



GEMINI
ASTER

An Ode to life

Polachery, Nr Navalur, OMR



1.35 Acres | 170 Units | 2 Towers | 1 Basement + Stilt + 5 Floors | 2 & 3 BHK | 840 - 1270 Sqft



Step into a lifestyle steeped in luxury and reap the benefits of community living.

Nestled between OMR and GST across 1.35 acres, Gemini Aster has easy accessibility to the two important arterial roads across Chennai. Life at Gemini Aster is convenient as it enjoys close proximity to a number of renowned CBSE schools and colleges, the IT hub, airport, bus stations, hospitals. Enjoy accessing the city's hotspots while still being undisturbed from the hustle and bustle of city life. Built across a spacious area, Gemini Aster enables its residents to enjoy clean air, excellent infrastructure and modern amenities at affordable prices.



CONNECTIVITY

- Thalambur Bus Stop - 2kms(6mins)
- Mambakkam Bus Stop - 5kms(10mins)
- Siruseri - 5kms(10mins)
- Kilambakkam Bus Terminal -17kms(26mins)
- Vandalur Railway Station - 17kms(27mins)
- Airport - 22kms(30mins)

SCHOOLS

- Tatva School - 450mts(1min)
- Maharishi Vidya Mandir - 1.2kms(3mins)
- Vels Vidyashram - 1.9kms(5mins)
- SBOA International School - 2.5kms(6mins)
- KFI School - 3kms(9mins)
- Christwood School - 3kms(10mins)
- Velammal Vidyasharam Mambakkam - 3.5kms(7mins)
- Edubba IB School Mambakkam - 2.1kms(6mins)

COLLEGES

- Agni College Of Technology - 1.2kms(4mins)
- Vels University School & Maritime Studies - 1.2kms(4mins)
- Sri Venkateswara Dental College - 1.8kms(5mins)
- Prince Sri Venkateswara College -1.9kms(6mins)
- Tagore Medical & Engineering College - 5kms(10mins)
- VIT - 5.6kms(12mins)
- Hindustan Institute of Technology & Science - 13kms(20mins)

IT PARKS

- ETA Techno Park - 5kms(14mins)
- SIPCOT IT Park, Siruseri - 7kms(17mins)
- Pacifica Tech Park - 6.4kms(18mins)
- Ozone Techno Park - 6.2kms(18mins)
- ELCOT SEZ - 12.5kms(29mins)
- DLF Downtown Tharamani - 21.1kms(48mins)
- World Trade Centre - 18kms(40mins)
- Ramanujam IT Park - 22.5kms(48mins)

HOSPITALS & CLINICS

- Tagore Medical College & Hospital - 5kms(10mins)
- Meenakshi Multi Speciality - 6.5kms(15mins)
- Kamakshi Multispeciality -11.5kms(21mins)
- Supreme Speciality - 9kms(22mins)
- Chettinad Hospital & Research Institute -12kms(23mins)
- Gleneagles Global Health City -10kms(24mins)

RETAIL/ENTERTAINMENT

- Vivira Mall - 5kms(15mins)
- Marina Mall - 6kms(16mins)
- Vandalur Zoo - 14kms(25mins)
- Kovalam Beach - 17kms(30mins)
- Mahabalipuram - 30kms(40mins)

RELIGIOUS PLACES

- Arulmigu Muruganatheswarar Temple - 2.5kms(6mins)
- Advent Christian Church - 2kms(6mins)
- Anjaneyar Temple - 8.5kms(9mins)
- Ar Rayyan Masjid - 4.4kms(13mins)
- Sri Lakshmi Kuberran Temple - 8.7kms(20mins)

BANKS & ATM

- HDFC ATM - 1.2kms(4mins)
- SBI Bank – Mambakkam - 2kms(5mins)
- SBI ATM - 2kms(5mins)
- AXIS Bank - 3kms(9mins)
- ICICI Bank ATM - 5.9kms(15mins)
- Andhra Bank - 5.9kms(15mins)
- India Overseas Bank -7kms(16mins)



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For Directions





Exceeding your expectations, Within your budget.

A home with everything that you wished for.

Strategically located with modern amenities at affordable prices sums up Gemini ASTER. Transform your lifestyle by choosing your abode that prioritizes your wellbeing above everything else. Embrace nature, serenity and comfort within a gated community that is secure and convenient. Carefully planned to suit a modern family's every need, Aster brings quality and comfort at affordable prices suited to your budget.







The project is named after the beautiful Aster flower that signifies love and wisdom.

Aster is an impeccably designed apartment complex consisting of 2 & 3 B/H/K apartments. Built by an eminent team of reputed architects, RCC specialists, and structural engineers, the apartment complex is a space where design and function come together in aesthetic synergy.



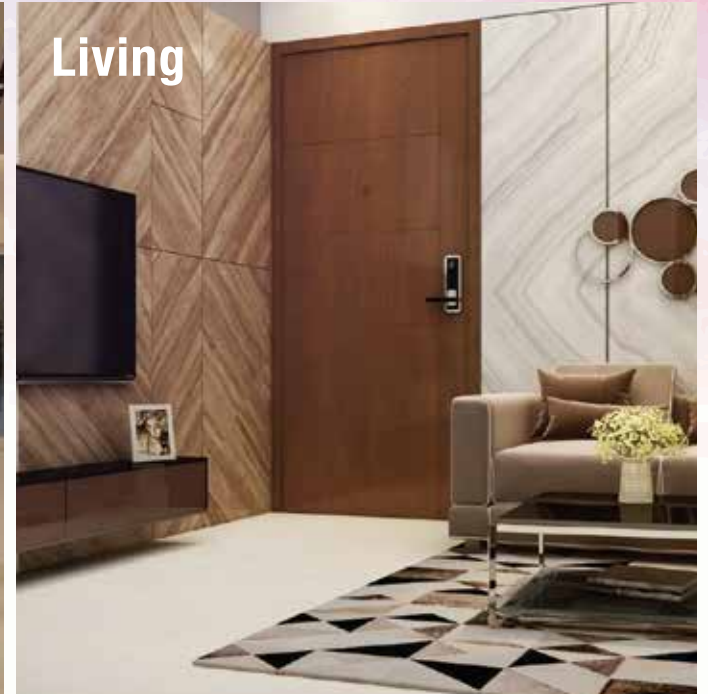
6 Feet Corridor



Lift Lobby



Living



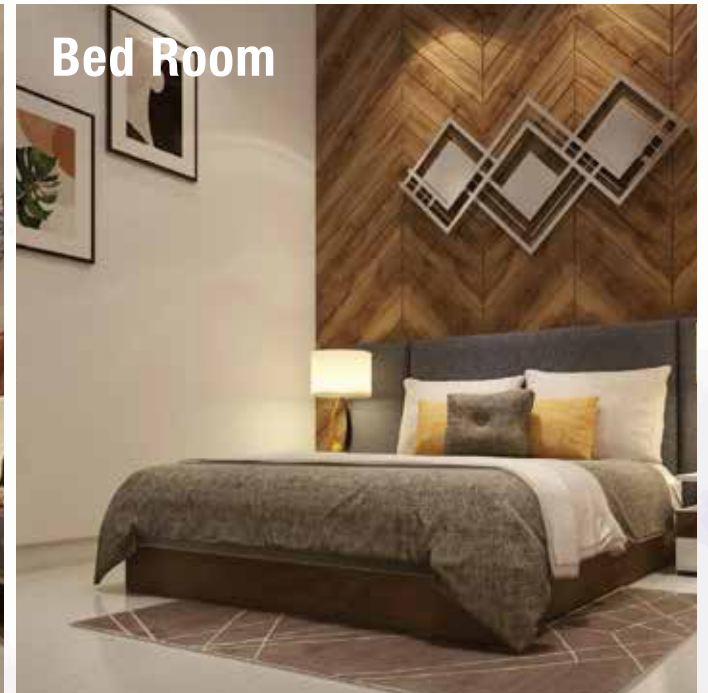
Dining



Master Bed Room



Bed Room





Pergola



Play Area



















Pavilion



Seating Area










Features






-  Gym.
-  Multi purpose Hall.
-  Indoor Games room.
-  Fully functional Water Treatment Plant.
-  Fully functional Sewage Treatment Plant.
-  Water Conservation and recycling by sufficient rainwater harvesting.
-  Landscaping in OSR.
-  Children's play area in OSR and Atrium as per architect design.
-  Elder's seating area.
-  Walking / Jogging Track.
-  Open badminton court.
-  Foot Reflexology pathway.
-  Generator Power Backup for Common areas, pumps and lifts.
-  Partial Power Backup inside flat.
-  Security Room.
-  Maintenance room and Office room in common area.





Features

-  Bathroom / Sanitation facility for drivers / maids in common area.
-  24/7 CCTV Surveillance
-  Centralized RO Water plant providing RO Drinking water in dedicated Kitchen tap.
-  Split A/c Provision in entire flat except kitchen.
-  Porotherm blocks used for the entire project.
-  Planned A/c Drain line plumbing.
-  Putty Finish in wall and ceiling.

-  Premium Fittings in all bathrooms and kitchens.
-  Concealed Flushtank provided in all bathrooms ensuring luxury feel in toilets.
-  Premium Tiles for flooring and bathrooms.
-  Premium paint finishes in the Interior and Exterior of the apartment.
-  UPVC/Aluminium Sliding Windows
-  Grill Safety door at entrance provided for all flats.
-  Full height balcony grills provided.





MASTER PLAN

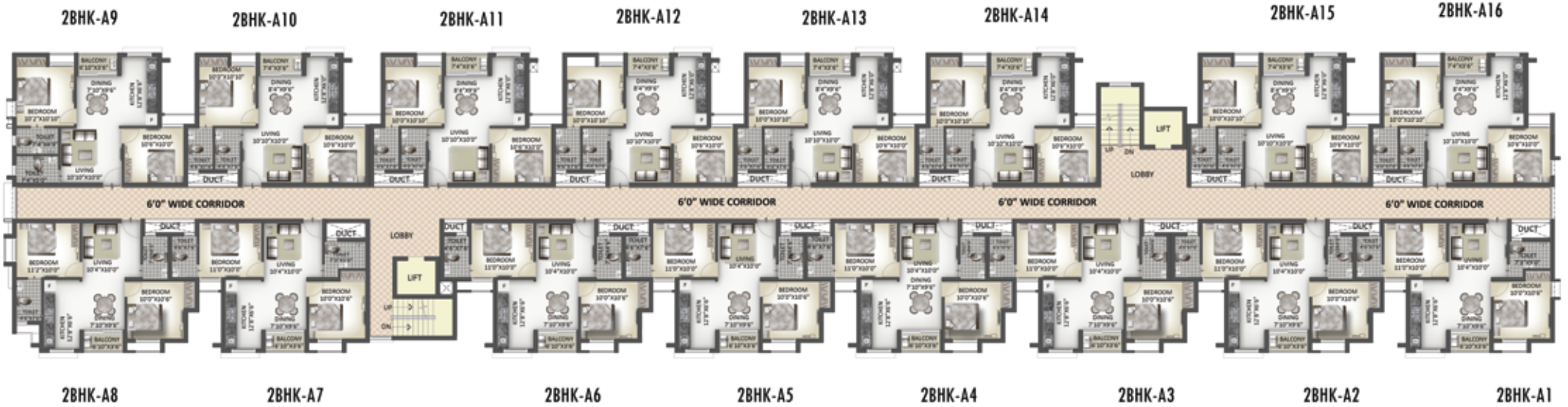




GEMINI
ASTER

A BLOCK

TYPICAL FLOOR PLAN





TYPICAL FLOOR PLAN A1 & A7

Saleable Area : 990 Sq.Ft
RERA Carpet Area : 600 Sq.Ft



KEY PLAN



KEY PLAN

TYPICAL FLOOR PLAN A2 - A6

Saleable Area : 980 - 990 Sq.Ft

RERA Carpet Area : 594 - 600 Sq.Ft





TYPICAL FLOOR PLAN A8

Saleable Area : 980 Sq.Ft

RERA Carpet Area : 595 Sq.Ft



KEY PLAN



TYPICAL FLOOR PLAN A9

Saleable Area : 990 Sq.Ft
RERA Carpet Area : 600 Sq.Ft



KEY PLAN

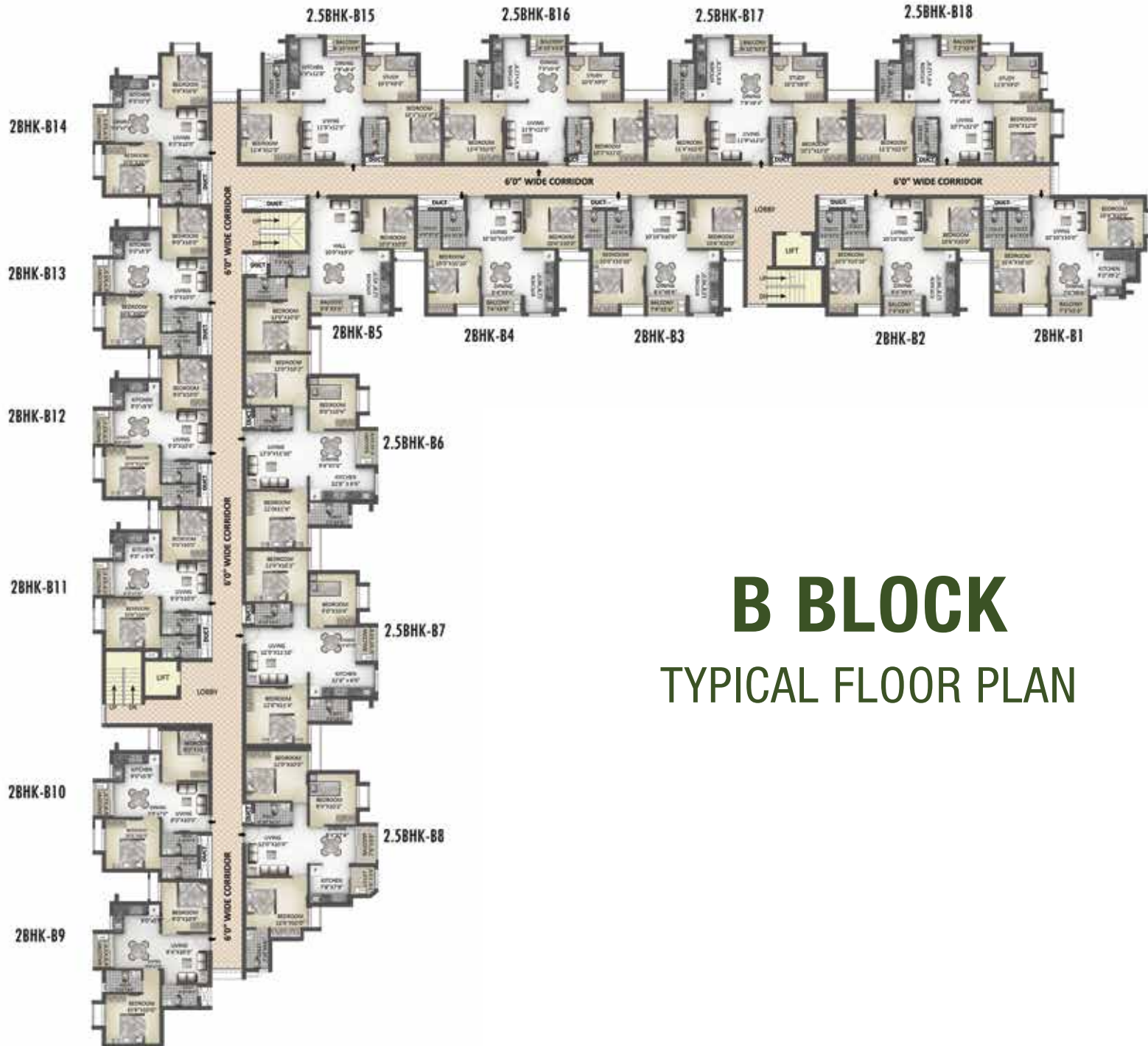


TYPICAL FLOOR PLAN A10 - A16

Saleable Area - 980 Sq.Ft
RERA Carpet Area - 595 Sq.Ft



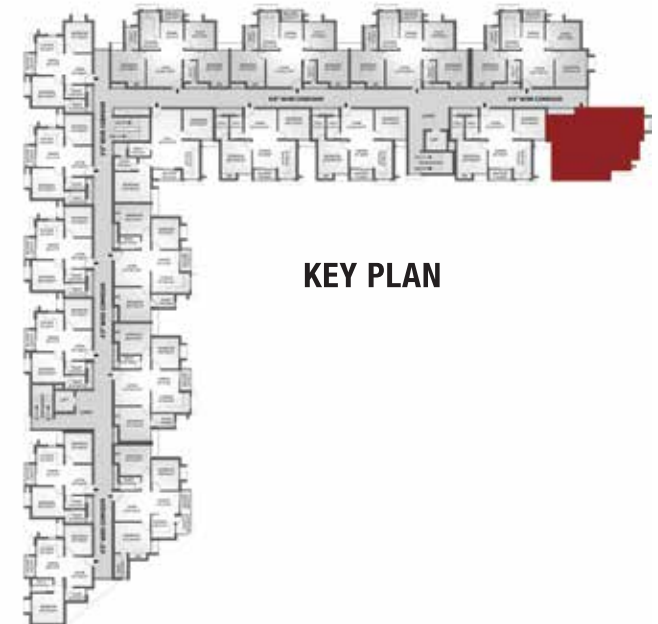
KEY PLAN



B BLOCK

TYPICAL FLOOR PLAN





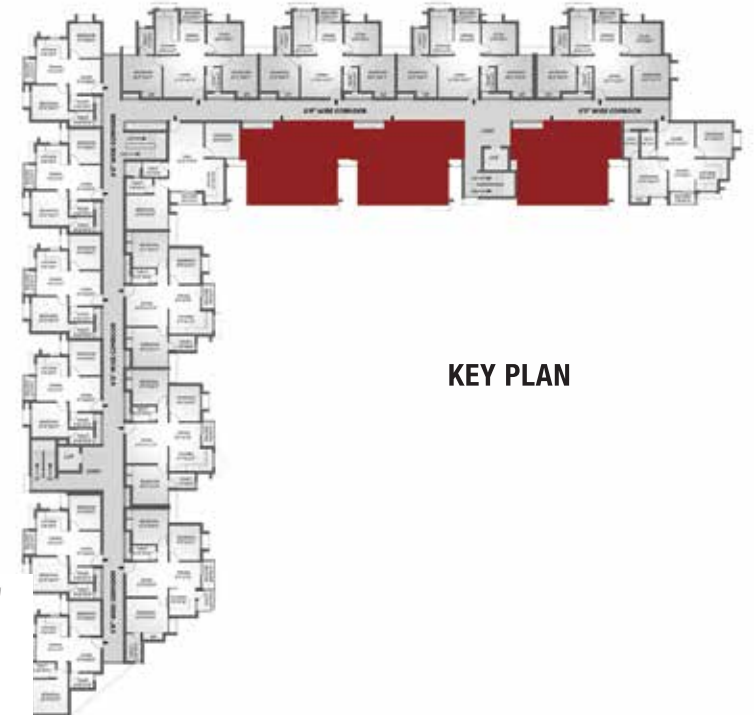
KEY PLAN

TYPICAL FLOOR PLAN B1

Saleable Area : 980 Sq.Ft

RERA Carpet Area : 595 Sq.Ft





KEY PLAN

TYPICAL FLOOR PLAN B2 - B4

Saleable Area : 980 Sq.Ft

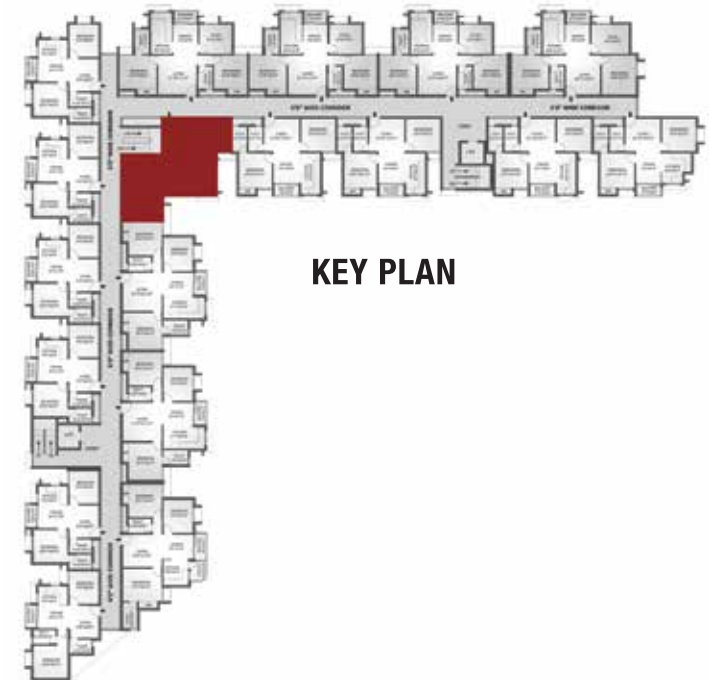
RERA Carpet Area : 595 Sq.Ft





TYPICAL FLOOR PLAN B5

Saleable Area : 1025 Sq.Ft
RERA Carpet Area : 618 Sq.Ft



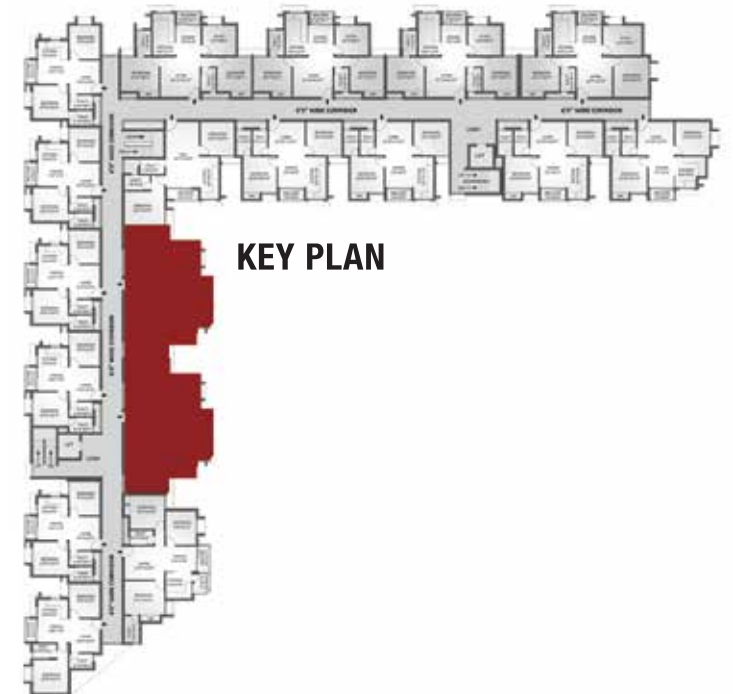
KEY PLAN



TYPICAL FLOOR PLAN B6 & B7

Saleable Area : 1250 Sq.Ft - 1260 Sq.Ft

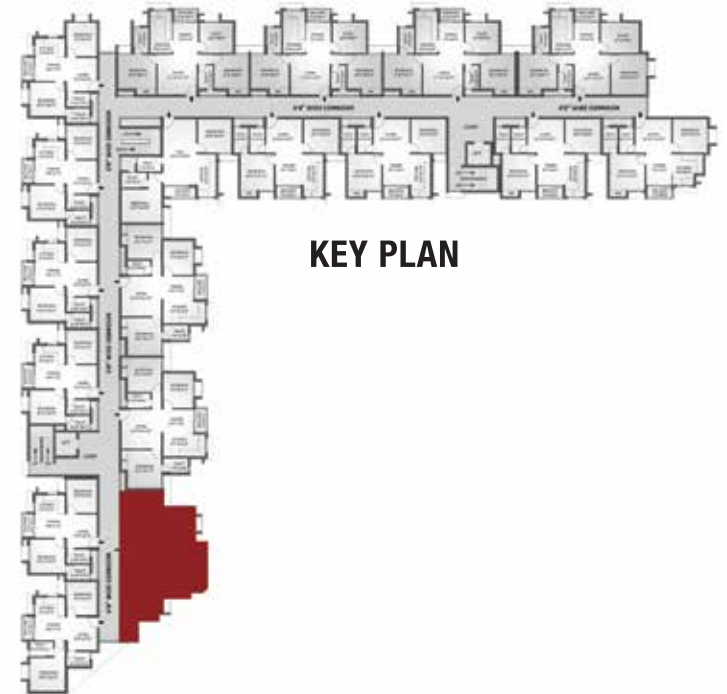
RERA Carpet Area : 747 Sq.Ft - 757 Sq.Ft





TYPICAL FLOOR PLAN B8

Saleable Area : 1240 Sq.Ft
RERA Carpet Area : 720 Sq.Ft



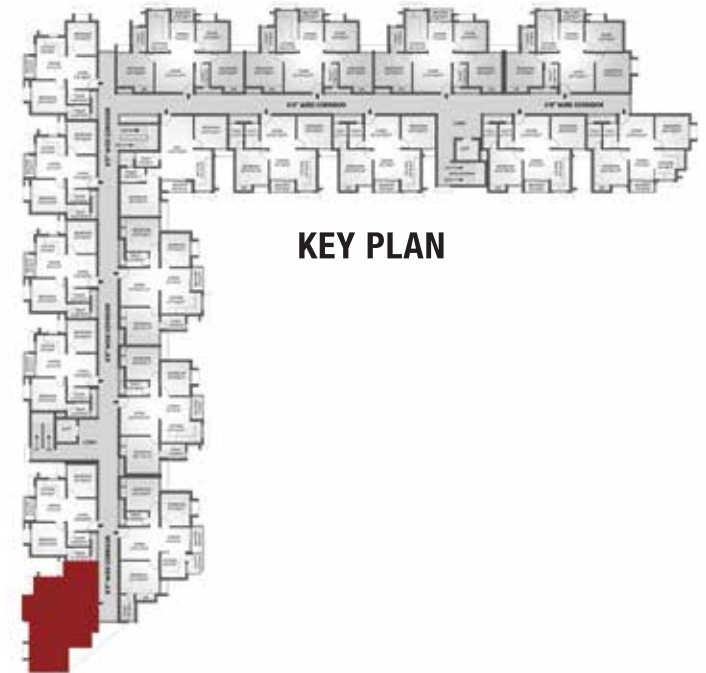
KEY PLAN



TYPICAL FLOOR PLAN B9

Saleable Area : 870 Sq.Ft

RERA Carpet Area : 521 Sq.Ft



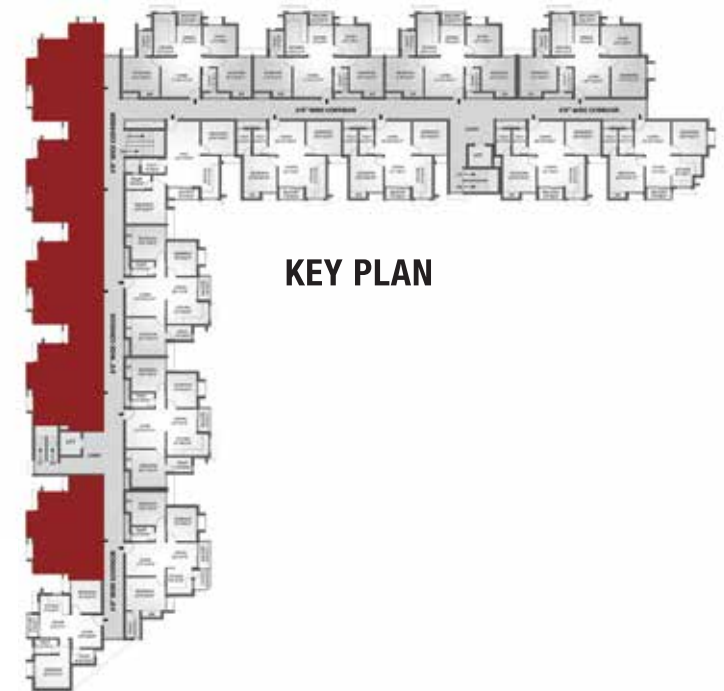
KEY PLAN



TYPICAL FLOOR PLAN B10 - B14

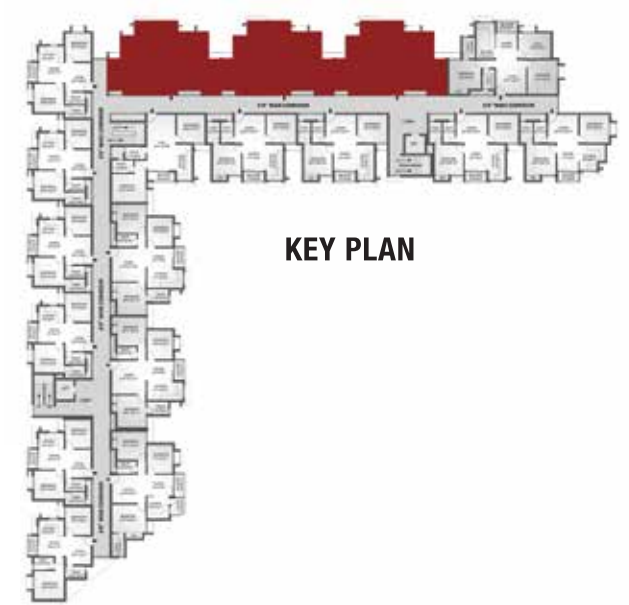
Saleable Area : 840 Sq.Ft

RERA Carpet Area : 504 Sq.Ft



KEY PLAN



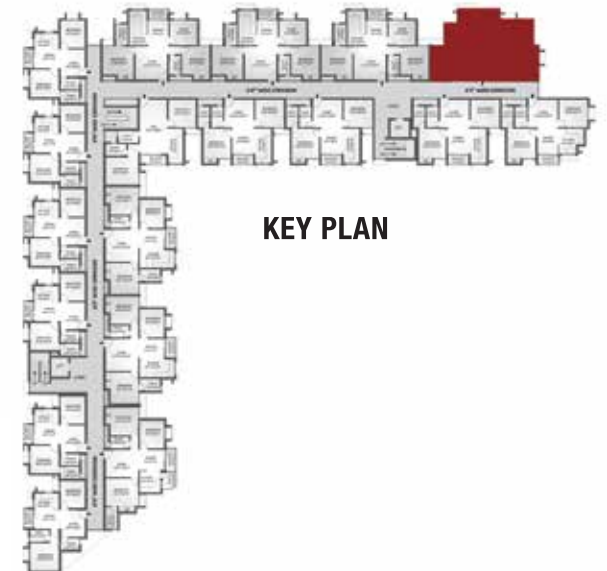


KEY PLAN

TYPICAL FLOOR PLAN B15 - B17

Saleable Area : 1250 Sq.Ft - 1260 Sq.Ft
RERA Carpet Area : 747 Sq.Ft - 757 Sq.Ft





KEY PLAN

TYPICAL FLOOR PLAN B18

Saleable Area : 1270 Sq.Ft
RERA Carpet Area : 796 Sq.Ft







Specifications

STRUCTURE

- RCC framed structure - Basement + Stilt + 5 floors.
- Porotherm block masonry leading to better Thermal and Sound Insulation.
- Cement / Gypsum wall and ceiling plastering with premium emulsion indoor paint.
- Cement wall plastering with premium exterior paint for exterior walls.

FLOORING

- Ceramic tiles in bathroom
- Vitrified tiles in all other areas

KITCHEN

- Granite platform with stainless steel sink
- Tiling at 2 feet above kitchen counter



JOINERY

- Teak wood frames for main doors. Granite frames for internal doors.
- Skin / Flush / ABS / Painted door shutters for all doors.
- UPVC sliding windows and French door for balconies.
- Fixed ventilators in bathroom.
- MS Grill safety doors for main door & grills for all windows and balconies.

ELECTRIC

- Concealed PVC conduits wiring with necessary points.
- 3 phase power supply with MCB equipped distribution board
- Switch and socket of reputed make
- Provision for AC in all rooms and geyser in all bathrooms



Project by



Strategic Partner
ANAROCK
RESIDENTIAL



GEMINI ASTER

RERA No.: TN/01/Building/0182/2022 dated 24/05/2022

Promoted by

Arboretum Foundations Pvt Ltd.,

Site Address: No. 33/3, Polachery Road, Polachery Village, Mambakkam Post, Chennai - 600 127.

Ph: +91 44 69070465 | www.geminiconstructions.in

Project approved by



Disclaimer: The plans, designs, layout etc. shown in this brochure are merely indicative and are not binding on the promoter. Arboretum Foundations Pvt Ltd at its sole discretion or on consultation with the project architect or consultants, reserves the right to make changes, add, alter, modify, remove from the project during the course of the construction without prior intimation to anybody

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