



Developer
SHREE ADITYA DEVELOPERS

ADITYA ANTILIA,
200, Sardar Patel Ring Rd,
Opp. CBD Mall, B/s Sangath Prominence
Gandhinagar Twin City, Ahmedabad,
Gujarat 382424

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ARCHITECT

STRUCTURE

MEP

QR CODE FOR

Website

Brochure

Location



Terms & Conditions:

1.The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3.Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member. 5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8.Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. (10) Any plans, specification or information in this brochure can not form part of an offer, contract or agreement. (11) This Brochure does not contain any legal Part as per rera.

ADITYA ANTILIA

Resort Living Lifestyle

IT'S ALL ABOUT THE LOCATION

First, the area is well-connected to the rest of the city via a network of roads and public transportation. There are several shopping centres, restaurants, and other commercial establishments nearby. It is also close to the railway station and airport, which provides convenient access to other parts of Gujarat as well as the rest of India. A safe and secure area, with a low crime rate and a strong sense of community, makes it an ideal home for families with children. Overall, Aditya Antilia is a great place to live for those looking to be part of a thriving and welcoming community in Ahmedabad.



SMART STRUCTURE FOR SPLENDID DAYS

Come in for maximum natural light in your house all day. The structure is made in such a way that sun goes from one end of your apartment to the other end, giving you fresh air and natural light in your home.



HOME GIVES YOU A PLACE TO LIVE, AMENITIES GIVE YOU A LIFESTYLE

With a vision to create resort style living, Aditya Group set out to incarnate Aditya Antilia. These 3BHK apartments are located off S P Ring Road, offering you clutter-free panoramic views. But it's not just the homes that set us apart. Our community is filled with amenities that will elevate your lifestyle. Take a dip in our swimming pool, work up a sweat in our gym with a trainer, or relax with friends in our landscaped garden.

Don't just live. Thrive at Aditya Antilia.





ENTER FROM EITHER SIDE

There are two ways to enter Aditya Antilia: First, from S P Ring Road and second, from TP road coming from S G Highway. Whether you're coming from Gandhinagar or Ahmedabad, we've kept the door open for you on both sides. You're welcomed from either of the entryways that's closer and convenient to you.

ATTRACTIVE ENTRY GATE
WITH SECURITY SYSTEM





3X CROSSROAD ADVANTAGE

- Convenience: More convenient to access, easier to get to from multiple directions.
- Higher Property Value: Crossroad offers more visibility and convenience, resulting in good value appreciation
- Better Visibility: Ideal for showrooms and shops that need higher visibility to get more footfall.



80 FT X 60 FT WIDE
CROSSROAD ADVANTAGE



ABUNDANT LANDSCAPE
WITH 60 FT WIDE TP ROAD

PICK YOUR FIT

With a variety of floor plans and different direction-facing apartments to choose from, you'll find the perfect fit for your needs.

**BASEMENT
FLOOR LAYOUT 2**



80'0" Wide TP Road



**BASEMENT
FLOOR LAYOUT 1**



80'0" Wide TP Road



GROUND FLOOR LAYOUT



GROUND FLOOR CLUB HOUSE



FIRST FLOOR CLUB HOUSE



TERRACE FLOOR CLUB HOUSE



FIRST
FLOOR LAYOUT



80'0" Wide TP Road



60'0" Wide TP Road

TYPICAL
FLOOR LAYOUT

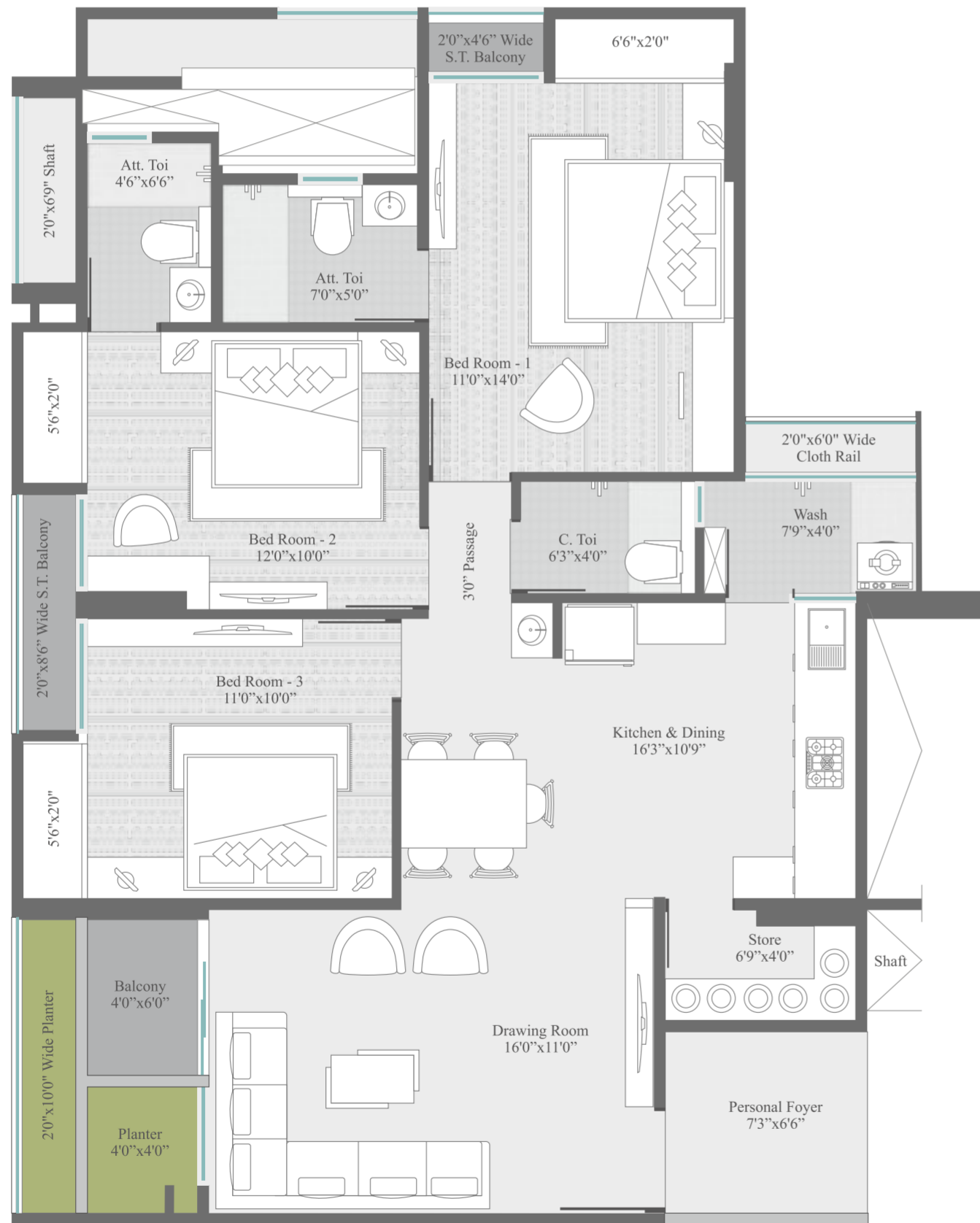


80'0" Wide TP Road

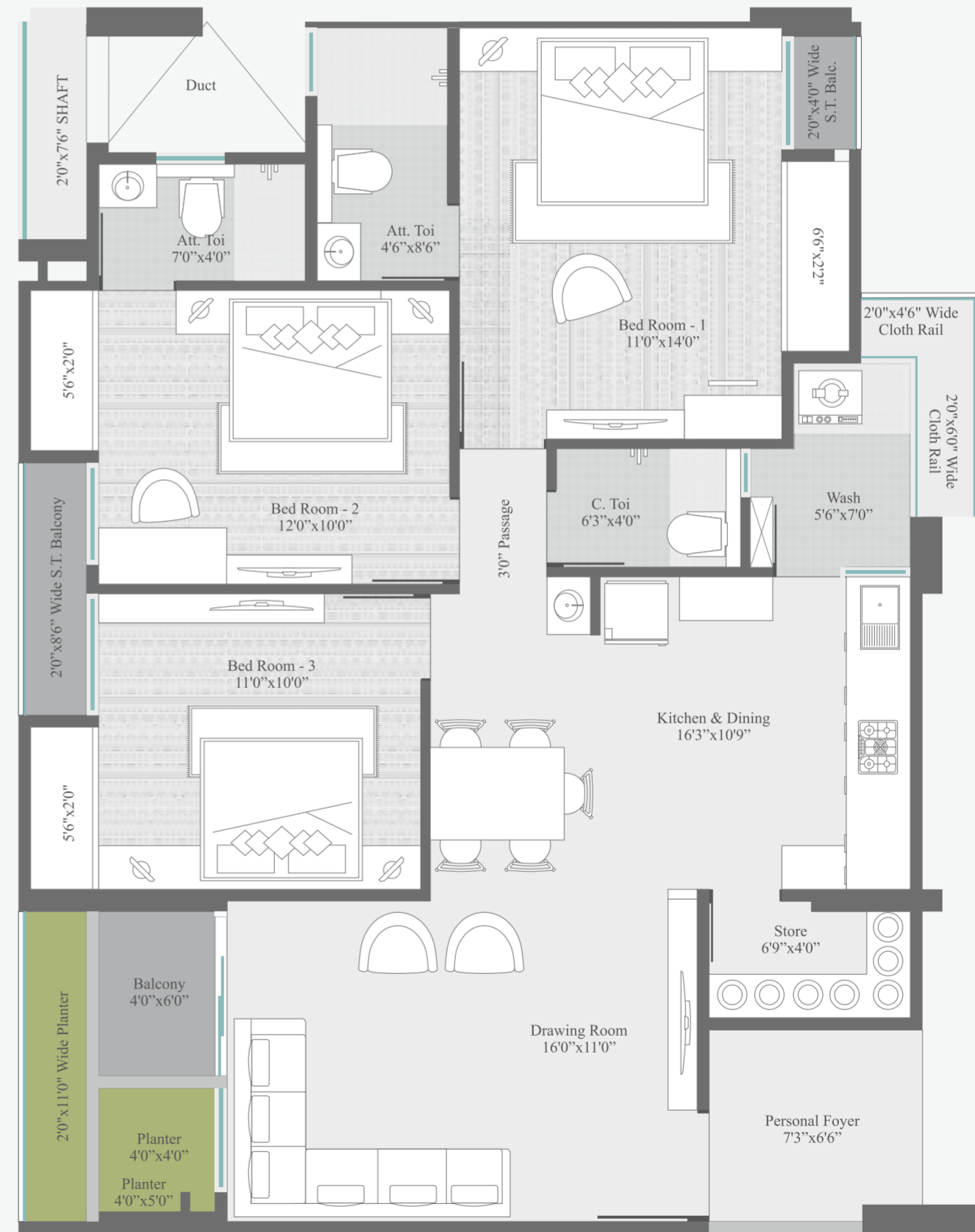


60'0" Wide TP Road

3BHK UNIT
TYPE - 1

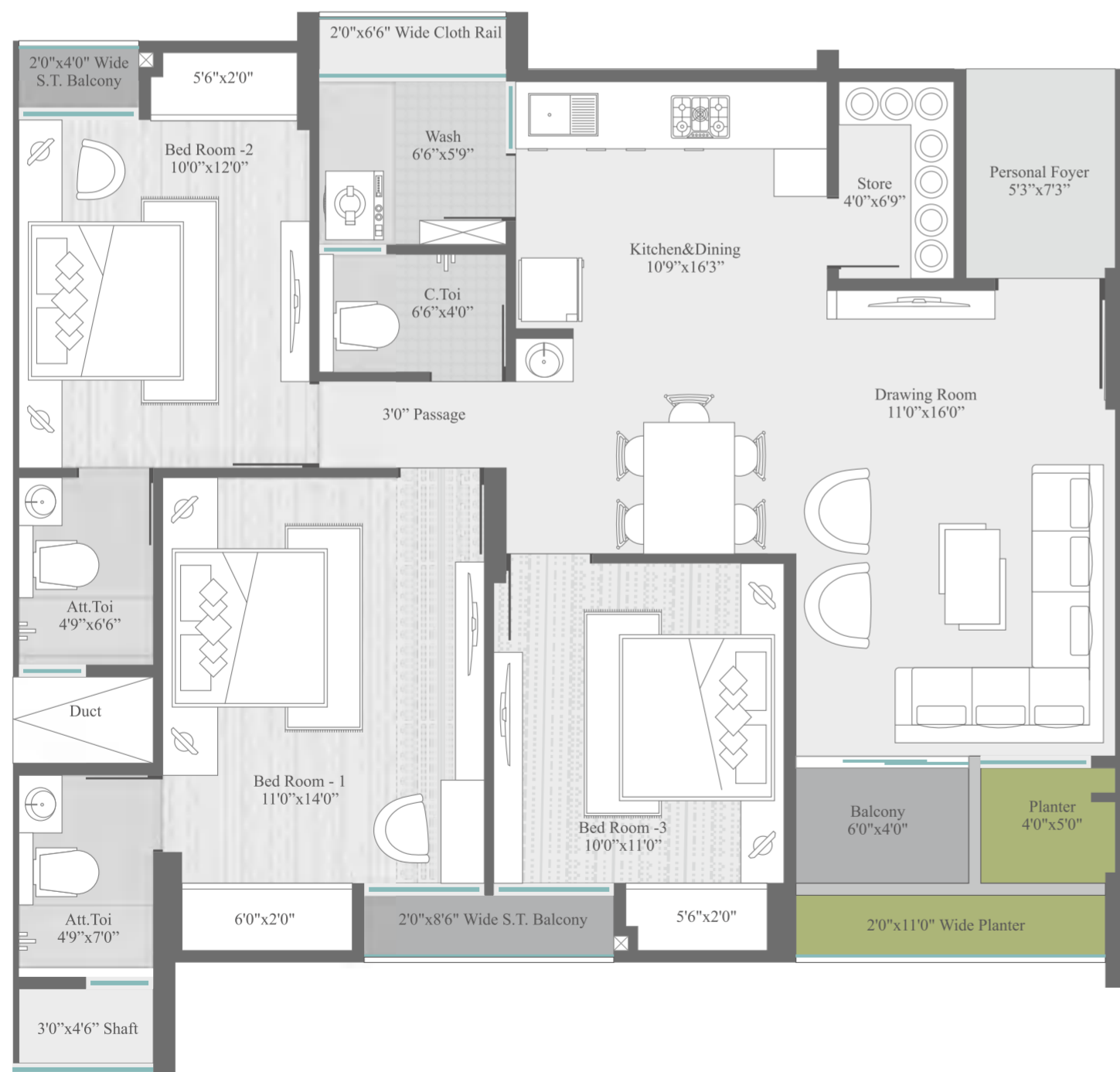


3BHK UNIT
TYPE - 2

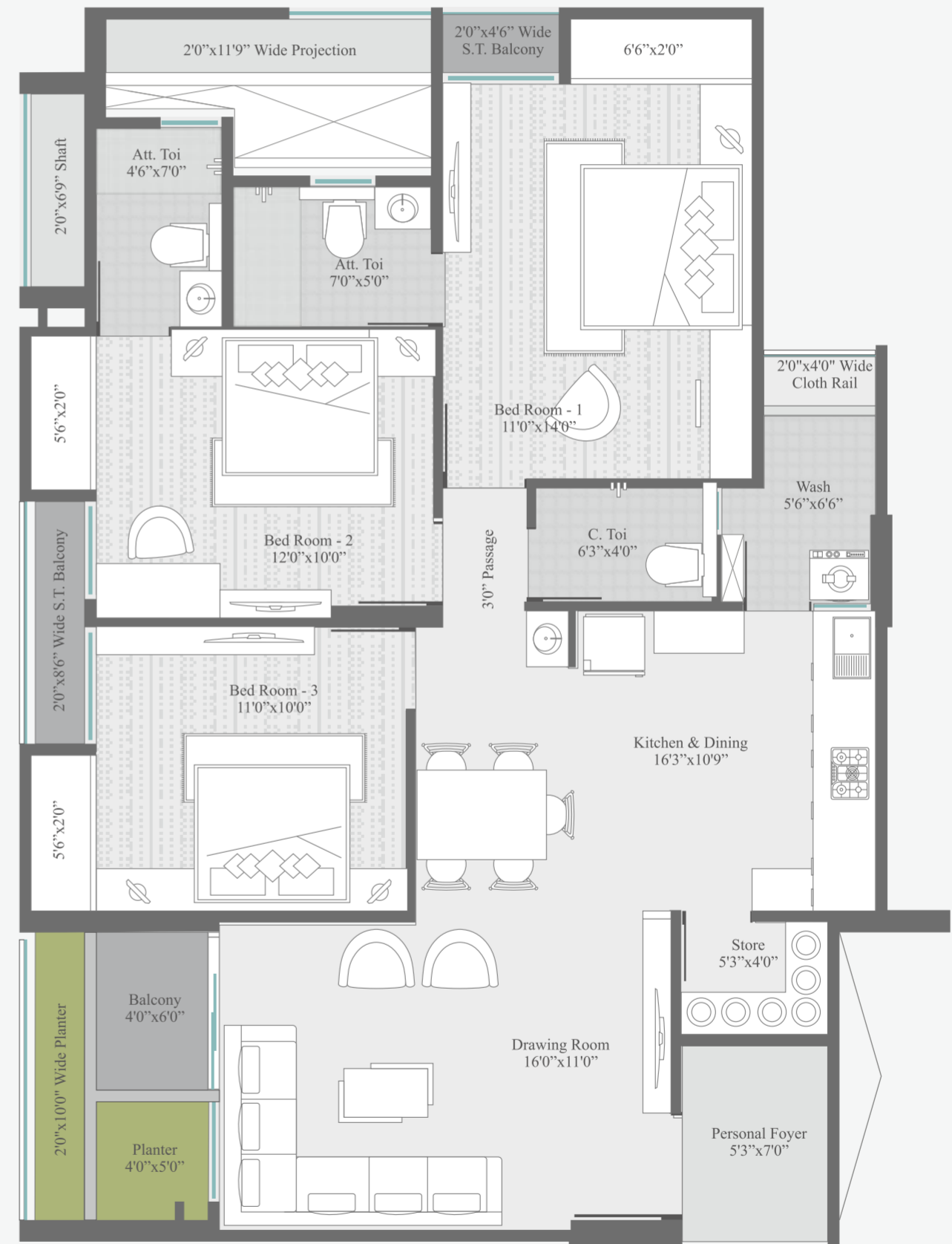




3BHK UNIT
TYPE - 3



3BHK UNIT
TYPE - 4





EYE-CATCHING RETAIL FRONT

THE RETAILER ADVANTAGE

Located in the centre of twin cities, Aditya Antilia's retail front is at a pulsating verve and will give a resounding visibility to your business. And that's what makes it an instant success.



MULTIPURPOSE HALL WITH COMMON KITCHEN
Whatever the purpose, celebrate it in a grand manner with scrumptious food.



CHILDREN PLAY AREA
A dedicated and safe play zone for the younger ones to live their best childhood



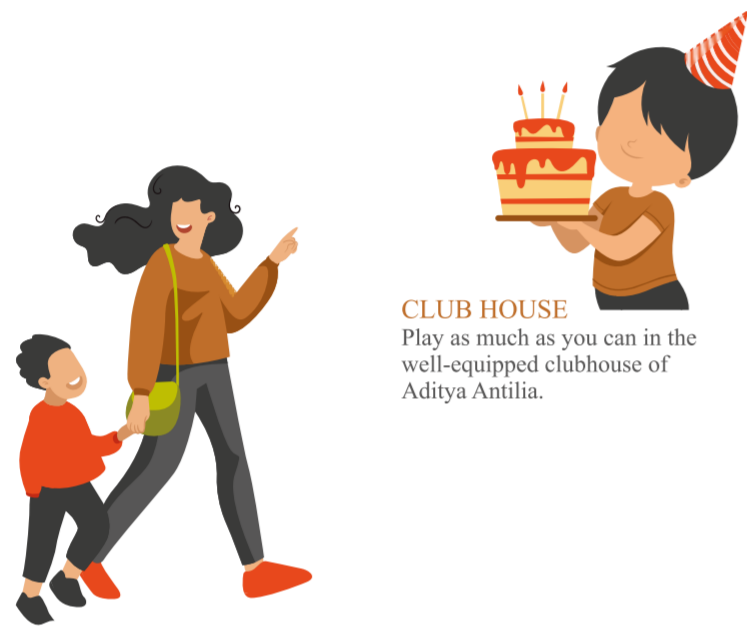
INDOOR GAMES
Sharpen your mind as you play and have fun.



BOX CRICKET
Keep your cricket spirit alive at Box Cricket.



GAZEBO
A picturesque place for your everyday hangouts.



CLUB HOUSE
Play as much as you can in the well-equipped clubhouse of Aditya Antilia.



GYM WITH TRAINER
When you are fit, you enjoy the resort style life even more. So, come, hit the gym for a dose of fitness.

AMENITIES

CHILDREN DROP OF ZONE
A special zone where you can drop and pick up your children for their schools and colleges.



OPEN AIR THEATER
Gather your friends and family and plan to watch the latest movie or the world cup on a big screen open air theatre at the garden.



LIBRARY
Keep your bookworm alive at the common library

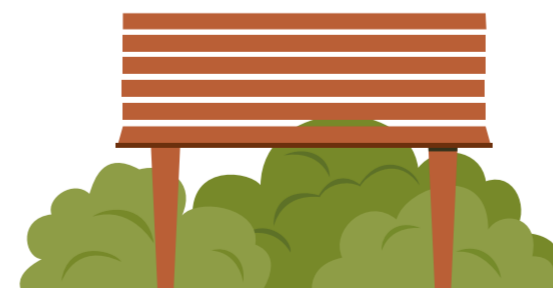


SWIMMING POOL
Wash away your any day blues with just a dip into the swimming pool.

LANDSCAPE GARDEN
Well-maintained garden with lush greens and aromatic flowers to turn your normal evening walk into a mesmerising experience.



GUEST PARKING
Don't worry about your guest's Vehicle, they are taken care of the exclusive Guest Parking Space



INFORMAL SITOUT
Have a post dinner get together every night with your neighbours cum friends

- 24 Hrs Water Supply With Water Softener
- Security 24x7
- Fire Safety
- Ambiance Lighting
- CCTV Camera
- Power Backup For Common Area
- 2 Level Basement Parking
- Water Body With Fountain
- Electric Charging Point Provision
- 2 Automatic Lift With Power Backup
- Goods/stretchr Lift
- DTH Connection
- Automatic Entrance Gates
- Intercom App.
- Solar System For Common Area
- Fiber Connection For Net
- Well Designed Entrance Foyer



AMAZING SWIMMING POOL

YOUR TAGLINE IS HERE

Located in the centre of twin cities, Aditya Antilia's retail front is at a pulsating verve and will give a resounding visibility to your business. And that's what makes it an instant success.

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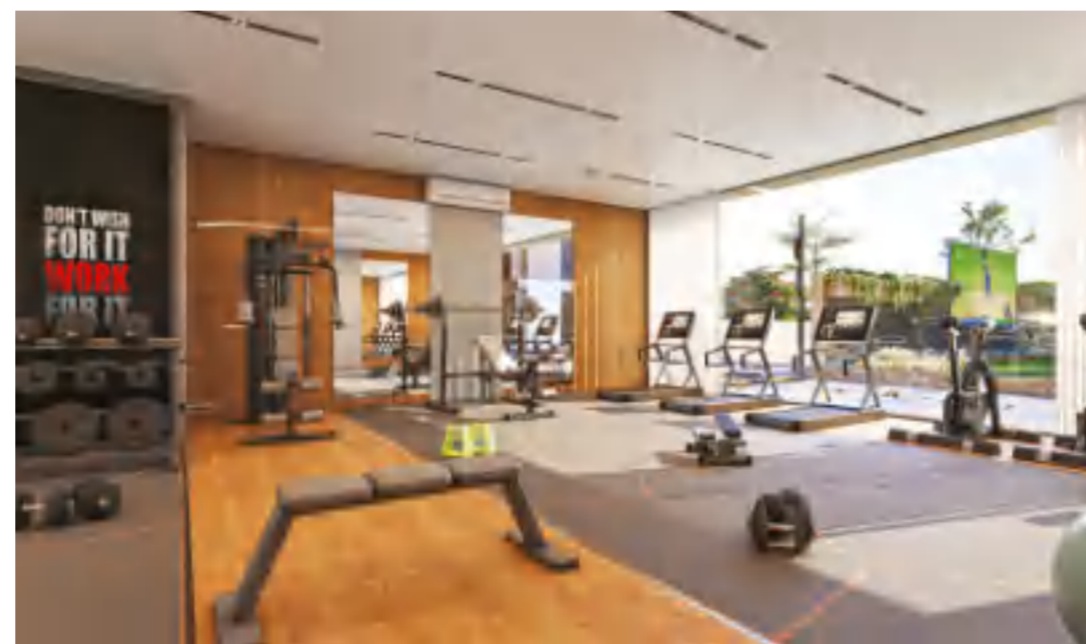
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EVERYTHING FOR EVERYONE

Here's a place that's sure to keep every one, from every age, happy. Everyone's need and desire is taken care of with a well-crafted set of amenities at Aditya Antilia.





SPECIFICATION

STRUCTURE AND WALL CONSTRUCTION:

- Earthquake Resistant RCC Frame Structure Design.
- Internal Walls Single Coat Plaster with Birla White Putty.
- External Walls Double Coat Plaster with Weather Proof Primer, Over texture paint Finished.

ELECTRIFICATION:

- Sufficient Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches.

DOORS AND WINDOWS:

- Flush Door with both side Laminate & Safety Locks.
- Tuffen Glass Shop And Showroom Front Entry.
- Powder Coated Aluminium Sliding / Glazing Openable Window.

FLOORING AND WALL CLADDING:

- Premium Italian Pattern Tiles Flooring with Skirting in all units.
- Passage Area & Staircase with Premium Quality Vitrified Tiles / Granite.
- Italian Pattern Tiles or decorative wall cladding on Lift wall.

WATER SUPPLY:

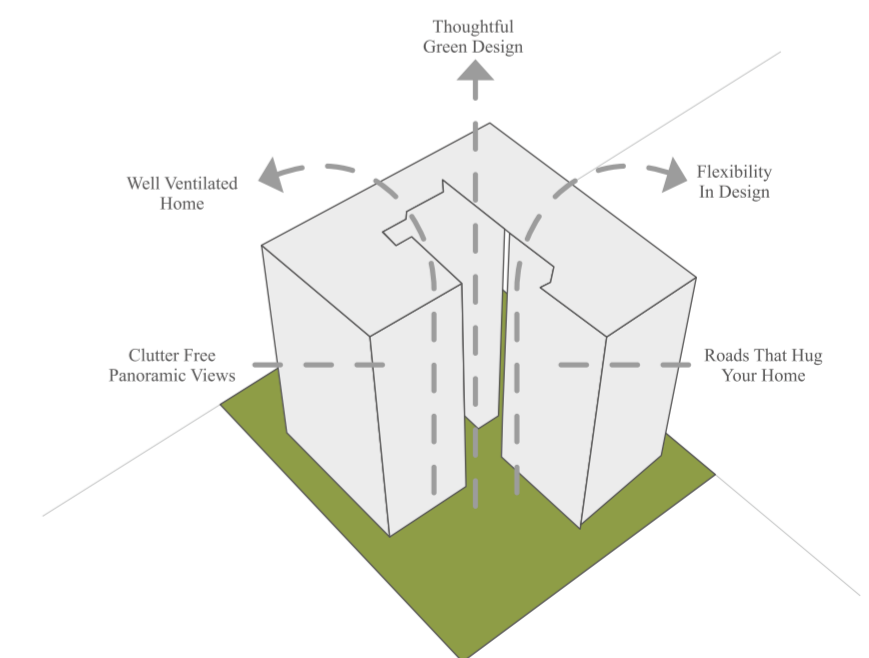
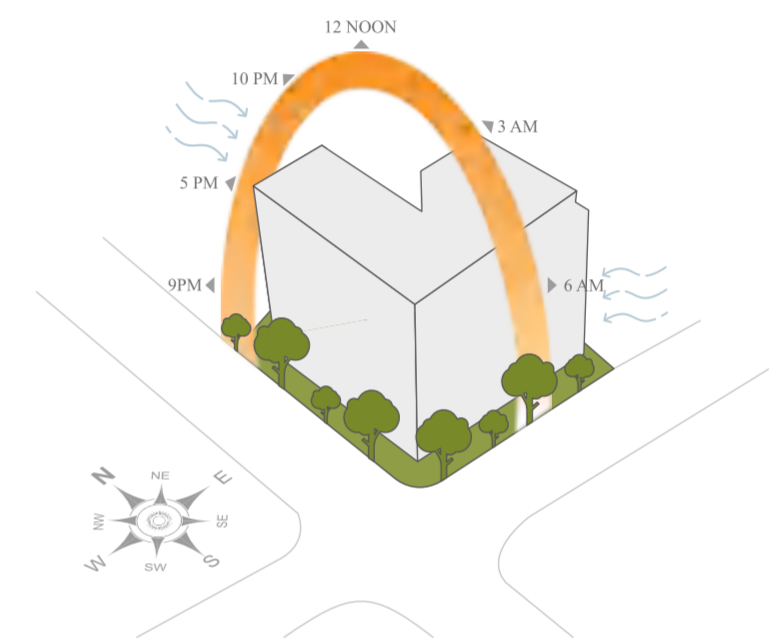
- 24 hour Ground Water supply through Overhead and Underground Storage Tanks.





SUN REVOLVES AROUND YOU

Aditya Antilia is made such a way that the sun revolves around the entire structure, providing an optimised amount of sunlight the whole day.





WELL-CONNECTED AND GROWING RAPIDLY

The location of Aditya Antilia is uniquely advantageous. Conveniently close to both the railway station and airport, it is at the heart of growth and commerce. Needless to say, as far as investments go, it doesn't get much better than this.

PREMIUM LIFESTYLE





SUPER MARKET 2.5 km



SCHOOL 2.6 km



RESTAURANT 0.5 km



TEMPLE 3.0 km



RAILWAY STATION 4.2 km



HOSPITAL 3.2 km



PETROL PUMP 0.5 km



GARDEN 1.9 km



BUS STOP 4.9 km



AIRPORT 13.1 km