

Ratna ARTEMUS II

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PR/G/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA01474/010218

AHMEDABAD RTO ●
OLD VADAJ
BUS STOP ●
INCOME TAX
CROSS ROAD ●
PATANG
HOTEL ●
V. S.
HOSPITAL ●
PALADI
CROSS ROAD ●
ANJALI
CROSS ROAD ●
VASNA ●

ANTHOLOGY OF ARTEMUS I

Envisioned by the revered name in the realty business, the Ratna Group, Artemus brings forth the best of architectural excellence, modern space design and with a significant touch of brand visibility that is vital for any business.

Over the years, the Ratna Group has garnered significant expertise in various aspects of the realty business. The Group knows the heart of the market and the veins that connect business with their target audience. Artemus II combines this very rich experience of the Group and encapsulates it in a facade that exudes brilliance, opportunity and a business centric personality in every brick.

AHMEDABAD'S MOST BRAND - CENTRIC BUILDING

Acquaint yourself to a bustling city life...where your consumers and customers know where your business is, from every angle... where you branding shines prominently, rather than being tucked away in a corner space of an old fashioned building.

Because at **Artemus II**, you'll never have to worry about Brand Visibility, ever again...

Artemus II – The Confluence of Business & Possibilities

RATNA ARTEMUS II

UNMATCHED LOCATION WITH UNINTERRUPTED FOOTFALLS

- Tremendous connectivity with multiple transport services
- Near to all major heritage points of the city
- Amenities galore including 5 star hotels, restaurants, banking & finance, as well as premium malls & boutiques
- Proximity to railway station and airport
- Exponential investment growth & returns that are projected to grow owing to the area's strategic location
- Create recall value in the market
- Give your clients, consumers and customers easy access to your business
- Provide you with a strong investment opportunity
- Give you an escalating resale value
- Put you on in the heart of the city's map





Ground Floor



1st Floor Plan

850 Sq. Ft.
Onwards

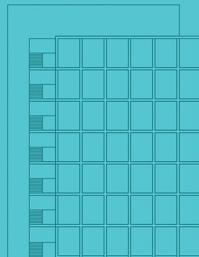


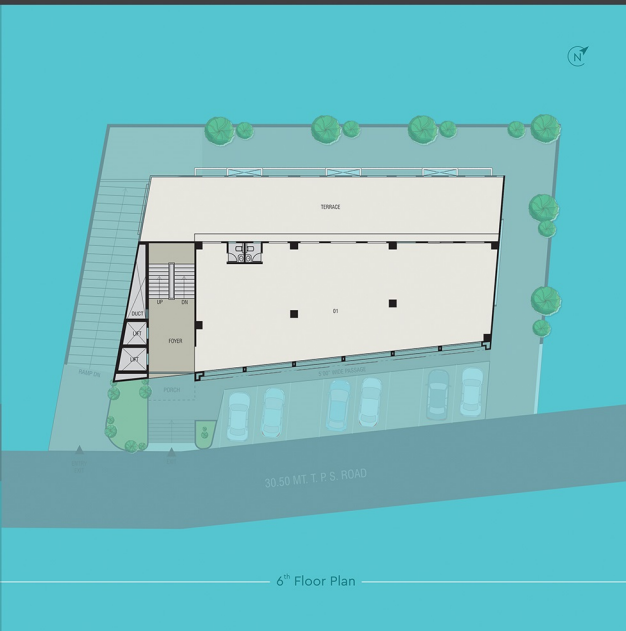
STAGE EDIFICE FRAMEWORK OF ARENA

Front Face Visibility of all offices & shops, so you always face your market.

Multi-business Space

From restaurants, offices, fashion boutiques, shops, to whatever your business has to offer, Artemus has the right space for every business that can design it the way it suits your needs.

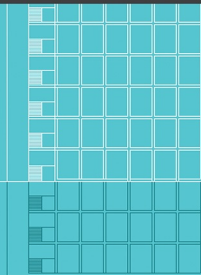






DEDICATED 3 TIRE PARKING

Artemus is just as grand below as it is above, with ample parking for Visitors. This makes Artemus, the easiest place to be without having to worry about parking, especially for your clients & customers.



RATNA GROUP PROJECTS

Commercial Project



Artemus I
@ Navrangpura



Ratna High Street
@ Naranpura



Ratna Business Square
@ Ashram Road



Turquoise
@ Panchvati Circle

Residential Project



Ratna Paradise
@ Vaishnodevi



Ratna Pride
@ Nirma University



Aaryavart Skies
@ Nehrunagar

OUR RESPONSIBILITIES

FLOORING

- Premium quality vitrified tile flooring in all areas.
- China mosaic with required water proofing on terrace for cool temperature.

TOILETS

- Water proofing will be done by standard Materials in all Toilets. Good quality concealed plumbing & sanitary ware.
- Dado up to lintel level height Ceramic / Glazed tiles. Good quality bathroom fittings in toilets.

DOORS & WINDOWS

- Decorative main entrance door with wooden frame & S. S. Fittings.
- All other internal doors, wooden frames flush type with paints.
- Fully glazed anodised aluminium window with stone seal.

PLASTER

- Internal single coat mala plaster with wall putty finish and external double coat plaster with Apex paint.

STRUCTURE

- Earthquake resistance R.C.C. Frame structure designed for strength and safety.

WATER SUPPLY

- 24 hours water supply by MS borewell with under ground and individual overhead water tank.

SALIENT FEATURES

- 14 feet height for Ground & First Floor.
- 12.5 Feet Height for second floor
- 2 lifts for only 32 units
- A special dedicated waste management duct for Restaurants

NOTES:

- Developer reserves the rights to make necessary changes in the above specifications without any prior notice. Such changes would be binding to all the members
- Expenses like GST, Registration Stamp Duty, AUDA charges, GEB, any other Govt. Taxes, Legal charges & Maintenance charges will be borne by the members
- The information contained in this brochure is subject to change as may be approved by authorities and cannot form part of any offer of contract
- All plans are subject to any amendments approved by the reverent authorities
- Illustrations in this brochure are artists Impressions and serve only to give an approximate idea of the project & it is not a legal document
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