

aaron
elinor
|108|

4 BHK
PREMIUM DWELLINGS & PENTHOUSES

 SINDHUBHAVAN

AARON ELINOR 108 , NEAR MAPLE COUNTY, B/H. ORNET PARK 2, OFF. SINDHU BHAVAN RD.

9 7902 21 21 21 | www.aaroninfra.com | sales@aaroninfra.com

PROJECT BY : AARON INFRASTRUCTURE LLP.



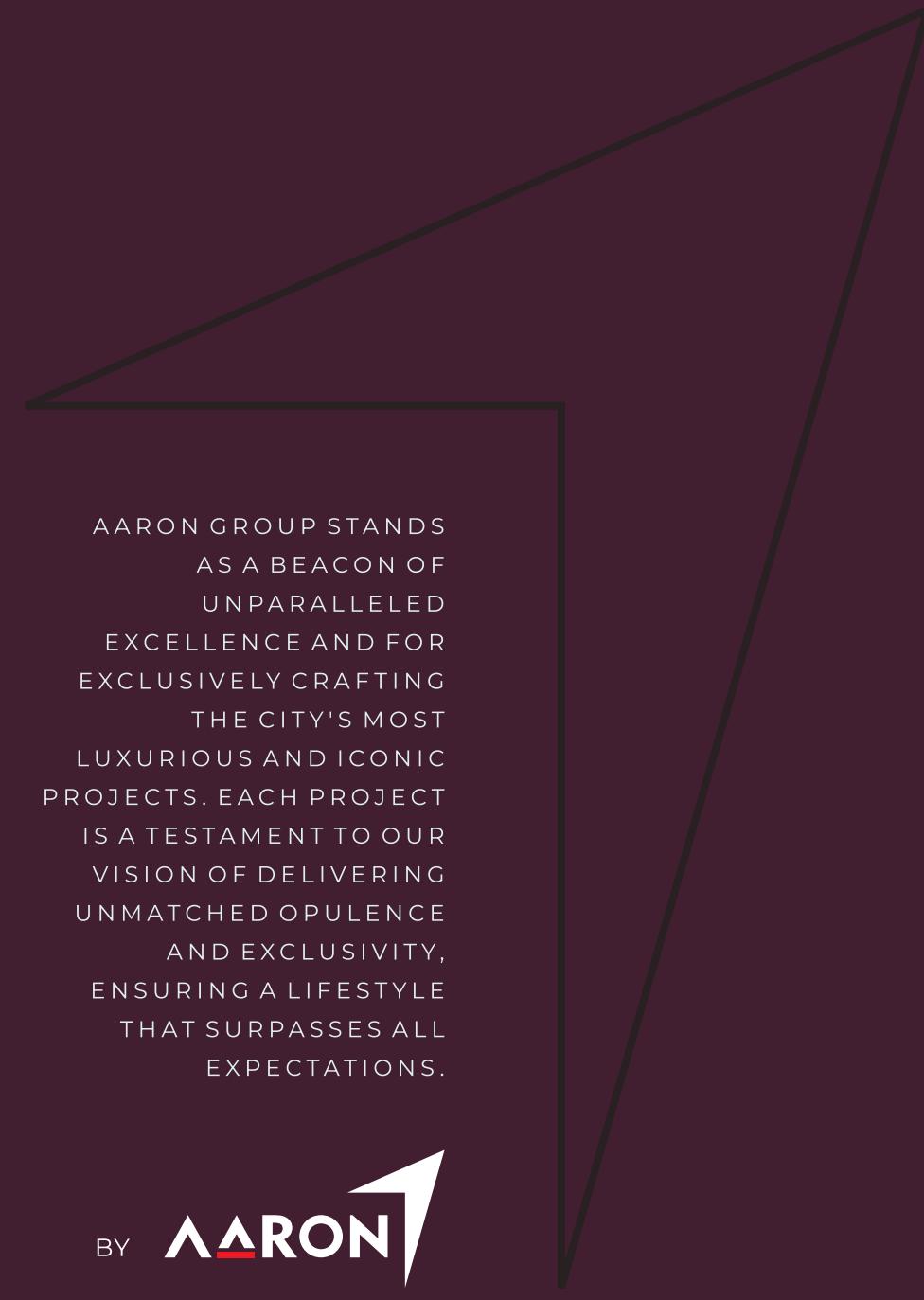
ARCHITECT
9 STREET ARCHITECT

STRUCTURE
UMANG PATEL

LANDSCAPE
ZENITH DESIGNER STUDIO

MEP CONSULTANT
TRANS ENERGY

10.11 design > 092311065



AARON GROUP STANDS
AS A BEACON OF
UNPARALLELED
EXCELLENCE AND FOR
EXCLUSIVELY CRAFTING
THE CITY'S MOST
LUXURIOUS AND ICONIC
PROJECTS. EACH PROJECT
IS A TESTAMENT TO OUR
VISION OF DELIVERING
UNMATCHED OPULENCE
AND EXCLUSIVITY,
ENSURING A LIFESTYLE
THAT SURPASSES ALL
EXPECTATIONS.

BY **AARON** 



GIHED
CREDAI

MAPLE
COUNTY

ZEBAR
SCHOOL

THALTEJ

SBR
RD.

OXYGEN
PARK

19
STOREY
TOWER



STANDING TALL AT 19 STOREY, THIS ICONIC TOWER REDEFINES THE SKYLINE WITH ITS BOLD DESIGN AND UNMATCHED ELEGANCE. EVERY FLOOR OFFERS EXPANSIVE VIEWS, SEAMLESSLY BLENDING MODERN ARCHITECTURE WITH LUXURIOUS LIVING.



INFINITE PANORAMIC VIEWS



BALCONY SIZES
22'0"X6'6" | 21'6"X 6'6"

WHETHER IT'S THE GOLDEN GLOW OF SUNSET OR THE TWINKLING CITY LIGHTS AT NIGHT, EACH MOMENT FROM THE BALCONY OF ELINOR INVITES YOU TO PAUSE, BREATHE, AND ENVELOP YOURSELF IN THE EXTRAORDINARY VIEW THAT DEFINES THIS UNPARALLELED LIVING EXPERIENCE.





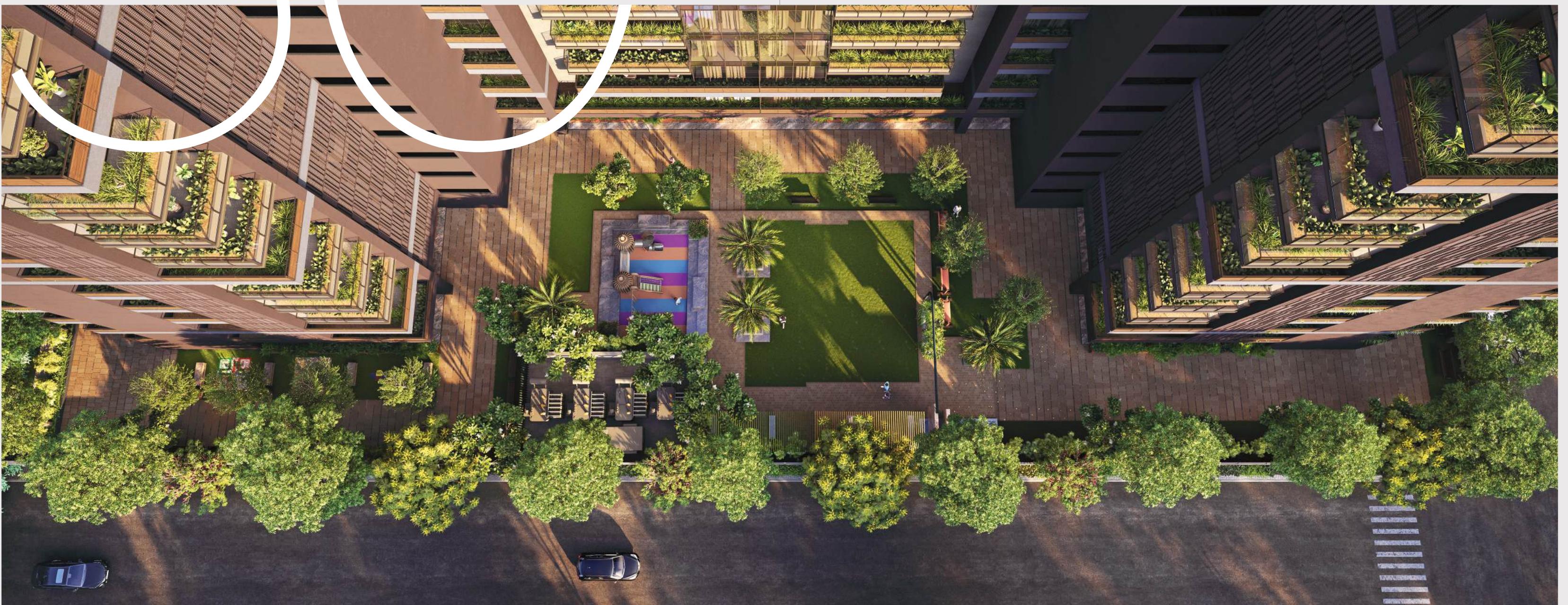
FROM YOUR BALCONY, THE WORLD UNFOLDS LIKE A MASTERPIECE PAINTED WITH HUES OF SUNRISE, THE GENTLE RUSTLE OF TREES, AND THE SERENE EXPANSE OF THE SKYLINE. EVERY GLANCE IS A MOMENT OF CALMNESS, WHERE NATURE AND MODERNITY BLEND SEAMLESSLY, OFFERING YOU A FRONT-ROW SEAT TO LIFE'S MOST CAPTIVATING SCENES.

70+

LIFESTYLE AMENITIES



EVERY CORNER IS CRAFTED TO ENRICH YOUR LIFE, BLENDING
RELAXATION, ENERGY, AND CONNECTION EFFORTLESSLY. WHETHER
YOU'RE SEEKING PEACE OR PURSUING ACTIVITY, EACH DETAIL
AMPLIFIES YOUR EXPERIENCE, MAKING YOUR LIFESTYLE TRULY
EXCEPTIONAL.





NATURE ENCLAVE

9700 SQ. FT.

LUSH GREENERY SURROUNDS YOU, OFFERING A PEACEFUL ESCAPE FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE. VIBRANT FLOWERS, GENTLY SWAYING TREES, AND WINDING PATHWAYS INVITE MOMENTS OF REFLECTION AND RELAXATION.

YOGA SPACE



FOREST WALK WAY



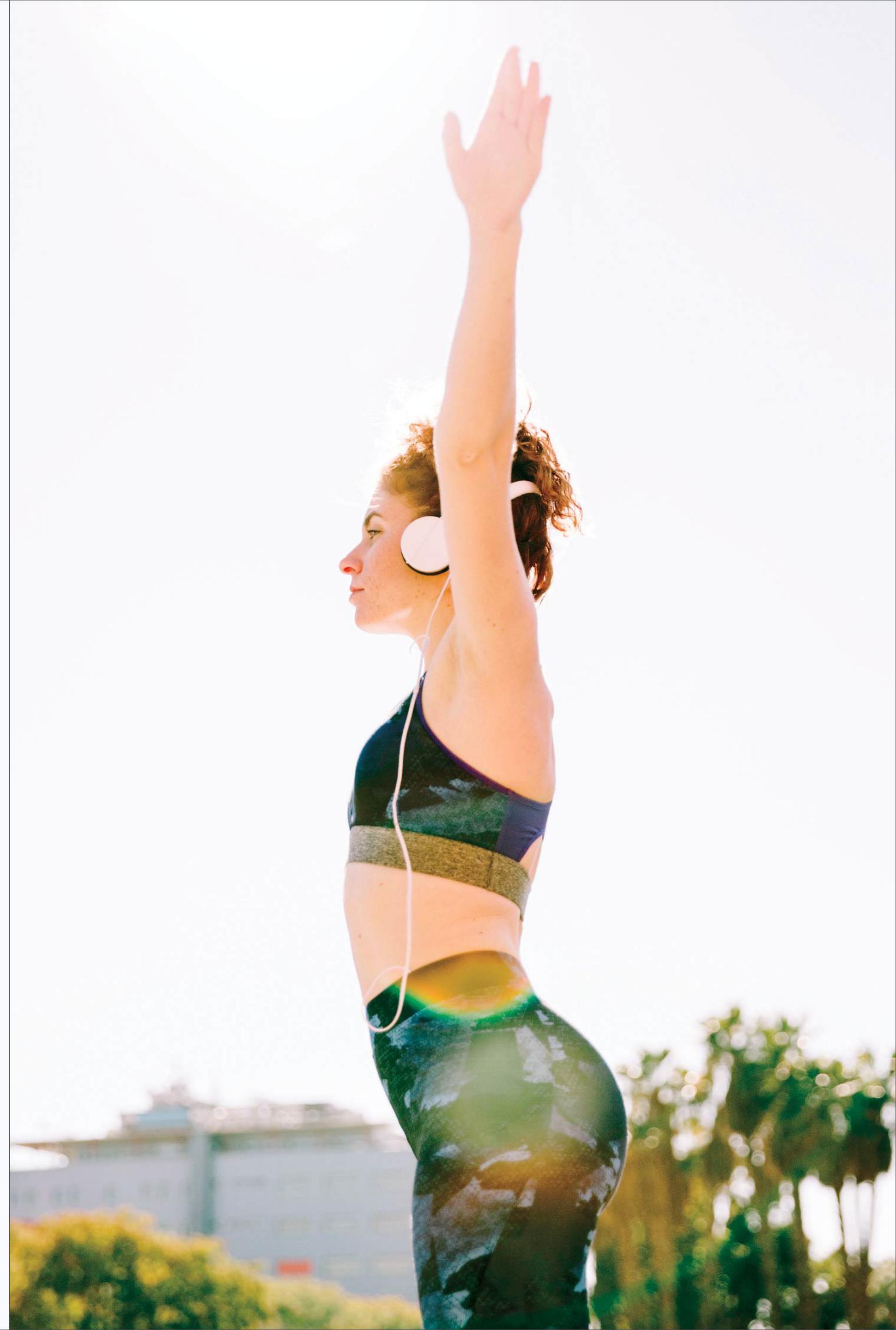
EVENT LAWN



PICK UP / DROP OFF ZONE



THE
GREEN ESCAPE
THAT SOOTHES
& INSPIRES





DESIGNED FOR CREATIVITY
AND LAUGHTER, IT PROVIDES
A SAFE, ENGAGING
ENVIRONMENT FOR CHILDREN
TO EXPLORE, LEARN, AND
GROW. JUST BEYOND, THE
WALKAWAY INVITES YOU TO
TAKE PEACEFUL STROLLS
AMIDST NATURE'S BEAUTY,
OFFERING A PERFECT
BALANCE OF CALM AND
CONNECTION.



KIDS PLAY AREA

WALKWAY

1932 SQ. FT.

SWIMMING POOL



INDOOR
GAMES

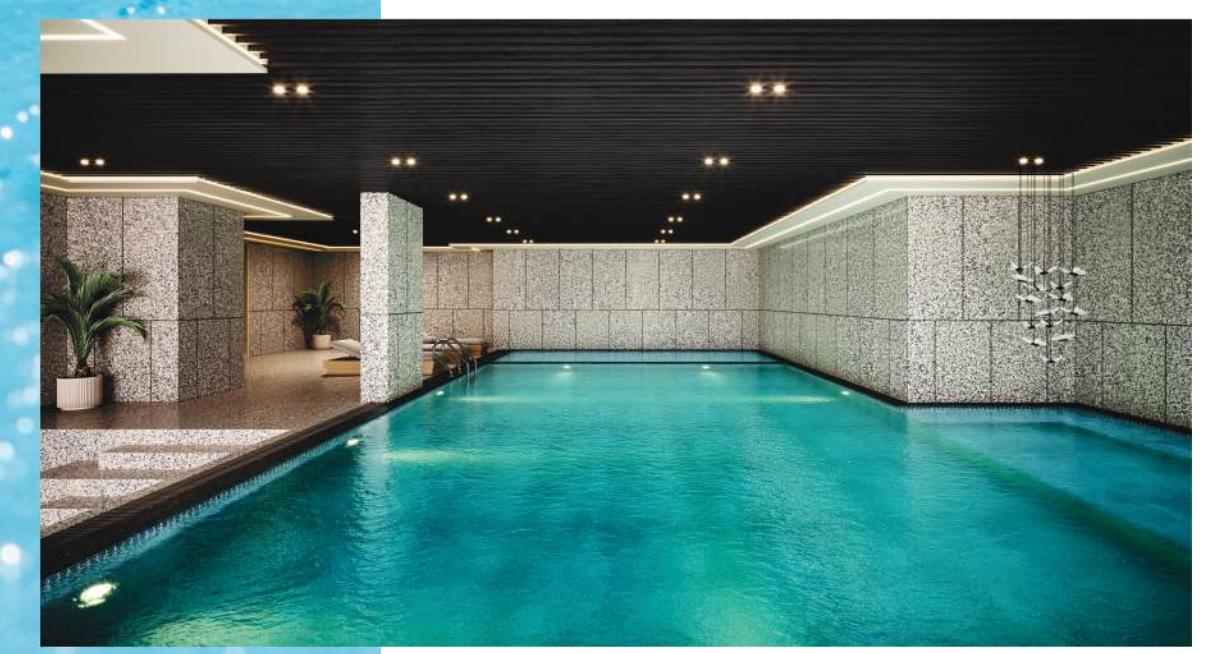
680 SQ. FT.



TODDLER
PLAY AREA

357 SQ. FT.

BE IT ENJOYING A PEACEFUL SWIM SURROUNDED BY SOOTHING AMBIANCE OR UNWINDING IN THE TRANQUIL WATERS UNDER SOFT LIGHTING, THIS SPACE IS A PERFECT BLEND OF SERENITY AND ENERGY, OFFERING PURE BLISS IN EVERY MOMENT.



TRAIN.
TRANSFORM.
THRIVE
TO ELEVATE YOUR LIFE



 GYMNASIUM

 LIBRARY

 HOME THEATER

 MULTI-PURPOSE
COURT





SALON 



233 SQ. FT.

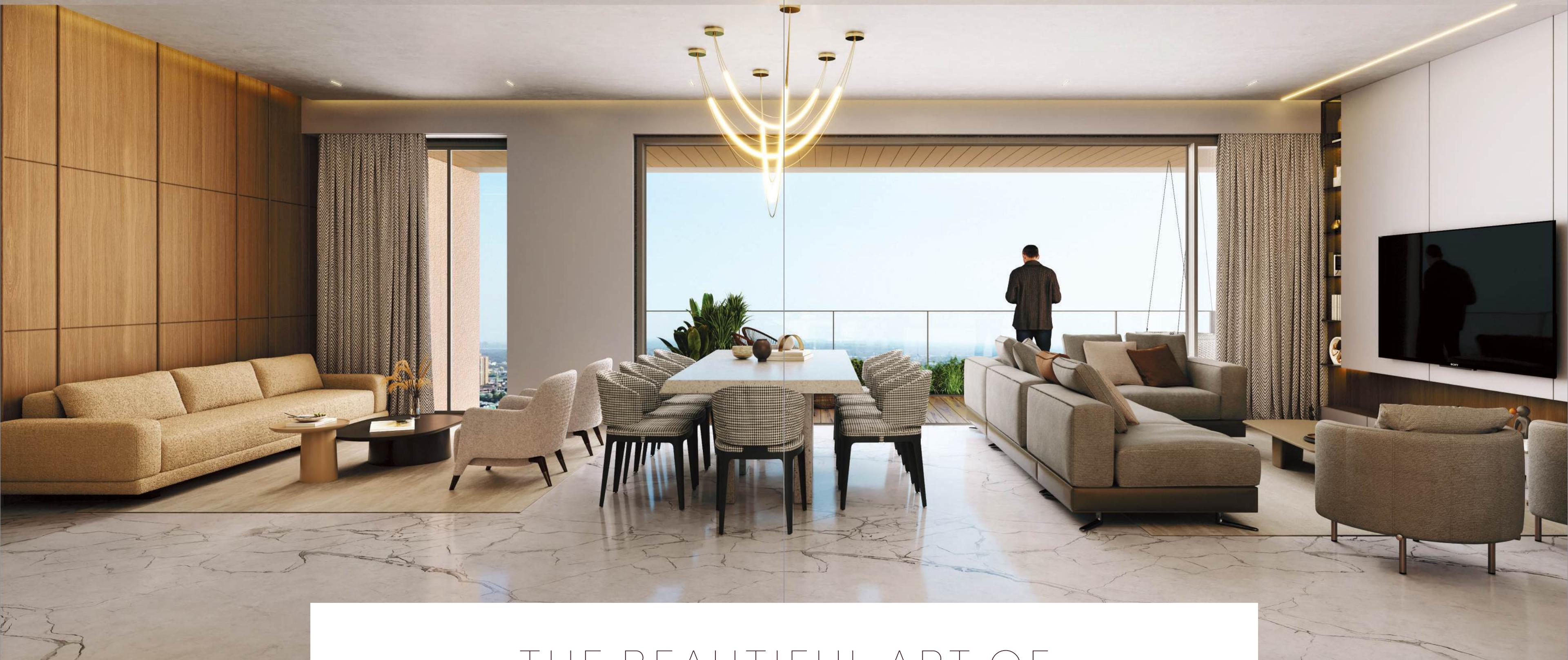
1515 SQ. FT.

 RECEPTION AREA

 BANQUET HALL



2390 SQ. FT.



THE BEAUTIFUL ART OF EXQUISITE LIVING

636.5 SQ. FT.





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FIRST
FLOOR

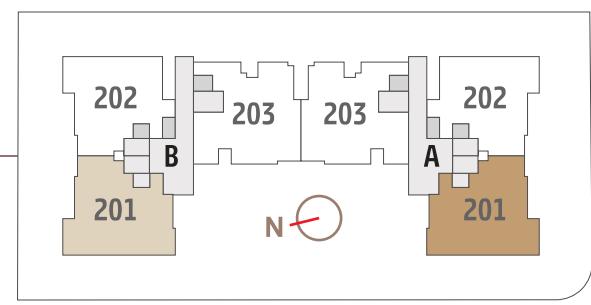


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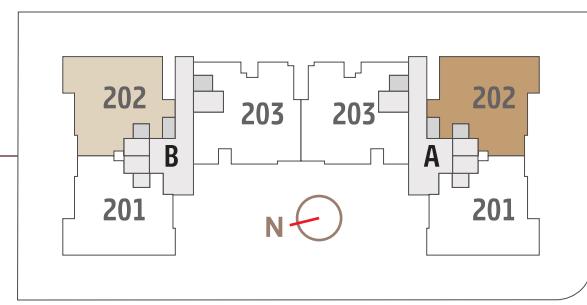
TYPICAL
2nd to 17th
FLOOR



TYPE - 1

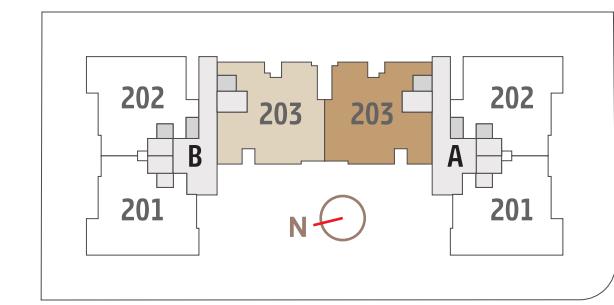


TYPE - 2





TYPE - 3



SPECIFICATIONS

EXTERNAL SPECIFICATIONS

STRUCTURE

- EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE.

EXTERNAL WALL 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

- ALLOTTED 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.
- HOT WATER PIPING FOR HEAT PUMP.

ELECTRIFICATION

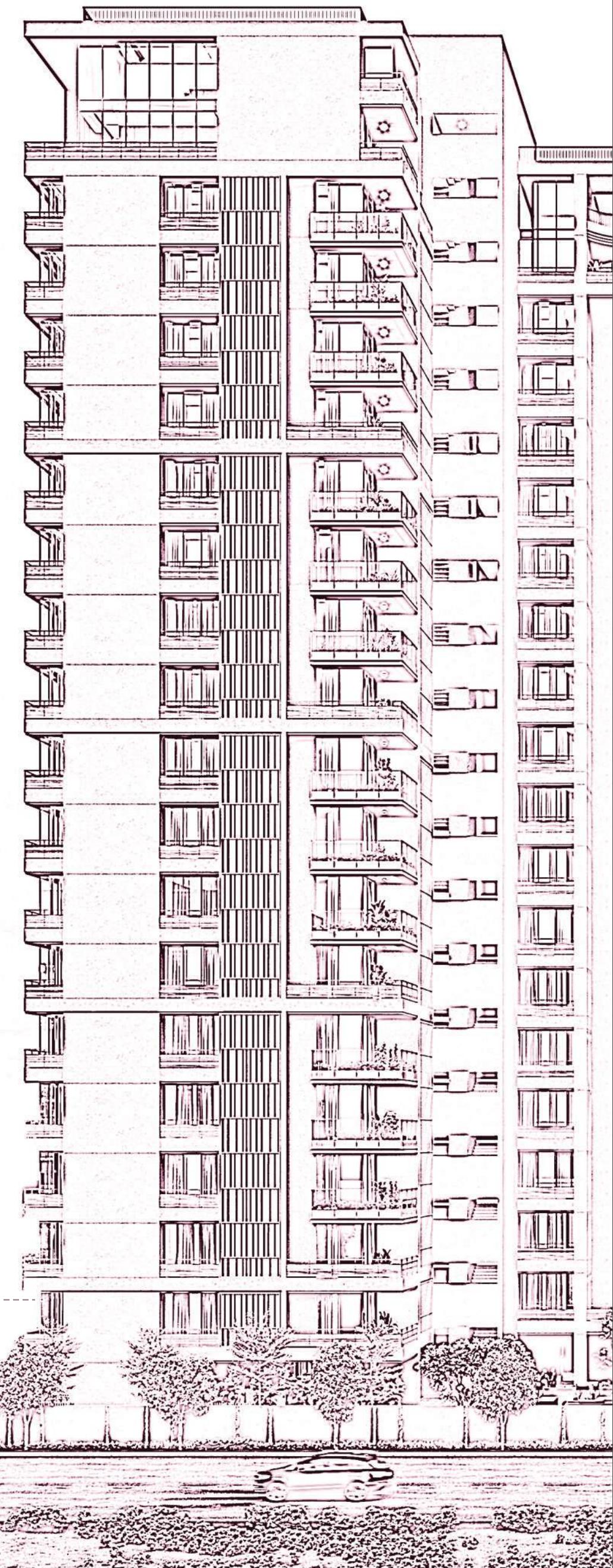
- T.V, INTERNET, A.C. & AMPLE POINTS IN MASTER BEDROOM & DRAWING ROOM WITH BRANDED MODULAR SWITCHES & THREE PHASE ELECTRICITY SUPPLY.
- A.C. POINTS WITH COPPER PIPING PROVISION.
- MCB & ELCB IN DISTRIBUTION PANEL.
- KITCHEN WITH AMPLE ELECTRIC POINTS.

KITCHEN

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

BEDROOM

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



OUR LANDMARK PROJECTS



ZEBAR SCHOOL
TAJ SKYLINE
BAGBAN PARTY PLOT
ANANAD NIKETAN
ZYDUS HOSPITAL
S G HIGHWAY
PALLADIUM MALL
THALTEJ METRO STATION
SCIENCE CITY

1.1 KM
1.2 KM
2.2 KM
2.7 KM
4.0 KM
4.5 KM
4.6 KM
4.8 KM
7.1 KM

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.

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