

THE **ASTON**  
— GROUP —

Developers:  
Shreeji Infra Space

Site: Behind Aarya Elite,  
Near Aavkar Duplex, Kalali.

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Architect:  
**SPACE PLUS**  
Architecture • Planning • Interiors

Structure Consultant:  
**Zarna Associates**

Plumbing Consultant:  
**Krupalu Consultant**

QR for Website

RERA website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) RERA No: PR/GJ/VADODARA/VADODARA/Others/

# ASTON 21



4BHK BUNGALOWS

design: smok&arrow - jan-23 @ 98240 92010





## ELITE LIVING, REDEFINED

It's not everyday that you find your dream home in a dream setting. A private enclave where just 21 limited edition homes have been meticulously crafted to give you a lifetime of unmatched luxury. A life where handpicked privileges await to pamper you and your loved ones.

A stunning gated campus where serene landscapes create picturesque views for you to enjoy from your homes. An elite community that will thrive with new friendships with like-minded neighbours.

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With a commitment to excellence in creating innovative living and working spaces that enhance lifestyles, the **Aston Group** aspires to design and build better living experiences. Armed with deep industry knowledge, construction expertise, ethical work culture and proactive customer service, the Group is focused at developing iconic landmarks that offer maximum value, both to our patrons and the city.







## GRAND ENTRIES, GUARANTEED

Feel like a king everytime you return home as you pass through the magnificent entryway with limited access. The wide internal roads are well-lit and landscaped to make your drive home beautiful, every day.







## CLASSY FACADE, REINVENTED

Designed to capture your senses, the exquisite 4BHK villas at Aston 21 are truly a class apart. An exemplary blend of classical and contemporary aesthetic elements, the stunning facade is beyond your imagination. The edgy triangular shapes beautifully compliment the exposed brick facade to reflect unmatched luxury. Every villa has its own gate for added privacy and exclusivity.







## ELEGANT HOMES, REIMAGINED

Your 4 bed residences are truly a work of art. Smartly planned, the layout separates the common and living spaces to offer comfort and luxury. The bedrooms are spread out across levels to ensure more privacy and cater to preferences of the family members. The large panoramic windows open out to scenic vistas and bring in ample sunlight and fresh air.



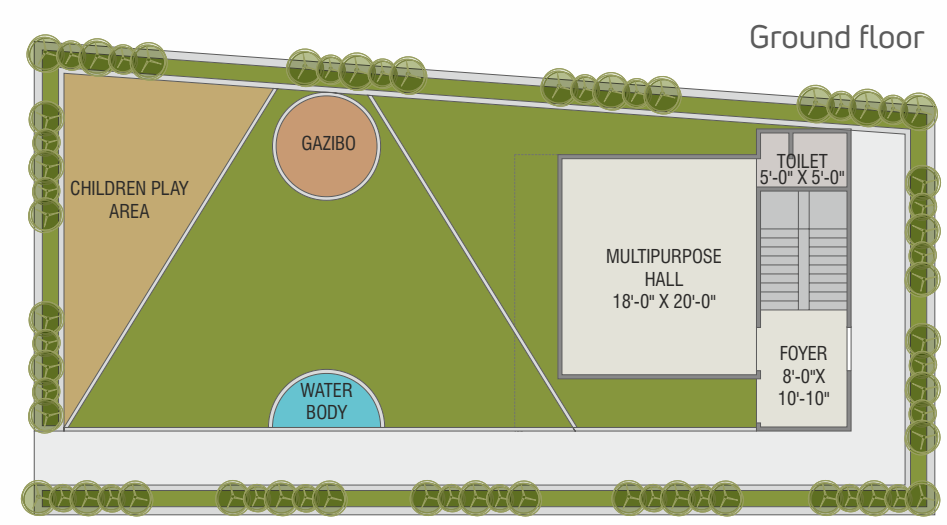




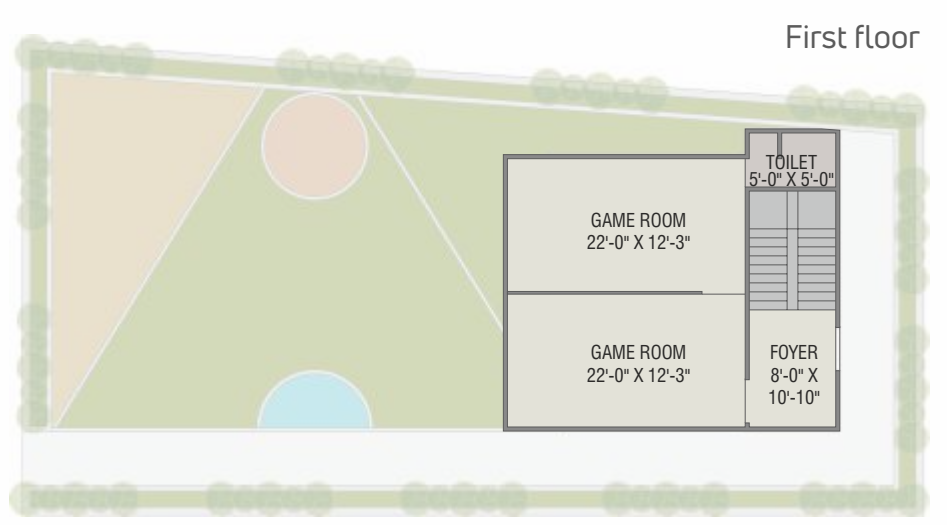
# LAYOUT PLAN



## CLUB HOUSE



Ground floor



First floor

## LEISURE AMENITIES

- GYMNASIUM
- INDOOR GAMES ROOM
- LANDSCAPED GARDEN
- MULTIPURPOSE HALL
- CHILDREN PLAY AREA
- GAZEBO


### Area Table

TYPE	PLOT NO.	AREA	TYPE	PLOT NO.	AREA
A	PLOT-1	1532 SQ.FT	C	PLOT-12	1266 SQ.FT
A	PLOT-2	1532 SQ.FT	C	PLOT-13	943 SQ.FT
D	PLOT-3	1223 SQ.FT	C	PLOT-14	1256 SQ.FT
D	PLOT-4	902 SQ.FT	C	PLOT-15	1006 SQ.FT
D	PLOT-5	1121 SQ.FT	C	PLOT-16	1229 SQ.FT
D	PLOT-6	1317 SQ.FT	C	PLOT-17	922 SQ.FT
D	PLOT-7	902 SQ.FT	C	PLOT-18	1321 SQ.FT
B	PLOT-9	1180 SQ.FT	E	PLOT-19	1460 SQ.FT
B	PLOT-10	1133 SQ.FT	B	PLOT-20	1181 SQ.FT
B	PLOT-11	1318 SQ.FT	E	PLOT-21	1781 SQ.FT






## VALUE ADDED AMENITIES


- 

Elegant Society Entrance Gate




Water & Drainage Facility

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- 

Number Plate to maintain the uniformity of the project




Termite Resistance Treatment

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Underground Cabling for electricity




Individual 3-Phase Electric Connection

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CCTV Cameras in common areas for round-the-clock surveillance



Tremix Concrete / Heavy Paver Block internal road with designer street lights

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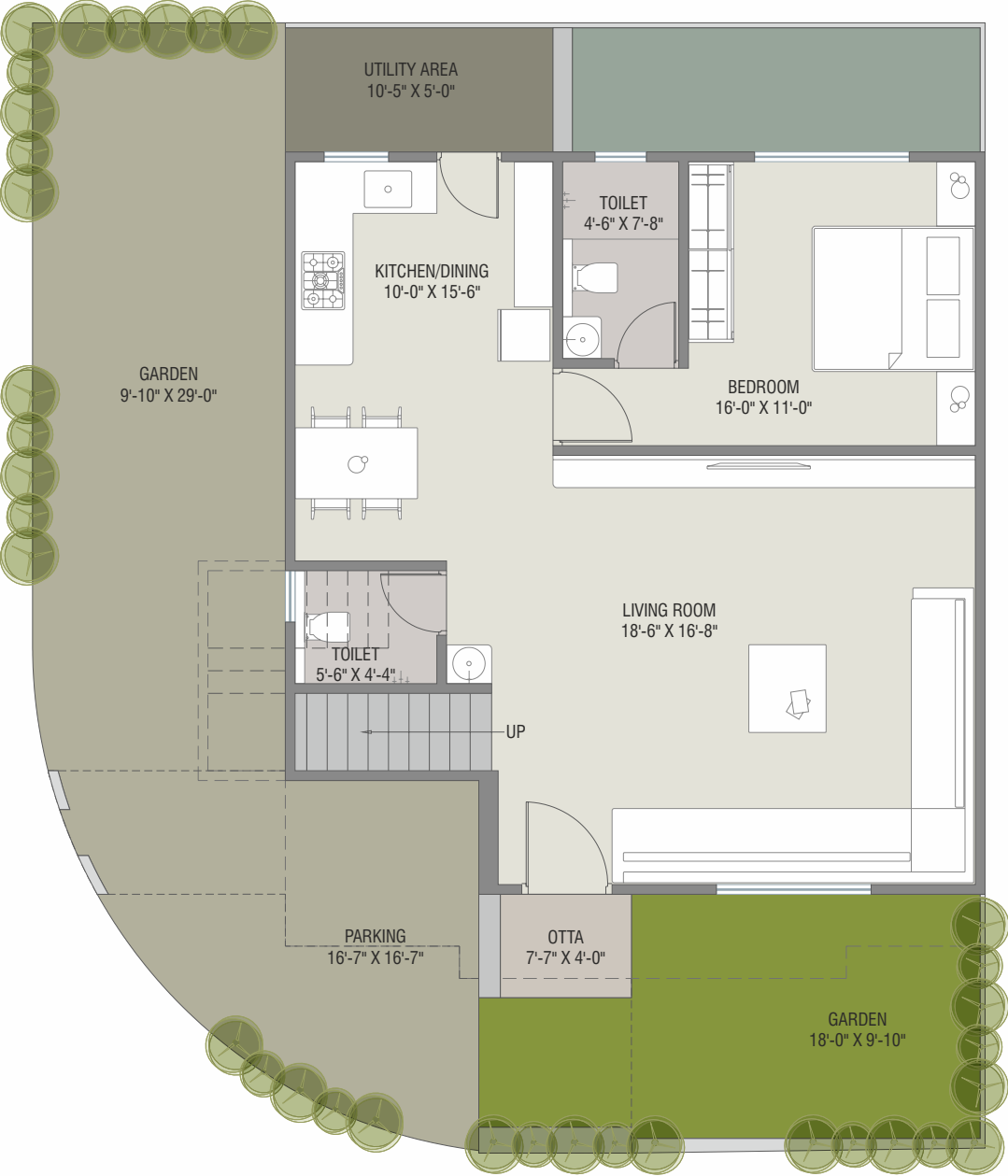
Intercom facility





TYPE - A Plot No.: 1 & 2

Ground Floor



First Floor



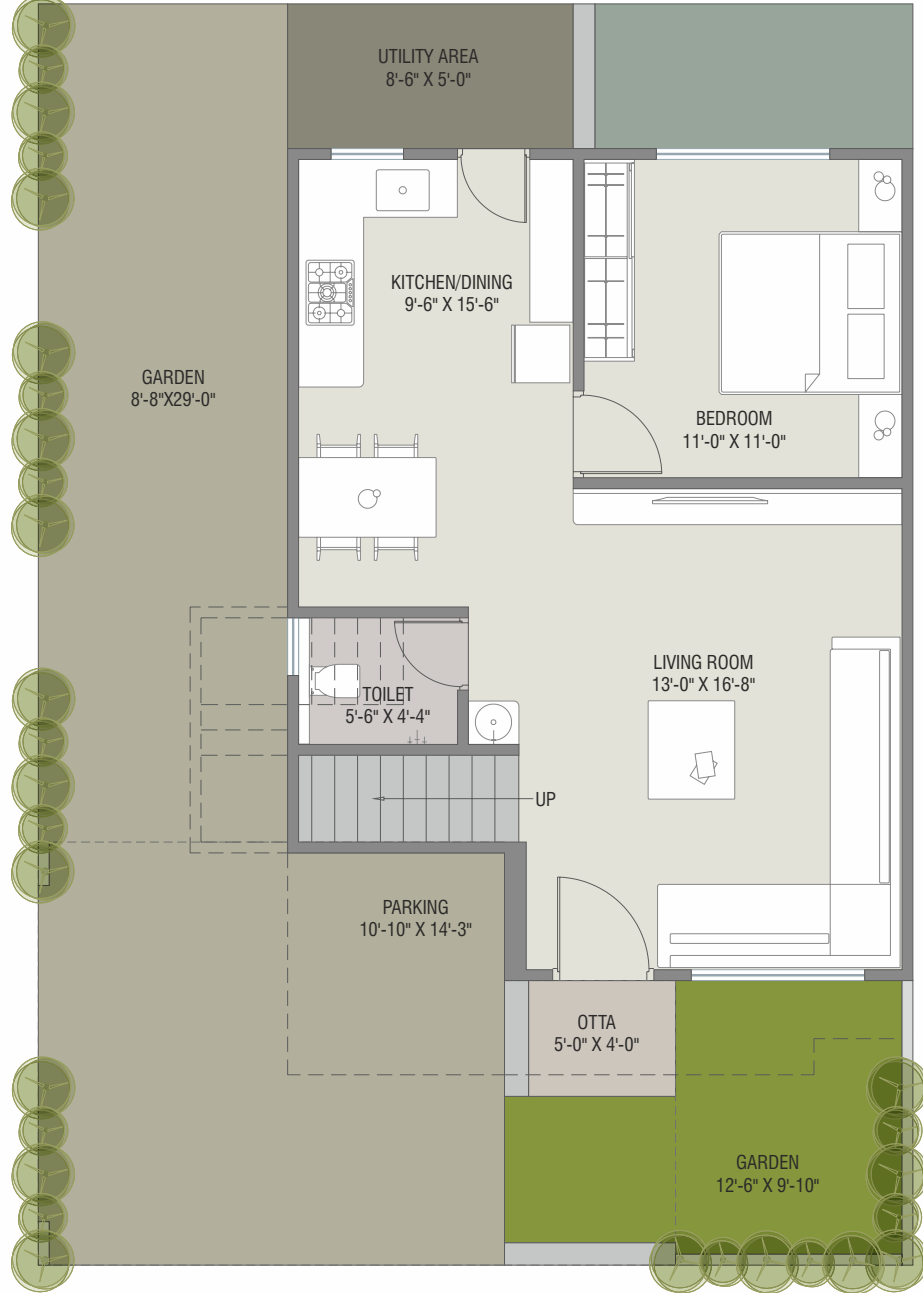
Second Floor



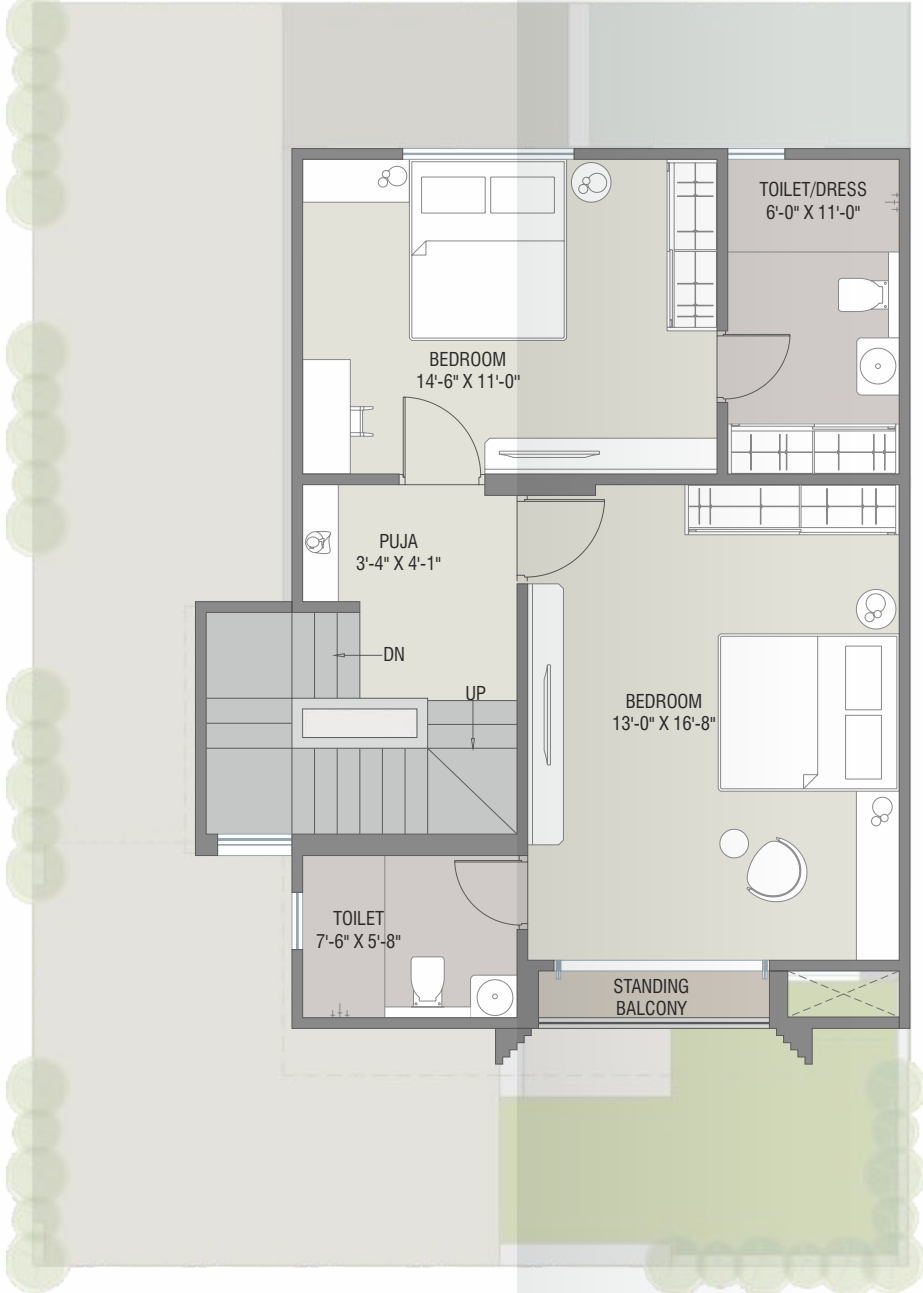


TYPE - B Plot No.: 9, 10, 11 & 20

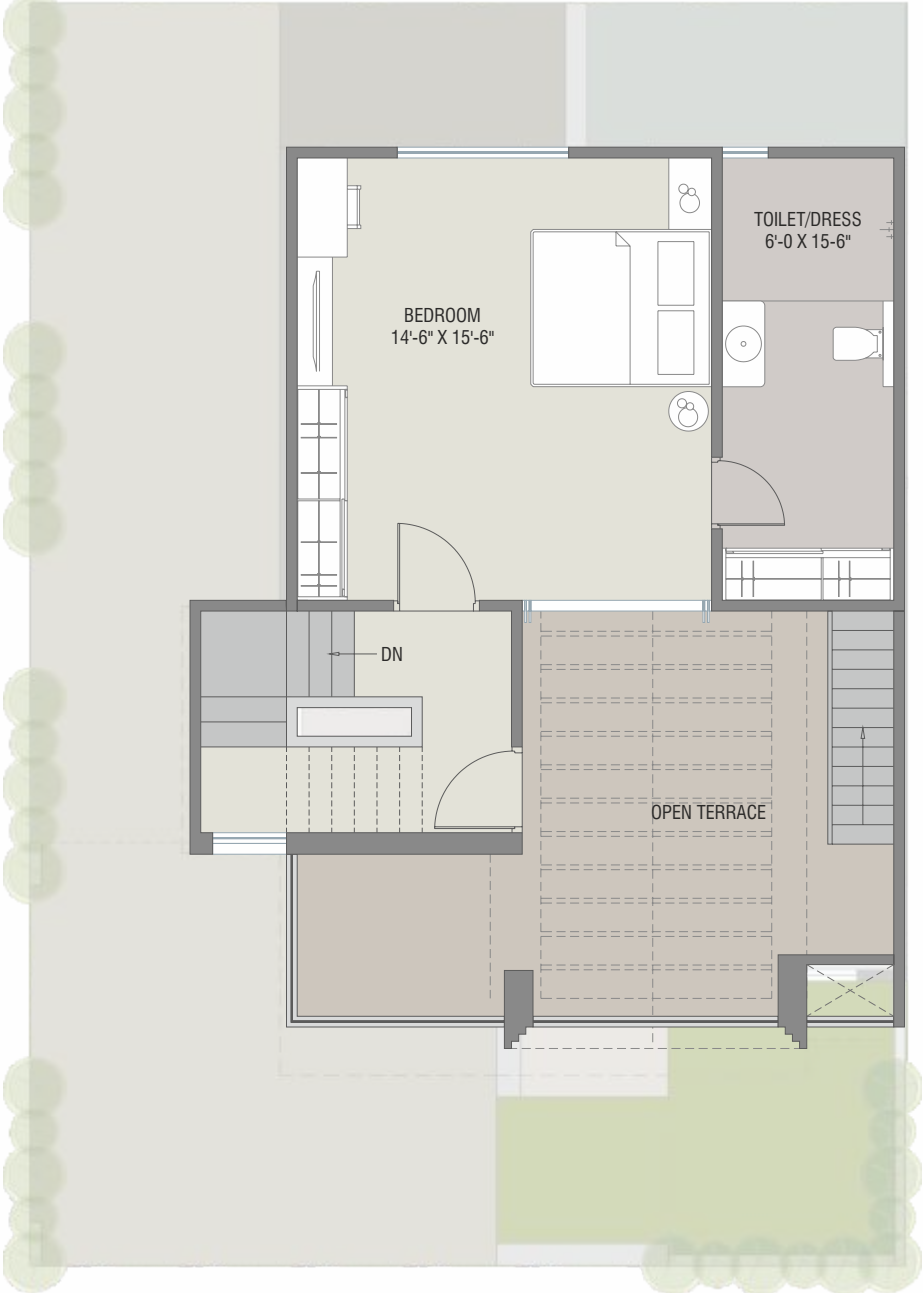
Ground Floor



First Floor



Second Floor



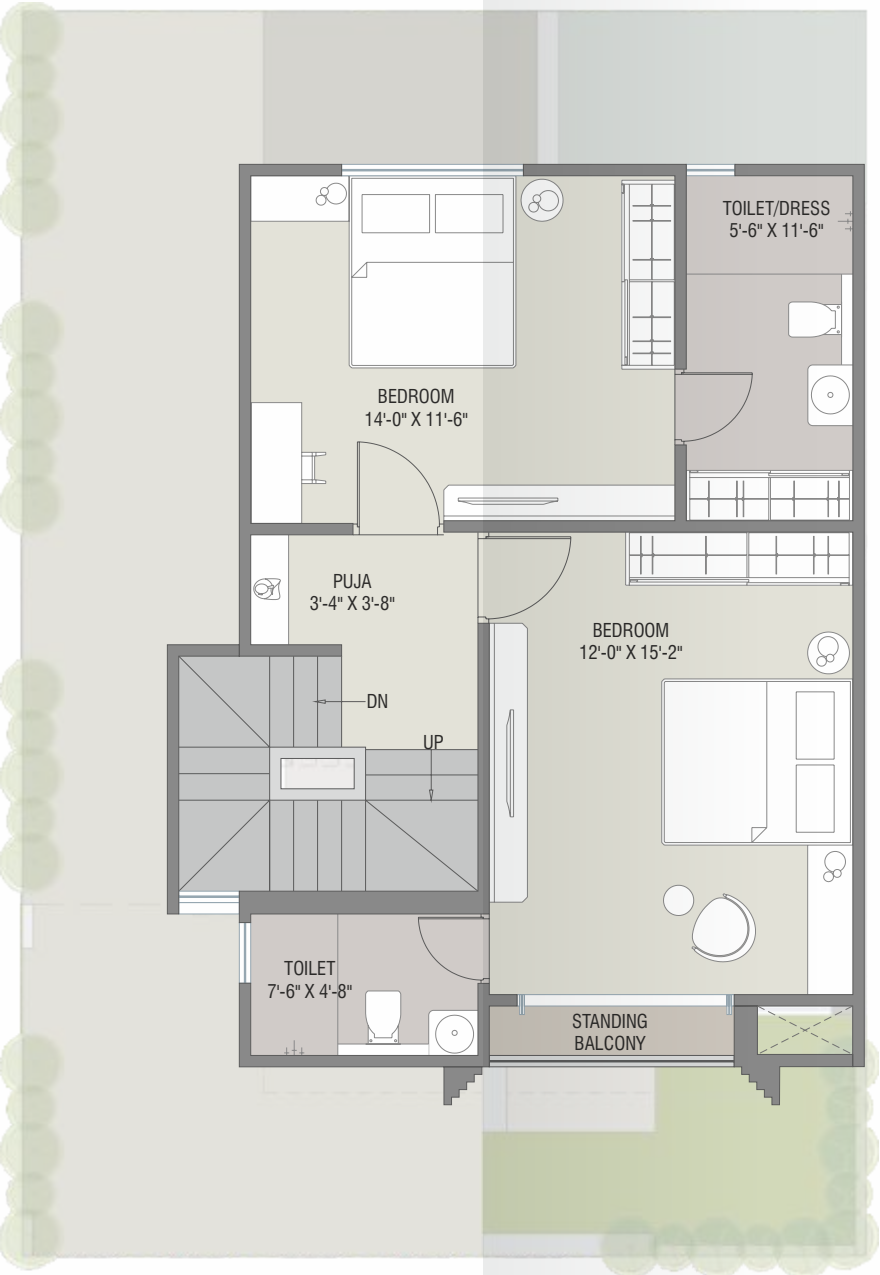


TYPE - C Plot No.: 12 To 18

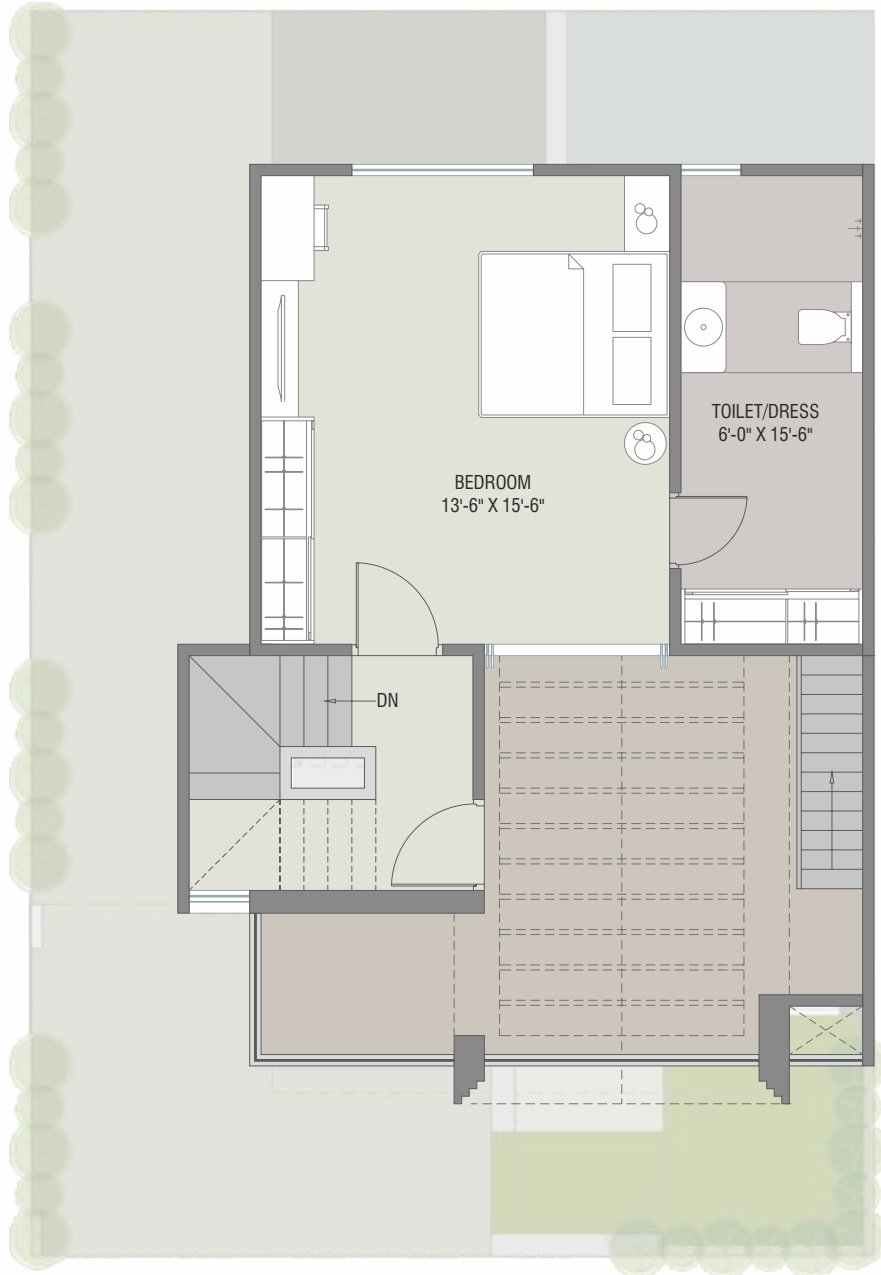
Ground Floor



First Floor



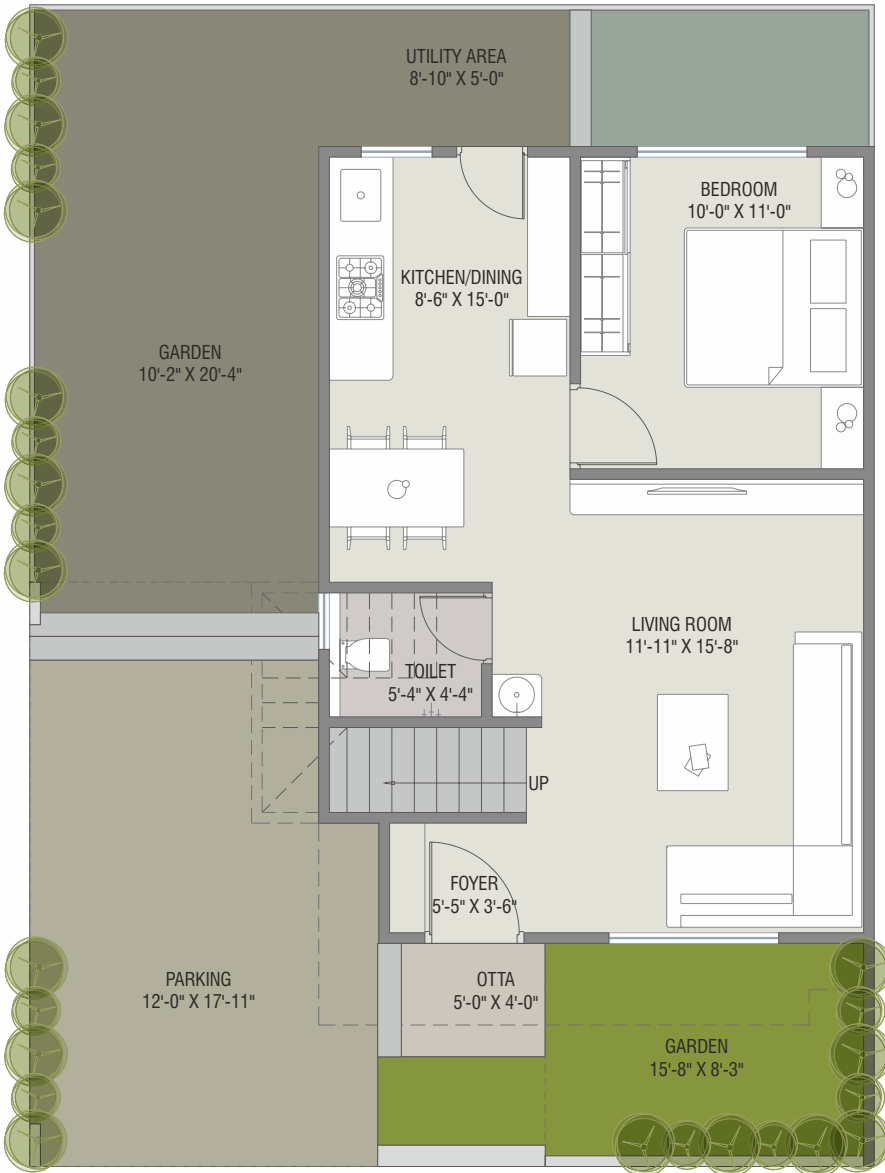
Second Floor



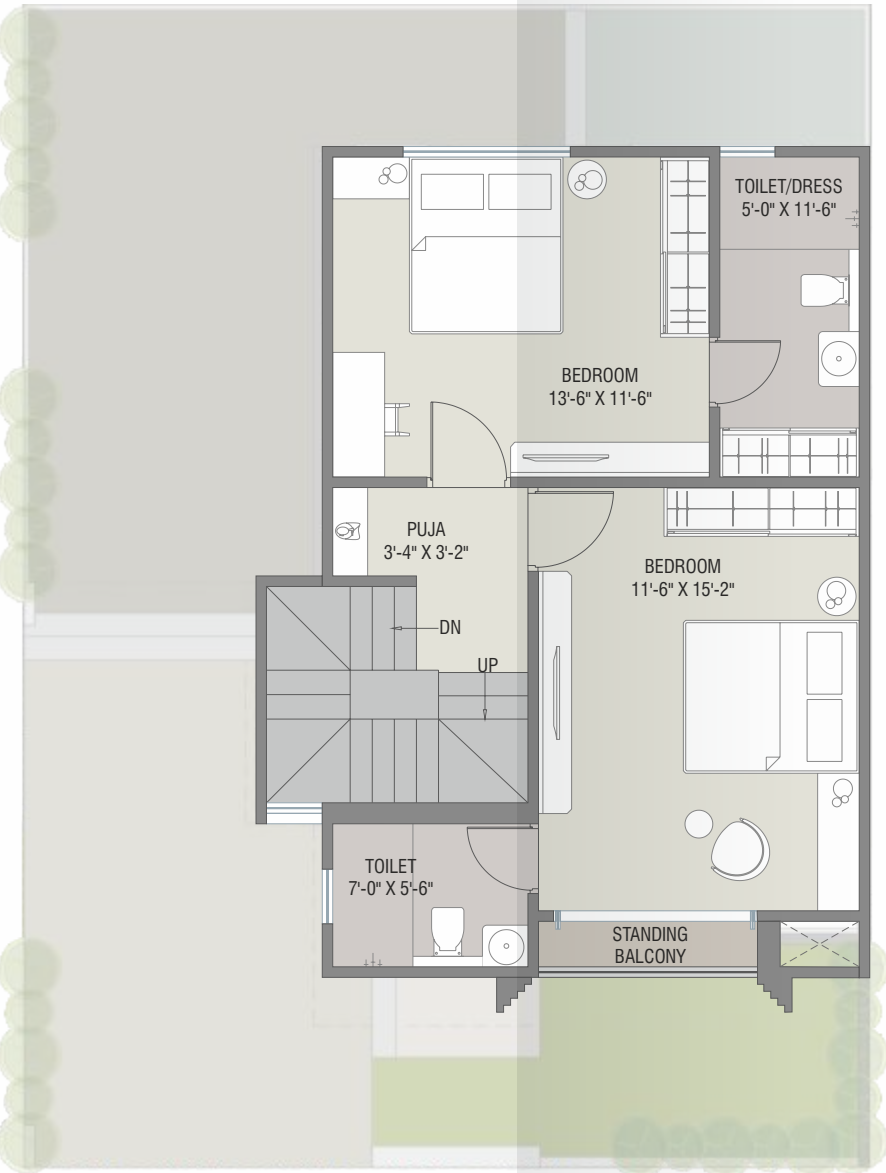


TYPE - D Plot No.: 3 To 8

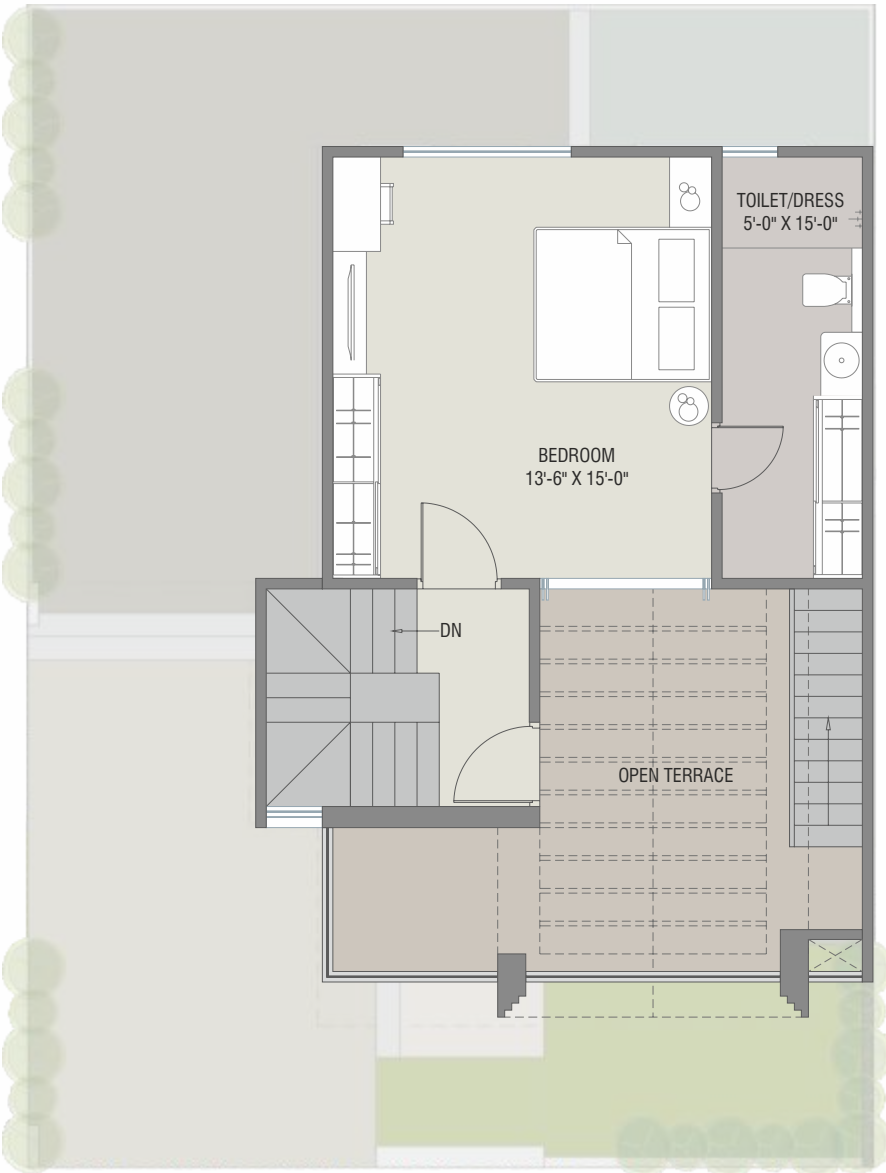
Ground Floor



First Floor



Second Floor



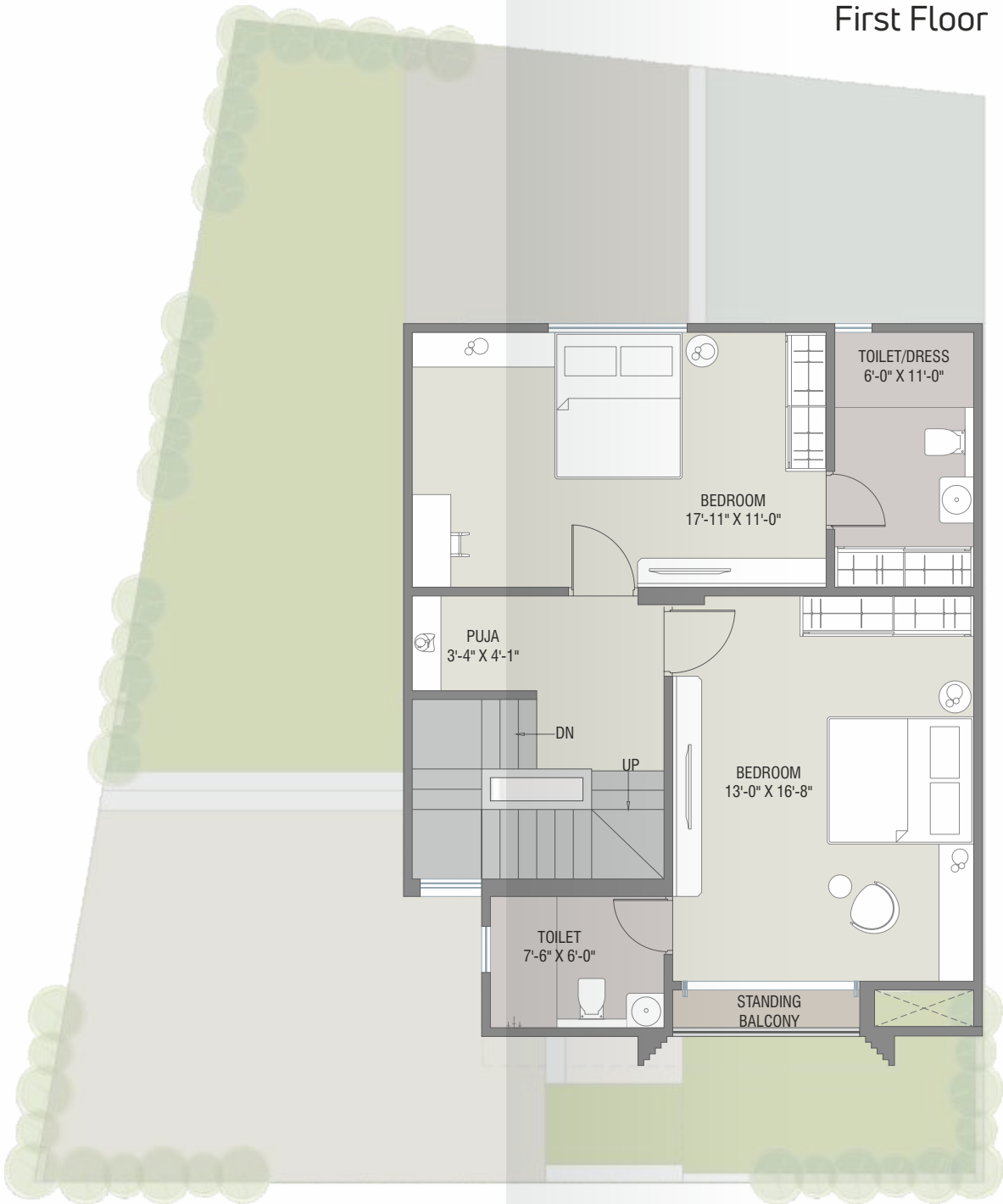


TYPE - E Plot No.: 19 & 21

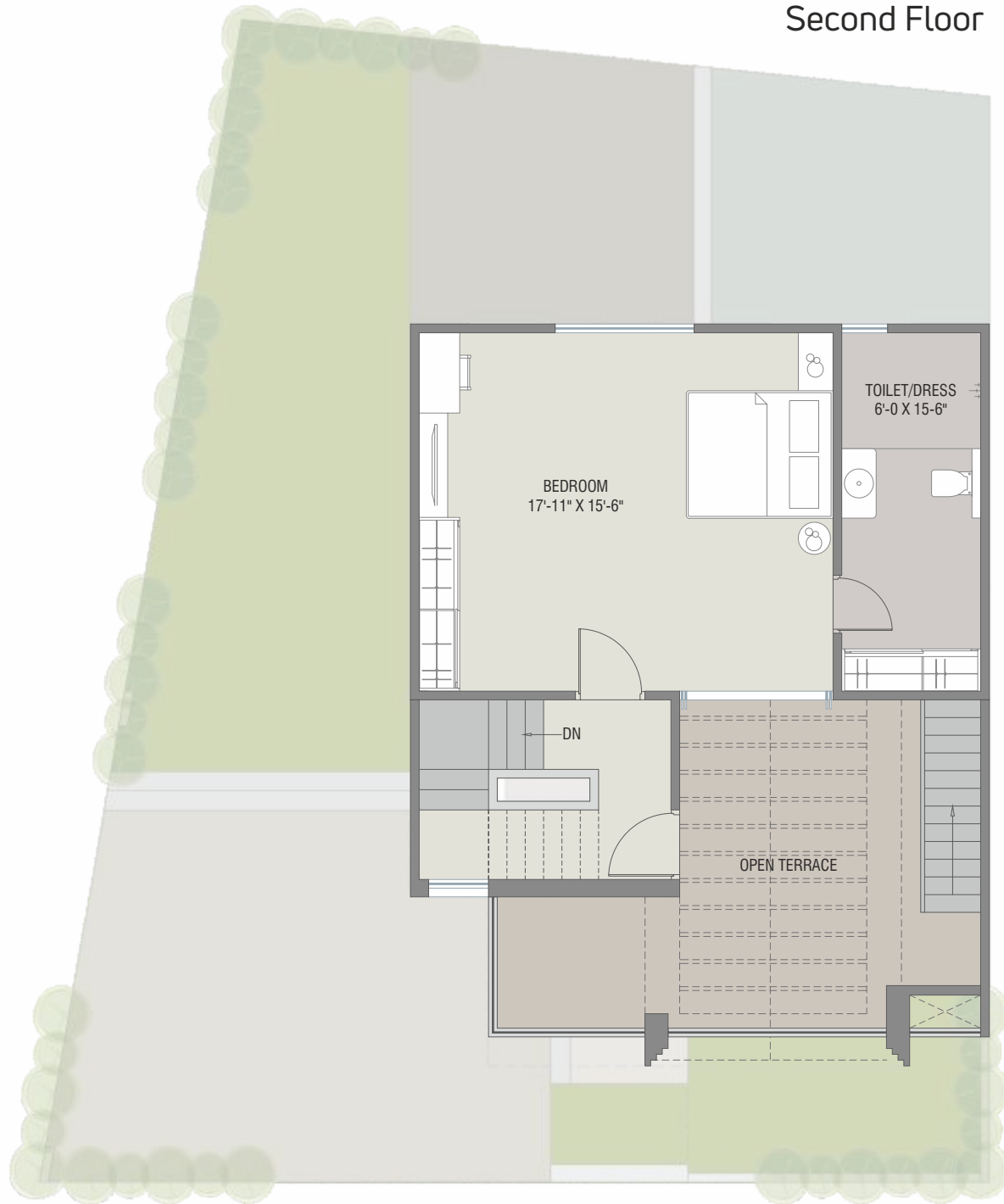
Ground Floor



First Floor



Second Floor







## SPECIFICATIONS

### STRUCTURE:

- All RCC & Brick Masonry work as per structural engineer's design.

### FLOORING:

- High grade Nano finish 4' x 2' vitrified tile flooring
- Kota Stone Flooring in Parking Area

### PAINT & FINISH:

- Interiors: Smooth Plaster with Wall Putty & Primer
- Exteriors: Double Coat Plaster with water proof and fungal resistant paint

### DOORS & WINDOWS:

- Doors: Elegant Wooden Entrance Door, Internal Flush Doors, Granite frames in all doors
- Windows: Anodized Coated Aluminium Section Windows with and Safety Grills

### KITCHEN:

- Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level

### BATHROOMS & TOILETS:

- Designer bathrooms with Premium PGVT Tiles upto Slab Level
- Branded Premium Bath fittings
- Premium Branded Plumbing Fixtures and Vessels

### ELECTRIFICATION:

- Concealed copper wiring of approved quality
- Branded Premium quality modular switches with sufficient electrical points as per architect's plan

### WATER SUPPLY:

- 24 hours water supply through overhead & underground tank of sufficient size

### TERRACE:

- Open terrace finished with chemical water proofing and china mosaic flooring/tiles

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.

Booking **10%** | Plinth Level **25%** | Ground Floor Slab **15%**  
 First Floor Slab **15%** | Second Floor Slab **10%** | Plaster **10%**  
 Flooring **10%** | Before Possession **05%**



