



GLADE ONE



MASTER PLANNING AND LANDSCAPING BY ANIKET BHAGWAT.  
GOLF COURSE DESIGN BY GARY PLAYER DESIGN.  
CLUB, RESORT AND SPA ARCHITECTURE BY WATG.  
AND VILLAS BY KHOSLA AND SPASM.

STRATEGICALLY LOCATED BETWEEN AHMEDABAD AND SANAND,  
GLADE ONE IS JUST A 20 MINUTE DRIVE FROM THE CITY.



*It's a rare feeling when you first behold this place.  
You know you are staring at something unique; a leisurely meadow  
inviting us to tread a path that would lead us to a dream.  
Glade One was born the moment we walked this sublime piece of land.  
What followed was an amazing conversation between design and nature.  
Here, leisure is infectious, time moves on gently,  
creating beautiful moments that linger on.*

AS FAR AS YOUR EYES CAN SEE, A HORIZON UNINTERRUPTED,  
WHERE NATURE IS A SOFT MELODY.



GLADE ONE IS A UNIQUE CREATION THAT BRINGS PEOPLE OF A CERTAIN NICHE TOGETHER. CONNOISSEURS OF LIVING. PLUSH VILLAS THAT OPEN OUT INTO AN ENDLESS STRETCH OF GREEN. A GOLF COURSE DESIGNED FOR THOSE WHO TRULY DESERVE IT. A CLUB, RESORT AND SPA EXPERIENCE THAT REDEFINES INDULGENCE. AND WHILE PUTTING ALL OF THIS TOGETHER, IT OFFERS ONE THING PEOPLE CRAVE FOR: TRANQUILITY. WITH THE CHAOS OF THE URBAN MUNDANE WELL OUT OF SIGHT, GLADE ONE IS MEANT FOR THOSE RARE MOMENTS WHEN YOU TRULY CHERISH THE SIMPLE JOYS OF LIFE.

EVERY TIME  
YOU STEP OUT,  
THERE'S SOMETHING  
NEW TO EXPLORE.

The entire landscape is dotted with little surprises. There are sit-outs hidden in the woods where you can gossip over a cup of coffee or indulge in some quiet me-time. The lake decks are perfect settings for quiet romantic evenings. You can also take a stroll through the peaceful pedestrian walks or reminisce about the events of the day while idling on quiet park benches. Close by are cycling tracks if you are up for a little father-son excursion, the scenic tracks turning the fitness routines into exhilarating adventures. Such is Glade One. Luxurious in its simplicity, rich in experiences you have never experienced before and 270 acres of possibilities you never thought were possible.

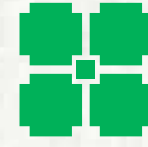


“GLADE ONE WILL BE AS CLOSE TO A LYRICAL  
IDEA OF NATURE IN A SUBURBAN SETTING AS  
EVER SEEN - IT WILL HAVE TREES THAT WILL  
SWAY AND BLOOM, GRASSES THAT RUSTLE  
WITH THE WIND, WATER THAT SPARKLES AND  
SHIMMERS, AND WILL BE HOME TO MANY BIRDS  
AND BUTTERFLIES - IT’S AN EPITOME OF THE  
GOOD LIFE - A GENTLE LIFE - A LIFE ONLY FOR  
THOSE WHO HAVE EVOLVED TO UNDERSTAND  
THE GOOD THINGS THAT REALLY MATTER  
- PEACE, HEALTH AND AN ENVIRONMENT  
THAT NOURISHES”.

ANIKET BHAGWAT  
MASTER PLANNER AND LANDSCAPE ARCHITECT  
M/S. PRABHAKAR B. BHAGWAT



# ANIKET BHAGWAT



MASTER PLANNER AND LANDSCAPE ARCHITECT



Aniket Bhagwat is a third generation landscape architect practicing in Ahmedabad, a city that has witnessed the works of Corbusier and Kahn. Bhagwat's unconventional approach to design has constantly redefined planning, landscape design and architecture in India. His multi-faceted practice handles varied projects in residential, industrial, recreational and institutional domains. His body of work has perennially explored new and evocative idioms, lending richer meaning to the space rendered by his designs. His recently undertaken projects include imaginative fusion of architectural and landscape realms.

## M/S. PRABHAKAR B. BHAGWAT

With a lineage of over eight decades, M/S Prabhakar B. Bhagwat is unarguably the most influential landscape design firm in India. Since just over a decade, they have selectively delved into architectural commissions, which have garnered tremendous critical acclaim from the national and international press. They are renowned for consistently pushing the envelope in design and innovation. Most members and associates of the firm are actively involved in academics, publication and research. The principal, Prof. Prabhakar B. Bhagwat himself, headed the Landscape Architecture programme at School of Planning and Architecture (S.P.A), New Delhi at its inception and founded the Landscape Architecture Programme at C.E.P.T. University.

## PHILOSOPHY

True design values are appropriated over time, created by design typology which is shaped by the deep understanding of the idea of context, and by localized responses to universal human pursuits. A collective process of open dialogue and constructive criticism is the key to the design process in the firm, with the client being at all times an active collaborator in the effort. The value that M/S. Prabhakar B. Bhagwat brings to a project, and their undertaking and realizing of designs with honesty and exuberance, makes them a firm of exceptional design excellence, in this part of the world.

## PROJECTS

- Devi Art Foundation, Gurgaon
- Devigadh, Udaipur
- Aakash, Ahmedabad (a celebration venue)
- Bridge House, Vadodara
- The Park, Hyderabad
- Restoration of Basalt Quarry, Timba



GOLF FRONT VILLAS

LAKE FRONT VILLAS

GOLF COURSE

PRACTICE AREA

CLUB, RESORT & SPA

WOODLAND VILLAS





# MASTER PLAN

SITE ADDRESS: SANAND-BAVLA ROAD, AHMEDABAD.

GREEN TURF.  
BLUE SKIES.  
AND A LEGENDARY DESIGN.  
THERE'S YOUR INVITE  
FOR A TEE OFF.



Designed by Gary Player Design, the golf course at Glade One is a testament to the versatility and architectural prowess of the world's leading golf course design firm. Each of the 9 holes have been meticulously designed, giving them a unique character while striking a balance between aesthetics, strategy, playability and leisure. With drastic elevation changes, plush landscape, manicured fairways and stunning beauty, this layout will leave you spellbound.

# GARY PLAYER DESIGN

GOLF COURSE DESIGNER



## PROJECTS

- Astoria Golf Resort, Czech Republic
- Berkeley Hills Country Club, USA
- Gary Player Country Club, South Africa
- Manhattan Woods Golf Club, USA
- Palazzo Arzaga Golf Resort, Italy
- San River Golf Club, China

## AWARDS

- Astoria Golf Resort, Golf Digest (2005) - Best golf course in Czech Republic
- Beachwood at Durban Country Club, Golf Digest (2009) and Golf Magazine (2007) - Top 100 golf courses outside of The United States (#72), top 100 courses in the world
- Blacksearoma, Golf Inc. Magazine (2009, 2010) - International development of the year & best new golf course in the world
- Blair Atholl, Golf Digest (South Africa) (2011) - Top 100 courses in South Africa (#6)
- The links at Fancourt, Golf World (Europe) (2011) - World's top 100 courses (#64)
- Saadiyat Beach Golf Club, Asian Golf Monthly (2011) - Best course in Middle East
- Ria Bintan Golf Resort, Asian Golf Monthly (2011) - Best course in Indonesia (#2) & best course in Asia Pacific (#5)
- Geneva National Golf Club, Golf Week (2010) - Best course you can play
- The Wolverine at Grand Traverse Resort, Golf Digest (2009, 2010) - 75 best golf resorts in North America (#48), top 100 courses in South Africa (#6)

Who would know a playground better than the world's most successful golf course design firm? Gary Player Design established by Marc Player in 1983 has completed over 325 championship courses spanning the globe. With an ever increasing number of courses stretching across five continents and encompassing more than 35 countries, the firm is renowned for its select and ecological approach to design.

Gary Player Design doesn't simply design the course and walk away; they also provide the consulting services that will guide a newly established project through the implementation steps necessary to ensure success. The results are premier golf courses & resorts that provide golfers with a unique style of luxury, the challenge of risk versus reward, and a truly memorable experience. With over 50 years of professional golf experience, Player, The World's Most Traveled Athlete™ has visited and studied most of the great golf courses of the world so he understands that the design of a course takes both vision and respect for existing conditions. His design philosophy, and also that of The Player Group, is to create challenging yet playable courses that enhance the existing resources and retain the natural beauty of the land. Environmental sensitivity is a cornerstone of Player's passion for golf course design.

Magazines such as *Golf Asia*, *Travel & Leisure*, *Golf Digest*, *Golf Week*, *Golf World*, *Worldwide Golf*, and *The Complete Golfer* have consistently listed Gary Player courses among the top places to play.

## TEE AND TEA. IN IDYLIC SILENCE.

Spread over 80 acres, this 9 hole championship golf course plays like a musical composition, with alternating highs and lows leading upto a pulsating crescendo. Inspired by parklands style of golf course architecture, the course is characterized by an abundance of topography, immaculate playing surfaces, bountiful landscape and prodigious lakes. It stretches 3590 yards from the championship tees, while alternate tees are provided to suit your game.

With over 600,000 cubic meter of dirt moved, Glade One Golf Course boasts of large landforms which compliment the strategy as well as the visual impact. Impeccable design, exceptional quality and the flawless beauty of nature will result in an exhilarating round of golf that delights, inspires, intrigues and captivates both the amateur as well as professional golfers alike.



# A DELIGHTFUL PARKLAND STYLE 9 HOLE GOLF COURSE



Clever design, constant changes in elevation, and challenging water obstacles make the course equally pleasurable for novices and skilled golfers. The result is a must-play course that offers a variety of golf experiences with every hole having its own unique character.



**HOLE 1 (Par 4)**  
This medium length fairway is framed by two fairway bunkers. The approach shot is into a medium size green with a large linear bunker framing the right side. A sizable grass collection area supports the left side which will collect any stray shots. A long narrow lake right of the greenside bunker should not come into play, but provides a nice aesthetic feature to the golf hole.



**HOLE 2 (Par 5)**  
It tests with a demanding tee shot with water on the right and a series of bunkers framing the left. The second shot is fairly straightforward, but positioning it to maximise the angle into the green is important. The green is well protected by three bunkers, so an accurate approach shot is a must. A small but noticeable ridge runs through the center of the green, therefore only a precise approach shot will offer a viable birdie opportunity.



**HOLE 3 (Par 4)**  
It is short and sporty and requires accuracy off the tee as well as with the approach shot. A large bunker protects the landing area while a small pond right off the green creates a scenic and strategic setting. The lake adjacent to the tees may seem visually intimidating, but the fairway is quite generous as long as you execute the correct shot. This is a potentially rewarding golf hole, so play conservatively to realize a good score.



**HOLE 4 (Par 3)**  
The first 3 stroke par hole of the course will play into a narrow green that is well protected on the right by two small pot bunkers while a large bunker behind the green defines the back edge of the green. A very accessible green will have definitive pin-able areas that will require an accurate approach shot if one has to have a viable chance at a birdie putt.



**HOLE 5 (Par 5)**  
The hole presents a risk-reward concept. A narrow landing area framed by two bunkers and strong landscaping will command an accurate tee shot. The second shot will require a decision to lay up or challenge the entry into the green that is protected by two deep bunkers and a lake meandering along the right side. The large green will be receptive to approach shots, but the lake bordering the green on the left, right and behind could potentially come into play if a shot is off target. A challenging but rewarding hole if your strokes obey.



**HOLE 6 (Par 4)**  
This may be the most visual and strategic hole on the golf course. An alternate island tee location provides a unique opportunity to play this hole from a different perspective. The landing area is protected by three small pot style bunkers. The approach shot provides another unique opportunity as there are two greens to choose from; one is lower and more receptive and the other is a narrow, elevated green that is well protected by three bunkers. Offering interesting dynamic options, it will keep everyone captivated.



**HOLE 7 (Par 3)**  
Playing slightly downhill, it is well framed and defined on both sides by contour and vegetation. The large linear green will command an accurate tee shot while a large grass collection area right off the green will gather errant shots. A large narrow bunker frames and protects the back part of the green while the front of the green offers receptive contours that encourage a runup shot. This medium length hole is demanding, yet fair and rewarding.



**HOLE 8 (Par 4)**  
A sharp dogleg right with a carry over water and bunker will set the tone for this testing par 4. Hitting slightly uphill to the landing area and then downhill to the green provides a visually appealing contour. The tee shot is well framed by a large bunker on the right, strong landscaping on the left and a lake short of the fairway. Follow it up with a slightly downhill approach shot to a medium size green. For a hole this challenging, par will be a good score.



**HOLE 9 (Par 4)**  
A very intimidating tee shot with water running up the entire left side. The surprise comes when you're standing on the fairway and take the first glimpse of the island green. Although a short approach shot, it will definitely be a daunting task. Accuracy and positioning off the tee will be a must to maximise the approach shot to this island green. Just the rousing finale needed to round off a wonderful golf experience at Glade One.

THREE REALLY HARD CHOICES.

EXACTLY HOW YOU WOULD PREFER.

Everyone deserves an abode. But there are only some who can choose from one in the woods, or one in front of a water body or one adjacent to a golf course. Experience a new world, one that will blur the lines between reality and reveries.

# LAKE FRONT VILLAS

Close your eyes. And let in the breeze. Then, when you have become a cocoon of tranquility, open them again. The Lake Front Villas at Glade One are unfettered by boundaries, hemmed instead by water bodies. The sparkling water of the sapphire lakes is frequented by gentle breezes that caress its surface to stir it up from its siesta. What you have is the freedom to experience the expanse, within and beyond. Here's a mélange of sights, sounds and smells that you are the sole custodian of, where the lush greens roll into the sparkling blues.



# GOLF FRONT VILLAS

Settle down for an evening of repose. Behold the panoramic views of the undulating fairways, bouncing off the mellow rays of the twilight sun. With distinctive interiors and surroundings unmatched, this is a celestial experience that will satisfy even the most fastidious in you. The terrace and the courtyards play host to the golden moonbeams in the night and become one contiguous space, offering everything in just the right measure. Muted, subtle colours help your home mingle with the landscape, and so do the picket fences and hedges. Come, enjoy that stroll, even more, long after the world's gone quiet, with just nature for companionship. Just like golf, lesser the clutter, the better.



*Architectural rendering of Glade One - an aerial view*



*Architectural rendering of a one bedroom house*

# WOODLAND VILLAS

Imagine a private loft in the woods. Picture towering trees with mushrooms at their roots, and tresses of shrubs that catch hold of the morning dew. Think of the ways you will decode the incoherent but melodious calls of birds from your viewing window. Because here, in these Woodland Villas at Glade One, you will surely be the outnumbered species and it will please you to no end. Curl up in the winters as the chill of the forest envelops your abode.

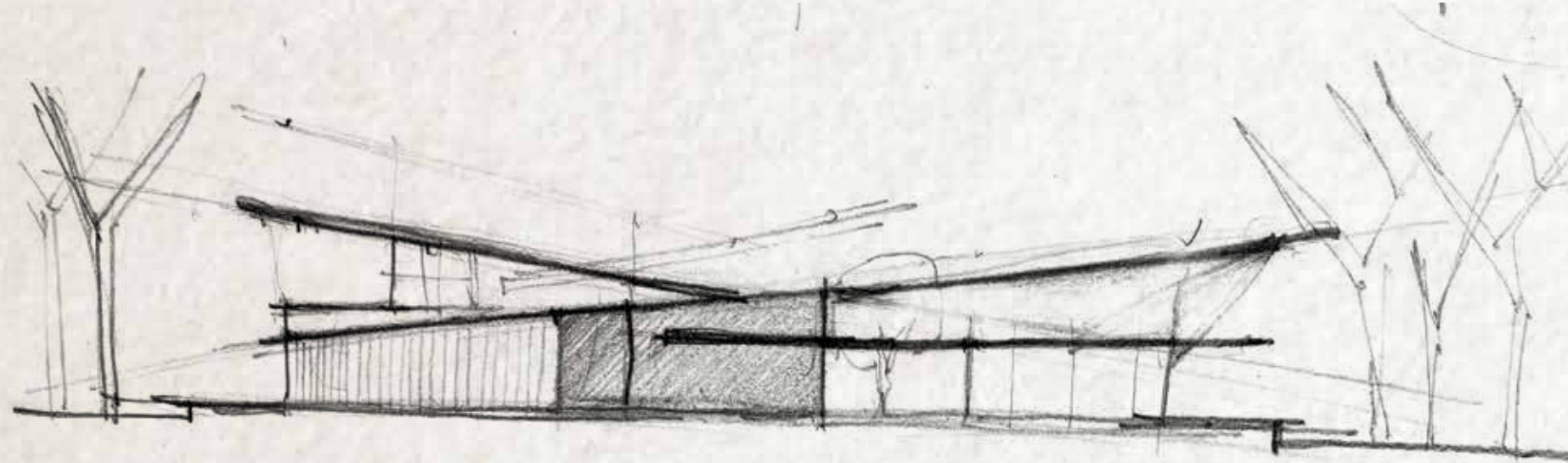
Come summers, throw terrace parties to create incredible weekend memories that stay with you forever.



DESIGNERS OF REPUTE.

CREATING AWE-INSPIRING ABODES FOR YOU.

## VILLA DESIGNS BY KHOSLA ASSOCIATES



*Architectural rendering of the Villa by Khosla Associates*

These laid back, earthy villas are perfectly private family havens. Each villa emerges gently from the landscape orienting itself to the views of the course or the surrounding greens, while a sloping terracotta-coloured roof, bending towards the sky, allows for a spectacular view of everything around. Inside, the double height living room lets you gaze dreamily into the landscape ahead, which has a beautiful garden on one hand and a verandah and pool on the other.

A healthy balance between the built form and open space has been maintained for a feeling of openness, natural ventilation and light. Elements of the villa will soak in saturated hues of greenish grays, deep browns and black, in order to give it an earthy character.



*Architectural rendering of the Villa by Khosla Associates*

# SANDEEP KHOSLA

khosla ASSOCIATES  
architecture + interior



Founded by Sandeep Khosla, an architect from Pratt Institute, New York, Khosla Associates, based in Bangalore, is one of the leading architecture and interior design firms of India.

The firm headed by Sandeep Khosla and Amaresh Anand (Director) consists of highly driven design professionals who create a versatile body of work ranging from architecture and interiors of residences and corporate offices to retail and hospitality spaces to institutional buildings. They have, in the past 15 years of practice, won 14 National Awards including the *Inside Outside* Designer of the Year Award in 2010.

They are known for their distinct style of tropical residential architecture, using local materials and concepts, but reinterpreting them with an innovative and contemporary design sensibility. The firm's interest in both global and local trends in fashion, lifestyle and design is reflected in their varied palette of interior projects with MTV, Nike, Touch, Roxy, Shiro and Carbon.

Their design philosophy believes in taking inspiration from the actual site of the project rather than creating something in the air-conditioned environs of the office. That's the reason why all their projects blend beautifully into their surroundings.

## PROJECTS

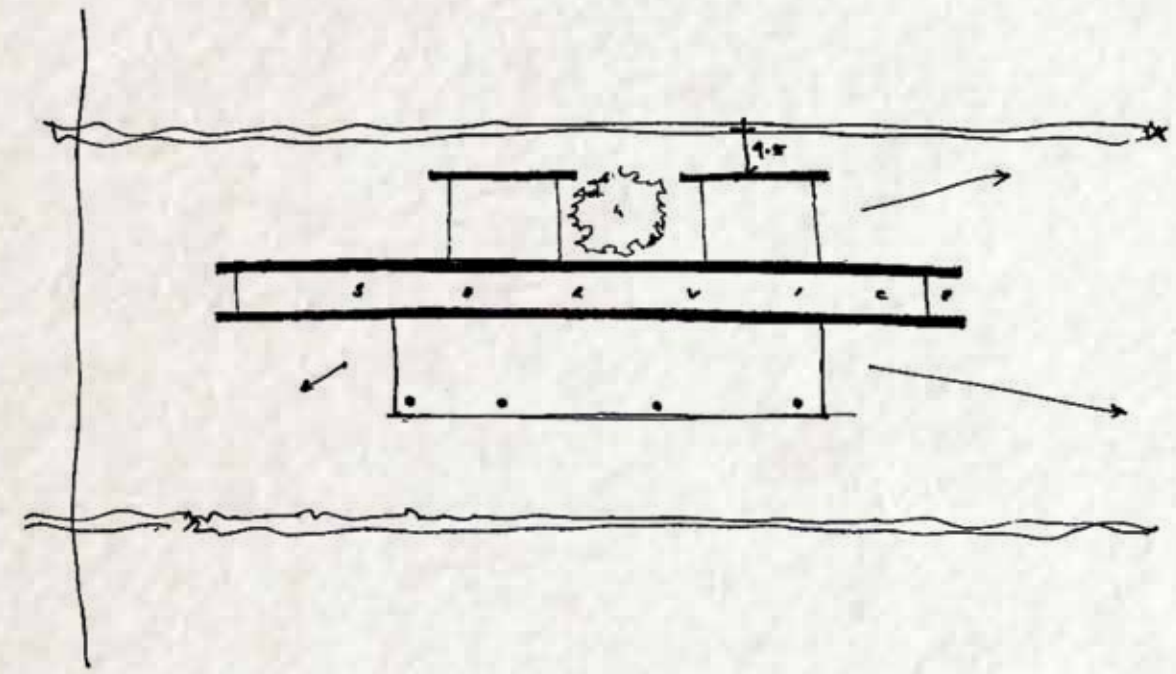
- The Cliff House, Kerala
- Orange House, Bangalore
- Bellad House, Hubli
- Arts and Media Centre at The Doon School, Dehradun
- Touch Bar and Restaurant, Hyderabad



## AWARDS

- Sandeep Khosla on Construction World Magazine's Shortlist of India's Top Architects
- Rajiv Gandhi Shiromani Award
- Inside Outside Designer of the Year Award
- CBZ AWAAZ – CRISIL – CREDAI Real Estate Awards  
– Best Residential Architecture Private Bungalows for the Cliff House, Kerala
- A+D and Spectrum Innovative Interior Design Award – Winner
- IIID Anchor Ave Award

# VILLA DESIGNS BY SPASM DESIGN



Architectural rendering of the Villa by Spasm Design

These minimalistic yet contemporary villas designed by SPASM, will make you feel ecstatic every time you walk in. The design craves for tranquility and calmness, enhanced by simple geometry, structural order, ample sunlight and ventilation. The villas come in a choice of cuboid and cluster-style options, with flat orthogonal roofs, with each of the spaces choreographed to be experienced sequentially. The main passageway lends itself to a lavish living and dining room with a spillover deck offering breathtaking vistas of the transcendent scenery. The adjoining external staircase connects the entire roof terrace with the garden, making these villas perfect venues for Sunday brunches and evening get-togethers overlooking the charismatic expanse of the great outdoors.



Architectural rendering of the Villa by Spasm Design

# SANJEEV PANJABI & SANGEETA MERCHANT



Established in 1995 by Sanjeev Panjabi and Sangeeta Merchant, Spasm Design is involved in the construction and design of residential, commercial and mixed-use projects in India and Tanzania. According to Geoffrey Bawa, 'the greatest reward is to be untraceable, as architects'. That is the line of thought, the ethos of Spasm's architecture - the avoidance of pretense, by keeping it simple.

The process of putting together the construct, the impact of geometry, the weight, textures, and spatial qualities of the materials informs the physical embodiment of Spasm Design projects. The crucial task is to compose the project rooted around the essence of these considerations. And above all, deliver an endearing, relevant, humane project.

The user focused approach at Spasm Design accentuates the economic and social value of their projects. Their methods are intuitive and ideas revolutionary. These ideas are then fine-tuned to bring out a contemporary design sensibility.

Over the years they have become a well decorated agency recognized by the peers and the industry. The awards that they have raked up are a testament to that.

## AWARDS

- Aces of Spaces – India, Winners of Residential Category, 2012
- TRENDS Excellence Award for Architecture and Design, 2012
- AICA Award for Artists in Concrete for AON Headquarters, 2011
- Selected as top 7 Architectural Practices in India 2011 by Forbes, India
- AR Awards 2009 – Commendation for Exim Tower
- Best Building Awards conducted by AQRB, Tanzania – Third place for Exim Tower

## PROJECTS

- Khadakwasla House, Pune
- Exim Tower, Dar es Salaam, Tanzania
- The Brick Klin House, Alibaug
- Musoma House, Musoma, Tanzania





THE DESIGNERS OF THE FOUR  
SEASONS, RITZ CARLTON  
AND SHANGRI-LA GROUP OF  
HOTELS, NOW DESIGNING  
A CLUB, RESORT AND SPA  
AT GLADE ONE.

Sometimes you don't need to go far to escape. It is not the distance; it is the place that relieves you from all the baggage that weighs you down. The Club, Resort and Spa at the Glade One is your date with your inner self, so you can be one with nature, ready for life, eager for more.



# CLUB, RESORT AND SPA DESIGNED BY WATG

A RESORT THAT OVERLOOKS EVERYTHING.  
A STAFF THAT OVERLOOKS NOTHING.  
CURATED LIVING.

An embodiment of contemporary luxury and inspiring serenity and beauty, Glade One Club, Resort and Spa offers all the delights of a vacation. With a love for detail and style, every corner of the resort waits to be discovered. Cuisines inspiring discerning palates, one could savor the taste of different dining options available. Enjoy your evening wading in the swimming pools or challenge yourself in any of the sports offered at Glade One. Also, to add to the wealth of your experience, rejuvenate yourself at the spa, a secluded haven where your day transforms gently into relaxation.





# GOLFERS' CLUB

Golfing at Glade One doesn't end with an exhilarating round of play. Get the feel of being part of a community at the exclusive Glade One Golfers' Club. Perched on the edge of the finishing hole, the club offers breathtaking views of the course. Designed by WATG, the spaces are juxtaposed with beautifully landscaped courtyards and water features. The golf club and café complement the surrounding verdant environment and will make your experience a memorable one.





Conrad Maldives Spa, Maldives



The Venetian Las Vegas, USA

## PROJECTS

- Four Seasons Resort, Anahita, Mauritius
- Atlantis, The Palm, Dubai
- Ayana Resort and Spa Villas, Bali, Indonesia
- Shangri-La's Villingili Resort and Spa
- Fairmont Towers, Heliopolis, Egypt
- Ritz-Carlton, Guangzhou, China
- The Venetian Las Vegas, Nevada, USA
- Encore, Wynn, Las Vegas
- Emirates Palace, Abu Dhabi, UAE
- Atlantis, Paradise Island, Bahamas



Four Seasons, Punta Mita, Mexico

WATG has designed the Club, Resort and Spa at Glade One. Whenever their craftsmanship masterminds a project, 65 years of specialised expertise and the cumulative experience of 255 built projects go into it.

The makers of Ritz-Carlton, Four Seasons, and Shangri-La, their success is what the world knows them for. Having worked across six continents in 160 countries, they have worked on the designs of more great hotels and lavish resorts than any other design firm in the world. They have created 85000 guestrooms, 60 spas, and 110 vacation ownership projects.

An increasingly large number of WATG projects have become select international landmarks, renowned not only for their design and sense of place but also for their bottom-line success. Their unparalleled expertise is especially refined in the hospitality sector - spanning hotels, resorts, entertainment zones, leisure clubs, recreation centers, golf courses, casinos, spas, wellness centers and premium residential villas.

## AWARDS

- Aga Khan Award for Architecture
- AIA California Council Honor Award
- ARDA Awards Gold Award
- Condé Nast Traveler HOT LIST - Hottest New Hotels in the World
- Best in the World: Top 100 Hotels & Resorts Readers' Choice Awards
- TIME Magazine's Style & Design GREEN DESIGN 100

CHANGING  
THE SKYLINE OF  
AHMEDABAD.  
SINCE 1994.

The 'city of many bridges' is on the brink of crossing over to the future. There's buzzing economic activity and an infrastructural boom that's no less than a revolution. Amidst such an environment, bSafal has boldly taken the ownership of defining the city's skyline and its new avatar. We not only understand, but fulfill the needs of the increasingly global, discerning and quality conscious people of the city. Projects helmed by bSafal are ahead of times, let alone the competition.

Since being founded in 1994, we have rapidly and deservedly become a leading and respected name in real estate development in the city. We have earned the reputation of being a property innovator, in turn, making us one of the most sought after firms in the construction industry.



*Upcoming Commercial & Residential Project at Bopal Ambli BRT Road, Ahmedabad*

# ROUTE MAP



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