

*Revel in life all around you*

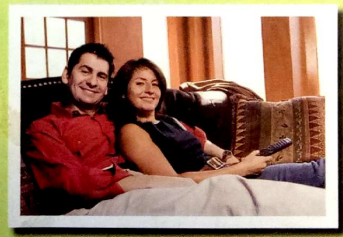




## *Form and Function in Perfect Harmony*

*When the elements of nature come together in a beautiful unification of symmetry, form and function, an architectural landmark is born. The Aditya Residency in Gwalior is one such icon. Inspired by the hillside setting, the design gracefully make for a beautiful residence in the laps of nature.*

*The Aditya Residency development is a high-end residential RCC frame structure project which spreads around 5600 SQM of prime land having multistoried building with 9 floors, duplex flats with beautiful layout and individual swimming pool. The iridescent facade gently rises from the woods, with terraces reflecting the lush greenery, unifying earth and sky.*







*Designed with grace,  
styled for comfort*

*An inspired residence like The Aditya Residency calls for a design that resonates with its intimate setting. Soaring ceilings and spacious suite layouts are enhanced with the finest in contemporary design features and finishes, including premium engineered floors, gourmet kitchens with granite countertops and lots more.*

*Aditya Residency's state-of-the-art apartments are a cut above, and one of the world's most unique investment opportunities. Built around a beautifully landscaped garden, every apartment in the high rise towers gives you a view to feast.*



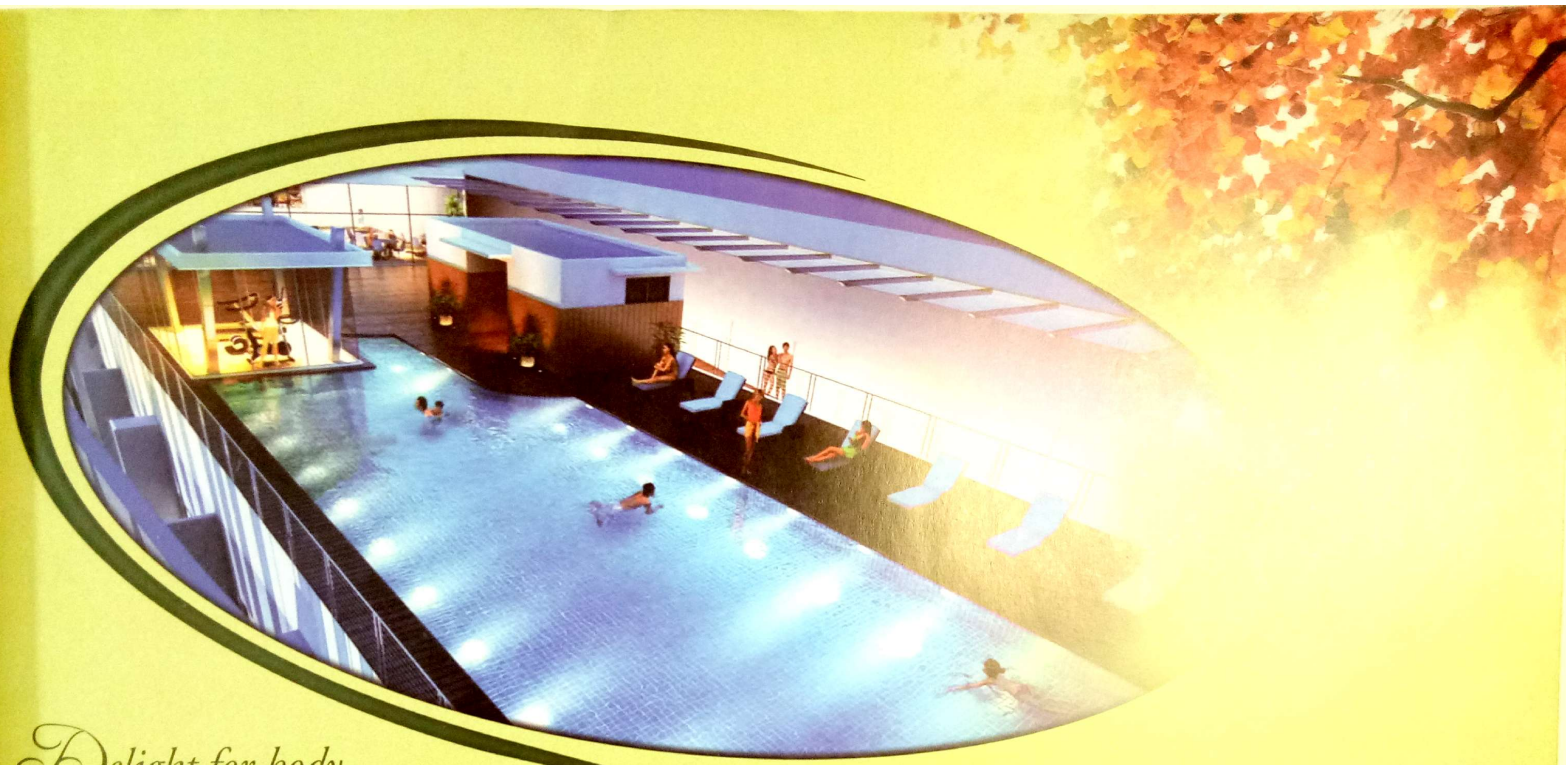


## *Modern aesthetics creative techniques*

*Aditya Residency has outlined several key elements that will introduce a modern aesthetic to the inner-city residential segment. It will be unlike anything Gwalior has ever seen. "We are introducing practical and innovative ways to make smaller living spaces work for today's new generation of apartment owners, and with the cool factor that owners will love", says the Developer. "Then there's the design of the units themselves. "We're applying some very creative technics and ideas to make our units very functional and surprisingly more spacious. This efficient use of space will allow us to offer two-bedroom, two-bath apartments at a value price."*



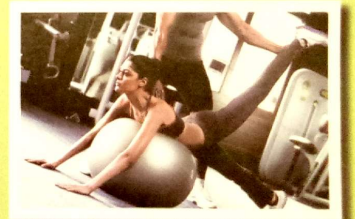
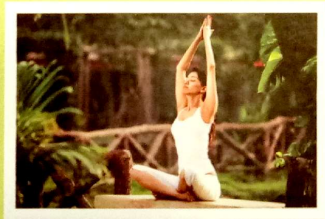




## *Delight for body, mind and spirit*

*As inviting as the mountain breeze, The Aditya Residency is a welcoming vision of light and space – a fitting introduction to the luxurious experience you'll encounter throughout the project. Anchor yourself at home and you'll always be satisfied with a magical realm of condominium amenities. A fully equipped modern fitness centre will help keep you in peak physical shape. To keep the air vibrant you are provided with a swimming pool, a separate club house, a gymnasium, yoga and meditation area. Aditya Residency community is specially designed for individual and family lifestyle of your choice.*

*Development will be having an extravagant club house with all the necessary indoor and outdoor facilities, for the residents. One basement and stilt Parking facility will be provided in abundant and properly chalked out to avoid any mishap. Open spaces and gardens have been incorporated in building design in such a manner to have plenty of fresh air and sun light at every corner of the development and to every single flat for better residing.*





## Amenities at Aditya Residency

*Impressively structured and surrounded by nature, these modern apartments leave you awe-struck. Featuring excellent architecture and free-flowing space the apartments are designed to receive maximum air and light ventilation. To impart interior complements your taste for stylish living. Built around a beautifully landscaped garden, every apartment gives you a view to feast.*

*Supporting the whole integrated township is a robust infrastructure, modern roads, reliable electrical power, sanitation, and 24-hour security.*

- Clubhouse
- Gymnasium
- Duplex flats with individual swimming
- Boundary wall lined with secured one point entrance and exit
- Camera for surveillance
- Intercom system for internal connectivity and communication
- Security guard for 24hrs
- Restricted entry
- Well maintained gardens
- Landscaping with water features and fountain
- Party lawn with swimming pool
- Paved and decorated fire paths
- In-house water supply for 24 hours
- Rain water harvesting
- Garbage collection and disposal system
- Voltage fluctuation free electricity supply through private transformer





Front view of Aditya Residency, Gwalior



*Aditya Residency is located in the heart of the city, a hotspot for younger, urban professionals, but what makes it different is that those younger buyers, including especially first time home owners, will also find the apartments affordable. It's also a very accessible location, all important places are a short drive away.*

*The residential units contain very smart, Euro-design elements throughout, including a sleek, efficient kitchen that's built around flex use counter/table where people can prepare food, eat and socialize — it gives you a central island and a dining table in one.*

*Aditya Residency will set the standard for the future of multi-family living in Gwalior not only with its efficient and cool designs, but with its social initiatives that recognize its responsibility to the world around it. "We're bringing intelligent home design and technology to the next level."*





*Distance from important destinations within the city from the project*

- 10 min drive to Railway Station
- 30 min drive to Airport
- 5 min drive to City Center Commercial Area
- 5 min drive to General Market
- 10 min drive to Hospital
- 5 min drive to Jiwaji University
- 2 min drive to School
- 5 min drive to new Collectorate
- 5 min drive to new High Court



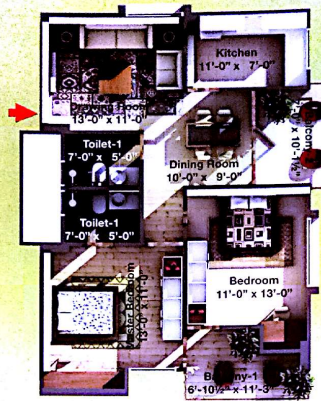


### 2BHK Flats Type-A

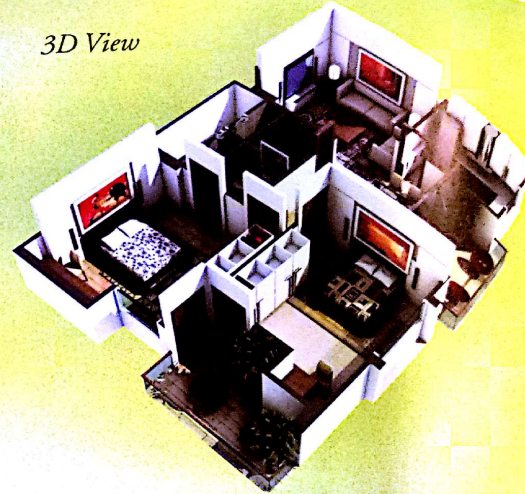
- Drawing Room • Dining Room
- 2 Bedrooms • Kitchen • 2 Bathrooms
- 2 Balconies

Built-up Area : 920 SQFT  
 Super Built-up Area : 1250 SQFT

2D View



3D View

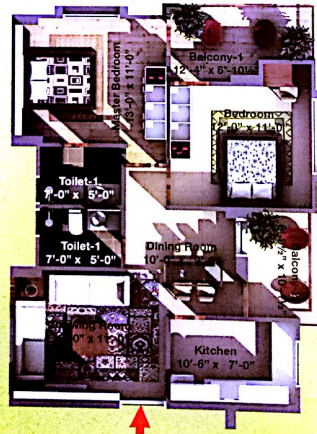


### 2BHK Flats Type-B

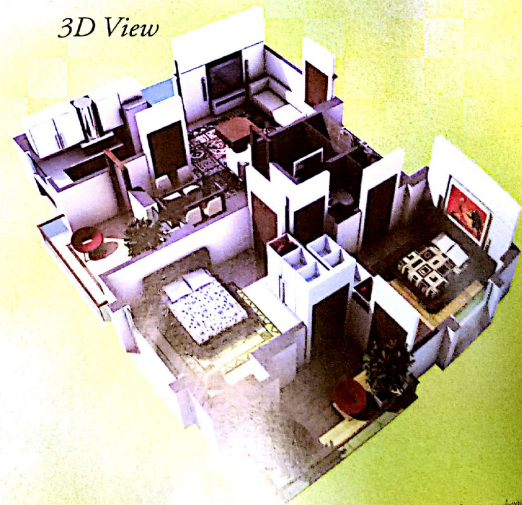
- Drawing Room • Dining Room
- 2 Bedrooms • Kitchen • 2 Bathrooms
- 2 Balconies

Built-up Area : 880 SQFT  
 Super Built-up Area : 1190 SQFT

2D View



3D View



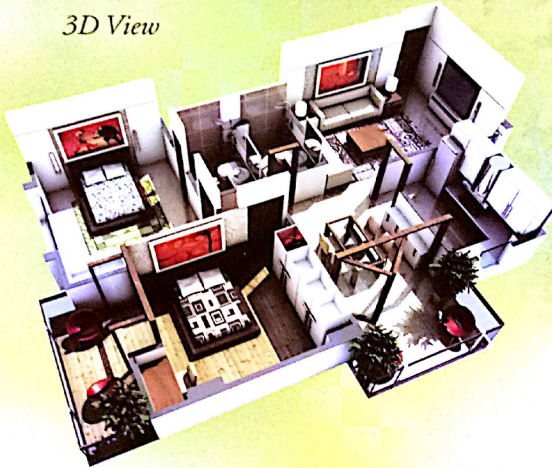
All sizes are approximate and may vary during construction.



2D View



3D View



### 2BHK Flats Type-C

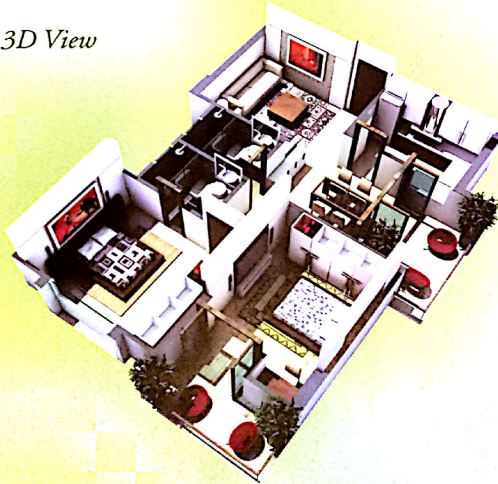
- Drawing Room • Dining Room
- 2 Bedrooms • Kitchen • 2 Bathrooms
- 2 Balconies

Built-up Area : 920 SQFT  
 Super Built-up Area : 1250 SQFT

2D View



3D View



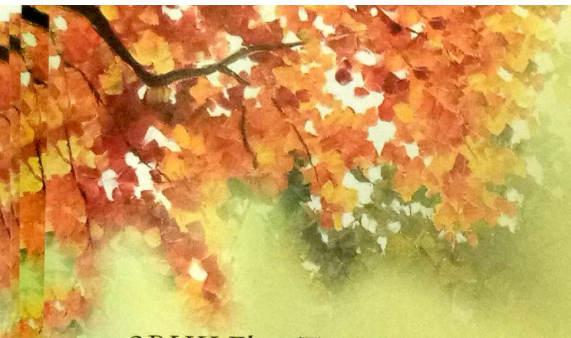
### 2BHK Flats Type-D

- Drawing Room • Dining Room
- 2 Bedrooms • Kitchen • 2 Bathrooms
- 2 Balconies

Built-up Area : 880 SQFT  
 Super Built-up Area : 1190 SQFT

All sizes are approximate and may vary during construction





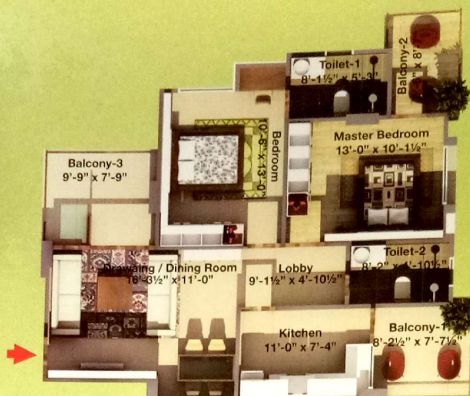
2D View

3D View

**2BHK Flats Type-E**

- Drawing Room • Dining Room
- 2 Bedrooms • Kitchen • 2 Bathrooms
- 3 Balconies

Built-up Area : 950 SQFT  
 Super Built-up Area : 1280 SQFT



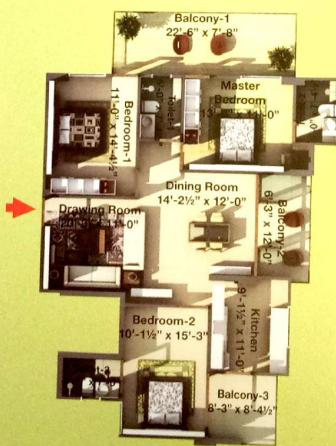
2D View

3D View

**3BHK Flats Type-A**

- Drawing Room • Dining Room
- 3 Bedrooms • Kitchen • 3 Bathrooms
- 3 Balconies

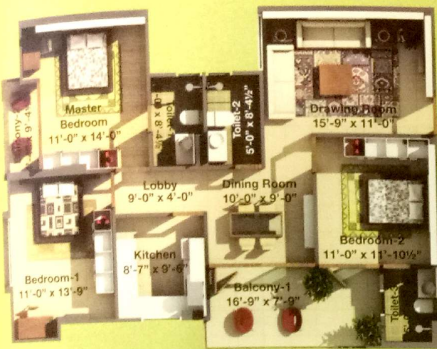
Built-up Area : 1360 SQFT  
 Super Built-up Area : 1840 SQFT



*All sizes are approximate and may vary during construction.*



2D View



3D View



**3BHK Flats Type-B**  
 • Drawing Room • Dining Room  
 • 3 Bedrooms • Kitchen • 3 Bathrooms  
 • 2 Balconies

Built-up Area : 1250 SQFT  
 Super Built-up Area : 1690 SQFT

2D View



3D View



**3BHK Flats Type-C**  
 • Drawing Room • Dining Room  
 • 3 Bedrooms • Kitchen • 2 Bathrooms  
 • 3 Balconies

Built-up Area : 1250 SQFT  
 Super Built-up Area : 1690 SQFT

*All sizes are approximates and may vary during construction*

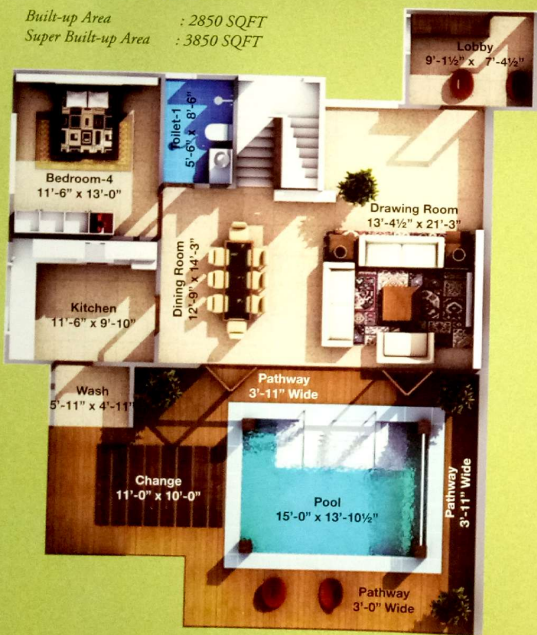


### 4BHK Duplex Flats

- Drawing Room • Dining Room • 4 Bedrooms
- Kitchen • 2 Bathrooms • Balconies

#### 2D View Lower Floor Plan

Built-up Area : 2850 SQFT  
Super Built-up Area : 3850 SQFT



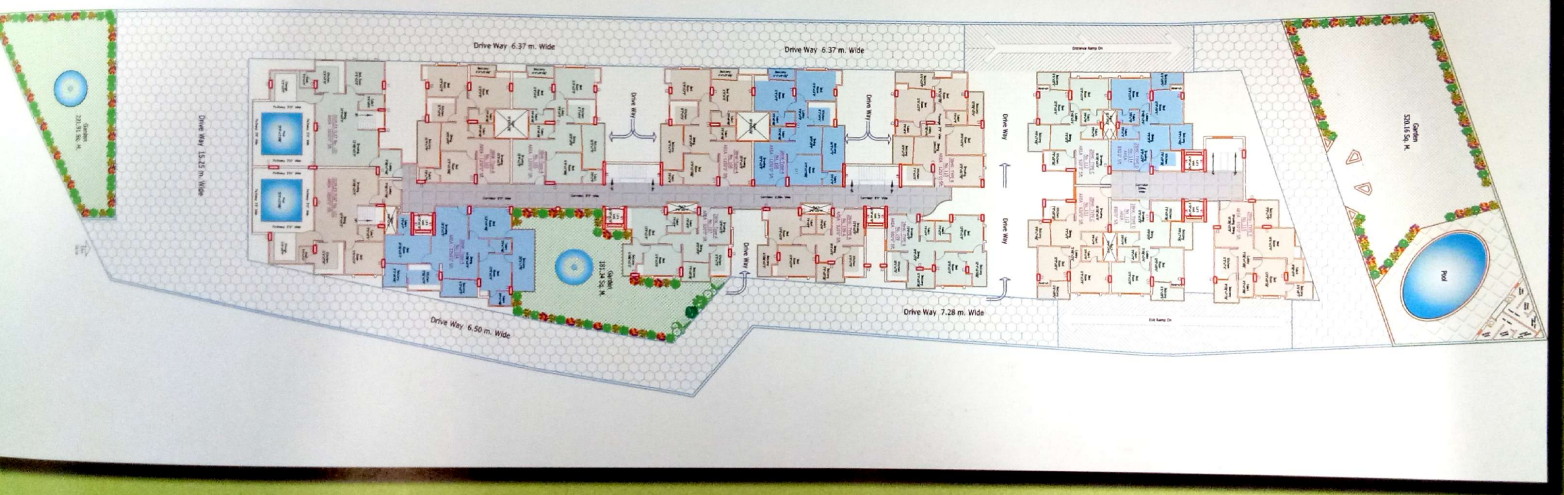
#### 2D View Upper Floor Plan



All sizes are approximate and may vary during construction



*Typical Floor Plan*





## Specifications at Aditya Residency



<b>Structure</b>	:	Earthquake Resistant RCC Frame structure
<b>Living/Dining</b>		
Floor	:	Vitrified Tiles
Walls	:	Putty with Acrylic Emulsion Paint
Ceiling	:	Fall Ceiling and Acrylic Emulsion Paint with Roller
<b>Master Bedroom</b>		
Floor	:	Vitrified Tiles
Walls	:	Putty and Acrylic Emulsion Paint with Roller
Ceiling	:	Putty and Acrylic Emulsion Paint with Roller
<b>Bedroom</b>		
Floor	:	Vitrified Tiles
Walls	:	Putty and Acrylic Emulsion Paint with Roller
Ceiling	:	Putty and Acrylic Emulsion Paint with Roller
<b>Kitchen</b>		
Walls	:	Designers Ceramic Tiles of kitchen shades upto 2' with border above working counter and Acrylic Emulsion Paint in the Balance Area.
Floor	:	Anti Skid Ceramic Tiles
Counter	:	Granite with stainless steel sink
Fitting/Fixture	:	Superior Quality C.P Fittings ISI Marked

<b>Toilets</b>		
Floor	:	Pattern Floor Anti Skid Tiles
Walls	:	Bathroom Pattern Tiles upto 7' Height & Acrylic Emulsion Paint
Fitting & Fixtures	:	Superior Quality C.P Fittings, Wash Basins, WC of Appropriate shades
<b>Balcony &amp; Porch</b>		
Floor	:	Designer Anti Skid Tiles
Walls	:	Superior Quality Exterior Paint
Ceiling	:	Superior Quality Exterior Paint
<b>Doors</b>		
Entrance Door	:	Well finished Teak Door
Internal Door	:	Flush Doors
Windows	:	Aluminum Section Windows With Good Quality Glass
<b>Electrical</b>	:	ISI Modular Switches, Sockets, Copper Wiring, All Circuits protected by MCB, TV Telephone outlets and AC Points, Separate Internal Circuit.
<b>Plumbing</b>	:	Corrosion free Pipes for Internal Conducting







## *Some of our other projects*



## *Aditya Developers, the builders of lifestyle*

*Aditya Developers, a sister concern of Satyam Builders & Developers, is developing the project Aditya Residency, Gwalior. Promoters of the company have developed several projects, built hundreds of homes, and commercial properties. The Group is well known in Gwalior, especially for the open mindness and adoption of innovative ideas in building and construction.*

*Additionally, Aditya Developers have a highly experienced administrative staff and construction crew. And each of our suppliers and subcontractors is carefully chosen for the quality of their work and materials, and most have been with us for many years. All the fixtures and fittings used by the company in its prestigious projects are taken from the renowned brands well known for the quality and aesthetic of its products. Instilled in every person associated with your home is the Director's personal motto: 'Build each home as if it were your very own.'*

*There are many reasons for the company's success. The staff is people oriented. They realize that pleasing the eventual homeowner requires more than simply building a comfortable home. It requires delivering that home on time and in budget.*

*In 2006, the Group opened the stylish high rise, Satyam Residency in heart of the city, Gandhi Road in Gwalior. It is an integrated housing complex with all the modern amenities. The project was a resounding success. Another stylish group housing was developed by the name Yashoda Residency. This success has emboldened the morale of the group company. In fact, Aditya Residency Towers was conceptualized during this project itself as the company was not able to provide homes in this project to all the discerning buyers.*



