

THE  
**CLAN**

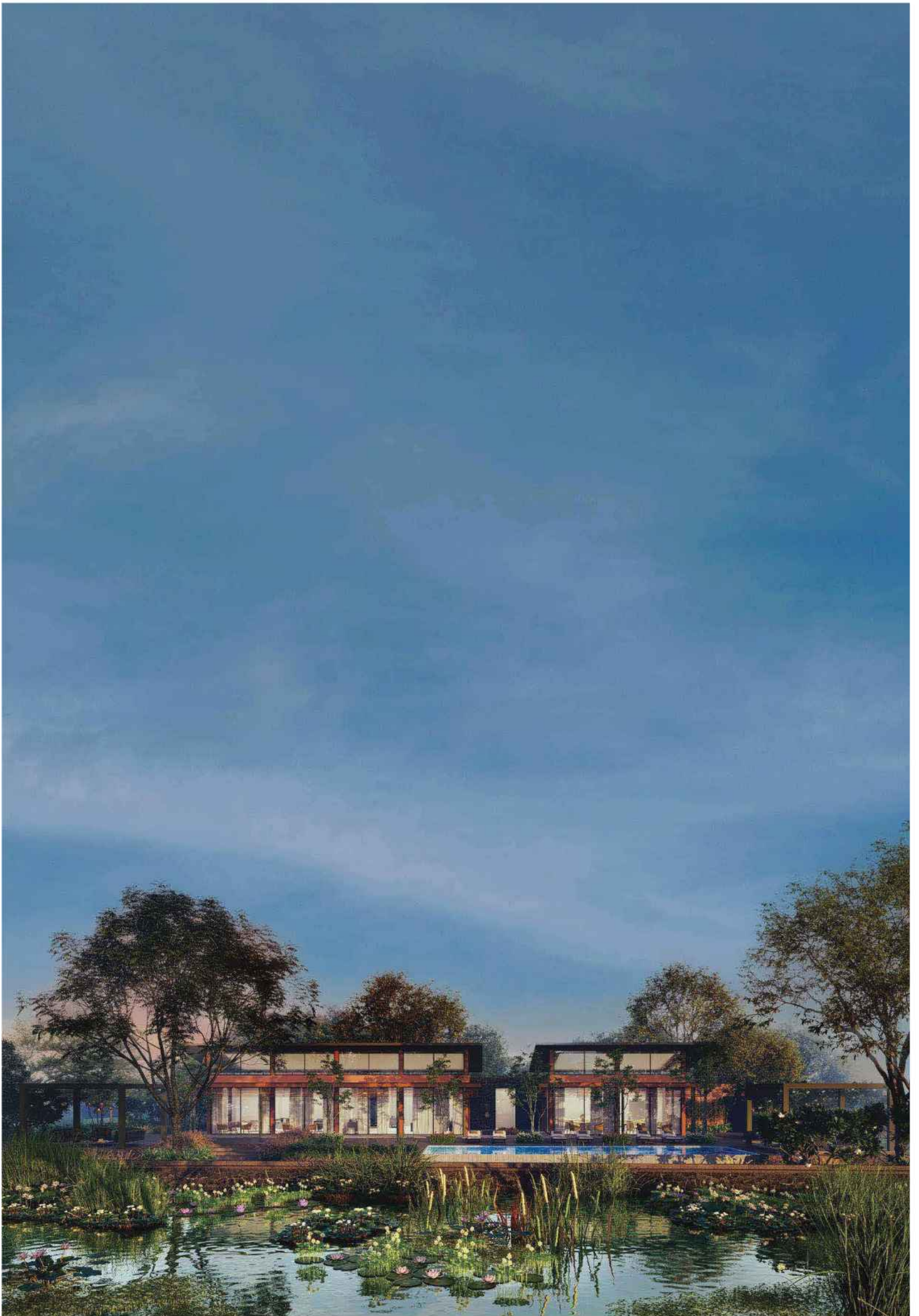
BY ANANTBAUG

**MODASAR**





# The Rare Estate





# One Acre & Above

An extraordinary plotted development for those who appreciate life's finer luxuries. Set in the tranquil landscapes of Modasar, Ahmedabad, The Clan offers meticulously crafted plots ranging from 5,000 to 10,000 sq. yards. Here, exclusivity meets elegance, elevating everyday living into an extraordinary experience.







# Master Plan





# The Grand Welcome

## Greens Beneath & Blues Above

Step into The Clan through an enchanting entrance framed by a 100-foot grand road. Lush greenery and vibrant blooms guide you along a meticulously landscaped pathway, setting the stage for the opulent living that awaits inside this exclusive enclave.















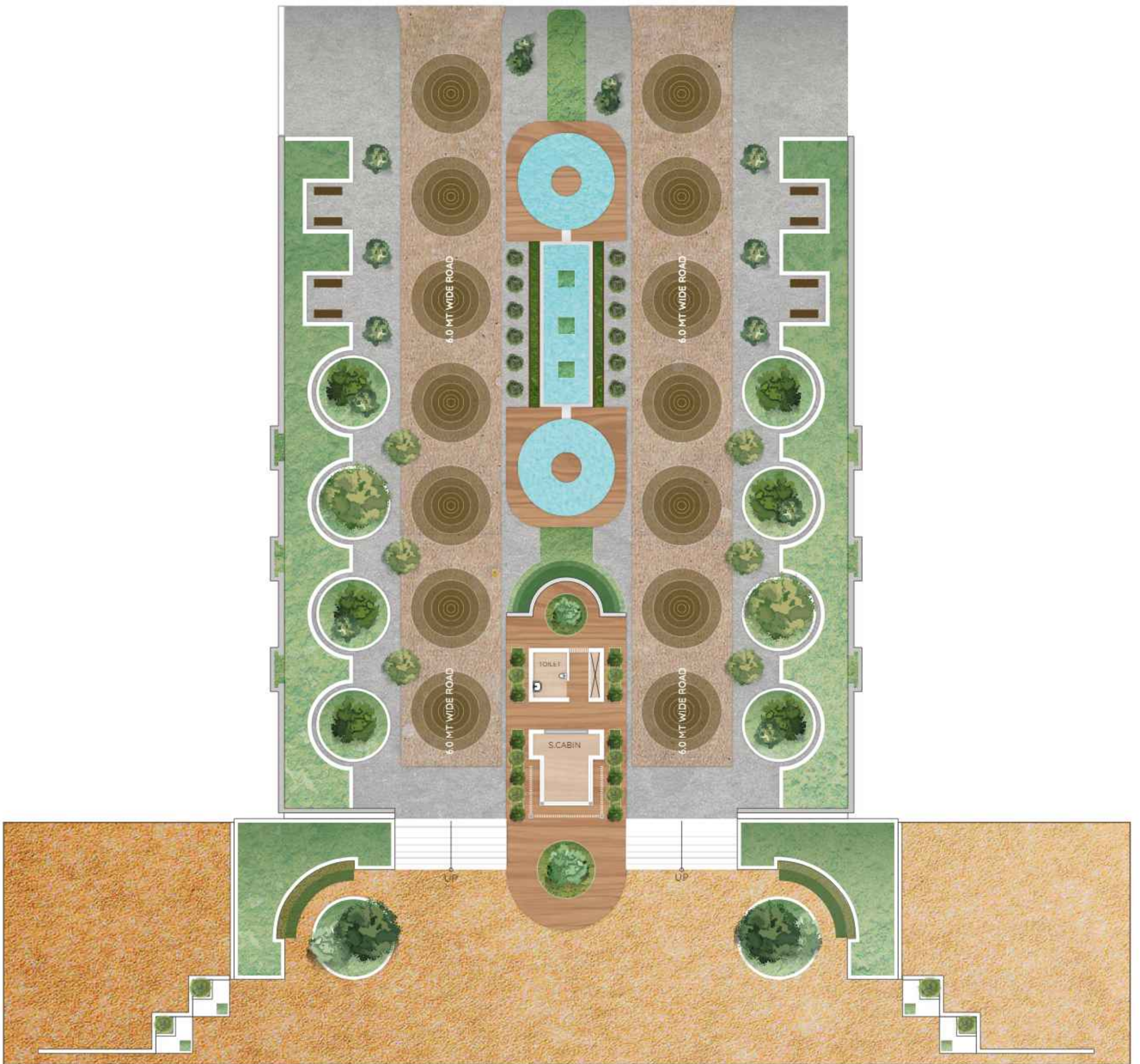
# Plot Entry Plan







# Entry Frontal Plan

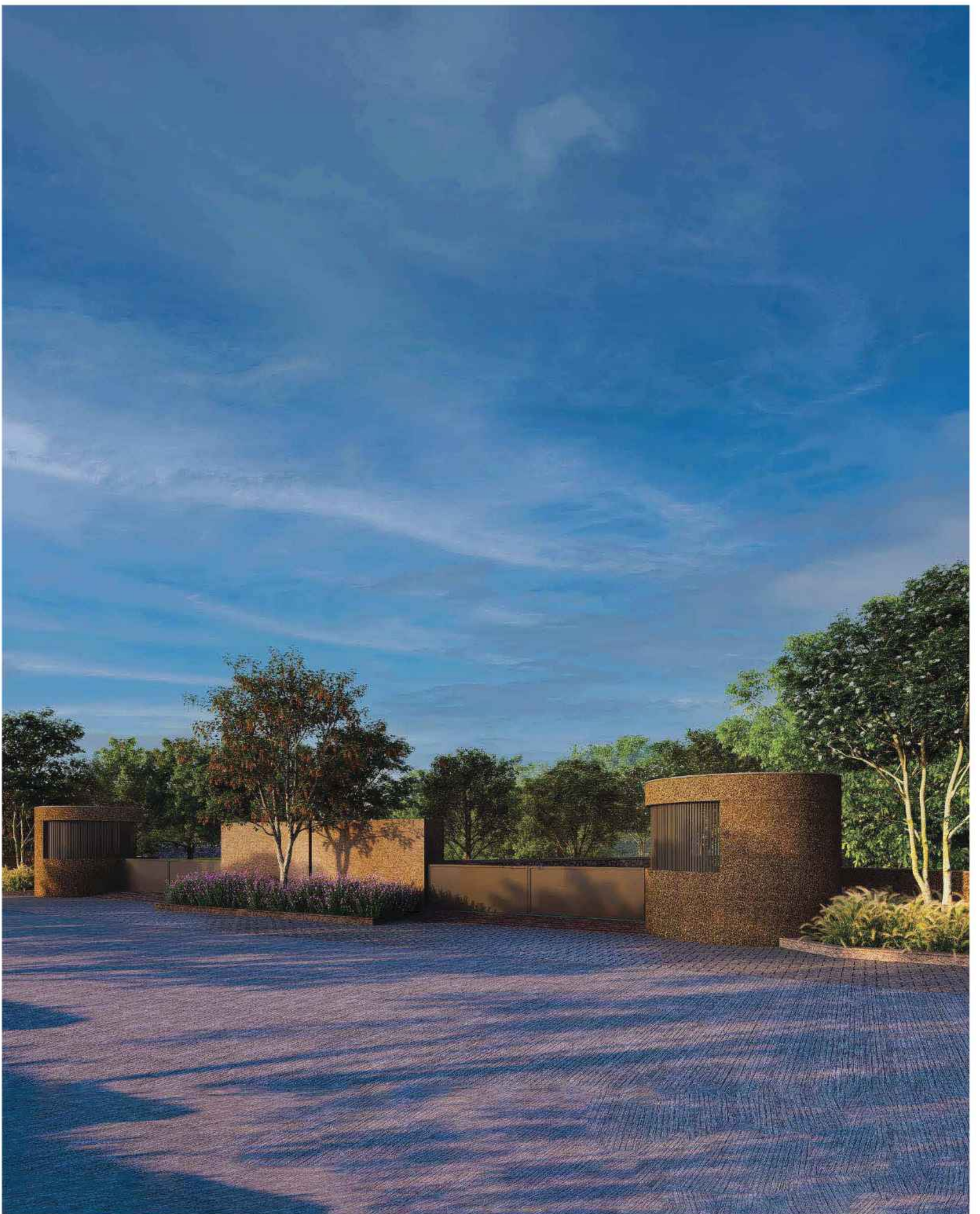




# The Architectural Harmony

## Earthy Aesthetics & Sustainable Living

The Clan's design seamlessly integrates earthy aesthetics with a commitment to sustainable living. Every element is crafted with eco-friendly principles, creating a luxurious yet environmentally conscious space.





# The Forest Clan Club

## Elegant Rejuvenation

The clubhouse at The Clan is a sanctuary of refined luxury, surrounded by a 10-acre forest. With an infinity pool overlooking a pristine lake, this architectural marvel is a serene escape where nature and leisure coexist in perfect harmony.







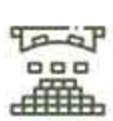
## Features of The Club



Infinity Swimming Pool



Private Dining Lounge



Multipurpose Lounge



Indoor Games



Children's Play Zone



Club Guest Rooms







# Club House Plan



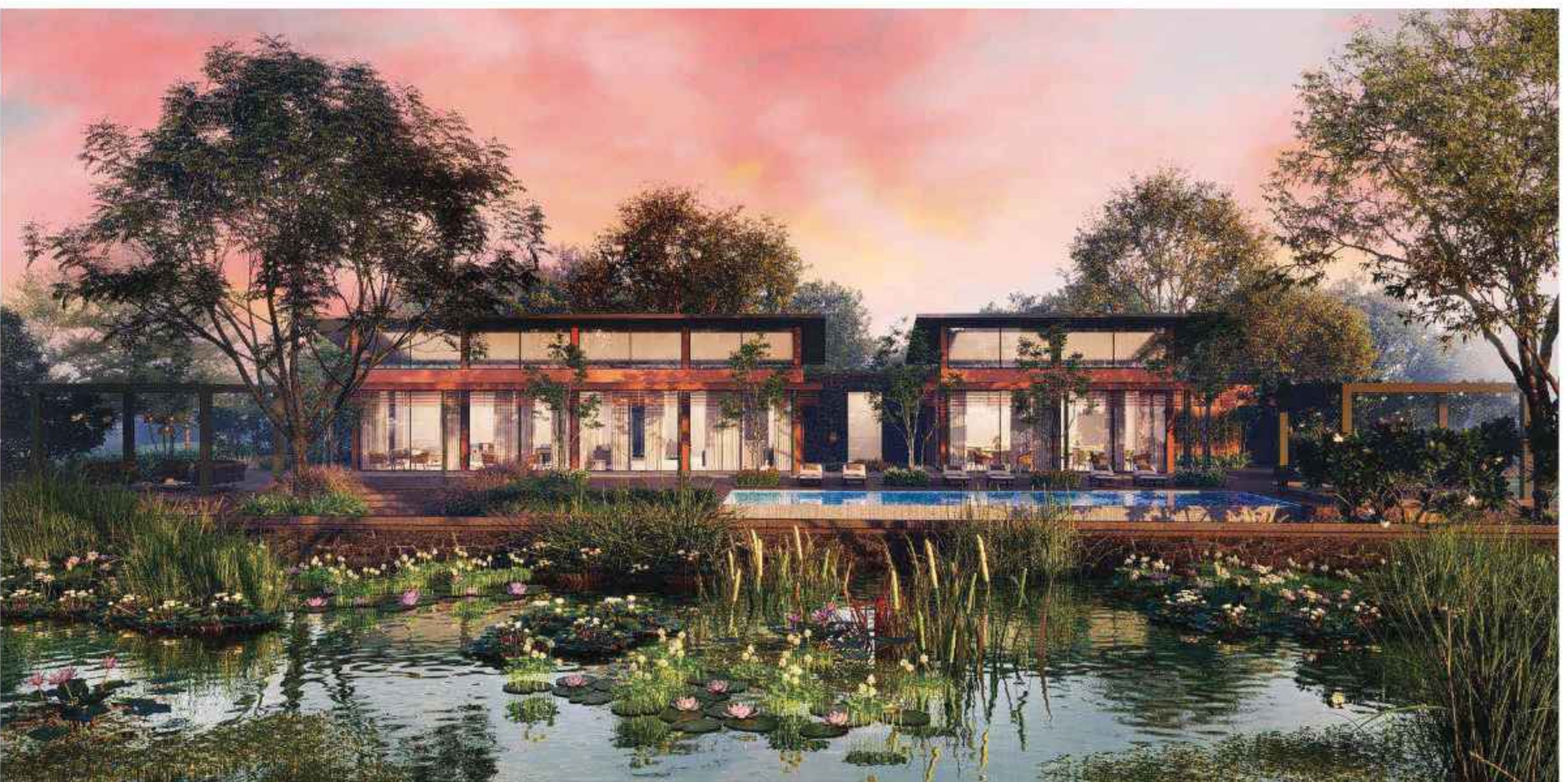
BUILT-UP AREA: 637.40 SQ.MT.



# The Lakeside Tranquility

## Lakeside Living & Forest Hideaways

The Clan's lakeside clubhouse offers mesmerizing views of crystal-clear waters and the surrounding forest, creating a captivating atmosphere where each glance reveals a new facet of nature's beauty.









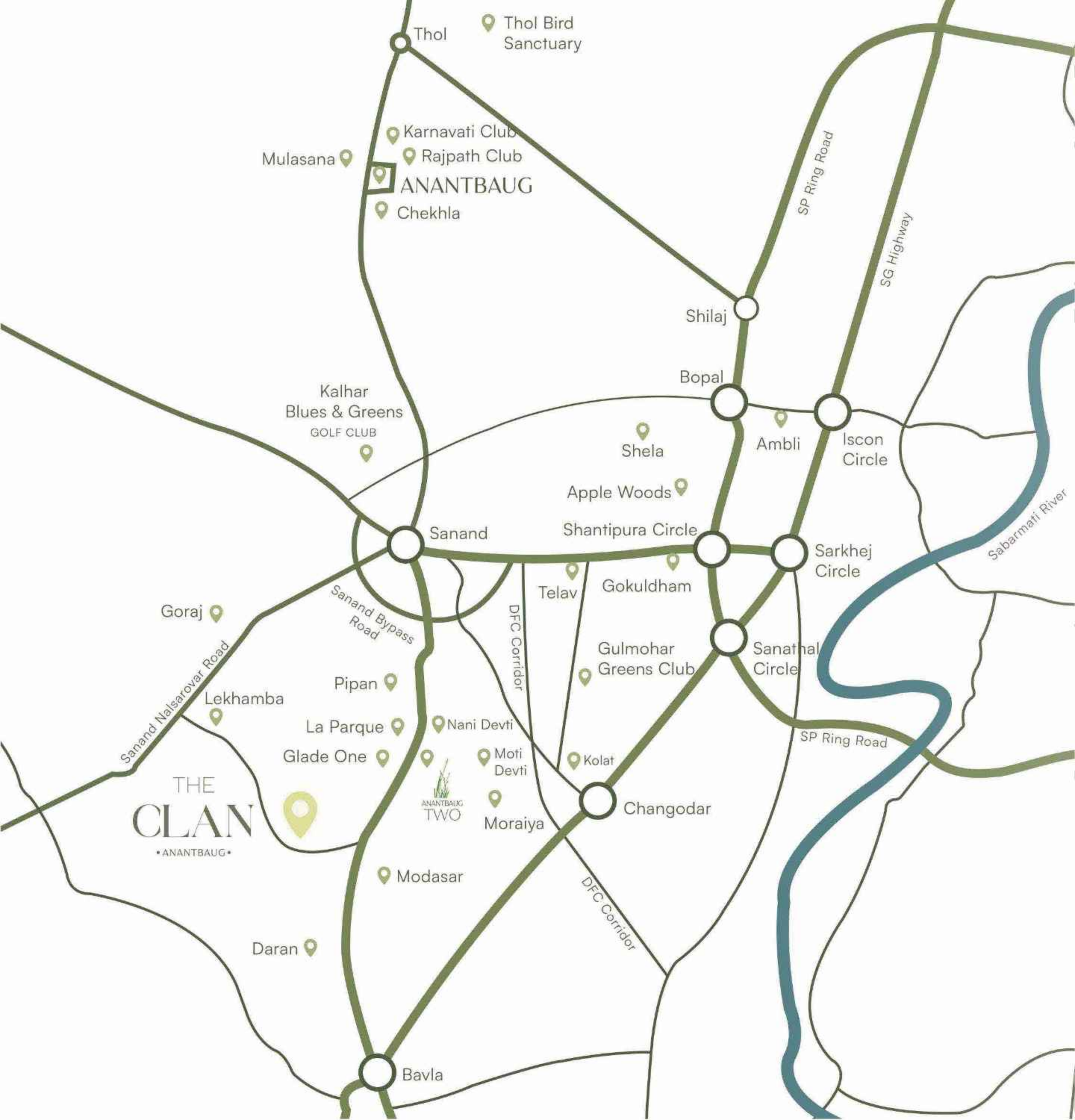
# The Prime Location

## Conveniently Connected

The Clan is ideally situated to offer both tranquility and accessibility. Located just 5 kilometers (or a 10-minute drive) from Glade 1 and La Parque, it ensures you're never far from modern conveniences and recreational spots. For longer getaways, Dholera, Gujarat's upcoming industrial hub, is a mere 1 hour 45-minute drive away, covering a distance of 85 kilometers. This strategic location strikes the perfect balance between serene living and seamless connectivity.







A Prestigious Address





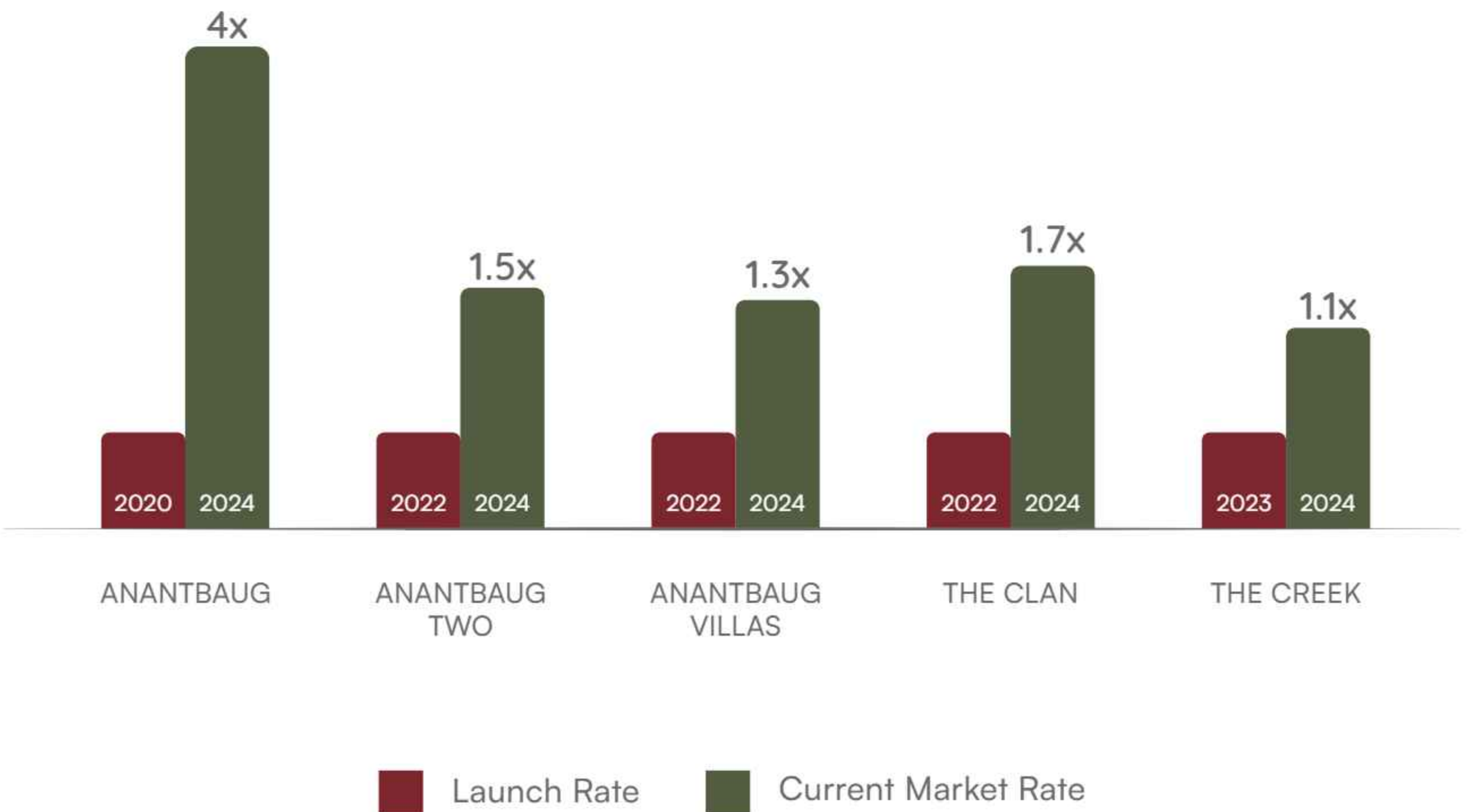
# The Future-Proof Investment

## Secluded & Secure

Nestled in a verdant green zone, The Clan is not just a weekend retreat but a lifetime investment. Its scenic views, luxurious clubhouse, and serene environment make it a prime choice for discerning investors seeking both luxury and tranquility.



Historically, all projects by Anantbaug have seen significant appreciation, with Anantbaug appreciating by 4x, Anantbaug Two by 1.5x, Anantbaug Villa by 1.3x, The Clan projected to appreciate by 1.7x, The Creek by 1.1x. Investing in The Clan means securing a future in a development that blends luxury with lasting value





# About Team Anantbaug

At Team Anantbaug, we are more than architects, builders, and craftsmen. We are visionaries, dedicated to transforming your dreams into reality. With a collective passion for design, precision engineering, and meticulous craftsmanship, we create bespoke luxury villas and weekend homes that redefine opulence and comfort.



## Other Projects

ANANTBAUG

Bhavanpur



Nani Devti

THE CREEK  
BY ANANTBAUG

Kanjari-Thol Road

ANANTBAUG *villas*

Shilaj-Science City Road

ĀMĀNSĀRĀ  
— By ANANTBAUG —

Adroda



# A POWERFUL TEAM

MASTER PLANING

Apurva Amin

LANDSCAPE PLANNING

Apurva Amin

PLUMBING BY



ELECTRICAL



LIGHTING CONSULTANT



STRUCTURE CONSULTANT



BRANDING



CONSTRUCTION PARTNER







THE  
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BY ANANTBAUG

Modasar, Ahmedabad

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