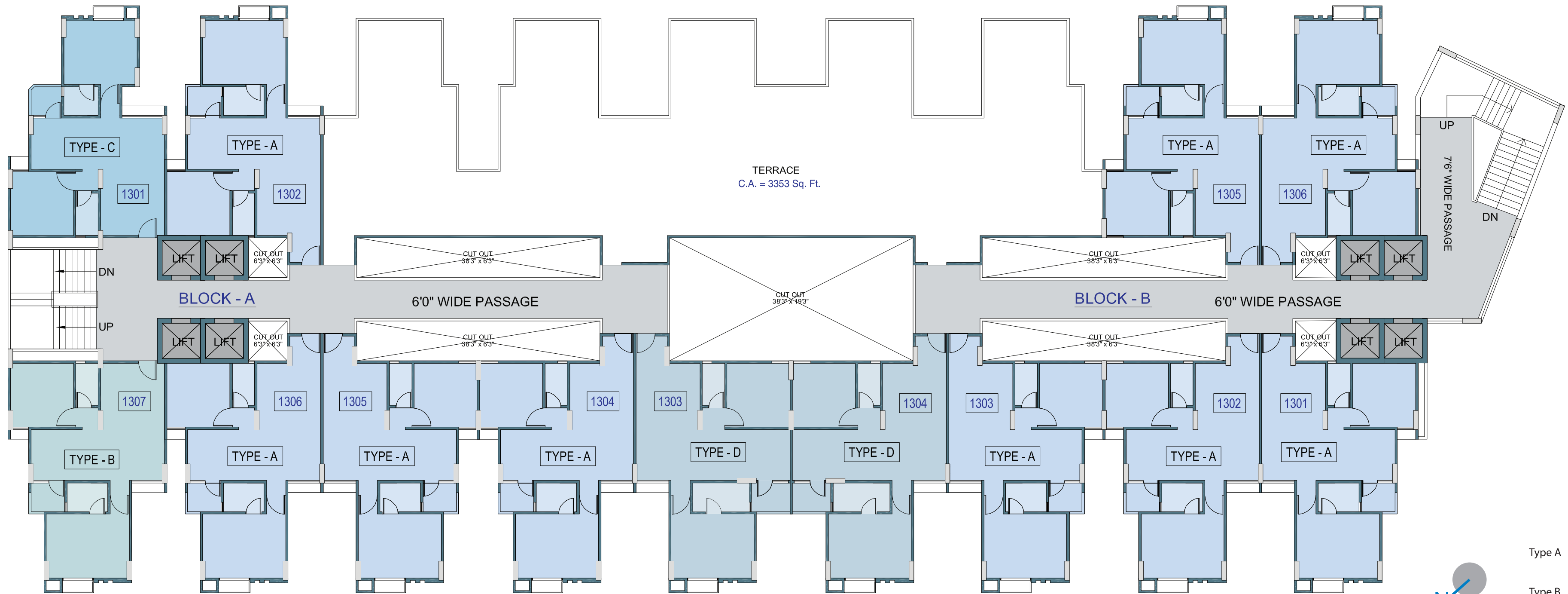


4th to 12th FLOOR PLAN



# 13

## 13th FLOOR PLAN



- Type A
- Type B
- Type C
- Type D

# 13th FLOOR PLAN



# STANDARD SPECIFICATIONS

## ■ REINFORCED RCC

- Structure designed with earthquake resistant frame

## ■ FLOORING

- Vitrified flooring in the whole apartment
- Designer tiles of bathrooms, verandah and utility area
- Lobby with Italian marble flooring
- Lift wall cladding in granite

## ■ ELECTRIFICATION

- Concealed 3 phase electrical copper wiring
- Modular switches
- ISI wires, MCB and ELCB

## ■ KITCHEN

- Piped gas in kitchen (subject to availability)
- Stainless steel sink
- Dado tiles
- Granite platform

## ■ DOORS

- Main doors- modular/flush doors with natural veneer finish and wooden frame
- Other doors- modular/flush doors with paint on both sides and wooden frame

## ■ WINDOWS

- Aluminum powder coated windows and French doors
- Granite frames on window sills

## ■ TOILETS & BATHROOMS

- Concealed plumbing
- Health faucet
- Bathroom dado upto 7' height with designer series
- Wooden frames for bathrooms
- Branded sanitary ware and CP fittings

## ■ FIRE PREVENTIVE MEASURES

- Entire design comprises of the internal building code (IBC)
- Automatic fire sprinklers installed in passages
- Panic alarm provided on each floor for fire safety





## ESTEEM

Founded in 1992, Yash Group is an established player in real estate and infrastructure projects. Over the last two decades, we have successfully created residential and commercial projects of varied nature in Gujarat and other parts of western India.

Highly experienced in working with government agencies dealing with urban development and town planning, we are today regarded as an entity that has set extremely high standards when it comes to delivery commitments and creative excellence.



## ETHOS

We build the confidence of our investors and stakeholders by ensuring consistency and quality. With a long list of satisfied clients and a number of landmark buildings, we have been known to stand for creating inspirational spaces that change the lives of people, in and around it.



## PLEDGE

We put a premium on safety, delivering value and dependability. We practice a safety culture that has zero tolerance for accidents. We comply stringently to the highest quality corporate practices that protect the interest of various stakeholders - promoters, employees, government and the public.