



TAKE A TOUR OF THE LUXURY @ASTERIA

GIFT CITY - PDP ROAD, NR. GNLU, KOB, GANDHINAGAR-382426

Call: + 91 97267 97996

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RERA NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/000000000/000000

ASTERIA
BEGIN THE ERA OF LUXURY

EXPERIENCE
THE SPLENDOUR AT

ASTÉRIA

The perfect mixture of high-end luxuries that not only elevate your lifestyle but also complements your distinct personality. With architecture that astonishes the residents and the onlooker both, life at Asteria is designed considering all your desires of your dream home. It's an assurance of lavish experiences at a harmonious neighbourhood combined with world-class amenities. It's the commencement of an era that you can turn into a lifetime.



3 & 4 BHK APARTMENTS | SKYDECK DUPLEX PENTHOUSES







AMIDST THE BOUNTIES OF NATURE

Experience a distinct calm, right at the heart of the city.
Feel the fresh air and the abundance, everyday,
at Asteria.





ENTER INTO A WORLD OF EXCELLENCE

Build a first impression that will last, with a double-heighted entrance foyer.



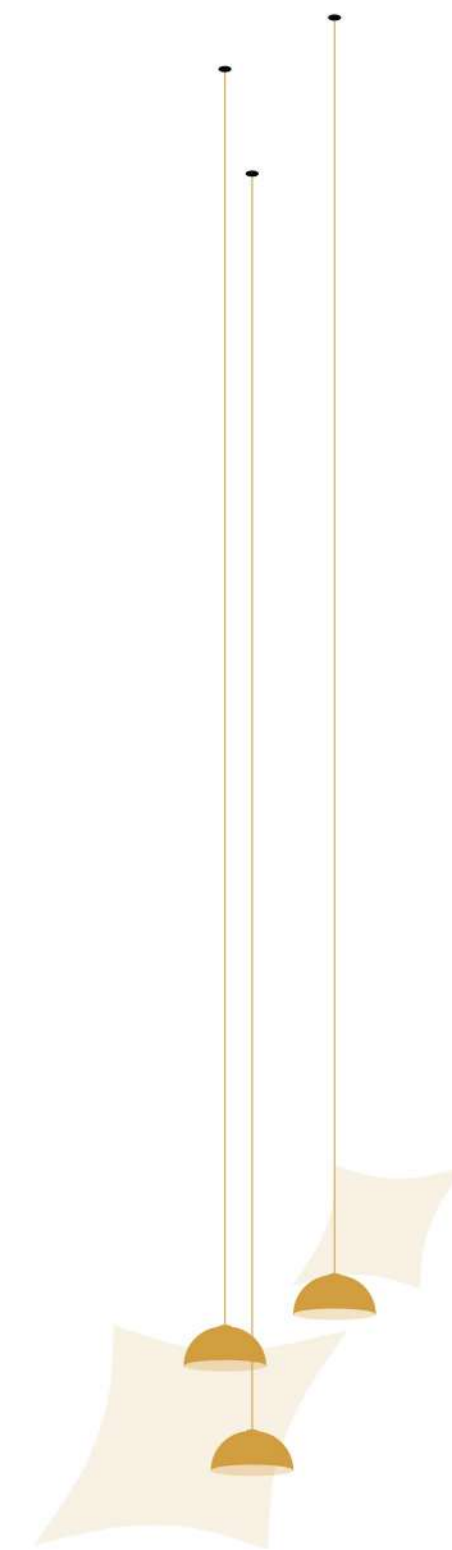
IMPRESSIVELY ICONIC & STUNNINGLY SPACIOUS

Excellently designed residences with
well-ventilated spaces that are
thoughtfully put together.

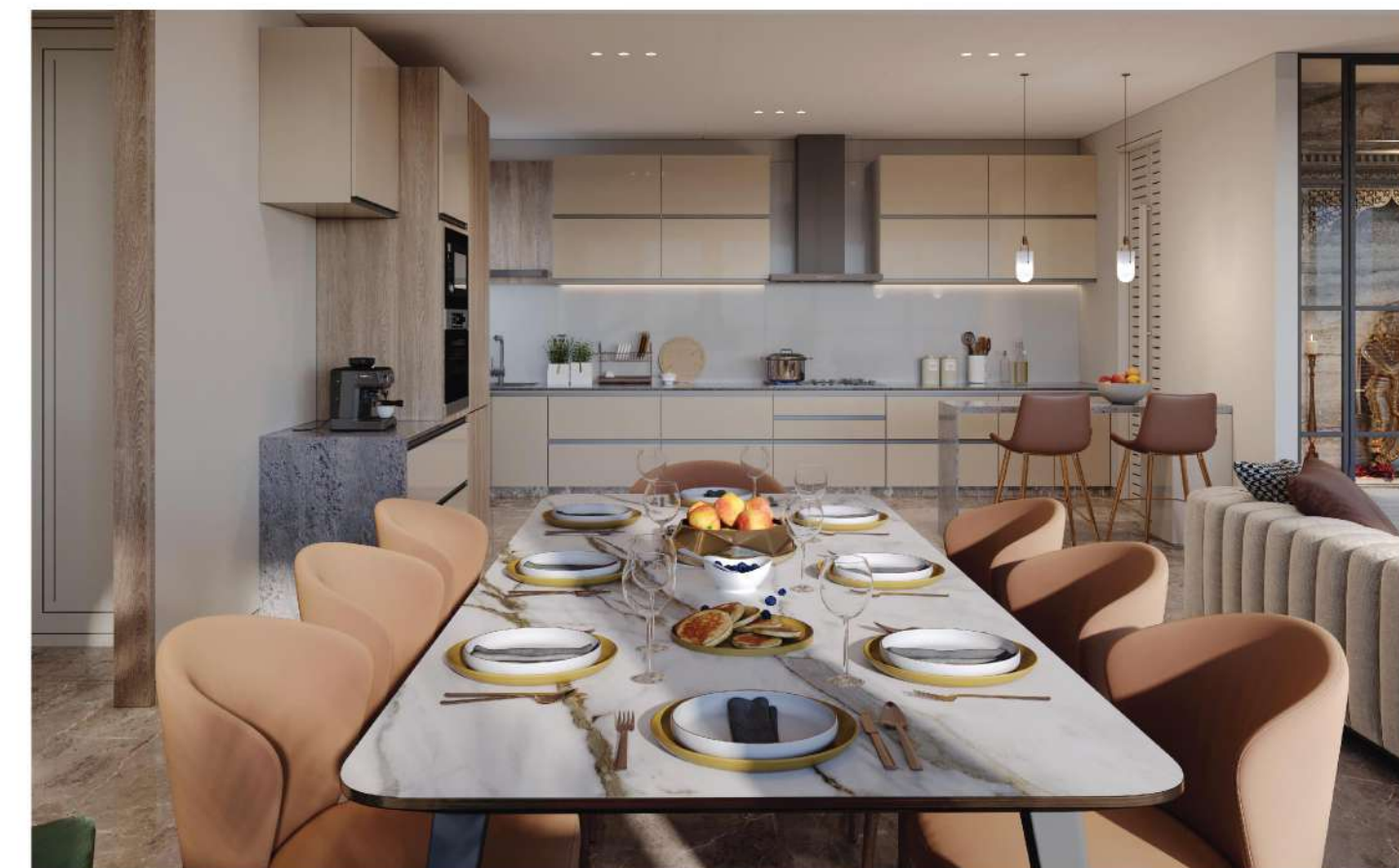


GALLERY VIEW





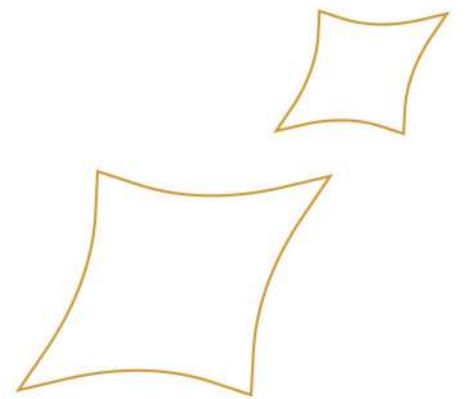
Larger, wider, and naturally lit apartments peculiarly designed for a luxurious lifestyle. Watch the lavishness unfold at an Asteria residence.





SKYDECK DUPLEX PENTHOUSES

Wake up to breath-taking views everyday. Look at life differently, in our grand duplexes curated perfectly for a splendid lifestyle.



A LIFE THAT DEFINES AN ERA

Experience the plush lifestyle with spectacular views from towers that rise high in the sky. The finest luxuries and the opulent comforts offered in every amenity is the perfect upgrade to your dream standards.

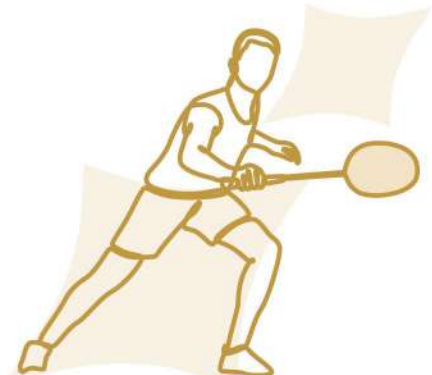


Lead a fitness focused lifestyle



BADMINTON COURT

Spaces for all your favourite sports



INDOOR GAMES

Spaces for all your favourite sports

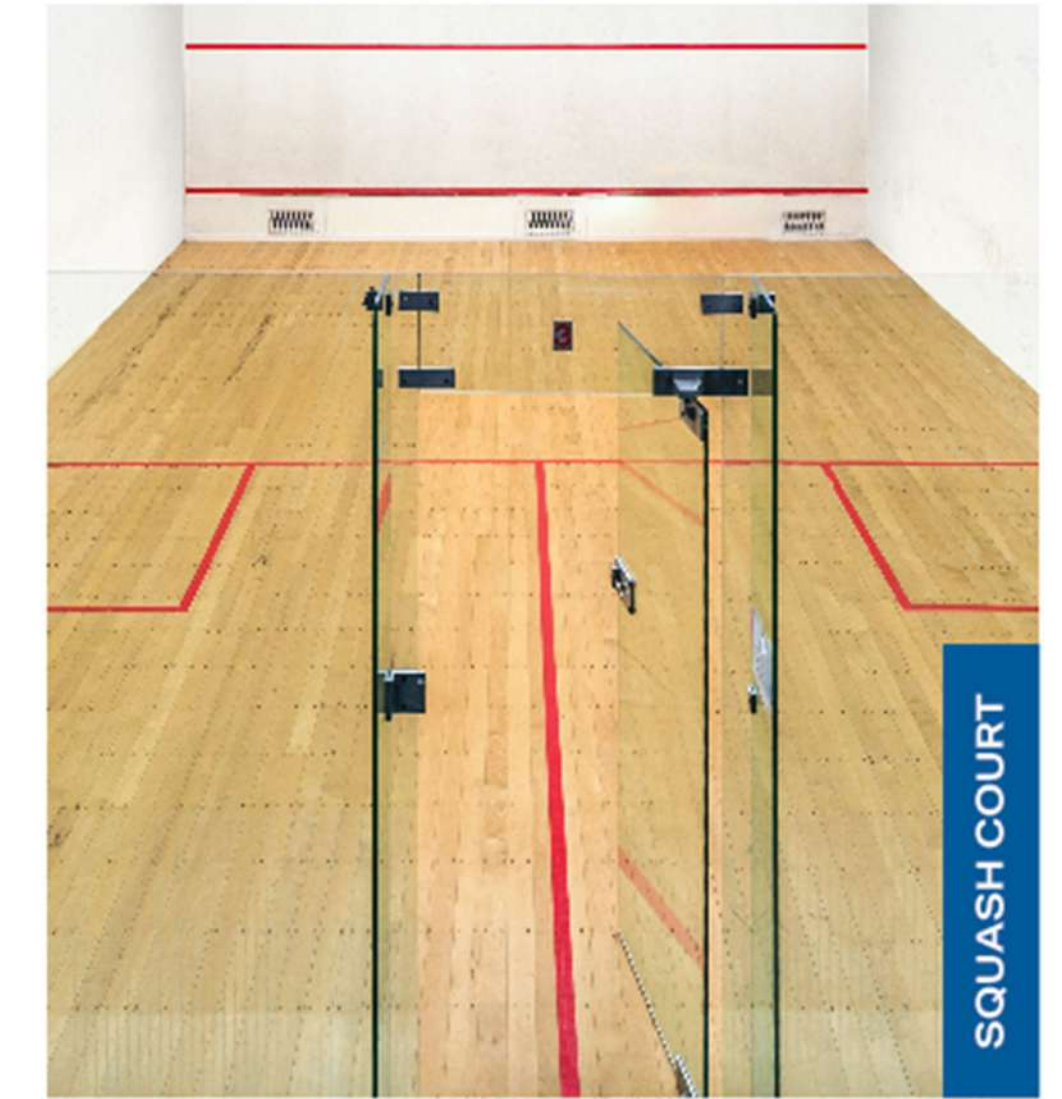


SWIMMING POOL

DIVE INTO
THE WORLD
OF LEISURE



HOME THEATRE



SQUASH COURT

LIVE THE CLUB
LIFESTYLE
AT ASTERIA

Pick something that refreshes your body and mind. From the beautiful swimming pool to the book-lover's library and a mini theatre for the movie-enthusiasts, find your leisure element with amenities that create an ensemble for a relaxing lifestyle.



KIDS PLAY AREA



LIBRARY ROOM

Step into the world of comfort with a line-up of extravagant conveniences. Luxuries here provide a plethora of leisure indulgences to satisfy every whim of the heart. With an extraordinary range of amenities, you'll find every element of the club lifestyle right here, at Asteria.





BANQUET HALL



CAFETERIA

Spend time with your Coffee



SPALON AND MASSAGE

Indulge in luxurious leisure

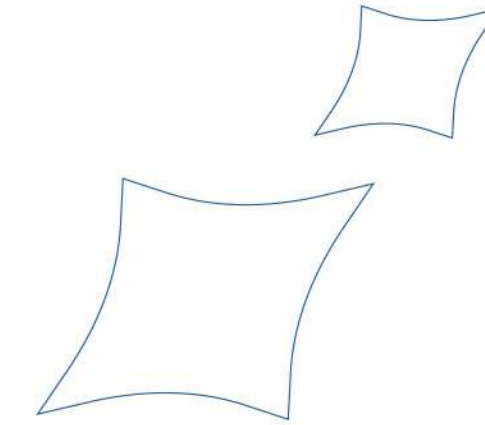


CRICKET GROUND

Find your recreational element



CHILDREN'S PLAY AREA



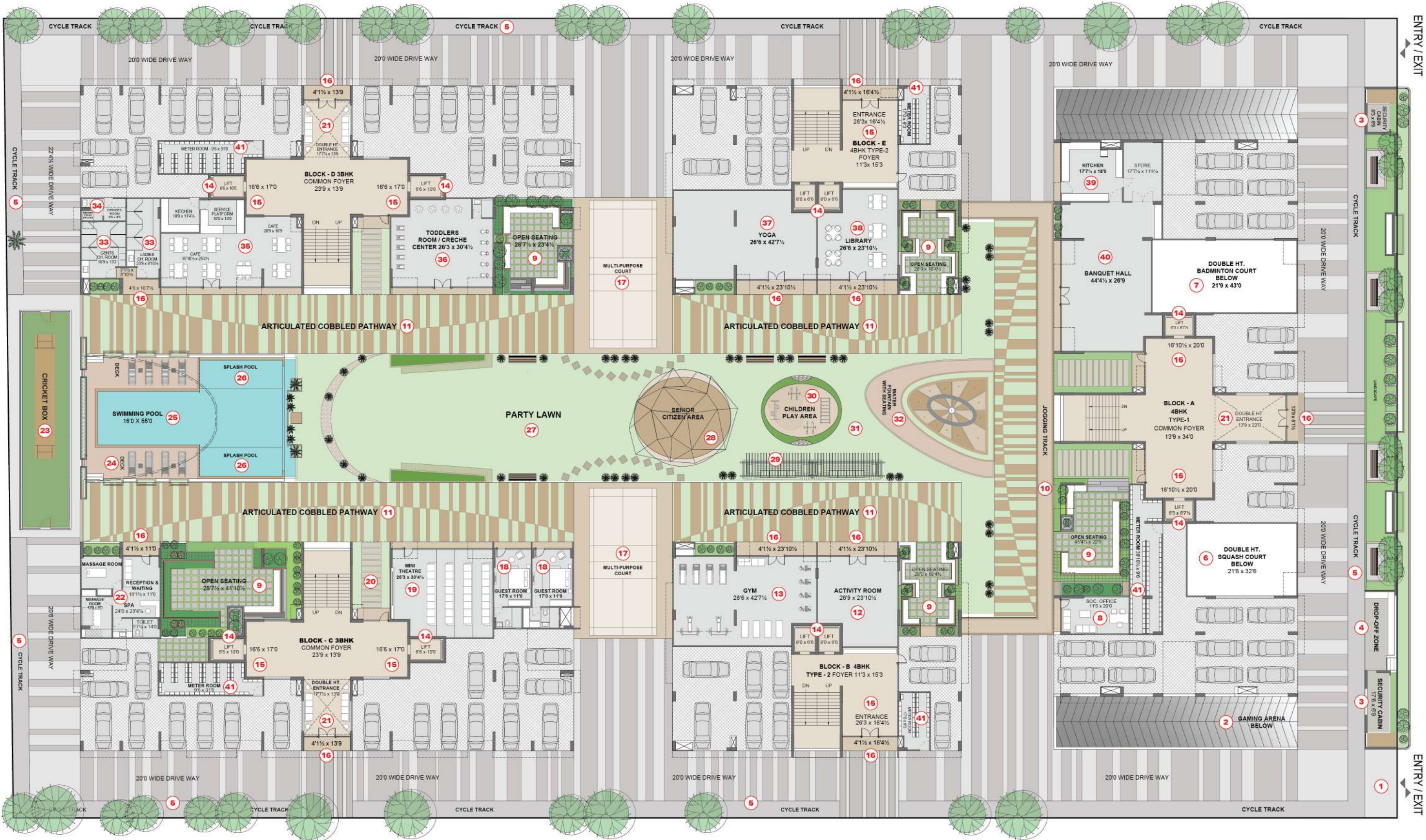
SPECIAL FEATURES

AN EXCLUSIVELY RESIDENTIAL PROJECT

-  Sip on your coffee, spend quality time, at **1100+ sq.ft. Cafeteria**
-  Train, play or just have fun, at the **double-heighted, standard Squash & Badminton Area**
-  Relax, rejuvenate and unwind, at the **Spalon & Massage Rooms**
-  Take a refreshing dip in the **Full-length Swimming Pool**
-  Go for a calming walk with **24x7 Relaxing Music** all-across
-  Get a safe sleep while being secured with **Video Door Phone and Digital Locks**
-  Pedal your way to fitness on the **500-meter Cycle Track**
-  Accommodate your guests & drivers at the separate **Guest Rooms & Driver Rooms**



GROUND FLOOR PLAN



OTHER AMENITIES



1. ENTRY GATE



2. GAMING ARENA (POOL TABLE, CHESS & TABLE TENNIS)



3. SECURITY CABIN



4. PICK-UP & DROP OFF ZONE



5. CYCLE TRACK



6. DOUBLE HEIGHT SQUASH COURT



7. DOUBLE HEIGHT BADMINTON COURT



8. SOCIETY OFFICE



9. OPEN SEATING



10. JOGGING TRACK



11. ARTICULATED COBBLED PATHWAY



12. ACTIVITY ROOM



13. GYM



14. SERVICE (STRETCHER) LIFT FOYER



15. ENTRY FOYER LOUNGE



16. ENTRANCE FOYER PORCH WITH LANDSCAPE



17. MULTIPURPOSE COURT FOR GAMES



18. GUEST ROOMS



19. MINI THEATRE



20. ENTRANCE SCENT GARDEN COURT



21. DOUBLE HEIGHT ENTRANCE FOYER (BLOCK - A, C & D)



22. SPALON & MASSAGE ROOMS



23. CRICKET BOX



24. SWIMMING POOL DECK



25. SWIMMING POOL



26. SPLASH POOL



27. PARTY LAWN



28. SENIOR CITIZEN AREA WITH SITOUTS



29. ENTRANCE SCENT GARDEN COURT



30. CHILDREN PLAY AREA



31. GARDEN AREA



32. WATER FOUNTAIN WITH TEA PAVILION



33. GENTS & LADIES CHANGING ROOM & TOILET



34. DRIVERS ROOM WITH TOILET



35. CAFE WITH SERVICE AREA



36. TODDLERS ROOM / CRECHE



37. YOGA ROOM



38. LIBRARY



39. SERVICE KITCHEN



40. BANQUET HALL



41. METER ROOM

At the highest luxury standards, make way for the unstoppable growth with the connectivity and convenience to major city hubs and easy access to public transport. The city's rush and the heart's calm, everything is here at Asteria.

Metro Station 2 Minutes	Opposite PDU	S.P. Ring Road 8 Minutes	GIFT City 5 Minutes
Airport 15 Minutes	Jamnabai Narsee School 5 Minutes	Sabarmati River Walking Distance	Besides GNLU

BUILDING SPACES THAT MAKE A DIFFERENCE

AS Buildcon believes in continuing the tradition of constant improvement and an end result that is a world-class experience in itself. With a vast exposure in commercial and residential properties, Atishay and Shivalay Group have come together to deliver projects that outstand. In unison, the group aims to build spaces that elevate lifestyle and leave a remarkable imprint in the minds of not only the end-users but also the spectators. For accomplishing the common goal of a best-in-class project, the two reputed real estate developers joined hands in 2016. Atishay and Shivalay Group, came together as AS Buildcon and have completed two projects with an aggregate buildup of 6Lac+ sq.ft. and have two more projects of 10Lac+ sq.ft. going on side by side. In the fast-growing real-estate environment, the group intends to remain ahead of its time by delivering a supreme lifestyle experience.



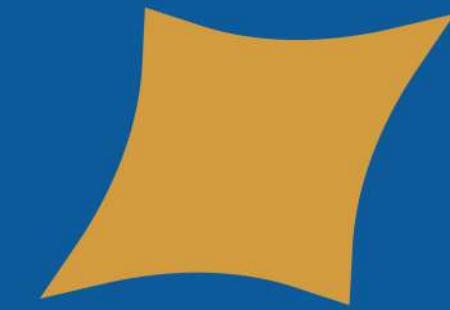
ABOUT ATISHAY GROUP

Incorporated in 2009, Atishay Group came into formation with the purpose of being the benchmark in business and committing to providing spectacular projects that deliver the best value. With the completion of more than 8 projects having an aggregate buildup area exceeding 15Lac Sq.Ft., the group has earned its reputation amongst over 1000 delighted customers with projects such as Atishay Prism, Atishay Belleville and many more.



ABOUT SHIVALAY GROUP

Shivalay Group has been committed to creating real value in property. The group successfully ventured into Real Estate by creating a series of residential spaces at strategic locations in Gandhinagar & Ahmedabad and aims to serve as many people as possible across the country for years to come. In 1981, the group started by investing in real estate space and in the year 2013, the brand 'Shivalay' was established with a one-of-a-kind project Shivalay Residency, followed by Shivalay Heights, Shivalay Parisar, and many more.



THIS IS WHERE YOUR LIFE CHANGES

WELCOME ABOARD!

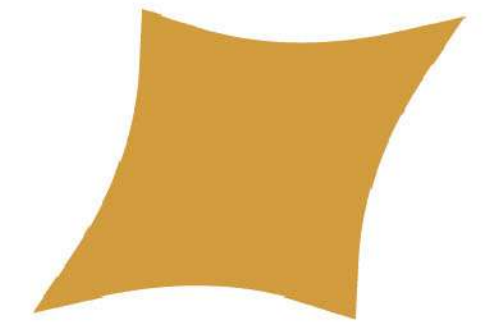


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ASTERIA



BEGIN THE ERA OF LUXURY



SALIENT FEATURES



Provision of gas pipe line to each flat



Provision of 24x7 bore well water connection



Automatic standard quality elevators



Well designed lobby entrance



Attractive site entrance gate with security



Structure

- Earthquake resistant R.C.C Frame Structure



Flooring

- Wooden flooring in the master bedroom
- Branded Vitrified flooring in drawing, living, dining and kitchen areas
- Branded Vitrified flooring in all bedrooms, balcony and in store room



Wash Area

- Kota stone flooring with a dado of glazed tiles
- Provisions for R.O water, geysers and washing machine



Kitchen

- Granite Platform with quartz sink & glazed tiles dado upto lintel level



Doors

- Main door with veneer finished along with wooden frame & Security digital lock & Video door phone.
- All other doors are flush door with wooden frame



Windows

- Powder coated aluminium sliding window



Bathrooms

- GVT dado on all walls up to the lintel level Branded bathroom fittings (Grohe/Kohler) or equivalent and sanitary ware (Kohler/Duravit) or Equivalent Premium quality plumbing fittings.



Electrification

- All electrical concealed points of ISI make along with Halls RFL or Fauvalent wires & Schneider or equivalent pale branded modular switchboards



Railing

- S.S./M.S. Railing/Glass Railing

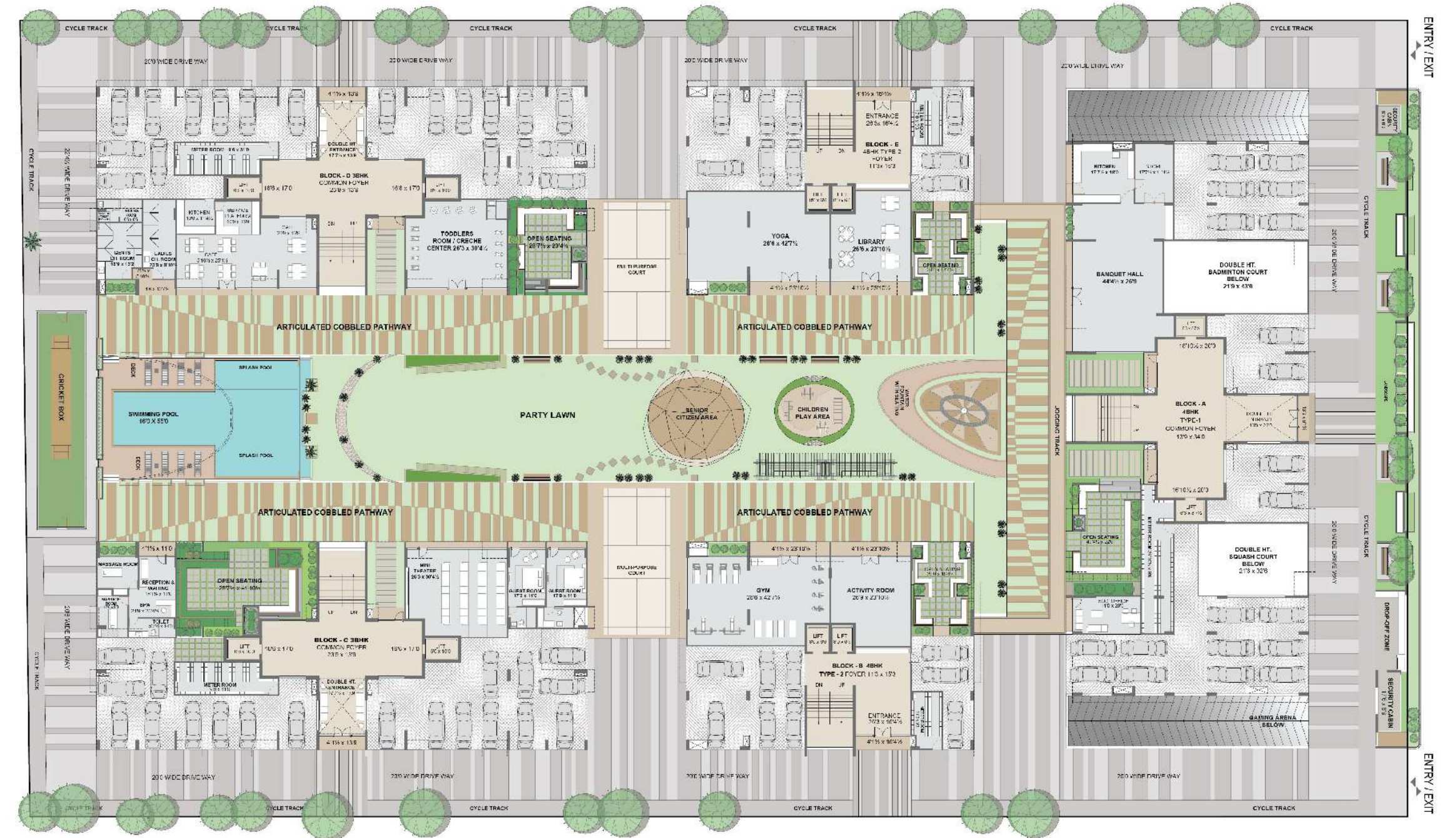


Wall Finish

- Inside single mala plaster with putty & outside double coat sand face plaster with rustic texture & 100% acrylic waterproof paint

FLOOR PLAN

GROUND FLOOR



FLOOR PLAN

1ST FLOOR



FLOOR PLAN

2ND TO 11TH FLOOR



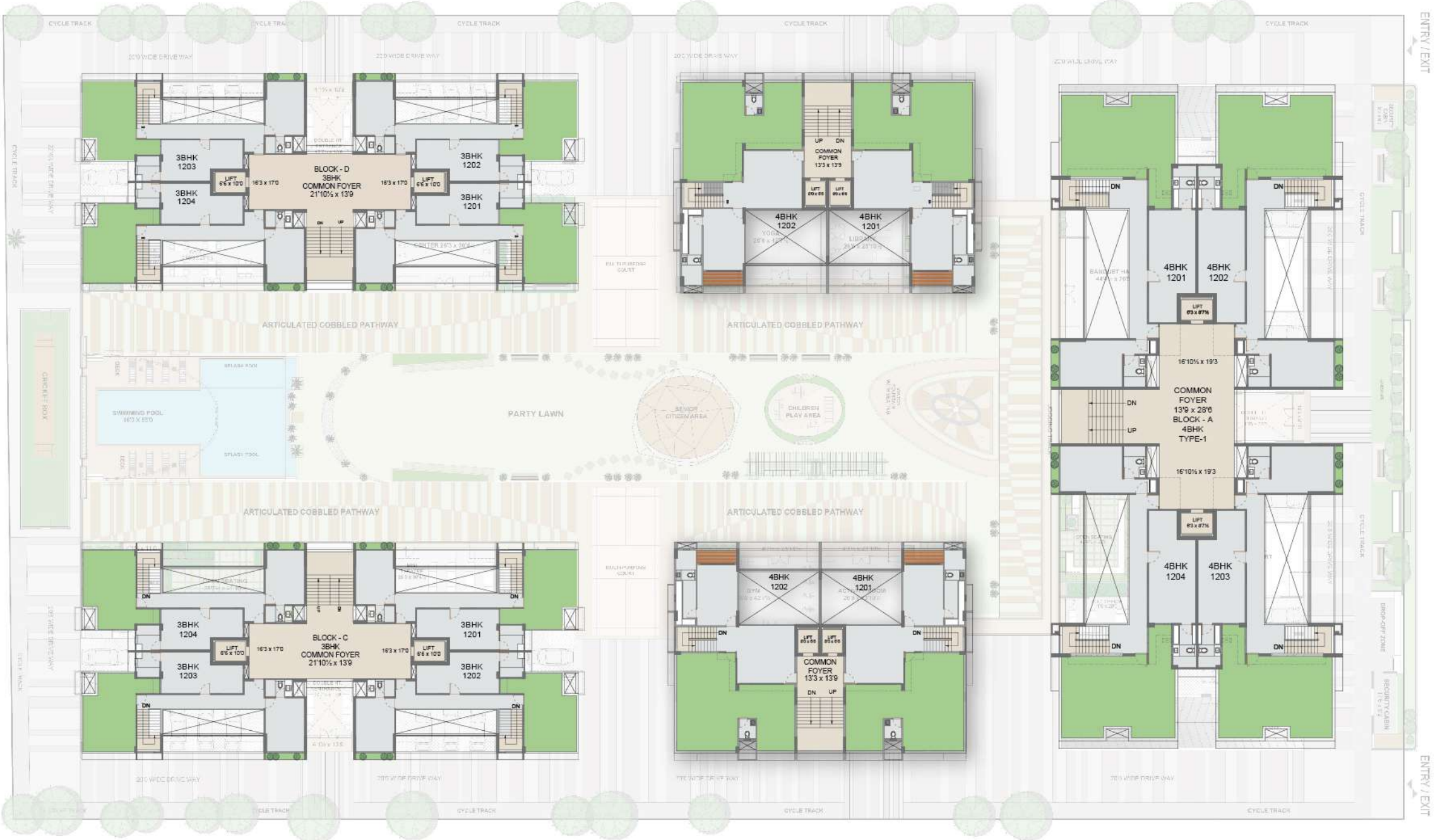
FLOOR PLAN

SKYDECK DUPLEX PENTHOUSE LOWER (12TH)



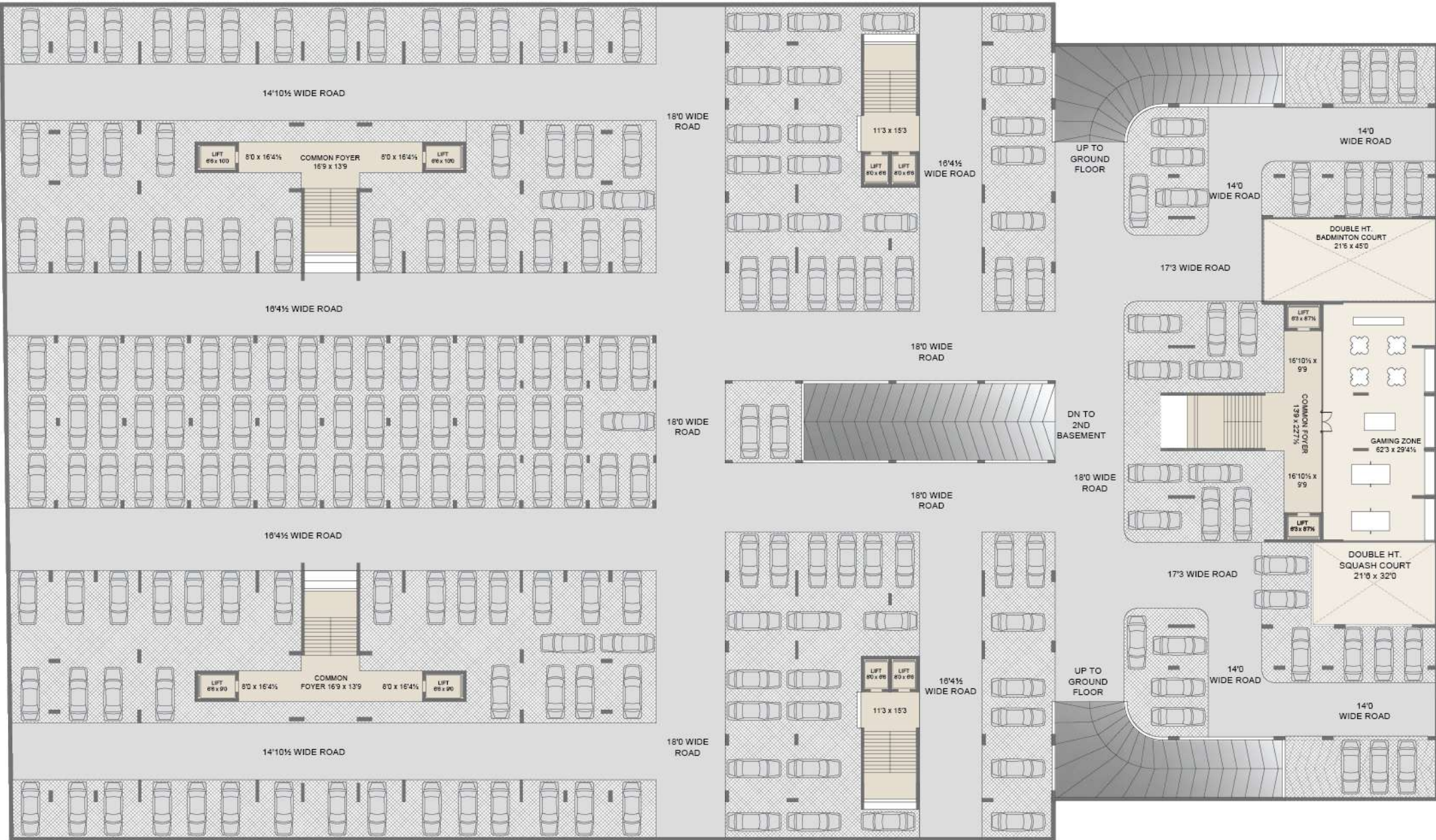
FLOOR PLAN

SKYDECK DUPLEX PENTHOUSE UPPER (13TH)



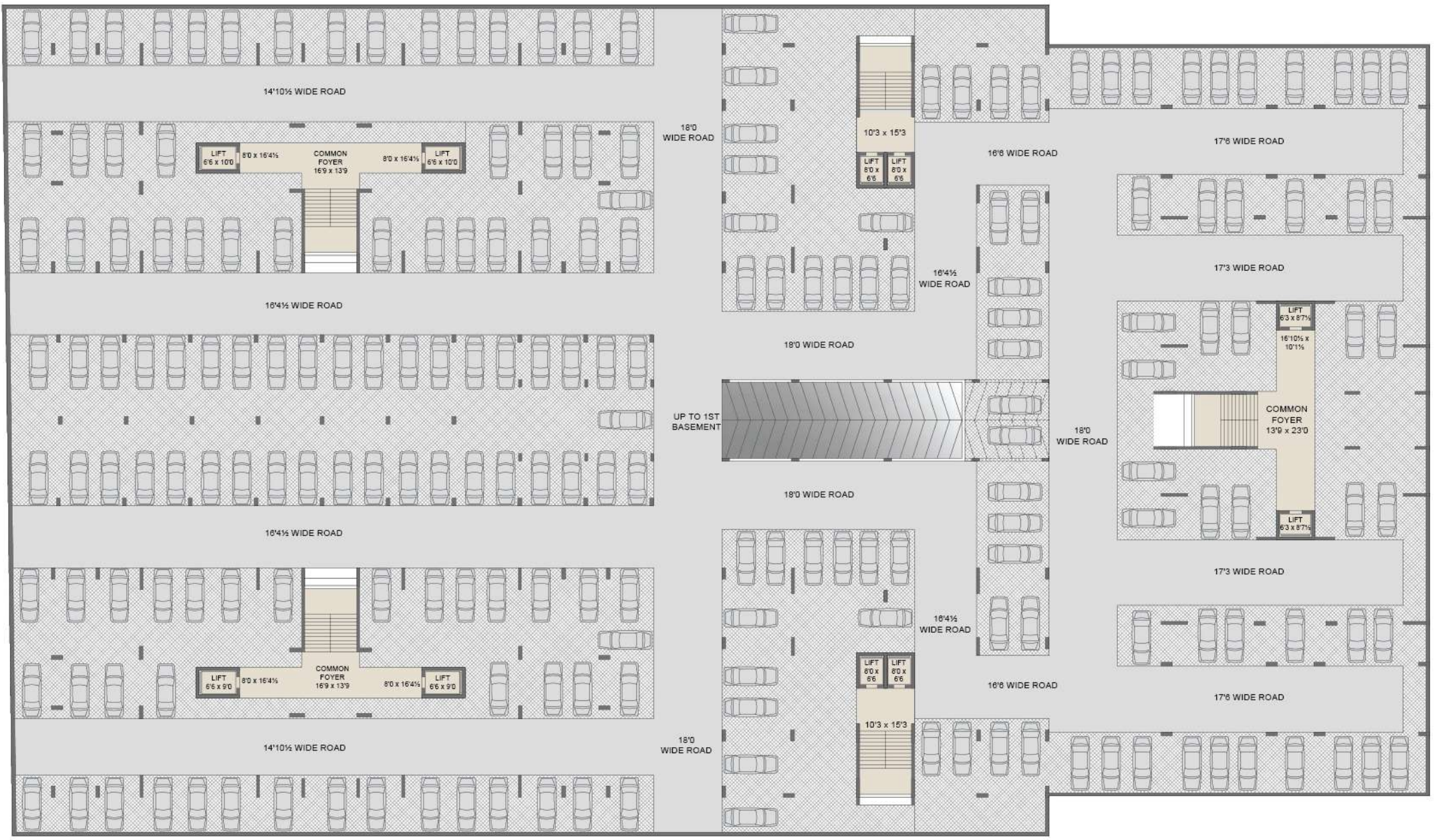
BASEMENT PLAN

UPPER



BASEMENT PLAN

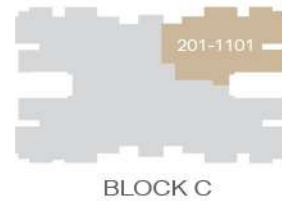
LOWER





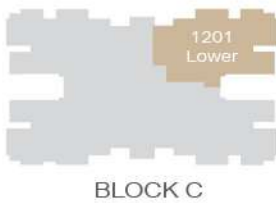
3 BHK

UNIT PLAN (BLOCK C & D)

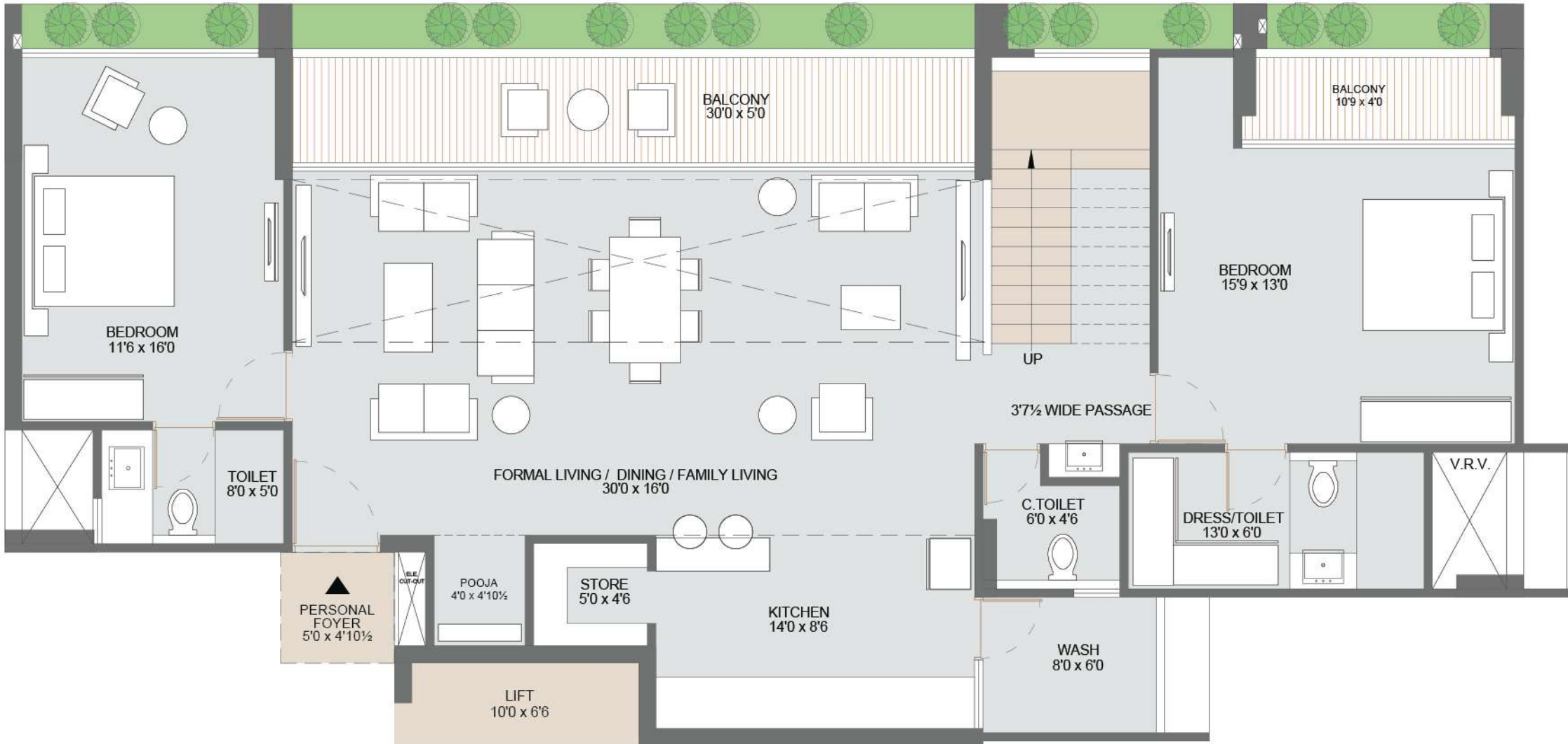


4 BHK

SKYDECK DUPLEX PENTHOUSE LOWER (12TH)
UNIT PLAN (BLOCK C & D)

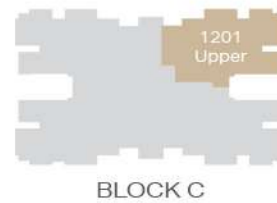


BLOCK C

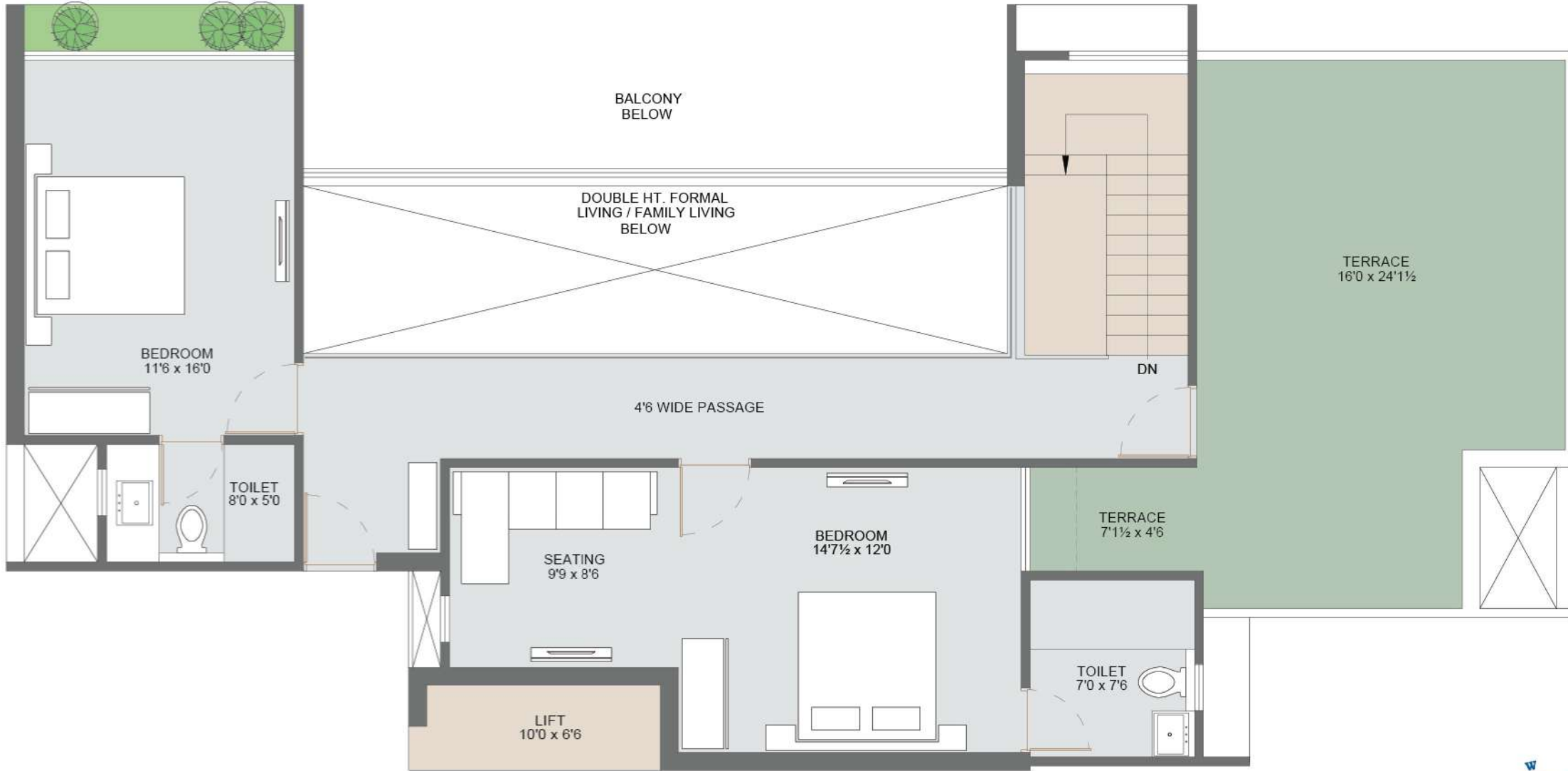


4 BHK

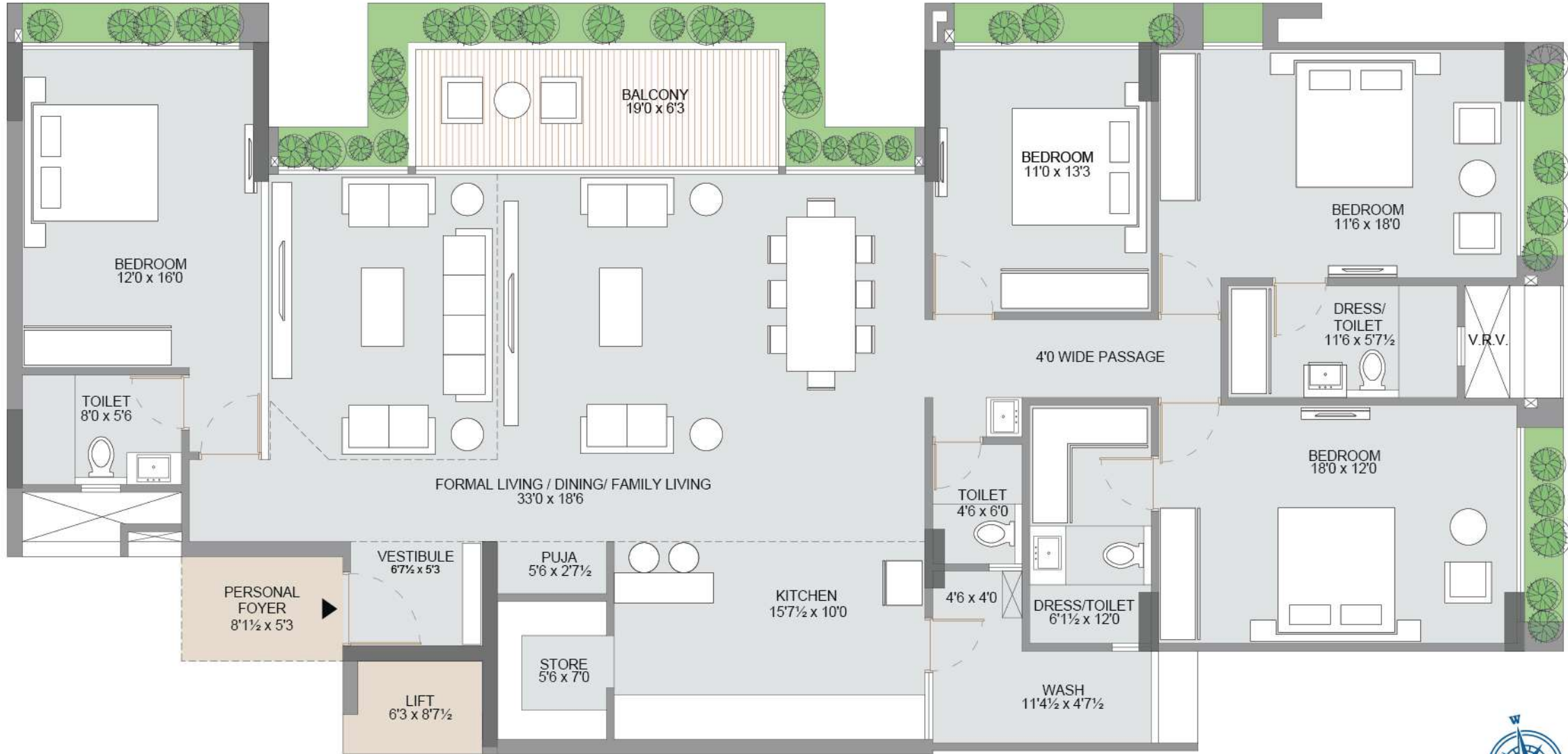
SKYDECK DUPLEX PENTHOUSE UPPER (13TH)
UNIT PLAN (BLOCK C & D)



BLOCK C



4 BHK
UNIT PLAN (BLOCK A)



4 BHK
UNIT PLAN (BLOCK B & E)



4 BHK

SKYDECK DUPLEX PENTHOUSE LOWER (12TH)
UNIT PLAN (BLOCK B & E)



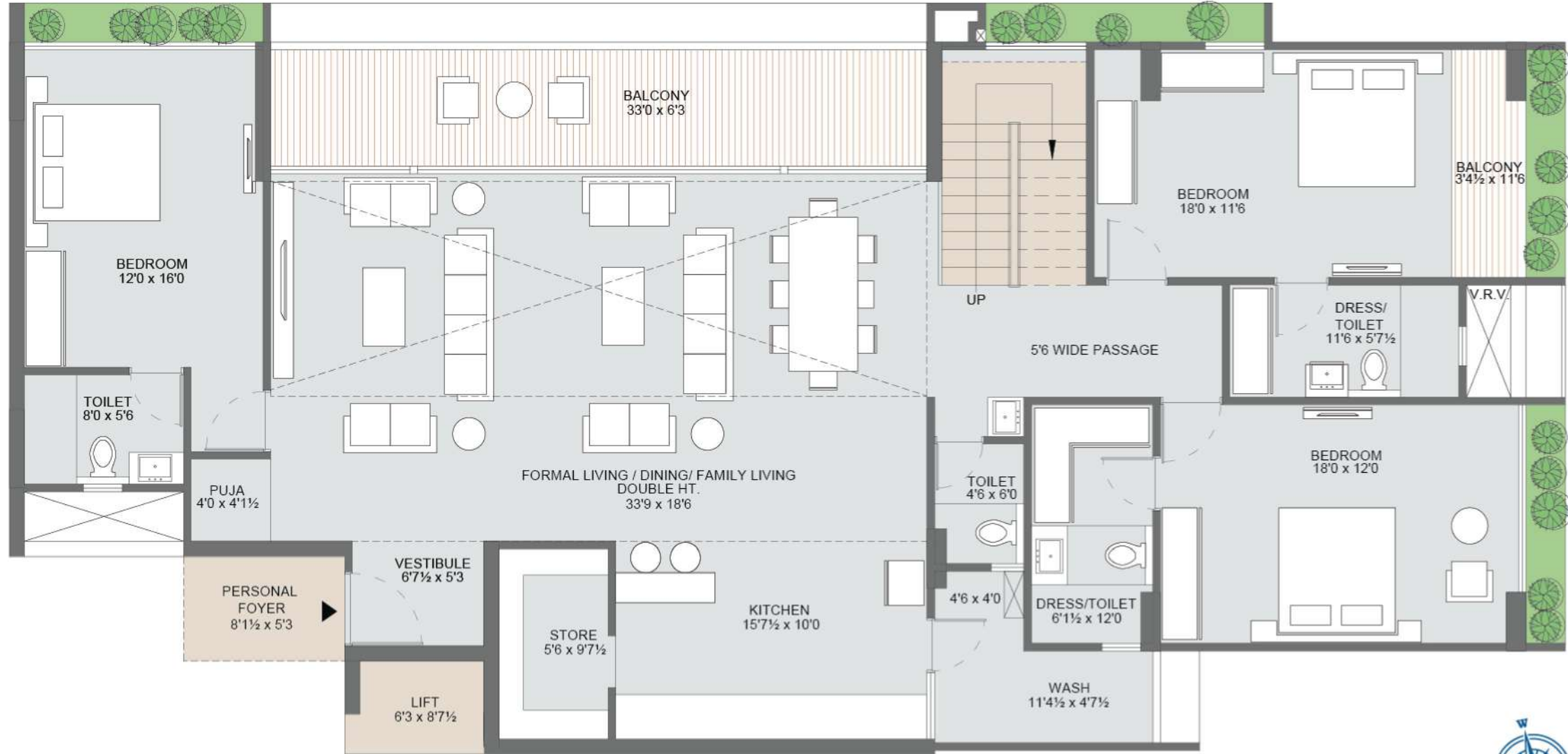
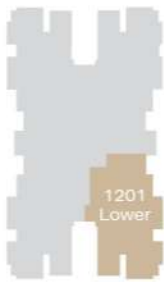
4 BHK

SKYDECK DUPLEX PENTHOUSE UPPER (13TH)
UNIT PLAN (BLOCK B & E)



5 BHK

SKYDECK DUPLEX PENTHOUSE LOWER (12TH)
UNIT PLAN (BLOCK A)



5 BHK

SKYDECK DUPLEX PENTHOUSE UPPER (13TH)
UNIT PLAN (BLOCK A)

