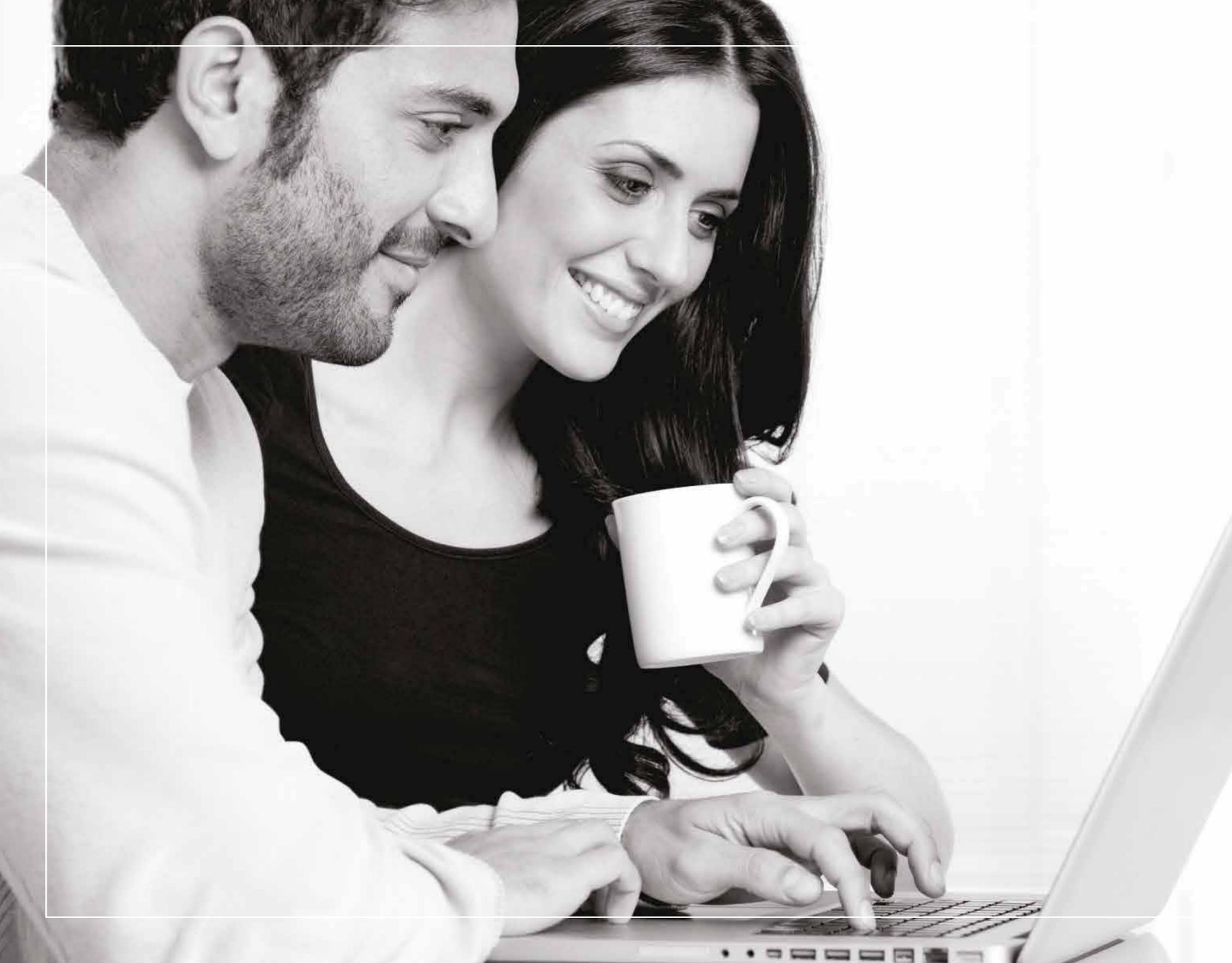




NORTH
ENCLAVE
BY PACIFICA

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 \$3 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.

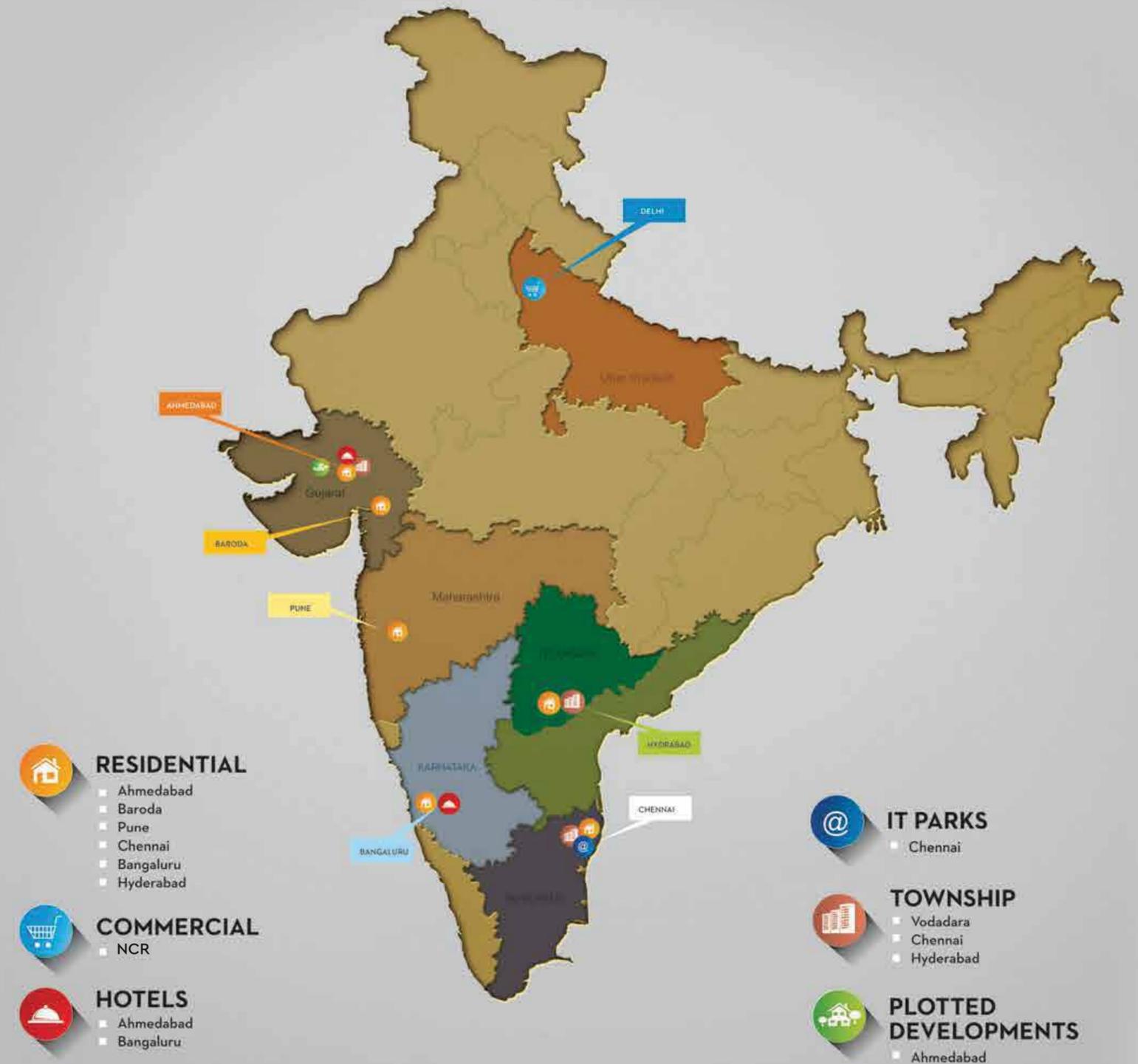
Their Indian operations were started in 2004 with the opening of a head office at Ahmedabad and branch offices at Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad. With a projected portfolio value of more than \$1.7 billion, they are continuing today to exceed expectations of India's growing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



GREEN ACRES
2, 3 & 4 BHK Luxurious Apartments
Ahmedabad



MEADOWS
3 & 4 BHK Luxurious Villas
Ahmedabad



PACIFICA TECH PARK
CHENNAI



REFLECTIONS
2, 3 & 4 BHK Luxurious Apartments
Ahmedabad



SAN MARTIN @MADRID COUNTY
2 BHK Luxurious Apartments
Vadodara



AURUM VILLAS
3, 4 & 5 BHK Luxurious villas
Chennai



AURUM HAPPINESS TOWERS
2, 3, & 4 BHK Luxurious Apartments
Chennai



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!



*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



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



BLOCK - A to H (2 BHK)

RERA Carpet Area	Balcony + Wash Area	Total Carpet Area
621.40 Sq. Ft.	31.96 Sq. Ft.	653.36 Sq. Ft.



**TYPE B
2 BHK**

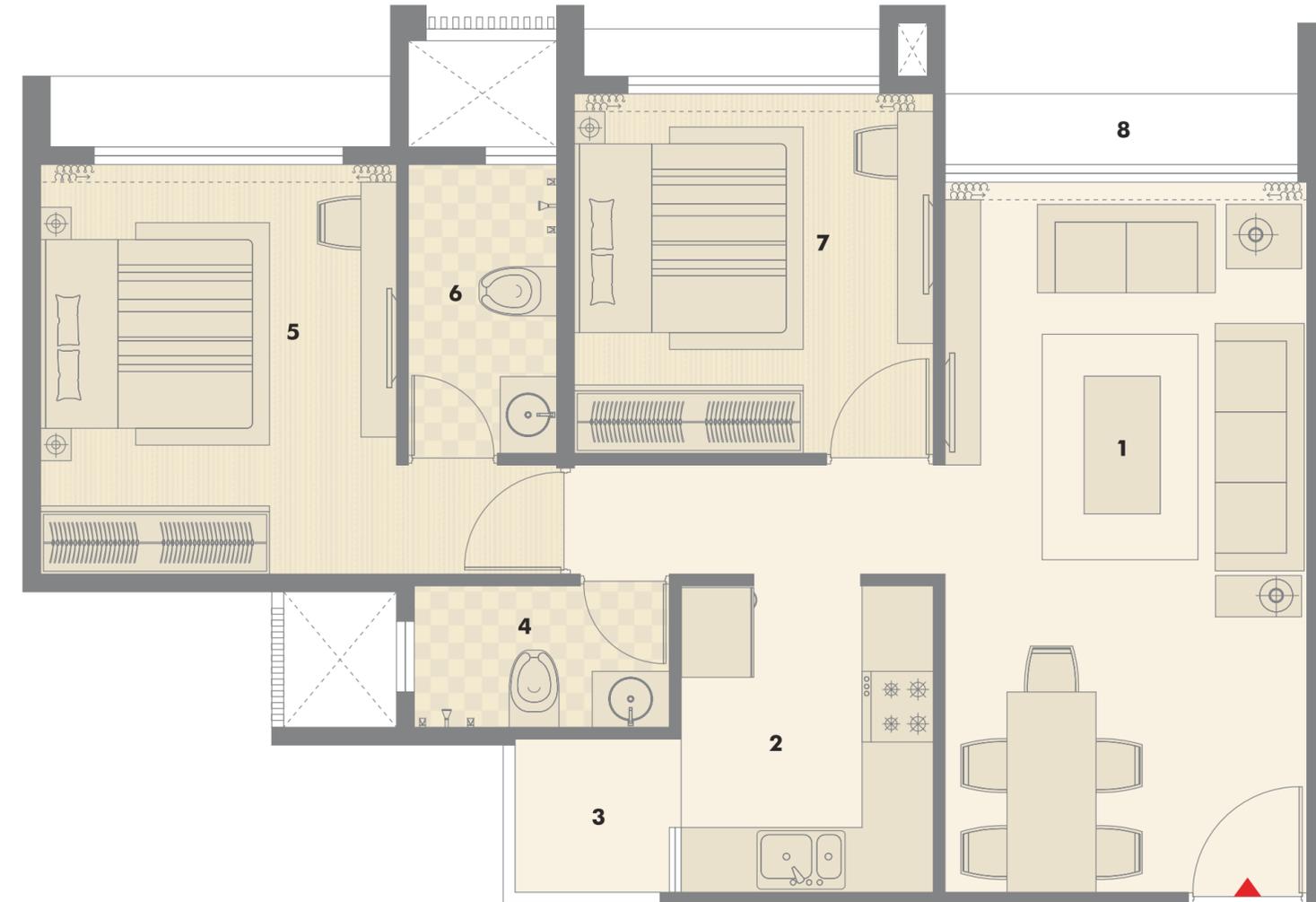
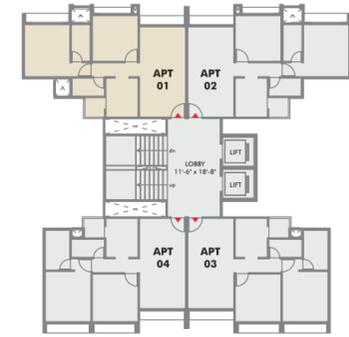


1	LIVING & DINING	10'0" x 19'9"
2	KITCHEN	7'0" x 8'6"
3	WASH AREA	4'3" x 4'1"
4	G. TOILET	7'3" x 3'11"
5	MASTER BEDROOM	9'10" x 11'5"
6	ATT. TOILET	4'1" x 8'0"
7	BEDROOM	9'11" x 10'0"
8	BALCONY	10'0" x 1'6"



BLOCK - A to H (2 BHK)

RERA Carpet Area	Balcony + Wash Area	Total Carpet Area
609.35 Sq. Ft.	32.18 Sq. Ft.	641.53 Sq. Ft.



TYPE C
3 BHK

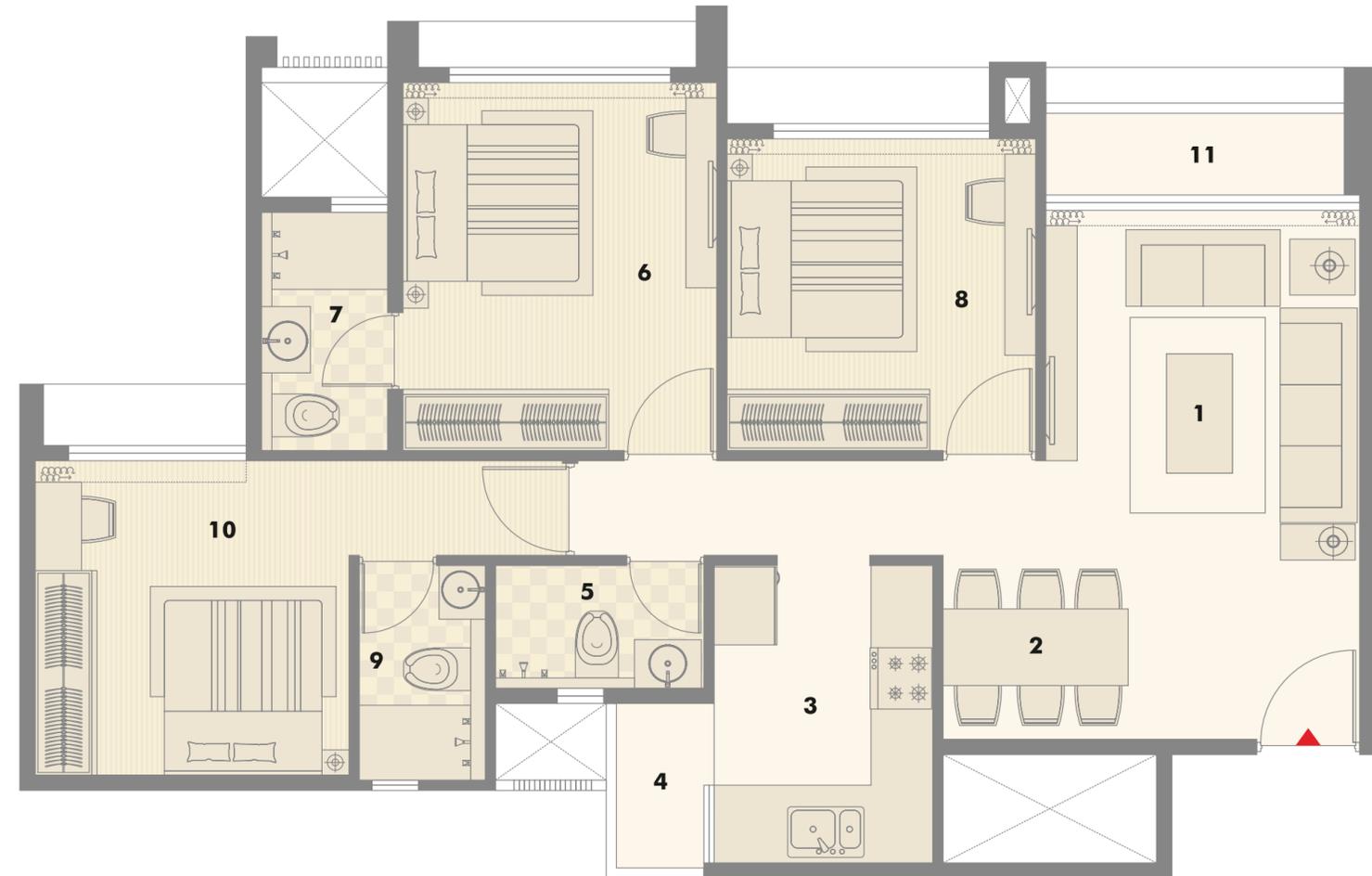
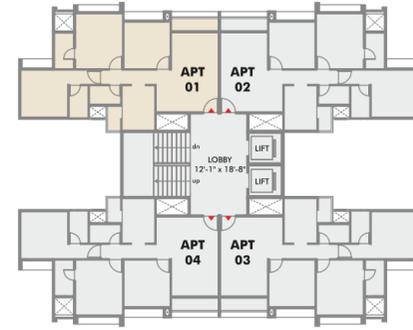


1	LIVING	10'0" x 11'1"
2	DINING	13'3" x 5'9"
3	KITCHEN	7'0" x 8'7"
4	WASH AREA	2'8" x 4'8"
5	G. TOILET	6'8" x 3'11"
6	MASTER BEDROOM	10'0" x 11'10"
7	ATT. TOILET	4'2" x 7'10"
8	BEDROOM 1	9'10" x 10'0"
9	ATT. TOILET	4'0" x 6'9"
10	BEDROOM 2	10'0" x 10'1" + passage
11	BALCONY	9'9" x 2'4"



BLOCK - I, J, K (3 BHK)

RERA Carpet Area	Balcony + Wash Area	Total Carpet Area
766.71 Sq. Ft.	35.72 Sq. Ft.	802.43 Sq. Ft.



TYPE D
3 BHK

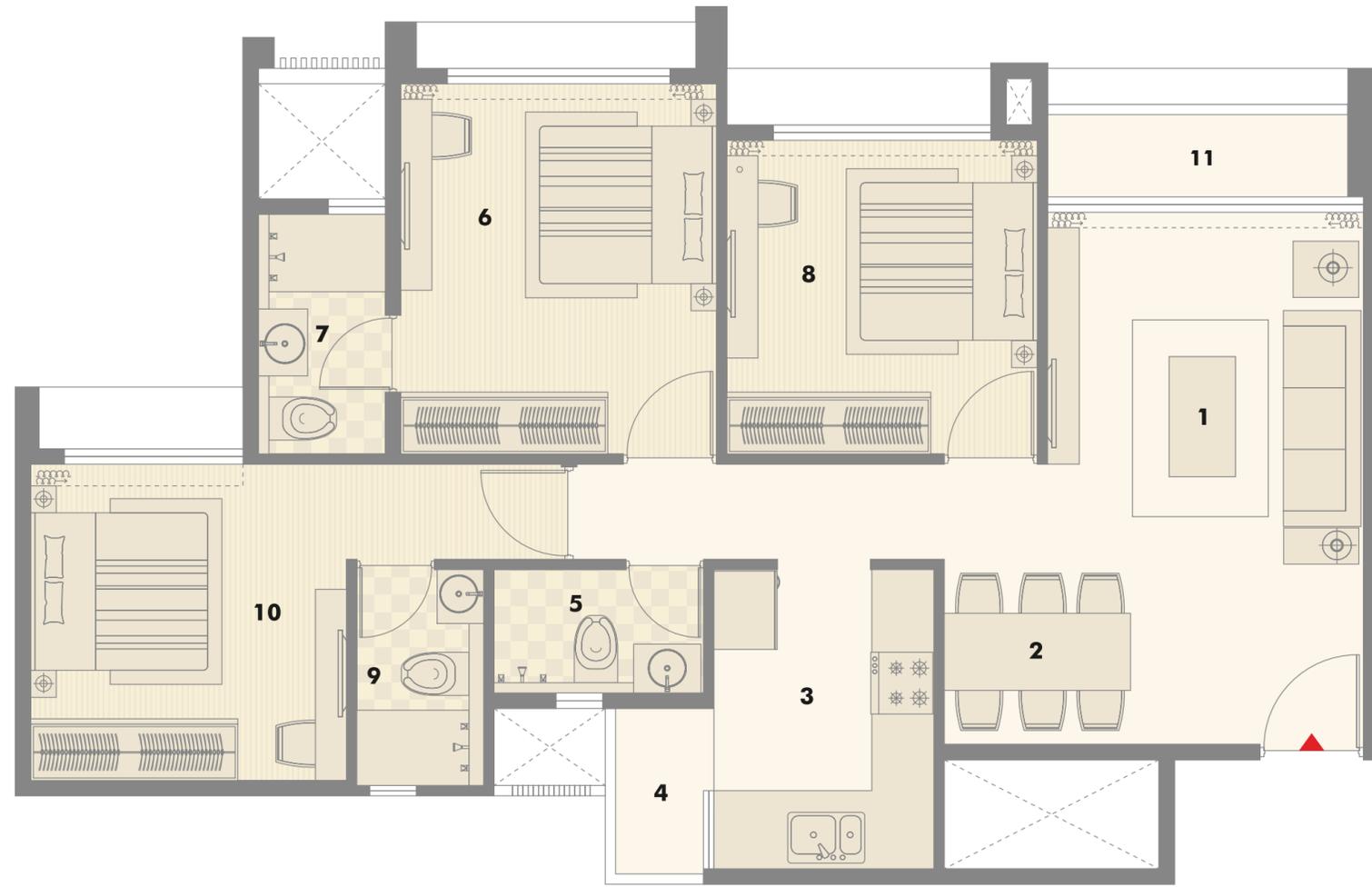
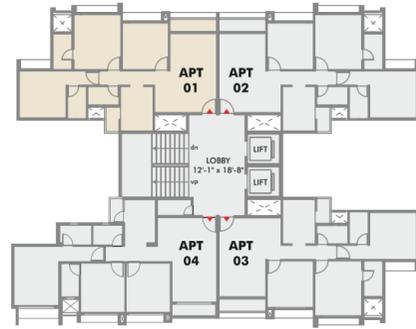


1	LIVING	10'0" x 11'0"
2	DINING	13'3" x 5'9"
3	KITCHEN	6'9" x 8'6"
4	WASH AREA	2'8" x 4'8"
5	G. TOILET	6'6" x 3'9"
6	MASTER BEDROOM	9'9" x 10'9"
7	ATT. TOILET	4'3" x 7'9"
8	BEDROOM 1	9'9" x 10'0"
9	ATT. TOILET	4'3" x 6'6"
10	BEDROOM 2	10'6" x 10'9" + Passage
11	BALCONY	9'9" x 2'3"



BLOCK - L (3 BHK)

RERA Carpet Area	Balcony + Wash Area	Total Carpet Area
794.70 Sq. Ft.	35.72 Sq. Ft.	830.42 Sq. Ft.



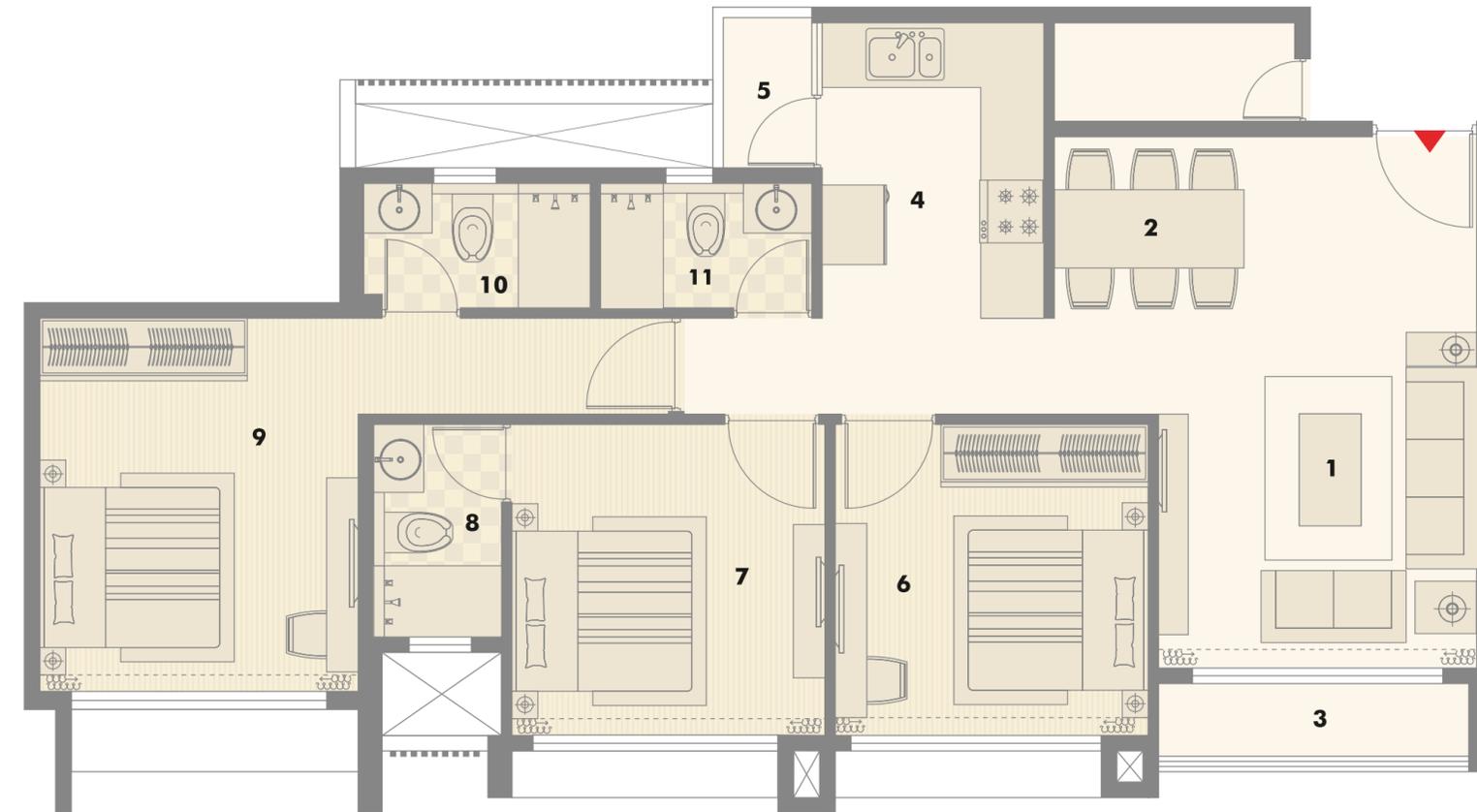
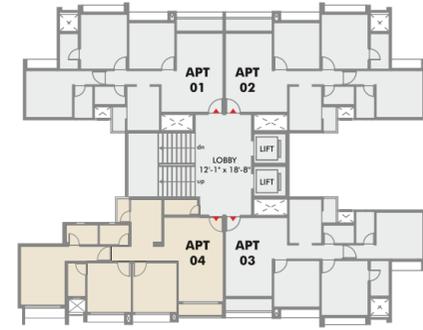
TYPE E
3 BHK



1	LIVING ROOM	10'0" x 7'0"
2	DINING	8'0" x 5'10"
3	BALCONY	9'9" x 2'1"
4	KITCHEN	7'0" x 8'3"
5	WASH AREA	2'8" x 4'8"
6	BEDROOM 1	9'6" x 9'6"
7	MASTER BEDROOM	9'6" x 9'6"
8	ATT. TOILET	4'3" x 6'9"
9	BEDROOM 2	10'0" x 11'9" + Passage
10	ATT. TOILET	7'0" x 3'9"
11	G.TOILET	6'9" x 3'9"

BLOCK - L (3 BHK)

RERA Carpet Area	Balcony + Wash Area	Total Carpet Area
765.64 Sq. Ft.	35.72 Sq. Ft.	801.36 Sq. Ft.





Lifestyle features



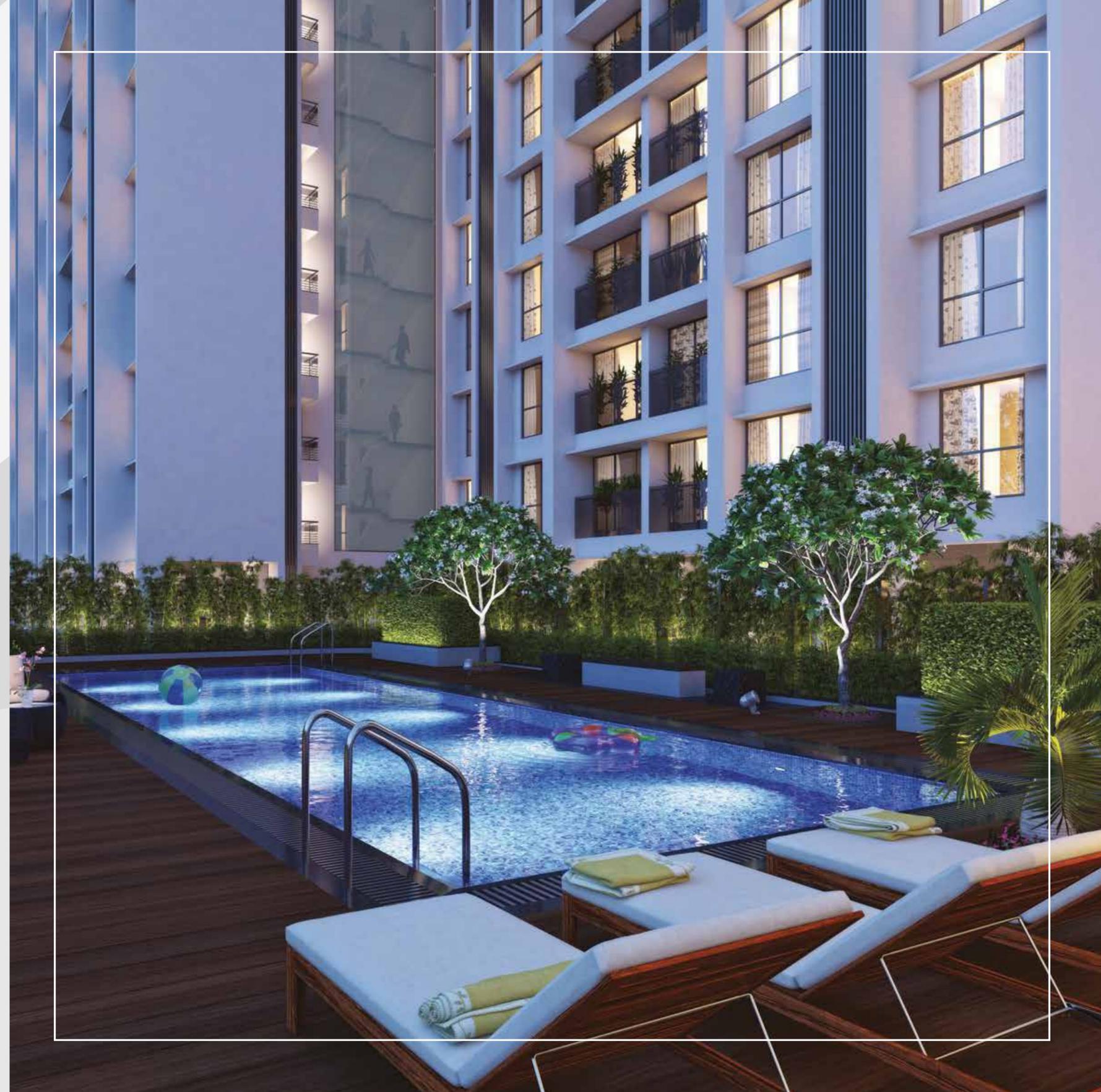
class and amusement meet together!

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 sitout
- Pool side lounge area
- Library
- Children play area
- Clubhouse with indoor games
- Planned landscaping
- Party hall



Specifications



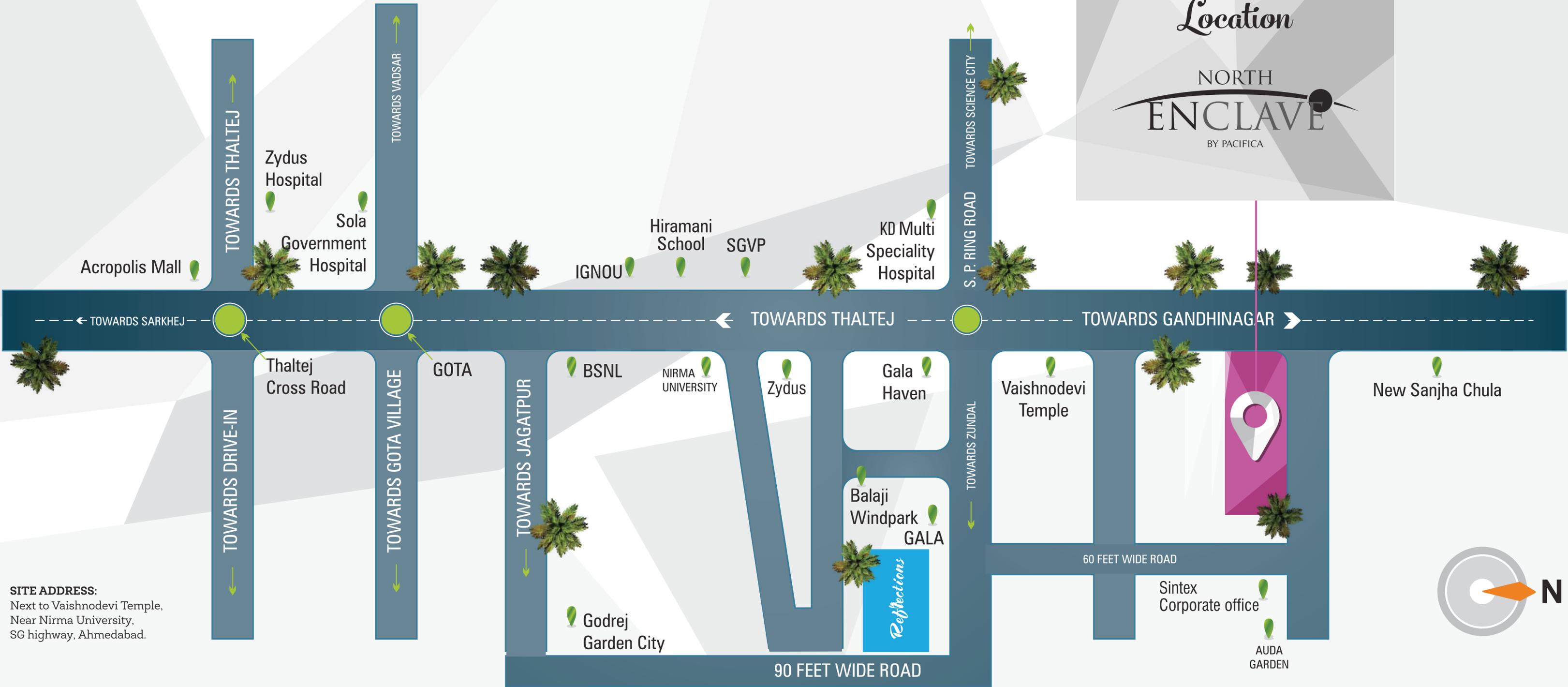
Structure	RCC Framed structure Block work for Exterior walls with Double coat plaster
Openings	Main door Miranti frame /equivalent with both side veneer finish flush doors Bedroom Door Miranti frame or equivalent with enamel paint flush doors Toilet door Miranti frame or equivalent with enamel paint flush doors Balcony French door Aluminum / UPVC sliding doors Aluminium sliding windows Ventilations: Aluminum frame with louvers and provision for exhaust fan
Flooring and Other : Finishes	Living & Dining Vitrified tiles Master Bedroom Vitrified tiles Bedrooms Vitrified tiles Kitchen Vitrified tiles Kitchen Platform Granite Kitchen Wall Vitrified /Ceramic Sink Stainless Steel Balcony Vitrified tiles , Utility Area flooring Kota stone Toilet Floor Vitrified /Ceramic tiles Toilet Dado Vitrified /Ceramic Aluminium sliding windows
Railing	Customised MS or SS Styles
Plumbing , CP and Sanitary	Water Supply -UpVC /Cpvc pipes Drainage - PVC pipes CP fitting and Sanitary Ware - Jaquar/Cera 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 provision 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 planned/onway traffic movement
General	Landscaped areas Sufficient Water storage underground and overhead tanks for convenience Well designed elegant entry foyers in each block Well designed lighting in common areas Power back up for necessary amenities Superior quality elevators with safety features

NORTH
ENCLAVE
BY PACIFICA

Your next address!





SITE ADDRESS:
Next to Vaishnodevi Temple,
Near Nirma University,
SG highway, Ahmedabad.





SITE ADDRESS:

Next to Vaishnodevi temple, Nr. Nirma University,
SG highway, Ahmedabad.
Contact: +91- 90166 28628



This project has been registered via GujRERA registration no: PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA04324/A1R/211021;
L Block: PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/MAA09056/150921 & is available on the website:<https://gujrera.gujarat.gov.in> under registered projects.

www.pacificacompanies.co.in info@pacificacompanies.in

AHMEDABAD | VADODARA | DEESA | CHENNAI | HYDERABAD | BENGALURU | NCR

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