

"Siban", Plot No 46 K & L, DTA-GIFT CITY,  
NR. East Gate, Gandhinagar - 382355

Project by:



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# MULTI VERSE

*of Lifestyle*



Siban's Artistic Image

INTRODUCING

# siban

You've never believed in sticking to just one path, one idea, or one way of living. If your thinking is multi-dimensional, why should your living be any different?

Siban is a multiverse of lifestyles.

Siban integrates diverse lifestyle to create a one of its kind multiverse.

A space that is as versatile as you.

A space for innumerable choices, dreams and possibilities.

★  
**THE GIFTVERSE**  
*The Multiverse Of Multiverses*

★  
**THE CAREVERSE**  
*A Realm Of Comfort*

★  
**THE MULTIVERSE**  
*Experience The Sibani Difference*

★  
**THE CLUBVERSE**  
*Feel Like You Belong*

★  
**THE TECHVERSE**  
*The Matrix Of Innovation*

★  
**THE INNOVERSE**  
*A Peek Into The Future*



★  
**THE FUNVERSE**  
*A Well-Deserved Pause*

★  
**THE YOUVERSE**  
*Everything Begins With You*

★  
**THE TIMEVERSE**  
*Never Stuck In Time*

★  
**THE ARTVERSE**  
*Appeal To Aesthetics*

★  
**THE INVESTVERSE**  
*The Multiverse Of Opportunities*

★  
**THE FUTUREVERSE**  
*Where Life Converges*

# MULTIVERSE

Experience The Siban Difference

## LIVE THE SIBAN MULTIVERSE LIFESTYLE.

Located in the heart of GIFT City, Siban is a mixed-use development designed for those who refuse to live unidimensionally.

- **LIMITLESS LIVING:** Premium residences, high-street retail, and world-class amenities
- **DESIGNED FOR YOU:** From cosy studios to spacious 2.5 BHKs, short stays to long-term investments
- **URBAN HUB:** Curated dining, entertainment zones, and vibrant high-street retail

At Siban, art, technology, wellness, and entertainment converge, creating a future-forward lifestyle where everything is possible. So, why live in one dimension when you can embrace infinite possibilities?

## FROM THE CHAIRMAN'S DESK

The MULTIVERSE is not just a concept – it's a revolutionary response to the growing complexity of modern life where time is going to be the biggest currency.

We need seamless transitions between work, leisure, innovation, and personal growth. Traditional urban design fails to meet these dynamic needs. ***GIFT City is a truly futuristic city that addresses the challenges of the future, aligning with the Hon'ble Prime Minister of India Shri Narendra Modi's vision to create a world-class finance and IT zone for India, serving not only the country but the entire world.***

Within GIFT City, we are offering yet another multiverse – a meticulously crafted ecosystem where every dimension of human experience converges.

This is more than real estate. This is a philosophy of smart integrated living.



# THE GIFTVERSE

## The Multiverse of Multiverses

GIFT City is rapidly transforming into India's premier global financial and business hub, redefining urban living with cutting-edge infrastructure and world-class opportunities. From fintech to lifestyle, it's setting new benchmarks for sustainable and futuristic development making it a space that pioneers innovation in the country.

### PATHBREAKING INITIATIVES & INFRASTRUCTURE EMPOWERING GLOBAL ENTREPRENEURS

- Rolls Royce Aviation: A hub for advanced aerospace engineering and technology
- Multiple Foreign Universities: Expanding international educational opportunities
- Lilavati Hospital: A state-of-the-art healthcare facility
- Asia's Biggest D-Mart: A massive retail destination
- International Financial Court: A global financial hub
- Gift Riverfront: A scenic waterfront development
- First AI park: A hub for artificial intelligence innovation
- AI University: A dedicated institution for AI research and learning
- Potential hub for integrated centre for Global Insurance & re-insurance
- Global Capacity Centres to provide support to entire industry ecosystem present at the GIFT City

Planned over 3300 acres, GIFT City is a self-sustaining, multi-functional vertical metropolis that visionary investors, entrepreneurs, and residents have long aspired for.

It's a hyper-integrated ecosystem encompassing commercial, residential, educational, and recreational realms into a single, seamless dimension, featuring a walk to work concept.

### THE GROWTH OF THE GIFTVERSE

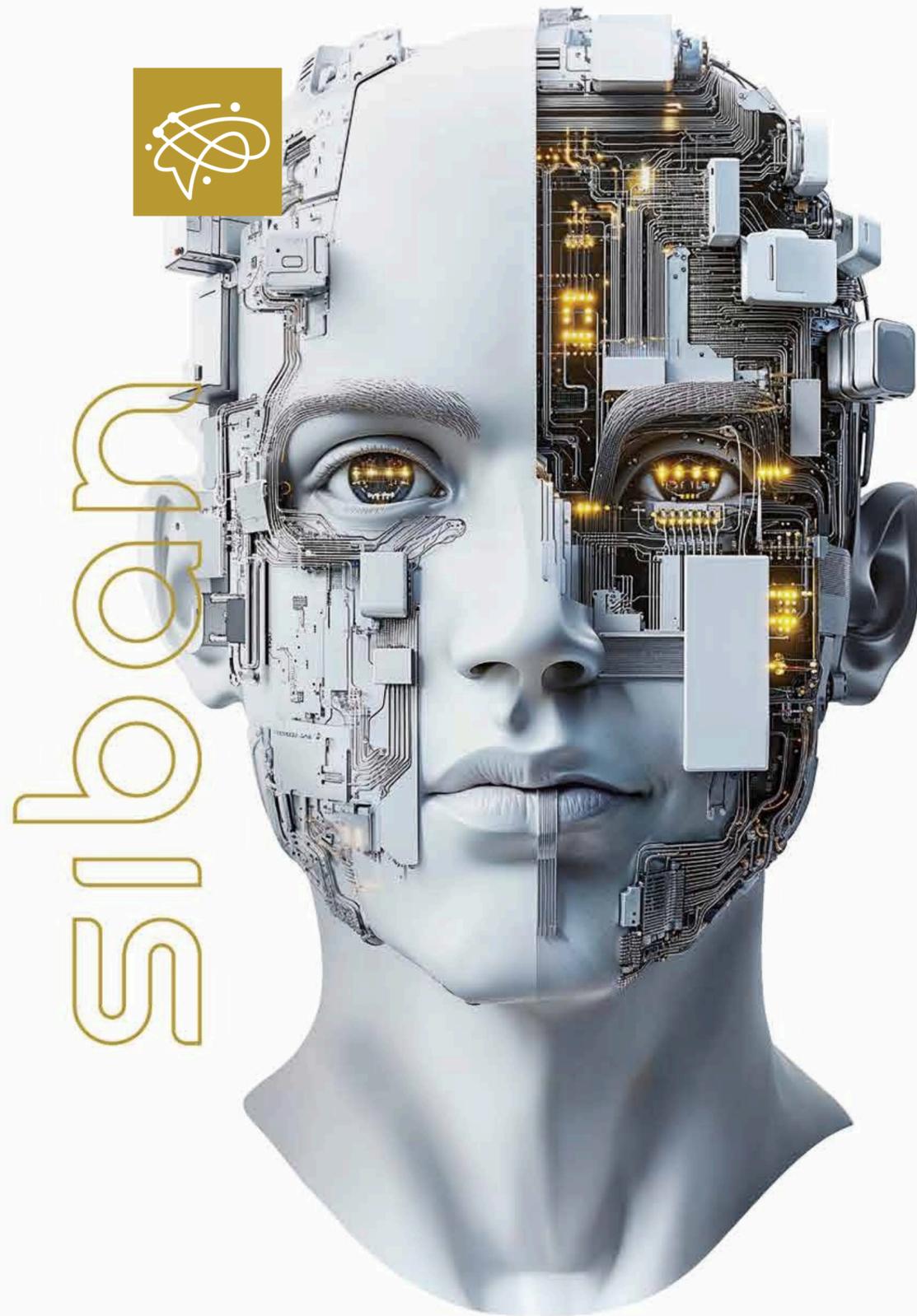
- 15-20% CAGR expected over the next decade
- 30% surge in demand for community-focused residential units, especially 1BHK to 2.5BHK homes. Sibani is designed to meet this need, offering a space where connections thrive and lifestyles evolve
- 40% YoY growth in retail space occupancy, driven by both global and local brands
- 100+ weekly international flights to key business destinations like Dubai, London, and Singapore
- Driverless metro pods for seamless urban travel
- Incubators to support startups in fintech, IT, and emerging technologies
- GIFT NIFTY lets global investors trade NIFTY 50 derivatives
- World-class Business District for Industries
  - Aircraft Leasing & Banking
  - BATF Services
  - Bullion Exchange
  - Capital Markets
  - Fintech
  - Foreign University
  - Fund Management
  - Finance Companies
  - Global Capacity Centres
  - Payment Services
  - Ship Leasing
  - Ancillary Services

Visit the website to know more - [www.giftgujarat.in](http://www.giftgujarat.in)



# THE TECHVERSE

The Matrix Of Innovation



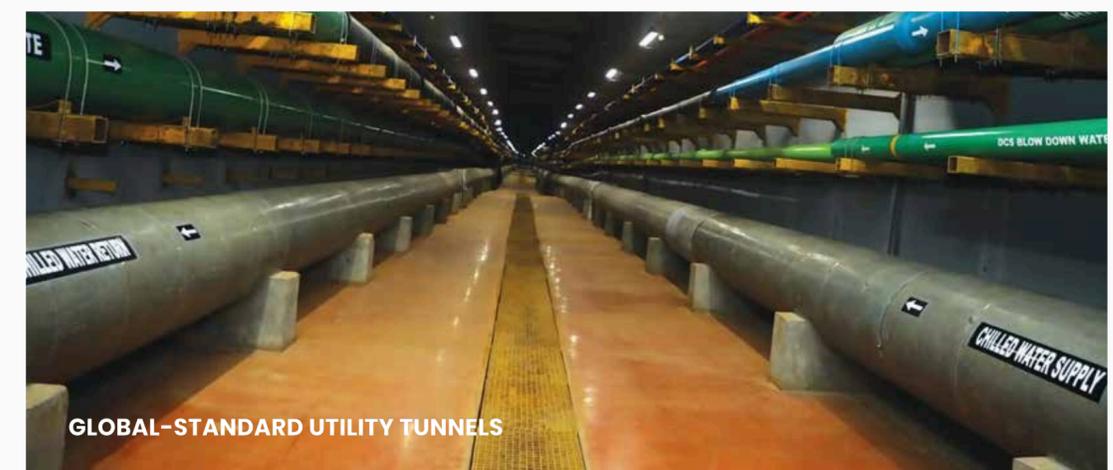
Siban, powered by the internationally benchmarked infrastructure of GIFT City, fuels a high-quality lifestyle that's comfortable and convenient. It is designed for the modern resident, offering **cutting-edge smart home features that make life easier, more efficient, and enjoyable.**

## THE GIFT OF TECH

- 24/7 power supply for seamless operations
- Excellent connectivity to major cities
- India's first integrated waste management system
- Advanced, high-speed internet
- Metro station in the Domestic Tariff Area (DTA) of GIFT City
- Implementation of ICT systems including CCTV surveillance
- Fibre infrastructure augmentation
- E-Bus services

## THE SIBAN MULTIVERSE

- Centralised chilled water HVAC system integrates comfort with eco-conscious living
- Automated waste management system
- Integrated Building Management System (IBMS) for seamless operations
- High-Speed Internet and Automated Access Controls

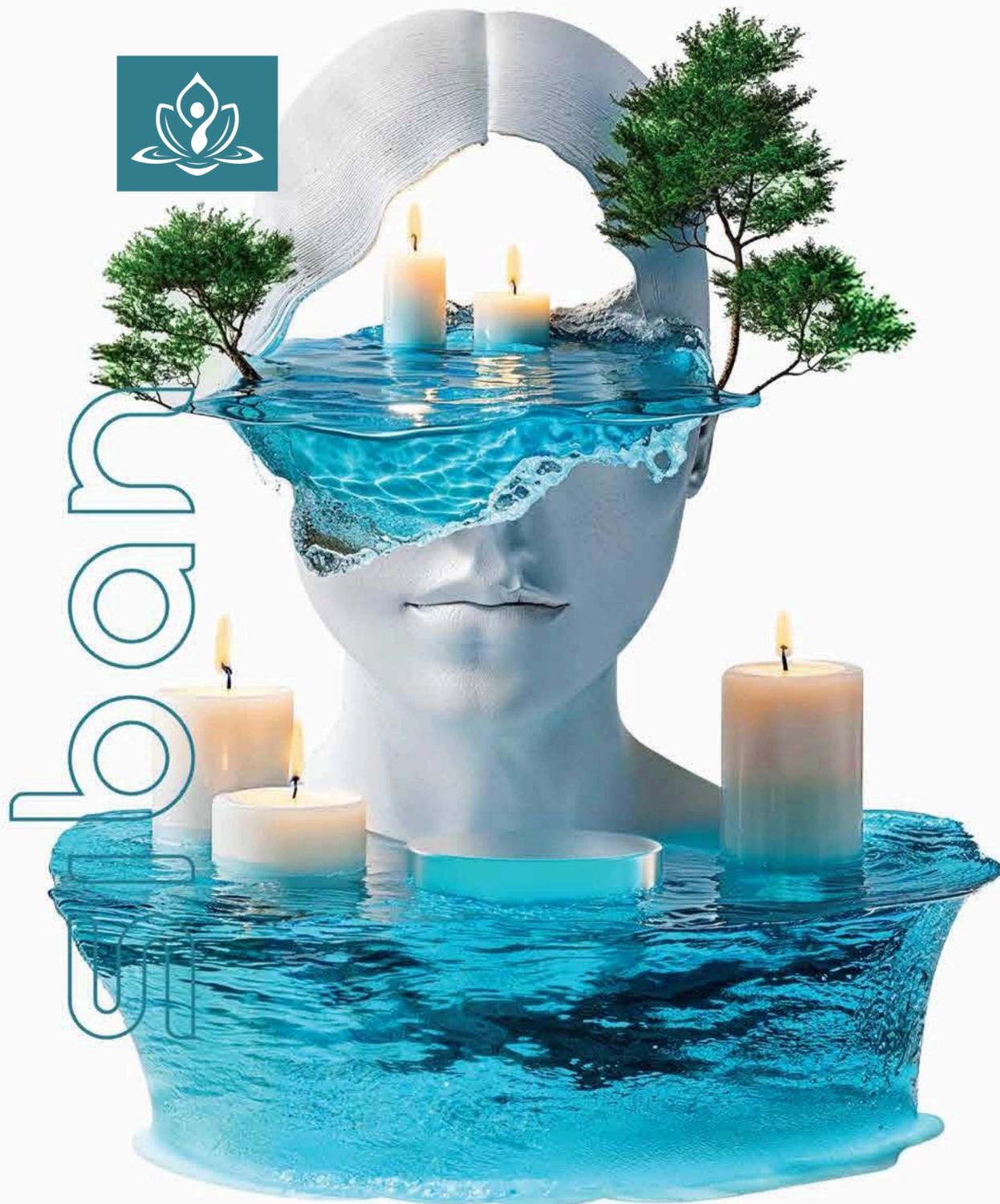


**A LANDMARK THAT STANDS TALL  
IN EVERY DIMENSION**



# THE CLUBVERSE

Feel Like You Belong



Siban is a place where you feel like you truly belong. **Designed to foster connections and celebrate community**, it offers social and cultural spaces that bring people together to come and celebrate life.

<p>CURATED SOCIAL SPACES</p>	<p>PET PLAZA</p>	<p>JACUZZI</p>	<p>POOL TABLE/ FOOSBALL TABLE</p>
<p>AIR HOCKEY</p>	<p>CARROM TABLE</p>	<p>NATURAL COOLING TOWERS</p>	<p>ART &amp; CRAFT ROOM</p>
<p>MUSIC ROOM, MEET &amp; GREET LOUNGES</p>	<p>LIBRARY, AND CO-WORKING SPACES ON THE GROUND FLOOR</p>	<p>PODIUM-LEVEL CLUB WITH PREMIUM AMENITIES</p>	<p>AVANT-GARDE MOVIE HALL</p>
<p>BBQ AREA</p>	<p>KIDS' PLAY ZONE TODDLERS' PLAY AREA</p>	<p>WALKING TRACK</p>	<p>SENIOR CITIZEN PLAZA</p>
<p>YOGA DECK</p>	<p>SPA &amp; SALON</p>	<p>DOUBLE HEIGHT LOUNGE</p>	<p>VIBRANT JUICE BAR &amp; COSY AMBIENT CAFE</p>
<p>BANQUET HALL</p>	<p>PARTY LAWN PODIUM</p>	<p>LAUNDROMAT</p>	<p>AND MANY MORE...</p>

**A CURATED CLUBVERSE OF  
60+ GLOBAL LIFESTYLE AMENITIES SPREAD  
ACROSS 1 LAKH SQ. FT.**

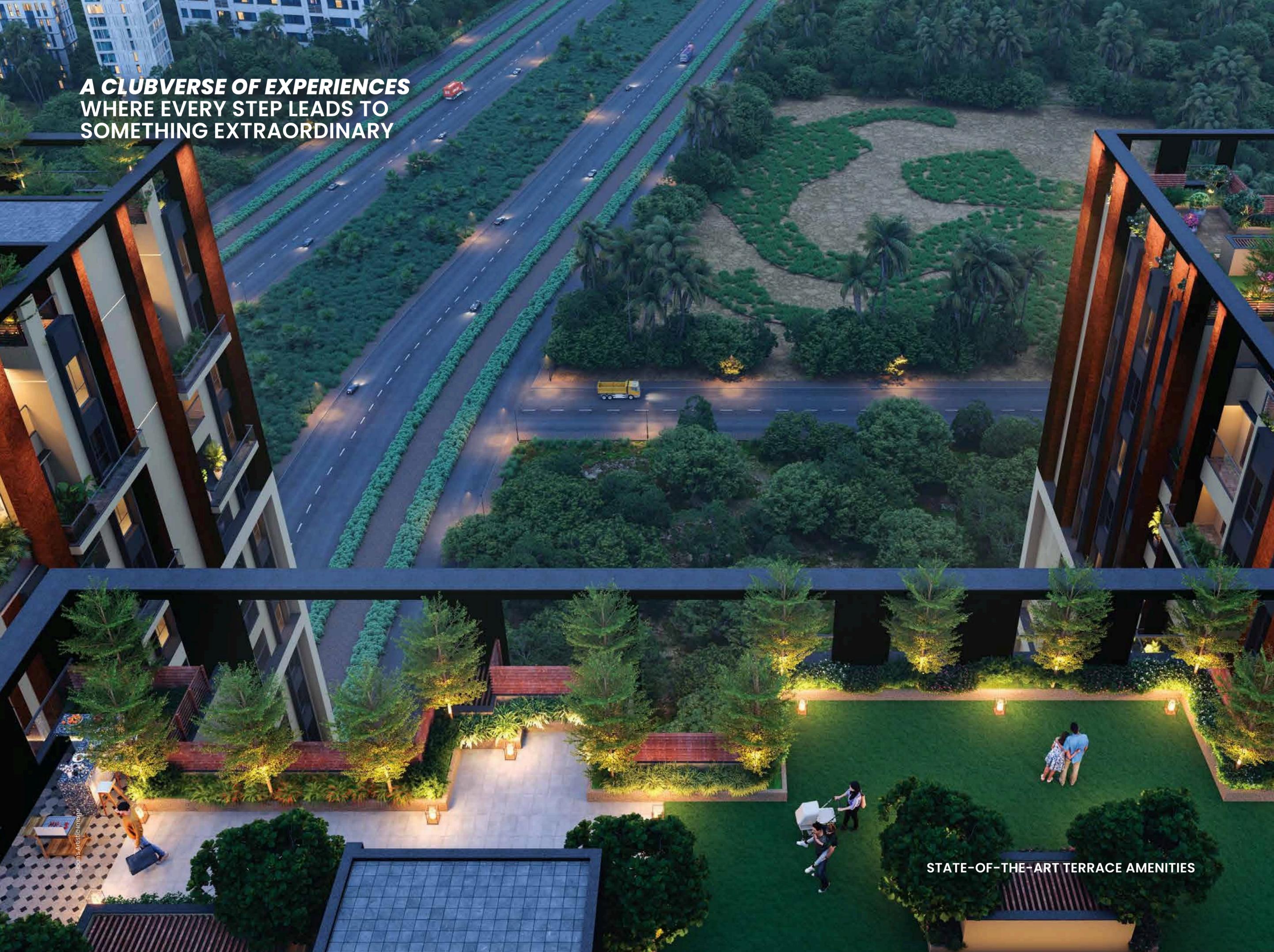
**SWIMMING POOL**

Siban's Artistic Image

**A SERENE CLUBVERSE CRAFTED FOR  
THOSE WHO LIVE BEYOND THE ORDINARY**

**POOL DECK WITH OPEN TO SKY SIT-OUT AREA**

**A CLUBVERSE OF EXPERIENCES  
WHERE EVERY STEP LEADS TO  
SOMETHING EXTRAORDINARY**



**STATE-OF-THE-ART TERRACE AMENITIES**

Shon's Artistic Image



LOUNGE AREA



RECEPTION AREA



MEETING ROOM



THEATRE HALL

# THE FUNVERSE

A WELL-DESERVED PAUSE



At Siban, we believe life should be filled with **experiences that entertain, refresh, and bring joy**. Every corner here invites you to relax, have fun, and connect with life in ways that are as enriching as they are exciting.

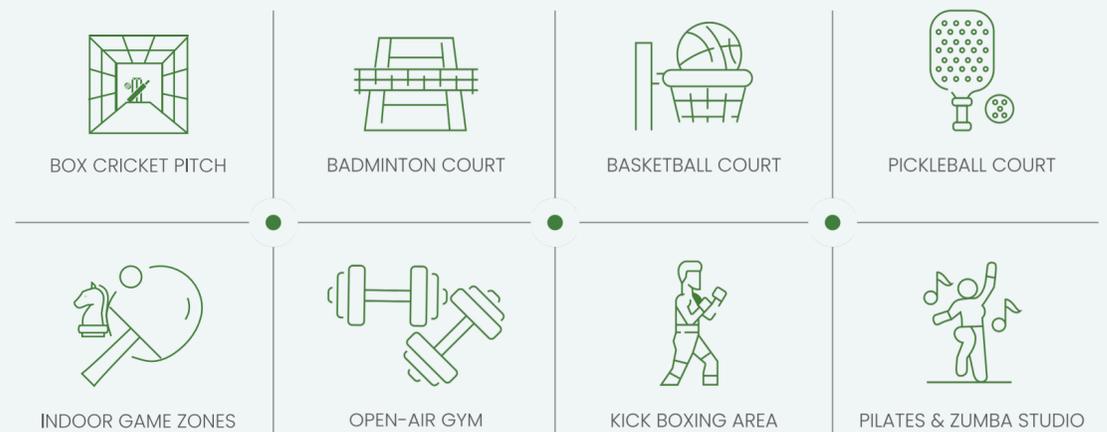


BOX CRICKET PITCH



GYMNASIUM

Siban's Artistic Image



**PICKLEBALL:  
THE STAR OF FUNVERSE**



**PICKLEBALL COURT**

**SMASH RECORDS AT  
THE FUNVERSE COURT**

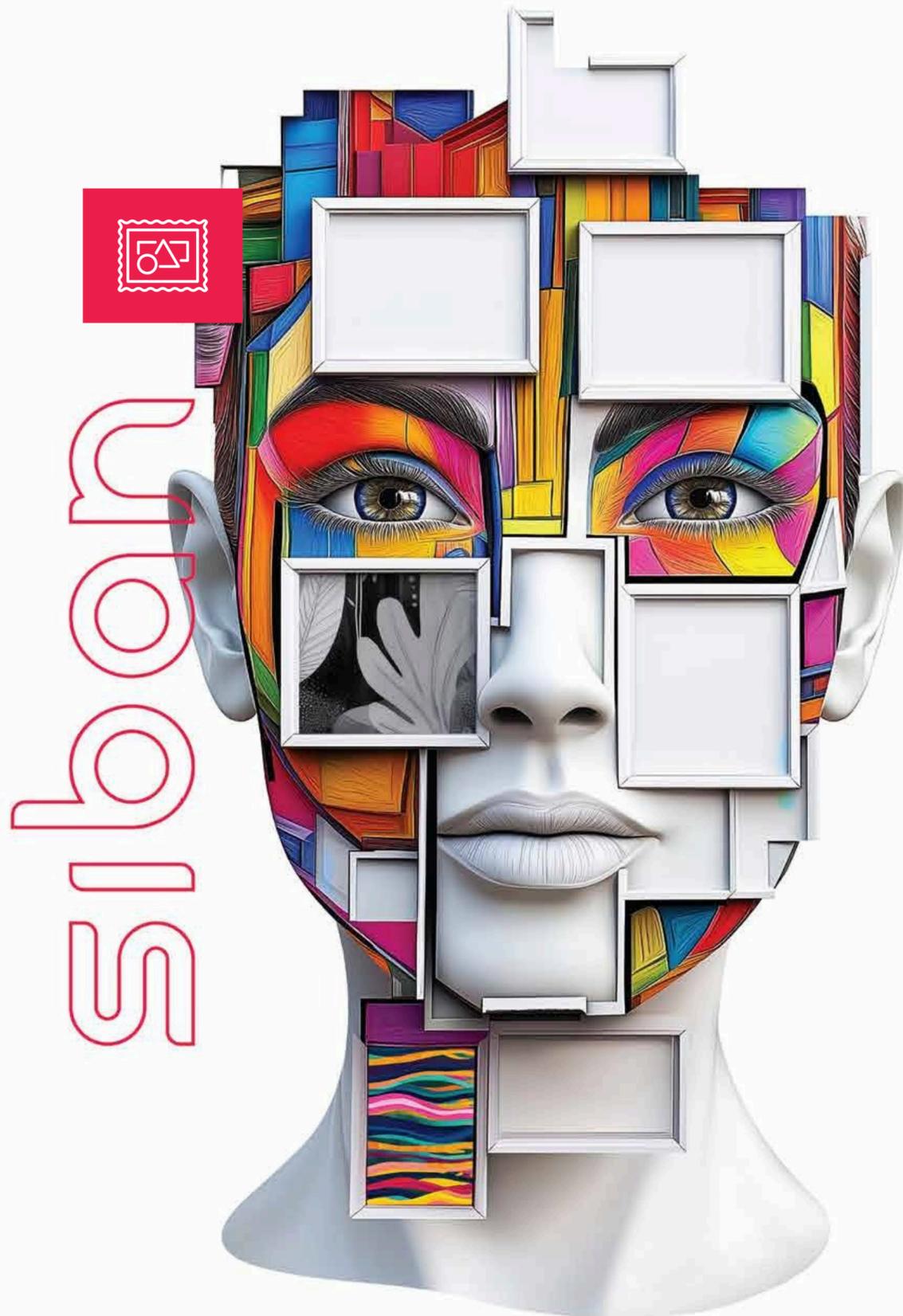
The Court Is Yours.



BADMINTON COURT

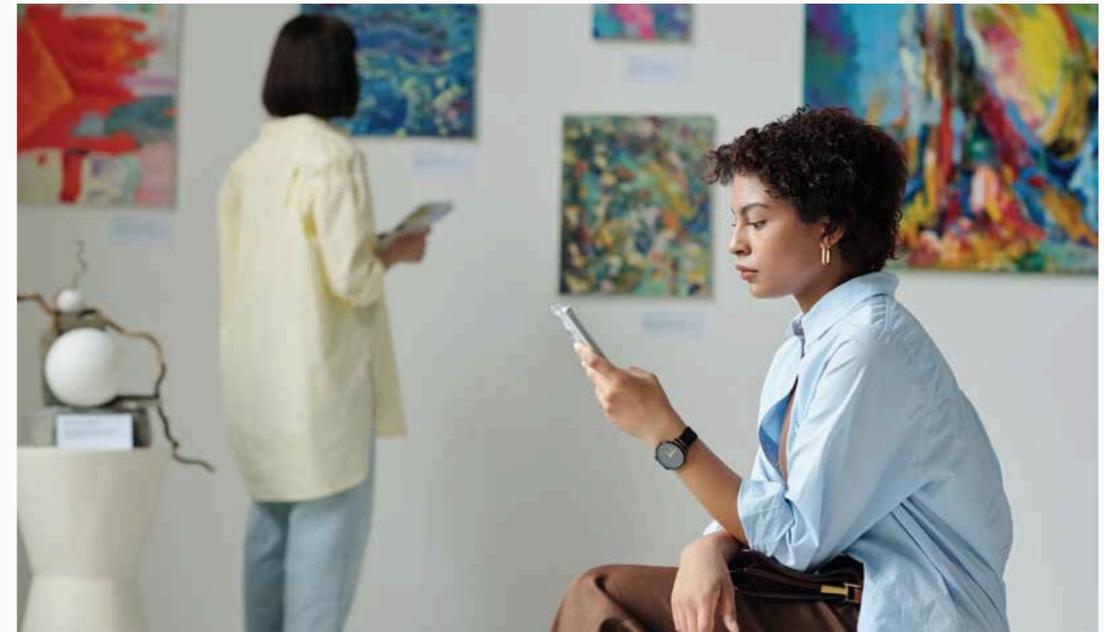
# THE ARTVERSE

Appeal To Aesthetics



The Artverse is a space where creativity thrives at every corner, where aesthetics inspire and elevate everyday living. **Each floor houses a curated art experience**, carefully selected to showcase diverse expressions of creativity, offering **a journey through art as you move from level to level.**

- Curated art experience on every floor
- Sculptural elements in common spaces
- Art-inspired foyers, lounge, play areas and cafe



# THE INNOVERSE

A Peek Into The Future



Step into a world where your home is more than just a space—it's a canvas of individual expression. Our residences are **crafted to seamlessly blend comfort, convenience, and personal flair**. From the moment you arrive through the **grand, air-conditioned foyers** to the intricate details of your **pre-designed yet customisable interiors**, every element is meticulously curated to elevate your experience.

- Every residential unit comes with a private balcony
- Double-height, air-conditioned grand foyers, creating first impressions that last
- Innovative layout options designed as per International Financial District
- Grade 'A' residential units with all innovative service benchmark



**STEAL A PEEK INTO  
A WHOLE NEW UNIVERSE**



**ELEVATE YOUR EVERYDAY:  
EXPERIENCE ART-INFUSED LIVING  
AT THE INNOVERSE**



**DOUBLE-HEIGHTED AC FOYER**

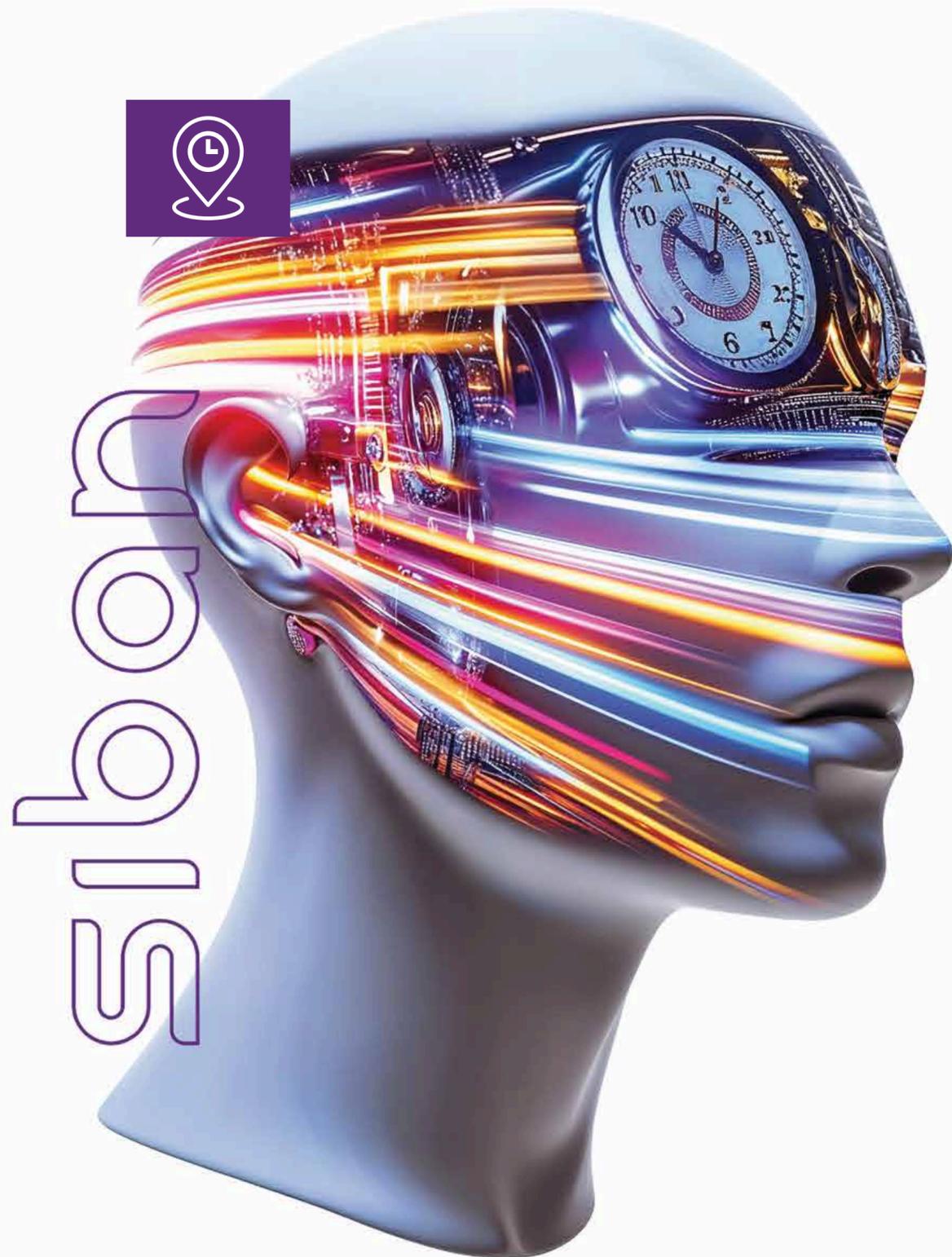
**WITH SKYVERSE,  
ASCEND TO A POISED LIFESTYLE**

**SKY GARDEN**

Siben's Artistic Image

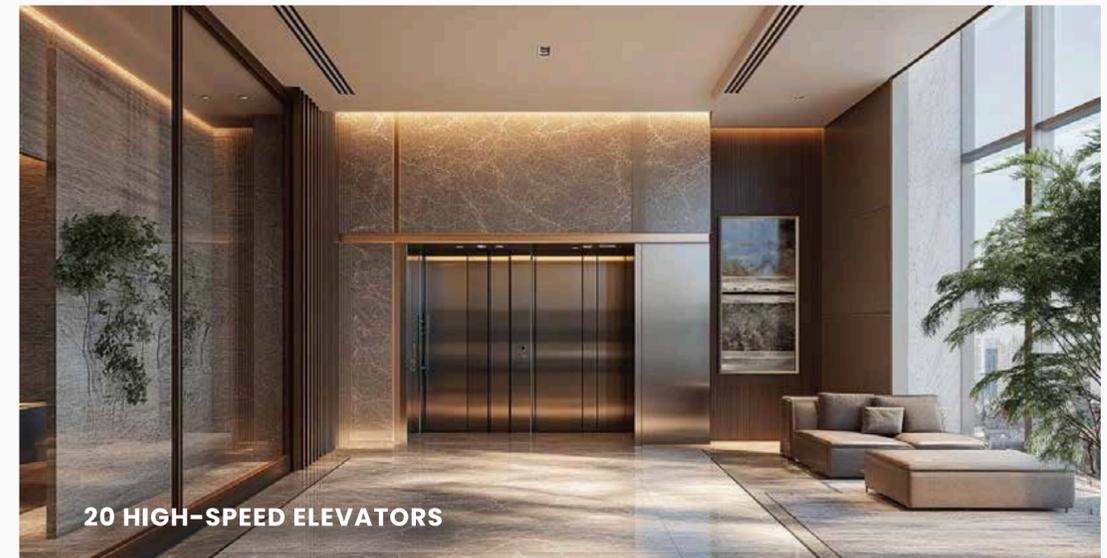
# THE TIMEVERSE

Never Stuck In Time



At Siban, every moment is **designed for seamless movement, combining cutting-edge technology with thoughtful convenience**. Whether you're heading to work, coming home after a long day, or require medical assistance, these intelligent systems adapt to your needs, enhancing your experience and making it a truly connected space.

- Intelligent Destination Control Elevator System (IDCES) ensuring minimal wait time
- Service and stretcher elevators in every block
- 4 levels of basement parking that accommodate ~1,800 cars
- Smart parking management system
- Valet + mechanical car parking
- Separate entry, exit and vehicular ramps
- BMS - Building Management System Room



20 HIGH-SPEED ELEVATORS



4 LEVELS BASEMENT PARKING

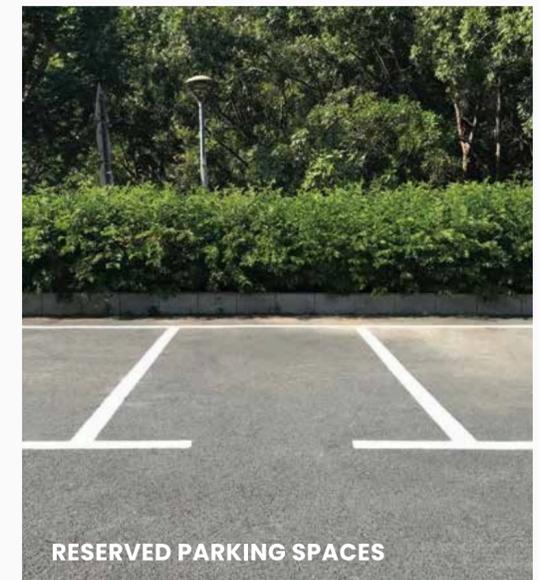
# THE CAREVERSE

A Realm Of Comfort



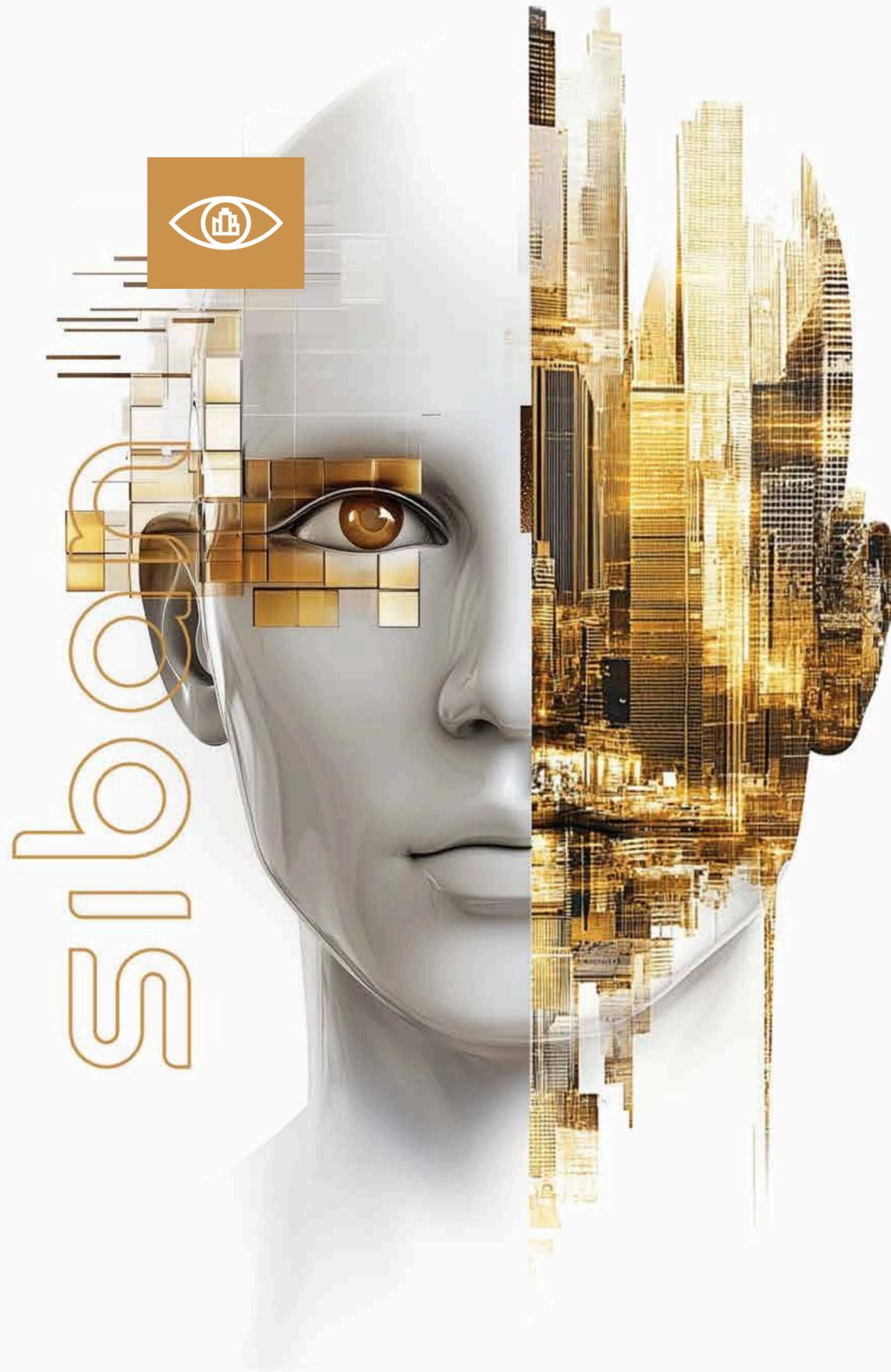
At Siban, your care is paramount to us. That's why we have **wheelchair-accessible ramps, service and stretcher elevators in all blocks; accessible restrooms with support bars for the elderly, reserved parking spaces for the disabled, ergonomic workspaces with adjustable desks for comfort; Braille etchings for visually impaired people and much more.** But that's not all. We even care for those who care for you. For instance, we have **dedicated spaces for your staff**, which improves their overall well-being and allows them to better serve you. In essence, Siban's thoughtful design creates a truly inclusive environment where everyone, regardless of age or ability, experiences a seamless and dignified living experience.

- Service and stretcher elevators in all blocks
- Drivers Lounge
- Janitor's Room
- Staff Lunch Area
- Wheelchair-accessible ramps and pathways
- Parcel Room
- Ergonomic workspaces with adjustable desks
- Accessible restrooms with support bars
- Reserved parking spaces



# THE FUTUREVERSE

Where Life Converges



The Futureverse is where the world of retail, dining, and community converge. **Our high-street retail spaces, with 20-foot-wide shop frontages,** are designed to accommodate both international and local businesses, creating a vibrant shopping destination that blends global trends with local flavours. With **cutting-edge infrastructure, smart mobility solutions,** and a **thriving financial hub,** GIFT City is setting new benchmarks for the cities of tomorrow.

## LIVE THE FUTURE

- Riverfront Malls - Premium shopping and entertainment
- Metro Pods - Smart, efficient urban transit solutions
- Bullet Train - High-speed connectivity for seamless travel
- End-to-End Public Transportation with bus & metro
- Establishment of Techfin centers



SHOWROOMS & RETAIL SPACES



SHOWROOMS & RETAIL SPACES

# THE INVESTVERSE

The Multiverse Of Opportunities



A place where limitless possibilities converge, Siban offers various opportunities for every kind of investor and end-user.

#### HIGH-STREET RETAIL

Thoughtfully designed retail spaces,  
20 Ft. wide shop frontage for leasing

#### LONG-TERM AND SHORT-TERM STAYS

Perfect for personal use as well as long-term and short-term  
rentals including Airbnb-friendly options

#### FULLY-SERVICED CORPORATE HOUSING

Talent attraction made easy

#### INTERNATIONALLY-BENCHMARKED SERVICED APARTMENTS

For your VVIP and international guests

#### COSY HOMESTAYS

Offering a sense of intimacy and tranquillity



siban's Artistic Image

**A TOWERING VISION OF  
INFINITE POSSIBILITIES**

**NATURAL  
COOLING SYSTEM**  
AN ECO-FRIENDLY GIFT  
FROM SIBAN



# A UNIVERSE OF VASTU HARMONY

Extending care reverse to a whole new level

Siban transcends the ordinary, weaving the timeless wisdom of Vastu seamlessly into modern luxury.

## ■ HARNESSING UNIVERSAL ENERGY

Vastu, a science transcending religion, brings synergy between your dwelling and cosmic forces that amplify your well-being.

## ■ A SYMPHONY OF BALANCE

Discover a profound connection between your body's energy and Earth's geography.

## ■ WELLNESS REIMAGINED

A home in Vastu harmony nurtures your health, allowing positivity to flow unhindered.

## ■ BALANCED ARCHITECTURE

Thoughtful spatial planning ensures harmony between aesthetics and functionality.

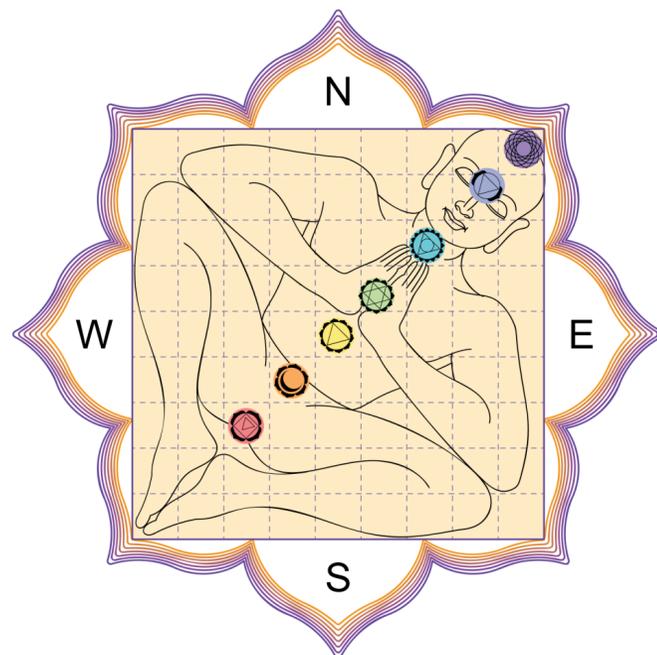
Siban transcends the ordinary, weaving the timeless wisdom of Vastu seamlessly into modern luxury. Vastu consultant Shri Santosh Guru is a renowned Vastu expert who, with his team at Mahavidhya has made sure that every aspect of Siban brings prosperity and positivity.



**SHRI SANTOSH GURU**

[www.tantravastu.com](http://www.tantravastu.com)

[tantravaastu\\_mahavidhya](https://www.instagram.com/tantravaastu_mahavidhya)



# GLOBAL LEADERSHIP IN SUSTAINABILITY

Siban, an IGBC Platinum-rated residential project, offers a sustainable and luxurious living experience.

- 30% to 50% Reduced water usage through water recycling and water-efficient fixtures
- Green landscapes, a heat-resistant building envelope and roof garden to keep the temperature down
- 20% to 30% Lower energy consumption through solar panels for common areas
- High thermal performance windows
- High SRI pavement on outdoor surfaces
- Use of smart systems and sustainable materials
- Sustainable waste management and mindful architecture



# EVERYTHING YOU NEED, AND MORE – THE **SIBANVERSE**

## **CARE & CONVENIENCE**

CONVENIENCE STORE  
WHEELCHAIR-ACCESSIBLE RAMPS AND PATHWAYS  
VASTU-COMPLIANT HOMES  
IGBC PLATINUM-RATED PROJECT  
SPACE FOR SERVICES • PANTRY AREA  
STAFF LUNCH AREA • STAFF ROOM  
STAFF PANTRY • MALE TOILET  
FEMALE TOILET • DRIVERS' LOUNGE

## **INNOVATION & SMART LIVING**

SIBAN ENTRANCE FOYER  
ART-INSPIRED FOYERS  
NATURAL COOLING TOWERS  
IBMS – INTEGRATED BUILDING MGMT. SYSTEM  
CENTRALISED CHILLED WATER HVAC SYSTEM  
AUTOMATED WATER MGMT. SYSTEM  
IDCES – INTELLIGENT DESTINATION CONTROL  
ELEVATOR SYSTEM  
BMS ROOM

## **LUXURY & EXCLUSIVITY**

1 LAKH SQ. FT. BEST-IN-CLASS CLUBHOUSE  
BANQUET HALL  
DOUBLE-HEIGHT CLUB CLASS LOUNGE  
AV ROOM • GUEST ROOM  
TERRACE O<sub>2</sub> SITTING AREA  
STARGAZING SITTING AREA  
DOUBLE-HEIGHT ATRIUM

## **RECREATION & SOCIAL SPACES**

SKY GARDEN • TERRACE SWING AREA  
JACUZZI • SPA & SALON  
ART & CRAFT ROOM • PET PLAZA



## **BUSINESS & PRODUCTIVITY**

RETAIL PLAZA • MEET & GREET LOUNGES  
LIBRARY & CO-WORKING SPACE  
WORK-FROM-HOME SPACE • MEETING ROOMS  
HIGH-SPEED INTERNET

## **HYGIENE & WELLNESS**

YOGA DECK • WALKING TRACK  
OPEN-AIR GYM • PILATES & ZUMBA STUDIO  
GYMNASIUM • LAUNDROMAT  
MEDICAL ROOM • STRECHER LIFTS

## **ENTERTAINMENT & LEISURE**

PARTY LAWN • MOVIE THEATRE  
LIBRARY • TERRACE PARTY AREA  
BAR AREA • DISCO FLOOR  
BBQ AREA • KID'S PLAY ZONE

## **ESSENTIAL & UTILITY SPACES**

PARCEL ROOM • LETTERBOX ROOM  
CONCIERGE/SOCIETY OFFICE  
CCTV SURVEILLANCE ROOM  
ESTATE/ADMIN OFFICE  
JANITOR'S ROOM • FIRE/SERVICE LIFT  
4 LEVELS OF BASEMENT PARKING  
VALET & MECHANICAL CAR PARKING

## **SPORTS & OUTDOOR ACTIVITIES**

BOX CRICKET • PICKLEBALL COURT • AIR HOCKEY  
BADMINTON COURT • BASKETBALL COURT  
KICKBOXING AREA • INDOOR GAME ZONE

## CONSULTANTS

<p>ARCHITECTS</p> <p><b>KLING CONSULT</b></p> <p>studio prAcademics</p>	<p>CLUB &amp; AMENITIES DESIGNER</p> <p>placekinesis associates <b>pka</b></p>	<p>LANDSCAPE &amp; HORTICULTURIST</p> <p><b>Green Gold</b> Landscape &amp; Light Consultants</p>	<p>STRUCTURE CONSULTANT</p> <p><b>DUCON</b> CONSULTANTS PRIVATE LIMITED</p>
<p>BUILDING SERVICES CONSULTANT</p> <p><b>AASHIR ENGINEERING PVT. LTD.</b></p>	<p>GREEN BUILDING CONSULTANT</p> <p><b>SAVVY GREENS</b> BUILDING SUSTAINABLE FUTURES</p>	<p>FACADE CONSULTANT</p> <p><b>FES</b> Façade Engineering Services</p>	<p>PROJECT MANAGEMENT CONSULTANT</p> <p><b>JLL</b></p>



SCAN FOR RERA



SCAN FOR FLOOR PLAN BROCHURE



SCAN FOR PENTHOUSE BROCHURE



SCAN FOR WEBSITE



SCAN FOR LOCATION



SCAN FOR CONSTRUCTION UPDATE

MULTIVERSE OF LIFESTYLE RISING SOON

**siban**



Artistic Impression