

URBAN NXT  
INFRA TECH



# AIRPORT GATEWAY

# DUBAI





## 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

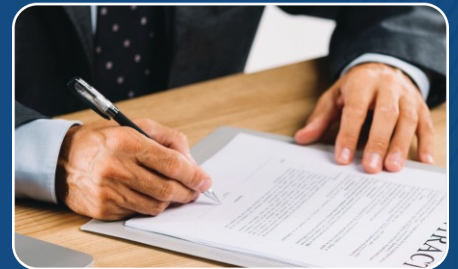
# URBAN NXT?



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.

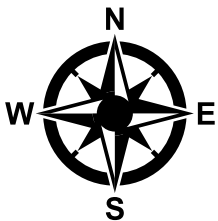
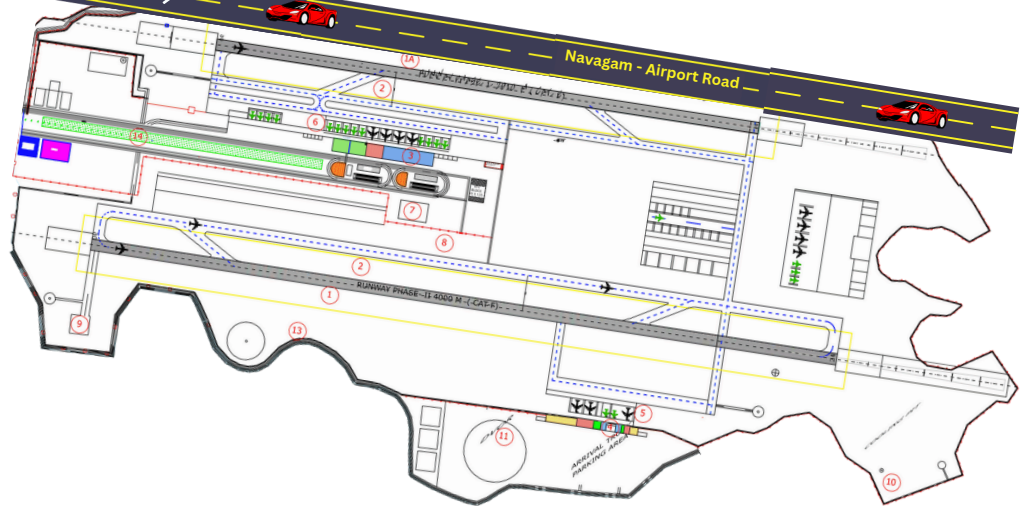
# Airport Gateway



## LOCATION BENEFITS

- ★ Just 500 Mtr From Airport
- ★ Easy Access To Transport
- ★ High Property Values
- ★ High Growth Potential
- ★ Modern Amenities

 **SOLD**



**DHOLERA INTERNATIONAL AIRPORT**

# AREA TABLE

Subplot Number	Carpet Area (sqyd)	Super Builtup Area (sqyd)	Subplot Number	Carpet Area (sqyd)	Super Builtup Area (sqyd)
1	141.77	237.06	44	111.31	186.12
2	127.40	213.02	45	100.09	167.37
3	142.83	238.82	46	100.09	167.37
4	158.24	264.60	47	100.09	167.37
5	173.67	290.39	48	100.09	167.37
6	111.31	186.12	49	100.09	167.37
7	100.09	167.37	50	100.09	167.37
8	135.00	225.74	51	100.09	167.37
9	112.26	187.70	52	100.09	167.37
10	100.09	167.37	53	100.09	167.37
11	100.09	167.37	54	100.09	167.37
12	111.31	186.12	55	99.50	166.37
13	111.31	186.12	56	89.41	149.51
14	100.09	167.37	57	96.34	161.09
15	100.09	167.37	58	126.39	211.34
16	162.27	271.34	59	119.83	200.36
17	173.13	289.49	60	180.92	302.51
18	108.78	181.88	61	227.65	380.65
19	100.09	168.37	62	111.10	185.76
20	92.61	154.85	63	111.10	185.76
21	92.41	154.53	64	120.15	200.90
22	123.52	206.54	65	144.72	241.98
23	102.28	171.03	66	87.31	145.99
24	102.28	171.03	67	87.31	145.99
25	111.31	186.12	68	95.30	159.35
26	100.09	167.37	69	95.01	158.87
27	100.09	167.37	70	95.30	159.35
28	100.09	167.37	71	87.31	145.99
29	100.09	167.37	72	87.31	145.99
30	100.09	167.37	73	87.31	145.99
31	125.04	209.08	74	106.44	177.98
32	125.04	209.08	75	136.01	227.42
33	171.36	286.54	76	87.31	145.99
34	100.09	167.37	77	87.31	145.99
35	100.09	167.37	78	87.31	145.99
36	100.09	167.37	79	87.31	145.99
37	100.09	167.37	80	95.30	159.35
38	100.09	167.37	81	95.01	158.87
39	100.09	167.37	82	95.30	159.35
40	100.09	167.37	83	87.31	145.99
41	100.09	167.37	84	87.31	145.99
42	100.09	167.37	85	87.31	145.99
43	111.31	186.12	86	87.31	145.99

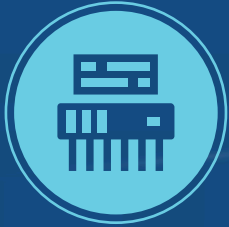


# AREA TABLE

Subplot Number	Carpet Area (sqyd)	Super Builtup Area (sqyd)	Subplot Number	Carpet Area (sqyd)	Super Builtup Area (sqyd)
87	148.08	247.60	131	105.64	176.64
88	203.67	340.55	132	105.64	176.64
89	87.31	145.99	133	105.64	176.64
90	87.31	145.99	134	85.45	142.89
91	87.31	145.99	135	82.52	137.99
92	87.31	145.99	136	84.92	141.99
93	87.31	145.99	137	83.01	138.81
94	95.30	159.35	138	105.64	176.64
95	95.01	158.87	139	105.64	176.64
96	95.30	159.35	140	105.64	176.64
97	87.31	145.99	141	105.64	176.64
98	87.31	145.99	142	105.64	176.64
99	87.31	145.99	143	105.64	176.64
100	87.31	145.99	144	126.78	211.98
101	87.31	145.99	145	126.68	211.98
102	87.31	145.99	146	105.57	176.52
103	102.34	171.13	147	105.57	176.52
104	160.46	268.30	148	105.57	176.52
105	111.16	185.86	149	105.57	176.52
106	111.16	185.86	150	105.57	176.52
107	111.16	185.86	151	105.57	176.52
108	111.16	185.86	152	84.11	140.65
109	111.16	185.86	153	83.72	139.99
110	263.08	439.90	154	83.72	139.99
111	126.68	211.82	155	84.11	140.65
112	105.57	176.52	156	105.57	176.52
113	105.57	176.52	157	105.57	176.52
114	105.57	176.52	158	105.57	176.52
115	105.57	176.52	159	105.57	176.52
116	105.57	176.52	160	105.57	176.52
117	105.57	176.52	161	105.57	176.52
118	145.39	243.10	162	126.68	211.82
119	152.54	255.06	163	76.96	128.69
120	105.57	176.52	164	84.96	142.07
121	105.57	176.52	165	92.97	155.45
123	105.57	176.52	166	100.97	168.83
124	105.57	176.52	167	108.98	182.22
125	105.57	176.52	168	147.25	246.22
126	126.68	211.82	169	260.13	434.96
127	126.78	211.98			
128	105.64	176.64			
129	105.64	176.64	TOTAL	18499.74	30933.34
130	105.64	176.64			

## 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

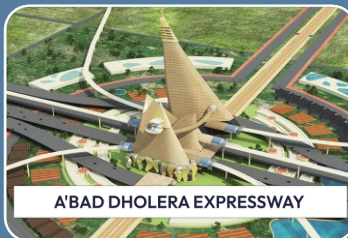
# DHOLERA SIR



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

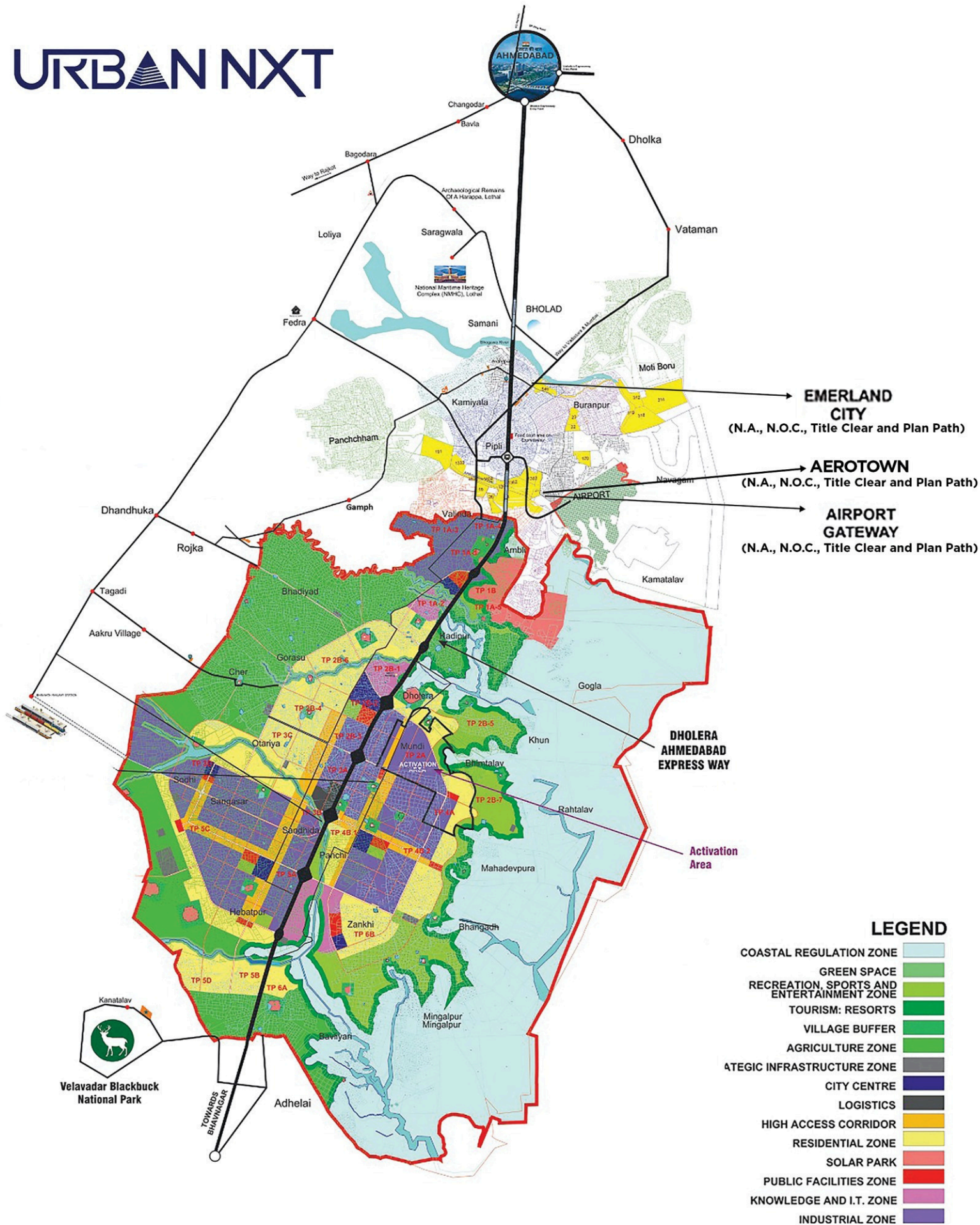


HIGH ACCESS CORRIDOR



INDUSTRIAL PARK





## HEAD OFFICE



+91 7802030400



<https://urbannxtllp.com>



1014 Palak Prime, Ambli Rd, opp. Hotel Double Tree by Hilton, Sanidhya, Ahmedabad, Gujarat, 380058