THE

VELAVADAR

EXOTICA

THE VELAVADAR EXOTICA

Experience Nature at Velavadar

Located near Dholera Smart City, Velavadar is home to 1,800+ blackbucks and 120+ bird species, offering a peaceful escape into nature. Its calm surroundings are perfect for weekend villas, farmhouses, and eco-resorts.

With great eco-tourism options like nature walks and photography, The cooler months bring ideal conditions for exploring Velavadar's natural beauty, making it the perfect time to witness its vibrant wildlife in action.





THE VELAVADAR EXOTICA

Lothal: A Place of Heritage and Opportunity

Lothal, a key site of the Indus Valley Civilization, is known for its ancient dockyard and rich cultural history. Its proximity to Dholera Smart City adds modern appeal to this historic location.

With a UNESCO nomination and a popular archaeological museum nearby, Its growing popularity adds long-term value to the location perfect for developing peaceful retreats or weekend homes., weekend homes, and smart property investments.



Live Among Nature,

Thrive in Peace

Nested in the tranquil landscapes near Velavadar Blackbuck National Park, Velavadar Exotica is a thoughtfully designed 30-acres development offering spacious 106 .51 - 416.67 SQYD Residential Plots.

Located just 30 minutes from the historic NMHC Lothal Museum and a short drive from Dholera SIR, this scenic destination is perfect for families seeking a peaceful retreat surrounded by nature.

Velavadar Exotica is your gateway to building the perfect Residential plots, creating cherished family memories, and reconnecting with the beauty of the wild.

designed to enrich

your life and

exceed your

expectations

- Residential plots

Mandir

At [velavadar exotica], we believe that a truly fulfilling lifestyle balances modern living with spiritual well-being. That's why we've created a serene, beautifully designed temple within the community—a sacred space where residents can pause, reflect, and reconnect with their inner peace.





Yoga Area

Find balance and calm in our open-air yoga zone, surrounded by natural beauty. It's the perfect place to start your day with stretches or end it with meditation.

This peaceful space promotes mental wellness and physical health, helping you stay refreshed and connected to yourself.

Club House - 1

The clubhouse is the heart of community life a place to gather, celebrate, and unwind. With a café, lounge, indoor games, and event spaces, there's something for everyone.

Whether you're hosting a party or just meeting neighbors, the clubhouse brings people together with comfort and style.



Lake garden with gazebo

Discover a tranquil haven just steps from your home—our beautifully landscaped Lake Garden, complete with a charming gazebo, offers a peaceful retreat for relaxation, reflection, and recreation



Children's Play Area

At [velavadar exotica], we believe a happy childhood begins with safe spaces to play, explore, and grow. That's why we've created a vibrant, well-equipped Children's Park right within the community—designed to spark imagination, encourage physical activity, and foster friendships.





Amphitheater

Nestled in the heart of our vibrant residential community, the Amphitheatre is more than just a space—it's the pulse of connection, culture, and creativity. This open-air venue offers a perfect blend of nature and architecture, designed to bring together residents of all ages for entertainment, relaxation, and memorable moments. Whether you're hosting a community event, attending a live performance, or simply enjoying an evening under the stars, the amphitheatre is where life happens.



Ambawadi (mango farm)

Bringing timeless charm to modern living, the Ambavadi at [velavadar exotica] is a beautifully designed green retreat inspired by traditional Indian landscapes. Nestled amidst lush mango trees and thoughtfully landscaped surroundings, this shaded haven offers a peaceful space to unwind, reflect, and connect—with nature and with neighbors.

Multiple sitting gazebos

At [velavadar exotica], we understand that life's best moments often happen in the simplest settings—under open skies, surrounded by greenery, and in good company. That's why we've created multiple sitting gazebos throughout the community, offering residents inviting spaces to unwind, socialize, or simply enjoy the beauty of nature.



Outdoor gym park

Stay active and maintain your fitness routine with our fully equipped gym. From cardio machines to strength training equipment, everything is set up to support your health goals.

Whether you're a beginner or a regular, the gym provides a clean, comfortable, and motivating environment to work out every day.



Club house - 2

The clubhouse is the heart of community life a place to gather, celebrate, and unwind. With a café, lounge, indoor games, and event spaces, there's something for everyone.

Whether you're hosting a party or just meeting neighbors, the clubhouse brings people together with comfort and style.



Badminton court

Welcome to a space where fitness meets fun, and neighbors become teammates. The Badminton Court at [velavadar exotica] is designed for both casual play and competitive spirit, offering residents of all ages the perfect outlet for recreation, energy, and community bonding.





Chikuwadi (chiku fram)

Step into the peaceful charm of the Chikuvadi—a lush, shaded grove of chikoo (sapota) trees, thoughtfully integrated into the landscape of [velavadar exotica]. Inspired by the traditional village concept of gathering under fruit-bearing trees, this s pace brings nature, nostalgia, and neighborly warmth together.



Walk in forest park

Step out of your home and into the calming embrace of nature. The Walk-in Forest Park at [velavadar exotica] is a thoughtfully designed green sanctuary, inspired by the quiet majesty of natural woodlands. With winding trails, towering trees, and birdsong in the air, it offers residents a peaceful retreat from the pace of modern life—without ever leaving the community.

Botanical garden

Step into a world of color, calm, and discovery. The Botanical Garden at [velavadar exotica] is a thoughtfully curated green sanctuary where nature thrives and residents find peace, inspiration, and wellness. Home to a diverse collection of native and exotic plant species, this living landscape is more than just a garden—it's a daily escape into serenity and sustainability.



Black buck selfie point garden

Capture beauty, serenity, and a touch of the wild—all in one frame. The Blackbuck Selfie Point Garden at [velavadar exotica] is a creatively landscaped space inspired by the grace and elegance of the iconic Indian blackbuck. Designed as a visual centerpiece of the community, this garden blends natural charm with a modern twist, offering residents and visitors a perfect spot to relax, click, and connect.



Box cricket

At [velavadar exotica], we bring the joy of cricket right into your everyday life with a dedicated Box Cricket Arena. Designed for fast-paced fun, team spirit, and friendly competition, this compact yet action-packed space is perfect for cricket lovers of all ages.



The Flower Garden

Step into a world where nature blossoms in every hue and serenity greets you with every breeze. The Flower Garden at [the velavadar exotica] is not just a landscaped area—it's a thoughtfully designed escape that brings color, calm, and community to your doorstep





Pickleball court

Say hello to one of the world's fastest-growing sports—Pickleball, now part of your everyday l ifestyle at [velavadar exotica]Combining elements of tennis, badminton, and table tennis, this exciting paddle sport is easy to learn, highly engaging, and perfect for all age groups.



The Senior Citizens' Park

A peaceful haven designed with care, dignity, and joy in mind — the Senior Citizens' Park at [the velavadar exptica] is more than just a green space. It's a thoughtfully curated sanctuary where our elder residents can relax, reconnect, and rejuvenate.

Volleyball court

At [velavadar exotica], we believe that a vibrant community is built not just through homes, but through shared moments of joy, energy, and connection. Our dedicated Volleyball Court offers the perfect setting for residents to come together, stay active, and enjoy the spirit of team play.



& MANY MORE AMENITIES TO ADD IN FUTURE.....



Experience
The Difference

Unmatched Location

Nested near the Velavadar Blackbuck National Park and the historic Lothal Museum, The Palm Trees offers a unique blend of nature's beauty, cultural heritage, and peaceful surroundings.

30-Acres Haven

Spread across 30 acres of beautifully planned land, this is your opportunity to own a scenic retreat surrounded by greenery and open spaces perfect for adventure and relaxation.

Spacious Residential Plots

With generous 106.51 - 416.67 SQYD plots, build your dream Residential plots where you and your family can escape the hustle and reconnect with nature.

Adventure Awaits

Enjoy the thrill of tent camping, jungle safaris, and exploration zones designed for unforgettable outdoor adventures right at your doorstep.

Peaceful and Private Environment

Surrounded by lush green landscapes, Velavadar Exotica offers a serene atmosphere where you can unwind, recharge, and create lasting memories with your loved ones.

Adventure Awaits at The Velavadar exotica

Discover a peaceful and nature-filled lifestyle where every day feels like a getaway. From spotting blackbucks on a thrilling safari at Velavadar National Park, to spending quality time with your family under the stars while tent camping, and even growing your own fresh food through organic farming — this is a place where you can relax, explore, and enjoy life close to nature.



Blackbuck Safari at Velavadar

Enjoy an exciting safari ride at Velavadar Blackbuck National Park. You'll see over 1,800 blackbucks roaming freely in their natural home, along with many other animals and birds. It's a fun and special trip for anyone who loves nature and wildlife.

Tent Camping with Family

Spend quality time with your family while camping in tents close to nature. Surrounded by greenery and fresh air, it's a great way to relax, enjoy the outdoors, and make happy memories under the night sky.



THE VELAVADAR EXOTICA

FUTURE DEVELOPMENT

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9M ROAD

TOWARDS
DHOLERA S I R

TOWARDS
BLACK BUCK NATIONAL PARK

THE VELAVADAR EXOTICA

Dholera: The Future of Living and Investment

Dholera is India's first smart city, coming up in Gujarat under the Delhi-Mumbai Industrial Corridor.It covers a huge area of 920 sq. km. with plans for wide roads, metro, airport, and modern infrastructure. Backed by the government, it's set to become a global business and investment hotspot.

Located near the upcoming smart city of Dholera, our project offers you more than just land it offers a better way of life. Whether you dream of a quiet retreat or a modern home for the future, this location gives you the freedom to grow, live peacefully, and stay connected to progress.



D H O L E R A

DEVELOPMENT | HIGH IN CLASS | OPPORTUNITY | LIVE-WORK-PLAY | EFFICIENT INFRA. | REVOLUTIONARY | A NEW ERA

THE VELAVADAR EXOTICA

DHRA

REAL ESTATE PVT. LTD.

Site Address

The Velavada Exotica , Kanatalav-Velavadar Road, Near Velavadar National Park, Adjoining Dholera SIR, Kanatalav - 364515

SCAN FOR LOCATION

The developer reserves the right to modify, revise, or update any part of the project, including designs, features, and specifications, at their sole discretion without prior notice. Interiors and furnishings shown are for representation only and not part of standard offerings. All visuals and renderings are artistic impressions for illustrative purposes and may differ from actual construction. This brochure is intended solely for private circulation and project overview—it is not a sales offer or legal document. All matters are subject to Ahmedabad jurisdiction.

Nearby Landmarks & Highlights

The Elavadaer Exotica is a great spot for real estate investment, combining nature, peace, and future growth.

Located In the vicinity of Velavadar National Park, and Dholera SIR, it's perfect for farmhouse plots and weekend getaways.

+ Dholera International Airport

One of Gujarat's first international airports, spread over approx. 3,500 acres and designed with a 3,200-meter runway to handle large 4E category aircraft —set to become a major hub for future air traffic and connectivity.

60 Minutes
Bhavnagar Railway Station

+ Dholera SIR

India's first planned smart city, developed with world-class infrastructure, sustainable growth, and massive investment potential across industries.

05 Minutes
Dholera SIR

30 Minutes
Dholera International Airport

60 Minutes
Ahmedabad

THE VELAVADAR EXOTICA

05 Minutes
Velavadar ST Bus station

05 Minutes
Ahmedabad Dholera Expy

40 Minutes
Lothal

50 Minutes
Salangpur Hanumaji Temple

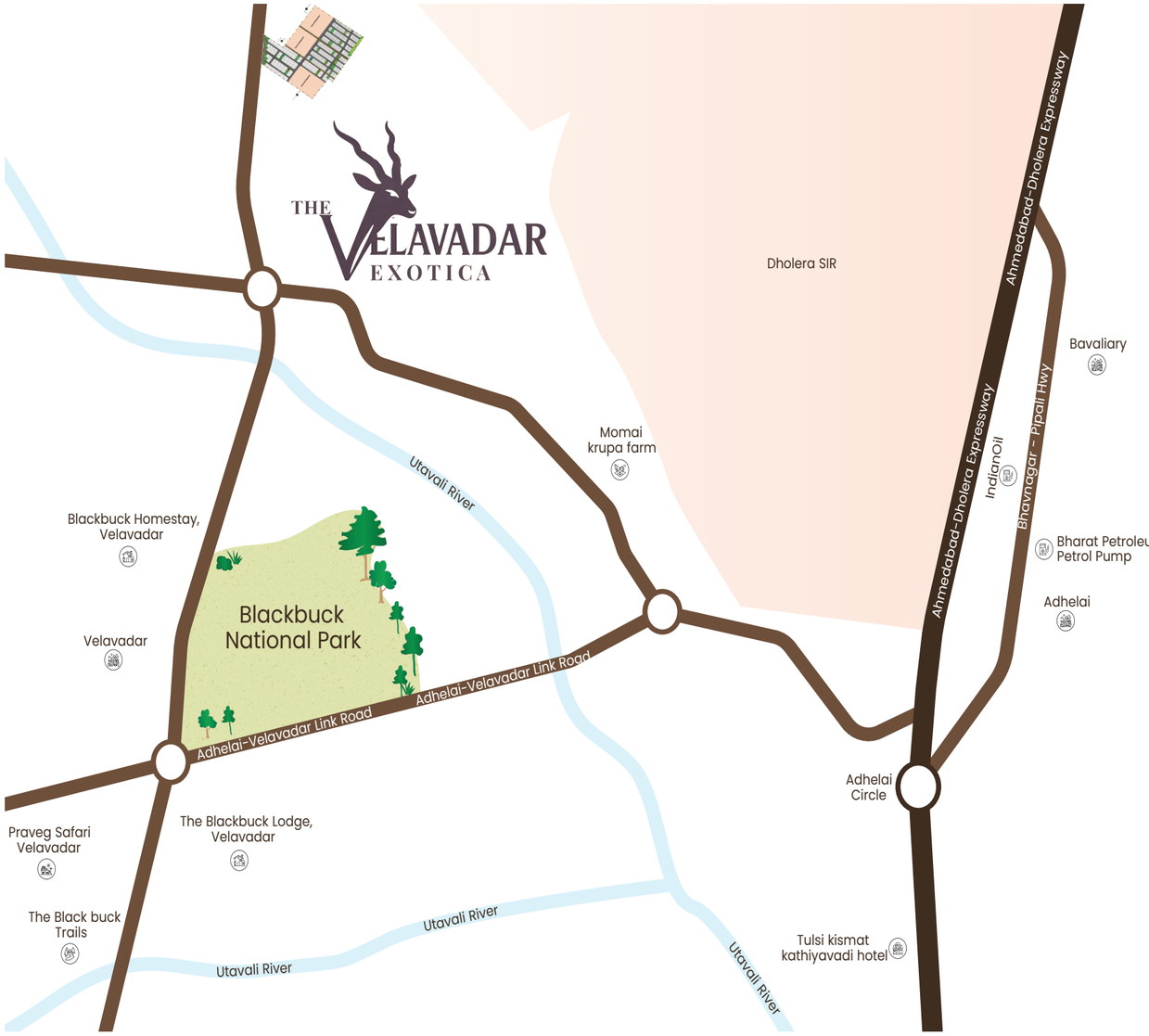
+ Lothal

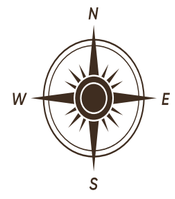
An ancient Indus Valley site known for its advanced dockyard and urban planning, showcasing India's rich archaeological and maritime heritage.

+ Hanumaji Temple

One of Gujarat's most revered temples, dedicated to Lord Hanuman, attracting thousands of devotees each year for spiritual peace and blessings.

Perfectly placed for peace, travel, and growth





DISTANCE FROM

THE VELAVADAR EXOTICA

Blackbuck National Park	02 KM
The Black buck Trails	08 KM
Praveg Safari Velavadar	10 KM
Velavadar	06 KM

Perfectly Positioned for Growth and Peace

The Velavadar Exotica offers a rare blend of nature and connectivity—just minutes from Velavadar National Park and Dholera SIR City. Enjoy peaceful surroundings while staying well-connected to major routes, making it an ideal spot for your future farmhouse or weekend retreat.