



ASTER



2 BHK APARTMENTS

THAT ENABLE YOU TO #LIVEMORE

Aster is the newest residential offering in Shantigram – a township spread across approx. 600 acres. These 2 BHK apartments, because of its well-planned layout, utilises space well and complete your desire to live more with no compromise. What's more, Aster offers more amenities and more ways to live more. Come, experience #livemore at Aster. 2BHK apartments with better space utilisation and planning, giving you all that you desire without compromising.





A 9'.9" X 3' BALCONY

FOR YOU TO #RELISHMORE VIEWS

Everyone dreams of a home with a balcony that gives them openness and fresh air. That is precisely what Aster has to offer. In a segment first, Aster brings to you a 9'.9" X 3' balcony that gives you the much desired space for those leisure moments with your loved ones.

A 19,000+ SQ. FT. MULTISTOREY CLUBHOUSE

FOR YOU TO #PLAYMORE

The biggest benefit of being here at Aster is that your 2BHK apartment comes with an exclusive 19,000+ Sq. Ft. multistorey clubhouse comprising many lifestyle amenities.





20,000+ SQ. FT. OF LANDSCAPING

& ALMOST 70% OPEN SPACE IN THE PROJECT
FOR YOU TO #RELAXMORE

Aster is a home that promises great views of a beautifully landscaped garden and almost 70% open space in the project that gives you more room for discovering your inner self and living amidst the abundance of nature.

A SWIMMING POOL

WITH VANISHING EDGE
FOR YOU TO #REJUVENATEMORE

At Aster, you get a whole new experience of taking a dip in a pool with vanishing edge overlooking the beautiful landscape giving you the experience of a lifetime, every single day.



LIFESTYLE AMENITIES

FOR YOU TO #ENJOYMORE

Right from the security point of view to the benefit of living in a township that has everything you need right around the corner, Aster provides you with utmost comfort and convenience.



SWIMMING POOL



KIDS' PLAY AREA



JOGGING TRACK / WALKWAY



AV ROOM



MULTI-PURPOSE COURT



OUTDOOR DINING



REFLEXOLOGY PATH



OUTDOOR FITNESS AREA



PIPED COOKING GAS



BARBEQUE AREA



SEATING ALCOVE & MORE...

BEAUTIFULLY CRAFTED



ASTER

TO MAKE YOU #CHERISHMORE MEMORIES



ARTISTIC IMPRESSION



THE PRIVILEGE

TO #GETMORE THAN YOU EXPECTED



AESTHETICALLY DESIGNED

TO HELP YOU #DISCOVERMORE



CLUBHOUSE RECEPTION

ARTISTIC IMPRESSION



LIFT FOYER

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NUMEROUS REASONS

TO #CELEBRATEMORE



ARTISTIC IMPRESSION

BANQUET IN CLUBHOUSE



ARTISTIC IMPRESSION

INDOOR GAMES

STAY FIT
TO #REVIVEMORE



GYM

ARTISTIC IMPRESSION

WHY SHANTIGRAM

IS AN IDEAL LOCATION FOR YOUR FAMILY?



A NATURE-INSPIRED HOME

- Community of 3500+ families
- Enables better health due to clean & fresh air
- Lakeside promenade



THE PERFECT ADDRESS

- Good Life Studio for co-curricular activities exclusive for Shantigram residents
- Games facility
- Intra-township cycling



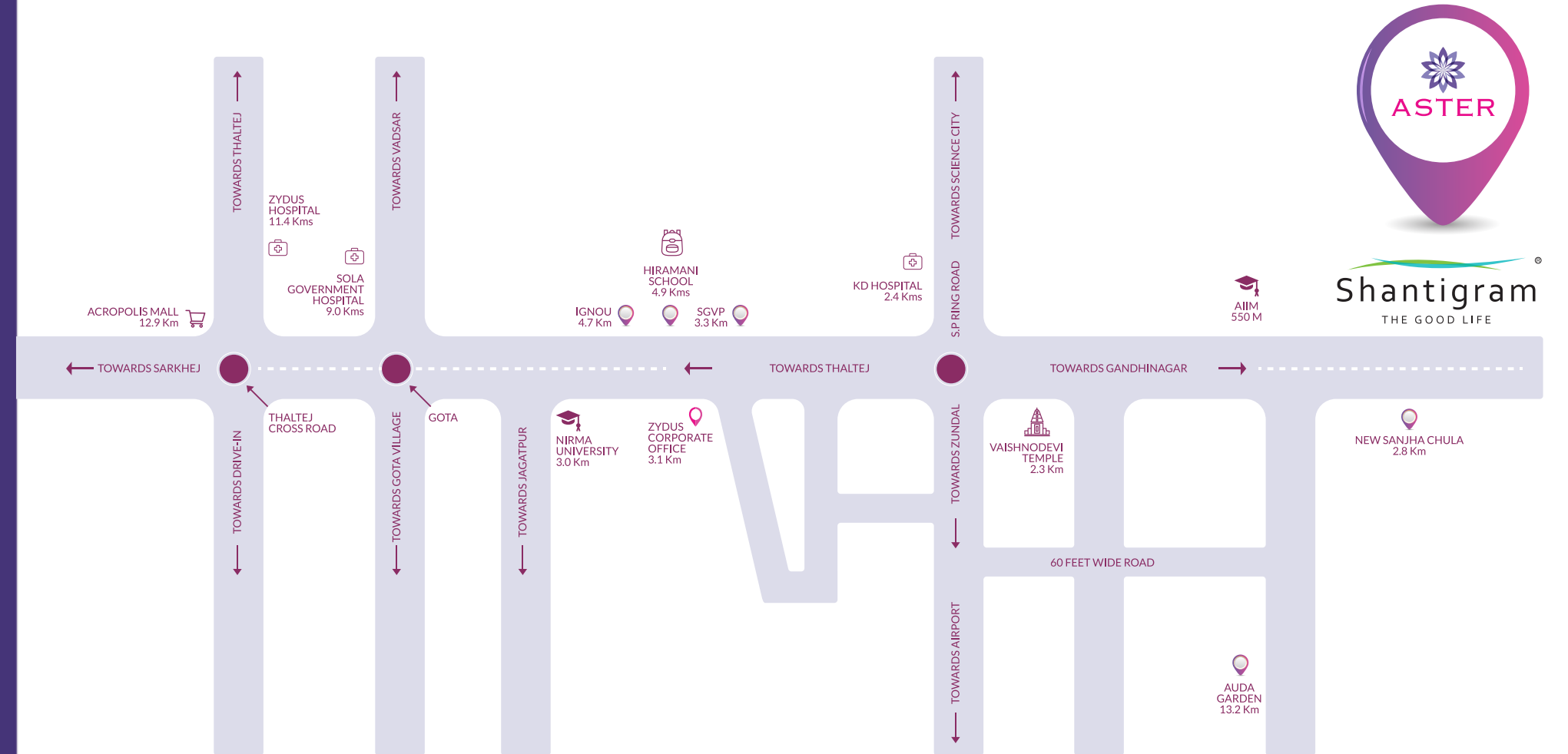
GIVE YOUR LOVED ONES MORE HAPPINESS

- The exclusive Good Life App for Shantigram residents
- Convenience of Shoppers' Plaza
- Pre-school facility within Shantigram
- Multiple educational institutes within close proximity



A NEIGHBOURHOOD FOR EVERYONE

- Comfortable sit-outs for residents
- Jain temple in the township



Map not to scale
Kms. mentioned are in approximation
Source : Google Maps



6 REASONS

WHY SHANTIGRAM IS PERFECT FOR HOME OWNERS



LUSH GREENSCAPE

The open areas with wider roads give residents more space to experience Shantigram's vibe, while the exquisite social club ensures a zestful lifestyle.



30,000 TREES

The township, spread over approx. 600 acres, has 30,000 trees planted and state-of-the-art amenities for active living.



HASSLE-FREE COMMUTE

The strategic location of Shantigram links Ahmedabad and Gandhinagar, making your travel to both the cities completely hassle-free.



FASTEST GROWING CORRIDOR

Shantigram is strategically located on the fastest growing corridor of Ahmedabad that is witnessing unparalleled growth in infrastructure, residential and commercial developments. It is thus an apt investment option for those seeking progress and high returns for the future.



CORPORATE HOUSE

It is home to the Adani Corporate House and Inspire Business Park. Many corporate brands have trusted Shantigram as an ideal space for their corporate offices.



AMENITIES

The amenities and common areas are professionally maintained by a dedicated team to ensure smooth operations.

A BIRD'S EYE VIEW OF SHANTIGRAM



- A JAIN TEMPLE
- B GOLF COURSE
- C WATER LILY
- D LA MARINA
- E SHOPPERS' PLAZA
- F THE MEADOWS
- G ADANI INSTITUTE OF INFRASTRUCTURE & MANAGEMENT
- H ADANI CORPORATE HOUSE
- I ADANI REAL ESTATE OFFICE
- J INSPIRE BUSINESS PARK
- K ELYSIUM
- L AANGAN
- M MUSICAL AQUA SHOW
- N THE BELVEDERE GOLF & COUNTRY CLUB
- O THE NORTH PARK
- P ASTER



Disclaimer: All data and information provided herein (including but not limited to the layout, design etc.) is provided on indicative basis and the same may be subject to change or withdrawal without notice. All data and information provided herein are solely intended to provide general information and any information of special interest should be obtained through independent verification.

PROJECT LAYOUT



AS PER RERA KEY PLAN



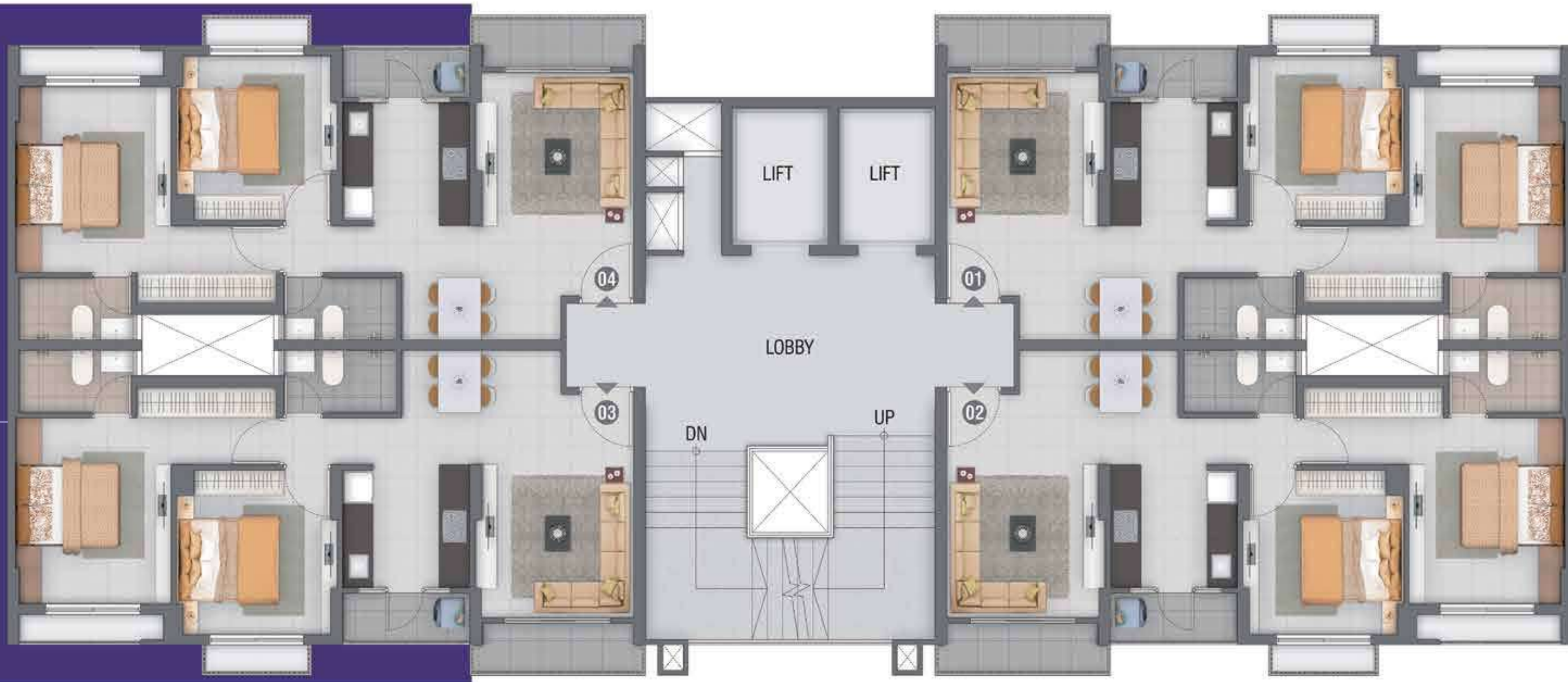
Map not to scale

AMENITIES

- ❶ SECURED GATED COMMUNITY
- ❷ DROP-OFF AREA
- ❸ DRIVEWAY TO BASEMENT
- ❹ MULTI-PURPOSE LAWN
- ❺ VIEWING PAVILLION
- ❻ OUTDOOR FITNESS AREA
- ❼ NATURE TRAIL
- ❽ KIDS' PLAY AREA
- ❾ OLD FOLKS CORNER
- ❿ TREE CANOPY DECK WITH SWING SEATS
- ⓫ MULTI-PURPOSE COURT
- ⓬ JOGGING TRACK / WALKWAY
- ⓭ SPACE FOR SUBSTATION
- ⓮ REFLEXOLOGY
- ⓯ OUTDOOR DINING
- ⓰ KIDS' POOL
- ⓱ POOL DECK
- ⓲ MAIN LAP POOL
- ⓳ POOL LOUNGE
- ⓴ BARBEQUE AREA
- ⓵ SEATING ALCOVE

TYPICAL FLOOR PLAN

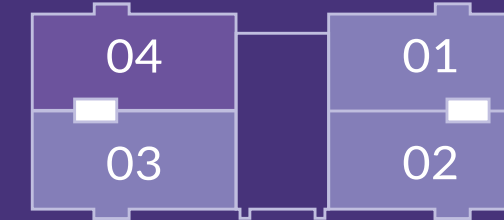
TOWER
I, J, K, L, M





UNIT PLAN - 2BHK

TOWER - I, J, K, L, M



RERA CARPET AREA	59.60 SQM.	641.53 SQ. FT.
RERA BALCONY AREA	2.93 SQM.	31.54 SQ. FT.
RERA WASH AREA	2.30 SQM.	24.76 SQ. FT.
TOTAL	64.83 SQM.	697.83 SQ. FT.

NO	AREA	METER	FEET	NO	AREA	METER	FEET
01	LIVING ROOM	3.11 X 4.38	10'2" X 14' 4"	07	PASSAGE	2.31 X 0.92	7'7" X 3'0"
02	BALCONY	3.24 X 0.92	10'7" X 3'0"	08	M. BEDROOM	3.06 X 3.65	10'0" X 12'0"
03	DINING	1.44 X 2.25	4'9" X 7'4"	09	BEDROOM-2	3.17 X 3.23	10'5" X 10'7"
04	KITCHEN	2.50 X 2.41	8'2" X 7'11"	10	M. TOILET	2.21 X 1.23	7'3" X 4'0"
05	UTILITY	2.50 X 0.92	8'2" X 3'0"	11	PASSAGE	2.07 X 1.52	6'9" X 5'0"
06	TOILET	2.21 X 1.23	7'3" X 4'0"				

SPECIFICATIONS

AREAS	FLOOR	WALLS	CEILING	DOORS	WINDOWS / GLAZING	OTHERS
LIVING / DINING ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED	PUTTY AND PRIMER FINISHED	MAIN ENTRANCE DOOR: FIRE RATED WOODEN FLUSH DOOR WITH LAMINATE ON BOTH SIDES	ALUMINIUM WINDOWS	
MASTER BEDROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED	PUTTY AND PRIMER FINISHED	WOODEN FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES	ALUMINIUM WINDOWS	
OTHER BEDROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED	PUTTY AND PRIMER FINISHED	WOODEN FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES	ALUMINIUM WINDOWS	
KITCHEN	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED	PUTTY AND PRIMER FINISHED	EXTERNAL DOOR: ALUMINIUM DOOR	ALUMINIUM WINDOWS	CERAMIC TILES DADO UPTO 600MM ABOVE GRANITE COUNTER TOP WITH STAINLESS STEEL SINK SINGLE BOWL
BALCONY / TERRACES	MATT FINISH VITRIFIED TILES	WEATHER PROOF PAINT	PUTTY AND PAINT FINISHED	EXTERNAL DOOR: ALUMINIUM DOOR		MS RAILING
MASTER BATHROOM	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES	ALUMINIUM WINDOWS	JAQUAR ESSCO OR EQUIVALENT PLUMBING FITTINGS, PARRYWARE OR EQUIVALENT SANITARY FITTINGS.
OTHER BATHROOM (S)	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES	ALUMINIUM WINDOWS	JAQUAR ESSCO OR EQUIVALENT PLUMBING FITTINGS, PARRYWARE OR EQUIVALENT SANITARY FITTINGS.
UTILITY AREA	MATT FINISH VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED	PUTTY AND PAINT FINISHED			PARAPET WITH MS HANDRAIL
ELECTRICAL	MODULAR TYPE SWITCHES, 1 PHASE CONCEALED WIRING AND AC POINT IN EACH BEDROOM		& LIVING ROOM, DG BACKUP FOR COMMON AREAS, LIGHT & FAN POINT IN EACH ROOM			
AMENITIES	CLUB FACILITY WITH MULTI-PURPOSE HALL, AV ROOM, GYM, INDOOR GAMES FACILITIES, OUTDOOR FITNESS AREA, SHADED SIT-OUTS, LANDSCAPED GARDENS, TREATED WATER SUPPLY,		SWIMMING POOL WITH SHOWER AND CHANGING AREAS. OUTDOOR CLUB FACILITY WITH MULTI-PURPOSE COURT, KIDS' PLAY AREA, PIPED GAS FACILITY			
SECURITY	PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS, COMMUNICATION FACILITY,		CONNECTING EACH FLAT WITH ENTRANCE LOBBY, CCTV IN BASEMENT AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE			
OTHERS	SOLAR POWERED STREET LIGHTS, FTTH, VDP					

About **adani**

CONTRIBUTING TO THE GROWTH STORY OF INDIA A QUICK GLANCE AT THE ADANI GROUP'S PERFORMANCE FOR THE FINANCIAL YEAR 19-20

Renewable Power 2.54 GW	Cargo Handled 223 MMT	Employees Over 16,000	Edible Oil 19.2% Market Share
City Gas Distribution 582 MMSCM	Transmission 11,576 CKM	Solar Manufacturing 1.5 GW	Thermal Power Generation 12.41 GW (excluding ATLS 500 MW)
Realty 13.7 MN SQ.FT	NBFC 21,500 Customers	Agri Fresh 20,000 MT	Natural Resources 78.7 MMT
		Integrated Resource Management 15.5 MMT	

Founded in 1988 | Ports | Diverse interests in Resources | Logistics | Energy
Agri | Financial Services | Defence and Aerospace | Real Estate
Electricity | Cargo & Services | Airport & Terminals | Industrial Lands

About **adani** Realty

Adani Realty is the Real Estate arm of India's one of the leading infrastructure and development entities - The Adani Group. With its commitment to 'Nation Building' and 'Growth with Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the finest design aesthetics with cutting-edge construction technology. The company till now has developed close to 13 lakh sq. mtrs. (saleable area) and has close to 7 lakh sq. mtrs. (saleable area) of real estate space under development which includes residential, commercial and social club projects across Ahmedabad, Mumbai, Pune & Gurugram.

* Figures as per Annual Reports of FY20



Artistic Impression



PROJECT DEVELOPED BY ADANI ESTATE MANAGEMENT PVT. LTD.

www.adanirealty.com

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