

BUILDING TRUST,
NOT JUST BUILDINGS



Amaatra Group is one of the rising stars of North India and is expanding its wings in other cities, including Mumbai. It has to its credit over **1 Million+ square feet** of successfully delivered residential and commercial spaces with more than **1,200 + satisfied customers**.

Amaatra Group is ably led by **Mr. Mahender Bansal, Mr. Rajesh Chopra, and Mr. Umesh Gupta**, who possess strong real estate background and command excellent financial strength. Amaatra as a group believes in timely and quality delivery and unfaltering commitment to innovation and customer focus which makes us stand out from the rest.

We believe that reputation is built only by adhering to a steadfast professional approach, always.

The logo for Aero Heights features a stylized, metallic-looking 'A' with a 3D effect. To the right of the 'A', the word 'ero' is written in a bold, sans-serif font. Below 'Aero', the word 'Heights' is written in a similar bold, sans-serif font. The entire logo is rendered in a light gray color against a dark background.

Aero Heights

Aero Heights, an address that redefines modern living in the heart of Koyal Enclave, Loni, Ghaziabad. Designed with elegance and functionality, this landmark project combines stylish architecture, thoughtful planning, and unmatched convenience to offer you a lifestyle that truly rises above.

Step into **Aero Heights**—where every corner is crafted for comfort, every detail designed for elegance, and every day brings you closer to the lifestyle you deserve.

2, 3 & 4 BHK
10 STOREY



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RERA No. UPRERAPRJ15601



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PREMIUM CONNECTIVITY

SCHOOLS/COLLEGES

Proposed DPS School, Koyal Enclave - **Walking Distance**

Arwachin World School - **1 Km**

Hindon Public Sr. Sec. School - **2 Km**

St. Mary's School - **3 Km**

DLF Public School - **4 Km**

Queen Global International School - **4.8 Km**

Dr. Bhim Rao Ambedkar College University Of Delhi - **5.8 Km**

Mewar Group of Institutions - **9 Km**

ENTERTAINMENT / SHOPPING

Proposed Ramayana Theme Park - **Walking Distance**

Dmart - **Walking Distance**

Badminton Academy And Court - **1.5 Km**

Shopping Mall - **2 Km**

HOSPITALS

Proposed Yashoda Hospital - **1 Km**

Guru Teg Bahadur Hospital - **4.5 Km**

Rajiv Gandhi Super Speciality Hospital (RGSSH) - **4.5 Km**

Signature Heart & Multi-Speciality hospital - **6.5 Km**

RRTS

Sahibabad RRTS Station - **7.5 km**

RRTS Ghaziabad Station - **10 km**

AIRPORT

Hindon Airport Ghaziabad - **3 km**

EXPRESSWAYS

Delhi Dehradun Expressway - **8 Km**

Delhi Meerut Expressway - **10 Km**

METRO

Proposed Metro Station Bhopura - **1.5 Km**

Dilshan Garden Metro Station - **5.5 Km**

Gokulpuri Metro Station - **6 km**

Mohan Nagar, Ghaziabad - **6.5 Km**

Anand Vihar ISBT, Metro, Railway - **8 Km**

Ghaziabad Railway Station - **13 km**

LOCATION MAP



AMENITIES



Smart Homes



24x7 Power Backup



Indoor Gym



Kids Play Area



Swimming Pool



Club House



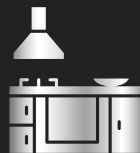
Star Gazing through
Telescope



Rain Water
Harvesting



Indoor Games



Well Wooden
furnished kitchen



Banquet Hall



Commercial Shops
for daily needs

S P E C I F I C A T I O N S

Living and Dining

- Vitrified tiles measuring 600 x 1200 mm
- UPVC windows with toughened glass
- Gypsum / POP walls adorned with acrylic emulsion paint from Asian or Dulux
- Flush Door with both side laminate finish
- Provision for piping and wiring for air-conditioning

Bathrooms

- 600 x 600 mm anti-skid tiles
- Experience high-quality sanitary ware from Somany, Cera, Hindware, or an equivalent brand
- Flush Door with both side laminate finish
- Enjoy full-height wall tiles for a clean and stylish look

Bedrooms

- Master Bedroom's large format vitrified tiles measuring 600 x 1200 mm
- UPVC windows with toughened glass
- Gypsum / POP walls adorned with acrylic emulsion paint from Asian or Dulux
- Flush Door with both side laminate finish
- Provision for piping and wiring for air conditioning

Kitchen

- Vitrified tiles measuring 600 x 600 mm
- Prepare meals on a platform with a granite top
- Protect walls with dado tiles up to door height above the platform

Security

- 24x7 CCTV Surveillance
- Entry in the premises through RFID tags
- Controlled guest entry through automated system

Smart Homes

- VDB (Video Door Bell)
- Operate TV, Lights, Fan, AC of living room through your smart phones
- Lock / Unlock your main door through your smart phones

Electricals

- Electrical switch & sockets of Legrand/ Anchor/L&T or equivalent brand
- Stay connected with telephone and internet points
- 24x7 Uninterrupted power supply

- 10 High-Speed Elevators Thyssen, Schindler or Equivalent for efficient access to all floors, ensuring you spend less time waiting and more time enjoying your home.
- Admire the premium exterior paint finish such as Asian Paints or equivalent that enhances the building's durability and appeal, ensuring your home maintains its value over time.
- Save energy, resources and reduce environmental impact through rainwater harvesting system.

UNIT PLAN TOWER A

UNIT - 2BHK

- TOWER-A
- 2BHK
- SUPER AREA - 1180 SQ. FT.
- CARPET AREA - 62.51 SQ. MT.



Disclaimer: All specifications, design, facilities and dimensions, etc. are subject to the approval of the respective authorities and the developers reserve the right to change the specifications or features without any notice or obligation. The details contained in the leaflets/brochures or any other printed material are only indicative and artistic imagination, may not be accurate, and the same does not form either the basis or part of the offer or contract. Images are for representative purposes only. They can be available in metric scale, on request. Conditions apply.

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UNIT PLAN TOWER A



UNIT - 3BHK

- TOWER-A
- 3BHK
- SUPER AREA - 1725 SQ. FT.
- CARPET AREA - 86.38 SQ. MT.

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TYPICAL FLOOR TOWER A



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GROUND FLOOR TOWER A



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GROUND FLOOR TOWER B



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DELIVERED PROJECTS



AMAATRA HOMES

Sector - 10, Greater Noida (West), UP
Delivered Projects (Residential)

RERA No. UPRERAPRJ15601

ON-GOING PROJECTS



AMAATRA CRYSTAL

NH -24, Ghaziabad

Residential

(Expected Possession Oct 2025)



TROPICAL BLISS

Thane West, Mumbai

Residential

(Expected Possession Dec 2027)

UPCOMING PROJECTS



TROPICAL ONE

Khar West, Mumbai
Commercial



AMAATRA LOTUS

Roorkee, Uttarakhand
Luxury Residential



Scan QR Code
To Know More About
Aero Heights

Our Consultants



RERA No.
UPRERAPRJ15601
www.up-rera.in

SITE ADDRESS: Plot No. GH-7B, Koyal Enclave, Ghaziabad (UP), 201005

CORPORATE OFFICE ADDRESS

Plot No. GH-02, Jaipuria Sunrise Greens, Opp.
Manipal Hospital, Ghaziabad (UP), 201002

REGIONAL CORPORATE OFFICE

Unit No.511, SG Barve Road, Opal Square,
Wagle Estate, Thane (West), Maharashtra, 400604

PROJECT

DEVELOPED BY
Amaatra

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