



# AEROVISTA

Elevate Your Lifestyle







# INTRODUCE TONEXT GEN. lifestyle

Nestled in the heart of elegance and crafted for those who desire the extraordinary, Aerovista redefines urban sophistication. It offers impeccably designed 2 & 3 BHK apartments that blend architectural brilliance with top-tier amenities, promising a lifestyle of unparalleled comfort and class.

Aerovista ...Rise above the expected. Live above the rest.







## Welcome Home to Elegance

Aerovista's grand entrance creates a lasting first impression with its sweeping driveway, a stunning lobby adorned with premium imported finishes and warm wooden accents. Experience unmatched hospitality with concierge service, valet assistance, and advanced security - setting the tone for a lifestyle of comfort and sophistication.





# The Grand Welcome

Step into a world where design meets distinction. Our grand lobby is a masterpiece of modern elegance — where sculpted forms, rich textures, and refined furnishings come together to create a space that is both welcoming and awe-inspiring. Soaring glass walls flood the room with natural light, revealing a seamless connection between the interiors and the lush exterior landscape.







# A WORLD Where Luxury Meets

Welcome to Aerovista – where every day feels like a reward. From the moment you step inside, the striking architecture and elegant interiors will make you feel you've arrived somewhere truly special.

Here, every 2, and 3 BHK residence is more than just a home – it's a carefully crafted space where natural light, fresh air, and smart design create an environment of pure comfort. Every corner reflects sophistication, every detail speaks of quality, and every room is designed for the life you've always dreamed of.





## Where Elegance Meets Excellence

Thoughtfully designed to blend timeless elegance with modern functionality.

From refined interiors to a seamless ambiance, every element speaks the language of success.









A man and a woman in formal wear stand on a rooftop terrace, looking out over a city at sunset. The man is wearing a dark suit and the woman is wearing a light-colored dress. They are standing behind a glass railing. The city below is illuminated by the warm glow of the setting sun, with various buildings and structures visible. The sky is a mix of orange, yellow, and blue.

## Club Aero, Stylishly Outfitted

Step into an atmosphere where elegance meets comfort the Club at Aerovista, your exclusive retreat just steps from home.

Bathed in warm ambient lighting and thoughtfully designed for both sophistication and ease, Whether you're hosting a spirited evening with friends or savoring quiet indulgence.





# A World Where Luxury Embraces Leisure

**Step Into Elevated Living** - where every moment feels like a celebration. From the inviting warmth of the sky café to the elegance of private lounge corners, every detail is designed to indulge your senses.

Sip your favourite brew as sunlight pours through panoramic windows, host intimate gatherings in refined dining spaces, or simply relax in the quiet charm of open-air seating.



RESTRO AREA



CLUB HOUSE









SKY WALK AREA



FITNESS





CENTER



## A World Where Wellness Rises Above

**Live Above the Ordinary** - where open-air gardens and world-class fitness zones come together to create the perfect balance.

Begin your day with a refreshing walk along landscaped pathways, surrounded by lush greenery and calming views. Then, step into the state-of-the-art gym, where panoramic windows and premium equipment make every workout inspiring.



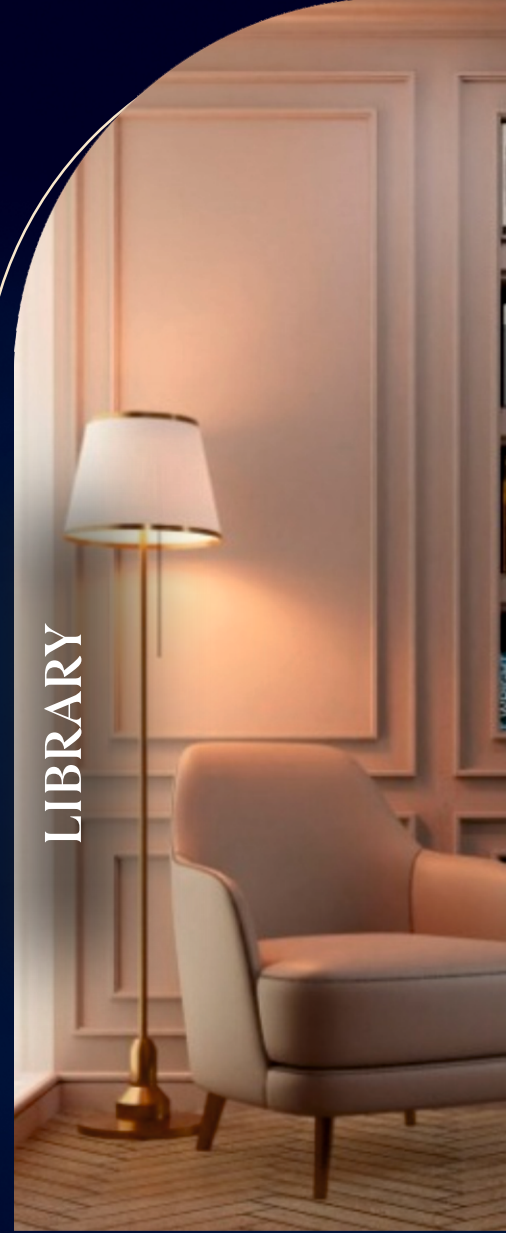
HOME THEATER



BILLIARD ROOM



LIBRARY







# A World Within Crafted for Every Mood

From elegant gatherings in the Multipurpose Hall to movie nights, playful escapes, focused reading, or productive work sessions — this chapter celebrates community, comfort, and creativity under one roof.



# Vibrant Outdoor Living

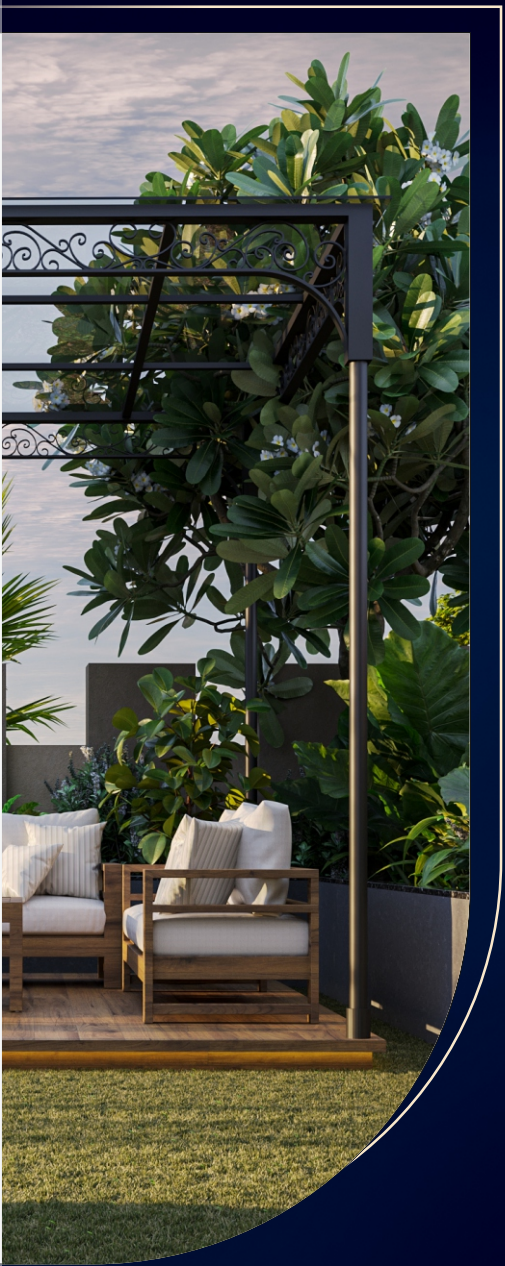
## FOR PLAY, LEISURE & COMMUNITY

Experience the expansive outdoor spaces of Aerovista – where fun meets function. From a lively kids' play zone and tranquil garden seating to a dedicated multi-sport court, every zone is designed for all generations. Whether it's morning workouts or evening gatherings, recreation and connection come naturally here.

BASKET BALL COURT







KIDS PLAY ZONE



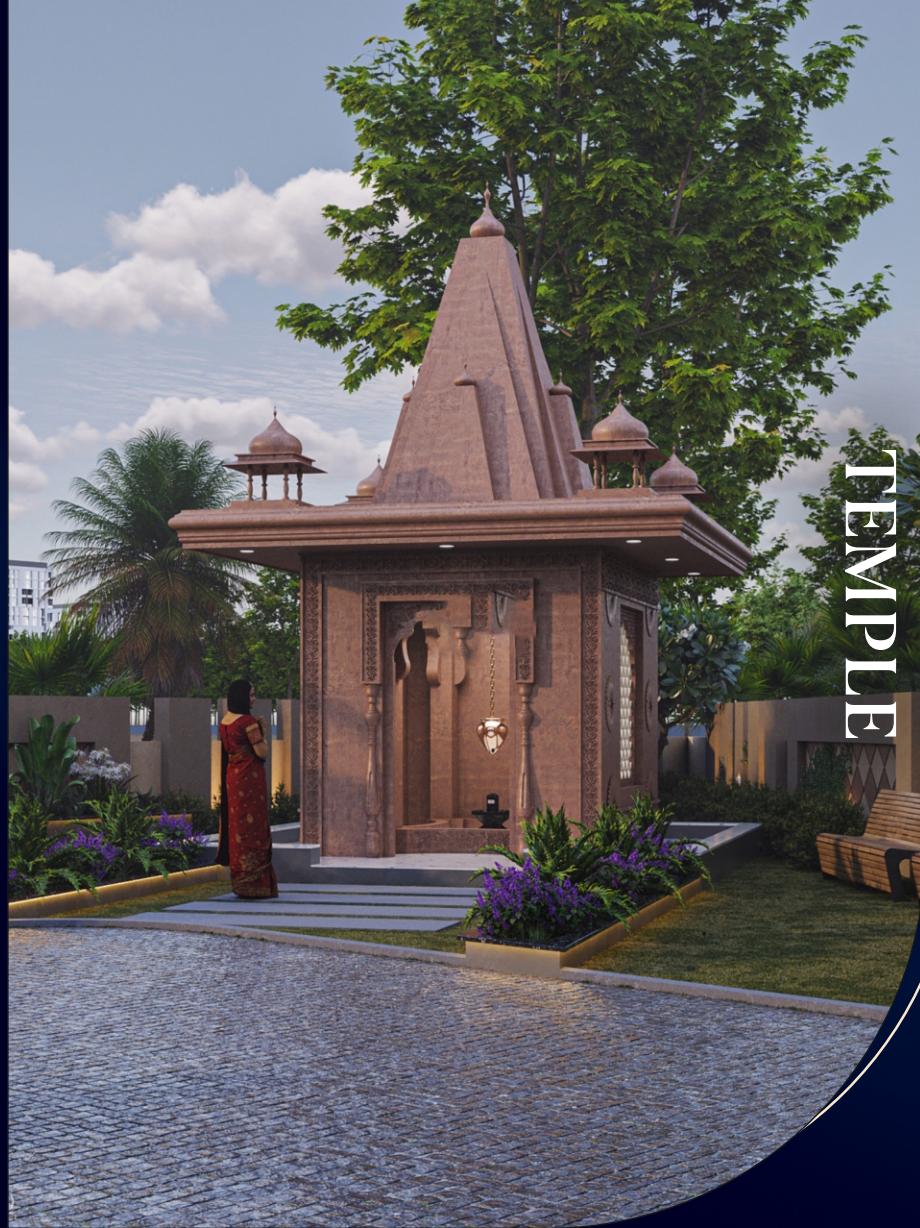
BADMINTON COURT



GAZIBO



TEMPLE



CHARGING POINT





# 51+ AMENITIES THAT MAKES LIFE COMFORTABLE

## Lifestyle & Community

-  Clubhouse
-  Party Lawn / Multipurpose Pavilion
-  Mini Theatre Room
-  Library & Reading Lounge
-  Open-Air Seating Zone

## Children & Recreation

-  Kids' Play Area
-  Indoor Games Room
-  Basketball Court

## Convenience & Infrastructure

-  Car Parking
-  High-Speed Elevators
-  Elegant Entrance Lobby
-  Power Backup
-  Rainwater Harvesting

## Wellness & Fitness

-  Yoga & Meditation Deck
-  Fully Equipped Gym
-  Swimming Pool
-  Landscaped Garden

## Safety & Security

-  24x7 CCTV Security
-  Video Door Phone

## Spiritual & Tranquility

-  Temple





# A World Within, Crafted for Every Mood

Find your perfect escape in Aerovista's thoughtfully curated open-air zones. Lounge in shaded seating spaces, enjoy serene moments at the temple, or host vibrant evenings in the multipurpose garden pavilion. With areas designed for peace, play, prayer, and parties — this is where community living thrives in every shade.



# STILT FLOOR PLAN





| FLAT NO.    | CATEGORY | SBUA(sqft) |
|-------------|----------|------------|
| 101 TO 1301 | 3BHK     | 1777       |
| 102 TO 1302 | 3BHK     | 1590       |
| 103 TO 1303 | 2BHK     | 1252       |
| 104 TO 1304 | 2BHK     | 1145       |
| 105 TO 1305 | 3BHK     | 1715       |
| 106 TO 1306 | 3BHK     | 1862       |
| 107 TO 1307 | 2BHK     | 1219       |
| 108 TO 1308 | 3BHK     | 1561       |
| 109 TO 1309 | 3BHK     | 1726       |

TYPICAL FLOOR PLAN







# Effortless Elegance in Motion

At Aerovista, even your vertical journey reflects luxury. Our high-speed elevators are framed within a lobby of timeless grandeur. Designed to offer both style and speed, each elevator experience is quiet, seamless, and secure. From the moment you step in, you'll feel the touch of thoughtful design and refined aesthetics.





# A WORLD Where Luxury Meets

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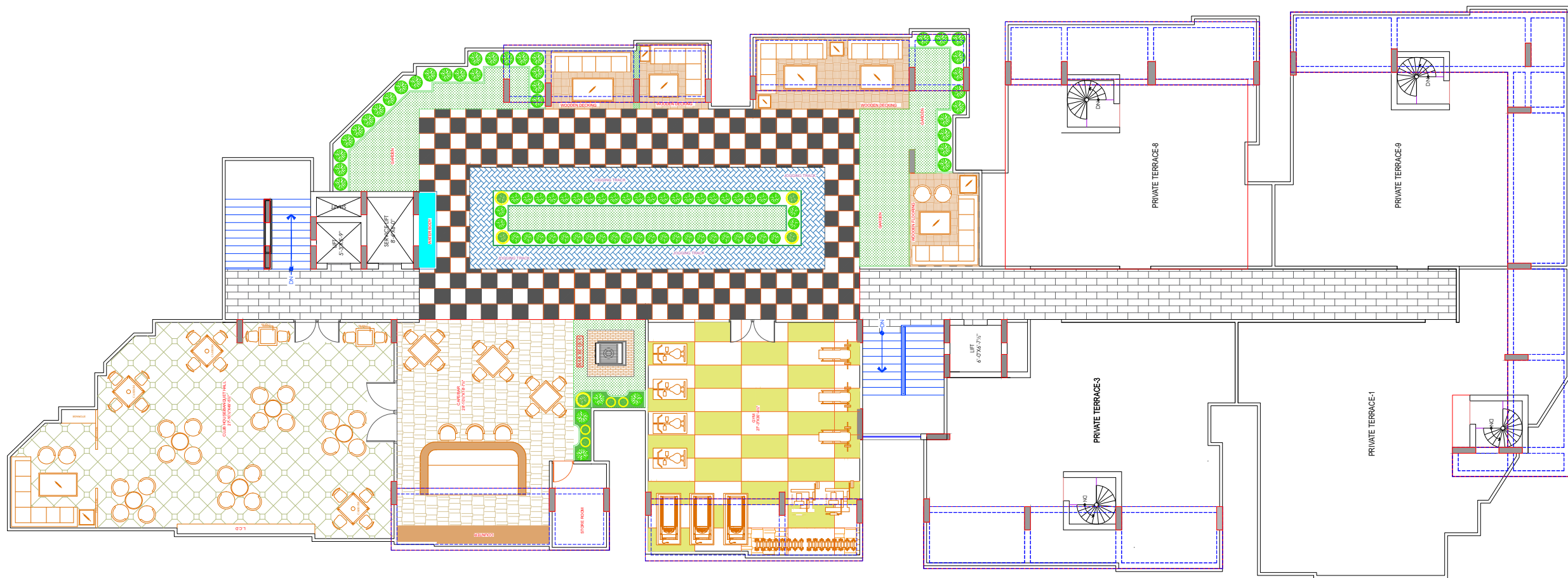
Creativity )







# TERRACE LAYOUT PLAN





# FLAT NO. 101

TYPE 3-BHK  
SBUA - 1777 SQ. FT.



# FLAT NO. 102

TYPE 3-BHK  
SBUA - 1590 SQ. FT.





# FLAT NO. 103

TYPE 2-BHK  
SBUA - 1252 SQ. FT.



# FLAT NO. 104

TYPE 2-BHK  
SBUA - 1145 SQ. FT.





# FLAT NO. 105

TYPE 3-BHK  
SBUA - 1715 SQ. FT.



# FLAT NO. 106

TYPE 3-BHK  
SBUA - 1862 SQ. FT.





# FLAT NO. 107

TYPE 2-BHK  
SBUA - 1219 SQ. FT.



# FLAT NO. 108

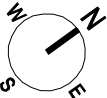
TYPE 3-BHK  
SBUA - 1561 SQ. FT.





# FLAT NO. 109

TYPE 3-BHK  
SBUA - 1726 SQ. FT.





# AEROVISTA – KEY HIGHLIGHTS

## Concept

Maximum open space for recreation

## Structure

Earthquake-resistant frame

Organized parking

Advanced fire safety

## Toilets

Premium fittings

7 ft wall tiles & anti-skid flooring

Concealed plumbing

## Security

EPABX system.

Centralized monitoring & CCTV

Authorized entry only

## Kitchen

Black granite counters with SS sink

2 ft dado tiles above counter

## Electrical

Concealed copper wiring

Premium switches

Power backup for flats & common areas

TV, AC, cooler points in all rooms.

Optical fiber & EV charging points.

## General

Elegant entrance lobby

Rainwater harvesting

Continuous water supply

Vitrified tile flooring

Flush doors & sliding windows with mesh



## THE LUXURY OF LOCATION

Where Convenience Meets Culture

### EASY ACCESS FROM EVERYWHERE

|                                |        |
|--------------------------------|--------|
| • Muhana Mandi                 | 2 km   |
| • Airport                      | 8.5 km |
| • Metro Station                | 8.0 km |
| • Gandhi Nagar Railway Station | 10 km  |
| • Durgapura Railway Station    | 7.5 km |
| • Durgapura Bus Stand          | 7.5 km |
| • Jaipur Junction              | 15 km  |
| • ISKCON Temple                | 1.5 km |
| • Petrol Pump                  | 0.5 km |
| • Kesar Jain Temple            | 1.2 Km |

### HEALTH AT YOUR DOORSTEP

|                           |        |
|---------------------------|--------|
| • Dhanwantari Hospital    | 4.9 km |
| • Fortis Hospital         | 8.5 km |
| • Metro Mas Hospital      | 7.0 km |
| • SMS Hospital            | 15 km  |
| • Mahatma Gandhi Hospital | 15 km  |
| • Saket Hospital          | 4.5 km |
| • Diva Hospital           | 2 km   |
| • Raghuraj Hospital       | 2 km   |

### EASY DAILY CONVENIENCES

|                         |        |
|-------------------------|--------|
| • Patrakar Local Market | 2 km   |
| • Reliance Fresh        | 4.5 Km |
| • Vijay Path Market     | 4.5 km |
| • D- Mart               | 5 Km   |
| • Reliance              | 1.5 Km |

### MAJOR BANKS / ATMS

• SBI • HDFC • Axis • BOI • Kotak • ICICI

### WORLD CLASS EDUCATION AT PROXIMITY

|                                   |        |
|-----------------------------------|--------|
| • Neerja Modi School              | 7.0 km |
| • Cambridge Court High School     | 0.5 km |
| • Arvind Shri Vidya Mandir        | 5.0 km |
| • St. Wilfred's College           | 4.0 km |
| • St. Anselm's School             | 6.0 km |
| • IIS University                  | 4.0 km |
| • India International School      | 7.0 km |
| • Ryan School                     | 2.5 km |
| • Squirrel The Pre-primary School | 1 km   |



# LOCATION MAP

Map not to scale.







Designed by a Trusted  
Name, Enriched with  
Timeless Expertise

## OUR PROJECTS



AEROVISTA

MANSAROVER



ACROPOLIS

MANSAROVER



SATYAM - 1

MANSAROVER



SATYAM - 2

VAISHALI NAGAR

## ABOUT GROUP

With a legacy spanning over 35 years, Dukia Group has emerged as a trusted and respected name in the Indian real estate industry. Known for its commitment to quality, transparency, and timely delivery, Dukia Group has successfully developed residential, commercial, and industrial projects that reflect thoughtful planning and world-class construction. From premium townships to high-potential industrial parks, the group has played a pivotal role in shaping urban landscapes and unlocking investment opportunities across Rajasthan and beyond.

600000+

SQ. FT. AREA DELIVERED

350+

HAPPY FAMILY

11+

YEARS OF LAGACY





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