

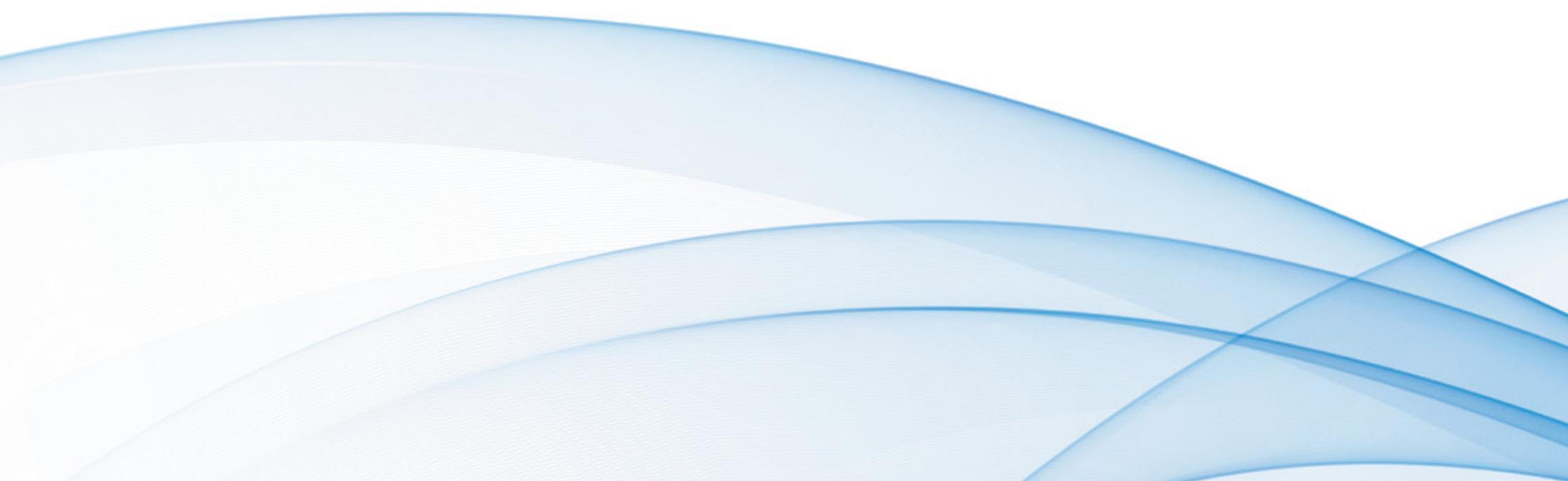
# Aero Heights

BY AMAATRA

BUILDING TRUST,  
NOT JUST BUILDINGS

RERA No. UPRERAPRJ15601

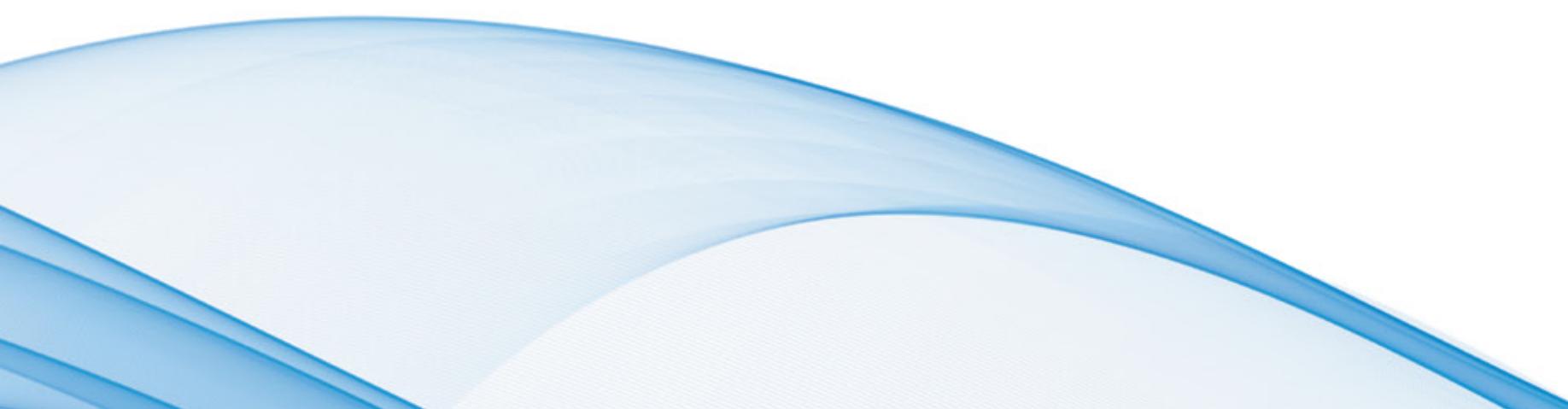
am<sup>∞</sup>tra  
GROUP  
Endless Ideas • Endless Creations



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 is centered on a dark background. It features a stylized, metallic-looking 'A' with a 3D effect and a sharp point at the top. To the right of the 'A' are the words 'Aero' and 'Heights' stacked vertically in a clean, sans-serif font. The entire logo is rendered in a light gray or white color.

**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.

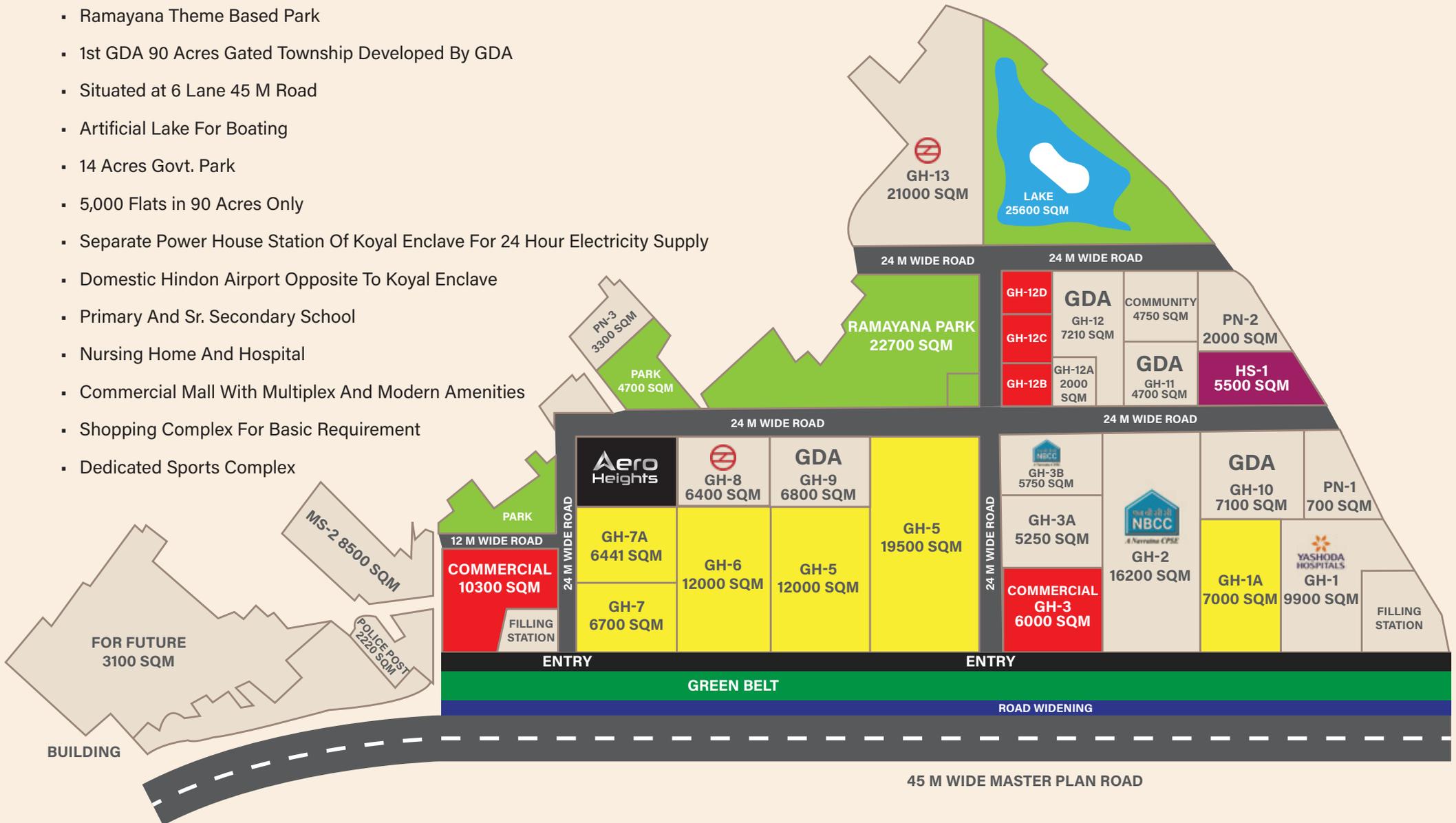
2, 3 & 4 BHK  
G+10 STOREY



The Images shown are for illustration purposes only and may not be the actual appearance.

# MASTER PLAN KOYAL ENCLAVE

- 0 KM From Delhi
- Ramayana Theme Based Park
- 1st GDA 90 Acres Gated Township Developed By GDA
- Situated at 6 Lane 45 M Road
- Artificial Lake For Boating
- 14 Acres Govt. Park
- 5,000 Flats in 90 Acres Only
- Separate Power House Station Of Koyal Enclave For 24 Hour Electricity Supply
- Domestic Hindon Airport Opposite To Koyal Enclave
- Primary And Sr. Secondary School
- Nursing Home And Hospital
- Commercial Mall With Multiplex And Modern Amenities
- Shopping Complex For Basic Requirement
- Dedicated Sports Complex



# PREMIUM CONNECTIVITY

## SCHOOLS/COLLEGES

Allen House 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

Ramayana Theme Park - **Walking Distance**  
Dmart - **Walking Distance**  
Badminton Academy And Court - **1.5 Km**  
Shopping Mall - **2 Km**

## HOSPITALS

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**

# SITE PLAN



# AMENITIES



Smart Homes



24x7 Power Backup



Indoor Gym



Kids Play Area



Swimming Pool



Club House



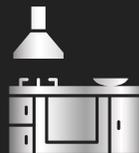
Star Gazing Through  
Telescope



Rain Water  
Harvesting



Indoor Games



Semi 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 - 2 BHK

- Tower - A
- 2 BHK
- SUPER AREA - 1180 SQ. FT.
- CARPET AREA - 672.85 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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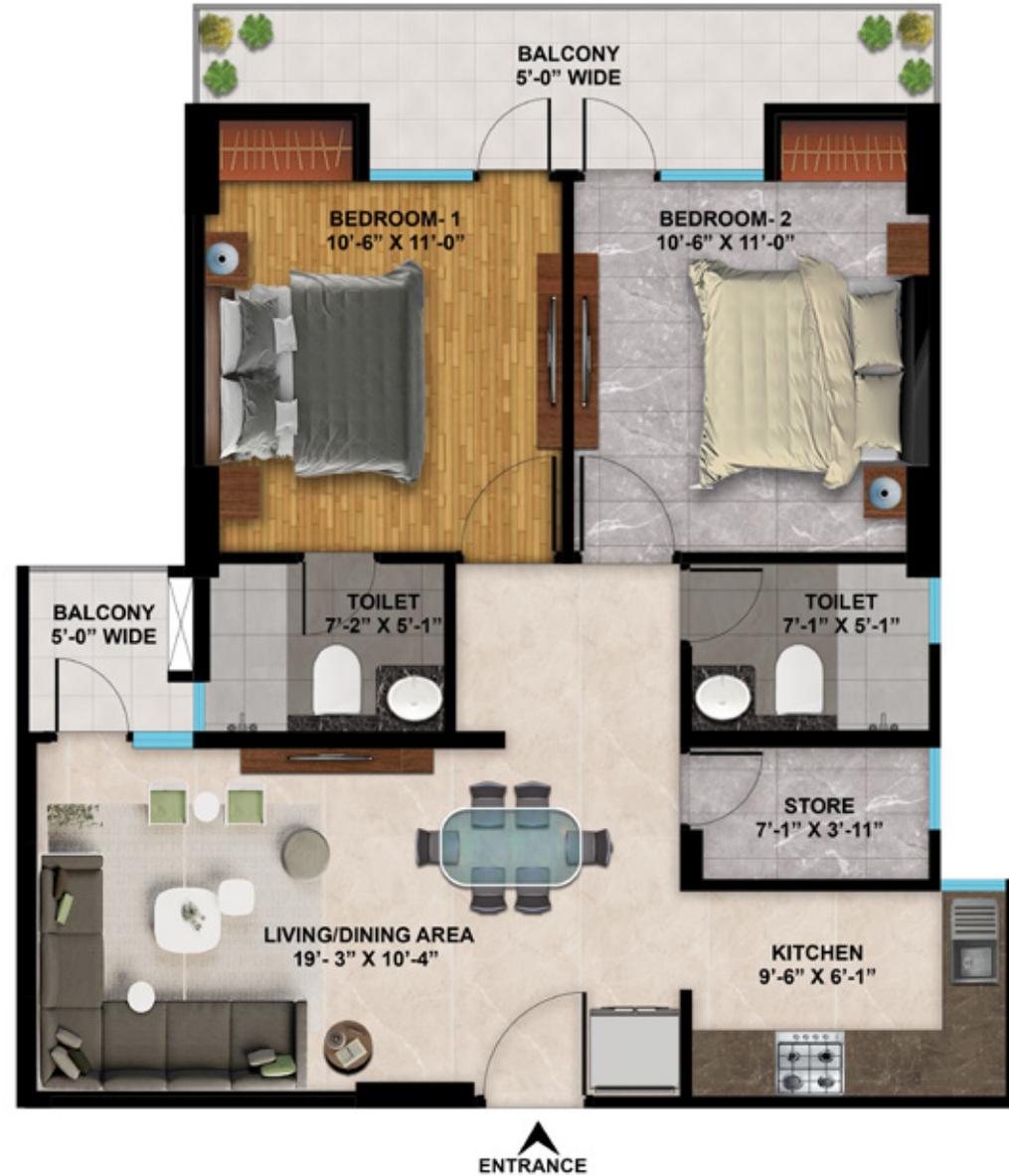


## UNIT - 3 BHK

- Tower - A
- 3 BHK
- SUPER AREA - 1725 SQ. FT.
- CARPET AREA - 930 SQ. FT.
- CARPET AREA - 86.41 SQ. MT.

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# UNIT PLAN TOWER B



## UNIT - 2 BHK

- Tower - B
- 2 BHK
- SUPER AREA - 1180 SQ. FT.
- CARPET AREA - 664.87 SQ. FT.
- CARPET AREA - 61.77 SQ. MT.

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# UNIT PLAN TOWER B



## UNIT - 2 BHK

- Tower - B
- 2 BHK
- SUPER AREA - 1200 SQ. FT.
- CARPET AREA - 678.53 SQ. FT.
- CARPET AREA - 63.04 SQ. MT.

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# UNIT PLAN TOWER B



## UNIT - 3 BHK

- Tower - B
- 3 BHK
- SUPER AREA - 1640 SQ. FT.
- CARPET AREA - 954.25 SQ. FT.
- CARPET AREA - 88.65 SQ. MT.



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# UNIT PLAN TOWER B

## UNIT - 3 BHK

- Tower - B
- 3 BHK
- SUPER AREA - 1670 SQ. FT.
- CARPET AREA - 920.25 SQ. FT.
- CARPET AREA - 85.49 SQ. MT.



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# UNIT PLAN TOWER B

## UNIT - 4 BHK

- Tower - B
- 4 BHK
- SUPER AREA - 1830 SQ. FT.
- CARPET AREA - 1088.54 SQ. FT
- CARPET AREA - 101.13 SQ. MT.



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# UNIT PLAN TOWER B

## UNIT - 4 BHK

- Tower - B
- 4 BHK
- SUPER AREA - 2050 SQ. FT.
- CARPET AREA - 1105.74 SQ. FT.
- CARPET AREA - 102.73 SQ. MT.



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# UNIT PLAN TOWER B



## UNIT - 4 BHK

- Tower - B
- 4 BHK
- SUPER AREA - 2190 SQ. FT.
- CARPET AREA - 1105.64 SQ. FT.
- CARPET AREA - 102.72 SQ. MT.

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# TYPICAL FLOOR TOWER A



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# TYPICAL FLOOR TOWER B



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# GROUND FLOOR TOWER A



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# GROUND FLOOR TOWER B



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# DELIVERED PROJECT



## AMAATRA HOMES

Greater Noida (West), U.P.

2 & 3 BHK Apartments | Project Area - 10.25 Lakh Sq. Ft.

Total No. of Flats - 926 Units | No. of Floors - G+24

# DELIVERED PROJECT



## **AMAATRA CRYSTAL**

NH-24, Ghaziabad, U.P.

2, 3, 4 BHK & Duplex Apartments

Project Area - 2.30 Lakh Sq. Ft. | Total No. of Flats - 148 Units

No. of Floors - G+22

# ONGOING PROJECTS



## TROPICAL BLISS

Thane (West), Mumbai  
1 & 2 BHK Apartments  
(Expected Possession Dec 2027)  
Project Area - 92,000 Sq. Ft.  
Total No. of Flats - 123 Units  
No. of Floors - G+22



## TROPICAL ONE

Khar (West), Mumbai  
Commercial  
(Expected Possession Dec 2026)  
Project Area - 15,655 Sq. Ft.  
Parking - B1 & B2  
No. of Floors - G+7

# UPCOMING PROJECT



## **AMAATRA LOTUS**

Roorkee, Uttarakhand

3 BHK Luxury Apartments

Project Area - 1.43 Lakh Sq. Ft.

Total No. of Flats - 64 Units

No. of Floors - G+8

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Collection Acc. No.: 18324400000019  
Bank: DCB | IFSC: DCBL0000183  
Branch: RDC, Raj Nagar, Ghaziabad  
Project Add: Plot No. GH-7B, Koyal Enclave, Gzb, (U.P.), 201005  
Project Launch Date: 06/09/2025

Our Consultant



Scan QR Code  
To Reach  
Aero Heights

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

**CORPORATE OFFICE ADDRESS**

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

**REGIONAL CORPORATE OFFICE**

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

**PROJECT  
DEVELOPED BY  
Amaatra**

✉ [sales@amaatragroup.com](mailto:sales@amaatragroup.com) | ☎ 1800 103 4240 | 🌐 [www.amaatragroup.co.in](http://www.amaatragroup.co.in)

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