

# Athens

POWER YOUR DREAMS





# AHMEDABAD'S NEXT BIG BUSINESS DESTINATION

Athens, located strategically between the old business district of Ashram & CG Road and the new business destinations of SG Highway, at the Nehrunagar-Shivranjani Business Corridor (NSBC) promises value for money and umpteen opportunities for the young business Moghuls of Ahmedabad. This 13-storey statement of modern times brings together a vision of power, the zing and ease of the millennials and future-ready thoughtful designs that define the ethos of the prestigious A. Shridhar Group.

UNLOCK THE



ADVANTAGE

# START-UP & CORPORATE OFFICES PREMIUM RETAIL SPACES

Athens by A. Shridhar is located right on the Nehrunagar-Shivranjani stretch, which is home to the Jhansi Ki Rani Statue. This stretch, coined as The Nehrunagar-Shivranjani Business Corridor (NSBC) is home to some of the largest retail outlets, trade & business houses, connecting the old city, the outskirts of the city and the upcoming progressive vicinities of the city. The location lies in close proximity to the bustling Satellite area, the modern day hub of infrastructural development, entertainment, retail, cultural and social development in Ahmedabad.

Athens being one of the first commercial project to be launched at NSBC promises the first comer advantage just waiting to be unlocked and explored.



INVEST IN THE



ADVANTAGE

# THE POWERHOUSE LOCATION

## OFFICES & RETAILSPACES AT SHIVRANJANI

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

A 13-storey statement of modern times. It brings together a vision of power, the zing and ease of the millenials and thoughtful desigins which define the ethos of A.shridhar group.













# 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 shopping fun as it should be.
- VRV AC piping for front offices & split AC piping for offices on the rear side.





A. SHRIDHAR *Athens*

jewellery	LACOSTE	Illume	Home Light	FASHION
Beauty	UMM	PK Mobile	trend & style	KAY Jewelers
clother	Beauty shop	Beauty shop	RK Shop	Archics
ons	pantaløns	jewellery	Gucci	AB SHOP

The ground floor features a grid of retail spaces with large glass windows and dark grey signage. The storefronts are illuminated from within, showing various merchandise. In front of the building, a paved area contains several cars, including a white sedan and a silver hatchback, parked or driving. The sky above is a clear, deep blue.



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

- Grand entrance foyer.
- 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.







ption



# PROJECT

## IN A NUTSHELL

- Ground +13 Floors
- 69 Start-up Offices (Starting From 618 Sft) | 60 Corporate Offices | 24 Retail Showrooms
- Total 280 Car Parkings In 4 Basements Plus Reserved Visitor Parking
- 2 Staircases For Floor Plate Of 16,000 Sq. Ft. As Per Corporate Firm's Requirements
- Separate Foyer / Lift/ Staircase For Retail And Offices
- 19' Wide Passage On All Typical Office Floors
- Total 7 Elevators Including Material / Service Elevator
- Pre-certified Green Building
- Solar Paneling On Terrace To Reduce Common Maintenance
- Hi-tech Security, Fire Management, Building & Facility Management Features
- Centralized Pantry System & Cafeteria To Save On Pantry Space In Offices
- Grand Entrance Foyer And Conference Room On Ground Level For Offices









# 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
- 4 Wheeler Parking with a capacity of 280 cars | Two Wheeler Parking Complementary
- 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
- Pre-certified Green Building
- 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.

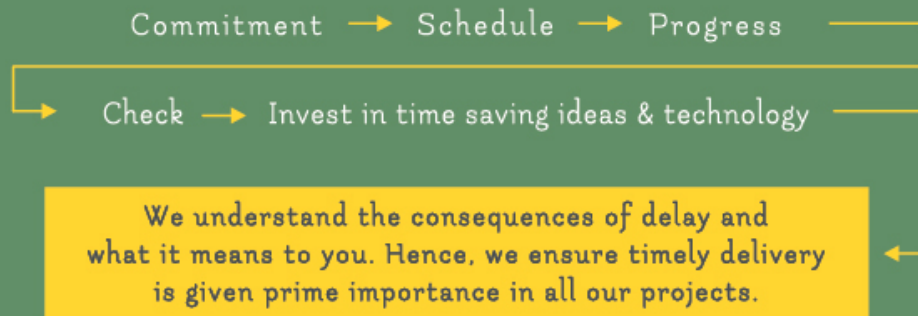
Young Ahmedabad is moving to well designed, maintained, safer, environmental friendly spaces and luxury with logic. At A.Shridhar we are a business driven by passion. Our satisfaction comes from building thoughtfully and making a meaningful difference to the real estate landscape of the city.





# A.SHRIDHAR ADVANTAGE

## Timely Deliveries



## Quality Assurance



## Transparency



## OTHER ONGOING PROJECTS

**KAVERI SOHAM**  
**VISTARA**  
3 BHK AND RETAIL SPACES

**ANANTARA**  
4 BHK limited edition residences

**KAVERI SOHAM**  
**VIVANTA**  
3 BHK AND RETAIL SPACES

## RECENTLY COMPLETED PROJECTS

**KAVERI**  
**CPGD**  
2.5 BHK SMART HOMES

**KAVERI**  
**TRISARA**  
2 BHK JOYOUS HOMES

**KAVERI**  
**SOHAM**  
3 BHK HAPPY HOMES

**Kaveri**  
**Sangam**  
2 & 3 BHK SUPER HOMES

**A-SQUARE**

**Kaveri**  
**Pratham**  
2-3 BHK SMART HOMES

## UPCOMING PROJECTS

Spacious 3BHK residential apartments at Science City

Mixed use development project at Vaishnodevi

Bungalows at Thaltej



# 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
<b>TOTAL AREA</b>	<b>8446</b>	<b>8729</b>	<b>15876</b>



# FIRST TO THIRD FLOOR



1 <sup>ST</sup> TO 3 <sup>RD</sup> 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
<b>TOTAL AREA</b>	<b>7149</b>	<b>7422</b>	<b>13499</b>

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
<b>OFFICE AREA</b>	<b>1992.4292</b>	<b>2135.6448</b>	<b>3884</b>
<b>TOTAL AREA</b>	<b>9141.2656</b>	<b>9557.4624</b>	<b>17384</b>





# 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
<b>TOTAL AREA</b>	<b>7618.8332</b>	<b>8031.802</b>	<b>14609</b>



# 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
<b>TOTAL AREA</b>	<b>5486</b>	<b>5743</b>	<b>10446</b>





*Athens*  
POWER YOUR DREAMS

**A. SHRIDHAR**  
BUILDING THOUGHTFULLY

**DA2 Rated**  
**CRISIL**  
An S&P Global Company

Developer: A. SHRIDHAR INFRACON LLP

POSSESSION: APRIL 2023

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.

WEBSITE: [WWW.ASHRIDHAR.COM](http://WWW.ASHRIDHAR.COM) | CONTACT DETAILS:- +91 9016325720 | Download "A.Shridhar" App from  

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