

GUJARAT'S
TALLEST
RESIDENTIAL
BUILDING



TAKSHASHILA

AIR

RESIDENTIAL
TWIN TOWERS



A Joint Venture



**MIRAJ IMPEX
PVT. LTD.**

By the sheer virtue of being Gujarat's tallest residential building, 'Takshashila Group' in a joint venture with 'Miraj Impex Pvt. Ltd.' aims to take Ahmedabad into the list of cities with monumental landmark of exceptional luxury for its residents.

Kamlesh Gondalia

CMD, Takshashila Group

EXCEPTIONAL

Luxury

VALUE FOR MONEY

A monumental landmark of exceptional luxury



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Situated in the heart of the city, the property offers an expansive uninterrupted view of the exquisitely designed and **world renowned Sabarmati Riverfront**. Breathtaking experience from the outside and from within the property offers Exceptional Luxury at top of the town.



GROUND FLOOR LUXURIES



JOGGING TRACK



SENIOR CITIZEN AREA



KITTY PARTY LOUNGE



LIBRARY



KIDS PLAY AREA

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18th Floor Banquet Hall

The Banquet Hall of Takshashila Air, on the 18th floor, offers a special high while celebrating, with its lavish interiors and an unmatched view, celebrations become memorable.

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19th Floor Terrace Cafe

Coversations are never ending, at the Terrace Café on the 19th Floor of Takshashila AIR. Be it a leisurely meal or a coffee with your long time friend, the cozy ambience with the famous Patang Hotel and the riverfront as its backdrop, takes your relation to an extreme high.

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19th Floor Infinity Pool

It is infinite to the core. The Pool. The 19th Floor. The view. The architecture. The ambience. And last but not the least, your time spent de-stressing yourself.

Have a home in Takshashila AIR to boast of what no home in Ahmedabad has – exceptional luxury, that is value for money.

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18-19th Floor **Sky Bridge**

The sky-bridge at the 18-19th floor, is thoughtfully divided into two exquisite experiences.

The sky deck at 19th floor boasts of lavish lounge interiors, a sky observatory, where yoga area makes your morning refreshing and a barbeque facility all open to sky will make your evening unforgettable.

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18 Floor Sky Gym

The sky-bridge at the 18-19th floor, is thoughtfully divided into two exquisite experiences.

The 18th floor of the sky-bridge, offers a gym-ing experience only a selected few in Gujarat can cherish. This all aerobic, weight lifting and Cardio, one can experience only at Takshashila AIR.

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21st Floor Indoor Games

A home having indoor games facilities is very common. But to get to play the very same indoor games of Table Tennis, Carom and Chess from the 21st floor of your apartment block with a bird's eye view of the city?.... Unique! And it is possible only in Takshashila AIR.



Come home to a Grand Welcome.
Entry foyer on ground floor.

SHOW HOUSE - 3 BHK



Ground Floor Foyer area



Foyer area to your flat



Master bedroom with balcony and bathroom



Entry



Living room



Balcony



Bedroom #2

A world of exceptional luxury and leisure, Takshashila AIR features 3 BHK and 4BHK Pent House residences that invite you to live life on your own term, in your own not-so-little world.



Bedroom #3



Dining Area



Kitchen



SPECIFICATIONS

Structure

- Earthquake Resistant Structure as per Indian Standards.

Plaster

- Internal mala plaster with putty finish.
- External double coat surface with 100% acrylic water proof paint.

Flooring

- Italian Marble Flooring in Drawing and Dining room.
- Wooden flooring in Master bedroom.
- Vitrified flooring for all other rooms.
- At terrace level an extra 3" thick Indian Water Proofing Treatment with china mosaic for Heat Reflection.

Kitchen

- Mirror polished granite platform with dado up to lintel level.
- Branded plumbing & high quality sink provided for extra luxury.

Door/Window

- Video Door Phone
- Decorative Main Entrance Door.
- Flush doors with Wooden Frame for other gates.
- Branded ISI Anodized Aluminum window Section.

Toilet

- KOHLER or equivalent plumbing fittings.
- Premium Quality Sanitary ware.
- Extra luxurious quality dado up to lintel.
- Antiskid flooring in all the wash areas.

Electrification

- Concealed ISI copper wire of standard quality.
- Designer but ISI verified switchgears.
- Distribution board with maintenance circuit breakers to ensure safety.



Exclusive views, straight from your living room
for the selected few in Gujarat



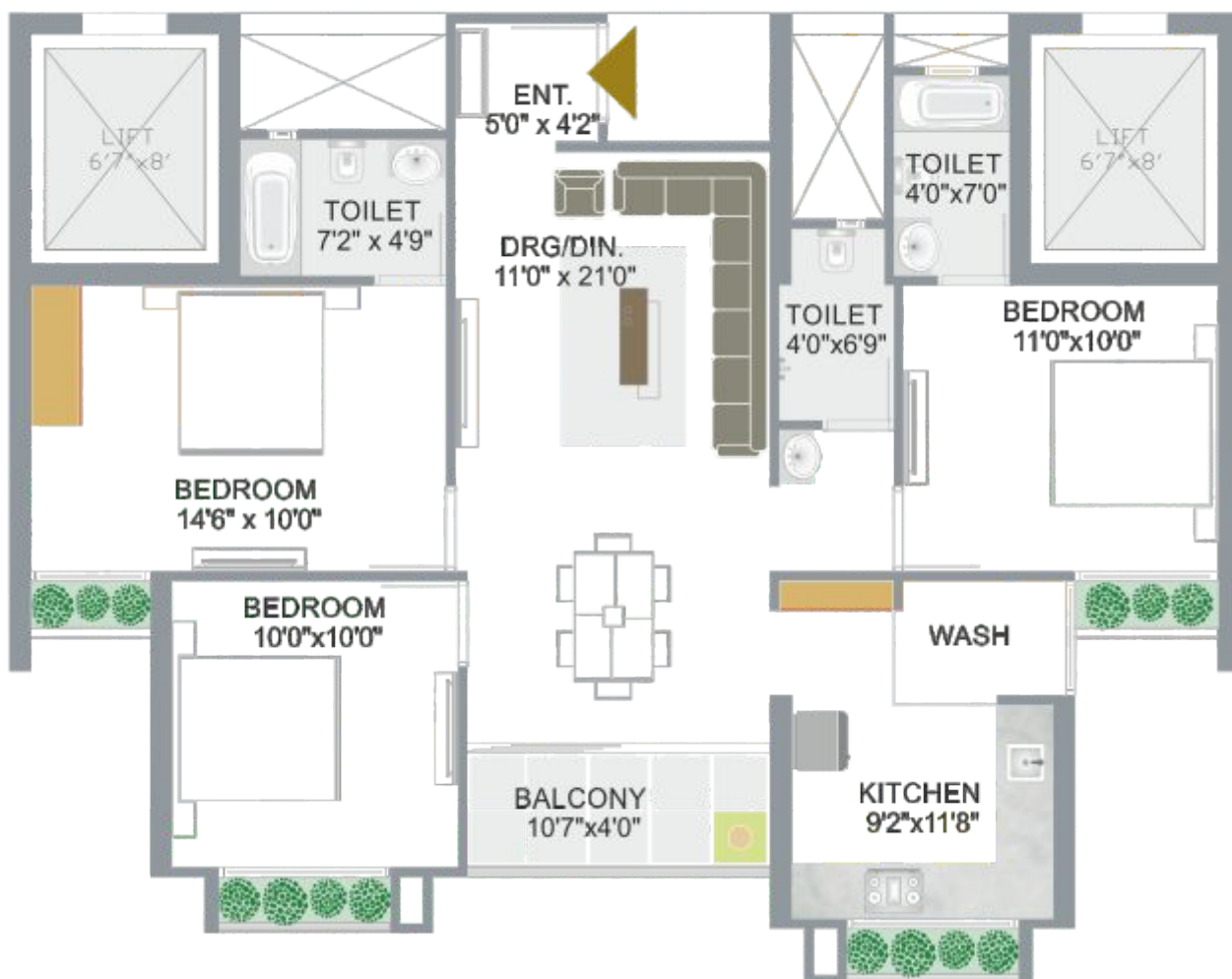
Takshashila AIR Site Plan



Riverfront Side



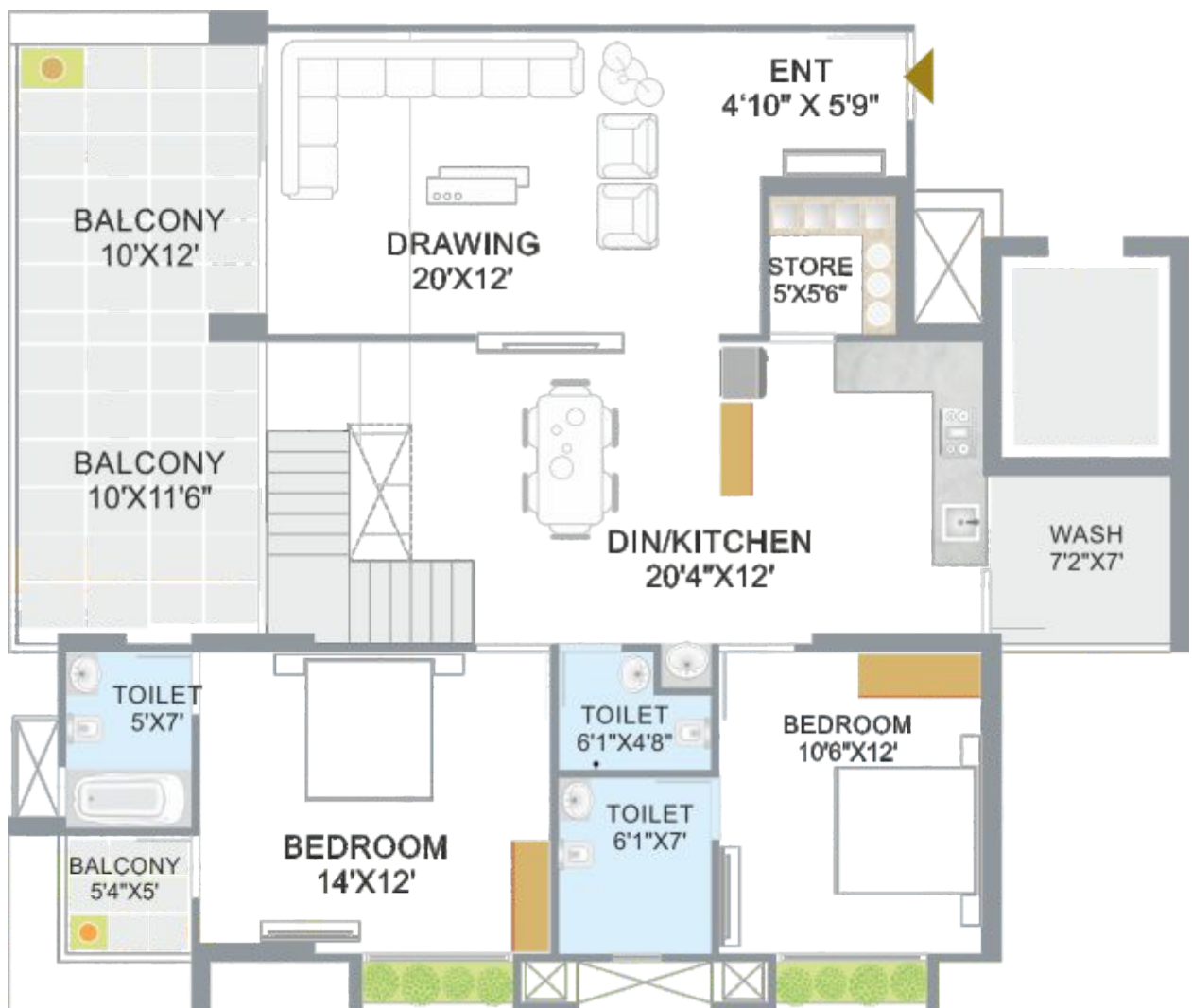
Tower A
 3 BHK Unit Plan (Type 1)



Tower A
 3 BHK Unit Plan (Type 2)



Tower B
3 BHK Unit Plan

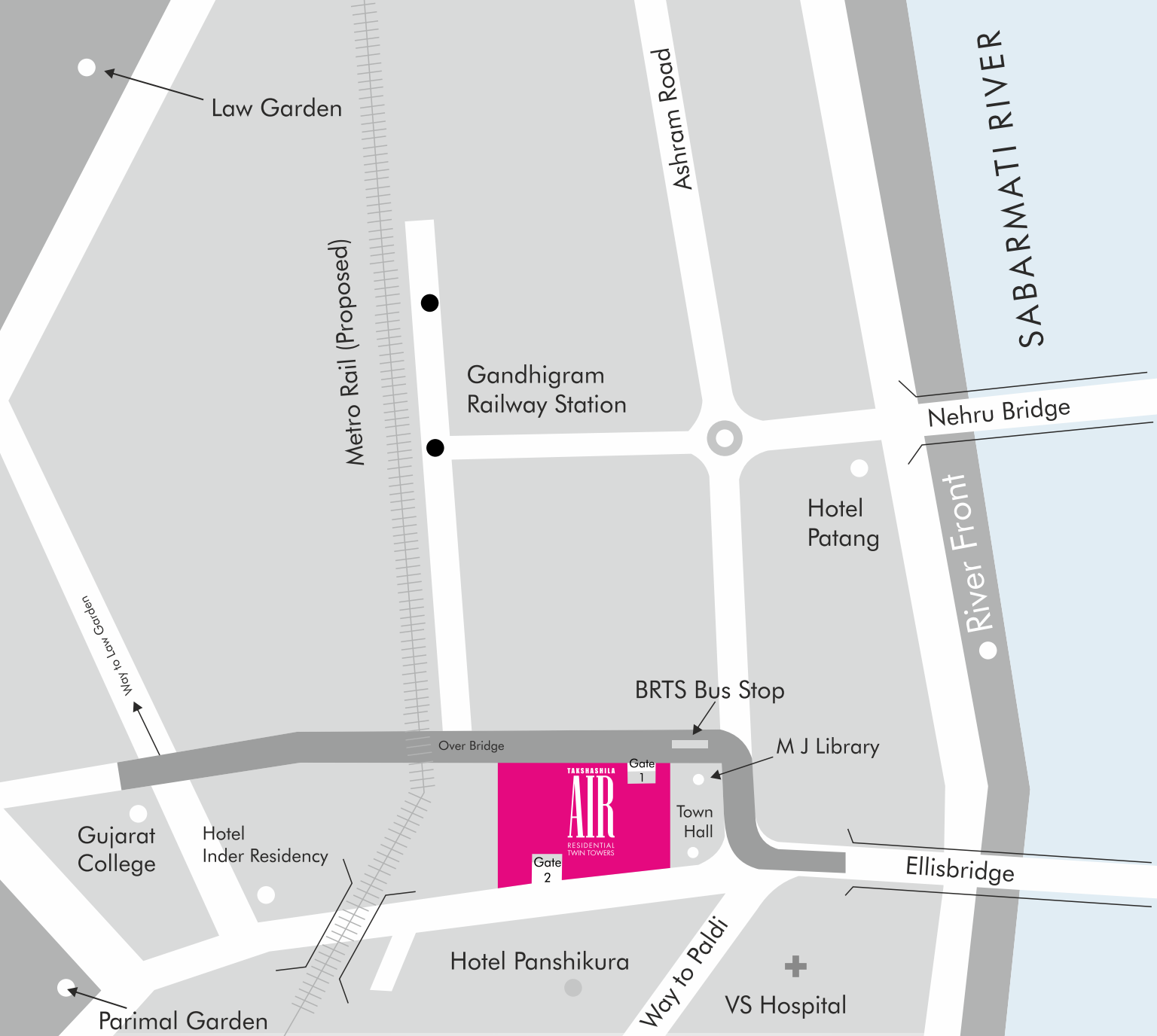


23rd Floor Unit Plan



24th Floor Unit Plan





TAKSHASHILA

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TWIN TOWERS

- Adjacent to the World class Riverfront Project
- Close to Metrorail & BRTS
- Just off Ashram Road
- Close to City's most happening Law garden
- Next door to V. S. Hospital

- Fine schools in the neighborhood
- 1 km. from Paldi
- 4 kms. from Railway Station
- 20 Minutes away from Airport

Architect : Designers Combine Structure Designer : Mahimtura Consultants Pvt. Ltd. (Mumbai)
Interior Designer: Magic Oxide Design Studio Pvt. Ltd. (Mumbai)

TAKSHASHILA AIR :

Entrance 1: M.J. Library Rd, Nr Gujarat College Flyover, Ellisbridge, Ahmedabad-380006

Entrance 2: Opp. Panshikura Hotel, Behind Townhall, Ellisbridge, Ahmedabad-380006

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