



LOCATION QR

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

10.11.2024 09:51:30 AM



AARON elinor | 108 |

4 BHK
PREMIUM DWELLINGS & PENTHOUSES

SINDHU BHAVAN

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

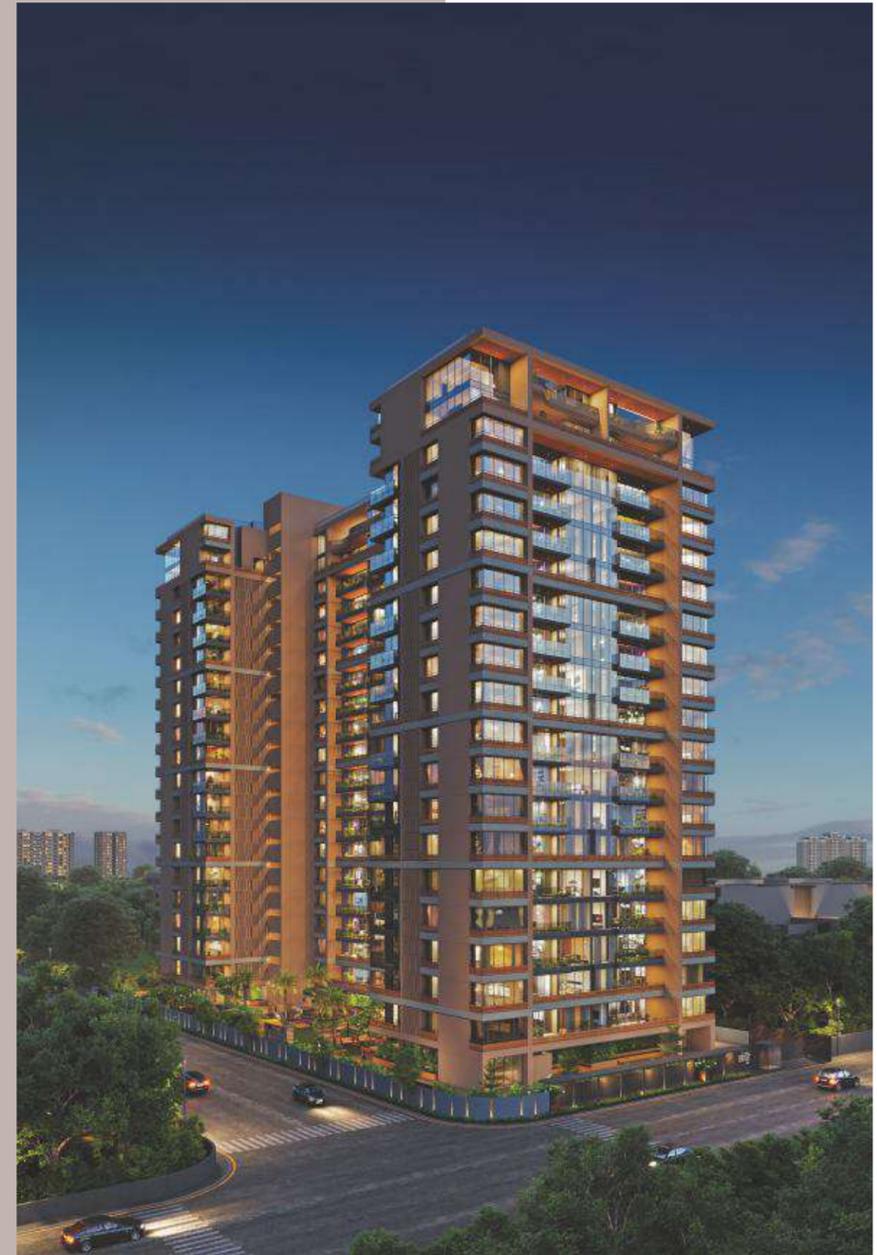
SBR RD.

OXYGEN
PARK



19

STOREY
TOWER



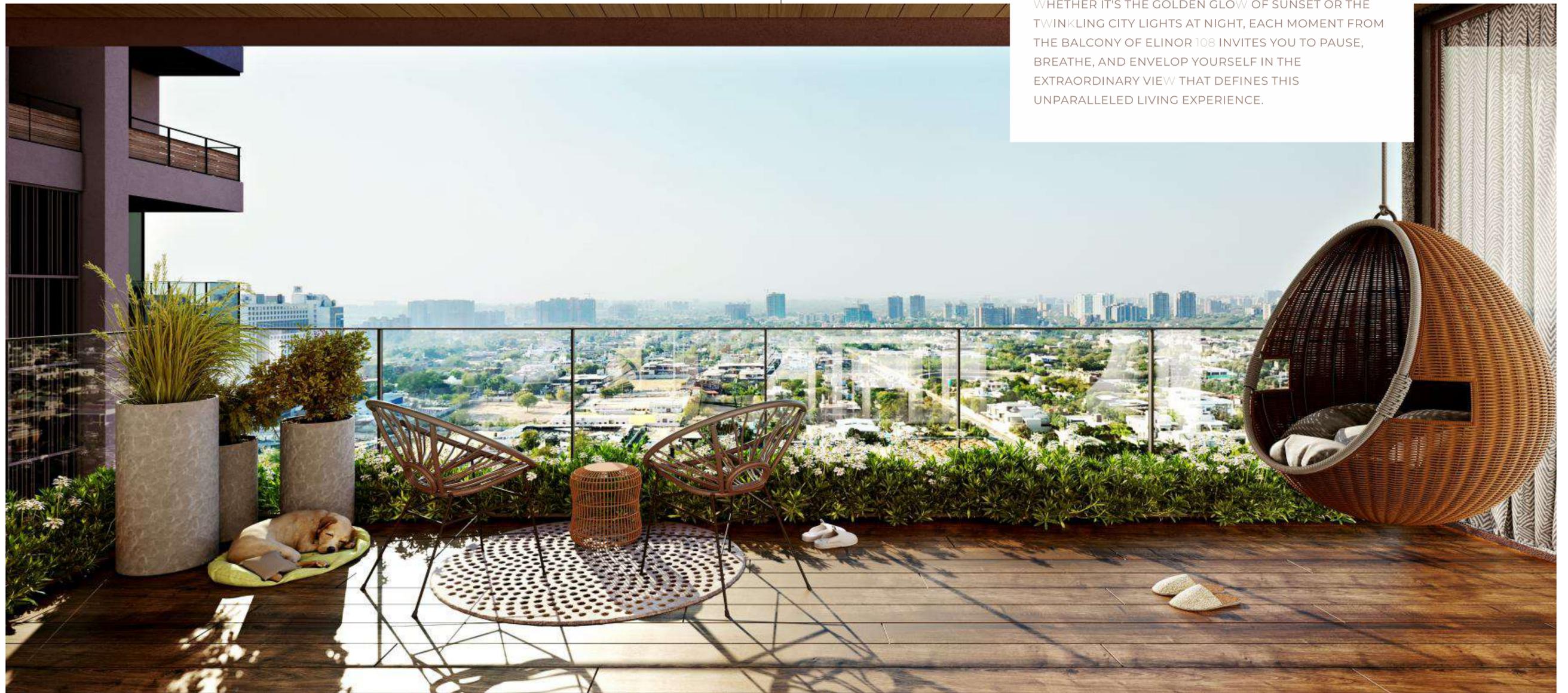
STANDING TALL AT 19 STOREY
THIS ICONIC TOWER REDEFINES THE SKYLINE WITH ITS BOLD DESIGN AND
UNMATCHED ELEGANCE. EVERY FLOOR OFFERS EXPANSIVE VIEWS, SEAMLESSLY
BLENDING MODERN ARCHITECTURE WITH LUXURIOUS LIVING.



INFINITE PANORAMIC VIEWS

BALCONY SIZES
22'0" X 6'6" | 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 108 INVITES YOU TO PAUSE, BREATHE, AND ENVELOP YOURSELF IN THE EXTRAORDINARY VIEW THAT DEFINES THIS UNPARALLELED LIVING EXPERIENCE.



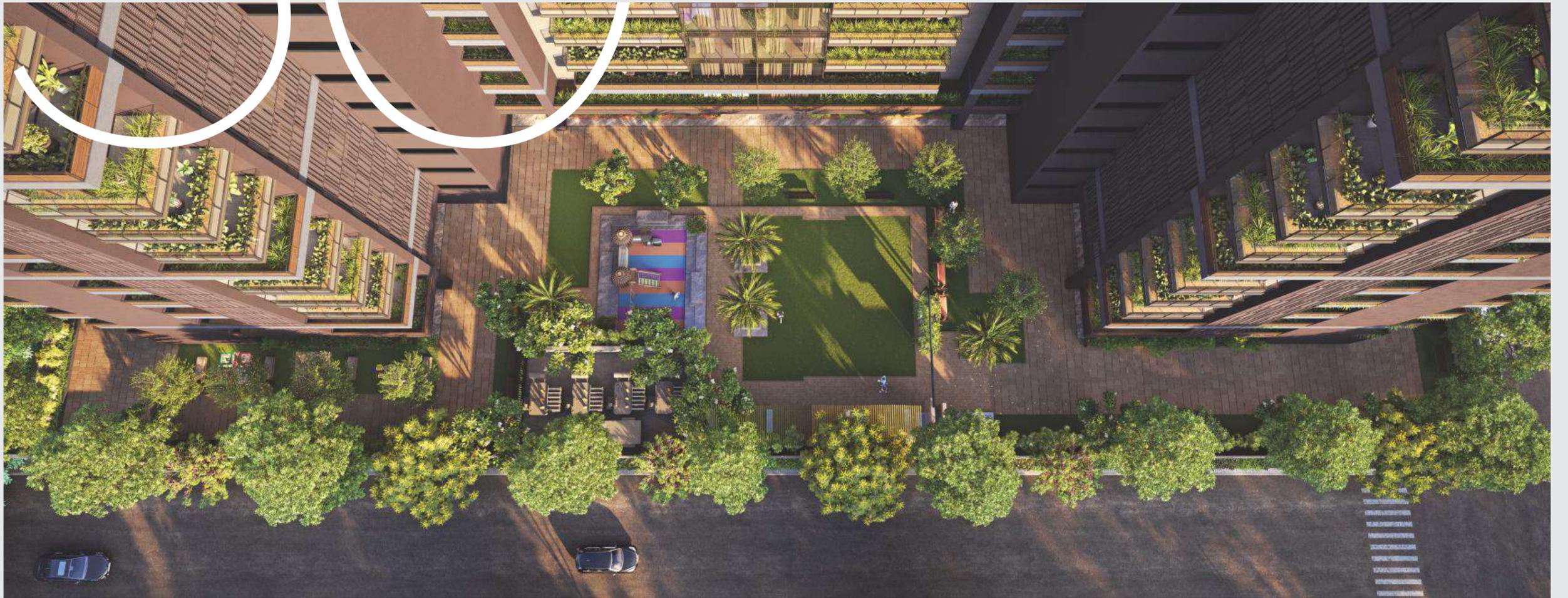


FROM YOUR BALCONY, THE WORLD UNFOLDS LIKE A MASTERPIECE PAINTED WITH HUES OF SUNRISE, THE GENTLE RUSTLE OF TREES, AND THE SERENE EXPANSE OF THE SKYLINE. EVERY GLANCE IS A MOMENT OF CALMNESS, WHERE NATURE AND MODERNITY BLEND SEAMLESSLY, OFFERING YOU A FRONT-ROW SEAT TO LIFE'S MOST CAPTIVATING MOMENTS.

30+

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.

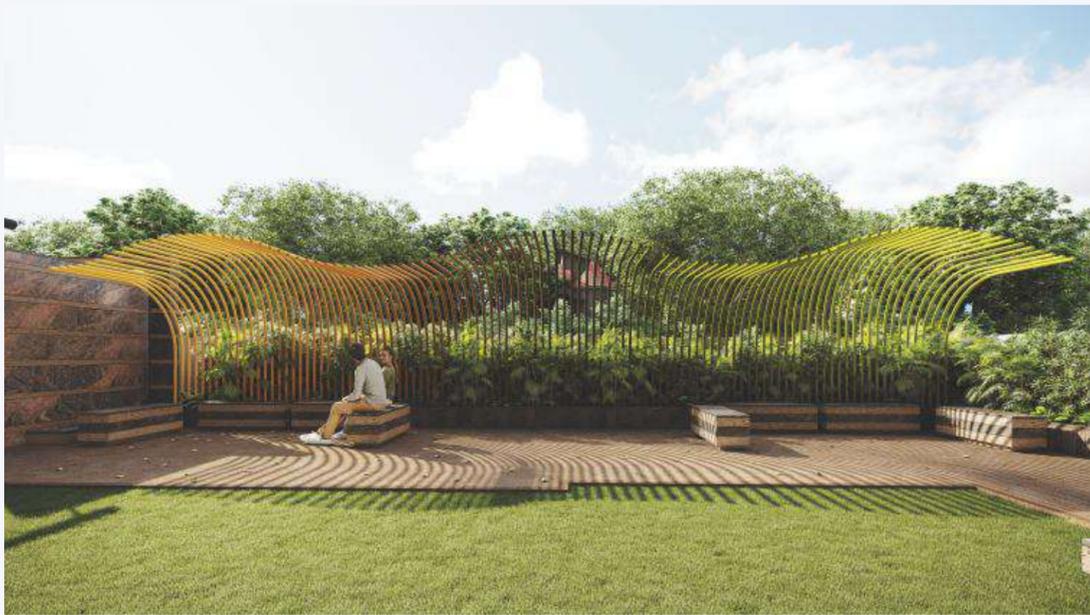
LUSH GREENERY SURROUNDS YOU, OFFERING A PEACEFUL ESCAPE FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE. VIBRANT FLOWERS, GENTLY SWAYING TREES, AND WINDING PATHWAYS INVITE MOMENTS OF REFLECTION AND RELAXATION.

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.

COVERED SWIMMING POOL

INDOOR
GAMES

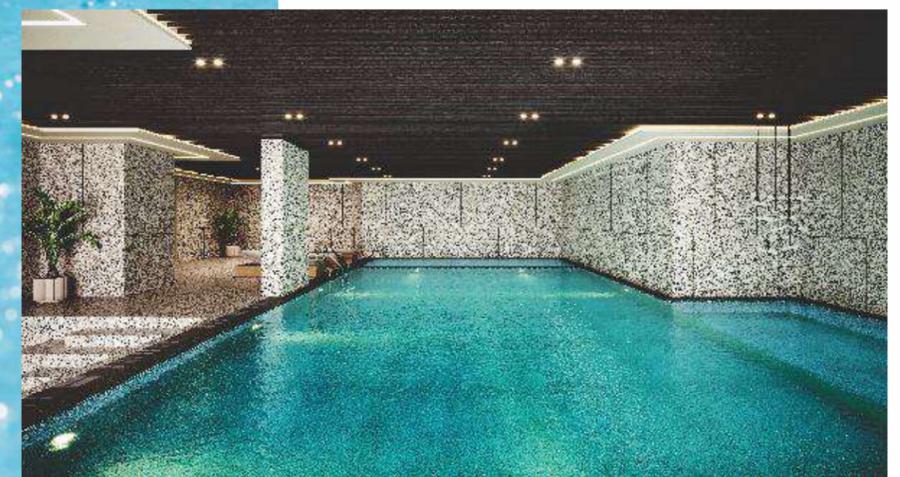
680 SQ. FT.



TODDLER
PLAY AREA

357 SQ. FT.

BE IT ENJOYING A PEACEFUL SWIM SURROUNDED BY SOOTHING AMBIENCE 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



1314 SQ. FT.


GYMNASIUM


HOME THEATER


LIBRARY



765 SQ. FT.



680 SQ. FT.





AARON
elnor
108

SALON 



233 SQ. FT.

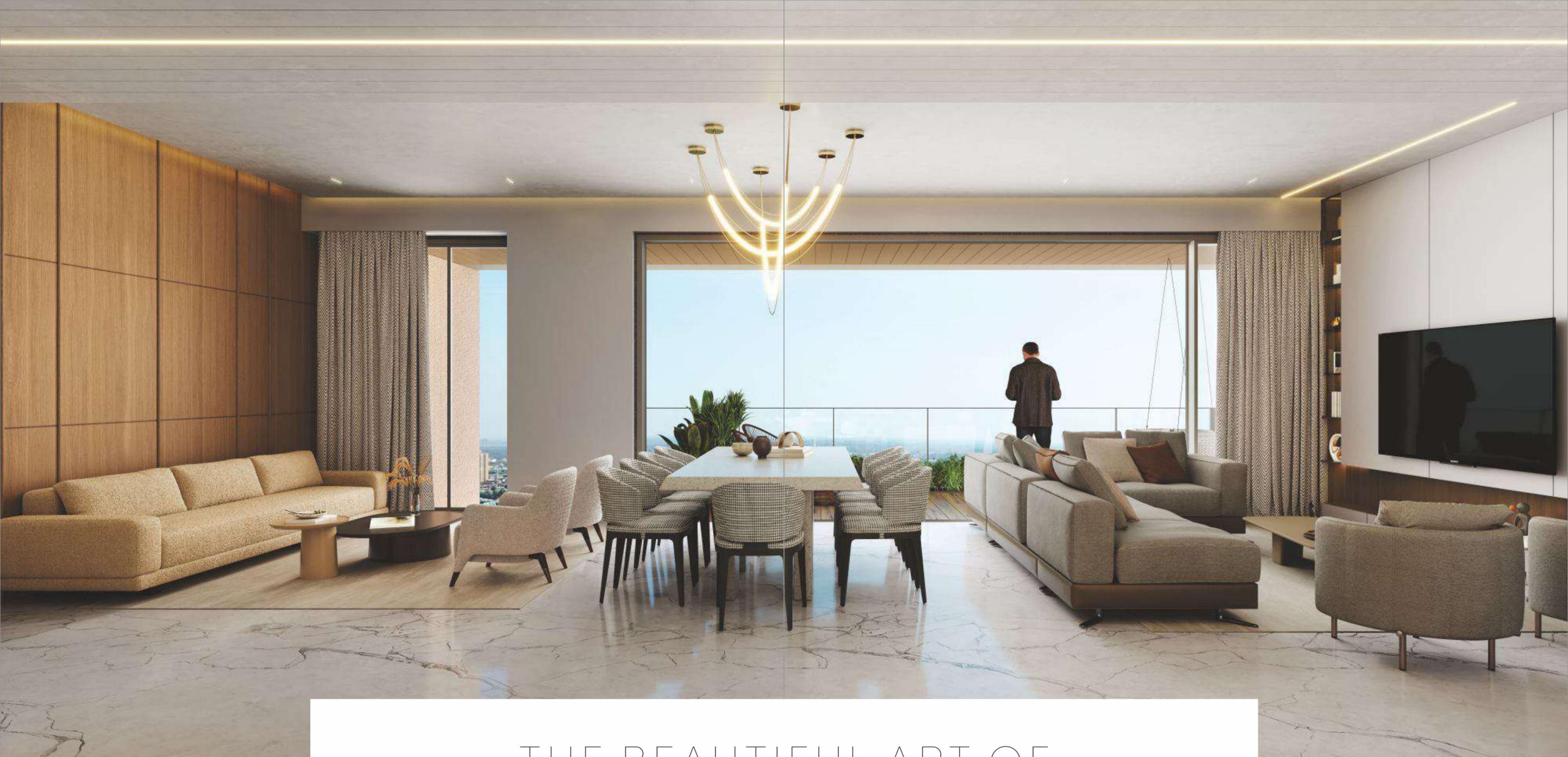


2390 SQ. FT.

1515 SQ. FT.

 RECEPTION AREA

 BANQUET HALL



THE BEAUTIFUL ART OF
EXQUISITE LIVING

636.5 SQ. FT.





GROUND FLOOR



ENTRY / EXIT





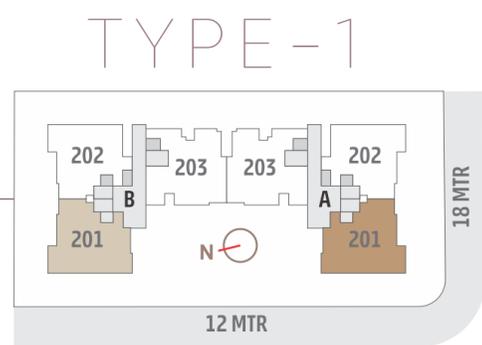
FIRST FLOOR



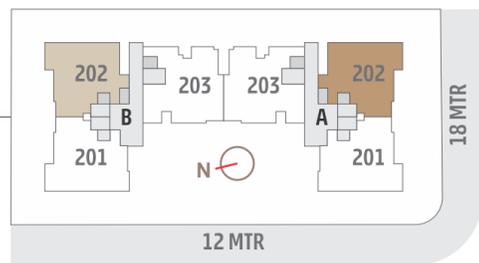


TYPICAL
2nd to 17th
FLOOR



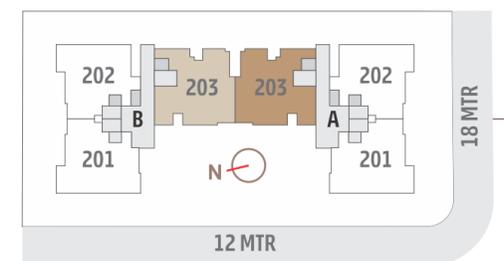


TYPE-2





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.



11'4" FT HEIGHT ON EACH FLOOR

11'6" FT HEIGHT



OUR LANDMARK PROJECTS

- elinor | 51 |**
4 BHK | 5 BHK PENTHOUSES
@ SCIENCE CITY
- AARON SPECTRA**
RETAIL & WORKSPACES
@ RAJPATHCLUB
- AURUM LEGACY**
4 BHK
@ SCIENCE CITY RD.
- CITY CENTER 2**
A Project By Aaron Infrastructure
3 & 4 BHK PREMIUM RESIDENCIES
@ SCIENCE CITY
- THE VERITY**
4 BHK EXCLUSIVE RESIDENCES
@ SATELLITE RD.
- VERITAS**
BE EXCEPTIONAL
3 & 4 BHK PREMIUM RESIDENCIES
@ SOLA, S G HIGHWAY
- UNICUS SHYAMAL**
@ SHYAMAL CROSS RD.
- ICONIC SHYAMAL**
SHOWROOM | OFFICES
CORPORATE HOUSES
@ SHYAMAL CROSS RD.



SBR ROAD	2 MIN.
MONTE CARLO OXYGEN PARK	2 MIN.
TAJ SKYLINE	3 MIN.
ZEBAR SCHOOL	5 MIN.
BAGBAN PARTY PLOT	5 MIN.
THALTEJ METRO STATION	5 MIN.
ANANAD NIKETAN	7 MIN.
ZYDUS HOSPITAL	10 MIN.
S G HIGWAY	10 MIN.
PALLADIUM MALL	10 MIN.
RAJPATH CLUB	10 MIN.

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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RERA QR

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