

3BHK
LUXURIOUS LIVING

ADITYA
HEAVEN
House of Happiness

THE PERFECT BALANCE OF PEACE & PROXIMITY

Aditya Heaven gives you the great advantage of connecting you to possibilities. The city stays close enough for convenience and far enough for calm. Whether it's work, school, shopping, or leisure, everything you need is just minutes away. A rare balance that defines modern living. It's where proximity doesn't mean pressure, and accessibility doesn't come at the cost of serenity.



GOOGLE MAP DIRECTION



THE ARCHITECT'S DESIGN PHILOSOPHY

Aditya Heaven is shaped by the modern design philosophy of Architect Pratik Dattani, whose approach to architecture blends clarity with character. His approach combines aesthetic clarity with functional efficiency, ensuring that every element serves both visual appeal and everyday usability. The clean architectural language, disciplined geometry, and thoughtful detailing establish a distinctive identity while maintaining comfort and practicality for residents.

TIMELESS LUXURY



LAVISH
LIFESTYLE



ABUNDANT
LANDSCAPE



CLASSIC
LOCATION

Aditya Heaven is created around this simple thought that happiness comes from ease, balance, and well-designed living. A place where space, serenity, and sophistication meet and where your home truly becomes your heaven. Set in a growing yet composed neighbourhood, Aditya Heaven brings together the best of both worlds. The homes are designed to feel open, breathable, and personal. Natural light finds its way in, spaces flow naturally, and every corner serves a purpose.



THE TOWERING VISION OF PARADISE

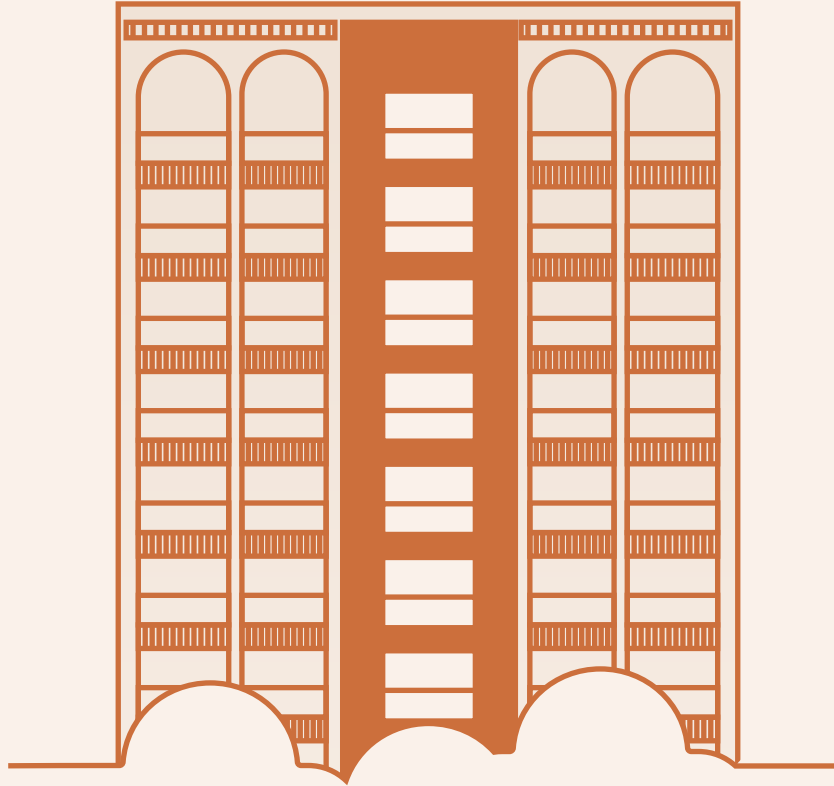
designed to rise

Aditya Heaven embodies the rare combination of beauty and practicality. It is a structure that elevates the very idea of living well. The neighbourhood itself is evolving into one of the city's most desirable pockets, where community and convenience go hand in hand. Here, your home will bring you close to schools, hospitals, and shopping while keeping the bustle at bay.



NURTURING TOGETHERNESS

Well-planned layouts encourage connection without taking away personal space. Open living areas bring families together, while calm private corners allow everyone their own rhythm. Natural light, open balconies, and breathable spaces create an atmosphere where people feel relaxed and closeness follows naturally. Beyond the home, shared spaces extend this sense of connection. Areas to sit, play, move, and unwind become part of daily life, turning simple interactions into lasting memories.



SUFFICIENT LIFESTYLE AMENITIES

Spaces that support every age and every pace of life. Areas to play, unwind, and connect as a community.



ABUNDANT NATURAL LIGHT

Light fills the home, corner to corner. Reducing shadows, lifting the mood. Everyday living, beautifully illuminated.



PANORAMIC VIEWS FOR A LIFETIME

Uninterrupted views that bring in light and air. A sense of openness that stays with you. Everyday living, made visually richer.



CONNECTED TO SPRING ROAD

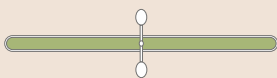
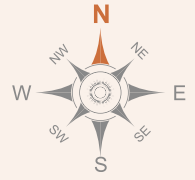
Effortless connectivity to the city's key destinations. A location that keeps work, leisure, and essentials within reach.



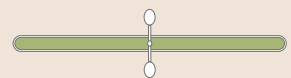
**A NEW HORIZON OF
ELEVATED GRANDEUR**
rising to shine

The architectural style is modern. Clean lines, balanced proportions, and a smart use of space ensure that the building rises with grace. The design carries the quiet confidence of grandeur, rising floor by floor into a silhouette that commands attention yet radiates elegance. Every detail of the design has been crafted to inspire from the imposing entrance that sets the tone of pride, to the exclusive elements that give this project its striking presence.

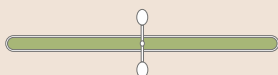
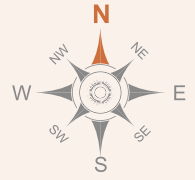
BASEMENT 02 LOWER FLOOR LAYOUT



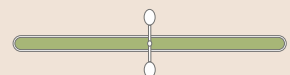
84.0 MT S.P. RING ROAD



BASEMENT 01 LOWER FLOOR LAYOUT



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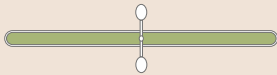
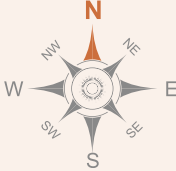




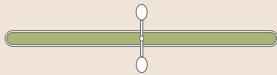
WHEN CONVENIENCE
BECOMES SECOND
NATURE
peace is a promise

Set along the vibrant S.P. Ring Road corridor, Aditya Heaven enjoys a location that naturally simplifies everyday life. The well-planned road network surrounding the project ensures smooth connectivity across the city while maintaining a composed residential environment. Wide approaches, clear access, and thoughtfully developed surroundings make coming home effortless. Here, accessibility and serenity exist together.

GROUND FLOOR LAYOUT

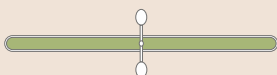
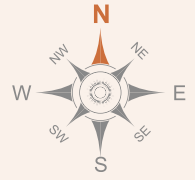


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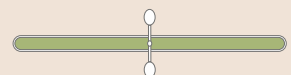


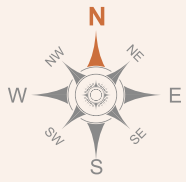
TYPICAL FLOOR LAYOUT

(1ST TO 14TH)

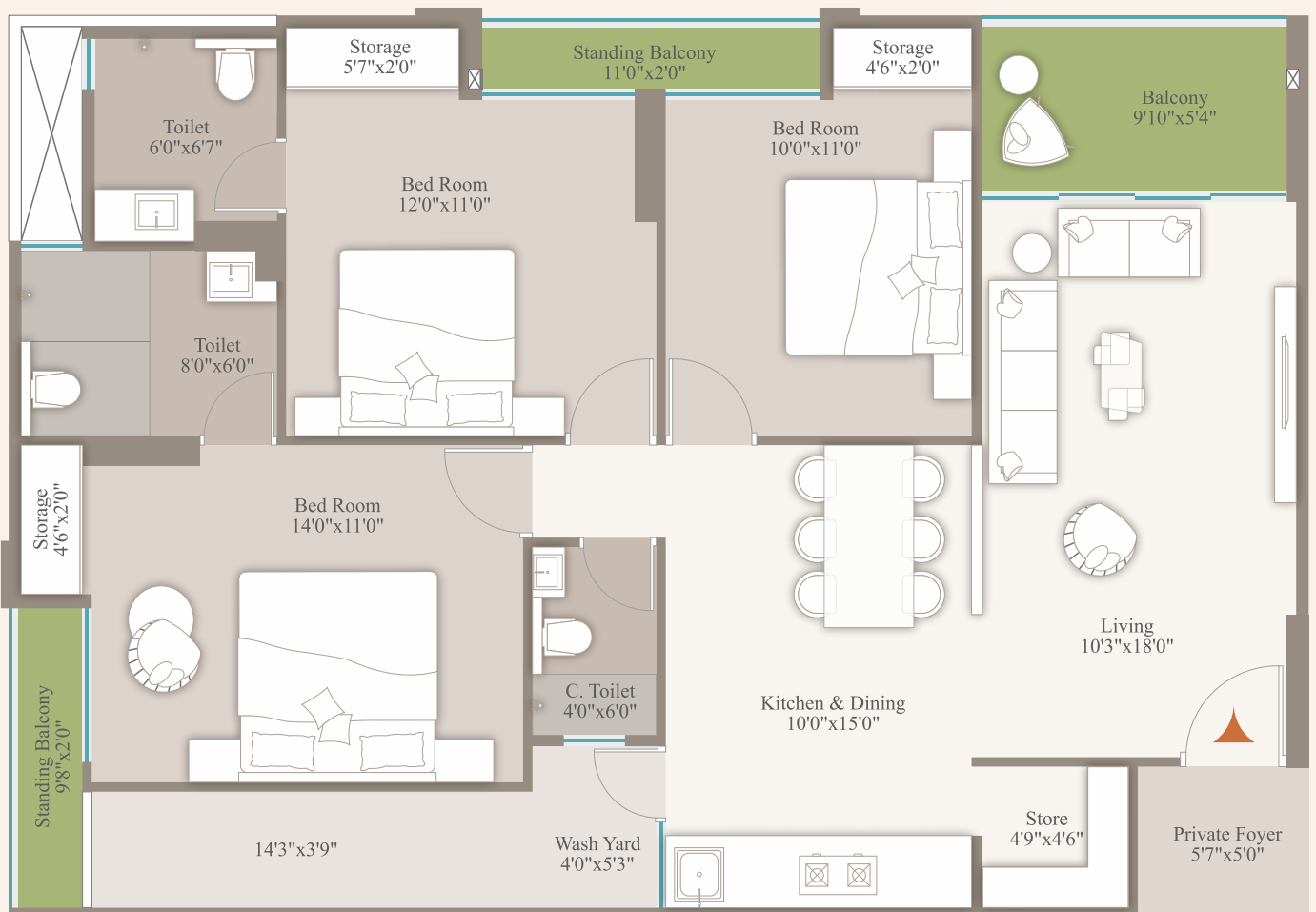
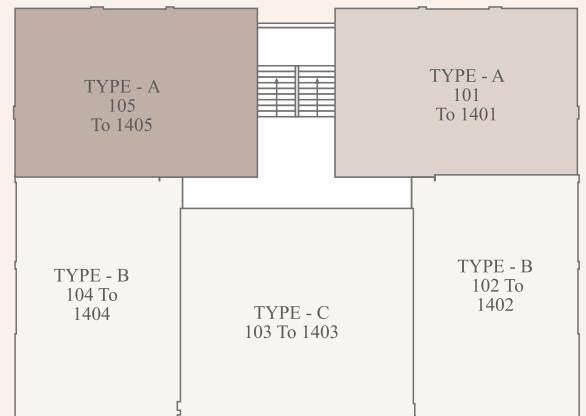


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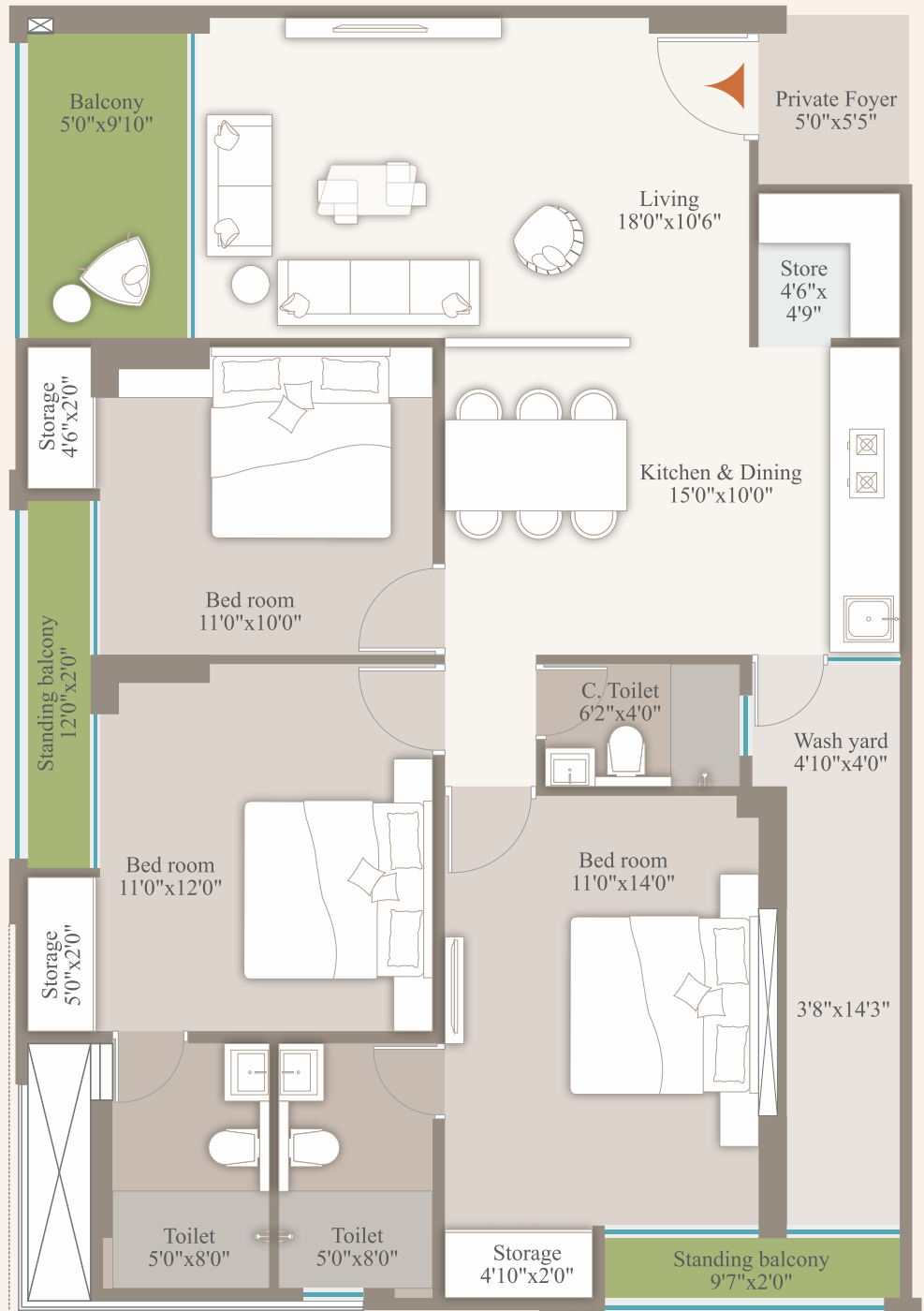
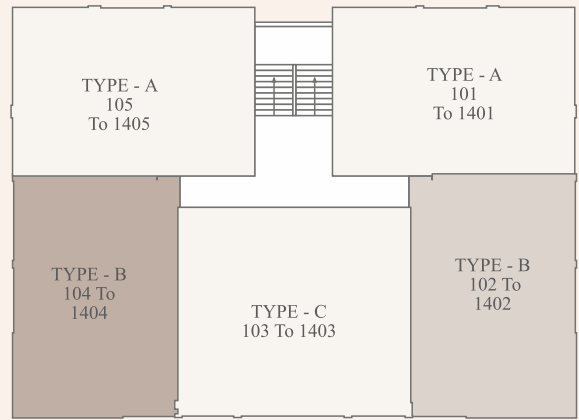


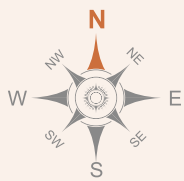


**TYPE - A
TYPICAL FLOOR PLAN**

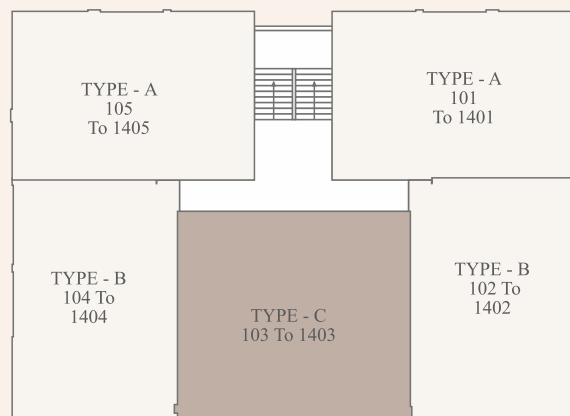


TYPE - B TYPICAL FLOOR PLAN

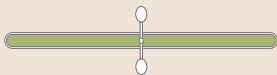




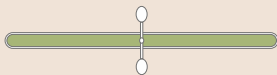
TYPE - C
TYPICAL FLOOR PLAN



TERRACE FLOOR LAYOUT



84.0 MT S.P. RING ROAD





**A STUNNING
URBAN STATEMENT**
designed to rise

Designed to sit comfortably within its urban surroundings, the elevation reflects a thoughtful approach to scale and structure. All elements are aligned to create a composed, well-defined façade that looks refined from every angle and holds its character over time. Its modern form, strong lines, and balanced proportions give the building a distinct identity. Creating a statement that feels contemporary without being overwhelming. Thus, representing the project's approach to living: structured, well planned, and confidently modern.

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.



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.



ELECTRIFICATION:

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



WATER SUPPLY:

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



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.





A SIGNATURE OF ELEGANT LIVING

Layouts are practical yet spacious, with good light, smooth movement between areas, and a sense of order throughout the home. Finishes and materials are chosen to complement daily living, creating interiors that feel pleasant, organised, and lasting.



The entrance lobby of Aditya Heaven has been designed to make a statement the moment you arrive. Spacious, composed, and stylishly detailed, it creates a sense of prestige that sets the tone for the entire residence. A refined reception area welcomes residents and visitors alike, offering a setting that feels both impressive and comfortable. Clean architectural lines, generous proportions, and sophisticated finishes give the space an elegant presence.



WHEN CALM RISE
ABOVE THE CITY
life breathes gleefully

Above the movement of the city, a quieter world unfolds. The terrace lawn at Aditya Heaven lifts greenery towards the sky, creating a space where the air feels lighter and time seems to slow down. Soft lawns, open skies, and quiet landscaped corners invite you to wander without hurry. An evening stroll, a quiet time on the grass, a moment spent watching the skyline soften into dusk; this is where simple moments feel beautifully complete.



BECAUSE HEAVEN HAS
ROOM FOR LEISURE TOO
the clubhouse

This is a shared world where the day loosens its pace. Where a workout clears the mind, a casual game turns into cheerful rivalry, and a quiet seat becomes the perfect setting for an unplanned conversation. Here, leisure is not scheduled. It unfolds naturally. In the easy rhythm of people gathering, relaxing, and returning to the simple pleasure of being together. Because the best parts of life are rarely planned; they simply find the right place to happen.

AMENITIES

A WORLD OF JOY WHERE AMENITIES ARE IN PLENTY



CHILDREN PLAY AREA

A place where play happens naturally, not within rules. Open, active, and designed to let childhood unfold freely.



GYM

A well-equipped space to support active routines. Designed for fitness that fits comfortably into daily life.



GAZEBO

Neither indoors nor out just in between. A setting meant for pauses, conversations, and slow time.



ROOF TOP SEATING

An open setting with fresh air and wide views. A calm place to sit back, relax, and enjoy the skyline.



INDOOR GAMES

A dedicated space for recreation and leisure. Perfect for relaxed playtime with family and friends.



LANDSCAPE GARDEN

Green spaces that add calm to everyday living. A refreshing environment to walk, sit, and reconnect with nature.

OTHER AMENITIES

At Aditya Heaven, essential systems and modern provisions come together to ensure that daily life remains comfortable, secure, and uninterrupted. Ranging from intelligent lighting and reliable connectivity to round-the-clock security, parking facility and sustainable energy solutions, every element has been thoughtfully considered to support a smoother way of living. Well-lit common areas, dependable infrastructure, and carefully planned services create an environment of ease and confidence for residents.



Solar System
For Common Area



CCTV Camera



Ambiance Lighting



Power Backup For
Common Area



DTH Connection



Security 24x7



24 Hrs Water Supply
With Water Softener



2 Automatic Lift With
Power Backup



Fire Safety



Fiber Connection
For Net



Automatic
Entrance Gates



2 Level
Basement Parking



Intercom App



Well Designed
Entrance Foyer



AN ARRIVAL OF DISTINCTION

This is a welcoming forecourt where movement slows down and the experience of home begins gently. Wide, well-planned spaces guide residents through a setting that feels composed, open, and reassuringly calm. Surrounded by green landscaping and carefully planned pathways, the arrival plaza offers a refreshing time. A quiet stroll, a brief conversation, or simply a moment to just be in the greens. It is a place where arrival is thoroughly enjoyed.



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, ©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.

A Project by



Developer: ADITYA BUILDCON

SITE: **ADITYA HEAVEN,**

Nr. Savya Skyz, Opp. CBD Mall, Sardar Patel Ring Road, Zundal,
Ahmedabad Gandhinagar Twin City, Gujarat - 382421

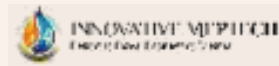
ARCHITECT



STRUCTURE



MEP CONSULTANT



BROCHURE DESIGN



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