

# AEROTOWN

# DUOIEDA





## ABOUT US

At Urban NXT Infrtech, we pride ourselves on being a dedicated team of real estate professionals with an in-depth understanding of Dholera. Our mission is clear: to provide a seamless, profitable, and secure land-buying experience. We are your trusted experts for prime land investments in Dholera, Gujarat. Our expertise lies in offering meticulously selected plots in premier locations at attractive prices, ensuring your investment is both wise and secure. At Urban NXT Infrtech, we are committed to making your land investment journey effortless and rewarding.

## WHY CHOOSE

# URBAN NXT?



Properties at prime &  
Strategic locations.



Delivering promises with  
transparency & authenticity.



Hassle-free & simple  
legal process.



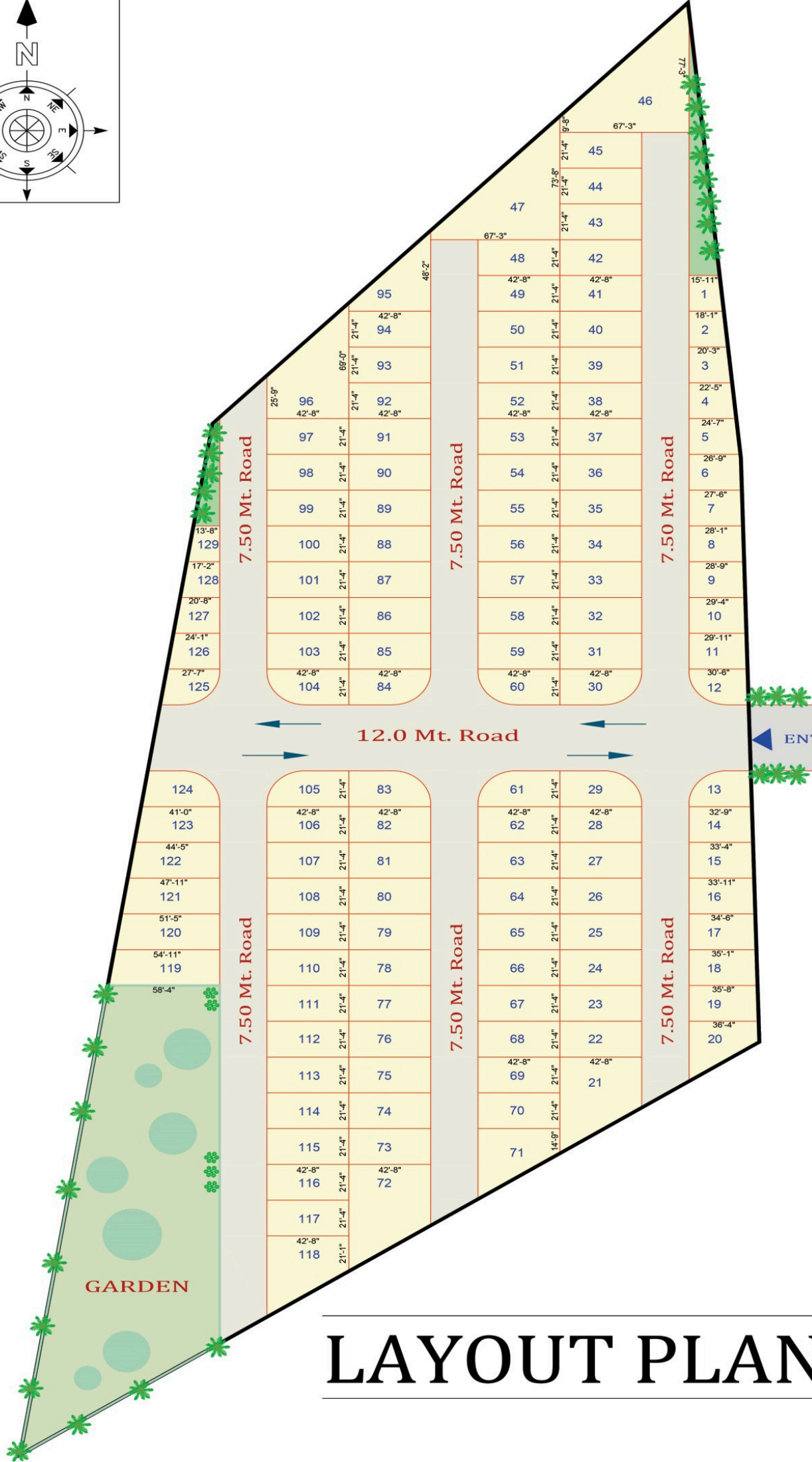
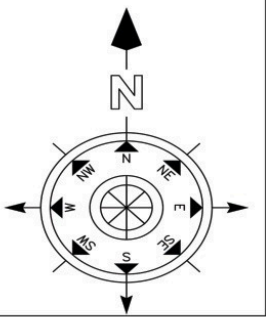
More than 25 years  
of experience.



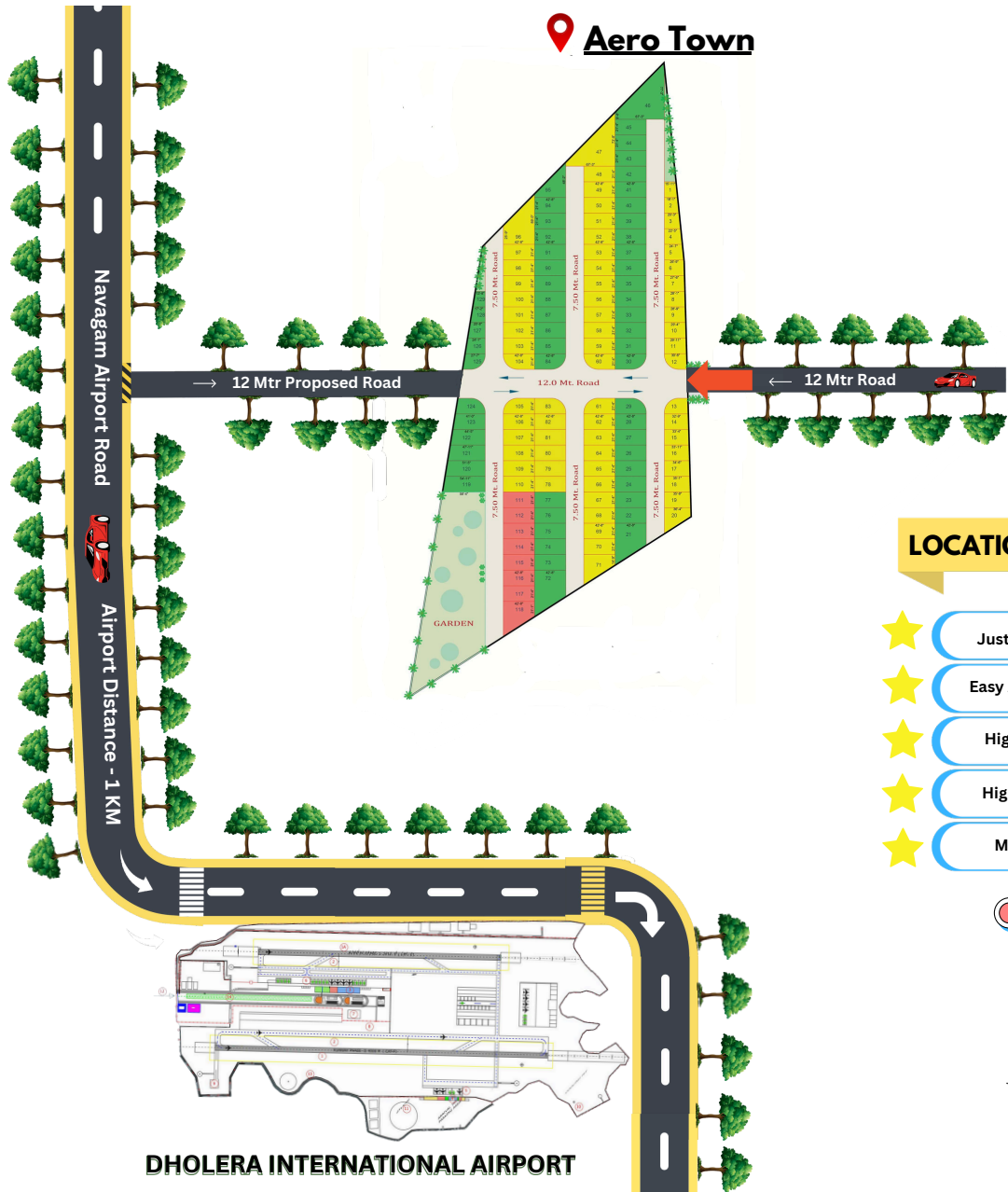
25000- Satisfied  
Customers



Services at comfort  
of your home.



# LAYOUT PLAN



### LOCATION BENEFITS

- ★ Just 1 KM From Airport
- ★ Easy Access To Transport
- ★ High Property Values
- ★ High Growth Potential
- ★ Modern Amenities

 **SOLD**

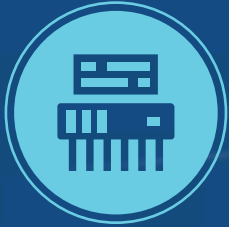


## AREA TABLE

PLOT NO.	PLOT AREA (IN SQ.MT.)	PLOT AREA (IN SQ.YD.)	SALEABLE AREA (IN SQ.MT.)	SALEABLE AREA (IN SQ.YD.)
1	33.73	40	54.02	65
2	38.02	45	60.89	73
3	42.31	51	67.76	81
4	46.57	56	74.59	89
5	50.83	61	81.41	97
6	53.79	64	86.15	103
7	55.15	66	88.33	106
8	56.29	67	90.15	108
9	57.46	69	92.03	110
10	58.63	70	93.90	112
11	59.80	72	95.78	115
12	53.20	64	85.21	102
13	56.48	68	90.46	108
14	63.77	76	102.13	122
15	66.53	80	106.55	127
16	67.53	81	108.16	129
17	68.83	82	110.24	132
18	70.00	84	112.11	134
19	71.14	85	113.94	136
20	81.45	97	130.45	156
21	173.48	207	277.85	332
22 TO 28	84.50	101	135.34	162
29, 30	76.76	92	122.94	147
31 TO 45	84.50	101	135.34	162
46	271.31	324	434.53	520
47	247.10	296	395.76	473
48 TO 59	84.50	101	135.34	162
60, 61	76.76	92	122.94	147
62 TO 70	84.50	101	135.34	162
71	112.51	135	180.20	216
72	198.44	237	317.82	380
73 TO 82	84.50	101	135.34	162
83, 84	76.76	92	122.94	147
85 TO 94	84.50	101	135.34	162
95	105.30	126	168.65	202
96	187.59	224	300.45	359
97 TO 103	84.50	101	135.34	162
104, 105	76.76	92	122.94	147
106 TO 117	84.50	101	135.34	162
118	119.01	142	190.61	228
119	112.06	134	179.48	215
120	105.17	126	168.44	201
121	98.28	118	157.41	188
122	91.42	109	146.42	175
123	84.56	101	135.43	162
124	69.93	84	112.00	134
125	50.30	60	80.56	96
126	51.19	61	81.99	98
127	44.33	53	71.00	85
128	37.44	45	59.96	72
129	30.55	37	48.93	59

## WHY INVEST IN

# DHOLERA?



India's first Semi-Con city  
The semiconductor plant will  
be built in the Dholera SR.



Excellent Connectivity through rail,  
road, express highway, international  
airport, metro & port.



Rated by Forbes as one of its kind  
cities in India and one amongst Top  
12 fastest growing cities in the world.



A valued proposition for  
local domestic, retail and  
international investors.



To be developed at 1.5x times  
the size of Singapore and  
approx the size of Shenzhen.



The Biggest hub of DMIC  
Dholera is well connected to  
Delhi-Mumbai Int'l Corridor.



Development plans undertaken  
jointly by Gujarat State Govern-  
ment and Central Government.



First choice for smart investors  
owing to its strategic location,  
current prices and thrust from  
the government.

## MEGA PROJECTS

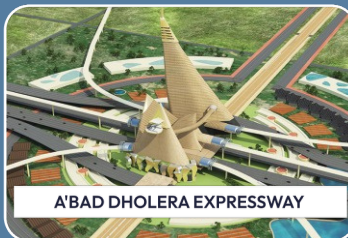
# DHOLERA SIR



GREENFIELD INTERNATIONAL AIRPORT



ABCD BUILDING



A'BAD DHOLERA EXPRESSWAY



RAIL CARGO CORRIDOR



PORT/CARGO TERMINAL



SOLAR PARK



TOURISM PARK



HIGH SPEED METRO



SHOPPING CENTRES



KNOWLEDGE & IT PARK

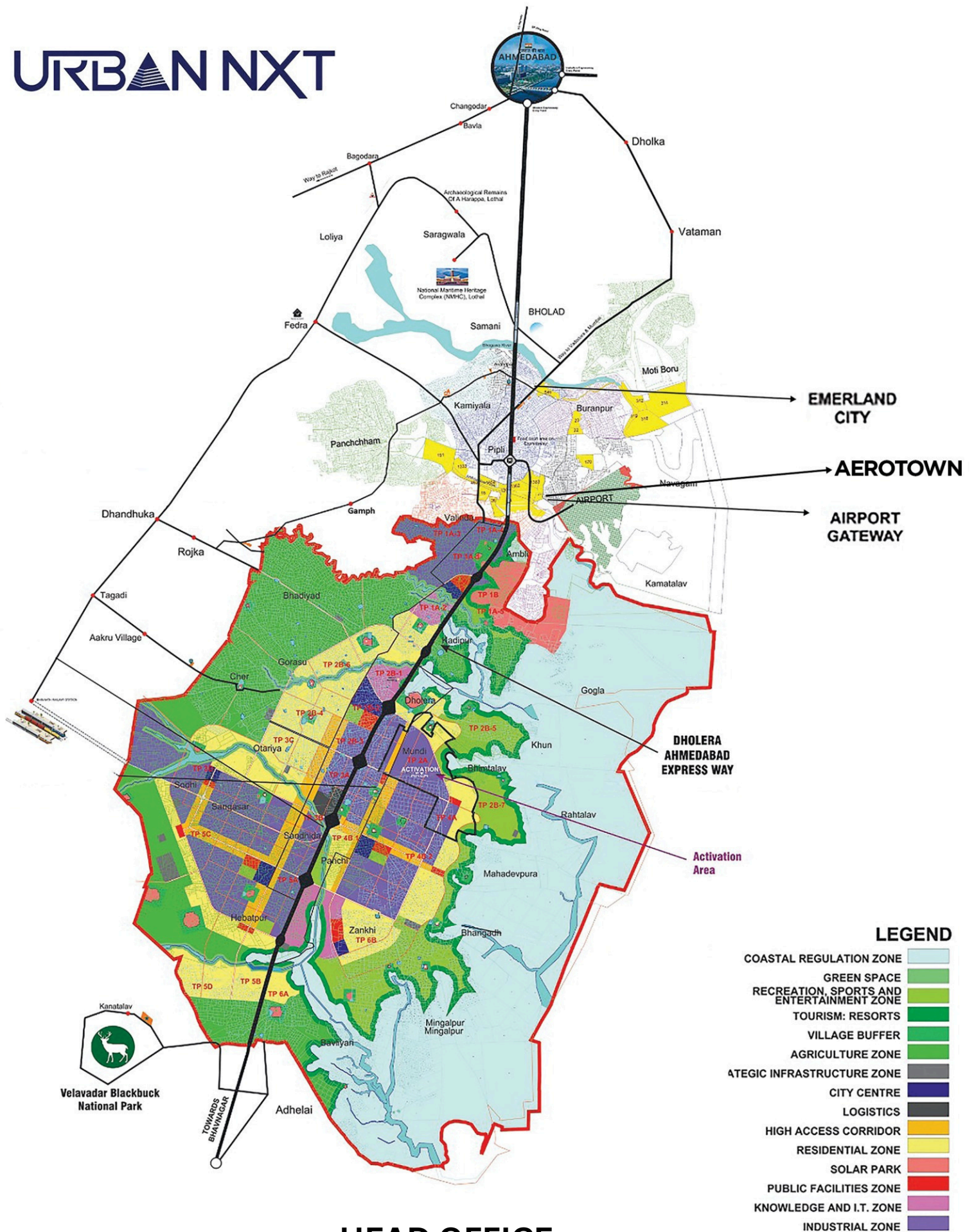


HIGH ACCESS CORRIDOR



INDUSTRIAL PARK





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<https://urbannxtllp.com>



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