

Athens

POWER YOUR DREAMS



OFFICES & RETAIL SPACES AT SHIVRANJANI

A 13-storey statement of modern times.

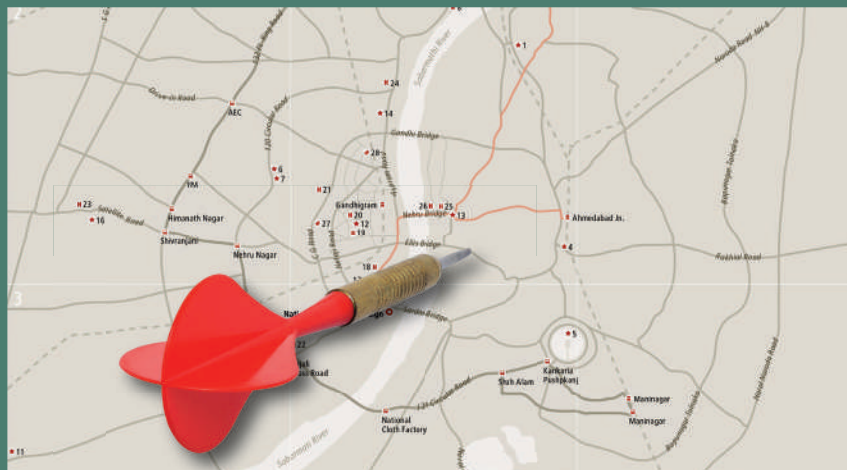
It brings together a vision of power, the
zing and ease of the millenials and
thoughtful designs which define the ethos
of A.Shridhar group.



THE POWERHOUSE LOCATION

A. Shridhar Athens is located adjacent to the Jhansi Ki Rani statue at Shivranjani, Satellite Road.

The very symbol of infrastructure, entertainment, retail, cultural and social development in Ahmedabad.





A HIGH STREET DESTINATION.

- Ground to 3rd floor
- 24 showrooms
- All showrooms with wide 17.5 feet wide frontage
- Apt location for fashion, lifestyle, jewelery, boutiques, electronics, mobiles and home appliances, entertainment, food, salons, clinics, speciality shops and much more.
- Convenience of parking facility for owners and shoppers will making shoppi ng fun as it should be.
- VRV AC piping for front offices & split AC piping for offices on the rear side.



Athens



WORK SHOULDN'T FEEL LIKE WORK.
WORK SPACE
SHOULDN'T FEEL LIKE WORK SPACE.

- Italian marble foyers.
- Owner's lounge specially designed to create a social vibe.
- Common, landscaped and very well maintained spaces.
- Open air cafeteria.
- Revel in contemporary architecture and spaces designed for international standards.



SMALL YET POWERFUL OFFICES.

Own your office starting at **618** square feet.

Leverage the power of a contemporary commercial building
and a strategic location.





OFFICES

IN A NUTSHELL

135 offices

19 feet passage/lobby on each typical office floor

Elevators

- High speed branded elevators
- 2 dedicated elevators for retail lobby
- 2 guest and staff elevators for office lobby
- 1 owners' elevator
- 1 dedicated material elevator

Amenities

- Grand elegant foyer with Italian marble
- Common stationery & photocopy zone for the building members
- Partially covered open air cafeteria on terrace
- Landscaped, collaborative spaces and seating areas within the campus
- Separate entrance foyer for owners.





PARKING PRECIOUS PARKING

- Modern wars will be fought over parking spaces and water, a wise man once said. Thankfully not at A.Shridhar Athens.
- Total 4 basement parkings - 3 basements with multi stackable parking and 1 normal height basement
- Ample allotted parking for 4 wheelers and 2 wheelers
- Ground floor visitor parking for retail
- Allotted parking for 1 to 3 cars depending on the size of the office or retail space





GO GREEN AS YOU MINT SOME GREEN.

- Environment friendly design
- Applied for Green Building certification
- Solar roof paneling on terrace to reduce common electricity expenditure.





SAFETY AND SECURITY

FEATURES AT A.SHRIHDAR ATHENS

- 2 staircases as per MNC company requirements on extreme ends of the typical office floor for faster evacuation in case of emergencies
- Latest security & fire systems
- Maintenance and utility features
- VRV AC piping for front offices & split AC piping for offices on the rear side.
- Building management system
- A fulltime in-house building manager
- Full time maintenance services with plumber, electrician and carpenter.



BRICK-BY-BRICK.

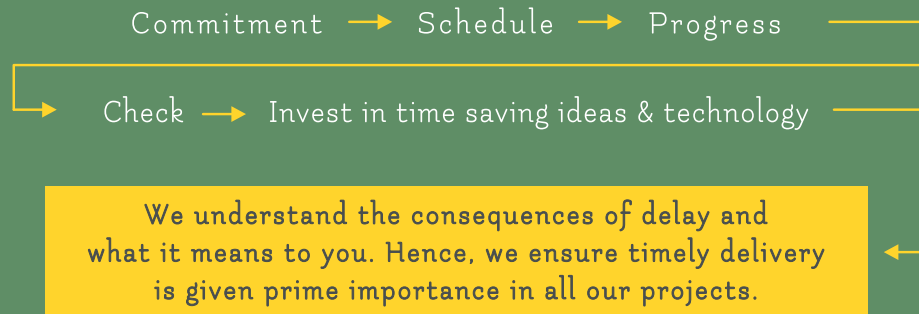
ADDING MORE THOUGHTFUL SPACES AND AWARDS.

Young Ahmedabad is moving to well designed, maintained, safer, environmental friendly spaces and luxury with logic. At A.Shridhar we are a business driven by passion. Our satisfaction comes from building thoughtfully and making a meaningful difference to the real estate landscape of the city.

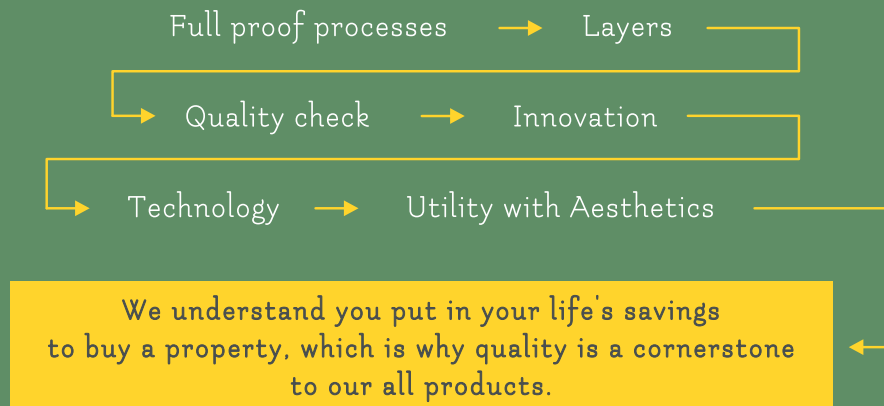


A.SHRIDHAR ADVANTAGE

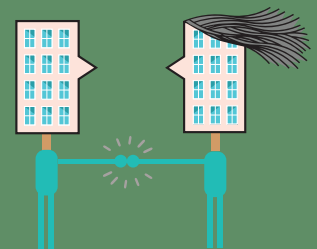
Timely Deliveries



Quality Assurance



Transparency



ONGOING PROJECTS



RECENTLY COMPLETED PROJECTS



UPCOMING PROJECTS

3 BHK lifestyle residential apartment at Science City

Mixed use development project at Vaishnodevi

GROUND FLOOR



GROUND FLOOR - AREA IN SQ.FT.			
SHOP NO	RERA AREA AS PER PASSING	BUILTUP AREA AS PER PASSING	SALEABLE AREA
1	1409	1473	2680
2	1414	1456	2649
3	1414	1456	2649
4	1423	1466	2666
5	1406	1448	2634
6	1379	1428	2597
TOTAL AREA	8446	8729	15876



FIRST TO THIRD FLOOR

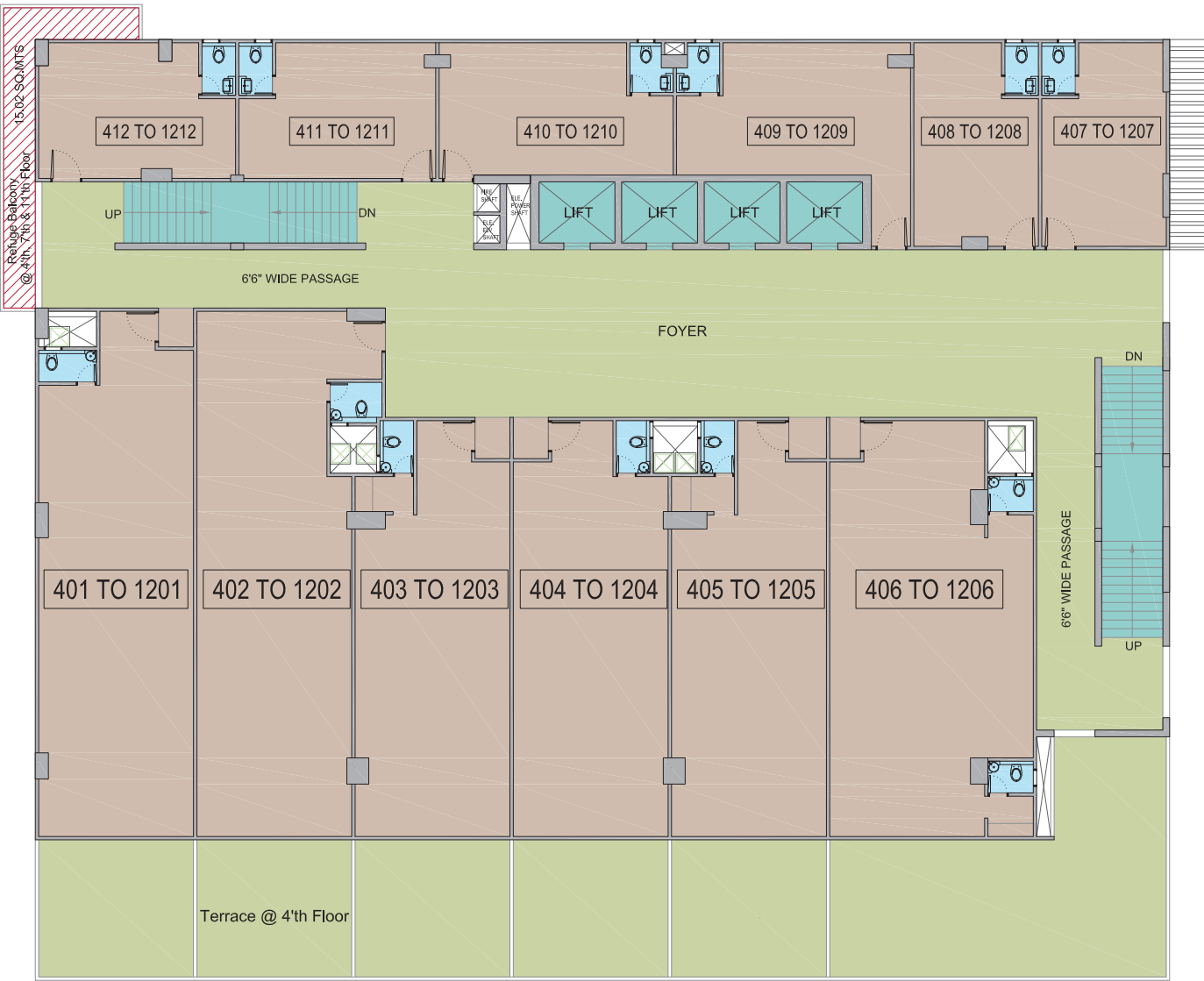


1'ST TO 3RD FLOOR - AREA IN SQ.FT.			
SHOP NO	RERA AREA AS PER PASSING	BUILTUP AREA AS PER PASSING	SALEABLE AREA
1	1279	1343	2442
2	1162	1199	2180
3	1133	1176	2138
4	1143	1179	2145
5	1125	1162	2113
6	1307	1364	2481
TOTAL AREA	7149	7422	13499

OFFICE NO	RERA AREA AS PER PASSING	BUILTUP AREA AS PER PASSING	SALEABLE AREA
107	501	531	966
108	426	459	834
109	390	422	767
110	338	361	656
111	338	363	661
OFFICE AREA	1992.4292	2135.6448	3884
TOTAL AREA	9141.2656	9557.4624	17384



FOURTH TO TWELFTH FLOOR



4'TH TO 12TH FLOOR - AREA IN SQ.FT.			
OFFICE NO	RERA AREA AS PER PASSING	BUILTUP AREA AS PER PASSING	SALEABLE AREA
401 TO 1201	999	1057	1923
402 TO 1202	1056	1095	1992
403 TO 1203	798	830	1510
404 TO 1204	802	837	1523
405 TO 1205	795	831	1511
406 TO 1206	1037	1093	1988
407 TO 1207	321	344	626
408 TO 1208	321	340	618
409 TO 1209	426	459	834
410 TO 1210	390	422	767
411 TO 1211	338	361	656
412 TO 1212	338	363	661
TOTAL AREA	7618.8332	8031.802	14609



THIRTEENTH FLOOR



13TH FLOOR - AREA IN SQ.FT.			
OFFICE NO	RERA AREA AS PER PASSING	BUILTUP AREA AS PER PASSING	SALEABLE AREA
401 TO 1201	999	1057	1923
402 TO 1202	1056	1095	1992
403 TO 1203	798	830	1510
404 TO 1204	802	837	1523
405 TO 1205	795	831	1511
406 TO 1206	1037	1093	1988
TOTAL AREA	5486	5743	10446





Developer: A. SHRIDHAR INFRACON LLP

POSSESSION: DECEMBER 2022

ARCHITECT: JINESH DHRUV, 99 STUDIO ARCHITECTS

STRUCTURE CONSULTANT: ACHAL PARIKH

MEP: SHASHIN SHAH, TRANSENERGY



RERA# PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA06428/061219

<https://gujrera.gujarat.gov.in>

SITE ADDRESS: A.SHRIDHAR ATHENS, NEAR JHANSI KI RANI STATUE,

SURENDRA MANGALDAS ROAD, AMBAWADI, AHMEDABAD 380015.

OFFICE ADDRESS: A.SHRIDHAR CORPORATE HOUSE, SHILAJ CIRCLE, SP RING ROAD, AHMEDABAD 380059.

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