

 **ashiana**
amaya
PREMIUM HOMES

Come home to the
grand life.



Come home to
premium living.

Come home to
infinite happiness.

Come home to
large-scale amenities.



Come home to
green greetings.

Come home to
Amaya.

Come home to
the grand life.



Ashiana Amaya welcomes you to premium living
that is refined and rare.

The kind Jamshedpur will experience for the first time.
Spread across approx. 15,620.87 sqm (approx. 3.86 acres),
this landmark is the twelfth project by Ashiana in Jamshedpur.
With 230 premium residences, including 6 penthouses and 224 homes,
surrounded by approx. 7,976 sqm of green spaces,
this is sheer magnificence.

This grand life offers Ashiana's largest clubhouse,
an infinity pool that meets the horizon, spacious and
light-filled homes with two covered parkings, and more.

Come home to the grand life.



The heart of *grand living.*

Spread across approx. 2015.53 sqm. (approx. 21,700 sqft.), Ashiana's largest clubhouse in Jamshedpur brings fitness and leisure together. Here, every detail is designed to enrich your lifestyle.

A welcome adorned with water.

At the entrance of Ashiana Amaya, a stunning water feature sets the tone for what lies beyond. A lasting first impression where every detail reflects the grand life you deserve.



Shot with residents of Ashiana

Wellness within reach.

The indoor gym provides well-designed spaces for a fulfilling workout, offering another way to embrace the grand life every day.



Shot with residents of Ashiana

Endless horizons. Infinite indulgence.

In the clubhouse, the infinity pool offers a serene escape. Whether swimming, relaxing, or enjoying a quiet pause, each interlude enhances your lifestyle.



Shot with residents of Ashiana

A world of fun. Just for kids.

Inside the clubhouse, the kids' play area is a vibrant space where imagination takes flight.



Artistic Image

Play. Compete. Unwind.

The sports lounge in the clubhouse offers table tennis, pool, and cards, keeping you entertained and connected, making relaxation as grand as the lifestyle you cherish.



Shot with residents of Ashiana

Serve up some fun.

The pickleball court adds an exciting edge to your lifestyle. Designed for casual play and spirited matches, it's a space to stay energized and refreshed.



Shot with residents of Ashiana

Game on. Anytime.

The indoor badminton court, a premium clubhouse feature, offers the perfect space to challenge yourself for fitness and fun.



Shot with residents of Ashiana

Experience every frame.

The theatre, an exclusive clubhouse amenity, features the perfect way to unwind and experience stories that make every moment grand.



Shot with residents of Ashiana



The greens *beckon you.*

Breathe easy amidst 77% open and green spaces, landscaped gardens, peaceful corners, and a yoga lawn - your serene space to relax and live grandly.

A stage for grand moments.

The open-air amphitheatre in Ashiana Amaya blends leisure and culture. From community gatherings to evening performances, it's the perfect setting to celebrate life in all its grandeur.



Shot with residents of Ashiana

Fuel the game. Feel the energy.

Whether you're perfecting your dribble, aiming for an ace shot, or enjoying a friendly match, the half basketball court is your arena for every game.



Shot with residents of Ashiana

Flavours and fun. Redefined.

The BBQ area brings great food and relaxation together for casual gatherings and get-togethers.



Shot with residents of Ashiana

A stairway to connection.

The social staircase goes beyond design, creating a place to connect, unwind, and share moments that make everyday living effortlessly grand.



Shot with residents of Ashiana



IRIS 4BHK + 4T	CARPET AREA	BALCONY AREA	SUPER BUILT - UP AREA
	142.34 Sqm	29.42 Sqm	227.61 Sqm
	1532 Sqft	317 Sqft	2450 Sqft



TULIP 3BHK + 3T	CARPET AREA	BALCONY AREA	SUPER BUILT - UP AREA
	112.92 Sqm	21.35 Sqm	179.30 Sqm
	1215 Sqft	230 Sqft	1930 Sqft



LAVENDER 3BHK + 3T	CARPET AREA	BALCONY AREA	SUPER BUILT - UP AREA
	97.56 Sqm	17.87 Sqm	154.68 Sqm
	1050 Sqft	192 Sqft	1665 Sqft

ASHIANA AMAYA SPECIFICATIONS						
Space	Flooring	Walls	Chaukhats	Door Shutters	Windows	Fixtures/Fittings
Living/ Dining/ Lobby	Vitrified tiles with Epoxy / Cementitious Grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	GI pressed steel sections with SS hinges	Laminate shutter- sizes as per structure, 35mm flush door with 0.8mm laminate.	Aluminium powder coated window of reputed brand.	Modular electrical switches with sockets & fan regulators
Bedroom	Master Bedroom: Wooden vitrified texture tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	GI pressed steel sections with SS hinges	Skin dooor - 6 panelled		Modular electrical switches with sockets & fan regulators
	Other Bedrooms: Wooden vitrified texture tiles					
Kitchen	Vitrified tiles with Epoxy / Cementitious Grout	600mm high ceramic tiles DADO above platform & acrylic emulsion of a pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A		Kitchen platform in Quartz/ granite stone/vitrified tile; slab with stainless steel sink with drain board.
Bathroom	Ceramic, Matt finish	Ceramic tiles upto height of 2350mm	GI pressed steel sections with SS hinges	Skin dooor - 6 panelled		Over the counter wash basin of ROCA/ Jaquar or equivalent; glass curtain in master toilet and guest toilet; wall mixer & basin mixer of Jaquar or equivalent; other CP fittings of jaquar or equivalent; mirror, towel rack.
	Other Bathroom: Ceramic tiles on floor/DADO					
Balcony	Vitrified, Matt	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	N/A

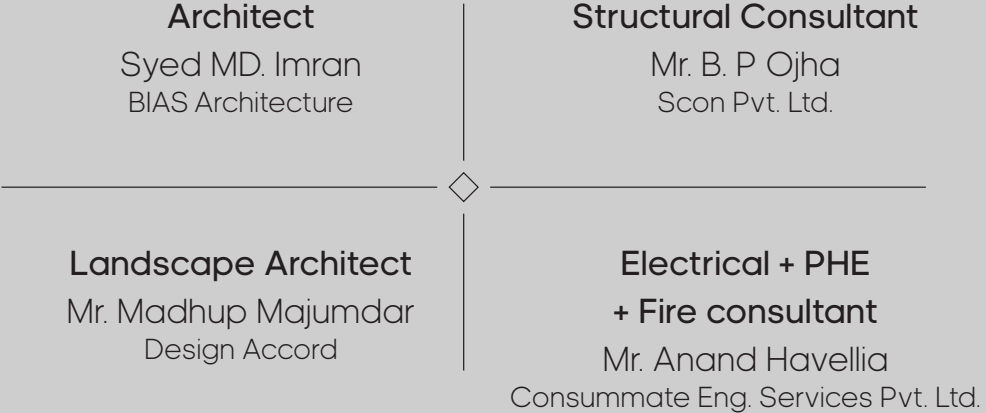
ELECTRICAL WORK	All electrical wiring in the concealed conduits with copper wires. Convenient provision and distribution of light and power plugs.
STRUCTURE	Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone as per BIS codes.
TELEPHONE/TV	TV, points provided in drawing/dining room and in all bedrooms. Telephone point provided in drawing/dining room and master bedroom.
LIFT	Two automatic lifts in each block with generator backup.
PIPED GAS	Provision in the kitchen with piping and meter.
GENERATOR	1 KW power backup in each apartment and complete backup in common areas.
AIR-CONDITIONING	Provision for A/C in all bedroom and living rooms with copper piping and brackets for outdoor units (no air-conditioners are provided).
OTHER FACILITIES	Provision for a washing machine point provided at suitable location and provision for DTH television broadcast. DTH antenna installation is allowed only on the roof terrace and not with each unit. Exhaust fans provided in all toilets and kitchen. Provision of geyser is provided in kitchen and washroom. False ceiling coves will be provided in living/dining room , master bedroom and all toilets.



Actual Image

Constructed for creativity

A handpicked team of architects, interior artists and landscape designers have combined to create and construct your world of class at Amaya.



Important to know

The flat layouts and specifications shown in the brochure are for representational purpose only and do not constitute a promise by the company nor does it create any contractual obligation on part of the company.

- 1. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
- 2. Tiles/granite can have inherent colour and grain variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.
- 3. Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only.
- 4. Specifications are indicative in nature and are subiect to variations within the similar category and range of products. Applicant or any person shall not have any right to raise objection in this regard.
- 5. The Super Built up Area mentioned is only for the purpose of comparison with similar product in the industry and charging maintenance charges in the future.
- 6. Department store is property of promoter.

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. Please refer to the template of Flat Buyer's Agreement available on **ashianahousing.com** to know about company's legal offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project.

For more details pertaining to the project please refer **https://jharera.jharkhand.gov.in/** (web address of authority wherein all details of the registered project have been entered)

If you are unable to locate it, email us at **care@ashianahousing.com**