

AANIRA
GROUP
Creating Legacy

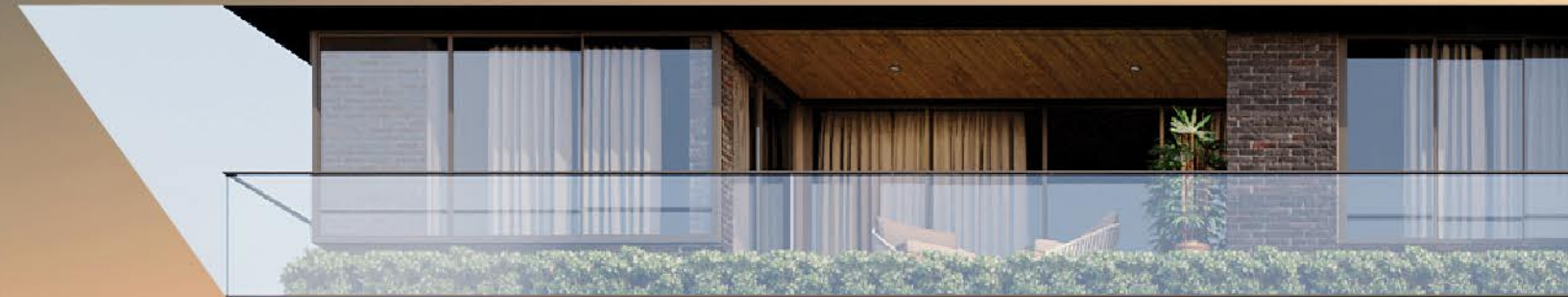




Aanira is a modern construction company with traditional values. We prioritise family & their comfort. We believe in excellence & innovation and our projects are built on some belief. Aanira One is our debut project, which demonstrates our level of expertise and originality.



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

AANIRA
One



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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One



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.

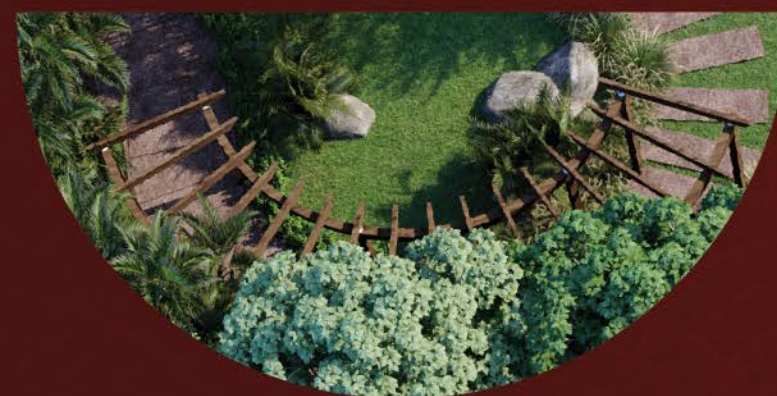
• Expansive Balcony 6'0" x 16'0" • Great View

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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

ANIRA
One

REJUVENATE YOUR EVENINGS WITH FUN
INDOOR GAMES



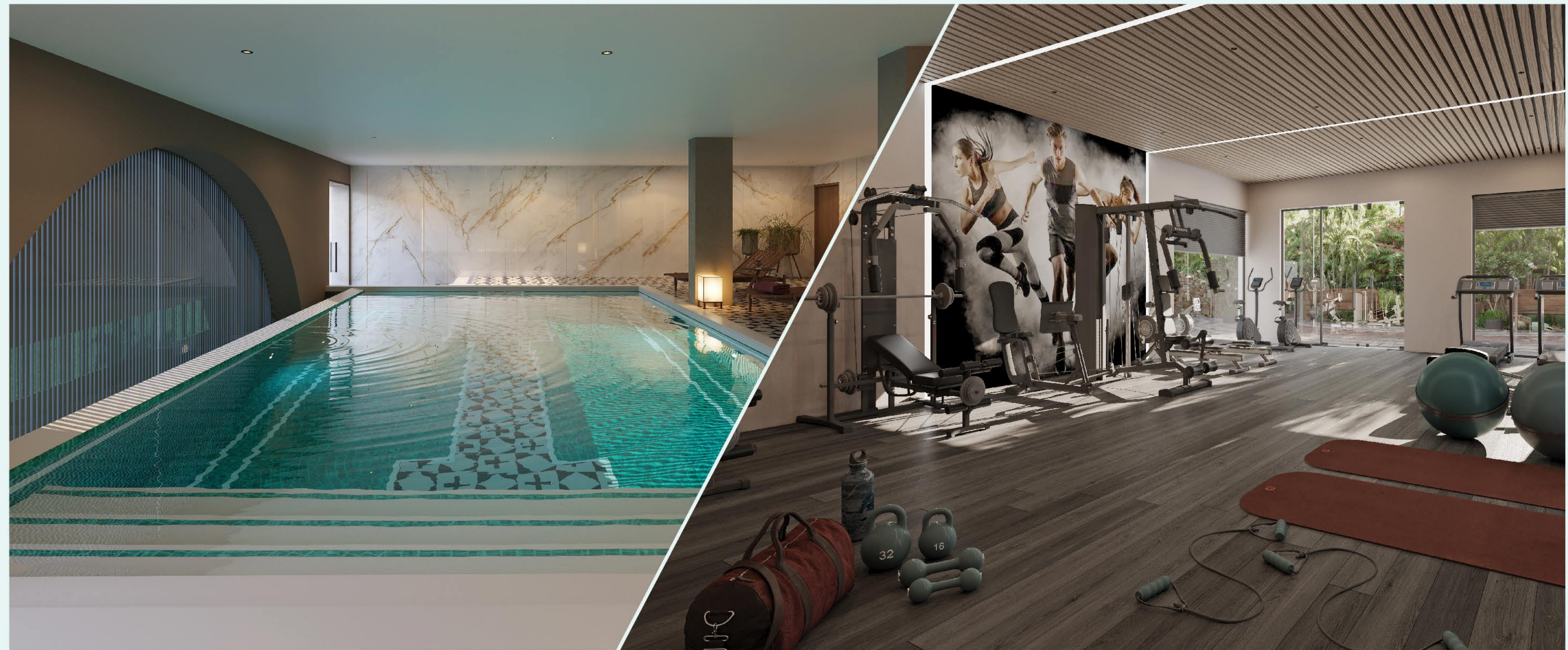
CHILDREN'S PLAY AREA
FOR WHOLESOME AND SAFE NURTURING

RELAXING SIT-OUTS WITH A
SLOPING ROOF GAZEBO



TAKE A LITTE STEP
FOR HEALTH EVERYDAY

ADDED SIT-OUTS AT THE
SWIMMING POOL



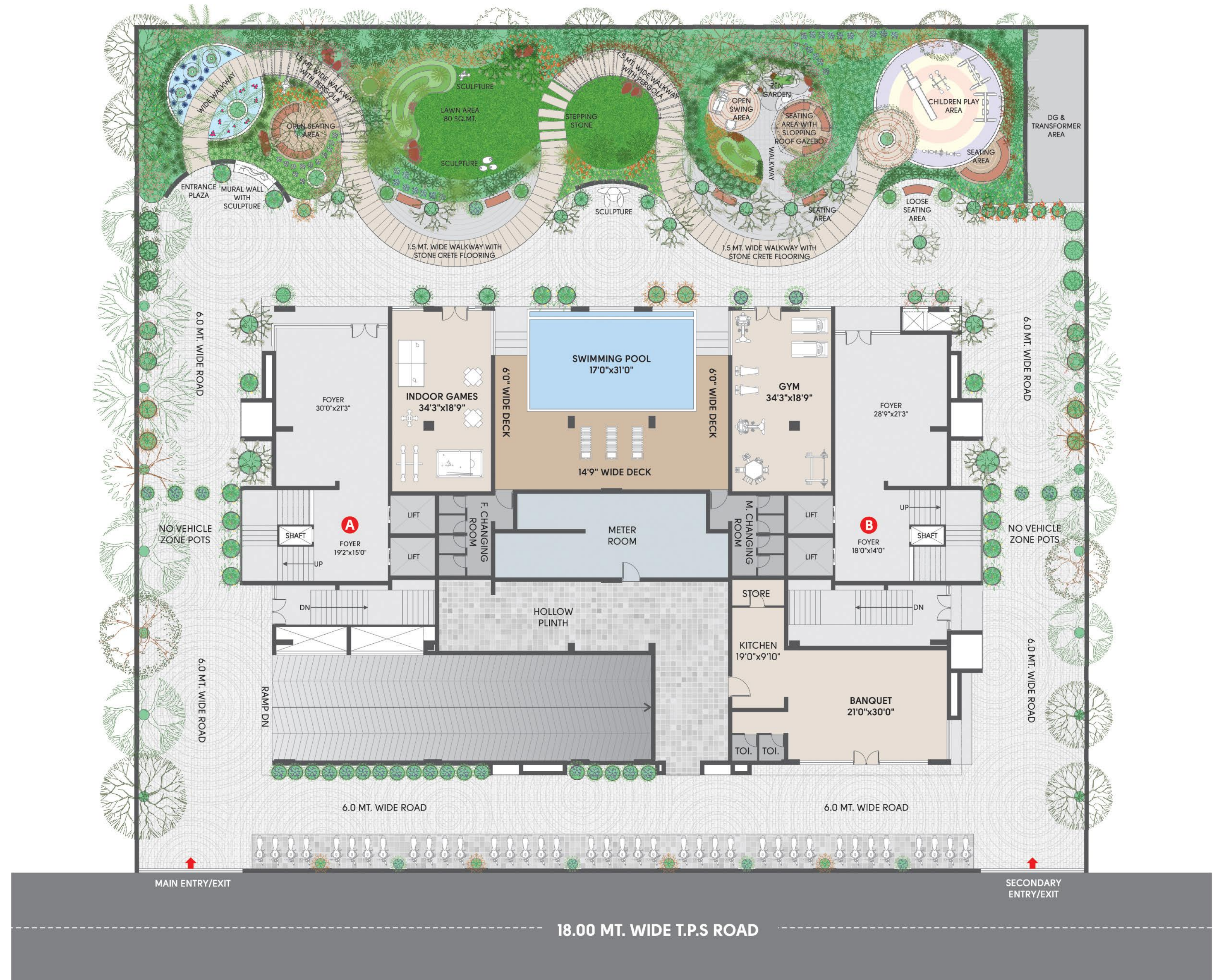
GYM
FULLY EQUIPPED WITH OTHER FACILITIES



ENJOY
THE
NIGHT
VIEW
AT

ANIRA
One

GROUND FLOOR



FIRST FLOOR



TYPICAL FLOOR

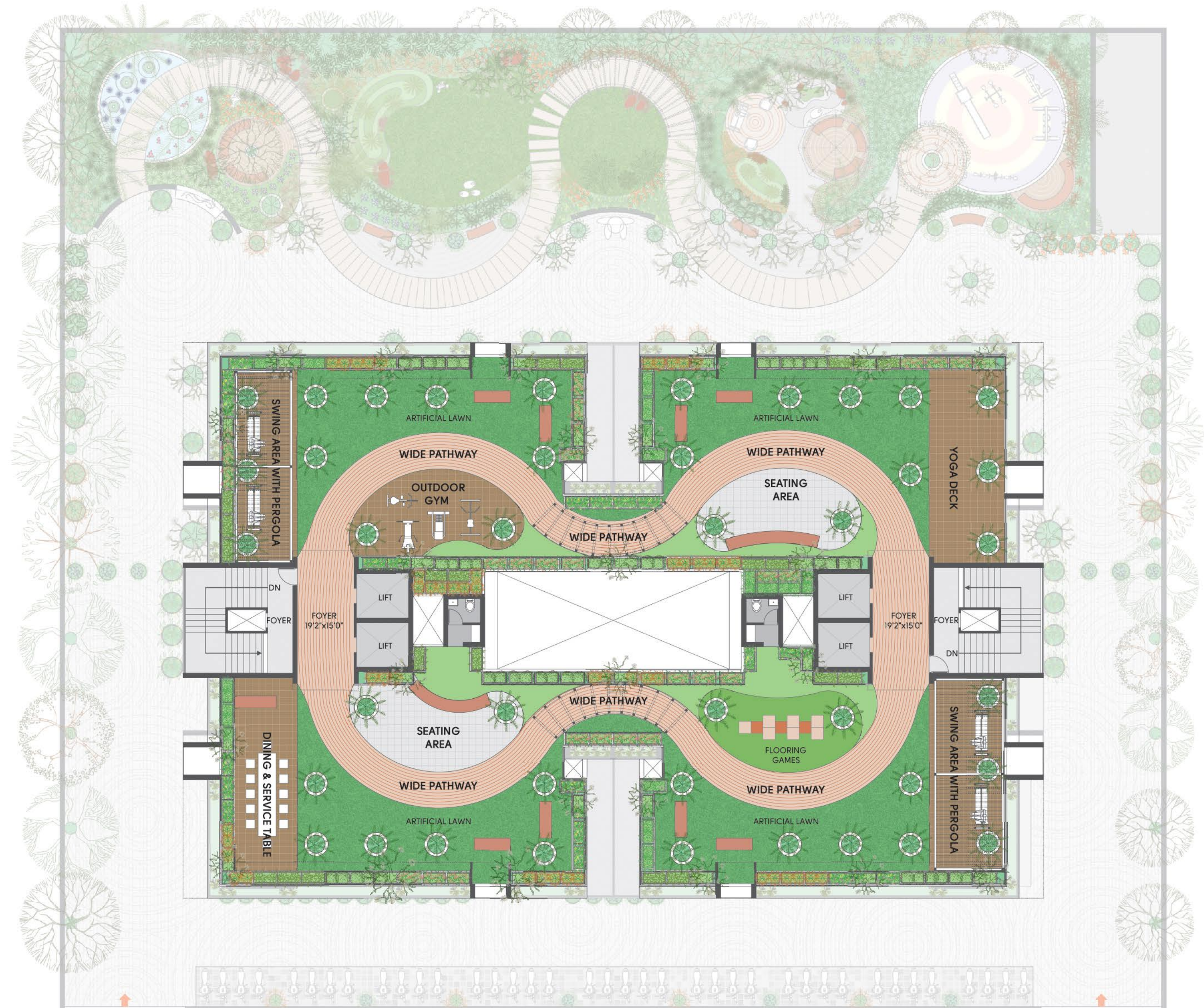
(2nd to 13th Floor)



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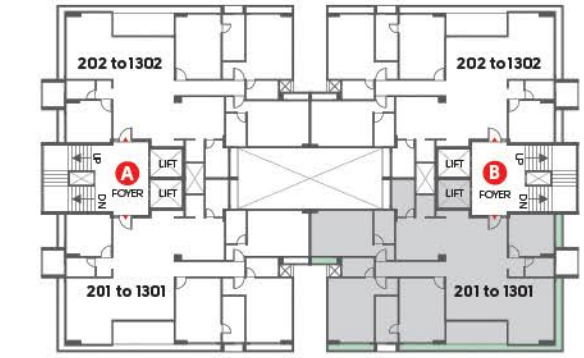
TERRACE PLAN



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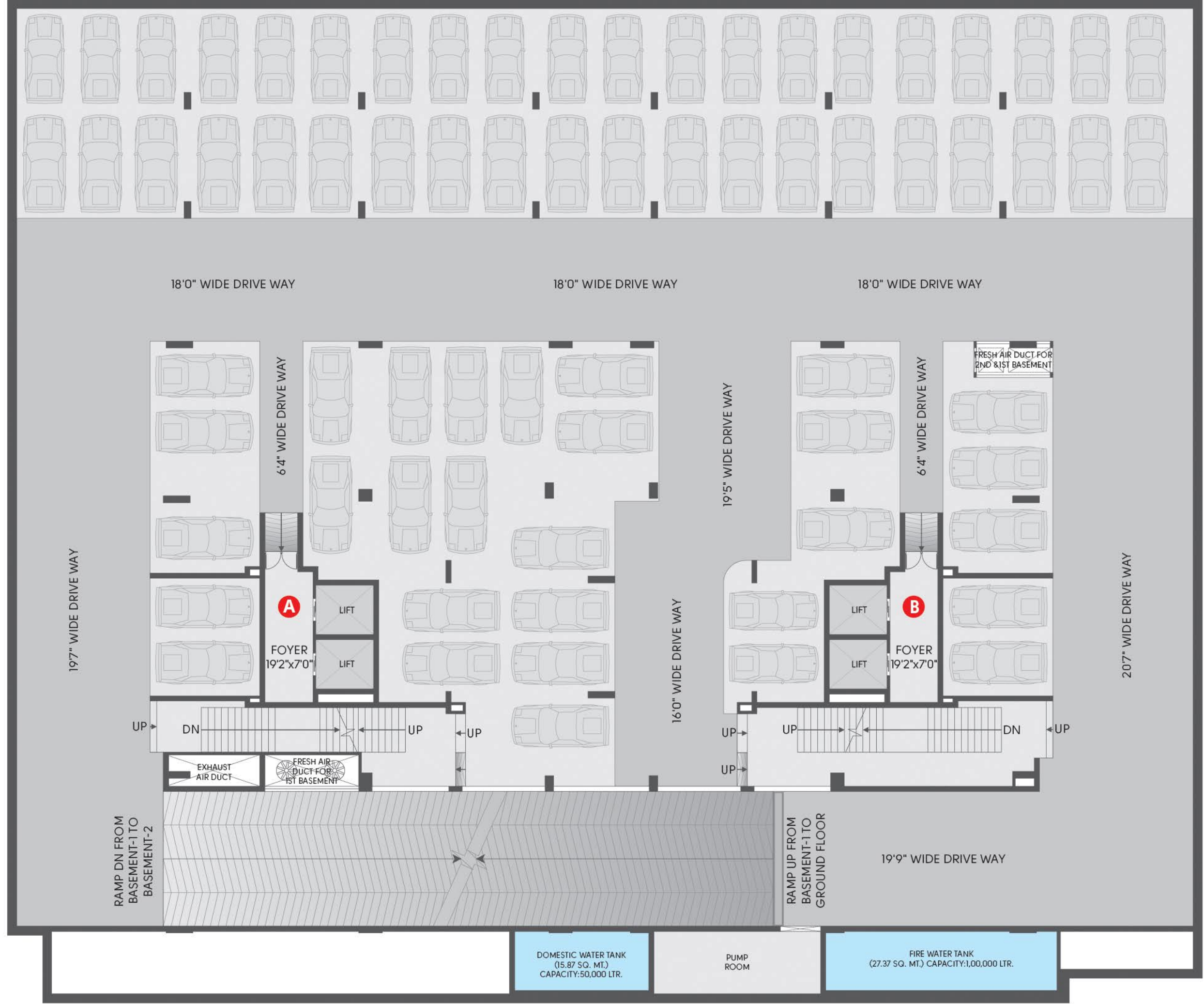
18.00 MT. WIDE T.P.S ROAD

UNIT PLAN

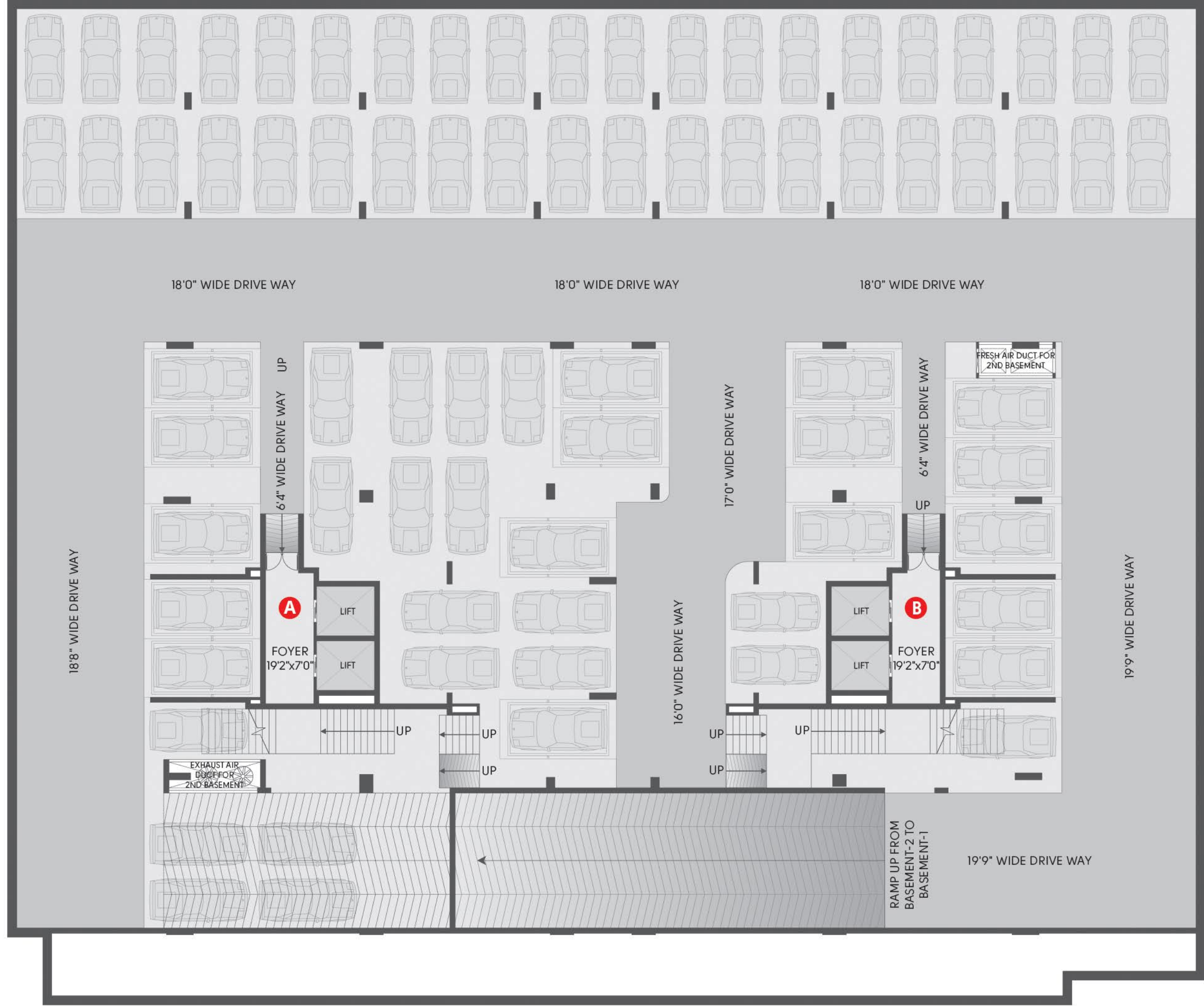


ANIRA
One

BASEMENT 1



BASEMENT 2



HALF-
WAY
FROM
EVERY-
WHERE



ANIRA
One

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





Creating Legacy

LANDSCAPE
ZENITH DESIGNER – Viral Modi

DEVELOPER
V.R. Buildcone

ARCHITECT
9th Street – Sourabh Verma

STRUCTURE
SHREEJI – Ketav Joshi

MEP CONSULTANT
TRANSENERGY – Shashinshah



4 BHK
A LEGACY FOR GENERATIONS

Nr. Eulogia Inn Hotel, Vedant
Hospital Road, Gota.

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