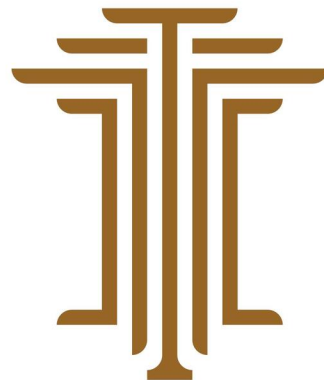




Rera Registration No. PR/GJ/AHMEDABAD/DASKRDI/Ahmedabad Municipal Corporation/CAA16269/171024/311229. | [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)  
For Contact E-mail: [thecitadelamd@gmail.com](mailto:thecitadelamd@gmail.com). CALL: +91 75671 41774 | 75671 37886  
Site Address: The Citadel, Opp. Regal Approach BRTS, Iscon-Ambli Road, Ambli, Ahmedabad, Gujarat-380058



THE  
**CITADEL**  
COMMANDING THE CITYSCAPE

DISCOVER THE SYNERGY  
OF INNOVATION & PROGRESS AT  
**THE CITADEL**



WHERE EVERY STEP IS  
A STRIDE TOWARDS SUCCESS.

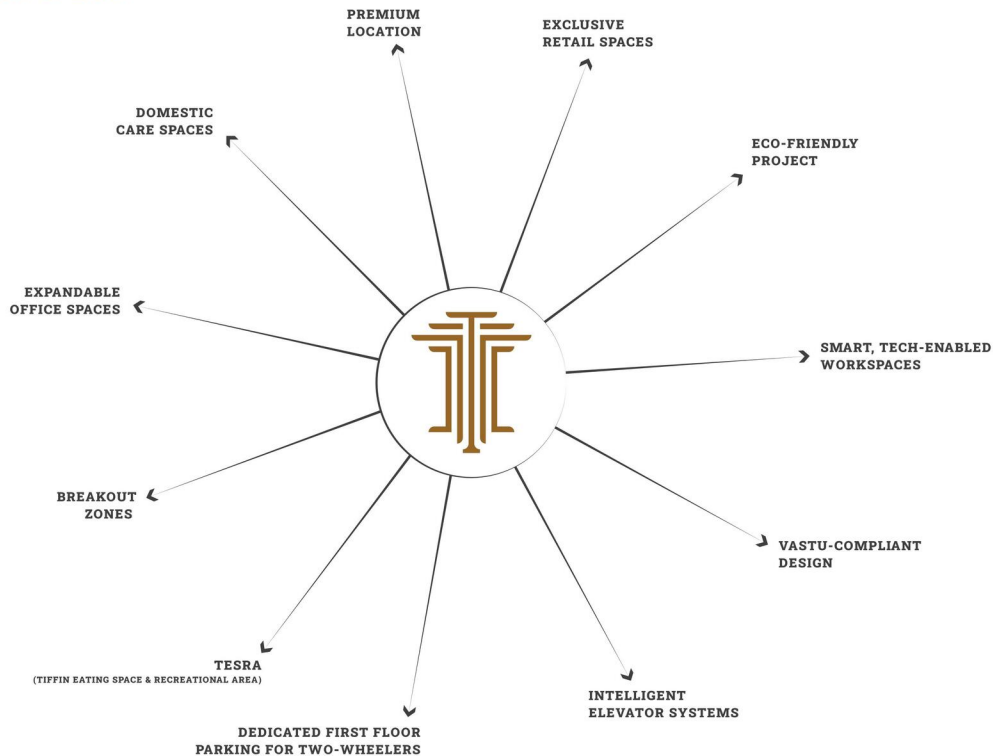
THE FUTURE OF  
**COMMERCIAL  
REAL ESTATE!**

This cutting-edge, IT-enabled commercial project is perfect for visionary founders. With green building features & advanced IT infrastructure, it offers a sustainable & efficient space for businesses to thrive.

Invest in **THE CITADEL** where innovation meets sustainability.

**11** Reasons to Lead,  
One Place to Succeed!!

## 11 Reasons to Lead



WORRIED ABOUT YOUR  
**OFFICE'S**  
**MARKET VALUE?**

Positioned NEXT TO BILLIONAIRE STREET at  
ISCON-AMBLI ROAD, THE CITADEL'S LOCATION ensures your  
property value appreciates year after year.



PREMIUM LOCATION



EXCLUSIVE RETAIL SPACES

## DOES RETAIL ACTIVITY DISRUPT YOUR WORK ENVIRONMENT?

Our RESTRICTED RETAIL AREAS maintain  
a professional atmosphere, enhancing your productivity.

CONCERNED ABOUT  
**ENVIRONMENTAL  
IMPACT?**

The CITADEL is a **GREEN BUILDING**, offering  
a sustainable workspace that aligns with your  
**COMMITMENT TO A GREENER FUTURE.**



INNOVATE, INSPIRE &  
INVIGORATE WITH OUR  
**ECO-FRIENDLY  
SPACES**

- NATURAL LIGHTING & EMPLOYEE WELL-BEING
- ENHANCED ENERGY EFFICIENCY
- IMPROVED INDOOR AIR QUALITY
- POSITIVE CORPORATE IMAGE
- MAXIMIZED NATURAL VENTILATION
- ECO-FRIENDLY LANDSCAPING
- REDUCED CARBON FOOTPRINT
- AIMING FOR PLATINUM CERTIFICATE





The background of the advertisement is a composite image. It features a night-time city skyline, likely New York City, with prominent skyscrapers like the Freedom Tower. The skyline is reflected in a body of water in the foreground. Overlaid on this scene is a glowing blue grid pattern, resembling a digital or network interface. The grid consists of interconnected lines and small, bright blue 'X' marks at the intersections. Some of the grid lines are thicker and more prominent, creating a sense of depth and focus. The overall color palette is dominated by deep blues, purples, and the warm lights of the city buildings.

## FRUSTRATED BY LOW PRODUCTIVITY DUE TO OUTDATED TECH?

The CITADEL leverages BIM TECHNOLOGY and top-tier IT infrastructure to create a workspace that drives seamless efficiency.

# DOES YOUR OFFICE LAYOUT HINDER PRODUCTIVITY?

## The CITADEL'S VASTU-COMPLIANT SPACES

are designed to nurture prosperity and enhance workplace well-being.



Santoshji is an expert in Vastu Shastra, Astrology, Gemology, and Numerology. He has dedicated many years to studying these disciplines scientifically and has successfully helped numerous individuals by aligning their living spaces and horoscopes. His unique approach, "Astro-Vastu," combines Vastu principles with individual horoscopes, considering the influence of planetary positions on a person's well-being.



tantravastu@gmail.com | www.tantravastu.com

## BENEFITS

### Vastu for The CITADEL's Commercial Spaces

At CITADEL, Vastu Shastra principles are at the heart of our design, ensuring a space that promotes productivity, prosperity and positivity. Every element is thoughtfully planned to bring balance and success to your business.

### Maximized Ventilation and Energy Flow

The CITADEL's East and North-facing windows invite abundant natural light and fresh air, enhancing energy flow.

### Boost Productivity and Focus

Attract financial prosperity, fostering stability and growth. Harmonize energy, supporting business success and employee well-being.

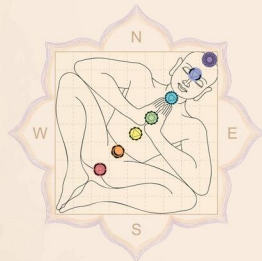
### Prosperity from Vastu

The CITADEL's location on the North side ensures good visibility and accessibility, which is key for attracting new clients and opportunities. According to Vastu, the North symbolizes wealth and success, making this a prime spot for financial growth.

### East-Facing Offices for Success

The East-facing offices allow morning sunlight to fill the space, promoting positive energy, prosperity and good health. This orientation is highly promising for commercial spaces, bringing opportunities and stability.

At CITADEL, we believe that a Vastu-Compliant workspace is key to unlocking your business's true potential. Experience the power of a space designed for growth, harmony and prosperity.





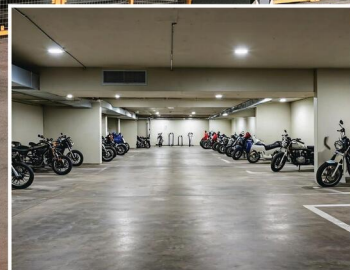
**DO LONG  
ELEVATOR WAIT  
TIMES DISRUPT  
YOUR SCHEDULE?**

Our DESTINATION-CONTROLLED ELEVATORS REDUCE WAITING TIME by up to 30%, with a maximum wait time of 45 - 50 SECONDS EVEN DURING PEAK HOURS.



NEED MORE  
**PARKING SPACE FOR  
CARS & TWO-WHEELERS?**

Our facility features a dedicated FIRST-FLOOR PARKING for TWO-WHEELERS and a 3-LEVEL BASEMENT with a smart MECHANICAL CAR PARKING SYSTEM.



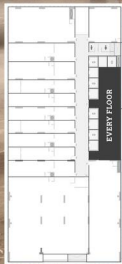
**DEDICATED FIRST FLOOR PARKING FOR TWO-WHEELERS**



## LACKING FACILITIES FOR EMPLOYEE BREAKS?

TESRA on the FIRST FLOOR enhances employee satisfaction and efficiency with a café, personal lunch-meeting spaces and an indoor play area.





**RECHARGE,  
REFUEL & REIGNITE**  
YOUR PRODUCTIVITY WITH OUR  
**BREAKOUT ZONES  
AT EVERY FLOOR.**

**BREAKOUT ZONES**

WORRIED ABOUT  
**OUTGROWING YOUR  
CURRENT SPACE?**

The CITADEL offers EXPANDABLE OFFICE SPACES ranging from 1100 SQ.FT. - 40,000 SQ.FT., reducing the need for relocation by 50% over five years.



LOOKING TO CATER SPECIFICALLY TO  
THE DIVERSE NEEDS OF  
**DOMESTIC HELP?**

The CITADEL provides dedicated washrooms and other facilities for domestic workers, employees and visitors, ensuring convenience for all.



## PAST PROJECTS

