

ODOUR

O F

Opulence





AASTHAA
Magnolia

3 & 4 BHK MASTER ABODES

IN TODAY'S WORLD OF CONSTANT STRESS, HUSTLE, AND NEGATIVITY, IT'S ESSENTIAL TO HAVE A PLACE THAT CAN CALM YOU DOWN AND NURTURE YOUR INNER BEING, SIMILAR TO HOW A SINGLE SIGHT OF A MAGNOLIA FLOWER CAN SOOTHE YOUR SENSES. AASTHAA MAGNOLIA IS A MASTERFULLY PLANNED PROJECT THAT COMBINES MODERN ELEGANCE WITH TRADITIONAL AND GRACEFUL SPACES.

ADDRESSING
THE ARCHITECT



HM ARCHITECTS

HARSHAD MISTRY IS AN AHMEDABAD BASED ARCHITECT WITH MORE THAN 23 YEARS OF EXPERIENCE. HE HAS WORKED ON MANY PRESTIGIOUS ARCHITECTURAL AND INTERIOR DESIGN PROJECTS IN VARIOUS PARTS OF INDIA. HARSHAD MISTRY, A VISIONARY ARCHITECT, HAS ONCE AGAIN SHOWCASED HIS EXCEPTIONAL PLANNING AND DESIGN PROWESS WITH AASTHAA MAGNOLIA. KNOWN FOR HIS INNOVATIVE APPROACH AND ATTENTION TO DETAIL, HARSHAD MISTRY HAS SEAMLESSLY BLENDED FUNCTIONALITY WITH AESTHETICS IN THIS PROJECT.

PALATIAL
IS
THE
NEW
IDEAL

HAVING OPEN SURROUNDINGS IS A RARE
TREAT IN THIS CONGESTED CENTURY.
AASTHAA MAGNOLIA OFFERS TWO SIDES
OPEN WITH DIRECT ROAD CONNECTIVITY
AND PROXIMITY TO DAILY ESSENTIALS.



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

THORN-FREE TRANQUIL -THRONE

CERTAIN SPOTS SUCH AS THE LILY POND, THE BUDDHA STATUE WITH A WATER FEATURE, AND A LIBRARY CUM WORK-FROM-HOME SPACE ARE DESIGNED TO PROVIDE A PEACEFUL ATMOSPHERE WITHOUT ANY DISTURBANCES, ALLOWING YOU TO FIND YOUR INNER PEACE AND FOCUS.





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.



BLOOMING BLISS

TRUE JOY IS FELT WHEN COMFORT AND EXCLUSIVITY HARMONIZE AND OUR THREE-LEVEL BASEMENT PARKING ADDS A LAYER OF CONVENIENCE FOR RESIDENTS, WHILE OUR PENTHOUSES EXUDE ELEGANCE.



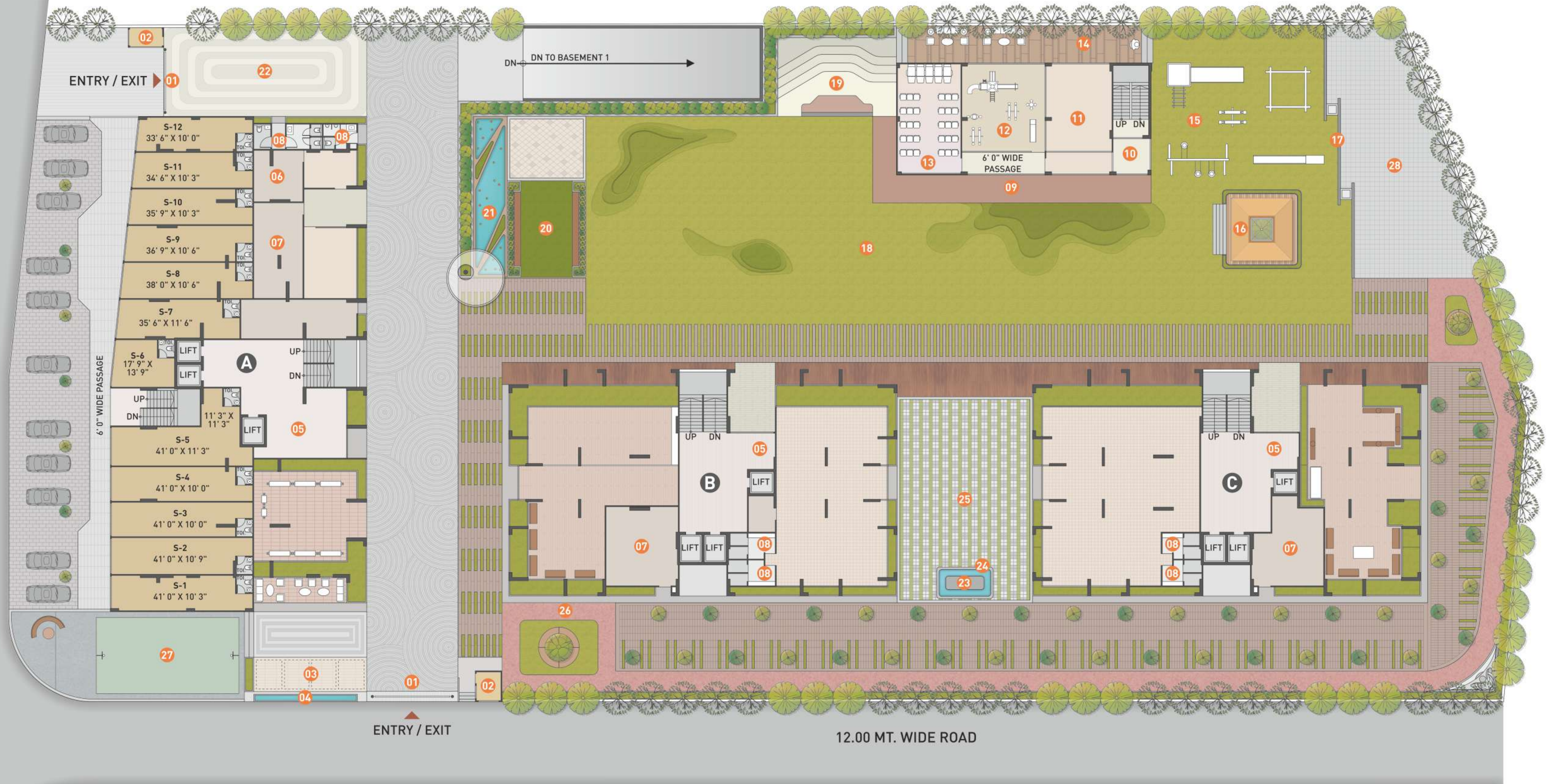


GROUND FLOOR PLAN

FACILITIES AT GROUND FLOOR

- | | | | |
|--------------------------|--------------------------|-----------------------|-----------------------|
| 01 ENTRANCE GATE | 08 GENTS & LADIES TOILET | 15 CHILDREN PLAY AREA | 22 SKATING RINK |
| 02 SECURITY CABIN | 09 CLUBHOUSE ENTRANCE | 16 GAZEBO SITTING | 23 BUDDHA STATUE |
| 03 PICK-UP/DROP OFF ZONE | 10 RECEPTION | 17 CONCEPT WALL | 24 WATER BODY |
| 04 WATER FEATURE WALL | 11 MULTIPURPOSE HALL | 18 LANDSCAPE GARDEN | 25 CELEBRATION PLAZA |
| 05 ENTRANCE FOYER | 12 TODDLER'S PLAY AREA | 19 OPEN AUDITORIUM | 26 JOGGING TRACK |
| 06 CONTROL ROOM | 13 MINI THEATER | 20 OPEN SEATING PLAZA | 27 MULTIPURPOSE COURT |
| 07 METER ROOM | 14 YOGA DECK | 21 LILY POND | 28 SUB-STATION |

18.00 MT. WIDE ROAD



1ST FLOOR PLAN

FACILITIES AT FIRST FLOOR

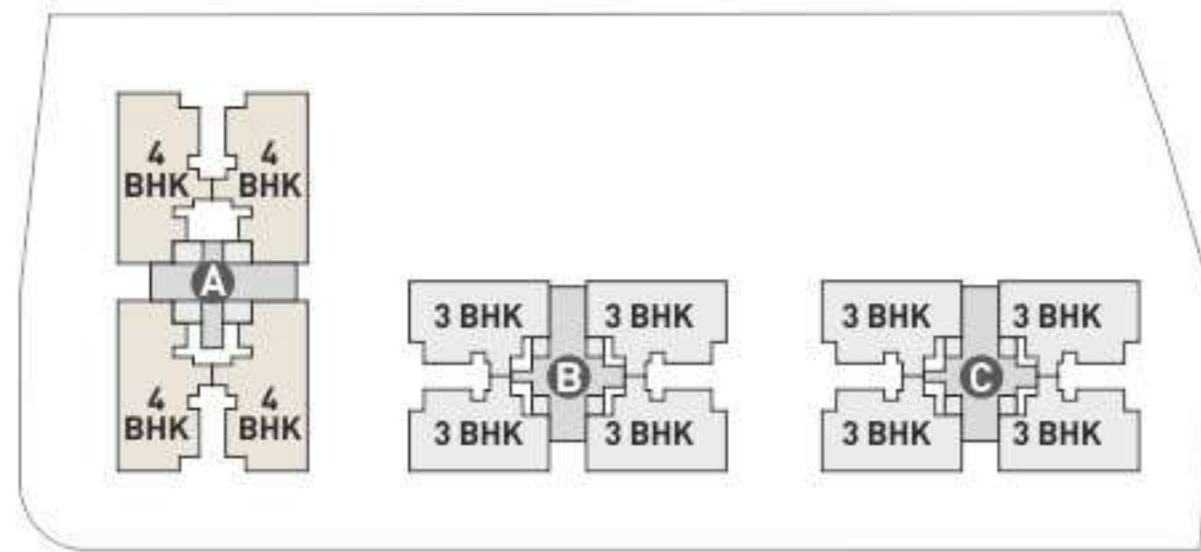
- 01 INDOOR GAME ZONE
- 02 GYM
- 03 FEMALE TOILET
- 04 MALE TOILET
- 05 CHANGING ROOM
- 06 DRINKING WATER & LOCKER



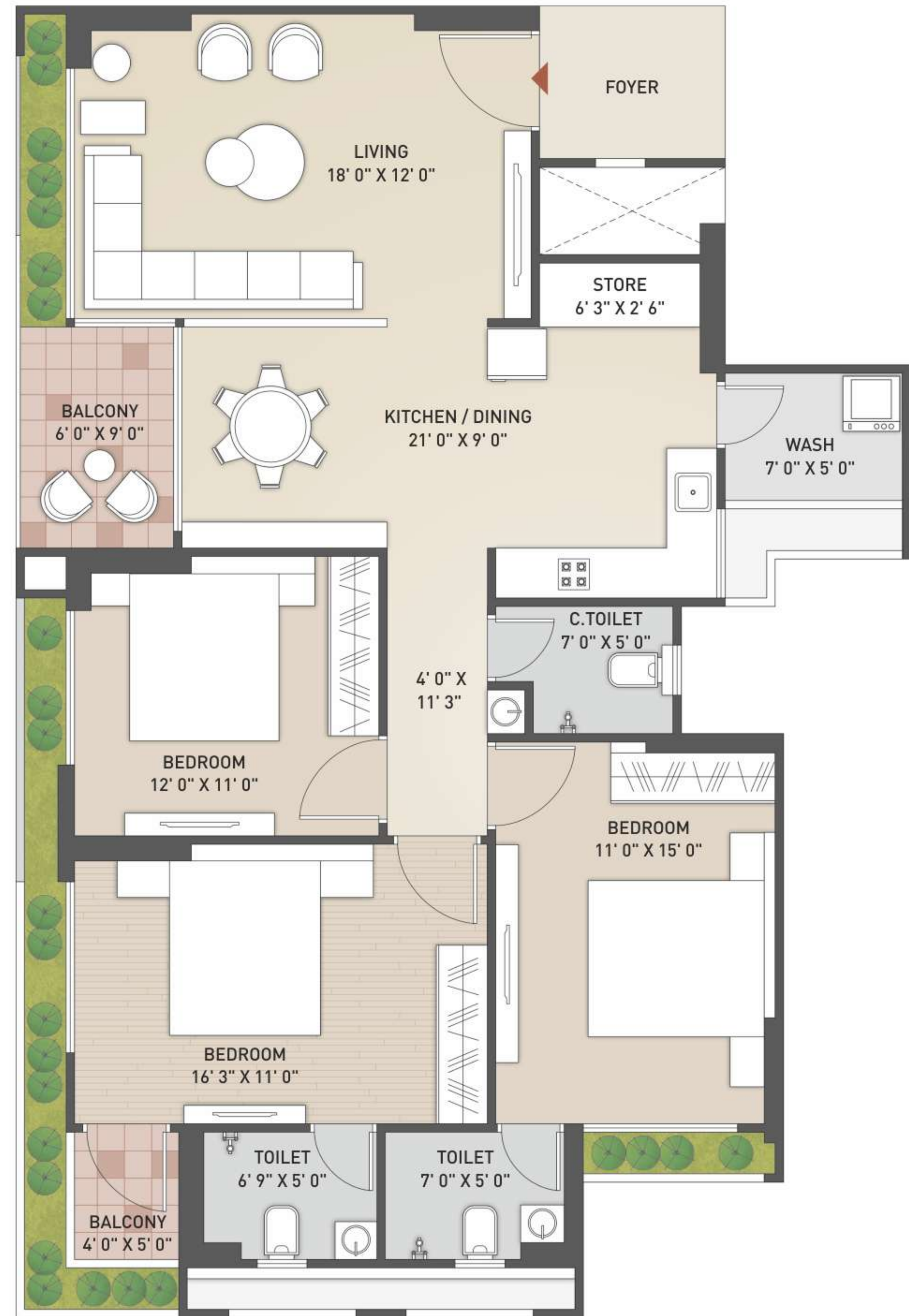
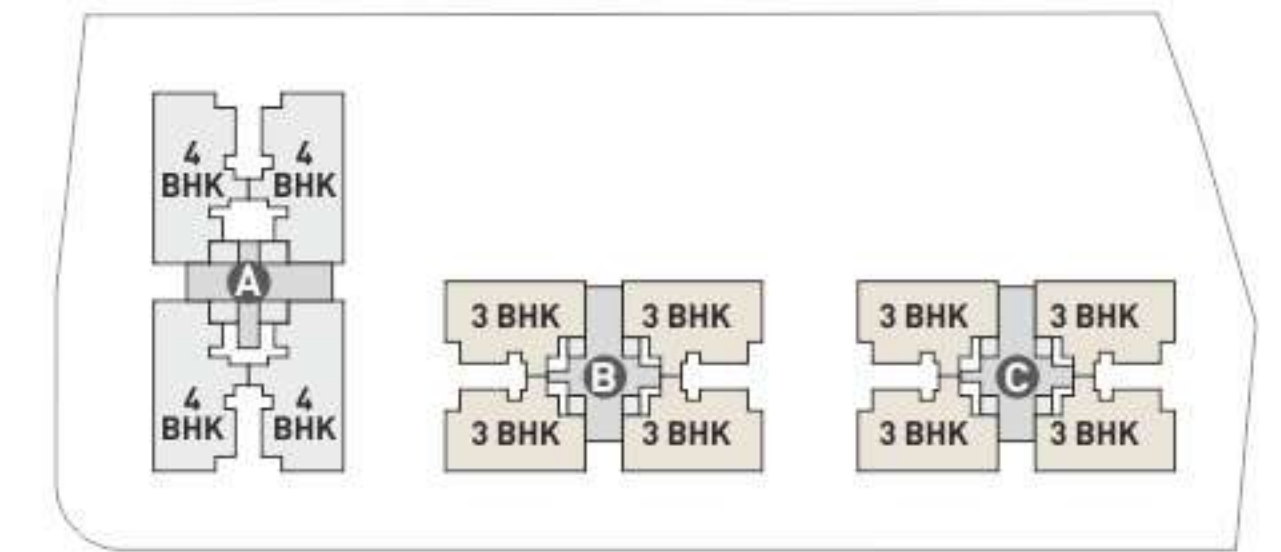
TYPICAL FLOOR PLAN
2ND TO 18TH FLOOR



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

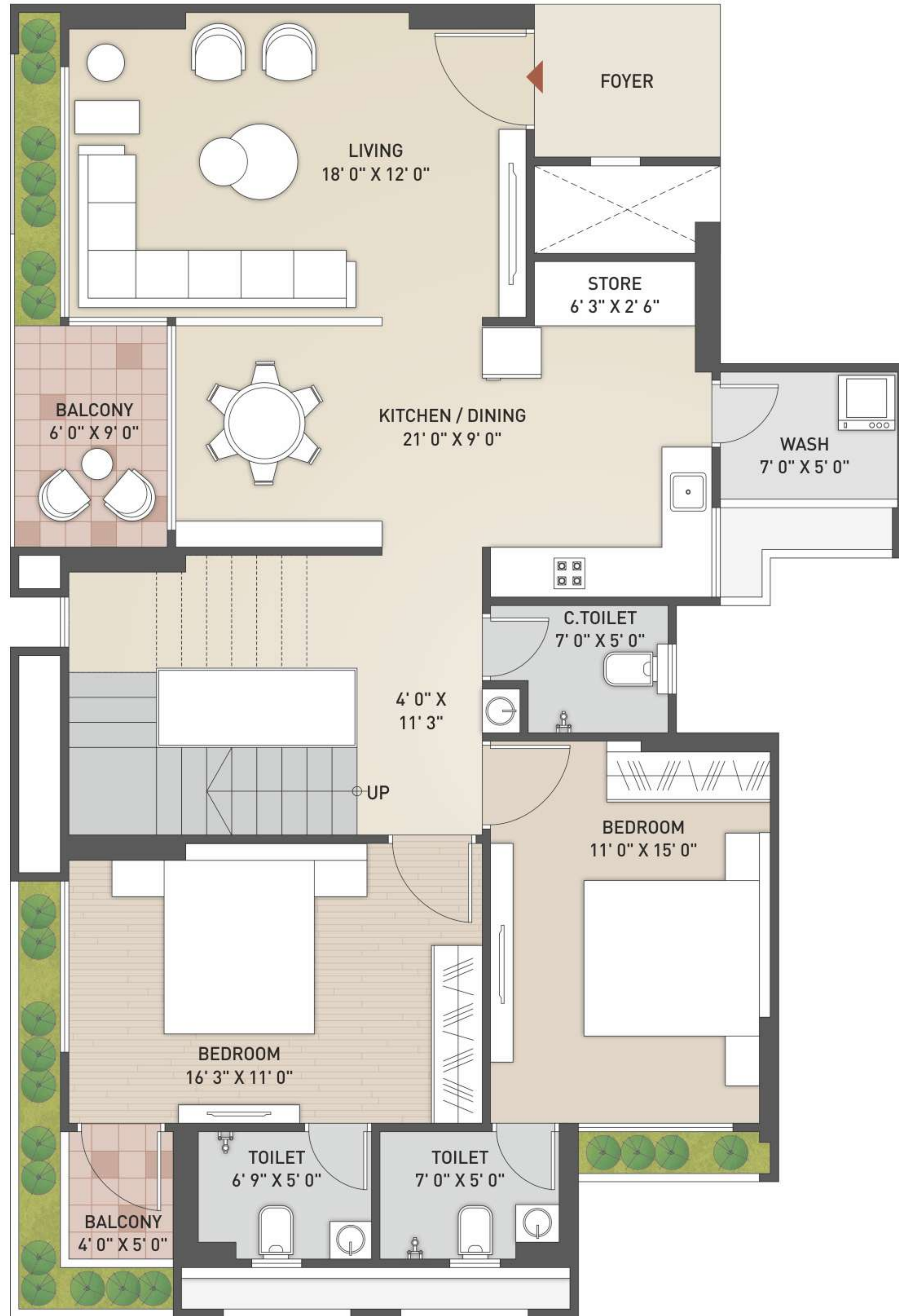
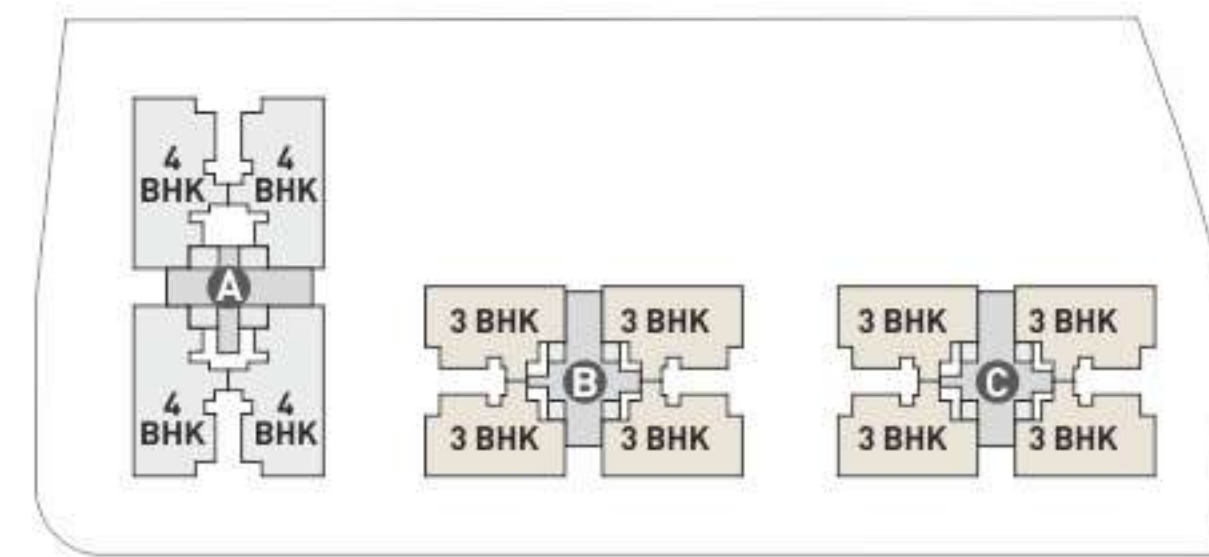
4 BHK | TOWER - A
UPPER LEVEL PENTHOUSE

3 BHK | TOWER - B & C
LOWER LEVEL PENTHOUSE

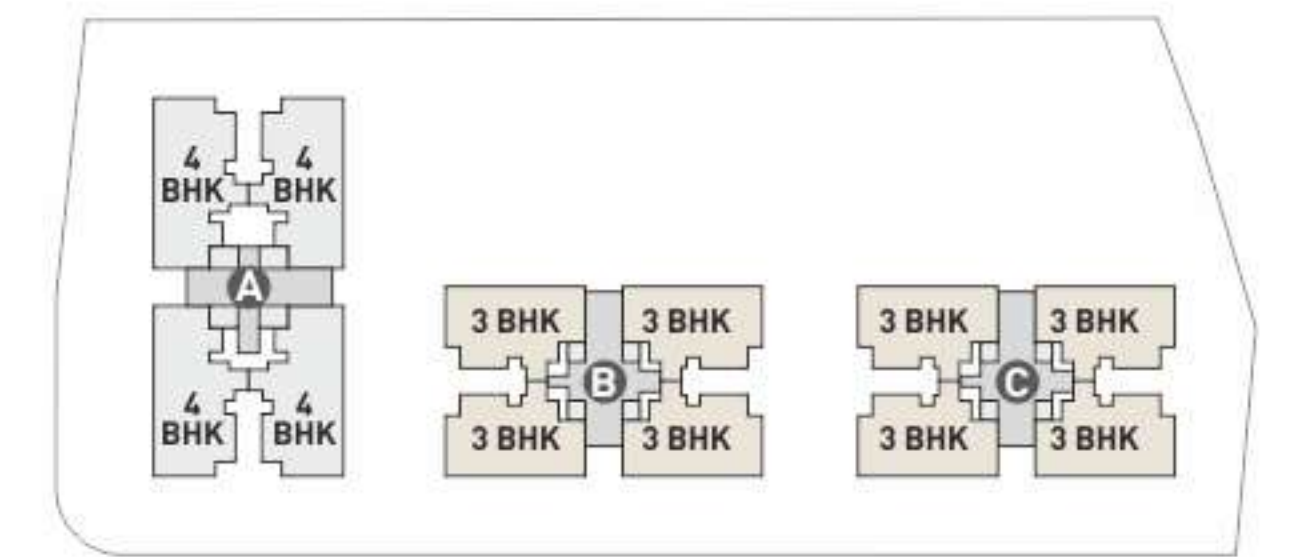




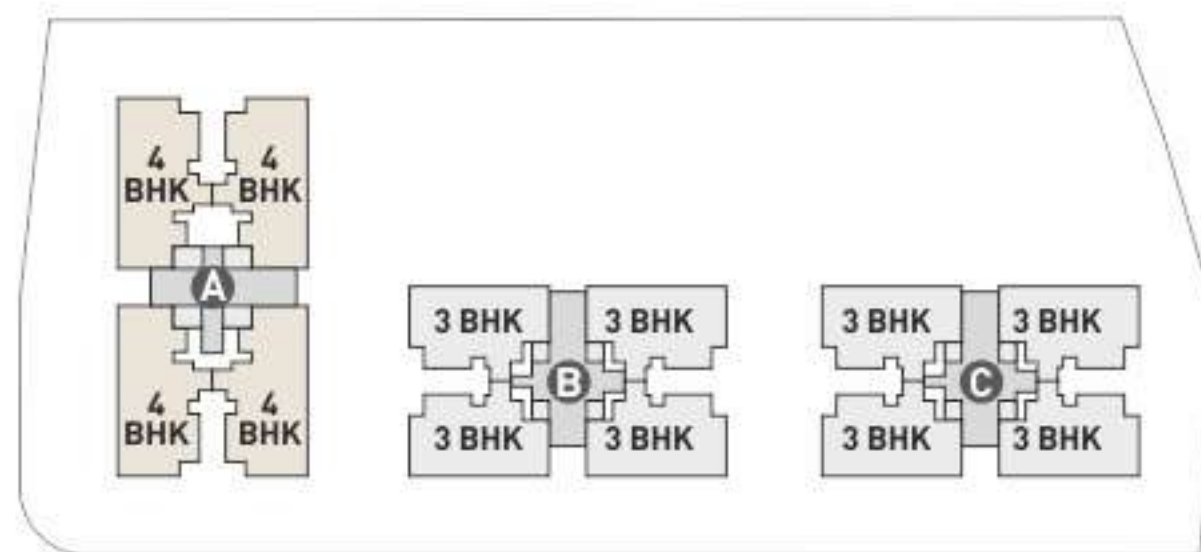
3 BHK | TOWER - B & C
LOWER LEVEL PENTHOUSE



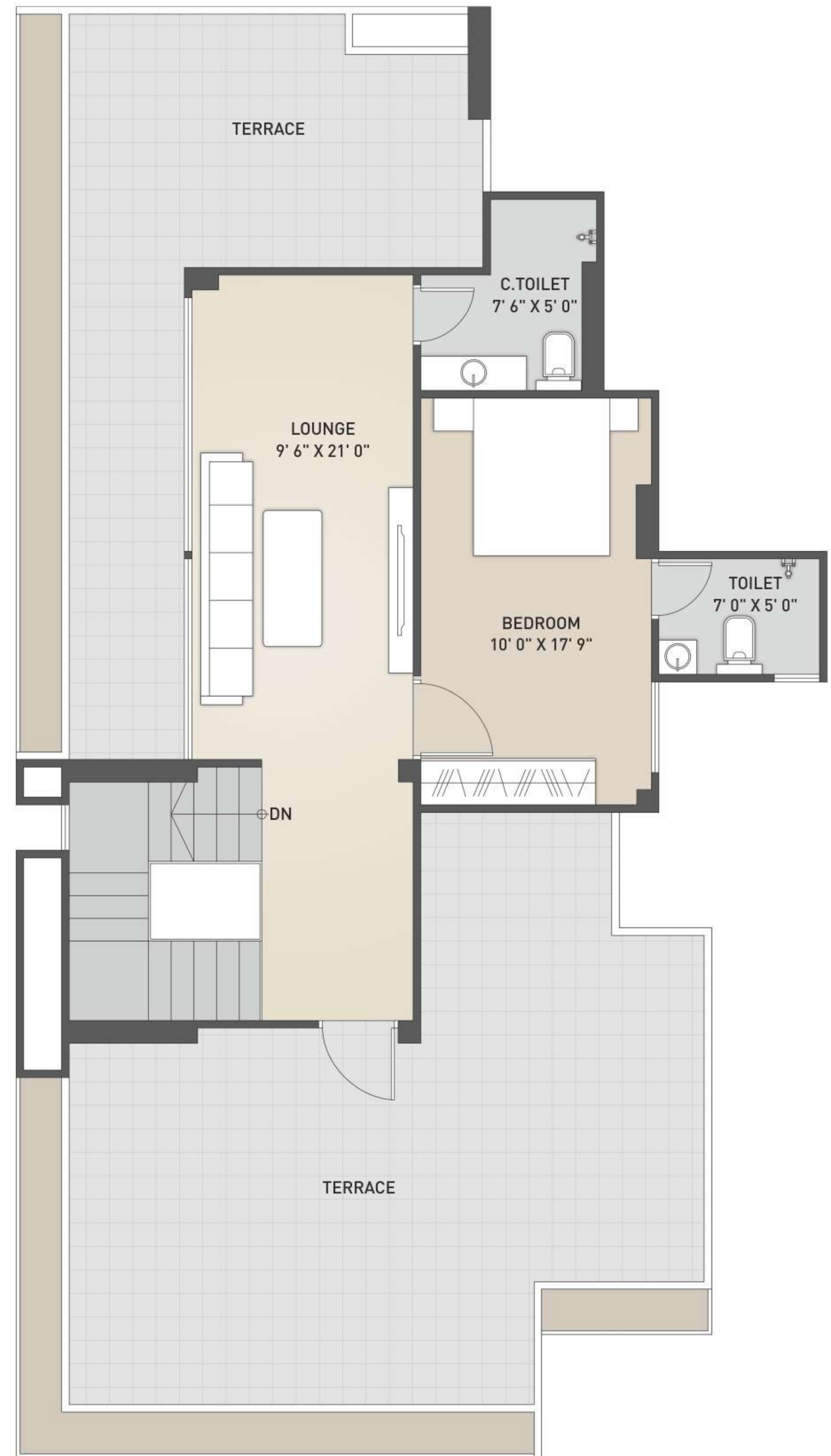
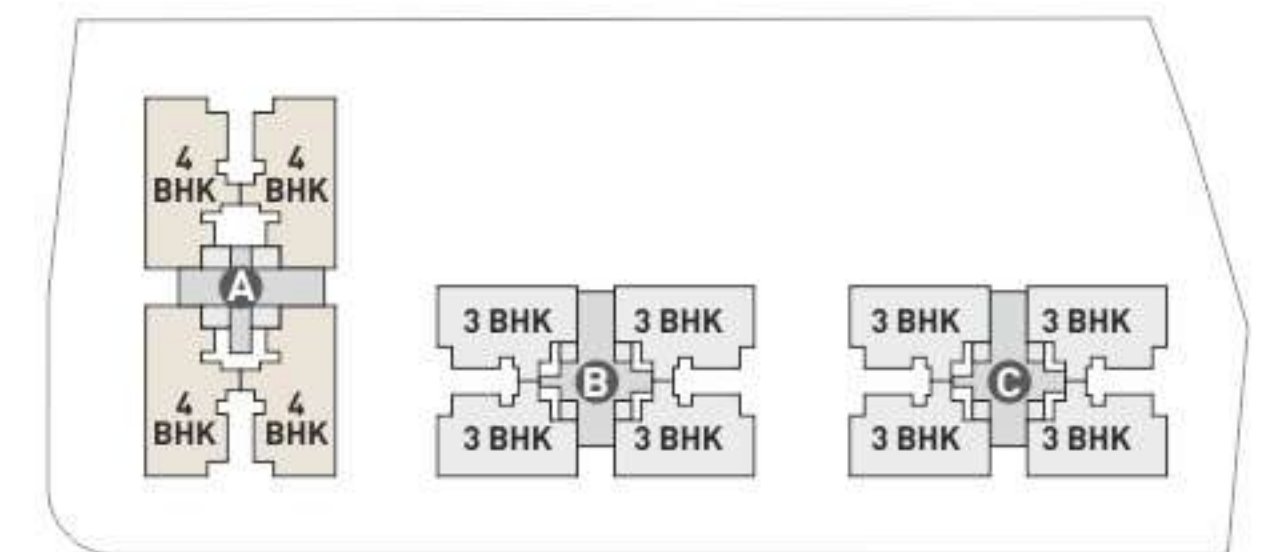
3 BHK | TOWER - B & C
UPPER LEVEL PENTHOUSE

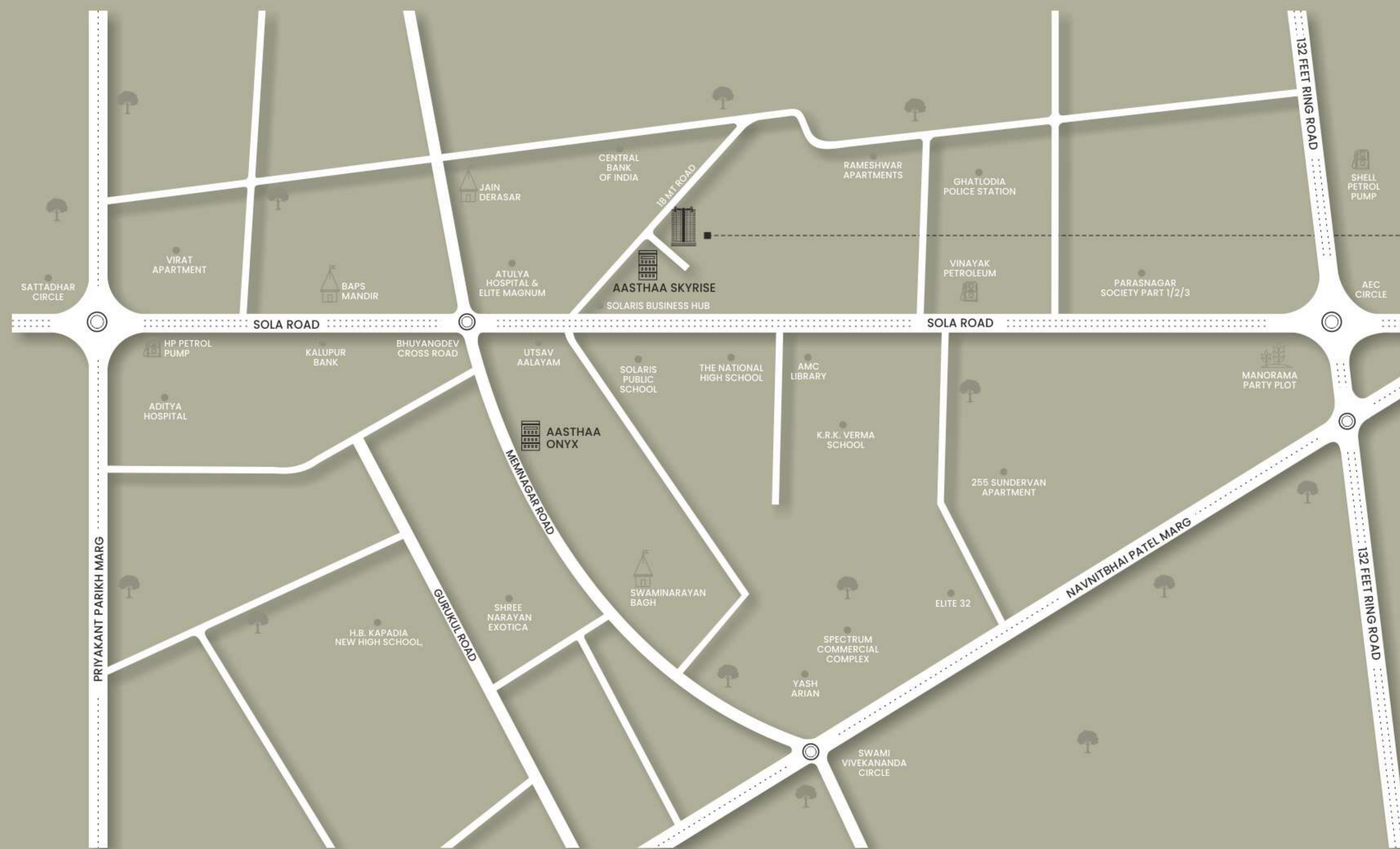


4 BHK | TOWER - A
LOWER LEVEL PENTHOUSE



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

SCAN FOR
LOCATION



SCAN FOR
E-BROCHURE



DEVELOPER
AASTHAASAHAJ BUILDERS LLP

MEP CONSULTANTS
URVA ENGINEERING

STRUCTURE DESIGNER
SETU INFRASTRUCTURE

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BEHIND SOLARIS BUSINESS HUB, NEAR BHUYANGDEV CROSS ROADS,
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