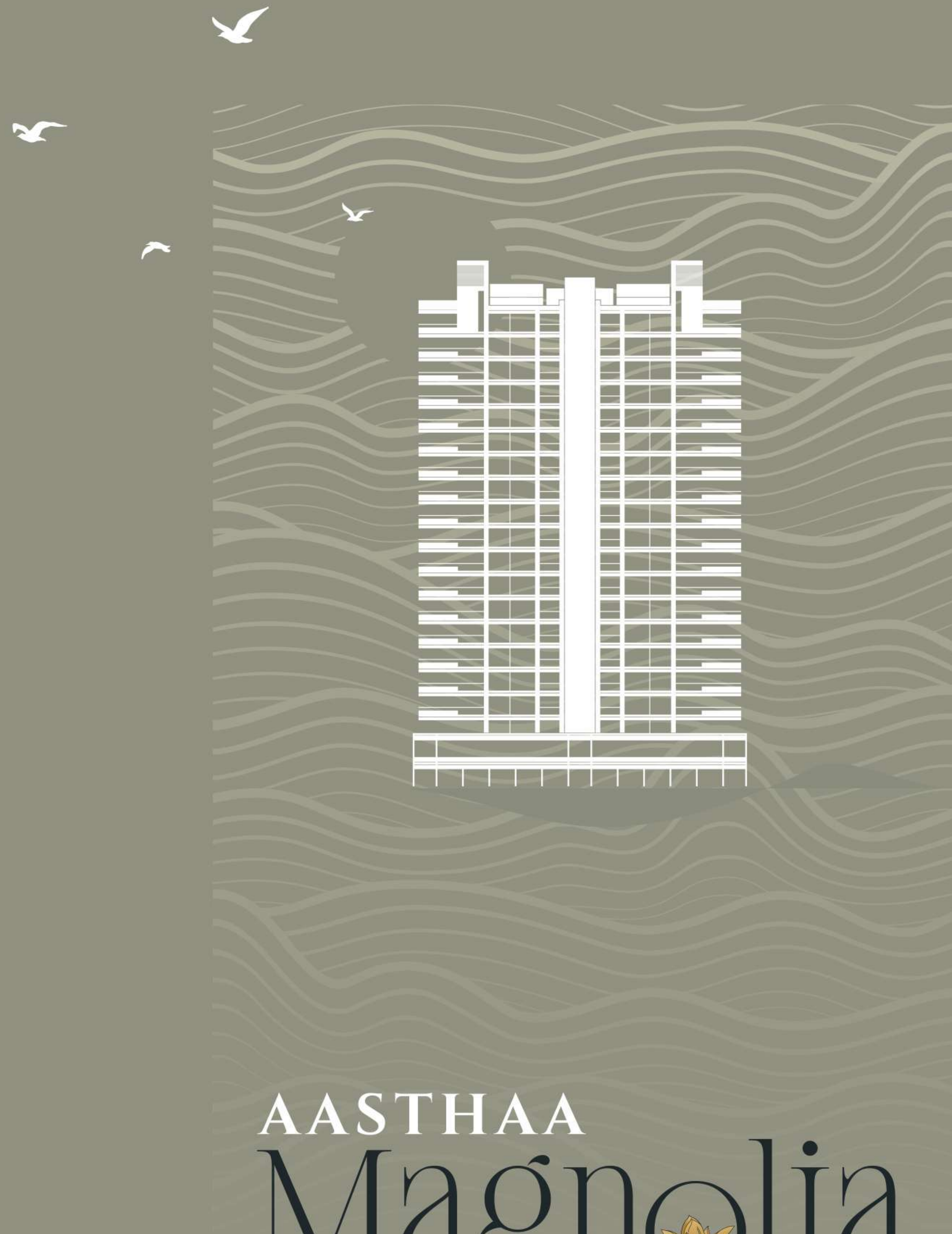




AASTHAA
Magnolia

3 & 4 BHK MASTER ABODES

UNITED YET INDIVIDUAL

WHILE TECHNICALLY A SINGLE PROJECT, AASTHAA MAGNOLIA'S DESIGN ENSURES PRIVACY IS MAINTAINED THROUGH SEPARATE SEGMENTS, DISTANCE AND APPROACHES, MAKING IT FEEL LIKE THREE DIFFERENT PROJECTS.





GENERAL AMENITIES



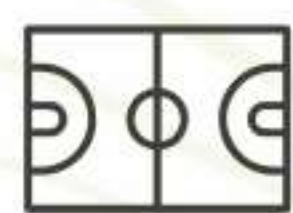
CHILDREN PLAY
AREA



GAZEBO SITTING



JOGGING TRACK



MULTIPURPOSE
COURT



SKATING RINK



AMPHITHEATER



CLUB AMENITIES



MULTIPURPOSE
HALL



TODDLER'S
PLAY AREA



MINI THEATER



YOGA DECK



INDOOR GAME ZONE



GYM



ROOFTOP SEATING



UNITED BY NOSTALGIA

THE AASTHAA MAGNOLIA CLUB IS A SPACE WHERE YOU CAN TAKE A BREAK FROM YOUR EVERYDAY ROUTINE. IT INCLUDES A MINI THEATRE, A PLAY AREA FOR TODDLERS, A MULTIPURPOSE HALL AND OTHER AMENITIES TO BE CHERISHED.

RECREATIONAL RETREAT

LEISURE IS ESSENTIAL FOR REFRESHING ONESELF AND WE OFFER BOTH FITNESS AMENITIES AND ENTERTAINMENT OPTIONS FOR THOSE WHO ENJOY SPENDING THEIR FREE TIME PLAYING GAMES.





VOID OF CELLULOID

MOVIE BUFFS ALWAYS GET FASCINATED BY THE CINEMATIC SETUP AND THERE WOULD BE A MINI-THEATRE TO DELIVER A COMPLETE CINEMATIC EXPERIENCE. ADDITIONALLY, THERE IS A WELL-EQUIPPED PLAY AREA FOR YOUNG CHILDREN TO ENJOY.



FOYER FOREVER

WHILE GETTING INTO ANY OF THE WINGS,
ONE WOULD PASS THROUGH SUCH A NEAT,
WELL DRAFTED AND FASCINATING FOYER.





AESTHETIC RESIDING EXPOSURE

OUR HOMES ARE UNIQUE SPACES WHERE YOU CAN EXPERIENCE A SENSE OF SERENITY, TRANSITIONS AND SOLITUDE. WE HAVE ENSURED THAT EVERY CORNER OF THE HOME EXUDES A SENSE OF SPACIOUSNESS AND TRANQUILITY.





GROUND FLOOR PLAN

FACILITIES AT GROUND FLOOR

- | | | |
|--------------------------|------------------------|-----------------------|
| 01 ENTRANCE GATE | 08 CLUBHOUSE ENTRANCE | 15 GAZEBO SITTING |
| 02 SECURITY CABIN | 09 RECEPTION | 16 LANDSCAPE GARDEN |
| 03 PICK-UP DROP OFF ZONE | 10 MULTIPURPOSE HALL | 17 OPEN AUDITORIUM |
| 04 ENTRANCE FOYER | 11 TODDLER'S PLAY AREA | 18 OPEN SEATING PLAZA |
| 05 CONTROL ROOM | 12 MINI THEATER | 19 LILY POND |
| 06 METER ROOM | 13 YOGA DECK | 20 MULTIPURPOSE COURT |
| 07 GENTS & LADIES TOILET | 14 CHILDREN PLAY AREA | 21 SUB-STATION |

18.00 MT. WIDE ROAD



1ST FLOOR PLAN

FACILITIES AT FIRST FLOOR

- 01 INDOOR GAME
- 02 GYM
- 03 FEMALE TOILET
- 04 MALE TOILET
- 05 CHANGE ROOM
- 06 DRINKING WATER & LOCKER



TYPICAL FLOOR PLAN
2ND TO 18TH FLOOR

18.00 MT. WIDE ROAD

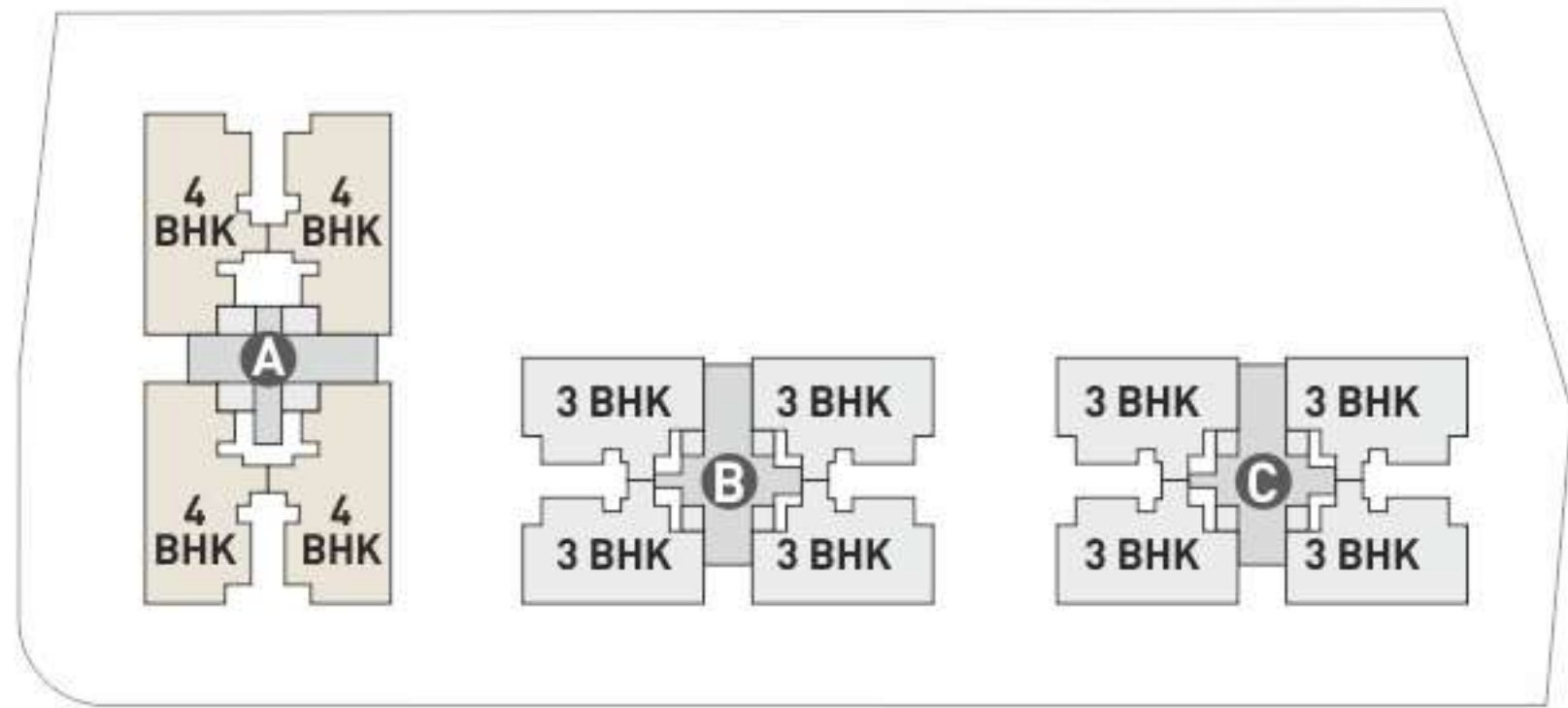


ENTRY / EXIT

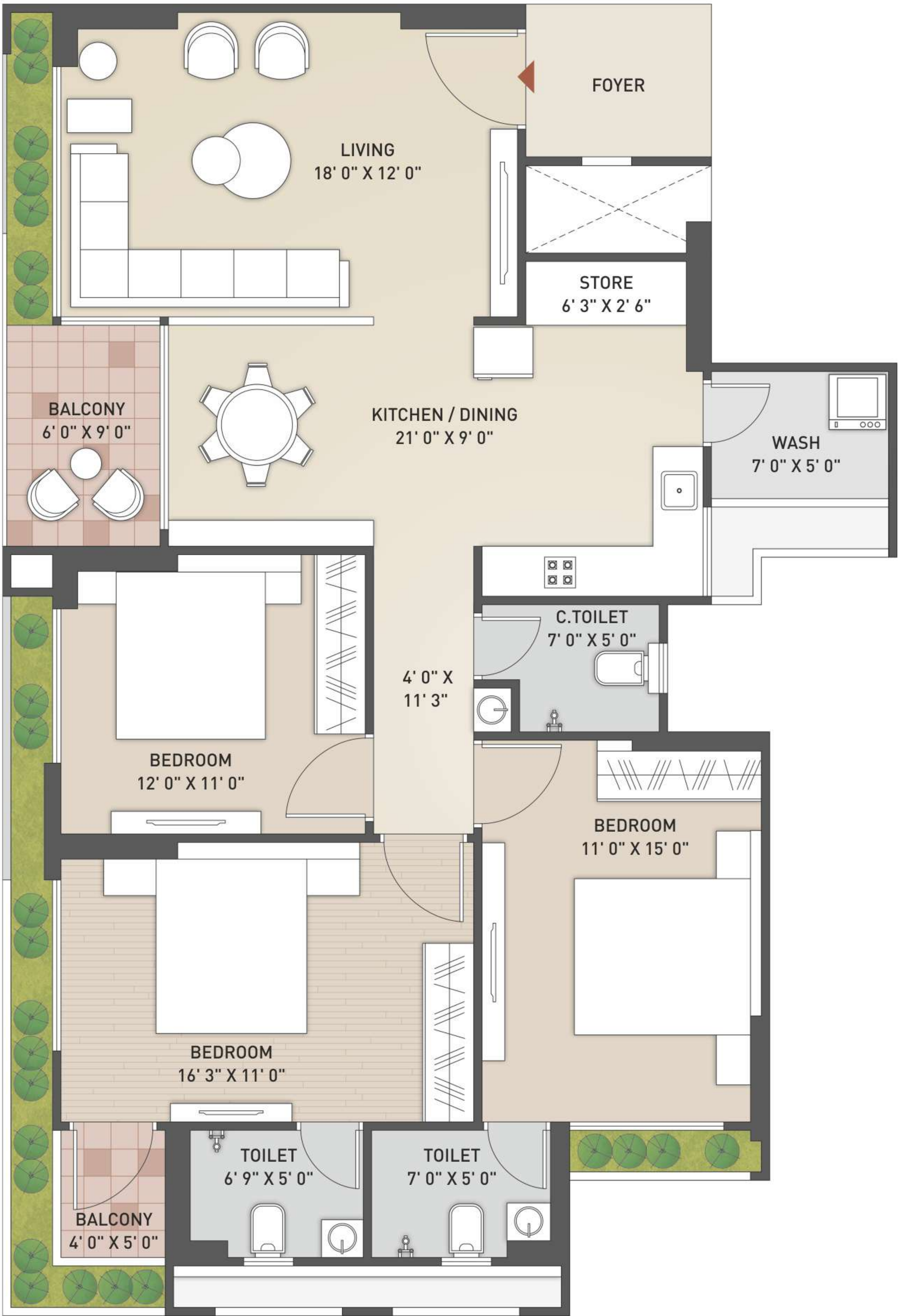
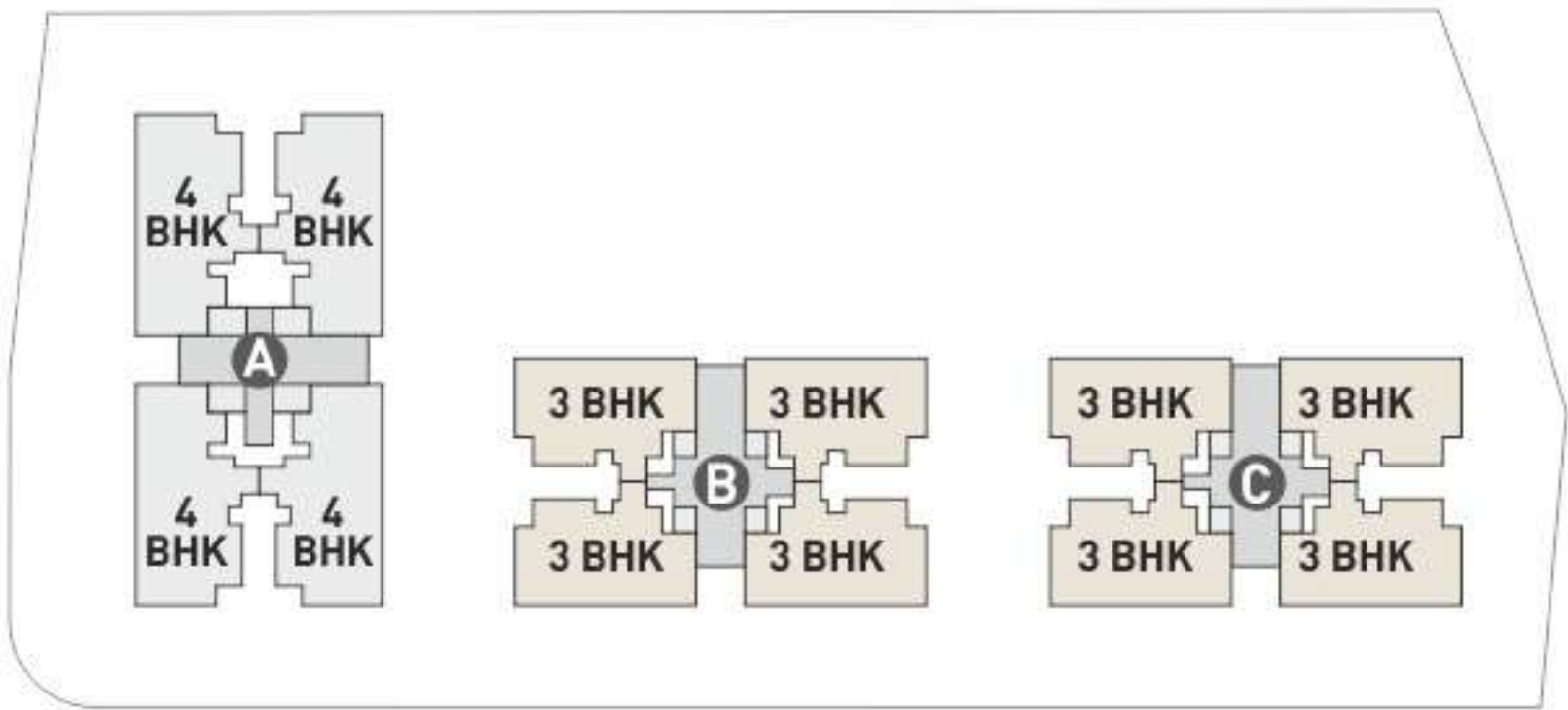
12.00 MT. WIDE ROAD



4 BHK
UNIT PLAN TOWER - A



3 BHK
UNIT PLAN TOWER - B & C



19TH FLOOR PLAN

4 BHK | TOWER - A
LOWER LEVEL PENTHOUSE

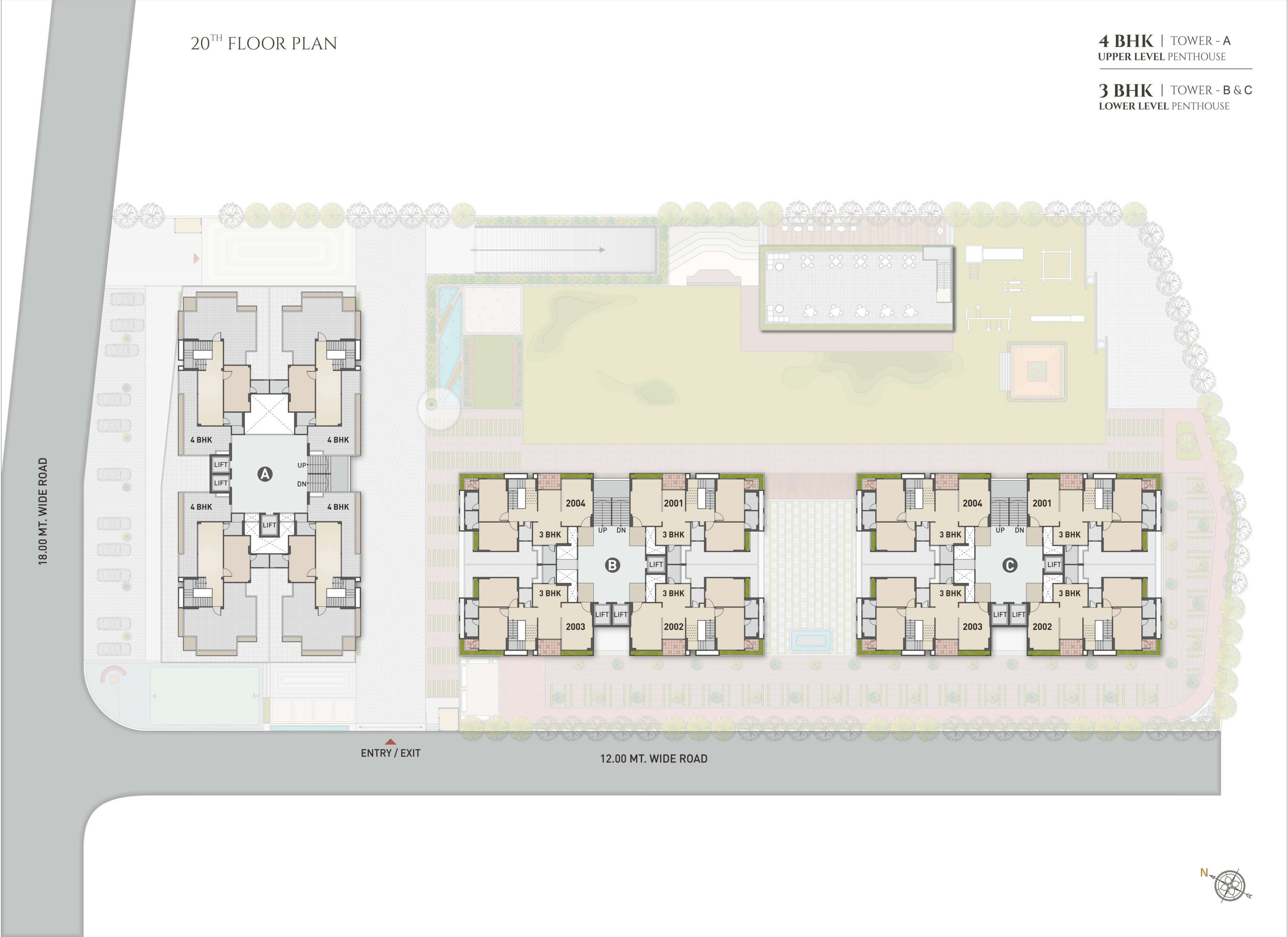
3 BHK | TOWER - B & C
UNIT PLAN



20TH FLOOR PLAN

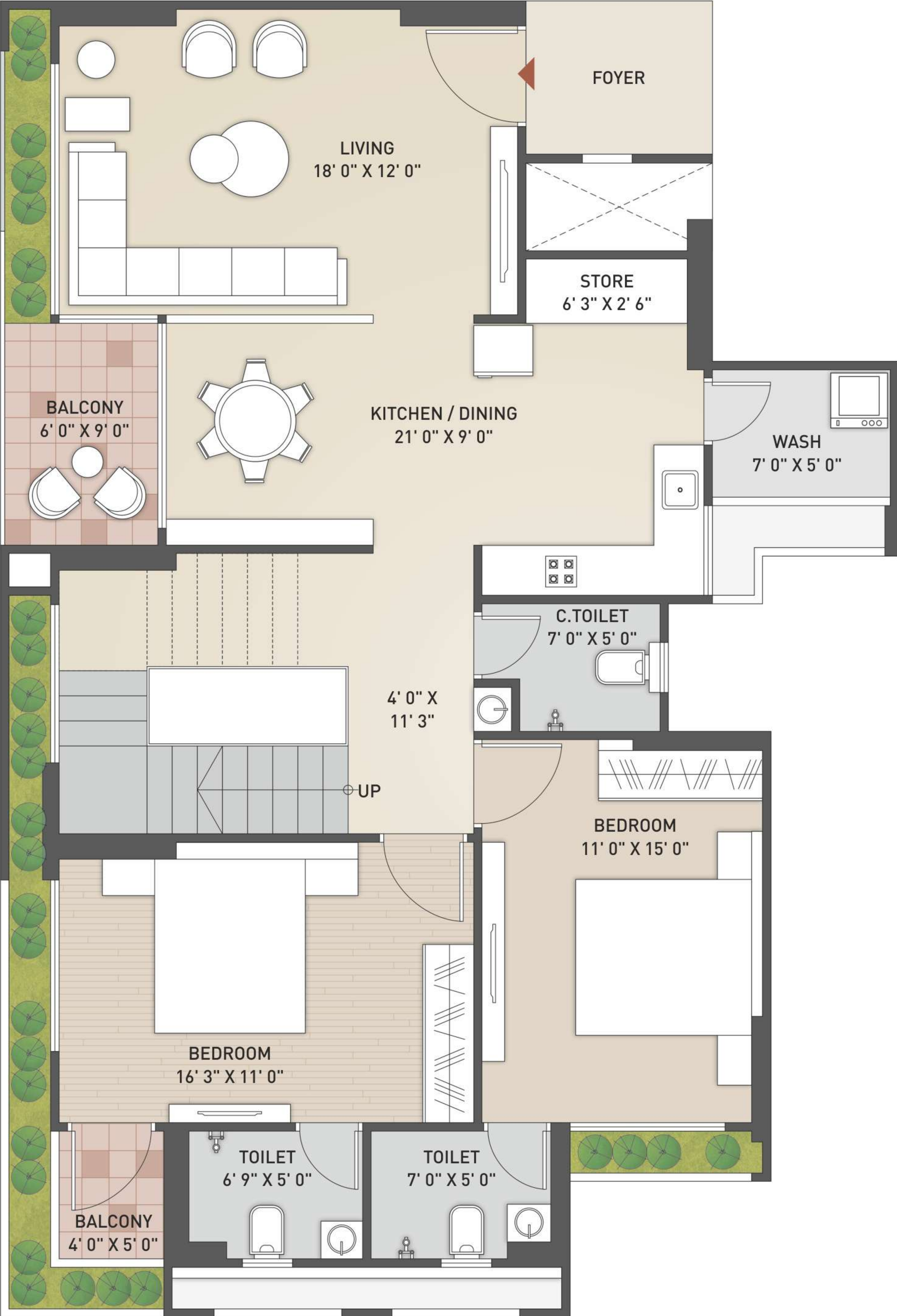
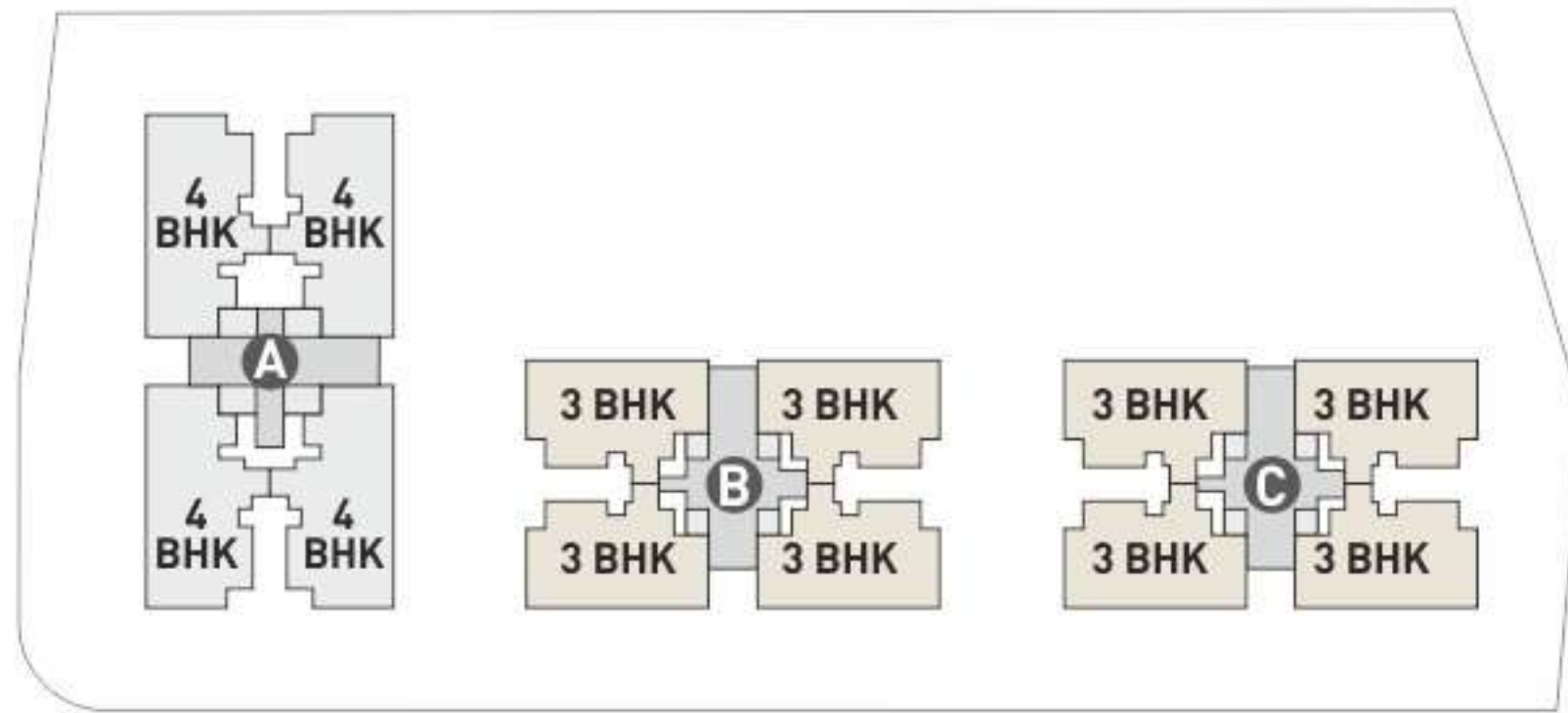
4 BHK | TOWER - A
UPPER LEVEL PENTHOUSE

3 BHK | TOWER - B & C
LOWER LEVEL PENTHOUSE

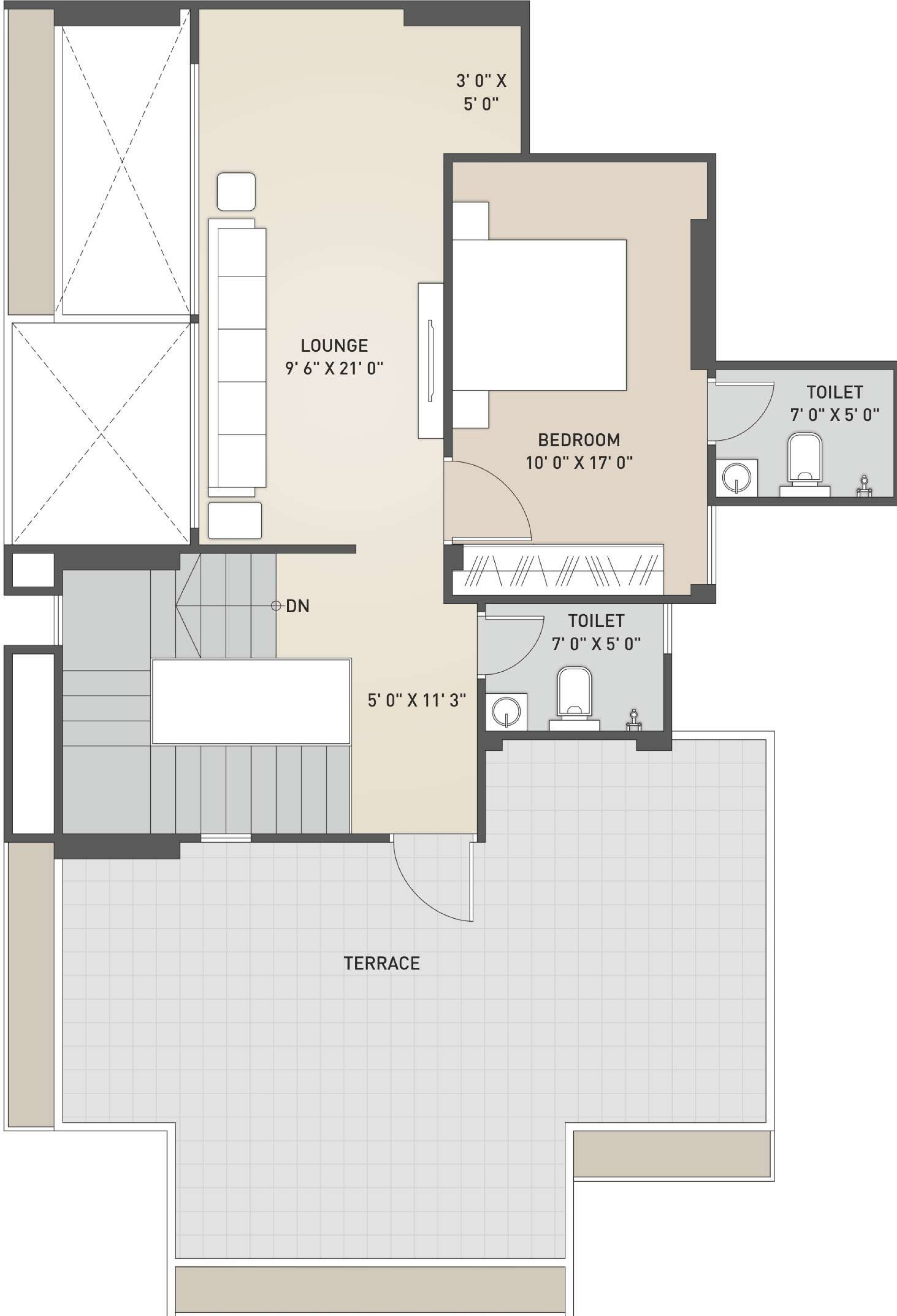
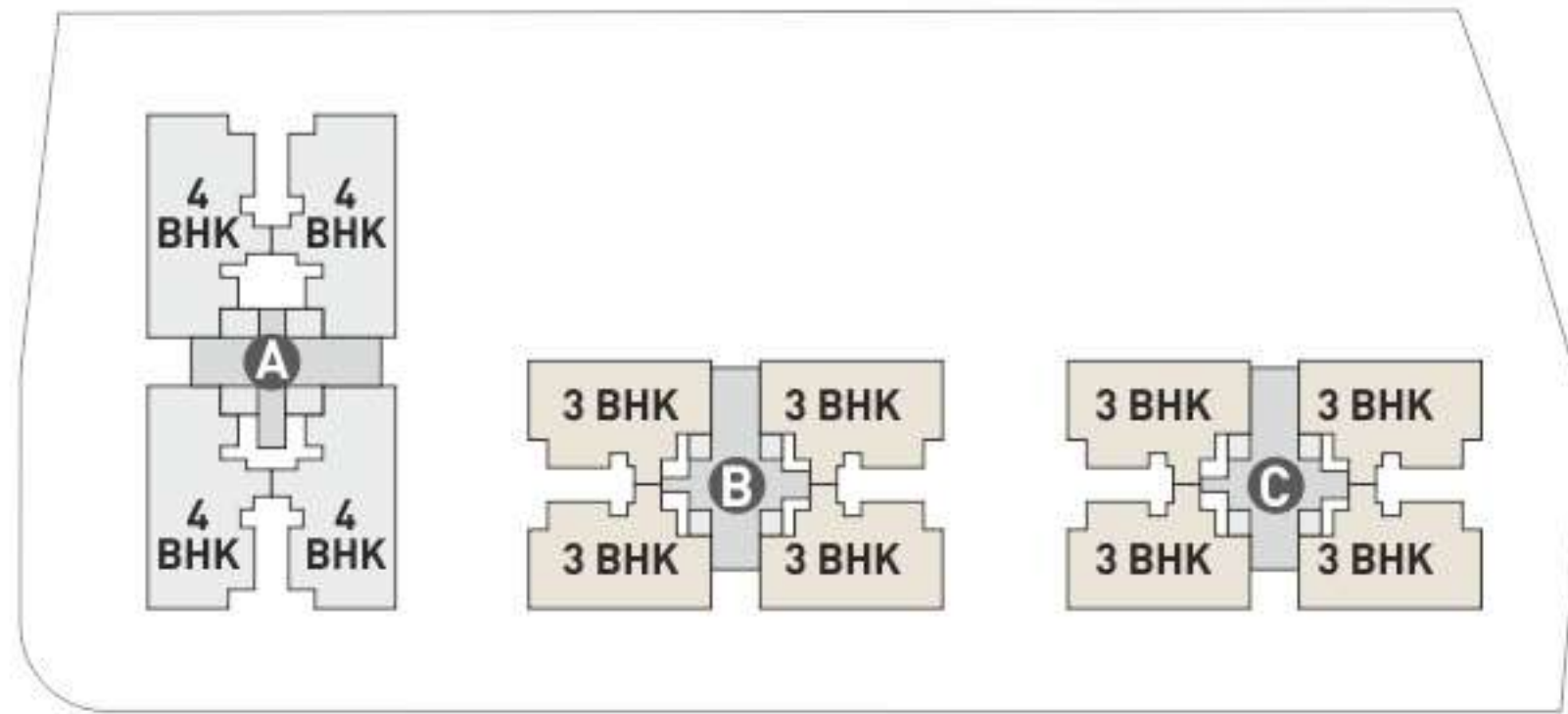




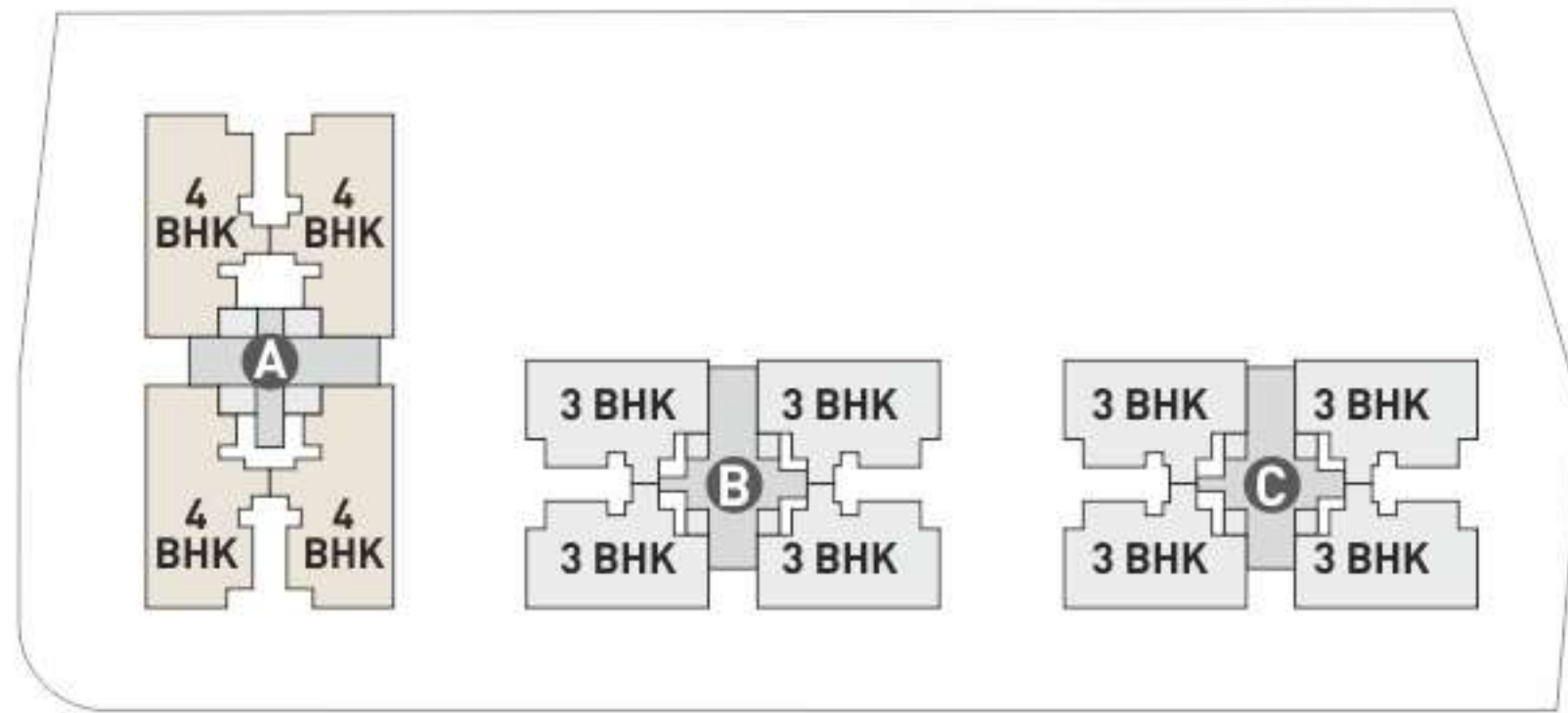
3 BHK | TOWER - B & C
LOWER LEVEL PENTHOUSE



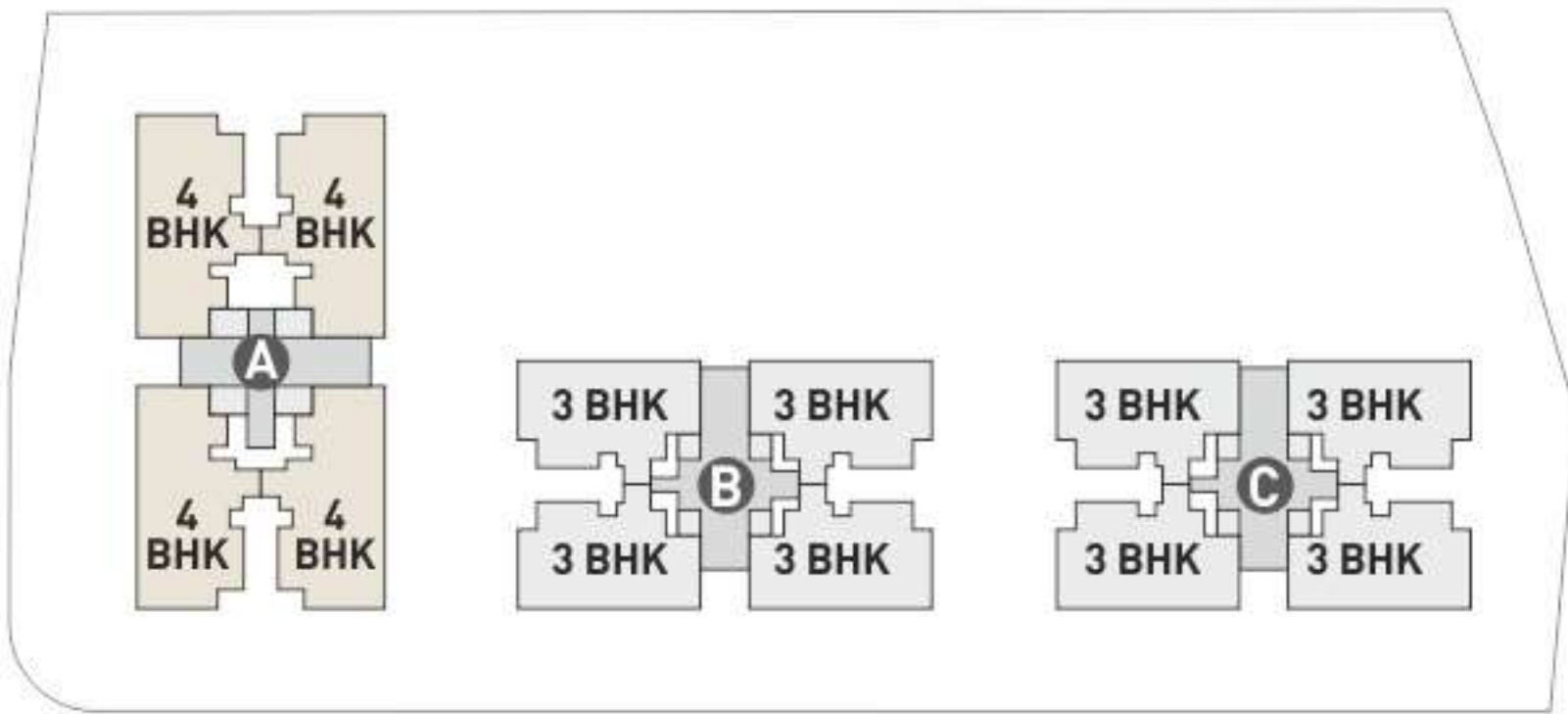
3 BHK | TOWER - B & C
UPPER LEVEL PENTHOUSE

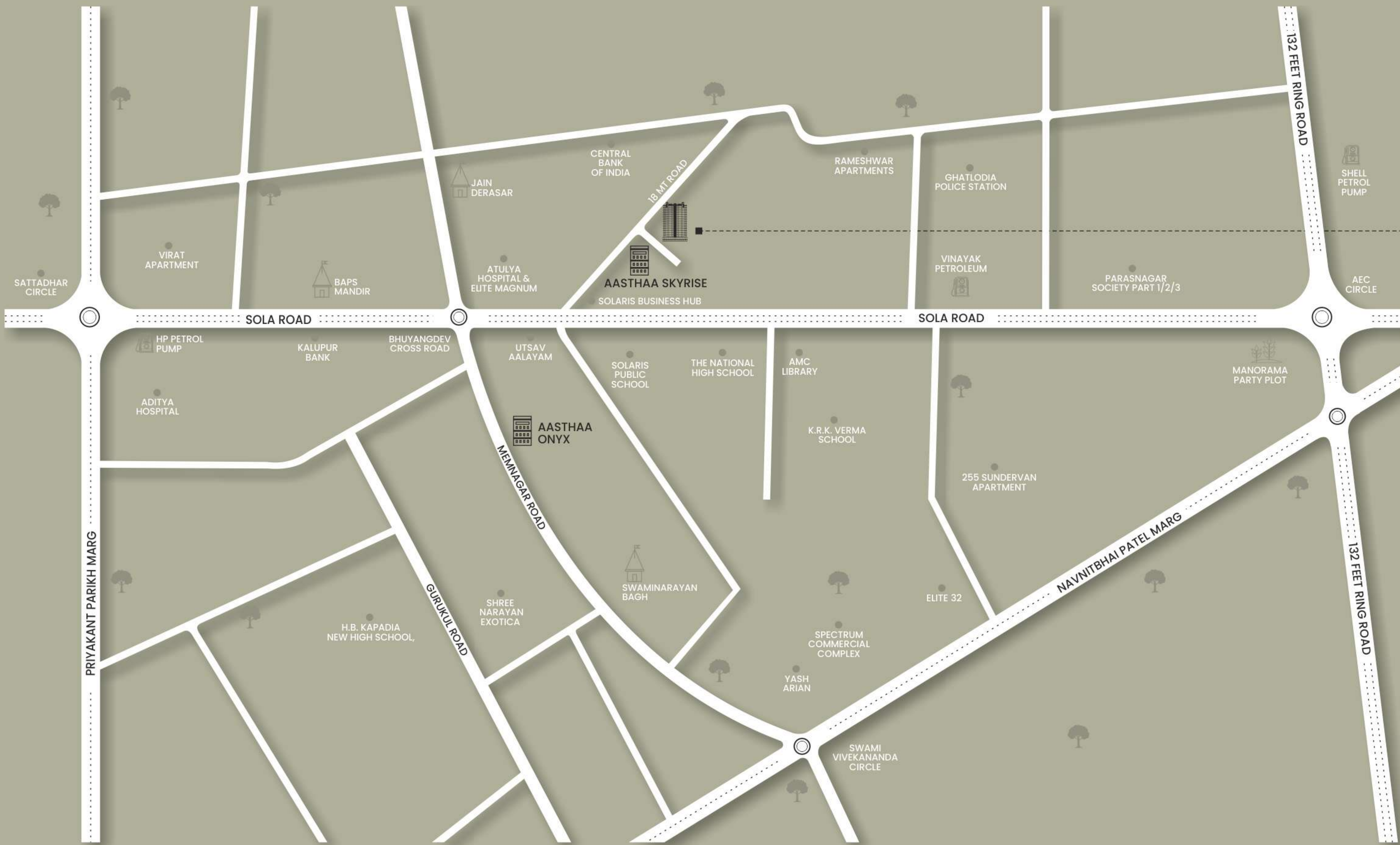


4 BHK | TOWER - A
LOWER LEVEL PENTHOUSE



4 BHK | TOWER - A
UPPER LEVEL PENTHOUSE





AASTHAA Magnolia

SPECIFICATION

- WALLS**
 - ALL INTERNAL WALLS WILL BE FINISHED WITH WHITE PUTTY OVER MALA PLASTER AND EXTERNAL WALLS WILL BE FINISHED WITH PLASTIC / TEXTURE FINISH WITH PREMIUM QUALITY ACRYLIC PAINTS
- STRUCTURE**
 - EARTHQUAKE RESISTANT RCC FRAME STRUCTURE
- WATER SUPPLY**
 - HYDRO-PNEUMATIC PRESSURE SYSTEM FOR WATER SUPPLY

- ELECTRIFICATION**
 - 3-PHASE CONCEALED COPPER WIRING WITH SUFFICIENT ELECTRICAL POINTS IN DRAWING ROOM & MASTER BEDROOM, AND AC POINT IN ALL BEDROOMS
 - CENTRALIZED DISTRIBUTION BOARD WITH MCBS AND ELCBS FOR SAFETY AND PROTECTION
- PARKING**
 - 3 LEVEL BASEMENT PARKING
- PLUMBING**
 - PREMIUM BRAND CPVC / UPVC PIPES AND FITTINGS

- DOORS & WINDOWS**
 - DECORATIVE MAIN DOOR AND OTHER ENAMEL PAINTED / POLISHED FLUSH DOORS WITH WOODEN FRAME
 - ALUMINUM SECTION SLIDING WINDOW WITH FULL GLASS AND MARBLE / GRANITE SILL
- FLOORING**
 - VITRIFIED TILES IN ALL AREAS
- KITCHEN**
 - GRANITE PLATFORM WITH S.S. SINKS, DESIGNER GLAZED TILES DEDO ABOVE PLATFORM UP TO LINTEL LEVEL

NOTE : ALL THE ARCHITECTURAL INTERIOR IMAGES IN THE BROCHURE ARE MERELY SIMULATED INTERPRETATION USING COMPUTER GRAPHICS TO ENHANCE THE CUSTOMER UNDERSTANDING AND ARE NOT FACTUAL IMAGES. THE COLOUR AND GENERAL APPEARANCE OF THE FLOORING AND WALL TILES, SANITARY WARE & FITTINGS, WALLS, CEILING, WINDOWS, DOORS, INTERNAL ROADS, TREES, SHRUBBERY, ETC. AS SHOWN IN THE SIMULATED COMPUTER GRAPHICS ARE TAKEN FROM LIBRARIES FOR THE PURPOSE OF PRESENTATION AND THE PROSPECTIVE BUYERS OF THE CONCERNED PROPERTY ARE ADVISED TO REFER TO THE CONSTRUCTION SPECIFICATION. ADDITIONAL AMENITIES AND OR UTILITIES NOT MENTIONED OR SHOWN IN THE BROCHURE BUT MAY BE REQUIRED AS PER THE LAW SHOULD BE DEEMED TO BE FORMING OF THE PROJECT BY THE PURCHASER. ALL FURNITURE INCLUDING WARDROBE, SOFA & OTHER ELECTRONIC APPLIANCES LIKE AIR CONDITIONER, REFRIGERATORS, TVs, ETC. ANY EQUIPMENT AND HOUSEHOLD ACCESSORIES INTER-ALIA CROCKERY, RUGS, CARPET, DECORATIVE PIECES AND WALL HANGINGS, WALL PAPER AND OTHER CONSUMABLE & MOVABLE ITEMS IN SIMULATED IMAGE DO NOT FORM PART OF ANY PROPERTY BY THE DEVELOPER. ALL RIGHTS RESERVED WITH THE DEVELOPER TO MAKE ANY CHANGES IN THE PROJECT AS DEEMED NECESSARY AND ALL THE MEMBERS SHALL ABIDE BY SUCH CHANGES. GST, STAMP DUTY, REGISTRATION CHARGES, AND OTHER CHARGES AND TAXES AS WHEN LEVIED BY GOVERNMENT OR ANY OF ITS BODY SHALL BE BORNE BY PURCHASER / BUYER / POSSESSION HOLDER. SUBJECT TO AHMEDABAD JURISDICTIONS ONLY

AASTHAA Magnolia

3 & 4 BHK MASTER ABODES



90901 05656

CLICK HERE



90901 05656

CLICK HERE



FOR LOCATION

CLICK HERE

DEVELOPER
AASTHAASAHJ BUILDERS LLP

ARCHITECT
HM ARCHITECTS

MEP CONSULTANTS
URVA ENGINEERING

STRUCTURE DESIGNER
SETU INFRASTRUCTURE

AASTHAA MAGNOLIA
BEHIND SOLARIS BUSINESS HUB, NEAR BHUYANGDEV CROSS ROADS,
SOLA ROAD, AHMEDABAD-380 063

BOOKING CONTACT
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SCAN FOR
RERA DETAILS



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