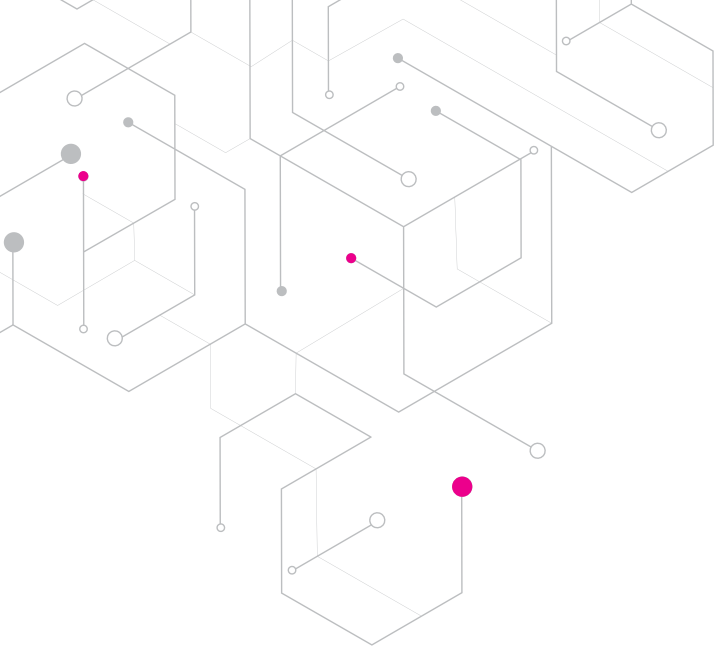


adani
Realty



ASTER **NEW**

LIVE SMART



HOME OF THE FUTURE

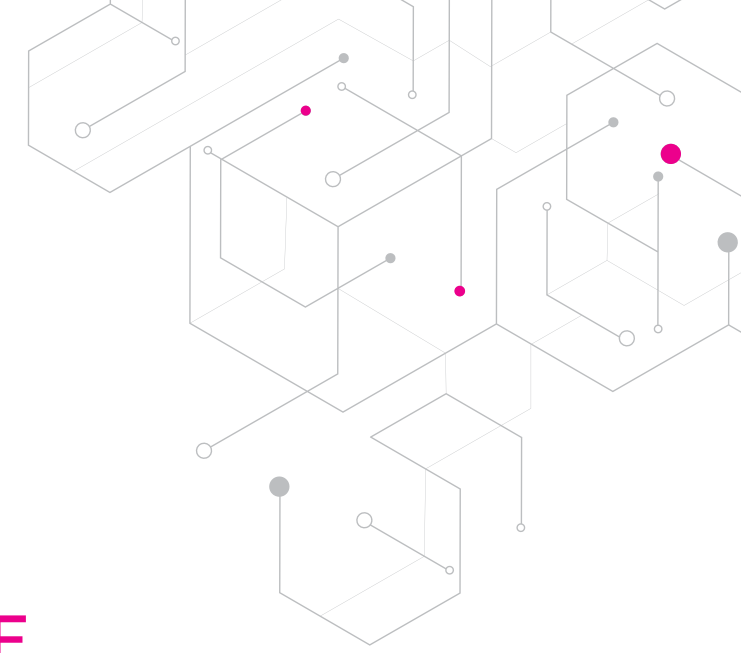


ASTERNEO

LIVE SMART



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



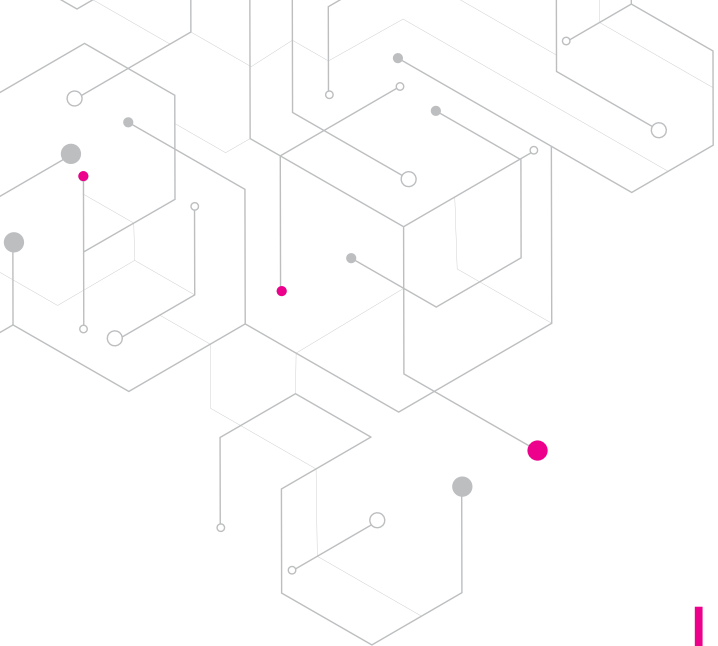
LAUNCHING AFTER
**THE UNDENIABLE
SUCCESS OF ASTER PHASE 1**



Aster Neo is an extension to the highly sought-after Aster Phase 1 residential experience.

With meticulously designed 2 BHK #Smartments, complemented by a 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.

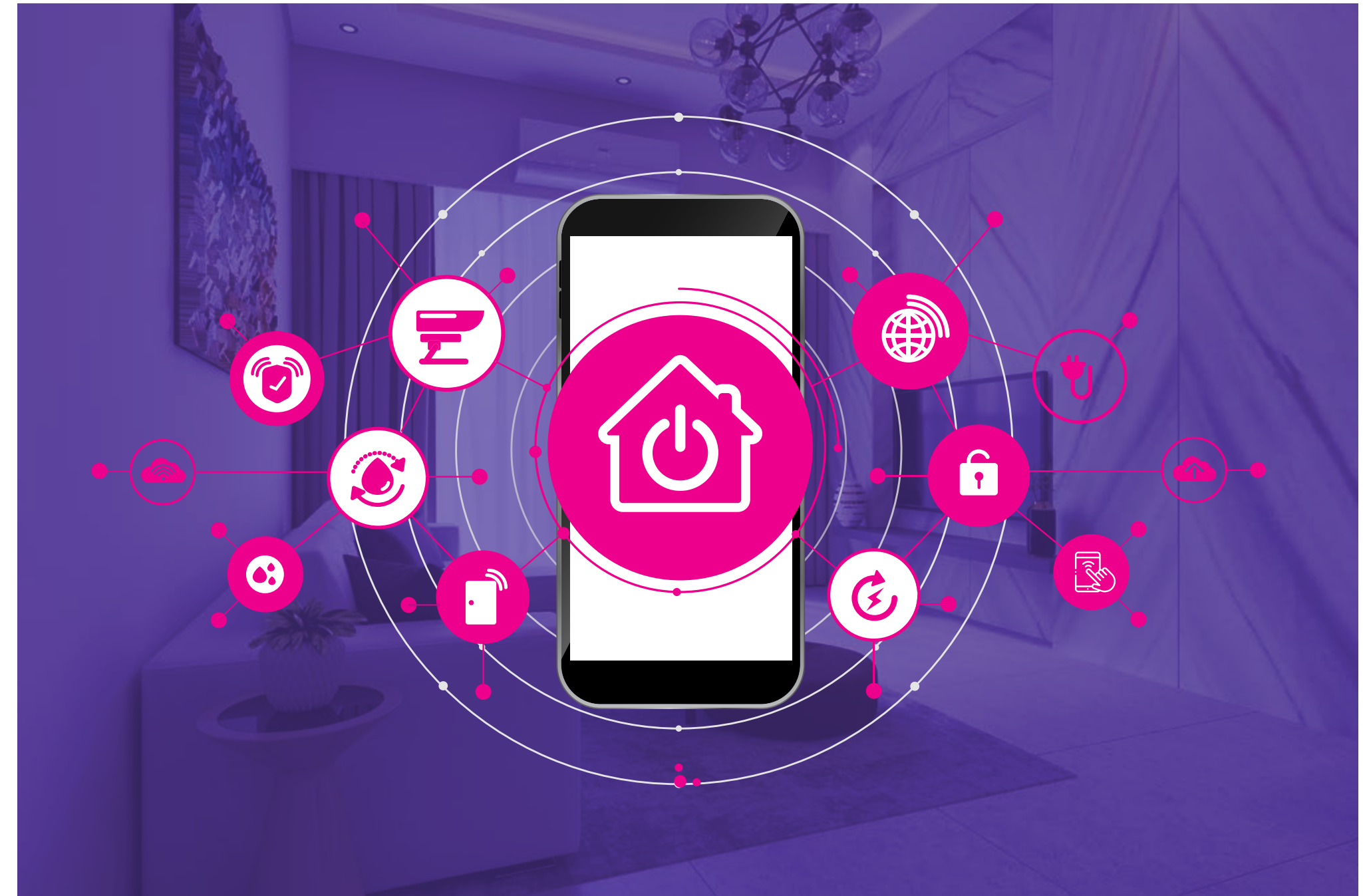


LIVE EFFICIENTLY BECAUSE TECHNOLOGIES WERE INVENTED FOR A REASON



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 CONTROL VIA
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 VIA
MOBILE APP/AUTOMATION SYSTEM



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

UNLOCKING SMART HOME FEATURES



Controlling your home becomes perfectly seamless
with innovative features that let you feel safe.

+Third party device will be installed inside the flat in the future. Integration is possible subject to compatibility of the selected system. 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 - ALEXA



APP CONTROLLED DOOR LOCK



INDOOR VIDEO DOOR PHONE UNIT

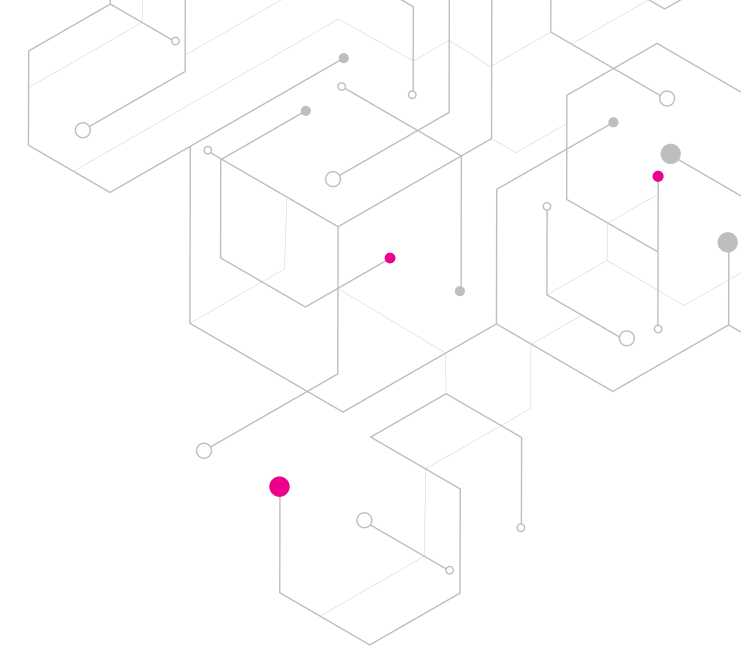


AUTOMATION SYSTEM DASHBOARD



Living spaces that
speak for themselves

Artistic Impression



UNPARALLELED AESTHETICS



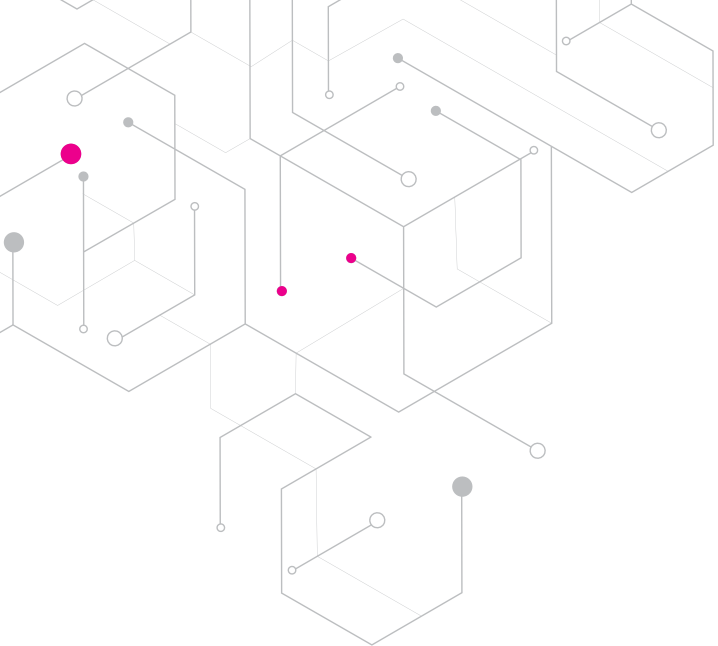
Indulge in grandeur designed to merge with smart-home features in an environment which offers ample open spaces, creating a cocoon of comfort for you & your family.



More space to live your dreams



Comfort like no other



RELISH ENDLESS VIEWS



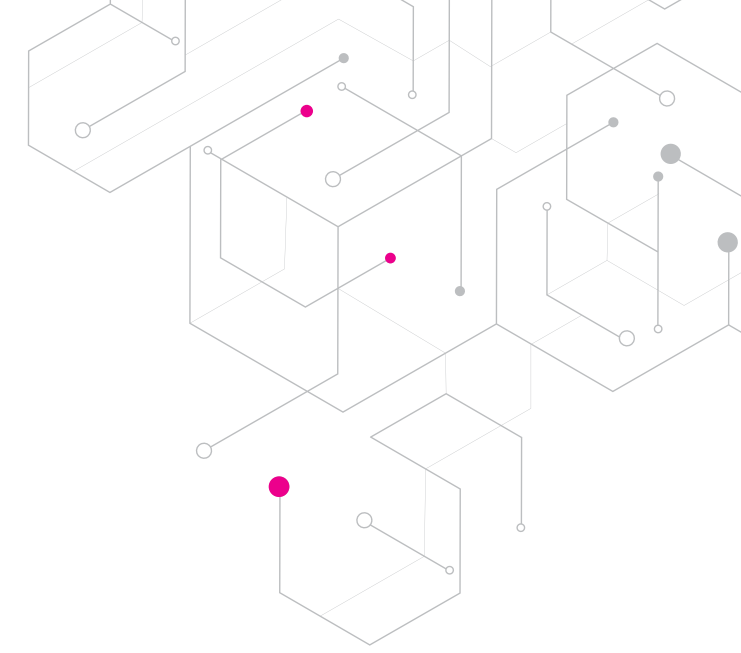
Everyone dreams of a home with a balcony that gives them openness and fresh air. In a first-of-its-kind segment, Aster Neo brings to you a 3.03 sq. m. (9'9" x 3') balcony that gives you the much-desired space for leisure moments with your loved ones.



Glass railing in balcony



Artistic Impression



MULTI-STOREY CLUBHOUSE FOR YOU TO #PLAYSMART



From board games to a fully-equipped gymnasium, many lifestyle amenities & smart recreational activities await you at Aster Neo's 1765+ sq. m. (19,000+ sq. ft.) multi-storey clubhouse.

NUMEROUS REASONS
TO KEEP THE CELEBRATION ALIVE

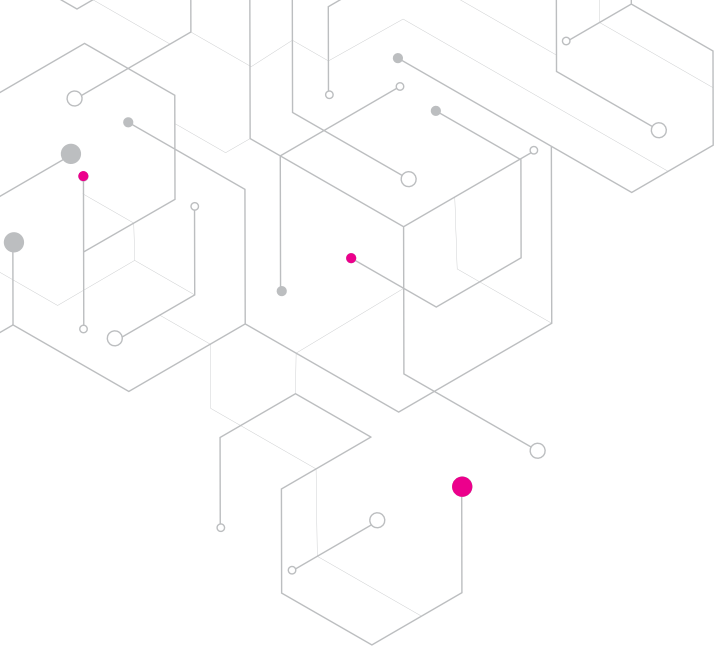


Artistic Impression

STAY FIT
TO STAY SHARP



Artistic Impression



SWIMMING POOL WITH A VANISHING EDGE FOR YOU TO STAY REFRESHED

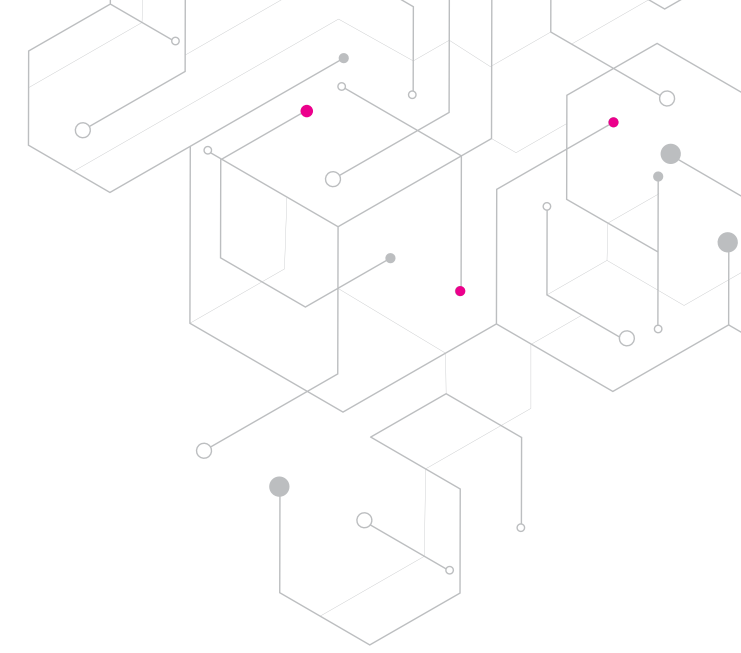


At Aster Neo, you get a whole new experience of taking a dip in a pool with a vanishing edge, overlooking the beautiful landscape, giving you the experience of a lifetime every single day.





Artistic Impression



LANDSCAPED GARDEN



Aster Neo promises great views of a large, beautifully landscaped garden which is 1858+ sq. m. (20,000+ sq. ft.) in size accounting for almost 70% open space in the project. This vastness gives you plenty of room to relax & discover your inner self amidst the serenity.

AESTHETICALLY DESIGNED
TO BLEND WITH YOUR SMART LIFESTYLE

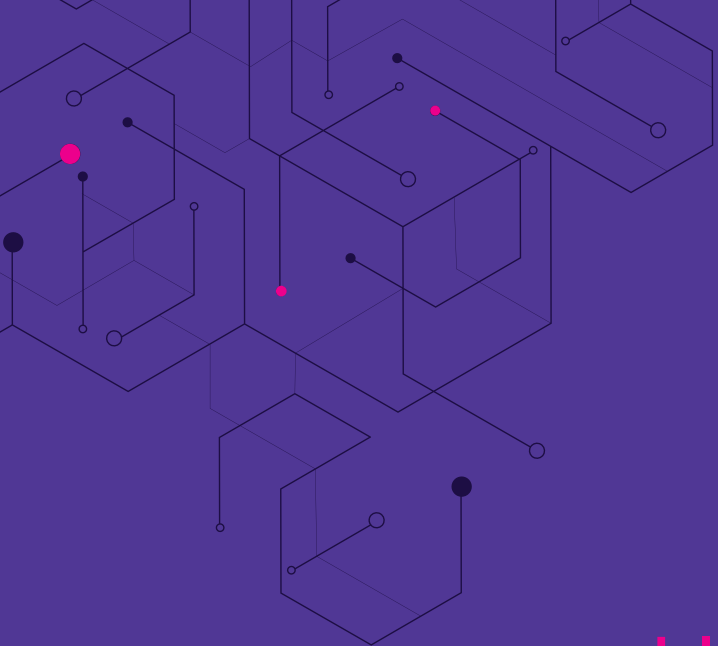


Artistic Impression

A HAPPENING LIFESTYLE
IS JUST A STEP AWAY



Artistic Impression



LIFESTYLE AMENITIES



Aster Neo provides you with the utmost comfort and convenience. Right from 24x7 security to township living that has everything you need just around the corner.



MULTI-PURPOSE COURT



GAS PIPELINE



AV ROOM



JOGGING TRACK/
WALKWAY



REFLEXOLOGY PATH



OUTDOOR FITNESS AREA



KIDS' PLAY AREA



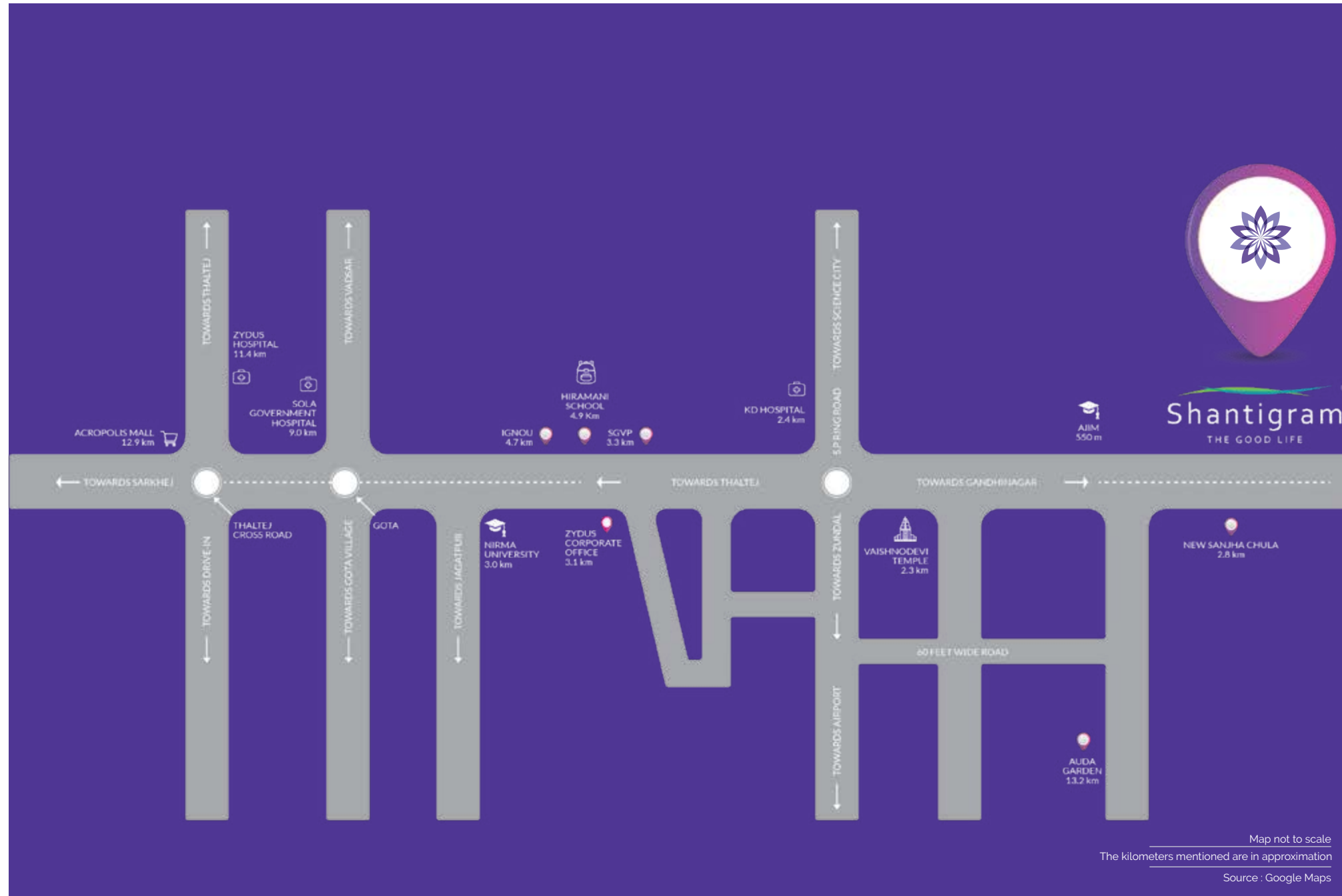
SEATING ALCOVE



BARBEQUE AREA



OUTDOOR DINING



WHY SHANTIGRAM IS AN IDEAL LOCATION FOR YOUR FAMILY?



LUSH GREENSCAPE

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



30,000+ TREES

The township, spread over approx. 600 acres, has 30,000+ trees planted with various species of flora & fauna.



HASSLE-FREE COMMUTE

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



COMMERCIAL SPACES

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



ONE OF THE FASTEST GROWING CORRIDORS

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 in the future.



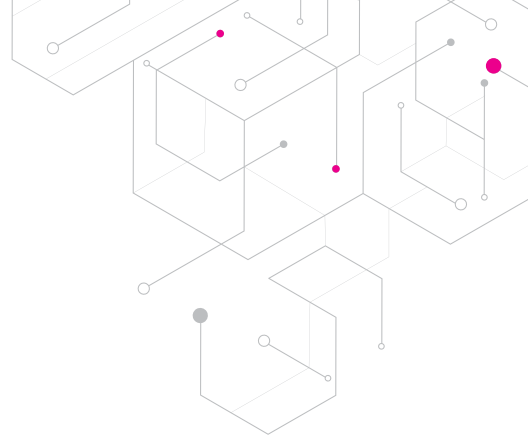
AMENITIES

With a plethora of amenities within the township, all spaces are professionally maintained by a dedicated team to ensure smooth operations.



24X7 QUICK RESPONSE TEAM

At Shantigram, every resident's safety is the top priority. That's why, the township has a 24X7 QRT (Quick Response Team) that comes running in case of any emergency.



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

Disclaimer: All data and information provided herein (including but not limited to the layout, design, etc.) is on an 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.

VAISHNODEVI CIRCLE



ASTER NE
LIVE SMART

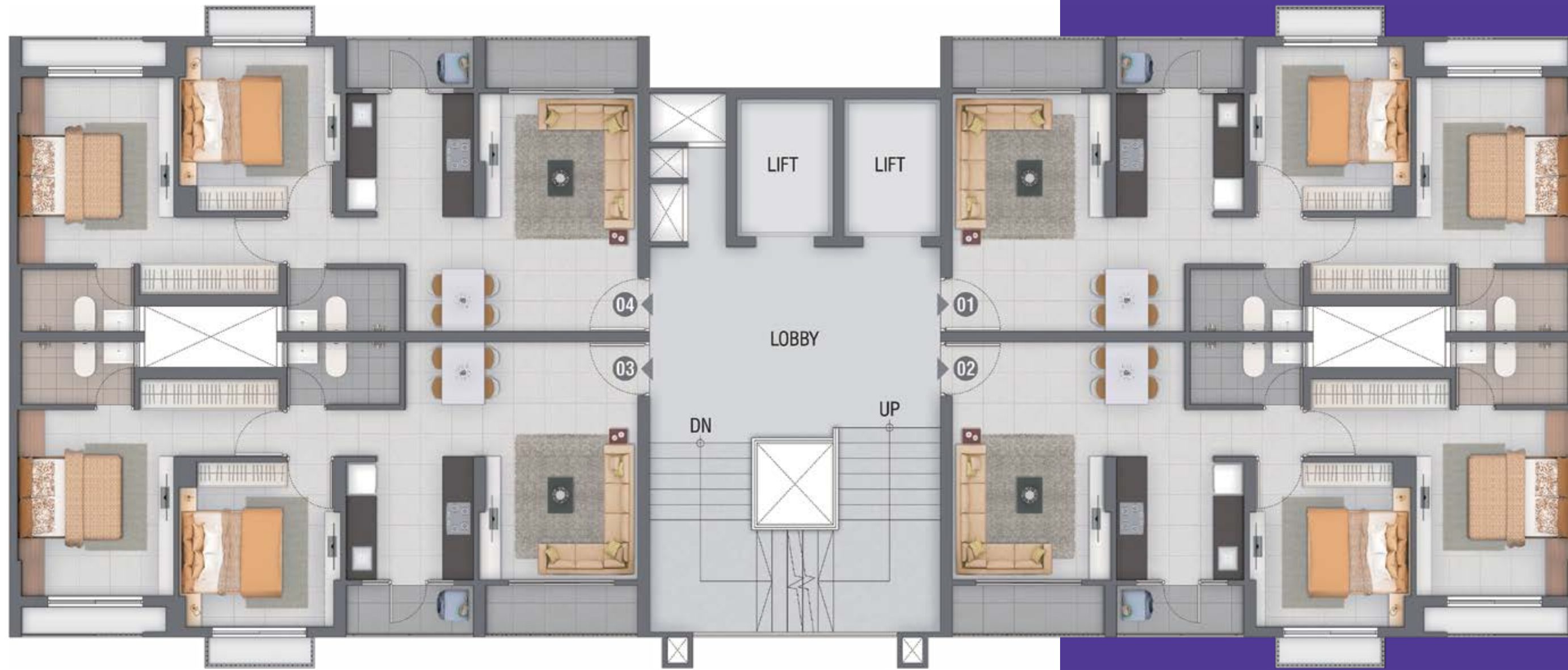
AMENITIES

- | | |
|-------------------------------------|------------------------|
| 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



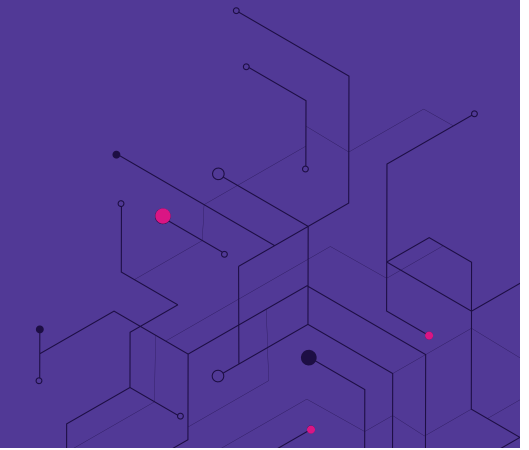
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TYPICAL FLOOR PLAN

TOWER - A,B,G,H

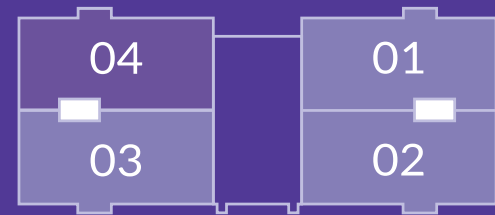
1ST - 22ND FLOOR



UNIT PLAN - 2BHK

TOWER - A, B, G, H

1ST - 22ND FLOOR



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

NO	AREA	SQUARE METER	SQUARE FEET
01	LIVING ROOM	3.11 × 4.66	10'2" × 15'3"
02	BALCONY	2.98 × 0.92	9'9" × 3'0"
03	DINING	1.44 × 2.25	4'9" × 7'4"
04	KITCHEN	2.50 × 2.41	8'2" × 7'11"
05	UTILITY	2.50 × 0.92	8'2" × 3'0"
06	TOILET	2.21 × 1.23	7'3" × 4'0"

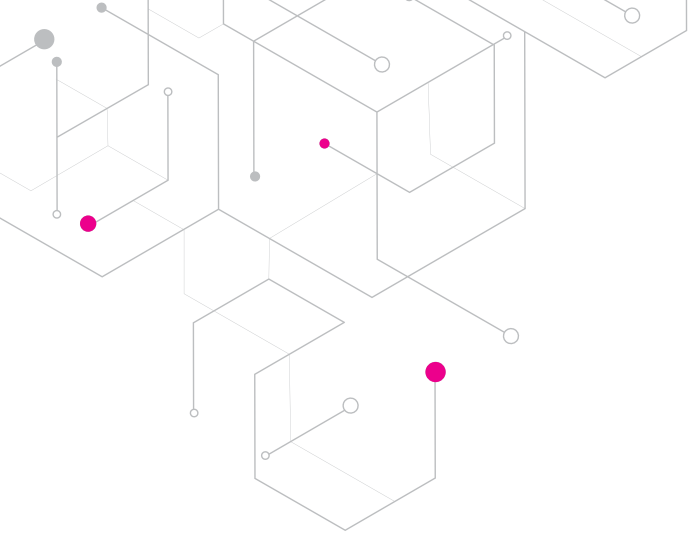
NO	AREA	SQUARE METER	SQUARE FEET
07	PASSAGE	2.31 × 0.92	7'7" × 3'0"
08	M. BEDROOM	3.06 × 3.65	10'0" × 12'0"
09	BEDROOM-2	3.17 × 3.23	10'5" × 10'7"
10	M. TOILET	2.21 × 1.23	7'3" × 4'0"
11	PASSAGE	2.07 × 1.52	6'9" × 5'0"





SPECIFICATION

AREAS	FLOOR	WALLS	CEILING	DOORS	WINDOWS / GLAZING	OTHERS
LIVING/DINING ROOM	POLISHED VITRIFIED TILES	INTERNAL WALL 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 BEDROOM	POLISHED VITRIFIED TILES	INTERNAL WALL 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 BEDROOM	POLISHED VITRIFIED TILES	INTERNAL WALL 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 WALL 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	WEATHERPROOF PAINT	PUTTY AND PAINT FINISHED	EXTERNAL DOOR: ALUMINIUM DOOR		MS/GLASS RAILING
MASTER BATHROOM	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 BATHROOM (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 & 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 MULTI-PURPOSE 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 MULTI-PURPOSE COURT, KIDS' PLAY AREA, OUTDOOR FITNESS AREA,			
SECURITY	PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS AT GROUND 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 one of India's leading infrastructure and development brand - Adani Group. With our commitment to 'Nation Building' and constructing your 'Address of Goodness', we are developing real estate projects in India's most promising destinations and integrating the most refined design aesthetics with cutting-edge real estate development technology.

#AddressOfGoodness



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



PROJECT DEVELOPED BY ADANI ESTATE MANAGEMENT PVT. LTD.

www.adanirealty.com | 1800 108 0009 |     

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

PROJECT LISTED ON WWW.GUJRERAR1.GUJARAT.GOV.IN

ASTER NEO RERA NO. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11924/070623

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