





Aanira is a modern construction company with traditional values. We prioritise family & their comfort. We believe in excellence & innovation and our projects are built on some belief. Aanira One is our debut project, which demonstrates our level of expertise and originality.

AANIRA  
*One*

4 BHK  
A LEGACY FOR GENERATIONS

04

05

# ARCHITECTURE IS THE **ART WE LIVE IN**



Architecture is just the production of the artwork in which we live. At Aanira One, we work as hard to make every corner structurally sound and efficient as an artist does to perfect each of his brush strokes.

- 4 BHK Premium Homes • 13 Floor High-rise • 5min from Gota Circle



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# ARCHITECTURE IS THE **LANDSCAPE WE FEEL.**



Landscaping and flora are becoming increasingly important in metropolitan homes. We carefully design and create our green areas to make our families to stay close to nature.

- Lawn area 80 Sq. Mt. • 1.5 Mt. Wide long Walkway • Stunning Sculptures

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ARCHITECTURE IS THE  
**LUXURY WE DESIRE**



We offer opulent interiors. Thoughtfully designed bedrooms and living spaces that radiate luxury. Making the 'Aanira One' way of life grander.

- Huge Drawing Room 17'0" x 12'0"
- Spacious Living Room 16'4" x 16'0"



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ARCHITECTURE IS THE

# NIRVANA WE BREATHE IN



Delightful balcony views that will intrigue and refresh you every day.  
A source of fresh air, as well as proper airflow and ventilation to keep  
your family happy and healthy on the inside.

- Expansive Balcony 6'0" x 16'0" • Great View

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ARCHITECTURE IS THE  
**COMFORT WE CRAVE**



The first thing that sets Aanira One apart from the others is its amenities. It has a bunch of great features which make an excellent lifestyle possible.

- Greener Surroundings • Amenities for all ages • Lavish Features

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LOOK  
DEEP INTO  
NATURE  
WITH

MANIRA  
*One*



RELAXING SIT-OUTS WITH A  
**SLOPING ROOF GAZEBO**



**TAKE A LITTLE STEP**  
FOR HEALTH EVERYDAY

REJUVENATE YOUR EVENINGS WITH FUN  
**INDOOR GAMES**

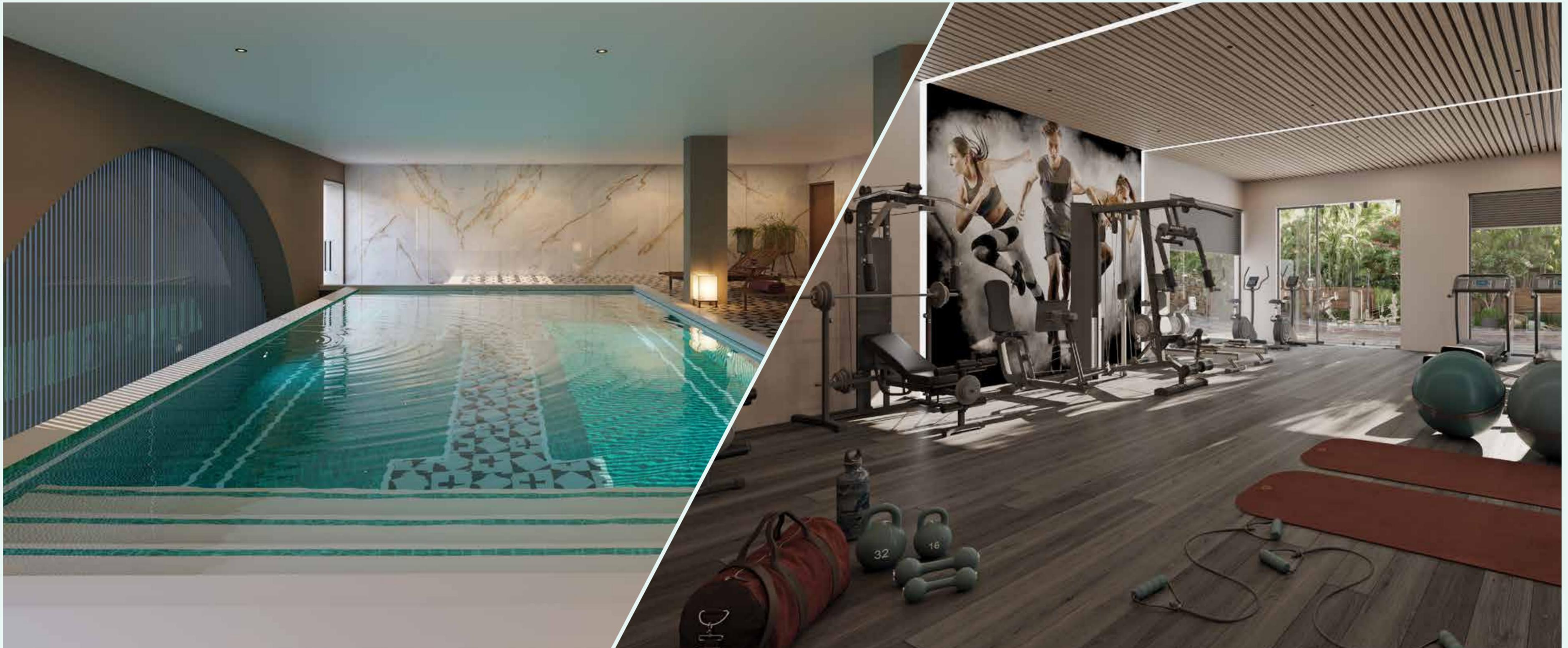


**CHILDREN'S PLAY AREA**  
FOR WHOLESOME AND SAFE NURTURING

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ADDED SIT-OUTS AT THE

## SWIMMING POOL



GYM

FULLY EQUIPPED WITH OTHER FACILITIES



ENJOY  
THE  
NIGHT  
VIEW  
AT

MANIRA  
One

## GROUND FLOOR



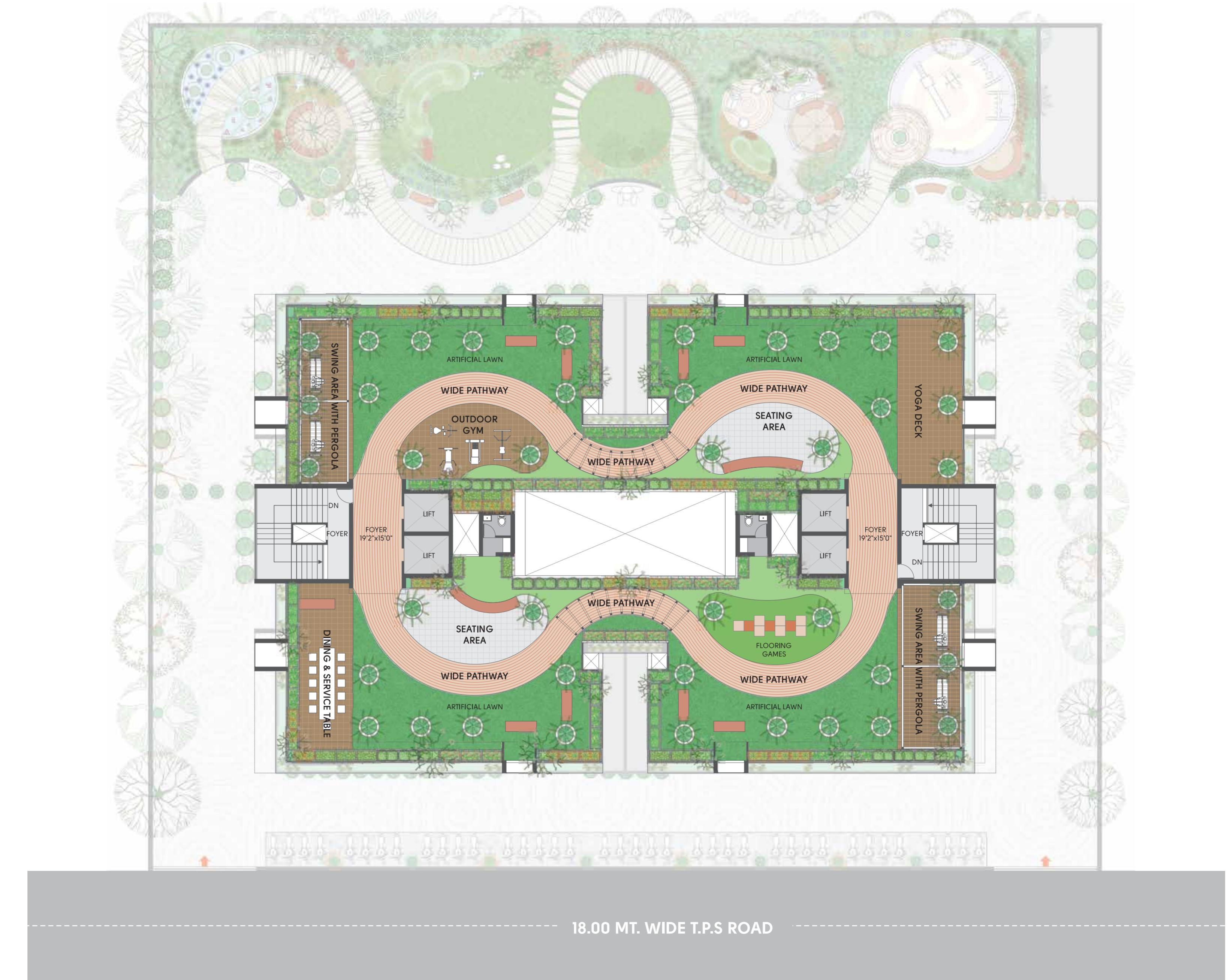
FIRST FLOOR



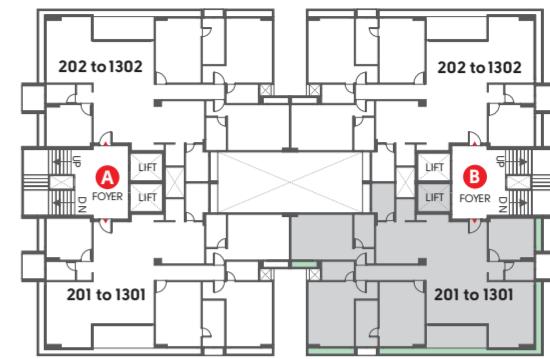
**TYPICAL FLOOR**  
(2<sup>nd</sup> to 13<sup>th</sup> Floor)



## TERRACE PLAN



## UNIT PLAN



## BASEMENT 1



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18.00 MT. WIDE T.P.S ROAD

## BASEMENT 2



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18.00 MT. WIDE T.P.S ROAD



HALF-  
WAY  
FROM  
EVERY-  
WHERE

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# SPECIFICATIONS

## WINDOWS

Aluminum sliding windows with DGU glasses

## FLOORING

High-quality premium flooring in living, dining & bedrooms

## WALL FINISH

Inside single coat mala plaster with wall putty  
& outside double coat mala plaster

## KITCHEN

Granite top platform with S. S. Sink designer glazed tiles

## DOORS

Flush door with plywood frame

## ELECTRIFICATION

Premium branded switches with FR wires

## BATHROOM

Premium CP fittings and sanitary ware  
(Kohler or equivalent brand)

## BALCONY

Anti-skid performance tile

## WASH AREA

Anti-skid performance tile or stone





**LANDSCAPE**  
ZENITH DESIGNER - Viral Modi

**DEVELOPER**  
V.R. Buildcone

**ARCHITECT**  
9th Street - Sourabh Verma

**STRUCTURE**  
SHREEJI - Ketav Joshi

**MEP CONSULTANT**  
TRANSENERGY - Shashinshah

**AANIRA One**  
4 BHK  
A LEGACY FOR GENERATIONS

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#### Disclaimer

Changes in elevation shall not be allowed to be done by members of society. All the government & semi-government charges like stamp duty, GST, and any other tax by state or central government shall be borne by members. Legal documentation charges and Advance maintenance shall be borne by the members separately.



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