





PIONEERING AHMEDABAD'S
REAL ESTATE SINCE 2012,
AARON INFRASTRUCTURE
STANDS AS A SYMBOL OF
EXCELLENCE AND
INNOVATION. WITH A
SKILLED, DRIVEN TEAM, THE
COMPANY EMBRACES
MODERN CHALLENGES TO
DELIVER HIGH-END
PROJECTS DEFINED BY
ARCHITECTURALBRILLIANCE
AND UNCOMPROMISING
QUALITY. COMMITTED TO
TRUST, SUSTAINABILITY, AND
GROWTH, AARON
CONTINUES TO INSPIRE
STAKEHOLDERS AND SHAPE
THECITY'SFUTURE.

AARON
elinor
| 51 |

4 BHK

5 BHK
PENTHOUSE

LET YOUR EYES TRAVEL BEYOND LIMITS WITH OUR 360-DEGREE PANORAMIC VIEW,
WHERE BEAUTY STRETCHES ENDLESSLY AND SURROUNDS YOU AT EVERY TURN.

FRAMED BY 360°





19

STOREY
TOWER

EACH ELEMENT IS
PRECISELY CURATED TO
CELEBRATE THE ART OF
MINIMALISM, WHERE
SIMPLICITY ENHANCES
BOTH COMFORT AND
STYLE. IT'S A FUSION OF
PURPOSEFUL DESIGN AND
EFFORTLESS ELEGANCE,
WITH EVERY DETAIL
RADIATING QUIET
SOPHISTICATION AND
TIMELESS ALLURE.



2

SPACIOUS
BALCONIES

THAT FRAME
NATURE'S
MASTERPIECE



LIMITED LEGACY FOR
EXCLUSIVE FAMILIES

WHERE LIFE FINDS ITS ESSENCE IN EXCLUSIVITY,
CRAFTED FOR THOSE WHO CHERISH RARE PRIVILEGES.

THE
BEAUTIFUL
PAUSE FOR ENCHANTING SCENE

A VIBRANT GARDEN SANCTUARY THAT AWAKENS YOUR SENSES AND
BRINGS NATURE RIGHT TO YOUR DOORSTEP. WITH EVERY PETAL AND LEAF,
IT BECOMES A SERENE ESCAPE, WHERE BEAUTY AND TRANQUILLITY UNITE
TO ENRICH YOUR DAILY LIFE.





THE AMENITIES THAT ADD MEANING TO YOUR MOMENTS

GYMNASIUM

INDOOR GAMING ZONE

HOME THEATRE

TODDLER PLAY AREA

MULTI PURPOSE COURT

READING ROOM

BANQUET HALL





WALK WAY

CHILDREN PLAY AREA

YOGA SPACE

EVENT LAWN

SENIOR CITIZEN SIT-OUT

PICK UP / DROP OFF ZONE



THE SPOT
TO TAKE AWAY
ALL YOUR WORRIES

30.00 MT. WIDE ROAD

22'4" WIDE DRIVEWAY

22'1" WIDE DRIVEWAY

ENTRY / EXIT

SEC

11'10" WIDE ENTRANCE PLAZA

11'10" WIDE ENTRANCE PLAZA

EMERGENCY EXIT

GARDEN

SPACE
FOR
D.G.SET

ENTRY / EXIT

20'0" WIDE RAMP
ENTRY / EXIT FROM 1ST BASEMENT

3'1 1/2" WIDE PATHWAY

CHILDREN
PLAY ARE

ADMIN/
FIRE ROOM

KITCHEN

ENTRANCE

**VISITOR'S
LOUNGE**

BANQUET

HER.
TOILET

MULTIPURPOSE
COURT

36 MT. WIDE ROAD

N
FIRST
FLOOR

30.00 MT. WIDE ROAD

22.4' WIDE DRIVEWAY

22.1' WIDE DRIVEWAY

11'10" WIDE ENTRANCE PLAZA

11'10" WIDE ENTRANCE PLAZA

36 MT. WIDE ROAD

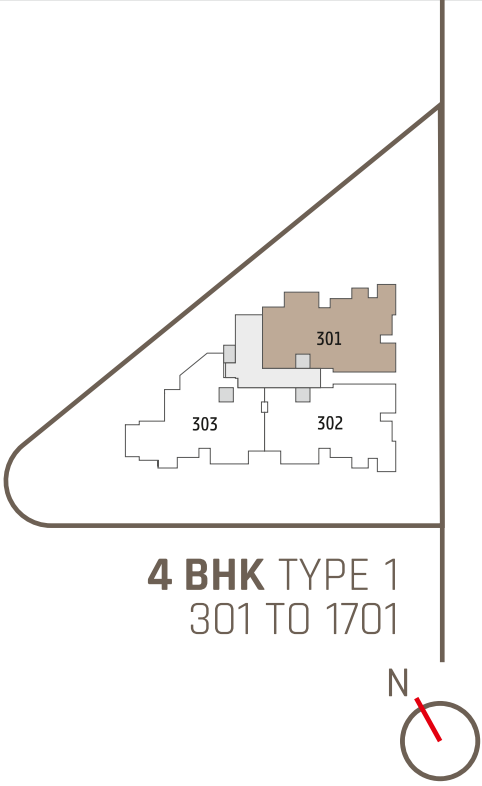


SECOND
FLOOR



3RD TO 17TH
FLOOR

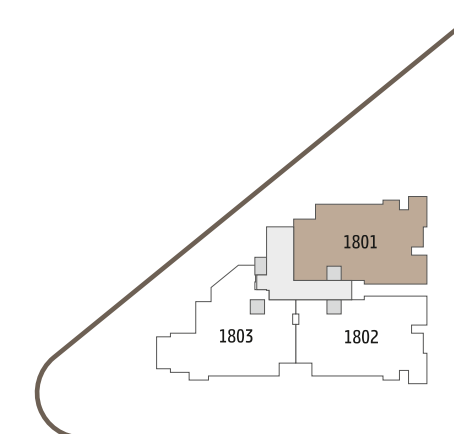






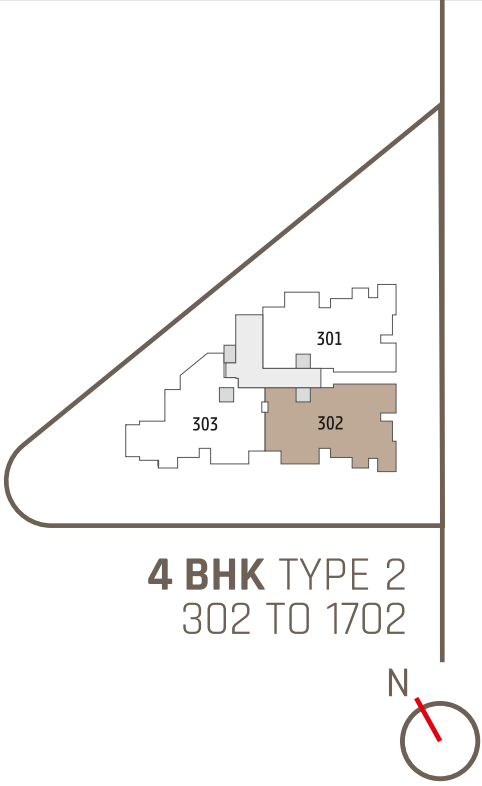
19TH FLOOR

5 BHK TYPE 1
UPPER PENTHOUSE



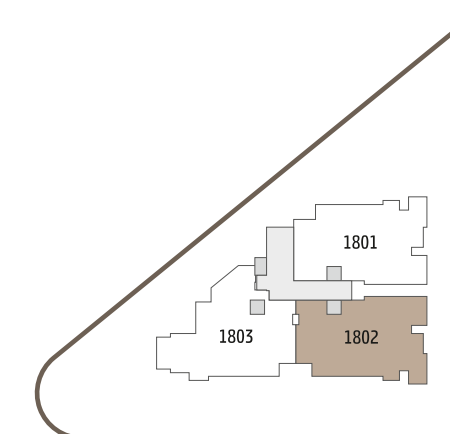
18TH FLOOR

5 BHK TYPE 1
LOWER PENTHOUSE

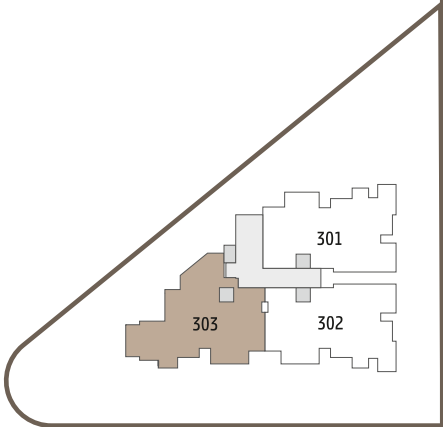




19TH FLOOR
5 BHK TYPE 2
UPPER PENTHOUSE



18TH FLOOR
5 BHK TYPE 2
LOWER PENTHOUSE



4 BHK TYPE 3
303 TO 1703





19TH FLOOR

5 BHK TYPE 3
UPPER PENTHOUSE



18TH FLOOR

5 BHK TYPE 3
LOWER PENTHOUSE



THE FOYER THAT MIRRORS THE GRANDEUR WITHIN



THE ENTRANCE TO YOUR HOME IS A STATEMENT OF ELEGANCE AND WARMTH, SETTING THE TONE FOR THE ENTIRE SPACE. THOUGHTFULLY DESIGNED, THIS AREA COMBINES COMFORT WITH STYLE, CREATING AN INVITING ATMOSPHERE FOR BOTH YOU AND YOUR GUESTS. SPACIOUS YET INTIMATE, EVERY DETAIL IS CAREFULLY CRAFTED TO ENSURE A REFINED EXPERIENCE.



23' 2" FT
DOUBLE HEIGHTED
PENTHOUSE

19 STOREY TOWER

11' 4" FT HEIGHT

12 FT HEIGHT

12 FT HEIGHT

SPECIFICATIONS

EXTERNAL SPECIFICATIONS

STRUCTURE

- EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE

EXTERNAL WALL OF OF BUILDING

- OUTER WALL WITH DOUBLE COAT PLASTER & TEXTURE

WATER SUPPLIES

- COMMON BOREWELL WITH UNDERGROUND & OVERHEAD WATER TANK

BASIC

- ELEGANT ENTRANCE FOYER FINISHED WITH ITALIAN OR GRANITE CLADDING
- LIFT & STAIR FOYER GRANITE FLOORING & GRANITE CLADDING ON WALL

GENERATOR SYSTEM

- 24 HOURS DG FOR LIFTS & AMPLE COMMON LIGHTS

SECURITY

- 24X7 SECURITY GUARDS
- WELL CONNECTED HD-CCTV CAMERA

ELECTRIFICATION

- STANDARD QUALITY AND ISI MARKED CONCEALED ELECTRIFICATION & MODULAR SWITCHES

STAIRCASE

- GRANITE IN STAIR STEPS & LANDINGS
- S.S. RAILING STAIRS

ELEVATORS

- AUTOMATIC HIGH SPEED WELL KNOWN BRAND'S ELEVATORS IN EACH BLOCK AND SERVICE LIFT

PARKING

- ALLOCATED PARKING FOR EVERY UNIT

TERRACE

- CHINA MOSAIC FINISHED WITH TWO COATS OF WATER PROOFING

INTERNAL SPECIFICATIONS

LIVING ROOM & DINING

- WOODEN DOOR FRAME WITH DECORATIVE MAIN DOOR WITH GOOD QUALITY FITTING
- STANDARD QUALITY ALUMINUM ANODIZED GLAZED WINDOWS
- INTERNAL WALL WITH MALA PLASTER & BIRLA PUTTY FINISH

PLUMBING & WATER SUPPLY

- PREMIUM QUALITY BATH FITTING & SANITARYWARE
- ALL WATER LINES IN COMPOSITE PIPES & UPVC PIPES

ELECTRIFICATION

- T.V, INTERNET, A.C. & AMPLE POINTS IN MASTER BEDROOM & DRAWING ROOM WITH BRANDED MODULAR SWITCHES & THREE PHASE ELECTRICITY SUPPLY
- A.C. POINTS WITH COPPER PIPING PROVISION
- MCB & ELCB IN DISTRIBUTION PANEL
- KITCHEN WITH AMPLE ELECTRIC POINTS

KITCHEN

- SUPERIOR QUALITY GRANITE PLATFORM WITH S.S. SINK & DESIGNER GLAZED TILES
- PREMIUM QUALITY C.P. FITTING
- KOTA STONE IN STORE AREA
- KOTA STONE IN WASH AREA

BEDROOM

- GOOD QUALITY FLUSH DOOR WITH WOODEN FRAME
- PREMIUM QUALITY VITRIFIED TILES FLOORING IN ALL BEDROOMS & COMMON AREA
- STANDARD QUALITY ALUMINIUM ANODIZED GLAZED WINDOWS

RULES & REGULATIONS : • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

DISCLAIMER : • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. "Subject To Ahmedabad Jurisdiction • T&C Applicable"



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▲

ARON

—

SPECTRA

RETAIL & WORKSPACES

@ RAJPATHCLUB



—

▲

AURUM

—

LEGACY

4 BHK

@ SCIENCE CITY RD.



CITY

CENTER 2

A Project By Aaron Infrastructure

3 & 4 BHK PREMIUM RESIDENCES

@ SCIENCE CITY



—

THE

VERITY

—

4 BHK EXCLUSIVE RESIDENCES

@ SATELLITE RD.



VÉRITAS

— BE EXCEPTIONAL —

3 & 4 BHK PREMIUM RESIDENCES

@ SOLA, S G HIGHWAY



UNICUS

SHYAMAL

@ SHYAMAL CROSS RD.



ICONIC

SHYAMAL

SHOWROOM | OFFICES

CORPORATE HOUSES

@ SHYAMAL CROSS RD.

OUR LANDMARK PROJECTS

The map illustrates the location of Elinor 108 (marked with a red pin and 'ELINOR 108') within a network of roads and landmarks. Key roads include S. P. RING ROAD, BHADAJ CIRCLE, SHILAJ CIRCLE, SINDHU BHAVAN MARG, RAJPATH RANGOLI RD, and SARKHEJ GANDHINAGAR HIGHWAY. Landmarks such as SCIENCE CITY, OXYGEN PARK, AURAM LEGACY, SHALEEN MULTISPECIALITY HOSPITAL, CIMS HOSPITAL, ZYDUS HOSPITAL, and HCG HOSPITAL are marked. Other projects like CITY CENTER 2, VERITAS, and AARON are also indicated. The map shows the proximity of Elinor 108 to these major landmarks and infrastructure.

LOCATION QR

CIMS HOSPITAL
5 MIN

OXYGEN PARK
2 MIN

SCIENCE CITY
5 MIN

ZYDUS HOSPITAL
10 MIN

HCG HOSPITAL
5 MIN

AARON ASSOCIATES LLP

AARON

AARON ELINOR 51 , SCIENCE CITY RD. OPP TO SHUKAN PALACE BUNGALOWS, AHMEDABAD

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ARCHITECT - **ADS ARCHITECTS** | STRUCTURE - **UMANG PATEL** | LANDSCAPE - **ZENITH DESIGNER STUDIO**

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