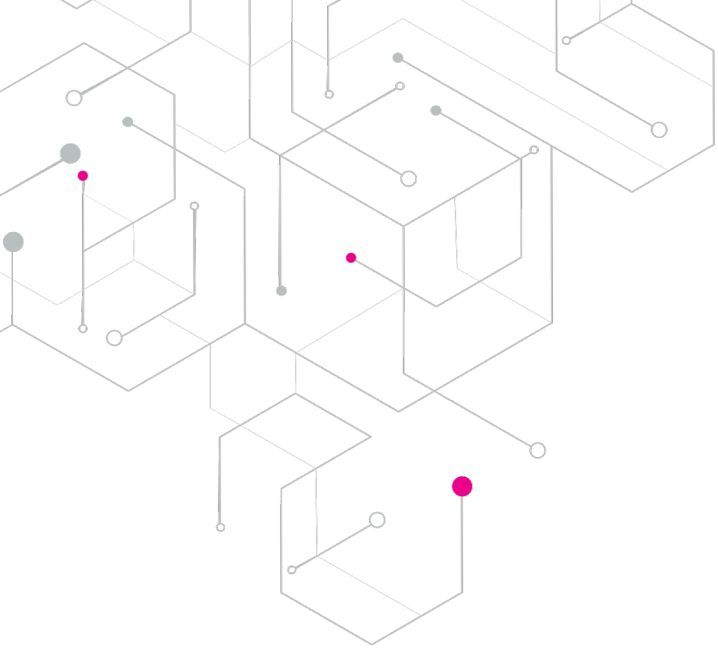




ADDOWN REALTY

— Connecting You To Your Perfect Property —



# HOME OF THE FUTURE



Open Plot adjacent to the Project is P & G Plot and is not a part of the Project. | Artistic Impression



Open Plot adjacent to the Project is P & G Plot and is not a part of the Project. | Artistic Impression

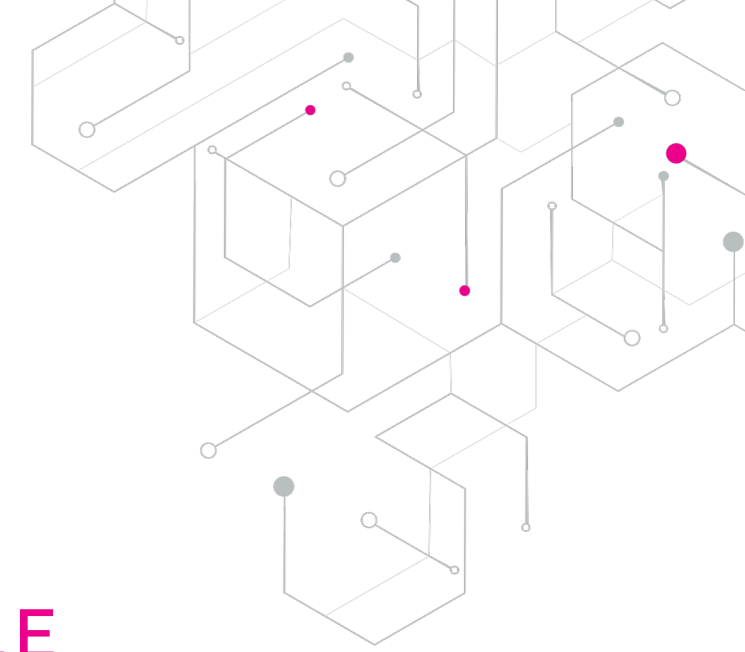
## LAUNCHING AFTER **THE UNDENIABLE SUCCESS**

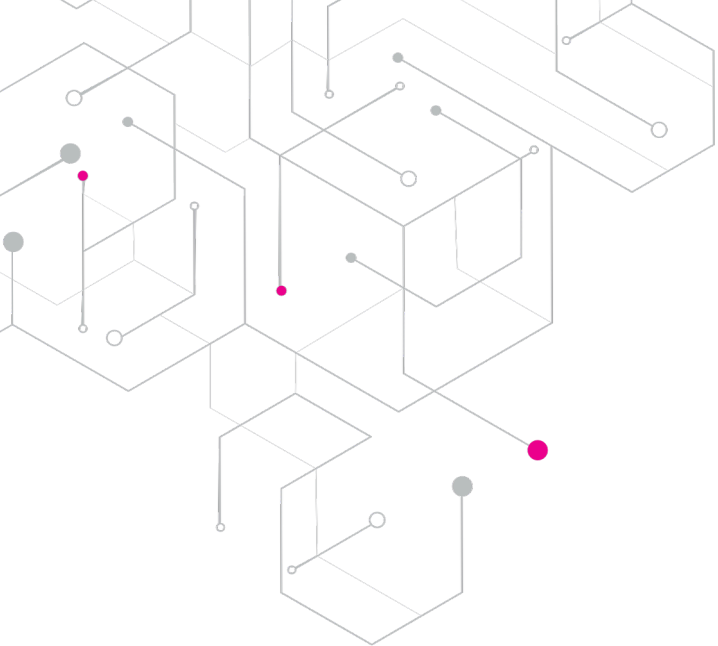


Aster Neo, the latest addition to the Shantigram community experience, is an indispensable part of the highly sought-after Aster phase 1 residential experience.

With its meticulously designed 2 BHK Smartments, complemented by thoughtfully curated plethora of amenities, this remarkable living space transcends the ordinary.

Immerse yourself in a genuine community atmosphere where you can forge meaningful connections with like-minded families and truly embrace the concept of smart living.





# LIVE EFFICIENT

## BECAUSE TECHNOLOGIES WERE INVENTED FOR A REASON



The rapid advancements in technology have revolutionized the way we work, communicate, and navigate our daily lives. From smart homes that automate mundane tasks to interconnected devices that streamline processes, the purpose of technology is to enhance our efficiency and optimize our precious time.

By embracing these technological marvels, we are unlocking a brand new world of possibilities, enabling you to #LiveSmart





LIGHTS & FAN SWITCH OFF/ON THROUGH MOBILE APP/AUTOMATION SYSTEM



INNOVATIVE DOOR LOCKS



ONE-WAY VIDEO & TWO-WAY AUDIO INTERCOM



LIGHT FIXTURE DIMMING\*



SMART APP & VOICE CONTROL OF HOME THROUGH ALEXA



TV & AC CONTROL THROUGH MOBILE APP/AUTOMATION SYSTEM



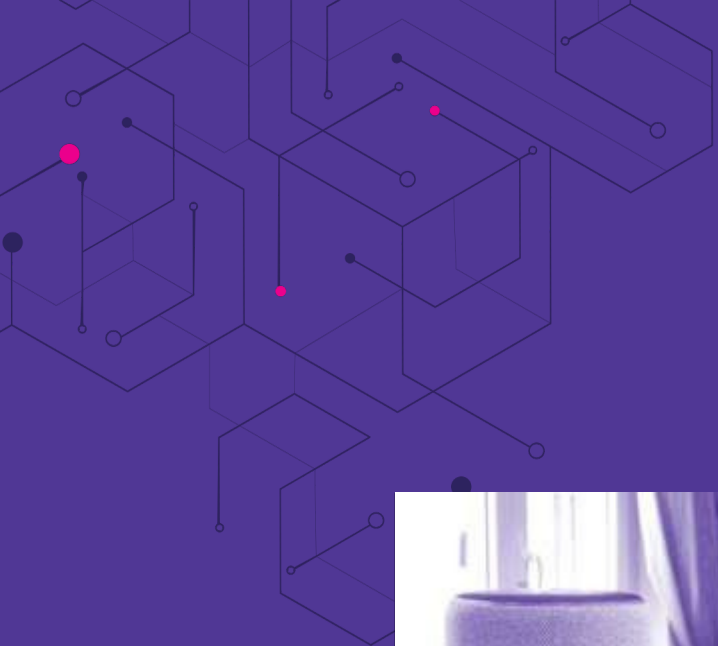
THIRD-PARTY INTEGRATION FOR GAS LEAK DETECTORS, MOTION SENSORS, IP CAMERAS, DOOR LOCKS & MUCH MORE+

## UNLOCKING SMART FEATURES



Controlling your home becomes perfectly seamless with Aster Neo's smart home features that let you feel safe & sound.

\*Third party device will be installed inside the flat in future. Integration is possible subject to compatibility of the system selected. Device purchase and associated work for the same will be in customer's scope. | \*Customer has to buy dimmable drivers, compatible with automation system.



VOICE-ACTIVATED HOME ASSISTANT THROUGH ALEXA



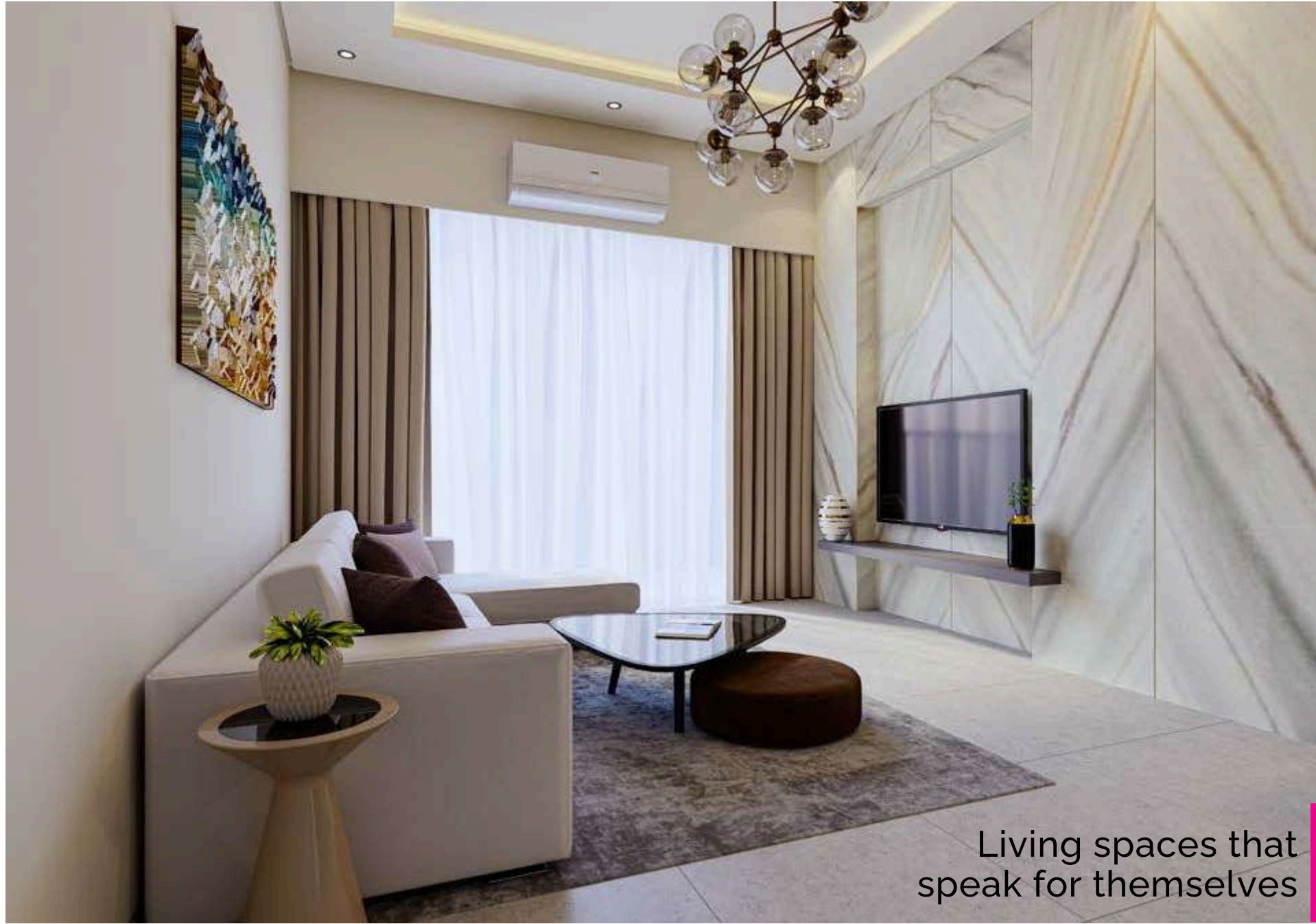
APP CONTROL OF THE DOOR LOCK



VIDEO DOOR PHONE INDOOR UNIT

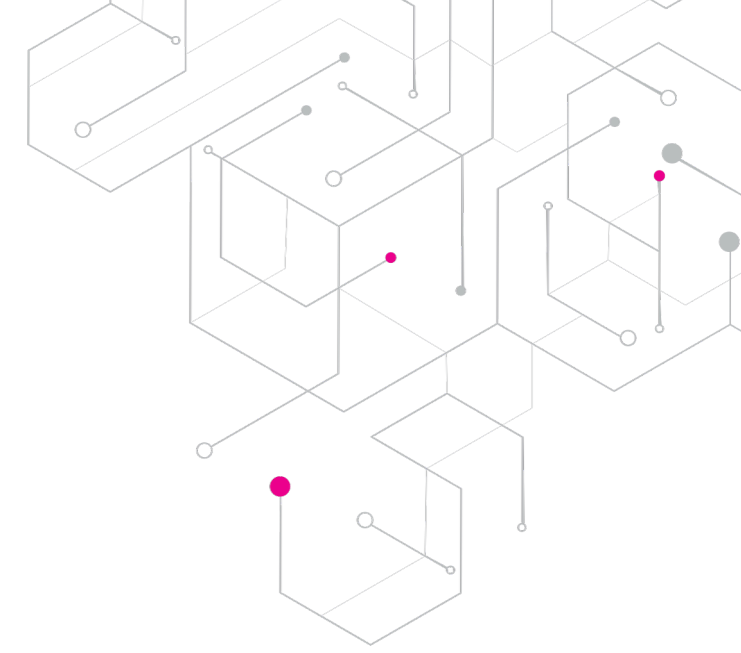


AUTOMATION SYSTEM DASHBOARD



Living spaces that  
speak for themselves

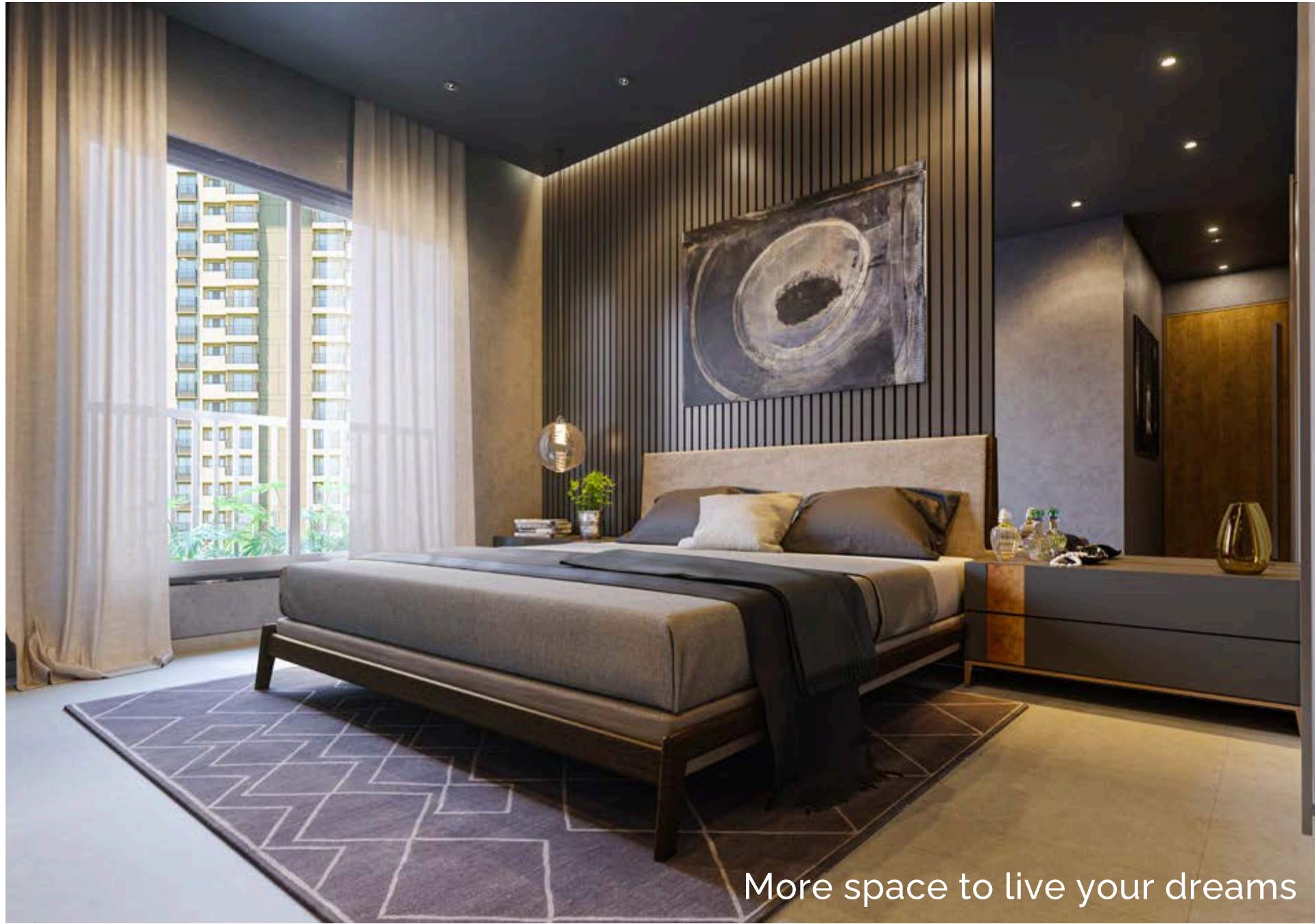
Artistic Impression



## UNPARALLELED AESTHETICS



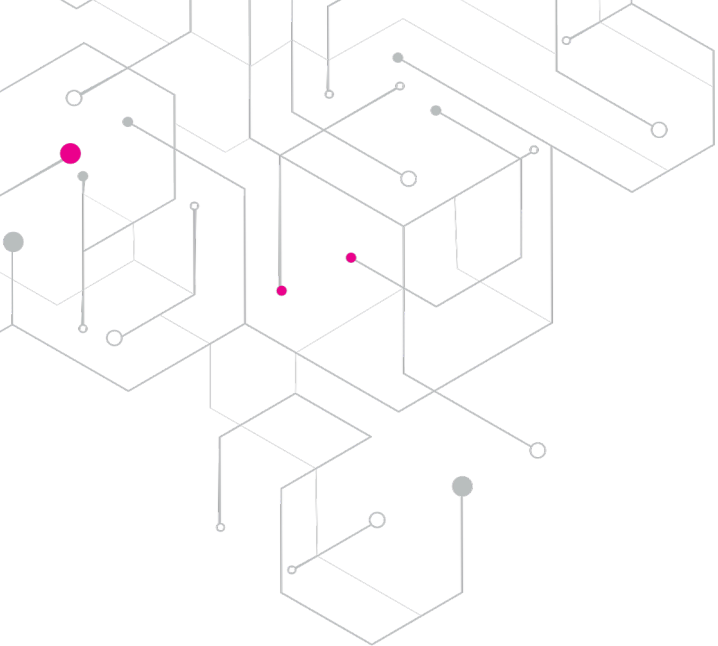
Indulge in the grandeur of Aster Neo, designed to merge with its smart home features. Moreover, Aster Neo offers ample open spaces which create a cocoon of comfort for you & your family.



More space to live your dreams



Comfort like no other



## RELISH ENDLESS VIEWS



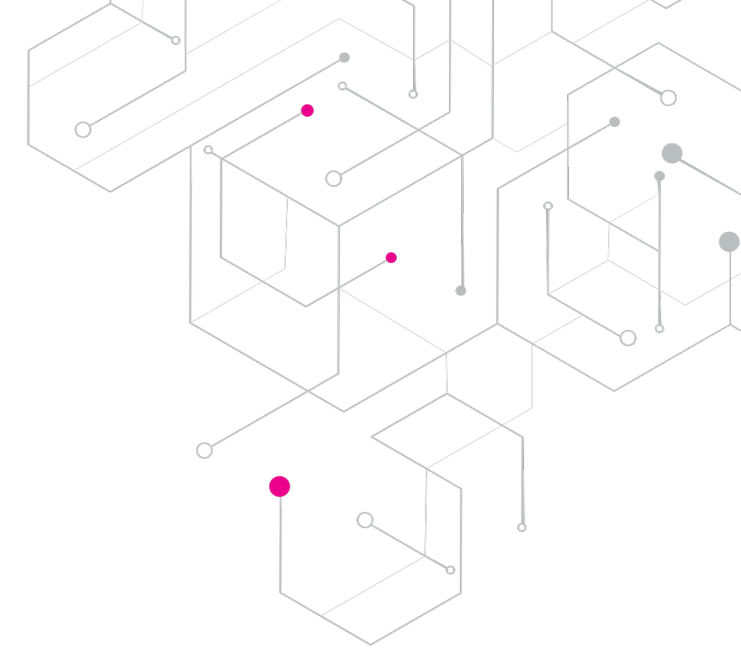
Everyone dreams of a home with a balcony that gives them openness and fresh air. That is precisely what Aster Neo has to offer. In a segment first, Aster Neo brings to you a 3.03 Sq. M. (9'9" X 3') balcony that gives you the much desired space for leisure moments with your loved ones.



Glass railing in balcony



Artistic Impression



## MULTISTOREY CLUBHOUSE

FOR YOU TO #PLAYSMART



From board games to a fully-equipped gymnasium, many lifestyle amenities & smart recreational activities await you at the Aster Neo's 1765+ Sq. M. (19,000+ Sq. Ft.) multistorey clubhouse.

NUMEROUS REASONS  
TO KEEP THE CELEBRATION ALIVE



Artistic Impression

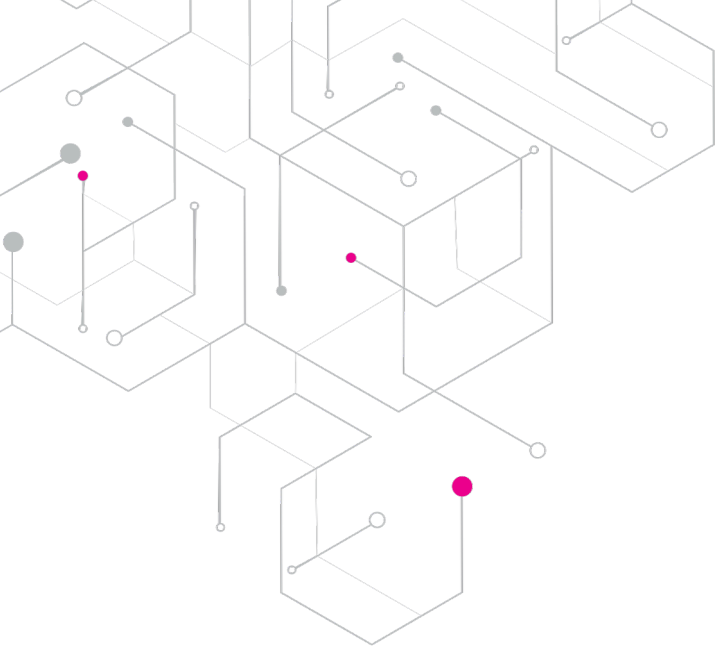
Artistic Impression

STAY FIT  
TO STAY SHARP



Artistic Impression

Artistic Impression



## A SWIMMING POOL WITH A VANISHING EDGE FOR YOU TO STAY BLISSFUL

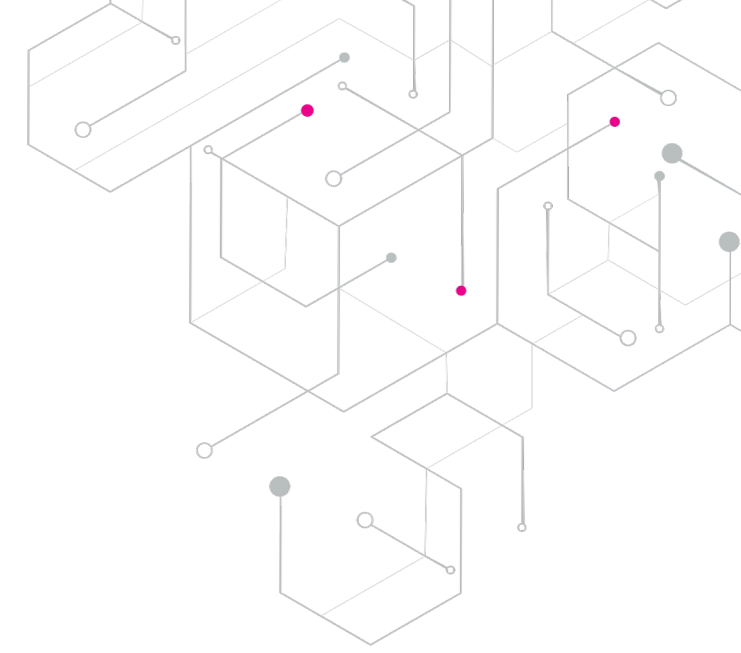


At Aster NEO, you get a whole new experience of taking a dip in a pool with a vanishing edge overlooking the beautiful landscape giving you the experience of a lifetime, every single day.





Artistic Impression



## LANDSCAPED GARDEN



Aster Neo promises great views of a beautifully landscaped garden that is 1858+ Sq. M. (20,000+ Sq. Ft.) large and accounts for almost 70% open space in the project. This vastness gives you plenty of room to relax & discover your inner self amidst serenity.

AESTHETICALLY DESIGNED  
TO BLEND WITH YOUR SMART LIFESTYLE

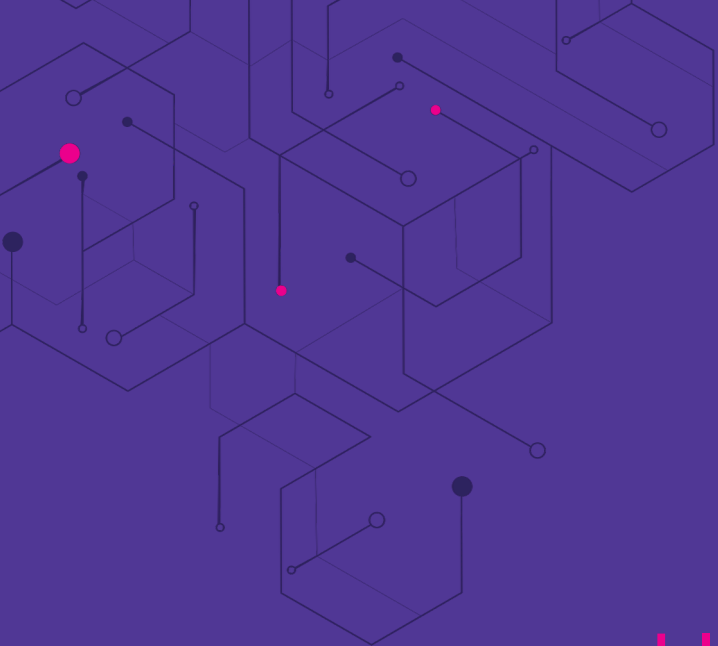


Artistic Impression

A HAPPENING LIFESTYLE  
IS JUST A STEP AWAY



Artistic Impression



## LIFESTYLE AMENITIES



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 Neo provides you with utmost comfort and convenience.



MULTI-PURPOSE COURT



PIPED COOKING GAS



AV ROOM



JOGGING TRACK/  
WALKWAY



REFLEXOLOGY PATH



OUTDOOR FITNESS AREA



KIDS' PLAY AREA



SEATING ALCOVE



BARBEQUE AREA



OUTDOOR DINING

# A BIRD'S EYE VIEW OF SHANTIGRAM

- 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
- P** Amogha
- Q** Greenview
- R** The Storeys
- S** Swaminarayan Temple
- T** Adani International School
- U** Ambrosia
- V** Paarijat
- W** Ikaria
- X** The West Park



VAISHNODEVI CIRCLE

TO AHMEDABAD  
S. G. HIGHWAY  
TO GANDHINAGAR

NARMADA CANAL

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.



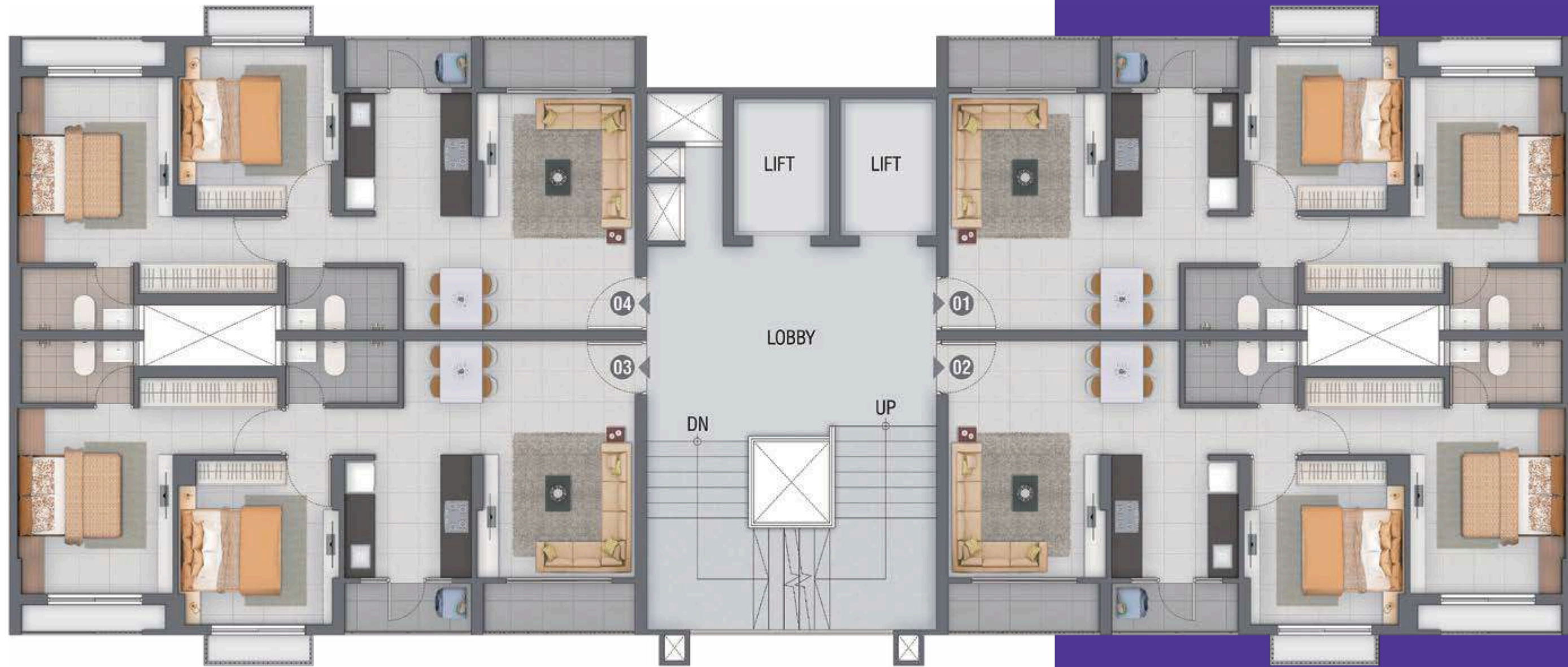
# AMENITIES

- |                                     |                        |
|-------------------------------------|------------------------|
| ① ENTRY GUARDHOUSE                  | ⑬ SPACE FOR SUBSTATION |
| ② DROP-OFF AREA                     | ⑭ REFLEXOLOGY PATH     |
| ③ DRIVEWAY TO BASEMENT              | ⑮ RESTING PAVILION     |
| ④ MULTI-PURPOSE LAWN                | ⑯ BOX CRICKET          |
| ⑤ VIEWING PAVILION                  | ⑰ SKATING RINK         |
| ⑥ OUTDOOR FITNESS AREA              | ⑱ OUTDOOR DINING       |
| ⑦ NATURE TRAIL                      | ⑲ KIDS' POOL           |
| ⑧ KIDS' PLAY AREA                   | ⑳ POOL DECK            |
| ⑨ OLD FOLKS CORNER                  | ㉑ MAIN LAP POOL        |
| ⑩ TREE CANOPY DECK WITH SWING SEATS | ㉒ POOL LOUNGE          |
| ⑪ MULTI-PURPOSE COURT               | ㉓ BARBEQUE AREA        |
| ⑫ JOGGING TRACK/WALKWAY             | ㉔ SEATING ALCOVE       |

## PROJECT LAYOUT



\* Open Plot adjacent to the Project is P & G Plot and is not a part of the



# TYPICAL FLOOR PLAN

TOWER - A,B,G,H

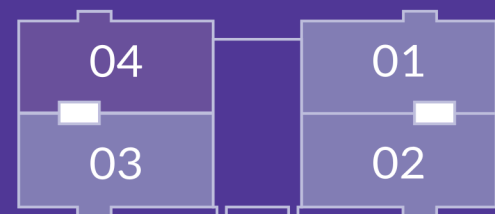
1<sup>ST</sup> - 22<sup>ND</sup> FLOOR



# UNIT PLAN - 2BHK

TOWER - A, B, G, H

1<sup>ST</sup> - 22<sup>ND</sup> FLOOR



RERA CARPET AREA	58.98 SQM.	634.86 SQ. FT.
RERA BALCONY AREA	2.86 SQM.	30.78 SQ. FT.
RERA WASH AREA	2.30 SQM.	24.76 SQ. FT.
TOTAL	64.14 SQM.	690.40 SQ. FT.

NO	AREA	METER	FEET	NO	AREA	METER	FEET
01	LIVING ROOM	3.11 X 4.66	10'2" X 15'3"	07	PASSAGE	2.31 X 0.92	7'7" X 3'0"
02	BALCONY	2.98 X 0.92	9'9" 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"				





# SPECIFICATION

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 FACILITY WITH MULTIPURPOSE HALL, AV ROOM, GYM, INDOOR GAMES FACILITIES, SWIMMING POOL SHADED SIT-OUTS, LANDSCAPED GARDENS, TREATED WATER SUPPLY, PIPED GAS FACILITY		WITH SHOWER AND CHANGING AREAS. OUTDOOR CLUB FACILITY WITH MULTIPURPOSE COURT, KIDS PLAY AREA, OUTDOOR FITNESS AREA,			
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					



## 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.

# #AddressOfGoodness

 <b>12+</b> Years Young	 <b>13.93</b> Lac Sq. M. (15 Mn Sq. Ft.) Space Delivered	 <b>17.46</b> Lac Sq. M. (18.8 Mn Sq. Ft.) Under Development	 <b>40+</b> Awards Won	 <b>7000+</b> Happy Families
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Residential | Commercial | Retail | Social Club