



ASTER^{NEO}

2 BHK APARTMENTS

THAT ENABLE YOU TO #LIVEMORE

Aster Neo is the newest residential offering and an integral part of Aster residential experience as a whole. These 2 BHK apartments, because of its well-planned layout, and shared amenities with Aster Phase 1, become a truly community experience where you can interact with like-minded families & #livemore.





A SPACIOUS BALCONY

FOR YOU TO #RELISHMORE VIEWS

Everyone dreams of a home with a balcony. A sacred space that open to vast view & fresh air. That is precisely what Aster Neo has to offer. In a segment first, Aster Neo brings you 3.03 Sq. M. (9'9" X 3') balcony area in blocks A, B, G & H to give the much-desired space for those leisure moments with your loved ones.

A 1765+ SQ. M. (19,000+ SQ. FT.) MULTISTOREY CLUBHOUSE

FOR YOU TO #PLAYMORE

The biggest benefit of being here at Aster Neo homes is the exclusive 1765+ Sq. M. (19,000+ Sq. Ft.) multi-storey clubhouse comprising many lifestyle amenities.





1858+ SQ. M. (20,000+ SQ. FT.) OF LANDSCAPING

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

Aster Neo is a home that promises great views of a beautifully landscaped garden and almost 70% open space in the project. This vastness gives you plenty room to #relaxmore & discover your inner self amidst serene nature.

A SWIMMING POOL

WITH A VANISHING EDGE
FOR YOU TO #REJUVENATEMORE

At Aster Neo, you get a whole new sensation of taking a dip in a pool that has a vanishing edge. Through this edgy experience, you can overlook & enjoy the beautiful landscape & endless horizons of Shantigram township.



ARTISTIC IMPRESSION

BEAUTIFULLY CRAFTED



ASTER^{NEO}

TO HELP YOU #CHERISHMORE MEMORIES



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

THE PRIVILEGE

TO #GETMORE THAN YOU EXPECTED



ARTISTIC IMPRESSION

AESTHETICALLY DESIGNED

TO HELP YOU #DISCOVERMORE



CLUBHOUSE RECEPTION

ARTISTIC IMPRESSION

WHY SHANTIGRAM

IS AN IDEAL LOCATION FOR YOUR FAMILY?



A NATURE-INSPIRED HOME

- Community of 4800+ families
- Enables better health due to clean & fresh air
- Lakeside promenade



THE PERFECT ADDRESS

- Games facility
- Intra-township cycling



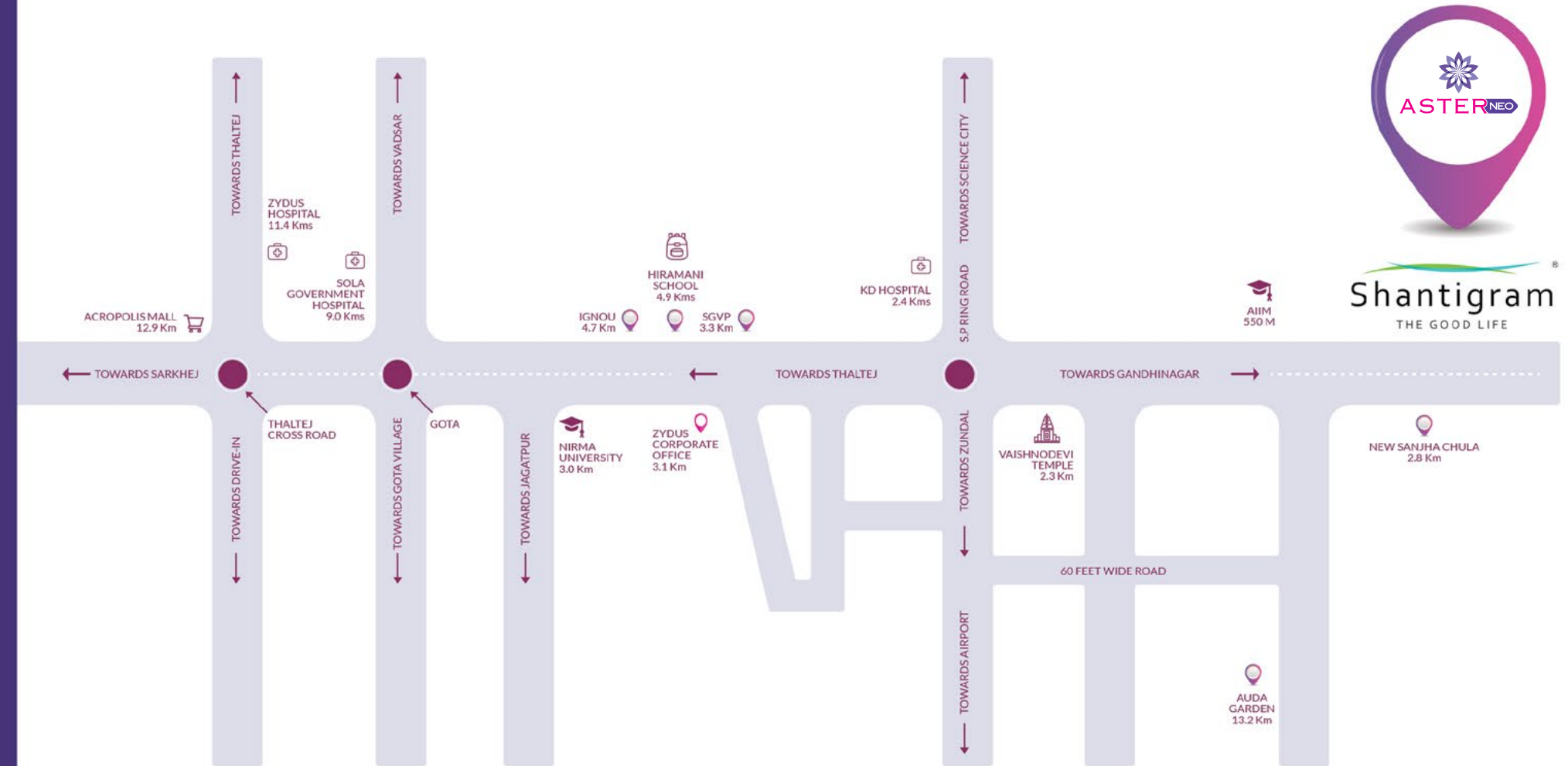
GIVE YOUR LOVED ONES MORE HAPPINESS

- Convenience of Shoppers' Plaza
- Pre-school facility within Shantigram
- Multiple educational institutes within close proximity
- International School in Shantigram



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.

Shantigram is strategically located on one of the fastest growing corridors 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.



ONE OF THE FASTEST GROWING CORRIDOR

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.



CORPORATE HOUSE

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



AMENITIES

A BIRD'S EYE VIEW OF SHANTIGRAM



ASTER PHASE - 1 TOWERS
 ASTER NEO TOWERS

VAISHNODEVI CIRCLE



TO AHMEDABAD
S.G. HIGHWAY
TO GANDHINAGAR

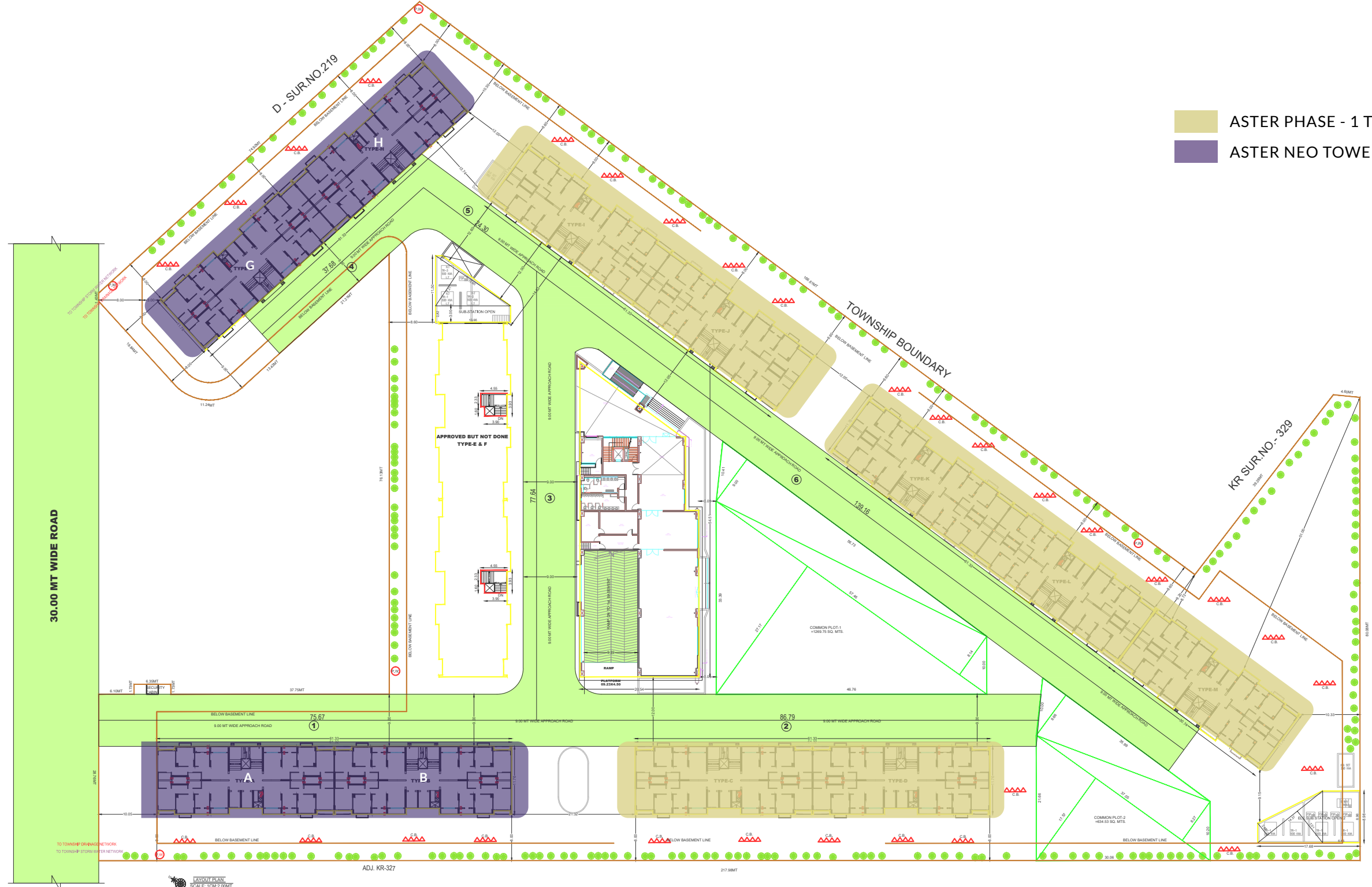
- A** Jain Temple
- B** Water Lily
- C** La Marina
- D** Shoppers' Plaza
- E** The Meadows
- F** Adani Institute of Infrastructure & Management
- G** Adani Corporate House
- H** Adani Real Estate Office
- I** Inspire Business Park
- J** Elysium
- K** Aangan
- L** Musical Aqua Show
- M** The Belvedere Golf & Country Club
- N** The North Park
- O** Aster NEO
- P** Amogha
- Q** Greenview
- R** The Storeys
- S** Swaminarayan Temple
- T** Adani International School
- U** Ambrosia
- V** Paarijat
- W** Ikaria
- X** The West Park



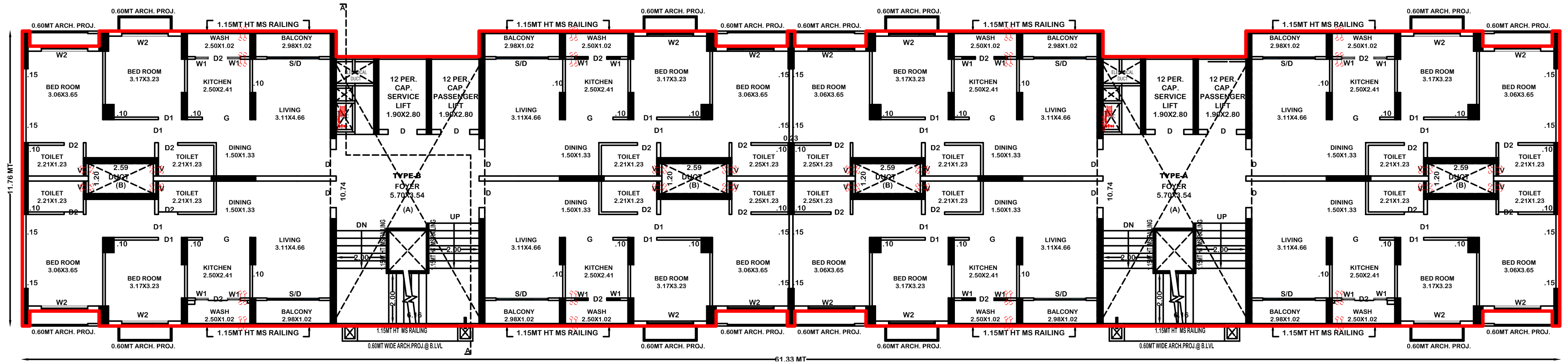
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PROJECT LAYOUT

AS PER RERA KEY PLAN

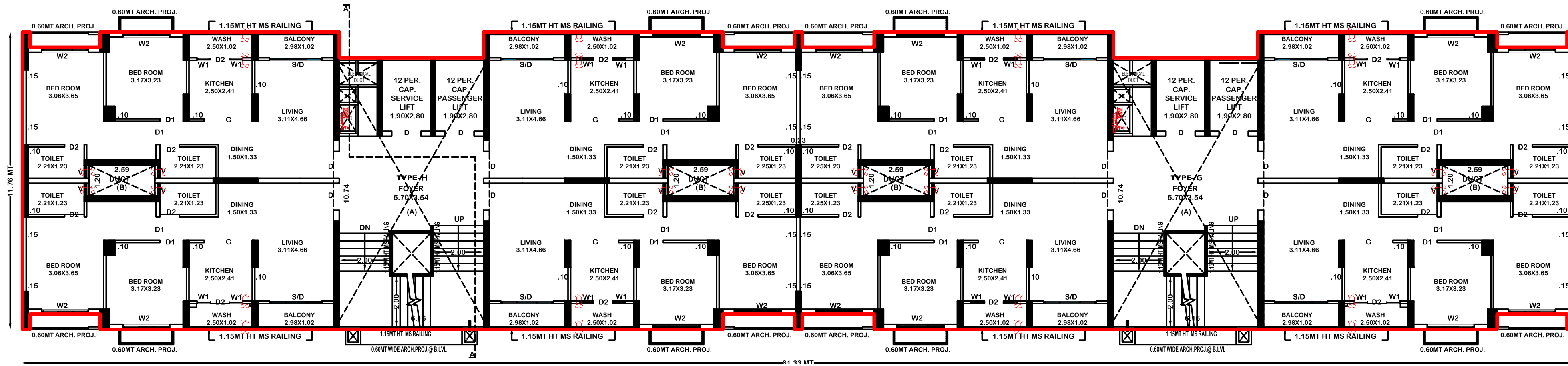


- ASTER PHASE - 1 TOWERS
- ASTER NEO TOWERS



TYPE: B (1ST-22ND FLOOR PLAN)

TYPE: A (1ST-22ND FLOOR PLAN)



TYPE: H (1ST-22ND FLOOR PLAN)

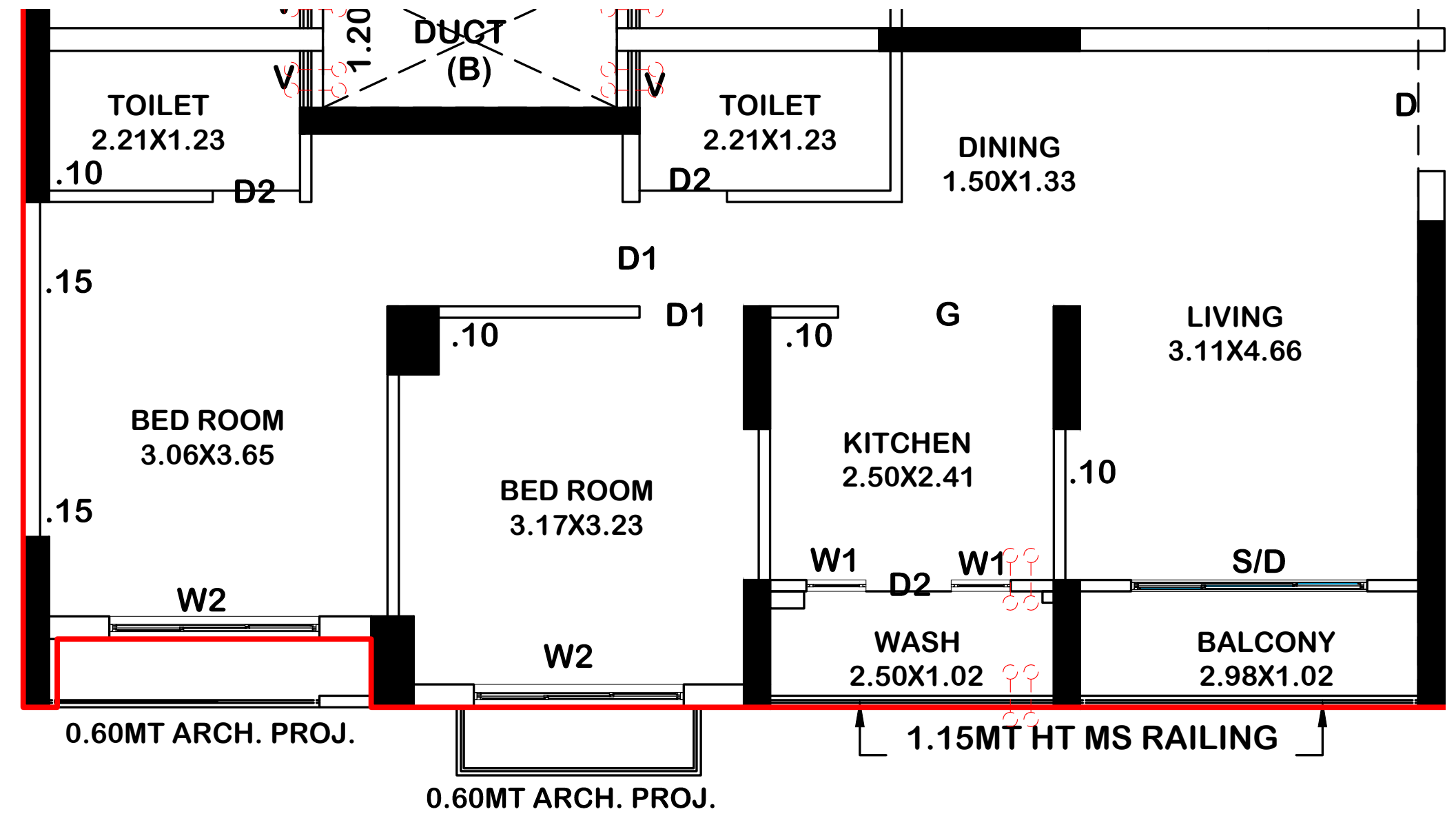
TYPE: G (1ST-22ND FLOOR PLAN)

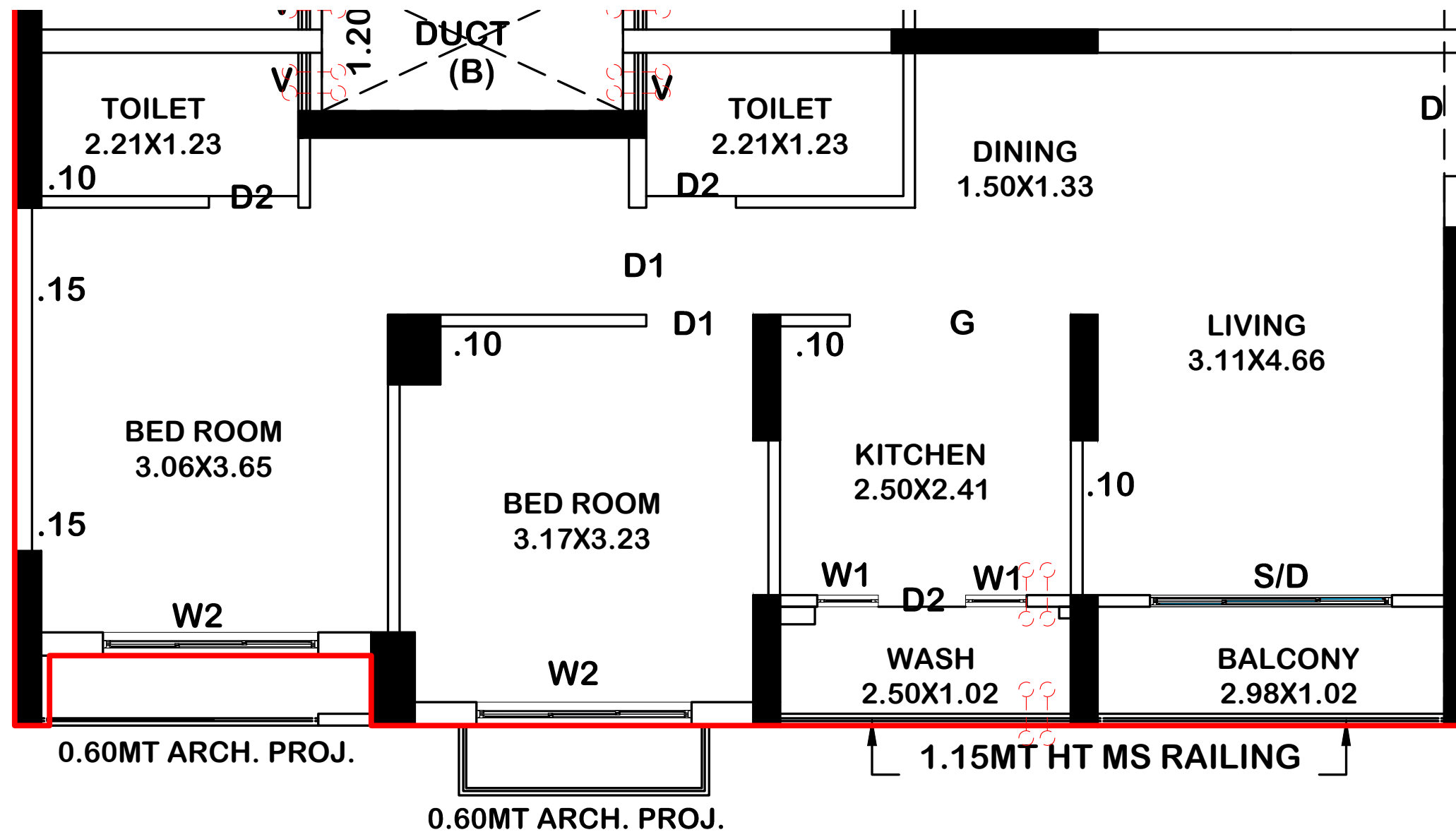
TYPICAL UNIT PLAN

TOWER - A,B

1ST - 22ND FLOOR

RERA CARPET AREA	58.98 SQ. M.
RERA BALCONY AREA	2.86 SQ. M.
RERA WASH AREA	2.30 SQ. M.
TOTAL	64.14 SQ. M.



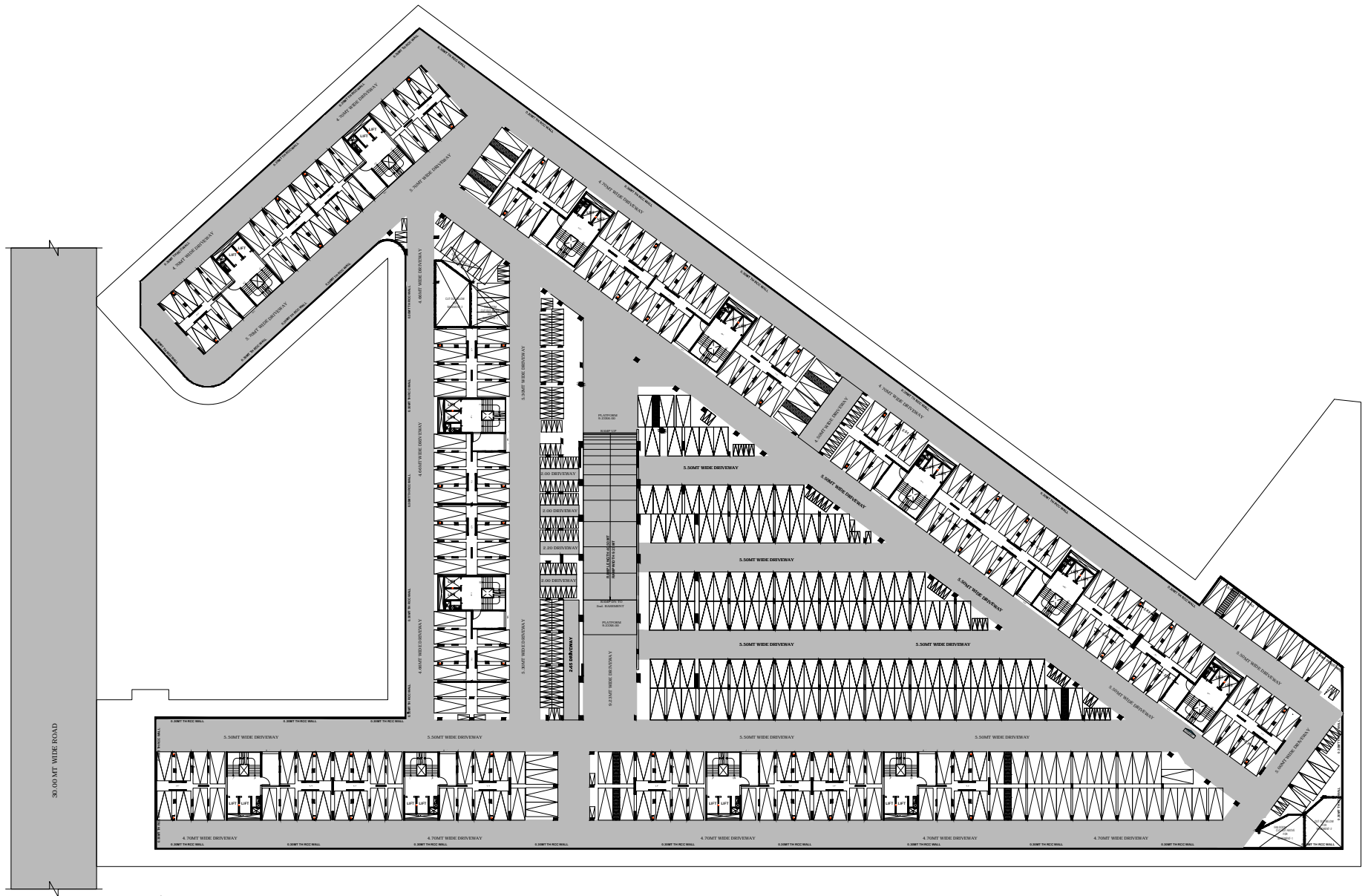


TYPICAL UNIT PLAN

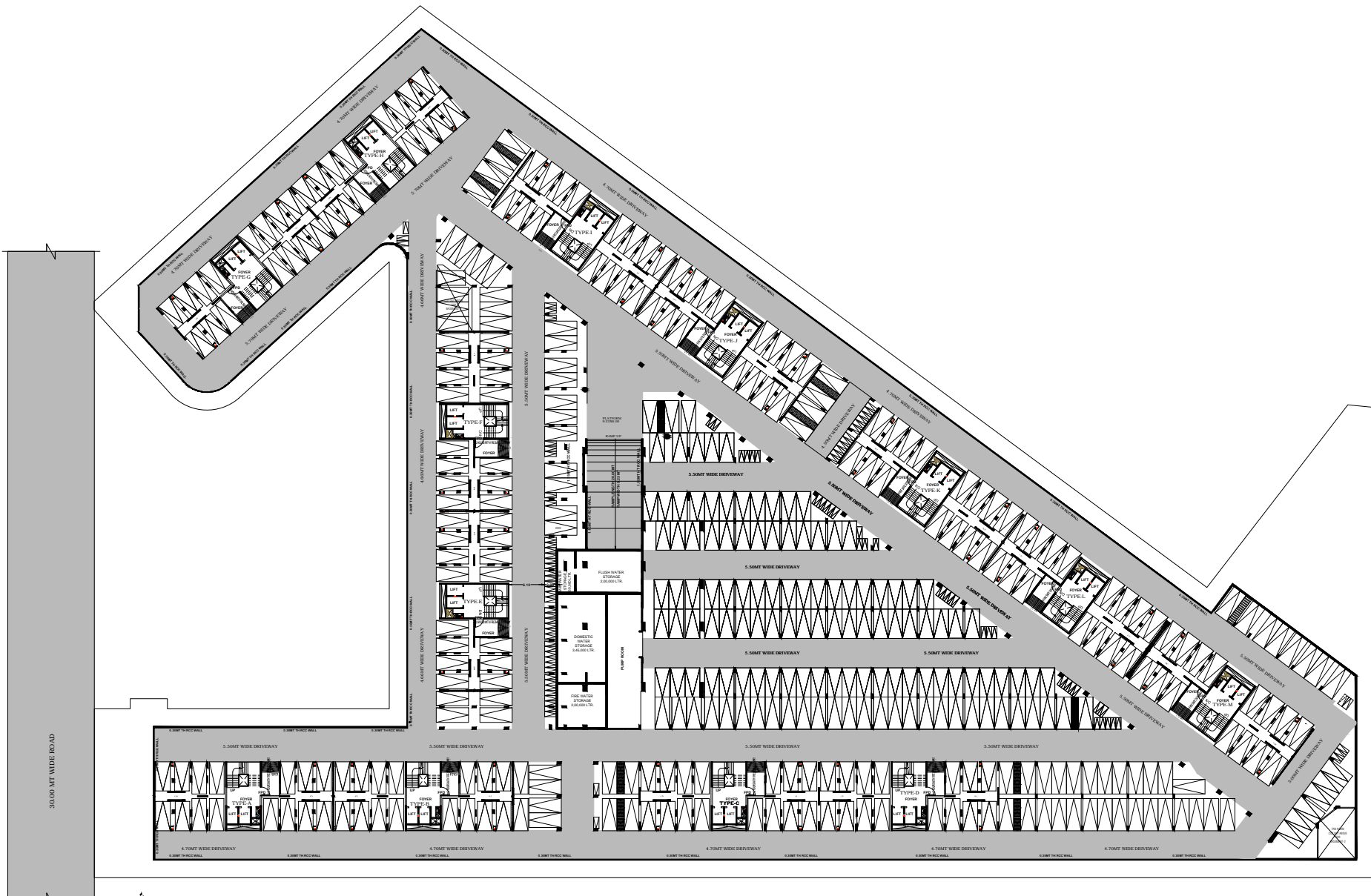
TOWER - G, H

1ST - 22ND FLOOR

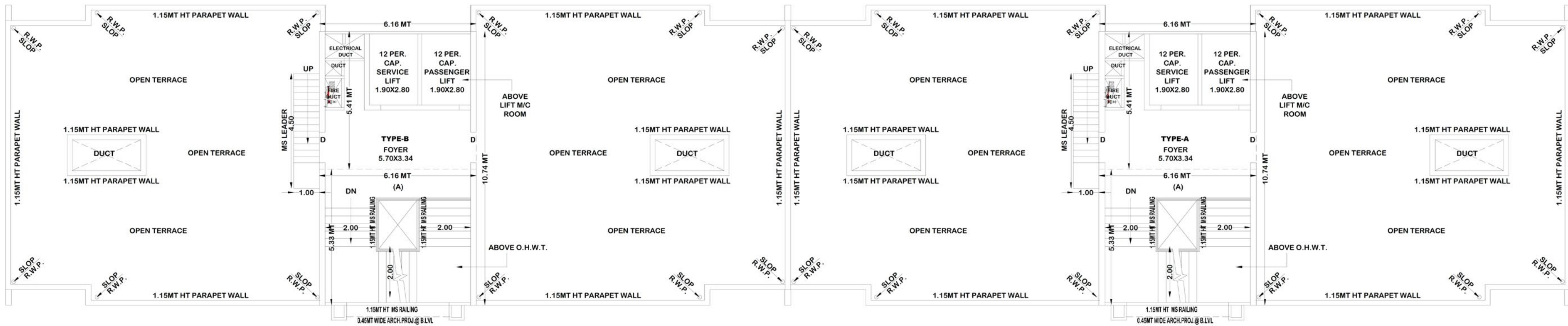
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1ST BASEMENT PARKING PLAN

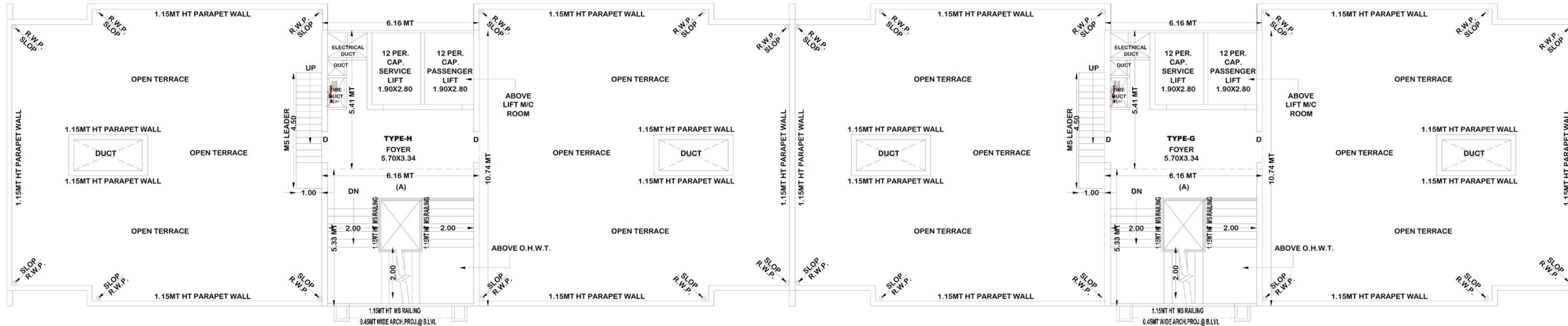


2nd BASEMENT PARKING PLAN



TOWER - B | TERRACE PLAN

TOWER - A | TERRACE PLAN



TOWER - H | TERRACE PLAN

TOWER - G | TERRACE PLAN

SPECIFICATIONS

AREAS	FLOOR	WALLS	CEILING	DOORS	WINDOWS / GLAZING	OTHERS
LIVING / DINING ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	MAIN ENTRANCE DOOR: WOODEN FLUSH DOOR WITH LAMINATE ON BOTH SIDES	ALUMINIUM WINDOWS	
MASTER BED ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	WOODEN/WPC FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES	ALUMINIUM WINDOWS	
OTHER BED ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	WOODEN/WPC FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES	ALUMINIUM WINDOWS	
KITCHEN	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	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/GLASS RAILING
MASTER BATH ROOM	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED PLASTER/GYPSUM PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN/WPC FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES	ALUMINIUM WINDOWS	JAQUAR OR EQUIVALENT PLUMBING & SANITARY FITTINGS.
OTHER BATH ROOM (S)	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED PLASTER/GYPSUM PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN/WPC FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES	ALUMINIUM WINDOWS	JAQUAR OR EQUIVALENT PLUMBING FITTINGS, & SANITARY FITTINGS.
UTILITY AREA	MATT FINISH VITRIFIED TILES	INTERNAL WALLS PUTTY AND PRIMER FINISHED/GYPSUM PLASTER	PUTTY AND PAINT FINISHED			PARAPET WITH MS HANDRAIL
ELECTRICAL	MODULAR TYPE SWITCHES, 1 PHASE CONCEALED WIRING AND AC POINT IN EACH BEDROOM & LIVING ROOM, LIGHT & FAN POINT IN EACH ROOM, DG BACKUP FOR COMMON AREAS.					
AMENITIES	CLUB, SWIMMING POOL & HALL					
SECURITY	PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS AT GR FLOOR, COMMUNICATION FACILITY CONNECTING EACH FLAT WITH ENTRANCE LOBBY, CCTV IN BASEMENT AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE					
OTHERS	SOLAR POWERED STREET LIGHTS, FTTH, VDP					



#AddressOfGoodness

A NAME THAT EVOKES TRUST

Adani Realty is the real estate arm of India's one of the leading infrastructure and development entities - Adani Group. With our commitment to 'Nation Building' and constructing the 'Address of Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge real estate development technology.



12+
Years Young



13.93
Lac Sq. M.
(15 Mn Sq. Ft.)
Space Delivered



17.46
Lac Sq. M.
(18.8 Mn Sq. Ft.)
Under Development



40+
Awards Won



7000+
Happy Families

Residential | Commercial | Retail | Social Club



Artistic Impression



PROJECT DEVELOPED BY ADANI ESTATE MANAGEMENT PVT. LTD.

www.adanirealty.com | 1800 108 009 |     

Site address: Shantigram, Near Vaishnodevi Circle, S. G. Highway, Ahmedabad - 382 501, Gujarat, India.

PROJECT LISTED ON WWW.GUJRERA.GUJARAT.GOV.IN

ASTER PHASE-1 RERA NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07338/140820

ASTER NEO: XX

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