



MIGSUN
AeroStudio

DESIGNED AROUND YOUR WORLD



THE EPICENTRE OF URBAN EXPERIENCES

Spread across 9 acres in the heart of Rohini, Migsun Rohini Central is envisioned as a landmark high-street destination where retail, entertainment, leisure and lifestyle come together seamlessly.

Strategically positioned on a 40-meter-wide main road, it is designed to become the centre of everyday urban life.



DESIGNED AROUND LIFESTYLE

- 9 Acre High-Street Destination
- Fashion · Dining · Entertainment
- Seamlessly Connected
- Located in the Heart of Rohini
- Experience-Led Urban Ecosystem

WHERE THE CITY COMES TOGETHER



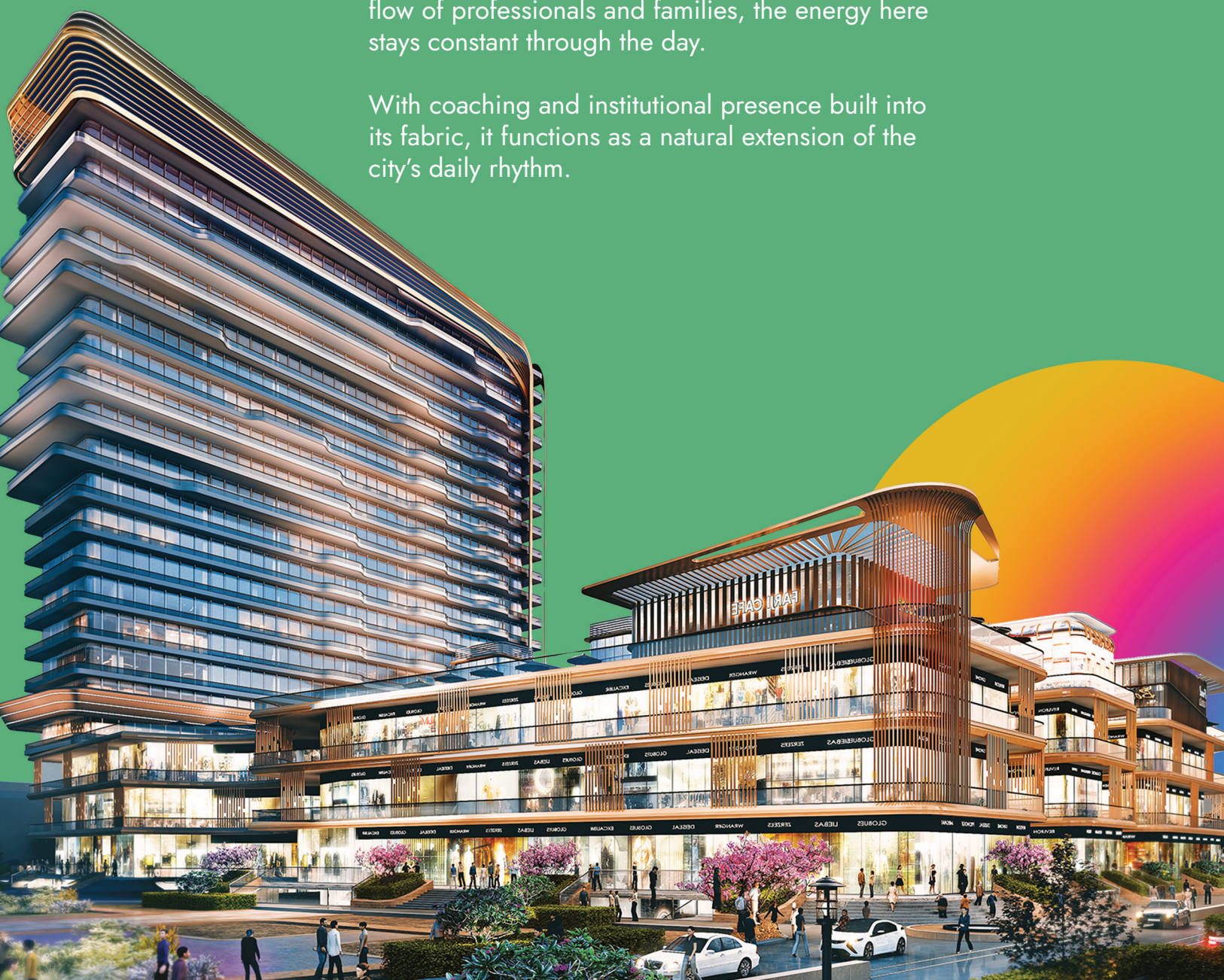


A HIGH-FOOTFALL ECOSYSTEM

Rohini Central sits within one of North-West Delhi's most active catchments, surrounded by dense residential neighbourhoods, coaching hubs, educational institutions and a fast-growing commercial ecosystem.

From morning student movement to continuous flow of professionals and families, the energy here stays constant through the day.

With coaching and institutional presence built into its fabric, it functions as a natural extension of the city's daily rhythm.



ROHINI AEROSTUDIO **Beyond Living. Into Lifestyle.**

Migsun AeroStudio is a refined urban address for business leaders, frequent travellers, investors and discerning individuals who value time, privacy and effortless access.

Set within Rohini Central, it places fashion, fine dining, entertainment and leisure just moments away, creating a seamless rhythm between work, travel and lifestyle.

With a rare value proposition beginning at ₹10,000 per sq. ft., it offers a discreet entry into a landmark destination defined by convenience and long-term value.





A LANDMARK OF URBAN CONNECTIVITY

Strategically positioned in one of North-West Delhi's most well-connected urban corridors, Rohini Aerosuites offers smooth access to key business, lifestyle and travel hubs across NCR.

With direct connectivity via UER-II and major arterial roads, the address ensures reduced travel time and seamless movement across the city.

WHERE THE CITY CONNECTS EFFORTLESSLY

- Located on a 40-meter-wide main road
- Direct access via UER-II
- 20 minutes to IGI Airport*
- Seamless link to Outer Ring Road
- Well-connected to Rohini, Pitampura & NSP



A location close to business hubs, lifestyle destinations and key city infrastructure, rooted in a well-established neighbourhood

PROXIMITY TO THE WORLD

20 MINUTES TO IGI AIRPORT

For a lifestyle defined by movement, proximity to the airport becomes a quiet but powerful advantage. With direct access via UER-II, IGI Airport is approximately 20 minutes away, ensuring smoother departures, quicker arrivals and effortless global connectivity.

It's a location that supports those who travel often, for business, for opportunity, for the world beyond the city, making time feel more controlled, and movement more seamless.





UER-II CONNECTIVITY

THE SPINE OF SEAMLESS MOBILITY

UER-II places AeroStudio on one of Delhi NCR's most important connectivity corridors, enabling smooth and time-efficient access across key business, residential and lifestyle destinations.

It strengthens direct movement between North Delhi, Dwarka, IGI Airport and emerging commercial hubs, turning everyday travel into a seamless experience rather than a commute.

CONNECTING YOU TO WHAT MATTERS

UER-II Direct Access — Fast city-wide connectivity

IGI Airport Corridor — Seamless global travel link

Dwarka Expressway Access — Emerging business district reach

Outer Ring Road Connectivity — Strong inter-city movement

North & West Delhi Access — Integrated urban connectivity

A connectivity framework that keeps the city continuously within reach.

AT THE CENTRE OF CONNECTIVITY



Metro



Migsun Projects



UER II



Outer Ring Road



Ring Road



Roads



IGI Airport



Hospital



Institute



MAP NOT TO SCALE



The floor plan illustrates a symmetrical building layout with a central corridor labeled "CORRIDOR 2000 WIDE". The plan is divided into two main wings, each featuring a series of studios and balconies. The left wing includes a "SERVICE PAYMENT" area, a "FIRE LIFT", and a "POWER ROOM". The right wing includes a "FIRE ROOM" and a "FIRE LIFT". The plan also shows a "FIRE TOWER" and a "FIRE TOWER" on the right side. The total area is 45.52 sq.m, and the fire room area is 31.17 sq.m. The plan includes room numbers (001-048) and area calculations for various rooms and balconies.

