

A PROJECT BY
CALLISTO
GROUP



Callisto Emerald, Near Divyajot school,
SBR extension, Near Taj skyline, Ahmedabad 380059
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RERA NO. :

Conceptualised by
Genius Monks : 8141895359

 **CALLISTO**
EMERALD

3 BHK
HIGH-STREET LIVING

INSPIRED BY TIMELESS LUXURY



ELEVATE EVERY MOMENT IN URBAN TRANQUILITY

Discover a home where modern elegance meets dynamic living. Nestled near the Taj Skyline on Sindhubhavan Extension Road, Callisto Emerald presents 3 BHK residences crafted for those who aspire to an elevated lifestyle. With innovative architecture and a vibrant, urban setting, this is where contemporary luxury and serene comfort come together to create the perfect balance.

LIVE A CUT ABOVE THE REST AT A PURELY RESIDENTIAL SANCTUARY

Callisto Emerald is designed for those who seek a private retreat amidst the city's vibrancy. With no commercial distractions, these 3 BHK homes offer a peaceful sanctuary where luxury and comfort are the only priorities.





YOUR LIFE IS PRIVATE AND SO SHOULD BE YOUR HOME.

Step into an exquisite realm where serenity and sophistication intertwine. Here, an exclusively residential setting offers a sublime escape from the ordinary, where peace reigns supreme and privacy is elegantly preserved, crafting a sanctuary of unparalleled elegance and quietude.

- ✦ BRILLIANT HOMES
- ✦ CLOSE-KNIT COMMUNITY
- ✦ PEACEFUL LOCATION

GROUND FLOOR PLAN





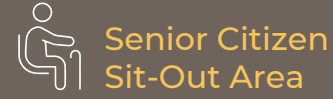
Kid's
Play Area



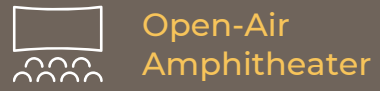
Jogging
Track



Yoga
Deck



Senior Citizen
Sit-Out Area



Open-Air
Amphitheater



DISCOVER SPACES THAT INSPIRE

Immerse yourself in an environment where every amenity is designed to enhance your lifestyle. Whether it's the playful energy of the kid's area, the peaceful moments on the yoga deck, or a leisurely walk along the jogging track, you'll find spaces that cater to every aspect of well-being. Gather with neighbors at the senior citizen sit-out area or enjoy performances at the open-air amphitheater—this is where community and tranquility meet.

THIS IS HOW COMPLETE PRIVACY LOOKS LIKE

**AIRY AND
WELL-LIT HOMES**



**VASTU
COMPLIANT**



**LARGE FOYERS
FOR PRIVACY**



**CALLISTO
EMERALD**

TYPICAL FLOOR PLAN



LIVE ACTIVELY,
DWELL PRIVATELY



BALCONY
WITH A VIEW



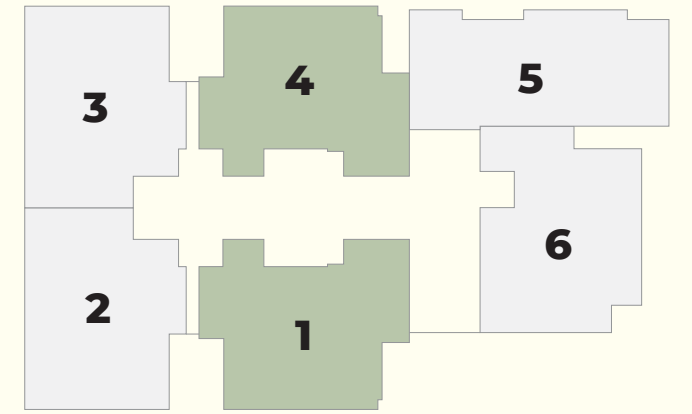
GREAT AIR
CIRCULATION



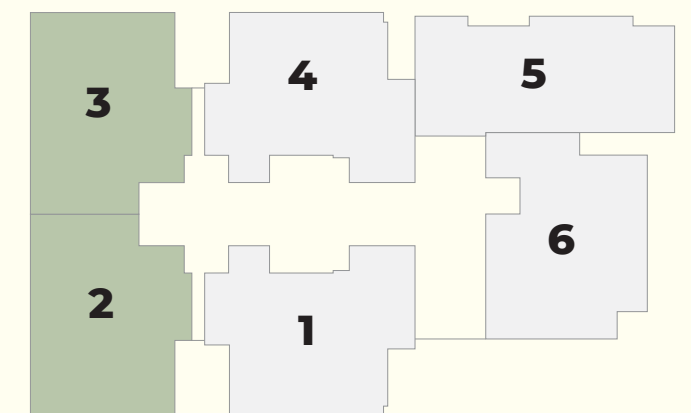
VIDEO
DOORBELL



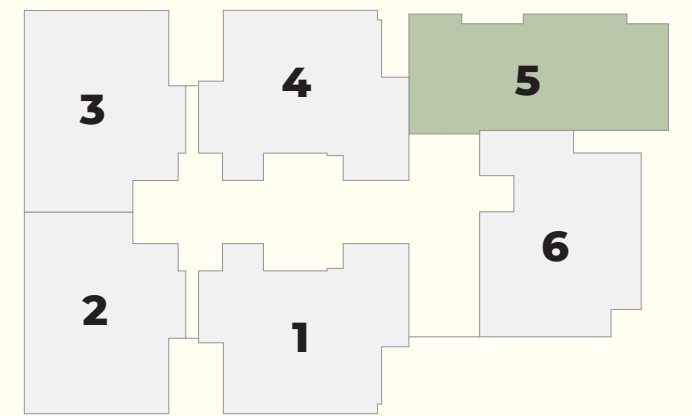
**3BHK TYPICAL
UNIT PLAN TYPE-A**



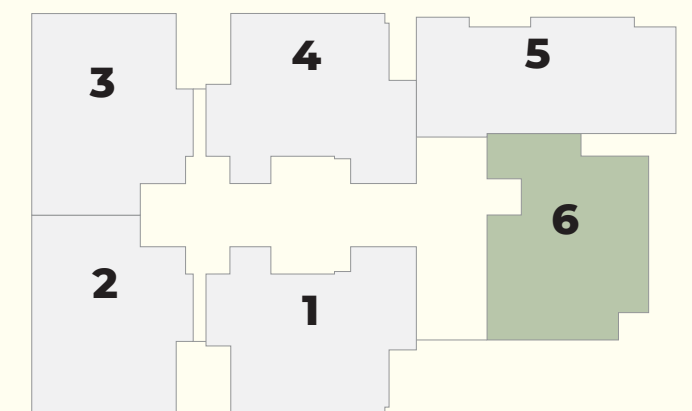
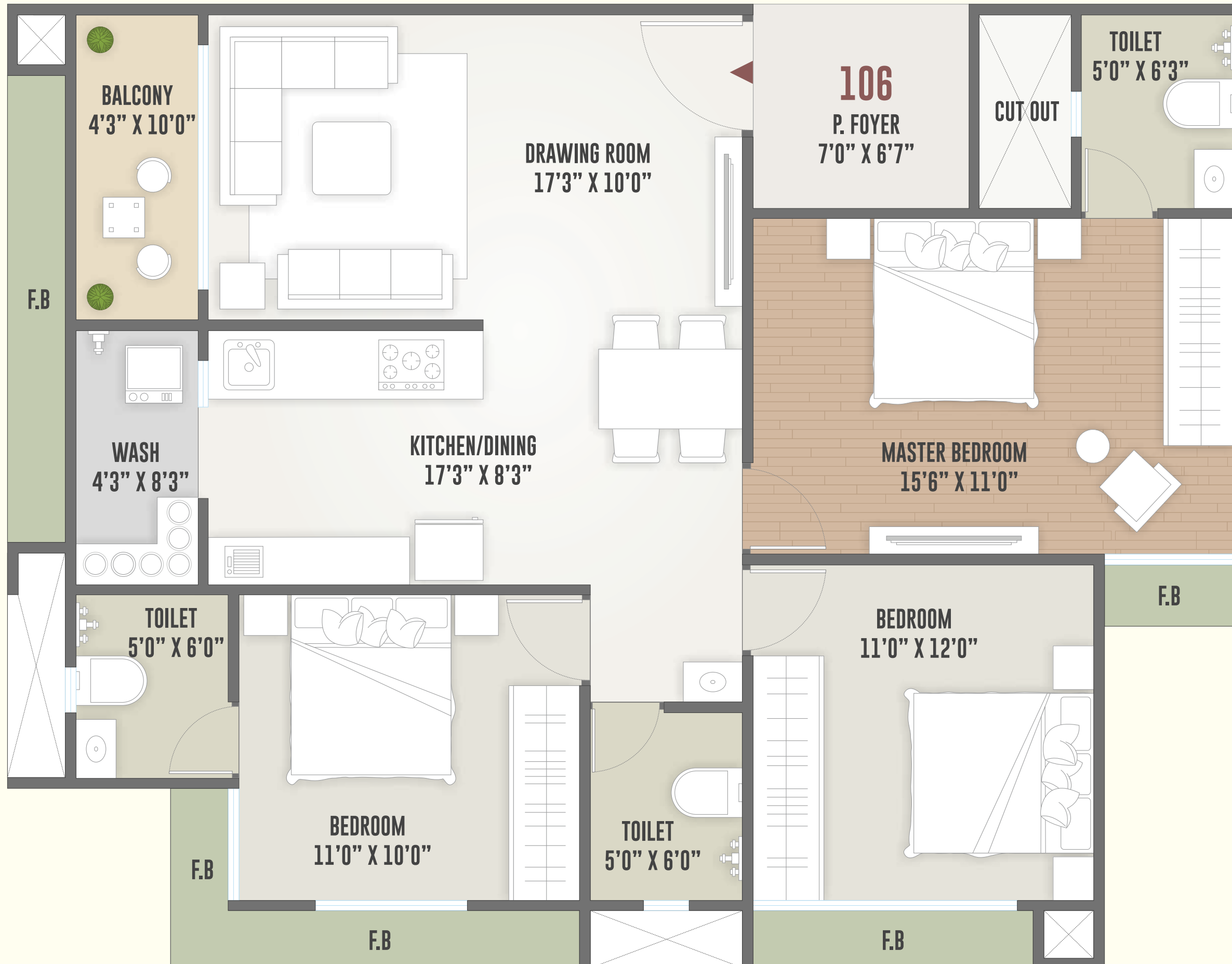
**3BHK TYPICAL
UNIT PLAN TYPE-B**



**3BHK TYPICAL
UNIT PLAN TYPE-C**



**3BHK TYPICAL
UNIT PLAN TYPE-D**



EMERALD





TERRACE



HERE, SKYLINE VIEWS
MEET **LUXE RETREAT**

Lush
Terrace
Lawn

Gourmet
BBQ Grilling
Pavilion

Skyline
Seating
Nook

Sunset
Lounge
Retreat

SALIENT FEATURES

- ▶ 24X7 SECURITY WITH CCTV MONITORING
- ▶ PICK-UP AND DROP ZONE
- ▶ STRETCHER LIFT
- ▶ FREE ALLOTTED PARKING
- ▶ DG BACKUP POWER
- ▶ SOLAR PANEL SYSTEM FOR COMMON LIGHTING
- ▶ VIDEO DOORBELL
- ▶ LETTERBOX
- ▶ FIRE SAFETY COMPLIANT
- ▶ SPACIOUS ENTRANCE FOYER
- ▶ 3 HIGH-SPEED LIFTS
- ▶ DECORATIVE NAMEPLATE
- ▶ FIRE ALARM ON EACH FLOOR
- ▶ WAITING LOUNGE
- ▶ 24X7 WATER SUPPLY



Grand Arrival Gateway



Playful Kids' Paradise



Serene Senior Sit-out zone



Charming Gazebo Deck



Open-Air Amphitheatre



Dynamic Game Lounge



Social Gathering Hall



Hall Kitchen & Storage



Leisurely Sun Lounge



Tranquil Green Fields



Society Office



Co-Working Space & Library



Versatile Sports Arena



Scenic Jogging & walking Path



Artistic Garden Sculptures



Fitness and Wellness Center



Open Air Yoga Deck





SPECIFICATION:



STRUCTURE

RCC frame structure as per IS code considering earthquake resistance.



WALLS

- Masonry wall of AAC blocks.
- Internal wall - Smooth plaster with two coats of white putty.
- External wall - Double coat plaster with textured finish or sand face plaster.



PLUMBING

Suspended plumbing for easy maintenance.



FLOORING AND DADO TILES

- Living - dining - kitchen - Bedrooms - 48" x 24" or 32" x 32" double charged imported tiles.
- Bathrooms - premium quality decorative tiles upto beam bottom level.
- Bath area - non slippery flooring.
- Kitchen - Premium tiles upto beam bottom in kitchen.
- 1. Sandwiched platform with granite top & S.S. Sink.
- 2. Store with kota shelves.
- Washarea- kota stone flooring and glazed tiles dado.



ELECTRIFICATION

- Modular electrical accessories and centralised distribution board with MCB for safety protection.
- A.C. Points in all bedroom & living room.
- Concealed and fire resistant copper wiring with A.C., T.V., geyser, water purifier, washing machine and refrigerator points.
- Appropriate earthing and lighting protection.



DOORS

- All wooden doors are of purely pinewood material.
- Decorative wooden main door designer hardware fittings.
- Other doors are wooden flush doors with locks and wooden frames.
- Video door camera at main door.



WINDOWS

- Large windows for special attention to views with ample natural lights and ventilation.
- Fully glazed powder coated aluminum sliding window with bottom stone sill.

BRANDS WE USE (OR EQUIVALENT)



STEEL



CEMENT



FLOORING



WINDOWS



BANCO



BATHROOM



CERA



hindware



ELECTRIC



SWITCHES



ELEVATORS



PUTTY



PAINT



PLUMBING



GLASS





A PROJECT BY

CALLISTO
GROUP

ARCHITECTURE CONS.

ARATA
DESIGNS

STR. ENGINEER

सक्षम् SAKSHAM
CONSULTANTS
Structural Engineers
& Project Management Consultants



RERA REGISTRATION NO.
RERA WEBSITE : www.gujrera.gujarat.gov.in

RERA NO. :
PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA10226/230522

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Khyati World School

Nandoli

CALLISTO TOPAZ
CALLISTO CORAL

Sector 2

Kenalily School for children

Shilaj

Navyug Society

Shilaj Circle

Ambli Road

Shilaj Rd

Thaltej-Shilaj Rd

Thaltej

Maple Country Rd

Maple Country Rd

Divya Jyot School

DPS School

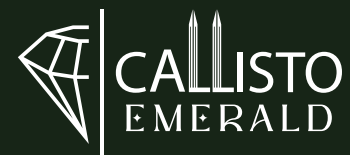
DPS Bopal Rd

Divya Jyot School Rd

Greenfield

Bhaghvab Party Plot Rd

Sindhu Bhavan Marg



SP Ring Road

SP Ring Road