

PROJECT BY :



THE
ISCON
CLUB &
RESORT

EXPERIENCE HAPPINESS



ISCON
EDEN
GREENZ
VILLA & ADVENTURE PARK



RESIDENTIAL PLOTS / FULLY FURNISHED VILLAS WITH
AN ESSENCE OF ALL ADVENTURE ACTIVITIES





ADVENTURE MEETS LUXURY

Who says a resort can only be about nature and relaxation? It can also be full of adventure and excitement.

Presenting
ISCON Eden Greenz

Luxurious villaments with an adventure park, close to Bhavnagar city yet away from all the chaos. A private world that combines luxury and adventure to offer you a life that's beyond anything you have ever seen. Resort life will never be the same again.

Gujarat's

First Villament Project with
Adventure Park

Spread Over 23 Acres,
Surrounded by Mountains

Just 20 Minutes' Drive from
Main City of Bhavnagar





- Vibrant Warm Abode Amidst Nature with Lush Green Lawns for Sit Out
- Vastu Compliant Layout
- Premium Finishes, Fittings and Fixtures
- Allotted Car Parking for Every Home



CLASSIC MEETS MODERN

Classy, compact and comfortable our 1 & 2 BHK villas are both a treat to your eyes and a treat to live in. Smartly planned across a sprawling 23 acre campus, these luxurious weekend homes are designed for a life of bliss. With large front and back gardens and open balconies the outdoors will always be indoors at ISCON Eden Greenz.

GENERAL INFRASTRUCTURE

- Modern Entry Gate with Security Cabin & 24 Hours Security
- Artistic RCC / Paver Blocks / Stone Paved Roads
- Environmentally Enchanting Landscape
- LED Street Lights with Poles
- Water Supply for individual plots
- Drainage Facility



TYPE-1 (1 BHK STUDIO UNIT)



TYPE-3 (2BHK GROUND + FIRST FLOOR)



SMART MEETS CONVENIENT

At ISCON Eden Greenz your holiday homes come in four different layouts so you can choose the one that fits you best. Be it a small family or a big one, our villaments offer 1 and 2 BHK formats in different floor plans to cater to different ideas of dream weekend homes. One thing remains common though – a life of ultimate adventure.

- 30% Revenue Sharing Benefit for Lease Owners
- Maintenance of Your Villa by Iscon Hotels (Iscon Club & Resort)



TYPE-2 (2BHK GROUND)



TYPE-4 (2BHK PREMIUM)



THE CLUB





CLUB HOUSE



WELCOME...RELAXING & EXCITING LIFE!

Why wait for weekends when you can destress every day in the comfort of your own home? A host of premium amenities have been handpicked by us for you so that you can indulge in some leisure, without the hassles of planning a getaway.

Be it working out at the gym or a stroll in the park, be it taking a dip in the pool or simply chit-chatting with your friends, we have everything to make your days pleasurable and fun.



LANDSCAPED GARDEN



SWIMMING POOL WITH DECK AND CHANGING ROOM



SHOWER ROOM



GAZEBO



GYMNASIUM



INDOOR GAMES ROOM



RESTAURANT



KITCHEN



KID'S PLAY AREA WITH SANDPIT



GUEST ROOM



| PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD | PLOT NO. | AREA SQ. YARD |
|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|
| 1A | 171 | 9G | 361 | 19C | 176 | 27C | 129 | 34B | 130 | 41A | 544 | B - 1 A | 158 | C-5A | 155 | C-12C | 165 | C-21A | 125 | C-36B | 299 | C-50 | 1210 |
| 1B | 191 | 10A | 206 | 20A | 159 | 27D | 129 | 34C | 129 | 41B | 408 | B - 1 B | 113 | C-5B | 144 | C-12D | 160 | C-21B | 125 | C-37A | 299 | C-51 | 693 |
| 1C | 207 | 10B | 196 | 20B | 160 | 28A | 128 | 34D | 129 | 42A | 399 | B - 1 C | 114 | C-5C | 153 | C-13A | 126 | C-21C | 136 | C-37B | 299 | C-52 | 684 |
| 2A | 159 | 10C | 181 | 20C | 177 | 28B | 130 | 35A | 128 | 42B | 391 | B - 1 D | 114 | C-5D | 369 | C-13B | 126 | C-22 | 2759 | C-38A | 536 | C-53 | 675 |
| 2B | 160 | 11A | 159 | 21A | 163 | 28C | 129 | 35B | 130 | 43A | 384 | B - 1 E | 98 | C-5E | 142 | C-13C | 136 | C-23 | 657 | C-38B | 536 | C-54 | 666 |
| 2C | 176 | 11B | 160 | 21B | 164 | 28D | 129 | 35C | 129 | 43B | 379 | B - 1 F | 187 | C-5F | 176 | C-14A | 125 | C-24 | 631 | C-39A | 346 | C-55 | 657 |
| 3A | 159 | 11C | 176 | 21C | 181 | 29A | 128 | 35D | 129 | 44A | 278 | B - 1 G | 134 | C-5G | 143 | C-14B | 125 | C-25 | 664 | C-39B | 344 | C-56A | 585 |
| 3B | 160 | 12A | 159 | 22A | 195 | 29B | 130 | 36A | 128 | 44B | 276 | B - 1 H | 136 | C-5H | 143 | C-14C | 136 | C-26 | 660 | C-40A | 298 | C-56B | 578 |
| 3C | 176 | 12B | 160 | 22B | 332 | 29C | 129 | 36B | 130 | 45A | 273 | B - 1 I | 169 | C-5I | 143 | C-15A | 145 | C-27A | 292 | C-40B | 296 | C-57A | 377 |
| 4A | 159 | 12C | 176 | 23A | 130 | 29D | 129 | 36C | 129 | 45B | 271 | B - 1 J | 136 | C-5J | 170 | C-15B | 145 | C-27B | 294 | C-41A | 300 | C-57B | 353 |
| 4B | 160 | 13A | 159 | 23B | 144 | 30A | 128 | 36D | 129 | 46A | 269 | B - 1 K | 201 | C-6A | 204 | C-15C | 178 | C-28A | 298 | C-41B | 299 | C-58 | 612 |
| 4C | 176 | 13B | 160 | 23C | 154 | 30B | 130 | 37A | 128 | 46B | 266 | B - 2 A | 99 | C-6B | 131 | C-15D | 178 | C-28B | 299 | C-42A | 298 | C-59 | 611 |
| 6A | 159 | 13C | 176 | 23D | 164 | 30C | 129 | 37B | 129 | 47A | 264 | B - 2 B | 126 | C-7A | 225 | C-16A | 124 | C-29A | 298 | C-42B | 296 | C-60 | 602 |
| 6B | 160 | 14A | 159 | 24A | 128 | 30D | 129 | 37C | 129 | 47B | 261 | B - 2 C | 126 | C-7B | 129 | C-16B | 129 | C-29B | 299 | C-43A | 293 | C-61 | 589 |
| 6C | 176 | 14B | 160 | 24B | 130 | 31A | 205 | 37D | 129 | 48A | 260 | B - 2 D | 122 | C-8A | 244 | C-16C | 124 | C-30A | 298 | C-43B | 292 | C-62 | 615 |
| 7A | 159 | 14C | 176 | 24C | 129 | 31B | 210 | 38A | 128 | 48B | 256 | B - 2 E | 117 | C-8B | 129 | C-17A | 125 | C-30B | 299 | C-44A | 302 | C-63 | 590 |
| 7B | 160 | 16A | 159 | 24D | 129 | 31C | 214 | 38B | 130 | 49A | 254 | B - 2 F | 113 | C-9A | 142 | C-17B | 125 | C-31A | 298 | C-44B | 301 | C-64 | 605 |
| 7C | 176 | 16B | 160 | 25A | 128 | 31D | 208 | 38C | 129 | 49B | 252 | B - 3 A | 108 | C-9B | 125 | C-17C | 136 | C-31B | 299 | C-45A | 300 | C-65 | 654 |
| 8A | 159 | 16C | 176 | 25B | 130 | 32A | 177 | 38D | 129 | 50A | 250 | B - 3 B | 117 | C-9C | 125 | C-18A | 125 | C-32A | 298 | C-45B | 299 | | |
| 8B | 160 | 17A | 159 | 25C | 129 | 32B | 186 | 39A | 128 | 50B | 247 | B - 3 C | 101 | C-10A | 163 | C-18B | 125 | C-32B | 299 | C-46A | 300 | | |
| 8C | 176 | 17B | 160 | 25D | 129 | 32C | 193 | 39B | 130 | 51A | 247 | B - 4 A | 125 | C-10B | 125 | C-18C | 136 | C-33A | 299 | C-46B | 299 | | |
| 9A | 164 | 17C | 176 | 26A | 128 | 32D | 201 | 39C | 129 | 51B | 247 | B - 4 B | 133 | C-10C | 125 | C-19A | 125 | C-33B | 299 | C-47A | 300 | | |
| 9B | 164 | 18A | 159 | 26B | 130 | 33A | 128 | 39D | 129 | 52A | 248 | B - 5 A | 125 | C-11A | 176 | C-19B | 125 | C-34A | 299 | C-47B | 299 | | |
| 9C | 181 | 18B | 160 | 26C | 129 | 33B | 130 | 40A | 196 | 52B | 249 | B - 5 B | 137 | C-11B | 129 | C-19C | 136 | C-34B | 299 | C-48A | 300 | | |
| 9D | 291 | 18C | 176 | 26D | 129 | 33C | 129 | 40B | 193 | 53A | 249 | B - 6 A | 129 | C-11C | 124 | C-20A | 125 | C-35A | 299 | C-48B | 299 | | |
| 9E | 220 | 19A | 160 | 27A | 128 | 33D | 129 | 40C | 183 | 53B | 510 | B - 6 B | 156 | C-12A | 179 | C-20B | 125 | C-35B | 299 | C-49A | 562 | | |
| 9F | 310 | 19B | 160 | 27B | 130 | 34A | 128 | 40D | 174 | | | | | C-12B | 165 | C-20C | 136 | C-36A | 299 | C-49B | 530 | | |



LEGENDS

- 01 ENTRY GATE 1
- 02 COMMON GARDEN
- 03 LANDSCAPE GARDEN
- 04 SWIMMING POOL
- 05 GAME ROOM
- 06 GYMNASIUM
- 07 GUEST ROOM
- 08 KIDS PLAY AREA
- 09 RESTAURANT
- 10 STORE
- 11 KITCHEN
- 12 MANAGER CABIN
- 13 RECEPTION
- 14 FEMALE TOILET
- 15 MALE TOILET
- 16 COMMON GARDEN
- 17 ENTRY GATE 2

 **TYPE-1** (1 BHK STUDIO UNIT)

Built-up Area : 399 sq.ft.
Carpet Area : 356 sq.ft.



 **TYPE-2** (2BHK GROUND)

Built-up Area : 600 sq.ft.
Carpet Area : 550 sq.ft.



TYPE-3 (2BHK GROUND + FIRST FLOOR)

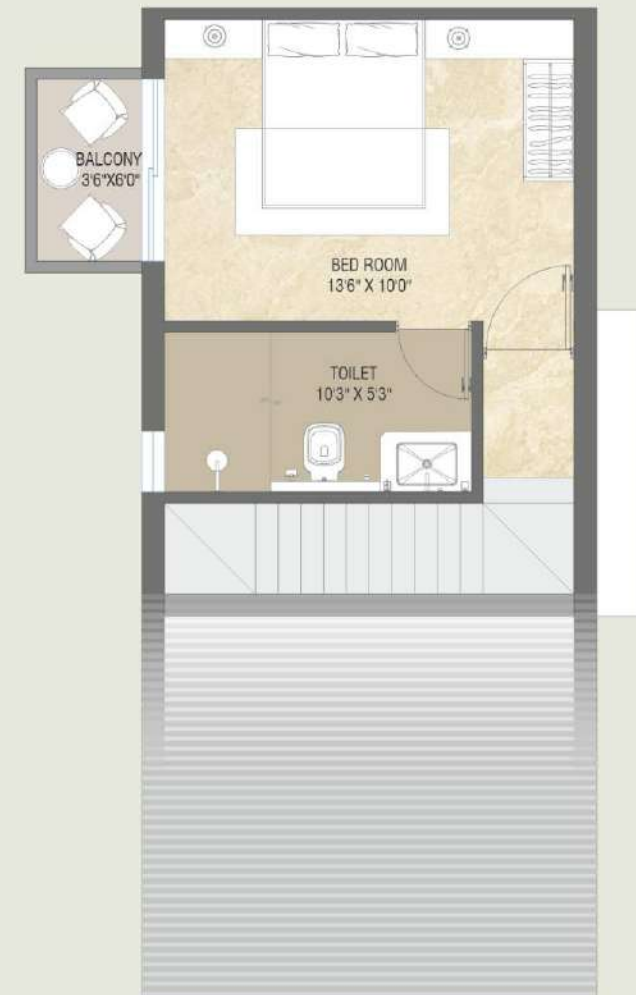
Total Built-up Area : 779 sq.ft.
Total Carpet Area : 681 sq.ft.

GROUND FLOOR PLAN

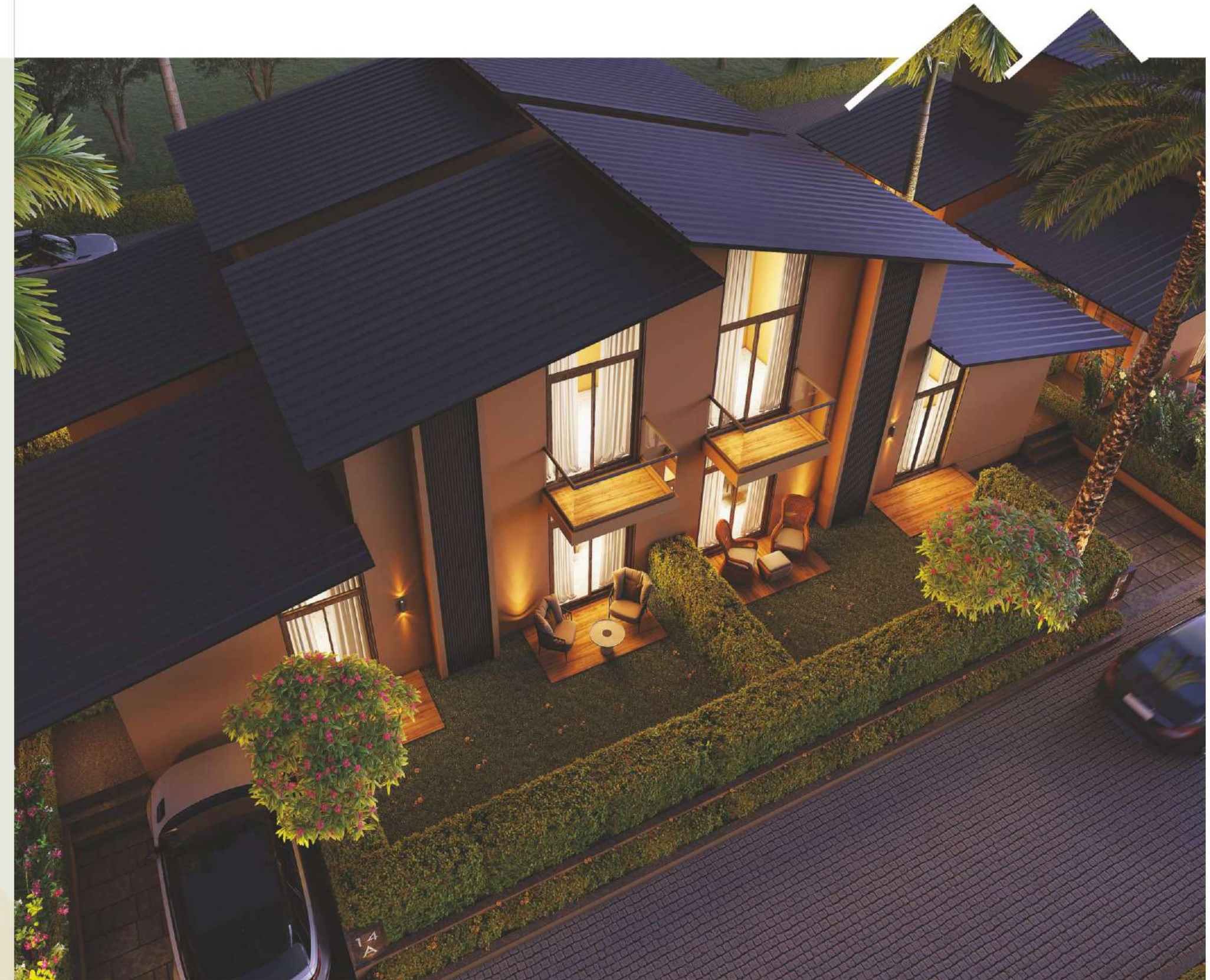


Built-up Area : 508 sq.ft.
Carpet Area : 445 sq.ft.

FIRST FLOOR PLAN



Built-up Area : 271 sq.ft.
Carpet Area : 236 sq.ft.





Total Built-up Area : 853 sq.ft.
Total Carpet Area : 751 sq.ft.

GROUND FLOOR PLAN

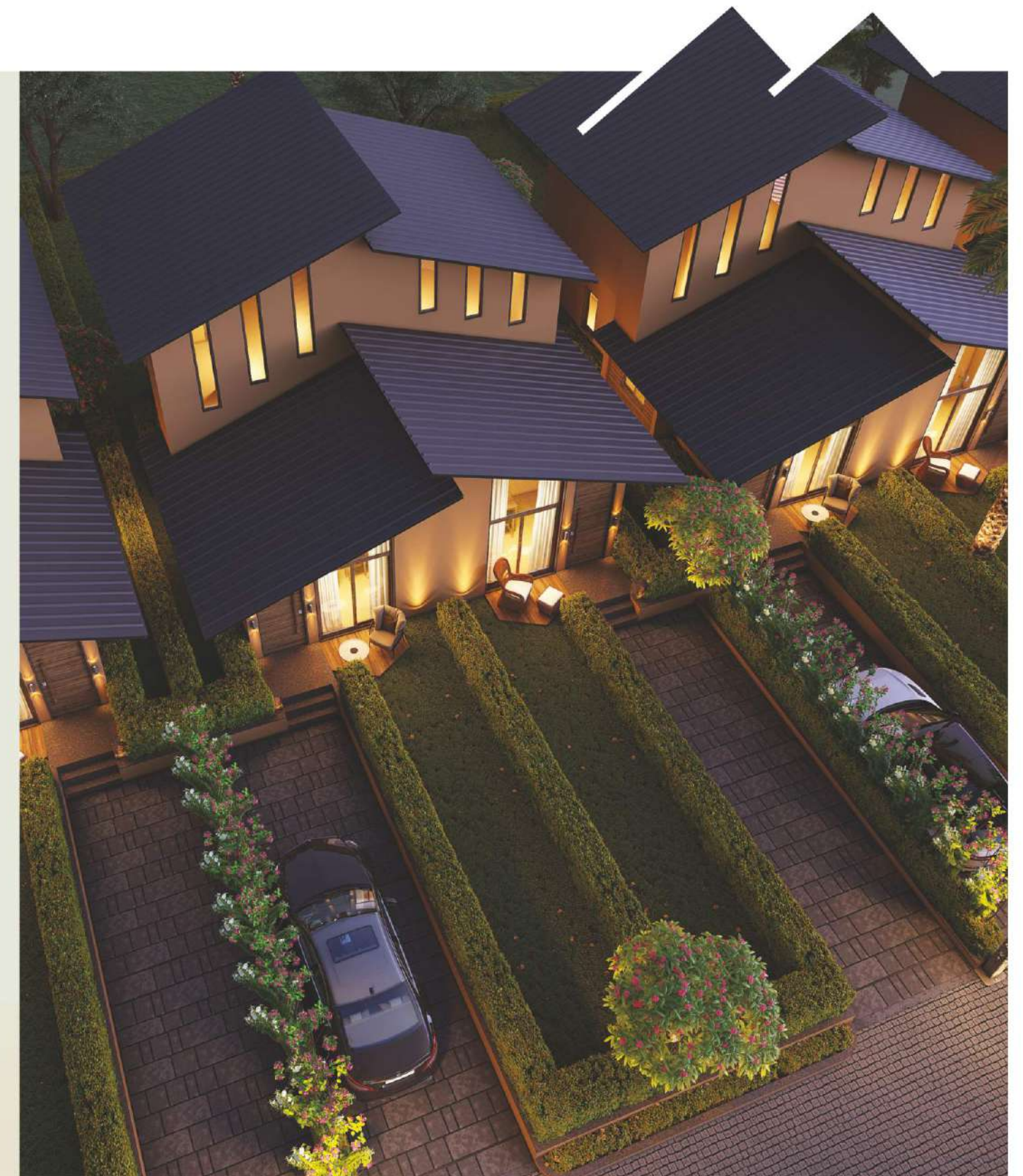


Built-up Area : 553 sq.ft.
Carpet Area : 492 sq.ft.

FIRST FLOOR PLAN



Built-up Area : 300 sq.ft.
Carpet Area : 258 sq.ft.





CIVIL SPECIFICATIONS

- Earth Quake Resistant RCC Building Structure with Masonry
- RCC Roof Slab
- Indoor Well Finished Plaster & Outdoor Well Finished Plaster
- Indoor & Outdoor Water Proofing Treatment
- Anti Termite Treatment
- Well Designed Landscape, Garden with plantations & Lawn along with Modern Decks
- Paved Parking Space

INTERIOR SPECIFICATIONS

- Premium Grade Vitrified Flooring & Skirting (600 x 600 mm)
- Premium Grade Wall Tiles in Kitchen & Bathroom till Lintel Level (600 x 600 mm or 300 x 600 mm)
- Anodised Aluminum Section for Windows and Ventilations with Glass
- Main Door Wooden Frame & Other Doors, Windows Granite Frames (Main Doorframe: Teak Wood)
- Standard Prelaminated Wooden Flush Doors
- Standard ISI Electric Copper Wiring (FR LS Grade), Standard Company Modular Switches (ISI Approved) & Powder Coated Conecaled Electric Boxes
- Standard Grade Putty and Paint (Asian Paints, ICI Dulux or Equivalent)
- Standard Grade Bathroom Accessories & Sanitary Fittings (Jaquar, Cera or Equivalent)
- Standard Grade Plumbing Pipe Fittings (Astral, Finolex or Equivalent)
- Standard Grade Panel / Down Lights (Syska, Polycab or Equivalent)



STANDARD FURNITURE

- 3 + 1 Seater Sofa
- Center Table
- Side Table
- Floor Standing Lamp
- 4 Seater Dining
- TV Console
- Kitchen Pantry with Granite Top & Sink
- Standard Sized Bed with Mattress
- Wardrobe
- 2 Out Door Chairs & a Coffee Table
- Basin Vanity
- Lights
- Curtains





STANDARD APPLIANCES

- 43" Smart TV
- 1 Ton Inverter A.C.'s (Samsung or Equivalent)
- Ceiling Fans (Havells, Crompton or Equivalent)
- Induction Cooker (Bajaj or Equivalent)
- Mini Bar (Godrej or Equivalent)
- Tea Kettle (Bajaj or Equivalent)
- Hair Dryer (Optional for Leased Villas Only) (Bajaj, Phillips or Equivalent)
- Electrical Geyser (AO Smith, Bajaj or Equivalent)
- Tata Sky Satellite Set Top Box (Tata Sky, Jio or Equivalent)
- Exhaust Fans (Havells, Crompton or Equivalent)
- Digital Safe (Optional for Leased Villas Only) (Ozone, Yale, Godrej or Equivalent)
- Water Purifier (Kent, Eureka Forbes or Equivalent)





ADVENTURE PARK

When you own a weekend villa at ISCON Eden Greenz, you also own a lifetime of adventure. Get ready for staycations of a different kind with ready access to a world of exciting adventure sports and activities inside our stunning adventure park, right at your doorstep.

- Adventure Rides
- Horse riding
- Jeep Safaris
- Rock Climbing
- Cycling
- Rope Trail
- Delicious Food Court Plaza in Adventure Park

— 15 YEARS —
FREE ENTRY
 to The ISCON Eden
 — ADVENTURE PARK —





**Proposed
Adventure Park
Activities include:**

- Multi-Tower
- High Rope Course
- Bullride
- Parellel Bars/ Horizontal Net

- Burma Bridge
- Rocket Ejector
- Gyro
- Net Climbing

- Bungee Trampoline
- Paint Ball
- Bubble Soccer
- Land Zorbing

- Cricket
- Knock Out
- Archery / Axe Throw / Shooting Range





INVESTMENT ADVANTAGES

PLEASURE MEETS PRIVILEGE

Live the resort life you have always dreamt of at ISCON Eden Greenz. Our array of premium amenities ensures that you and your family have the privilege of unlimited fun while you create countless memories here.

OWNERSHIP OF A FULLY FURNISHED, READY TO USE VILLA

ENJOY UNLIMITED CLUB FACILITIES WITHIN VILLA PREMISES

6 NIGHTS / 7 DAYS FREE STAY AT ISCON CLUB FOR FIRST YEAR FOR VILLA OWNERS ONLY (ON BED & BREAKFAST BASIS FOR A COUPLE) VALID FOR 1 YEAR

BENEFIT FROM AFFILIATIONS WITH CLUBS & RESORTS PAN INDIA

15 YEARS FREE ENTRY TO THE ISCON EDEN ADVENTURE PARK

• Stamp Duty & Registration charges would be charged extra. • GST or any such additional taxes would be charged extra. • Maintenance deposit would be charged extra.
Note: This brochure is for information purpose only. It does not form a part of the agreement or any legal document.



The map illustrates the location of ISCON Eden Greenz in Bhavnagar, Gujarat. Key features include:

- ISCON Mega City:** Located to the north of the main site.
- Bortalav Lake:** A large lake situated to the west of the main site.
- ISCON Club & Resort:** Located near the lake.
- Victoria Park:** A green area to the east of the lake.
- Gokuldhara:** A circular landmark to the east.
- Bhavnagar-Sidhar Road:** The main road connecting the site to the city.
- Swami Vivekanand Homoeopathic Medical:** A medical facility near the site.
- Hill Park Society:** A residential society near the site.
- Naimisharanya School:** A school near the site.
- Sardar Patel Education Institute:** An educational institution near the site.
- Sport Complex:** A recreational facility near the site.
- ISCON Eden Greenz:** The main project location, featuring a logo with 'EG' and 'ISCON EDEN GREENZ VILLA & ADVENTURE PARK'.

NEAR BY CONNECTIVITY

- Bhavnagar Airport- 15 km
- Iscon Mega City- 14 km
- Iscon 11 Project- 12 km
- Iscon Club- 14 Km
- Ghogha Ro Ro Ferry Terminal- 25Km



SCAN & REACH US



JP ISCON Group, the developers of the magnificent ISCON Eden Greens, is today among Gujarat's pre-eminent real estate developers, with a widespread corporate reputation founded on benchmark performance. ISCON is renowned for its diverse repertoire of architectural expertise, its inherent streak of innovation, time-conscious planning & execution of projects, and highly evolved skill in property management.

Over the years, the ISCON Group has developed multiple projects of residential, corporate, commercial & retail space across Gujarat (Ahmedabad, Vadodara, Surat, Rajkot, Bhavnagar, Anand and Deesa) and Jaipur.

ISCON's prestigious clientele swears by its superior services, eye for detail and tradition of integrated execution. The highly esteemed Tata Group has conferred an award on it for 'Superior Quality & Timely Completion of Projects'.

A unique aspect of ISCON's corporate culture is the value the organization places on the relationship between the builder and the buyer. This is reflected not only in the flexible home designs, attention to detail and cost-effective price bands pre-sale, but also in the professional Property Management and after-sale services it provides the buyer. ISCON's Property Management professionals work as a 24 x 7 resource & service centre, ensuring seamless functioning, long-term utility and productivity of its properties and constructions.

OVER 1 CRORE SQ. FT. OF PROJECT EXECUTED

OVER 35 + SUCCESSFUL PROJECTS

| | | | | | | | |
|---|---|--|---------------------------------------|--|--|---|---|
| ISCON JAN MAHAL VADODARA SMART CITY TRANSPORT HUB Vadodara | ICC ISCON COMMERCIAL COMPLEX Ahmedabad | ISCON PLATINUM LIVE LIFE CLUB STYLE Ahmedabad | ISCON EMPORIO Ahmedabad | ISCON સોનેરી INFRASTRUCTURE READY PLOTS Bhavnagar | ISCON Eleven INFRASTRUCTURE READY PLOTS Bhavnagar | THE ISCON CLUB RESORT Bhavnagar | ISCON RIVERSIDE Ahmedabad |
| ISCON GREENS Vadodara | ISCON HARMONY Vadodara | ISCON Habitat Vadodara | ISCON heights Vadodara | ISCON atria CORPORATE OFFICES Vadodara | ISCON atria 2 CORPORATE OFFICES Vadodara | ISCON PRIDE Deesa | ISCON CRYSTAL Deesa |
| ISCON Villas Ahmedabad | ISCON palmsprings Ahmedabad | ISCON COUNTY Luxury Living Redefined Anand | ISCON FLOWER Ahmedabad | ISCON Elegance CORPORATE OFFICES Ahmedabad | ISCON MALL Ahmedabad | ISCON MALL Surat | ISCON MEGA MALL Rajkot |
| ISCON MEGA MALL Ahmedabad | ISCON RESIDENCY Ahmedabad | ISCON CENTER Ahmedabad | ISCON ARCADE Ahmedabad | ISCON SQUARE Ahmedabad | JP COMPLEX Ahmedabad | JP CORNER Ahmedabad | FEW OF OUR SUCCESSFUL PROJECTS |

CREATING LANDMARKS IN BHAVNAGAR

Over the years, Iscon Group has created innovative landmark projects in Bhavnagar. With a firm grip on the pulse of the evolving needs of this cultural city, we have successfully developed projects across the spectrum. Be it the first integrated township, to the first of its kind Club & Resort, to beautifully designed villa & plotting projects.

Taking a step further, now we proudly present the city's first adventure park with an attached campus of fully furnished villas and residential plots at Iscon Eden Greens.

OUR PAST SUCCESSES IN BHAVNAGAR



ISCON EDEN GREENZ,
Valukad To Khatadi Road, Valukad Bhavnagar-364 060.

Ph.: 70691 40080

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Art & Architecture Associates

Structural Consultant:
Atul S. Vora

JP ISCON PVT. LTD.

ISO 9001:2008, ISO 14001:2004 & OHSAS 18001:2007

AHMEDABAD • MUMBAI • VADODARA • SURAT • RAJKOT • BHAVNAGAR • ANAND • DEESA

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