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CORPORATE HEADQUARTERS:

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AHMEDABAD | VADODARA | DEESA | CHENNAI | HYDERABAD | BANGALURU | NCR

Residential | Senior Housing | Township | Plotted Development | Hotels | IT Parks | Business Parks | Commercial



Gem of a location



Joy

...it's not too far away!

It is a fact that the right location sends the right vibes down the spine! You will feel enamoured by natural beauty and man-made wonders and when there is a blend of the two, that place stays...in the heart always!

With rising infrastructure prices in the heart of both cities, this connecting location provides ample room to explore in terms of real estate! Hence, gem of a location, you wish for!



Developer



word from the chairman

Mr. Ash's (Ashok Israni) leadership has been instrumental for Pacifica's vast expansion and it continues to evolve on the solid rudiments of TRUST, QUALITY and ETHICS.

By 1997 Pacifica inflated its presence across 22 states in the United States of America. The company then advanced into the Indian Real Estate market & is currently developing real estate projects in Ahmedabad, Vadodara, Deesa, Chennai, Hyderabad, Bangalore and NCR regions.



trust **Quality** *and ethics*

Pacifica Companies,
a \$ 2.6 billion realty firm has a global presence,
with an unrivalled history of creating distinctive
life spaces.

Embarked in the year 1978, Pacifica has been
innovating and acquiring new credibility in the
realty sector.

Its legion of real estate developments includes -
Residences, Commercial Spaces, Mixed Used
projects, Hospitality, Townships and Senior Living
communities.

PACIFICA US

The beginning of Pacifica's journey of success took place in the United States of America way back in 1978. Since then, they have successfully developed and diversified their assets including hospitality, senior housing, multi-family, commercial development, land acquisition, residential development, debt acquisition and REO across 22 states in the US.

This diversity of experience has allowed Pacifica to confidently extend itself in any market or property type with its proven track record generating superior returns in all asset classes.

PACIFICA LATIN AMERICA

The Latin American real estate space, as a result of steady economic and demographic growth, offers a multitude of opportunities for those with a keen eye. Recognizing this, Pacifica is currently working to strongly position itself with an initial investment of \$400 million in a diverse range of asset classes.

Their first landmark in the region was The Calette Mall in Tijuana, Mexico, a mixed-use project, which we believe will become the most important type of development in the future.

PACIFICA INDIA

Pacifica's venture into the Indian sub-continent might eventually prove to be their most successful. The reasons for making this ambitious claim are manifold; the outstanding middle-class population growth in India, drastic improvements in the standard of living and most importantly, Pacifica's intentions to adopt long-term investor strategies.

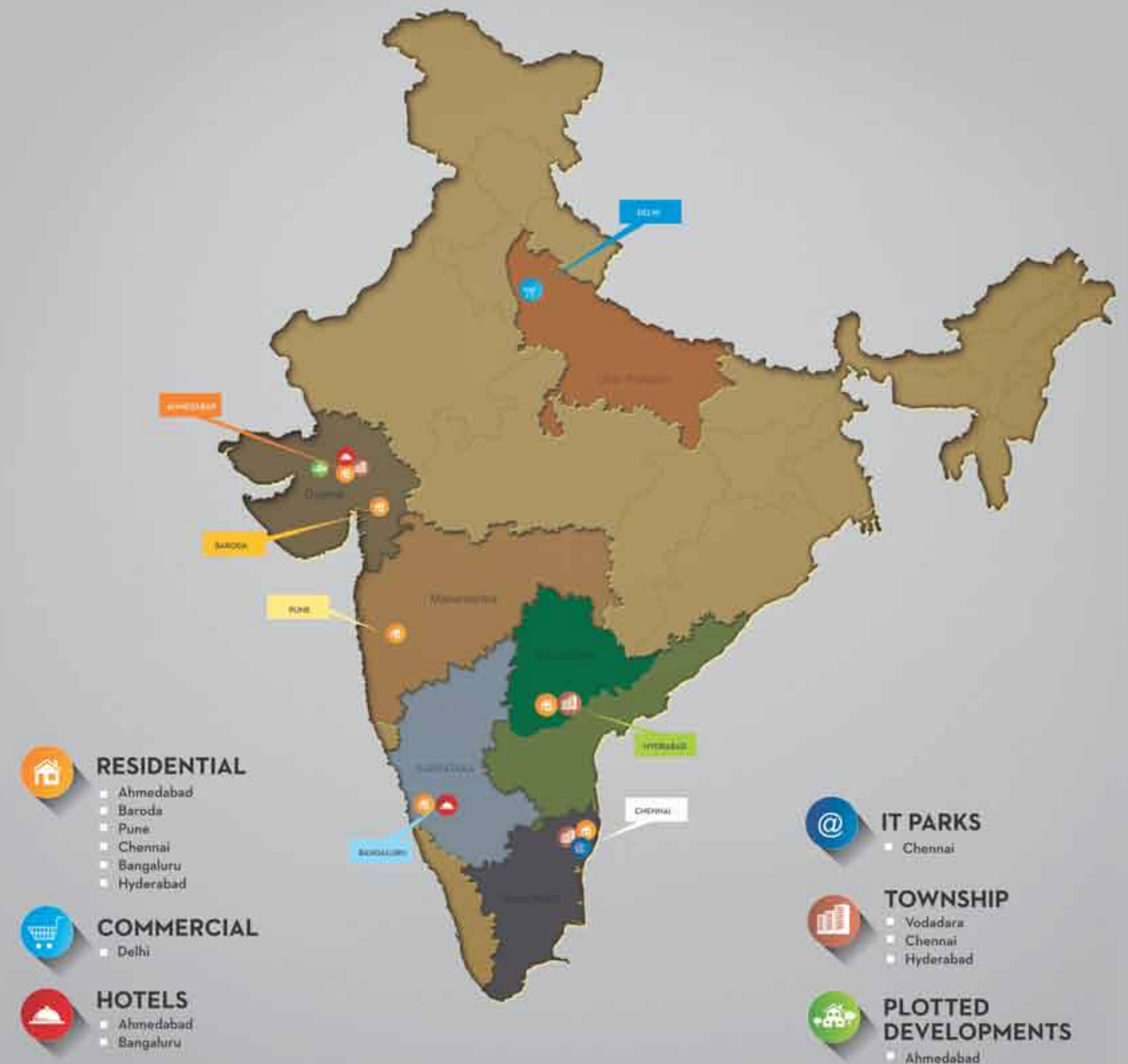
Their Indian operations were started in 2004 with the opening of a head office at Ahmedabad and branch offices at Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad. With a projected portfolio value of more than \$1.7 billion, they are continuing today to exceed expectations of India's growing hospitality, commercial and residential construction demands.



Pan India presence

Pacifica stepped into the Indian real estate space in the last decade. Headquartered in Ahmedabad, Pacifica has established offices in NCR, Hyderabad, Bangalore and Chennai. These offices have helped the company to reach great heights on a pan-India level. Pacifica's 30 years of experience gave the company a strategic headstart in the realty business, as its global team of managers are geared to customize their global know-how for the Indian market.

Pacifica has been instrumental in managing 14 diverse real estate projects, worth a whopping 1.7 billion USD. These projects are spread over Ahmedabad, Pune, New Delhi, Chennai, Bangalore and Hyderabad, rendering more than a glimpse of global realty trends and finesse.



Projects delivered



SAN TROPEZ @MADRID COUNTY
4 BHK Luxurious Villas
Vadodara



La HABITAT
3 & 4 BHK Luxurious Appartments
Ahmedabad



PACIFICA TECH PARK,
CHENNAI



MEADOWS, PHASE-I
3 & 4 BHK Luxurious Villas
Ahmedabad



GREEN ACRES
2, 3 & 4 BHK Luxurious Appartments
Ahmedabad



Location



Ahmedabad

the land of opportunity
& new horizons!

Ahmedabad is a burgeoning metropolis housing millions of aspirations and dreams. With its huge canvas of real estate, this city is a rich reservoir for the industry to thrive upon. A rich heritage, huge land mass, great connectivity options, strategic locations and thriving industries define the city in a big way.

With North Enclave, Pacifica is exploring the dynamic milieu with huge plans for the future. The rising city is just getting expanding with multiple prospects and investments and has entered the big league in more ways than one.



NORTH
ENCLAVE
BY PACIFICA



NORTH
ENCLAVE
BY PACIFICA

Lifestyle homes worth living for!

A wide-angle photograph of a modern residential complex. In the foreground, there's a paved area with a pattern of grey and brown bricks. Behind it, a large, circular landscaped area features a central fountain with three blue, textured waterfalls. The garden is filled with various plants, including palm trees, flowering shrubs in shades of red, yellow, and pink, and green lawns. In the background, several tall, modern apartment buildings with white facades and dark window frames stand against a dramatic sky with orange and blue hues, suggesting a sunset or sunrise. A few cars are parked near the buildings.

verdant greens surrounded by Majestic Grandeur!

Nature in its pristine avatar envelops the majestic
structures of class!

NORTH
ENCLAVE
BY PACIFICA

TYPICAL
LAYOUT PLAN



60.00 MT WIDE S. G. HIGHWAY

12.00 MT WIDE SERVICE T. P. S. ROAD

24 MT WIDE ROAD

18 MT WIDE ROAD





Floor plans

TYPE A

2 BHK

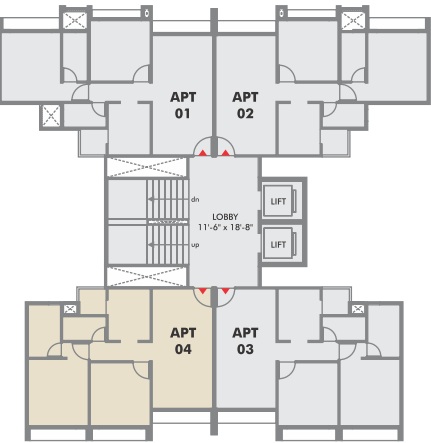
N



1	LIVING & DINING	10'0" x 19'9"
2	KITCHEN	7'0" x 8'6"
3	DRY BALCONY	4'3" x 4'6"
4	MASTER BEDROOM	10'0" x 11'0"
5	ATT. TOILET	5'4" x 8'8"
6	BEDROOM	10'0" x 10'5"
7	G. TOILET	6'9" x 4'0"

BLOCK - A to H

(2 BHK) 1075 SQ. FT.



TYPE B

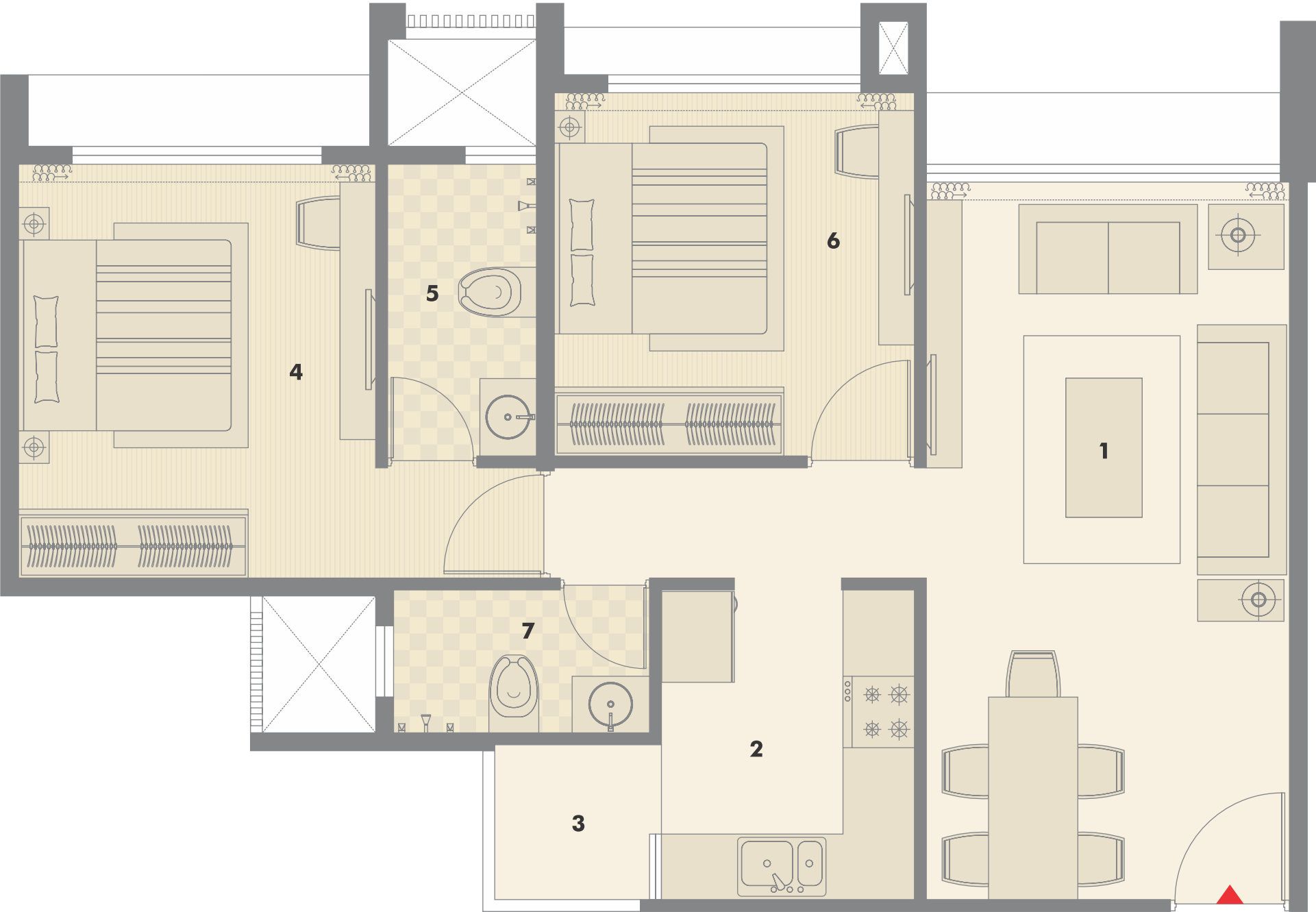
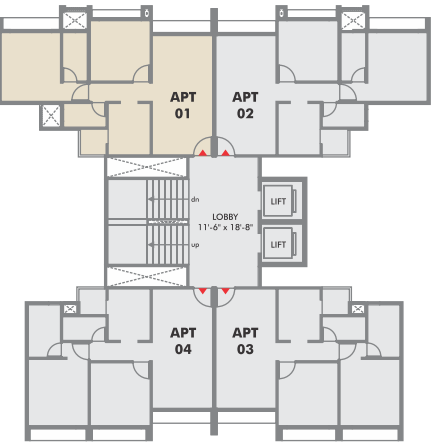
2 BHK

N

1	LIVING & DINING	10'0" x 19'9"
2	KITCHEN	7'0" x 8'6"
3	DRY BALCONY	4'3" x 4'3"
4	MASTER BEDROOM	10'0" x 11'5"
5	ATT. TOILET	4'0" x 8'0"
6	BEDROOM	10'0" x 10'0"
7	G. TOILET	7'0" x 4'0"

BLOCK - A to H

(2 BHK) 1060 SQ. FT.



TYPE C

3 BHK

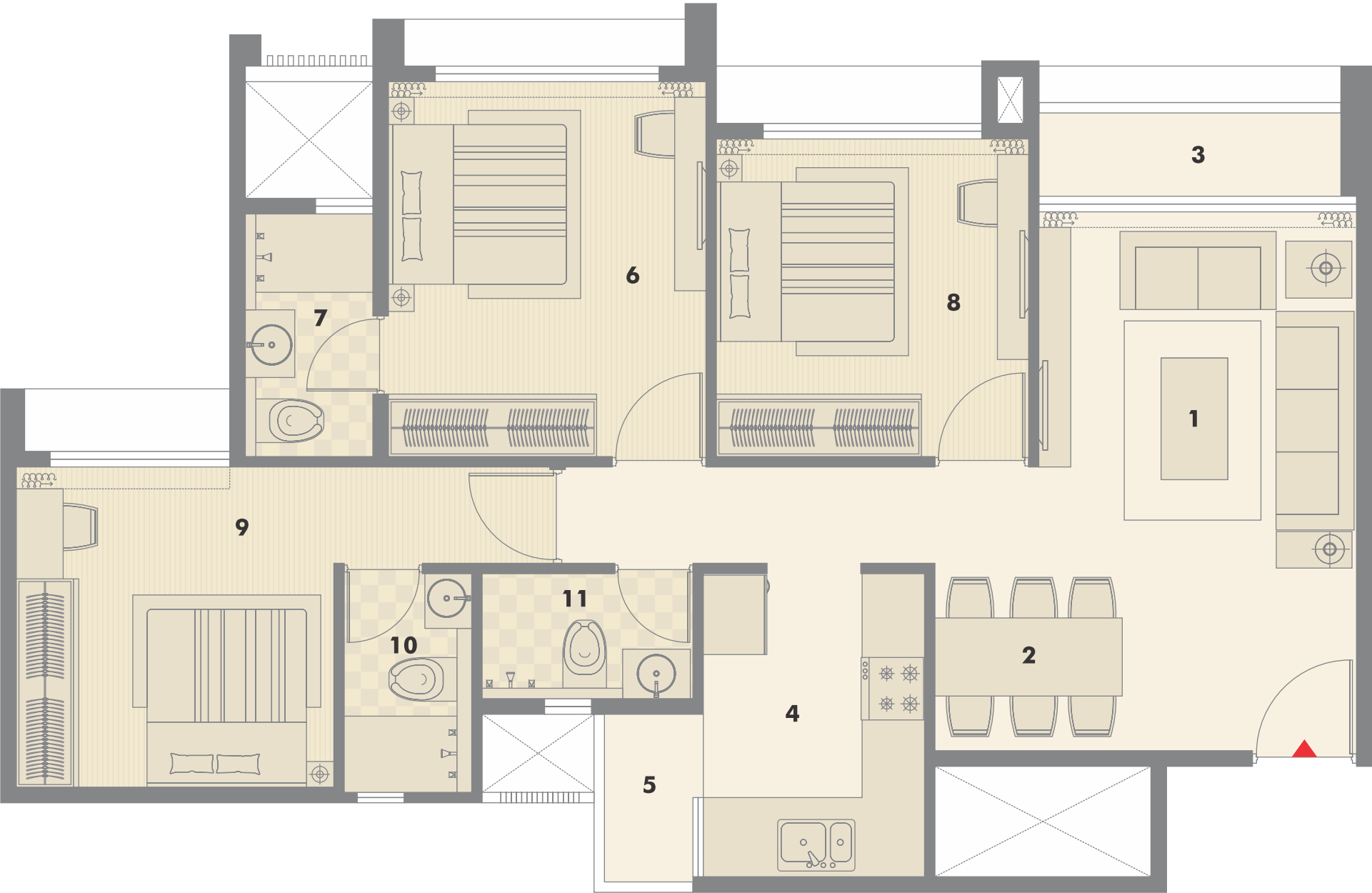
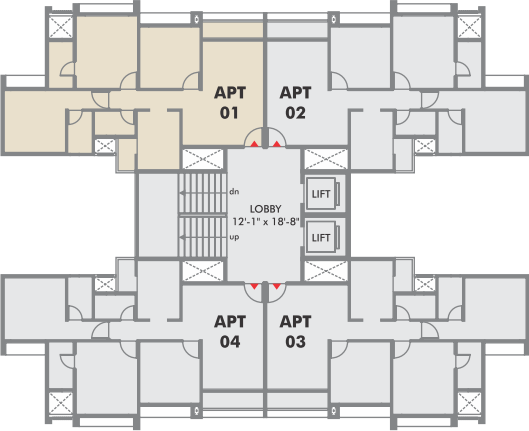
N

1	LIVING	10'0" x 11'0"
2	DINING	13'3" x 6'0"
3	BALCONY	9'9" x 3'0"
4	KITCHEN	7'0" x 9'3"
5	DRY BALCONY	2'9" x 5'3"
6	MASTER BEDROOM	10'0" x 11'10"
7	ATT. TOILET	4'0" x 8'0"
8	BEDROOM 1	9'10" x 10'0"
9	BEDROOM 2	10'0" x 10'0" + passage
10	ATT. TOILET	4'0" x 7'0"
11	G. TOILET	6'8" x 4'0"



BLOCK - I, J, K

(3 BHK) 1360 SQ. FT.



TYPE D
3 BHK

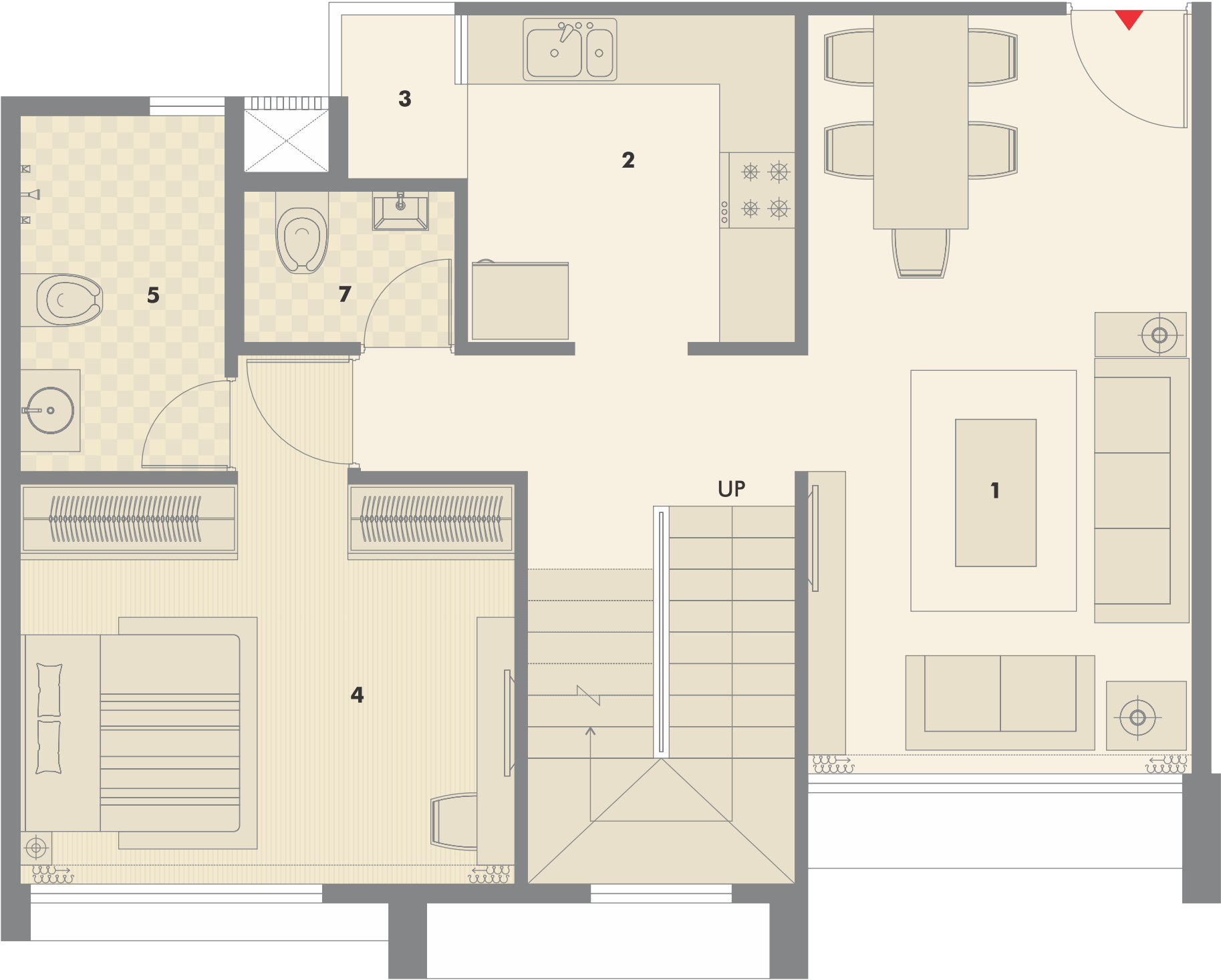
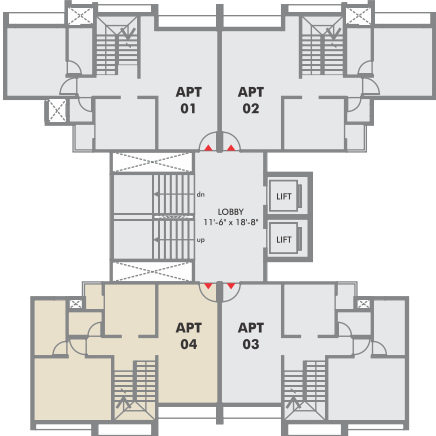
PENT HOUSE
LOWER FLOOR

N

1	LIVING + DINING	10'0" x 19'9"
2	KITCHEN	8'6" x 8'6"
3	DRY BALCONY	3'0" x 4'3"
4	MASTER BEDROOM	12'11" x 10'5"
5	ATT. TOILET	5'4" x 9'3"
6	G. TOILET	5'3" x 4'0"



BLOCK - A to H
(3 BHK) 1750 SQ. FT.



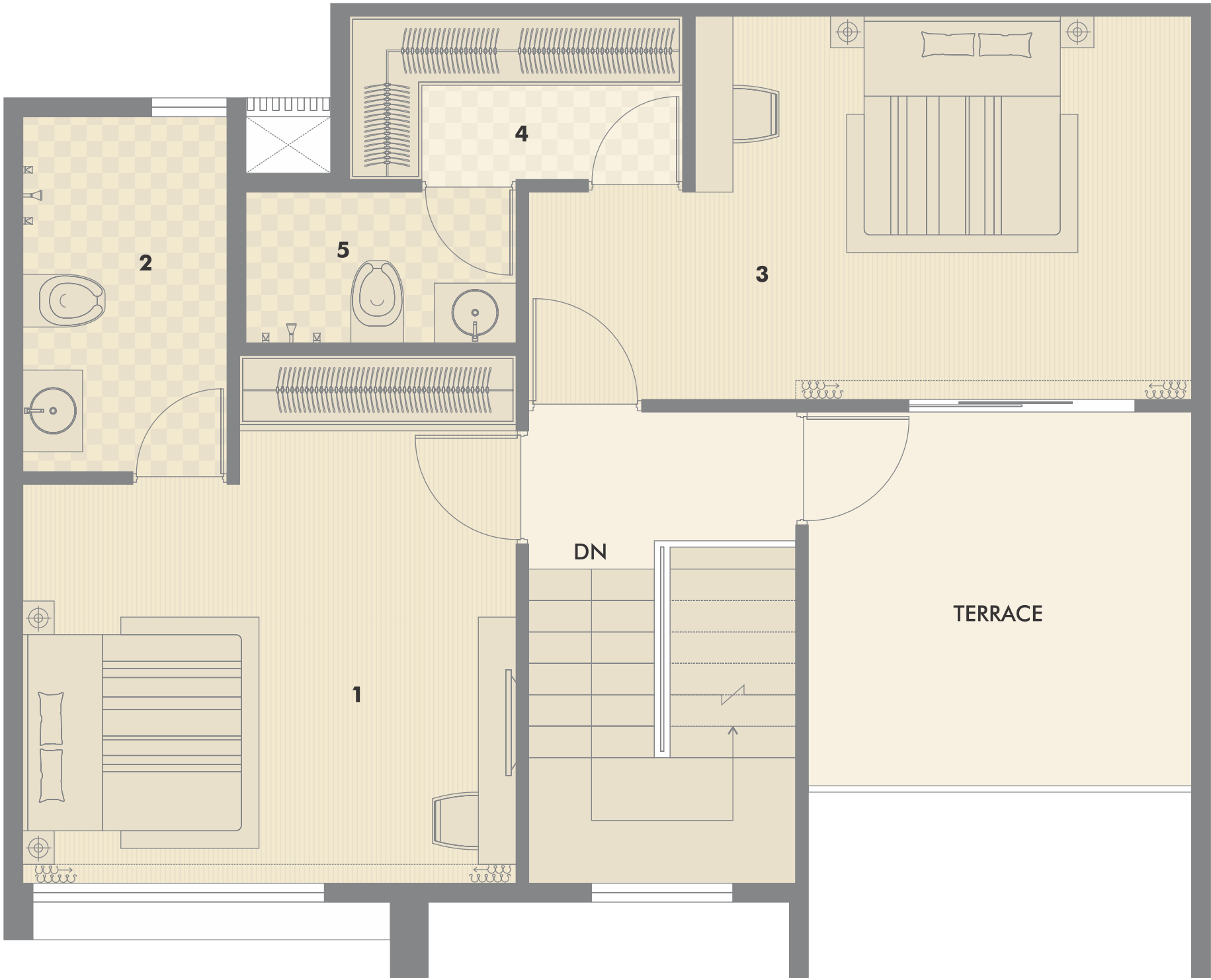
TYPE D

3 BHK

PENT HOUSE
UPPER FLOOR

N

1	BEDROOM 1	12'11" x 10'5"
2	ATT. TOILET	5'4" x 9'3"
3	MASTER BEDROOM	13'0" x 10'0" + Passage
4	DRESS	8'8" x 4'3"
5	ATT. TOILET	6'10" x 4'0"



TYPE E

3 BHK

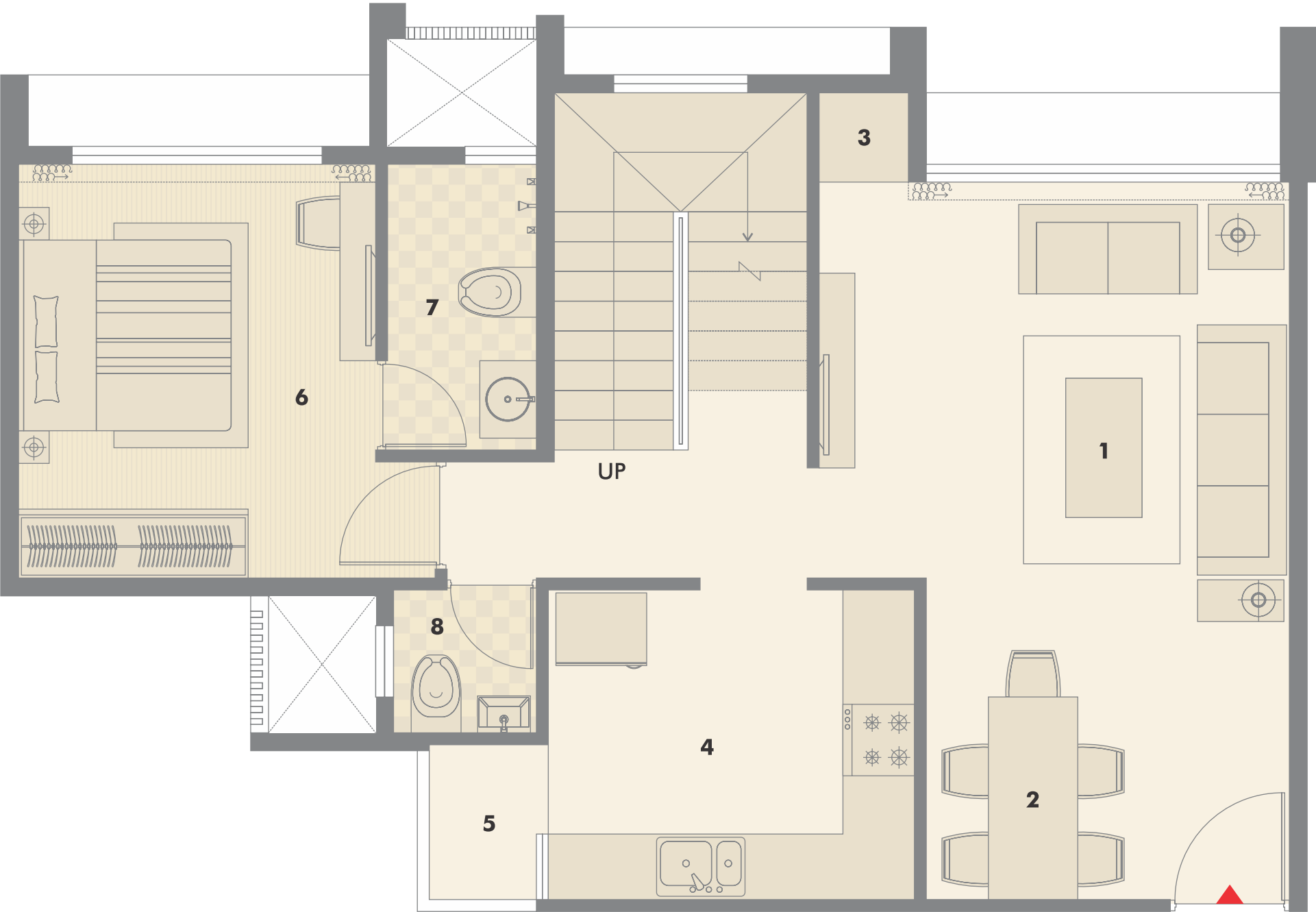
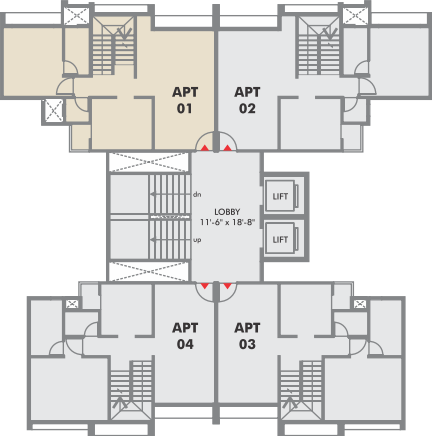
PENT HOUSE
LOWER FLOOR

N

1	LIVING	13'0" x 10'11"
2	DINING	10'0" x 8'10"
3	POOJA	2'0" x 2'9"
4	KITCHEN	10'0" x 8'6"
5	DRY BALCONY	3'0" x 4'3"
6	MASTER BEDROOM	10'0" x 11'5"
7	ATT. TOILET	4'0" x 7'10"
8	G. TOILET	4'0" x 4'0"



BLOCK - A to H
(3 BHK) 1715 SQ. FT.



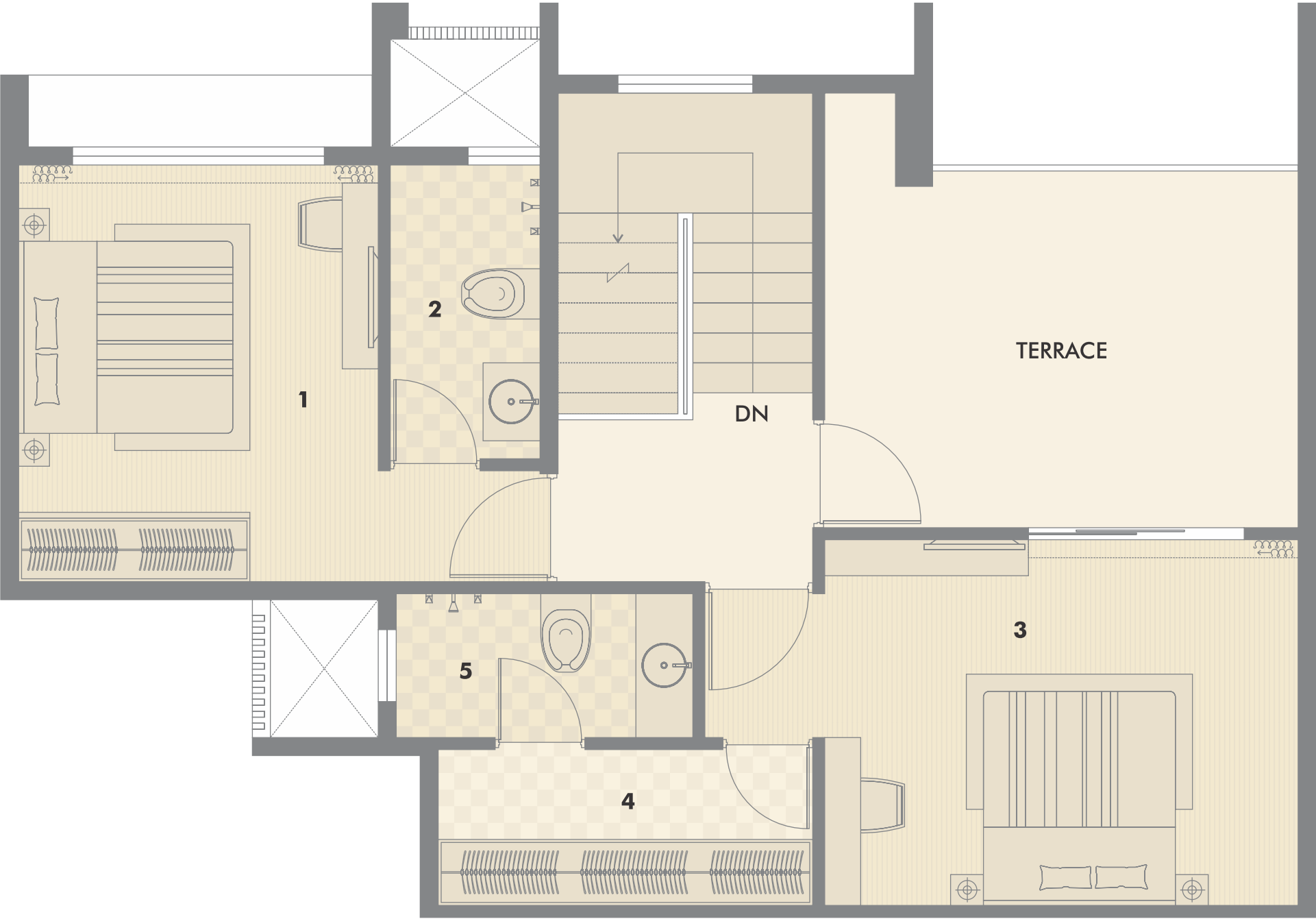
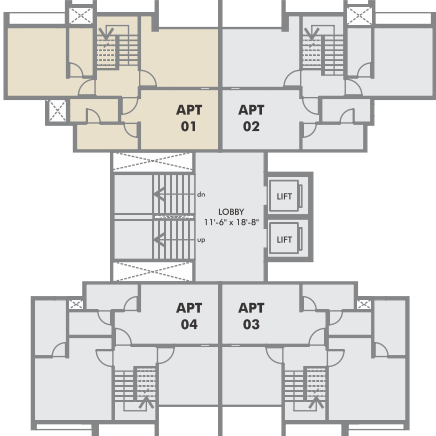
TYPE E

3 BHK

PENT HOUSE
UPPER FLOOR

N

1	BEDROOM 1	10'0" x 11'5"
2	ATT. TOILET	4'0" x 8'0"
3	MASTER BEDROOM	13'0" x 10'0"
4	DRESS	10'3" x 4'3"
5	ATT. TOILET	8'1" x 4'0"



TYPE F
4 BHK

PENT HOUSE
LOWER FLOOR

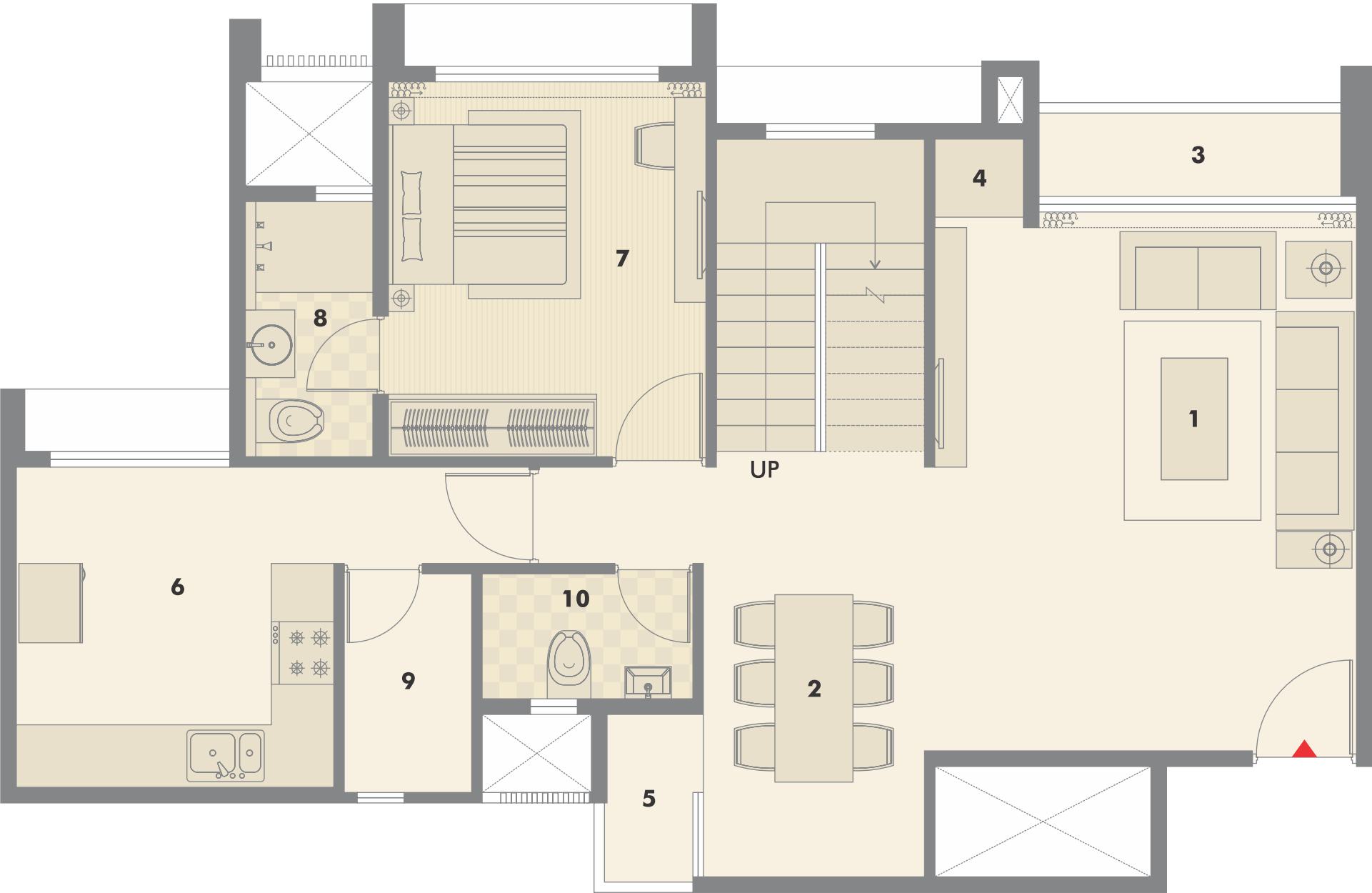
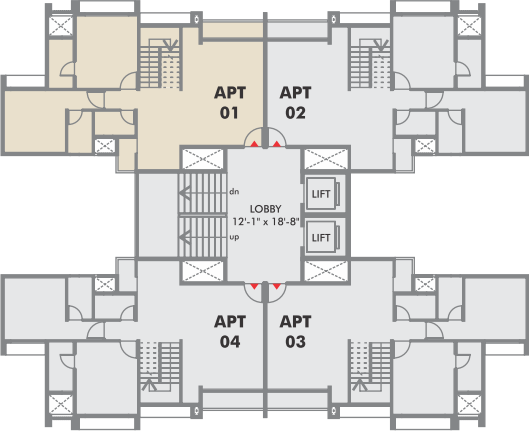
N

1	LIVING	13'3" x 17'0"
2	DINING	7'0" x 8'10"
3	BALCONY	9'9" x 3'0"
4	POOJA	2'4" x 2'6"
5	DRY BALCONY	2'9" x 5'3"
6	KITCHEN	10'0" x 10'1"
7	MASTER BEDROOM	10'0" x 11'10"
8	ATT. TOILET	4'0" x 8'0"
9	UTILITY	4'0" x 6'11"
10	G. TOILET	6'8" x 4'0"



BLOCK - I, J, K

(4 BHK) 2280 SQ. FT.



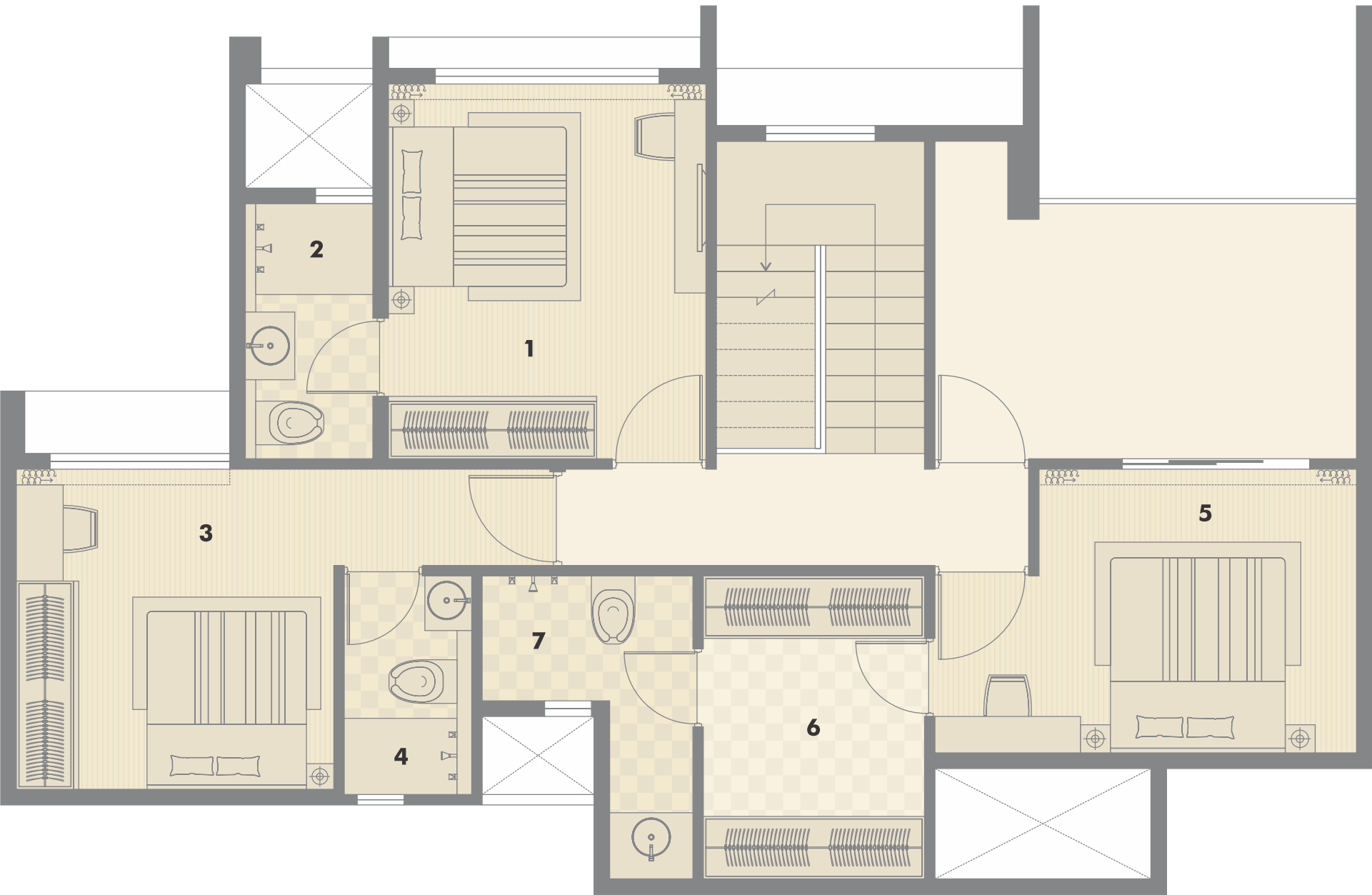
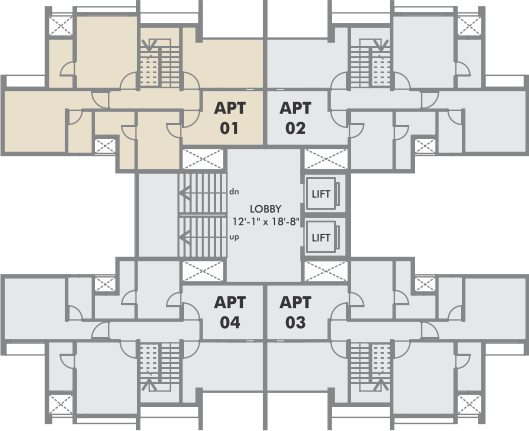
TYPE F

4 BHK

PENT HOUSE
UPPER FLOOR

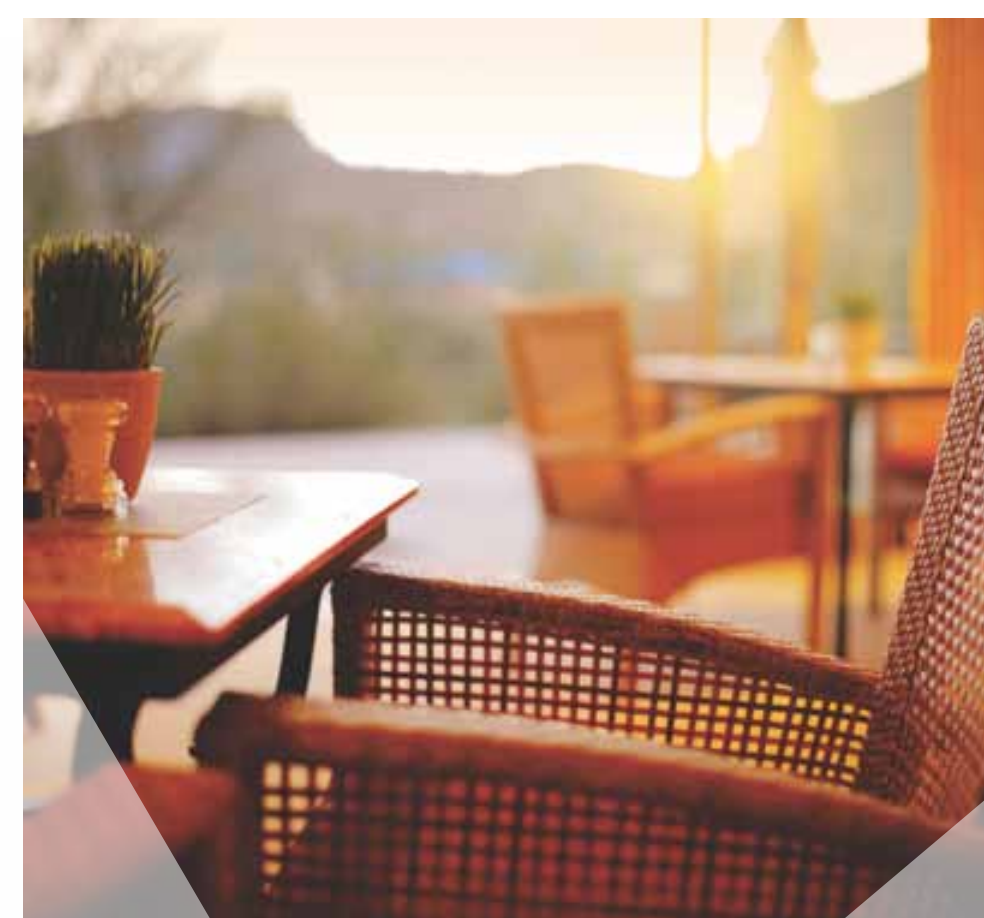
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1	BEDROOM 1	10'0" x 10'1"
2	ATT. TOILET	4'0" x 7'0"
3	BEDROOM 2	10'0" x 11'10"
4	ATT. TOILET	4'0" x 8'0"
5	MASTER BEDROOM	10'0" x 10'0"
6	DRESS	7'0" x 9'3"
7	ATT. TOILET	(4'0" + 2'7") x 5'7"





Lifestyle features



class and amusement meet together!

A clubhouse full of amenities is sure to bring joy and sophistication together.



the aquatic glory in full flow!

With beautiful swimming pools and splash pool,
North Enclave would appeal to aquatic sensibilities...





*when tranquillity and tenaciousness
hold hands...*

Rejuvenate your mind, body and spirit with
meditation and boost your health at the gymnasium!





let innocence and celebration run wild!

Get your kids to enjoy the children play area and hold
momentous celebrations at the multipurpose party
hall too!



amenities at a glance...

- Swimming pool
- Meditation area
- Senior citizen park
- Party lawn
- Children play area
- Joggers track
- Gazebo
- Covered seating areas
- Pool side lounge area



Specifications

Structure	RCC Framed structure Block work for Exterior walls with Double coat plaster
Openings	Main door Miranti frame /equivalent with both side veneer finish flush doors Bedroom Door Miranti frame or equivalent with enamel paint flush doors Toilet door Miranti frame or equivalent with enamel paint flush doors Balcony French door Aluminum / UPVC sliding doors Windows Aluminum / UPVC sliding windows Ventilations Aluminium frame with louvers and exhaust provision
Flooring and Other : Finishes	Living & Dining Vitrified tiles Master Bedroom Vitrified tiles Bedrooms Vitrified tiles Kitchen Vitrified tiles Kitchen Platform Granite Kitchen Kitchen Wall Vitrified Vitrified /Ceramic Sink Stainless Steel Balcony Vitrified tiles , Utility Area flooring Kota stone Toilet Floor Vitrified /Ceramic tiles Toilet Dado Vitrified /Ceramic
Railing	Customised MS or SS Styles
Plumbing , CP and Sanitary	Water Supply -UpVC /Cpvc pipes Drainage - PVC pipes CP-Jaguar or equivalent , Sanitary ware Fixtures -RAK or equivalent Utility Area -Washing machine inlet /outlet provisions



Electrical	Concealed wiring RR Kabel, Finolex, Anchor, Polycab or equivalent Switches Northwest modular switches or equivalent Adequate light,fan ,power points Provision of hot&cold water in shower area,provision of geyser in all toilets TV & Telephone in living room
Internal Painting	Internal Ceiling Putty Finish Internal Walls Putty Finish
Exterior Painting	100 % acrylic paint Wood work Enamel Paint Grills and Railings Zinc chromate non corrosive primer with enamel paint
External Development	Paver Blocks /Trimix /granite or equivalent stone as per design suggested by Architect Secured Compound wall with entrance and exit gates & Security cabin Landscaped areas
General	Landscaped areas Overhead tank along with underground water tank Entrance foyer for each block Lighting for common areas Power bacup for partial required common Amenities Automatic Elevators

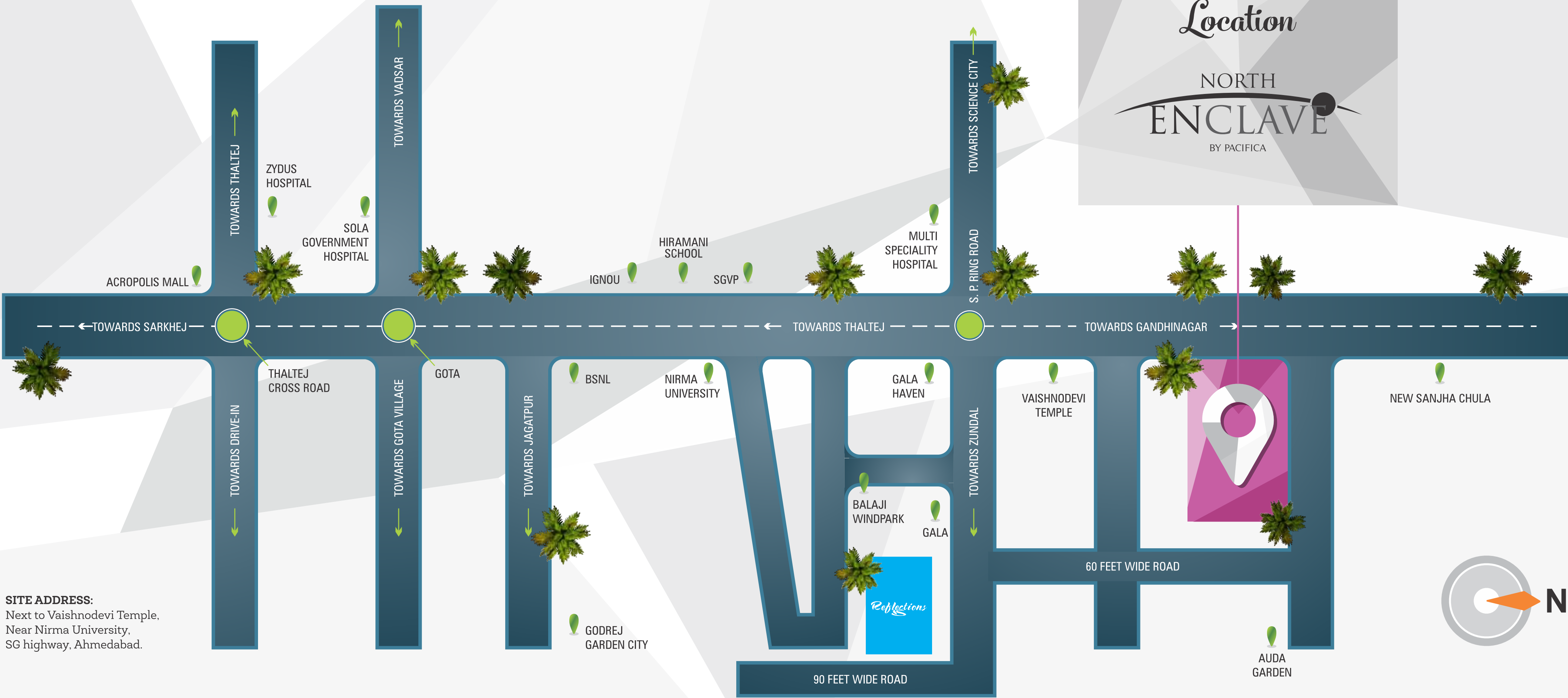
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Your next address!



Location

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