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DHOLERA IMPERIAL DEVELOPERS LLP

AeroTOWN

— RESIDENCY 2 —

AN ICONIC LIVING DESTINATION



A NEW *Era* OF LIVING

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Your Home • Your Future • Your Legacy

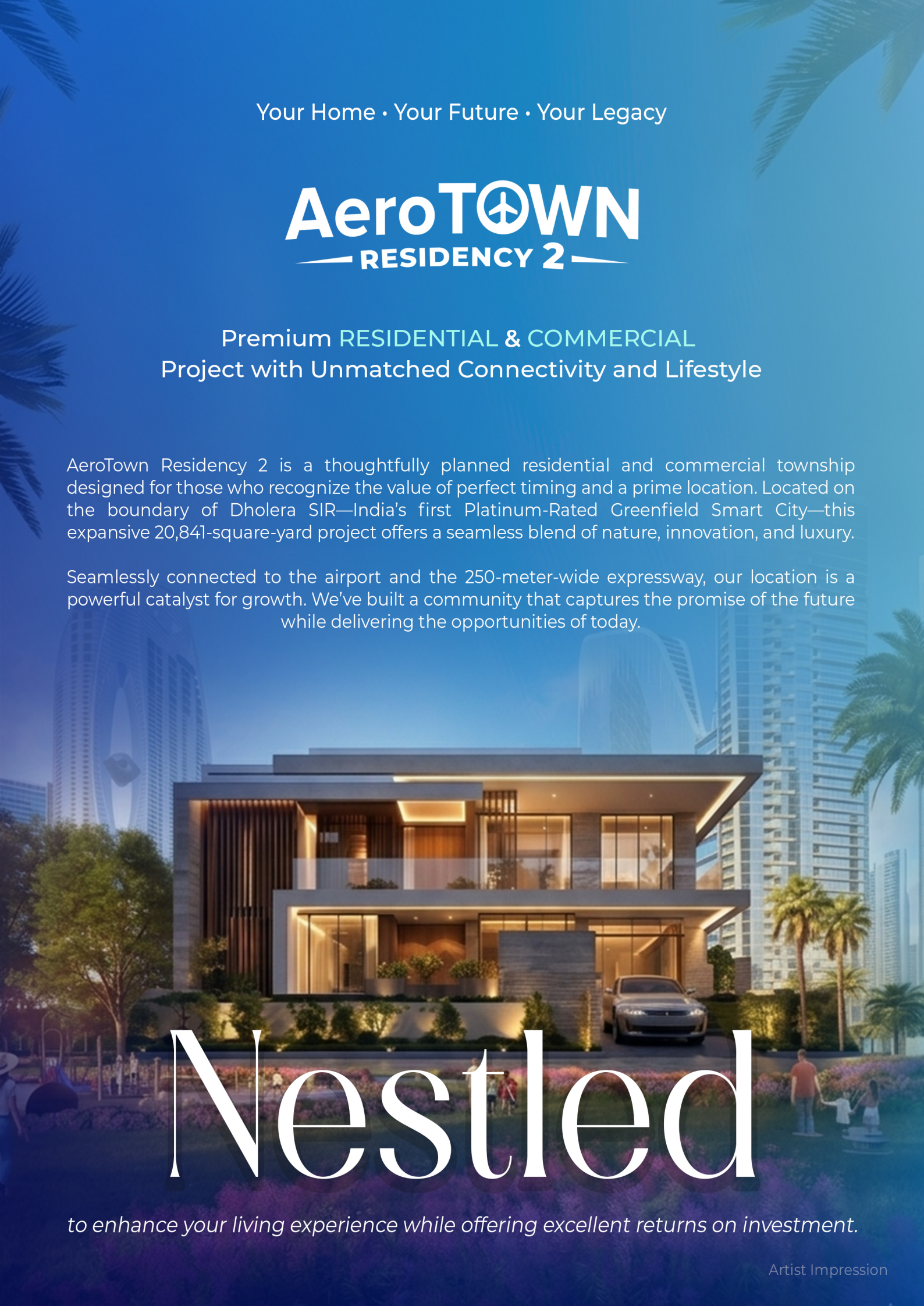
AeroTOWN

RESIDENCY 2

Premium RESIDENTIAL & COMMERCIAL
Project with Unmatched Connectivity and Lifestyle

AeroTown Residency 2 is a thoughtfully planned residential and commercial township designed for those who recognize the value of perfect timing and a prime location. Located on the boundary of Dholera SIR—India's first Platinum-Rated Greenfield Smart City—this expansive 20,841-square-yard project offers a seamless blend of nature, innovation, and luxury.

Seamlessly connected to the airport and the 250-meter-wide expressway, our location is a powerful catalyst for growth. We've built a community that captures the promise of the future while delivering the opportunities of today.



Nestled

to enhance your living experience while offering excellent returns on investment.

Artist Impression

World Class Amenities *For* An Elevated Lifestyle

Experiencing a perfect balance of lifestyle and value with thoughtfully planned **LIVING EXPERIENCES**.

A grand gated entrance welcomes you into a well-planned township secured with dedicated security cabins, while clearly defined plot demarcations and boundary walls ensure clarity and peace of mind for every investor. Wide internal roads lined with lush plantations create a refreshing environment, complemented by energy-efficient solar street lighting that enhances both safety and sustainability.

Thoughtfully designed landscaped gardens and open green spaces offer a serene retreat, while a vibrant kids play area adds to the community's family-friendly appeal.

Along with essential infrastructure such as underground water pipelines and electrification extending to each plot, the development is built not just for today—but for a seamless and future-ready lifestyle.



The visuals, images, and renders presented in this brochure are artistic impressions and conceptual representations intended solely for illustrative purposes.

Retail at Front, Residences Within
Designed for *Everyday* Living



Multipurpose NA Project

Land with FRONT-FACING COMMERCIAL,
and PREMIUM RESIDENTIAL Plots.

Total Plots 101

Commercial Units 22

Residential Units 79

Located at prime loaction Kamatalav, just minutes from the upcoming international airport, this project is designed for those who understand timing, location, and future value.

With limited premium plots, a planned commercial frontage, and a well-structured layout, it offers the perfect balance of lifestyle and high-return potential. The exclusivity of inventory ensures stronger appreciation, while the proximity to major infrastructure guarantees sustained demand.

This is not just land. This is your chance to enter early, grow fast, and secure a high-value asset in tomorrow's growth corridor.



Designed for families that grow with *smart city* infrastructure, sustainable living, and High-Return Investment.

Artist Impression



TOTAL COMMERCIAL UNITS: 22

Plot No.	Area (Sq.Yd.)	Plot No.	Area (Sq.Yd.)
1	233	11 to 19	224
2 to 8	224	20	233
9	514	21	226
10	407	22	217

TOTAL RESIDENTIAL UNITS: 79

Plot No.	Area (Sq.Yd.)	Plot No.	Area (Sq.Yd.)
1	219	36 to 39	179
2	218	40, 41	241
3	213	42 to 45	179
4	208	46, 47	171
5	204	48 to 51	179
6	199	52	283
7	195	53 to 58	179
8	224	59, 60	171
9	184	61 to 65	179
10	180	66	272
11	175	67	323
12	171	68 to 70	179
13	307	71, 72	171
14	368	73, 74	179
15 to 22	179	75	313
23	251	76	185
24	222	77	179
25 to 33	179	78	171
34,35	171	79	247

Plot Area mentioned are in Square Yards, along with area of undivided proportionate share/interest in the common roads and common plot areas such as garden, parking, etc.

Scan for Location



Ambali Junction - 2 km
(Ahmedabad - Dholera Expressway)



AeroTOWN

RESIDENCY 2

Survey No. 128, Kamatalav, Gujarat
NA NOC (Multipurpose) & Title Clear
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Proposed Development Plan

Developers / Society / Association Reserves all the right to make changes in the terms & conditions, rules & regulations as well as in the layout plan

This Leaflet / Brochure & Layout Plan is not a part of any legal document
and is meant for information / graphical representation only

PLC +5% Park Side & Facing Plots, Corner Plots, 12 Meter Road Plots

Seamless Connectivity

Perfectly positioned at the heart of Dholera's growth corridor, Aero Town Residency 2 ensures you stay effortlessly **CONNECTED TO KEY DESTINATIONS** — from the International Airport and Expressway to metro access and city zones. Every landmark is just minutes away from our location.



Project Location



DHOLERA

India's 1st Platinum Rated
GREENFIELD SMART CITY

DHOLERA
SMART CITY

10-Lane Expressway Connectivity	Upcoming Metro, Airport & Seaport
Industrial Corridors & Activation Zone	Renewable Energy-Powered City
Flood Control & Water Management	Enhanced Biodiversity & Microclimate
60% Green & Open Spaces	40% Urban Development

INDUSTRIES INVESTED IN DHOLERA SIR

				
				
				
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Artist Impression



DHOLERA IMPERIAL DEVELOPERS LLP

The Pioneer Realtor

Of

DHOLERA SIR

As **Dholera Imperial Developers LLP**, we don't just sell land — We Create Opportunities for Visionary Investors.

With a deep-rooted understanding of Dholera's rapid transformation into **India's first Greenfield Smart City**, we specialize in offering strategically located, high-potential land investments that are designed to deliver both security and exceptional returns.

Our mission is simple — to make your **investment journey seamless, profitable, and future-ready**. Every plot we offer is carefully selected, ensuring prime connectivity, strong appreciation potential, and long-term value.

Backed by expertise, transparency, and a **commitment to excellence**, we position you ahead of the growth curve — where today's smart decision becomes tomorrow's legacy.

Invest with confidence. *Grow* with vision. *Build* your future with

Dholera Imperial Developers LLP





DHOLERA IMPERIAL DEVELOPERS LLP

Building the future of India, by creating bold, sustainable spaces that ignite growth, transform lifestyles, and set new standards for real estate innovation.

AeroTOWN

RESIDENCY 2

THE FUTURE ISN'T WAITING — WE'RE SHAPING IT TODAY.



Head Office: Vadodara, Gujarat
309, 3rd Floor, Siddharth Annexe,
Sama - Shavli Road, Vadodara 391740

Regional Offices:
Dholera, New Delhi, Noida,
Chandigarh, and Mumbai

Kamatalav, Dholera

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