

AURELIA

The **Golden Era** of Luxury



A Grandeur that shines on you

Step into the realm of opulence as
the grandeur of our residential
project envelops you in an aura of
timeless sophistication.
A living experience where every
detail reflects a chic lifestyle,
inviting you to bask in the
resplendence of refined living.

*Only Residential Spaces

Luxury,
As It Should Be



Luxury
That Shines
Bright Even
When the
Sun's Down



Two Marvellous Worlds, One Address: AURELIA

Imagine basking in the serenity of nature and experiencing thrill of outdoor sports at one address, that is Aurelia - a home where tranquillity blends with adventure, where swanky neighbourhoods intersect with well-connected roads, and a covetable lifestyle for residents emerges, which is destined to be the envy of onlookers for years to come.

4 BHK
LIFESTYLE
HOMES

19 STOREY
3 TOWERS

SKYDECK
DUPLEX
PENTHOUSES



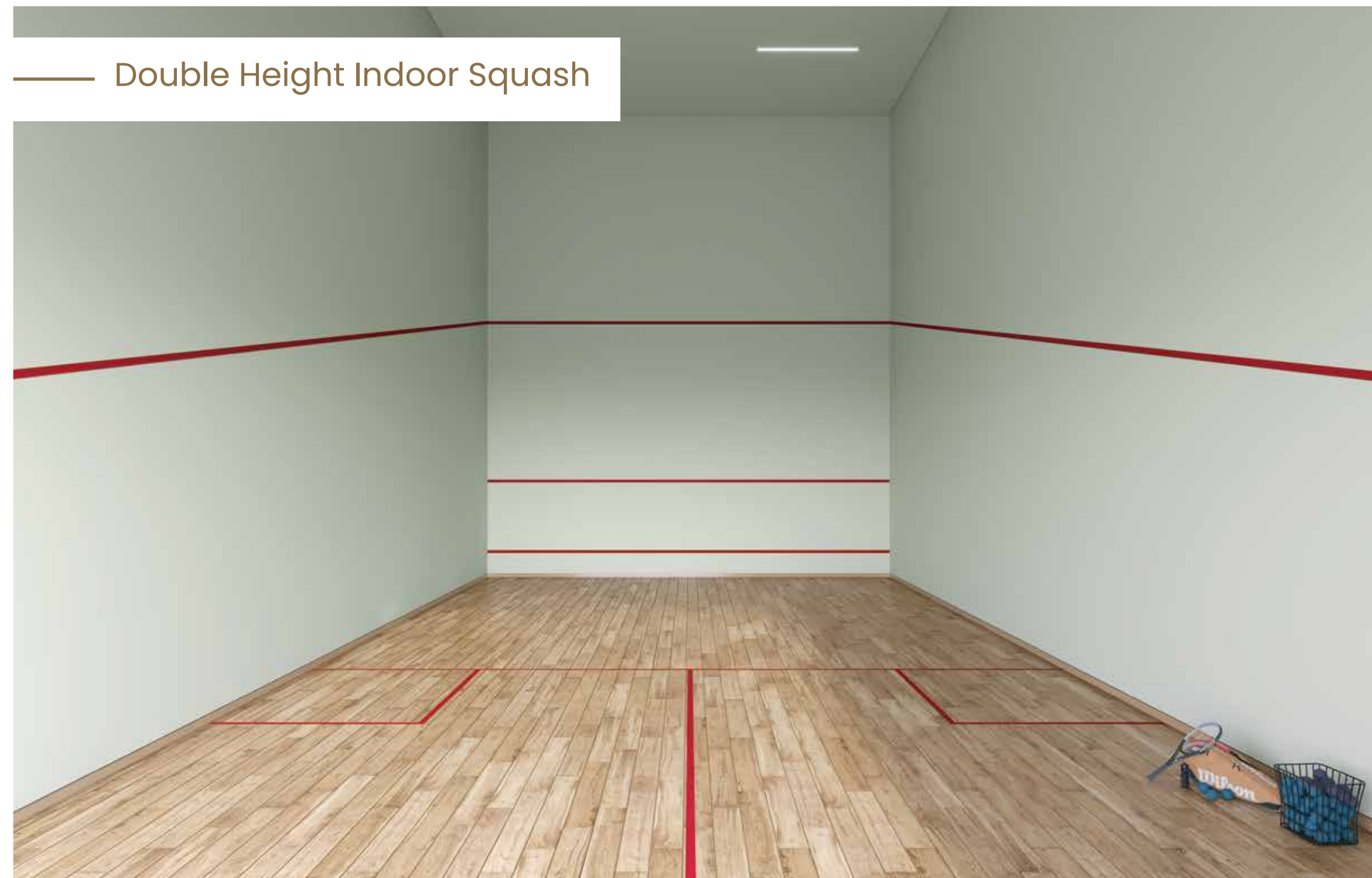
A Sport Sanctuary Like Never Before

Aurelia is more than just a residential enclave; it's a home for luxurious living incorporated with an outdoor vitality, offering an experience that transcends the ordinary.

- ✦ **Pickle Ball**
- ✦ **Box Cricket**
- ✦ **Box Football**
- ✦ **Half Basket Ball Court**
- ✦ **Double Height Indoor Badminton**
- ✦ **Double Height Indoor Squash**
- ✦ **Indoor Gaming zone**



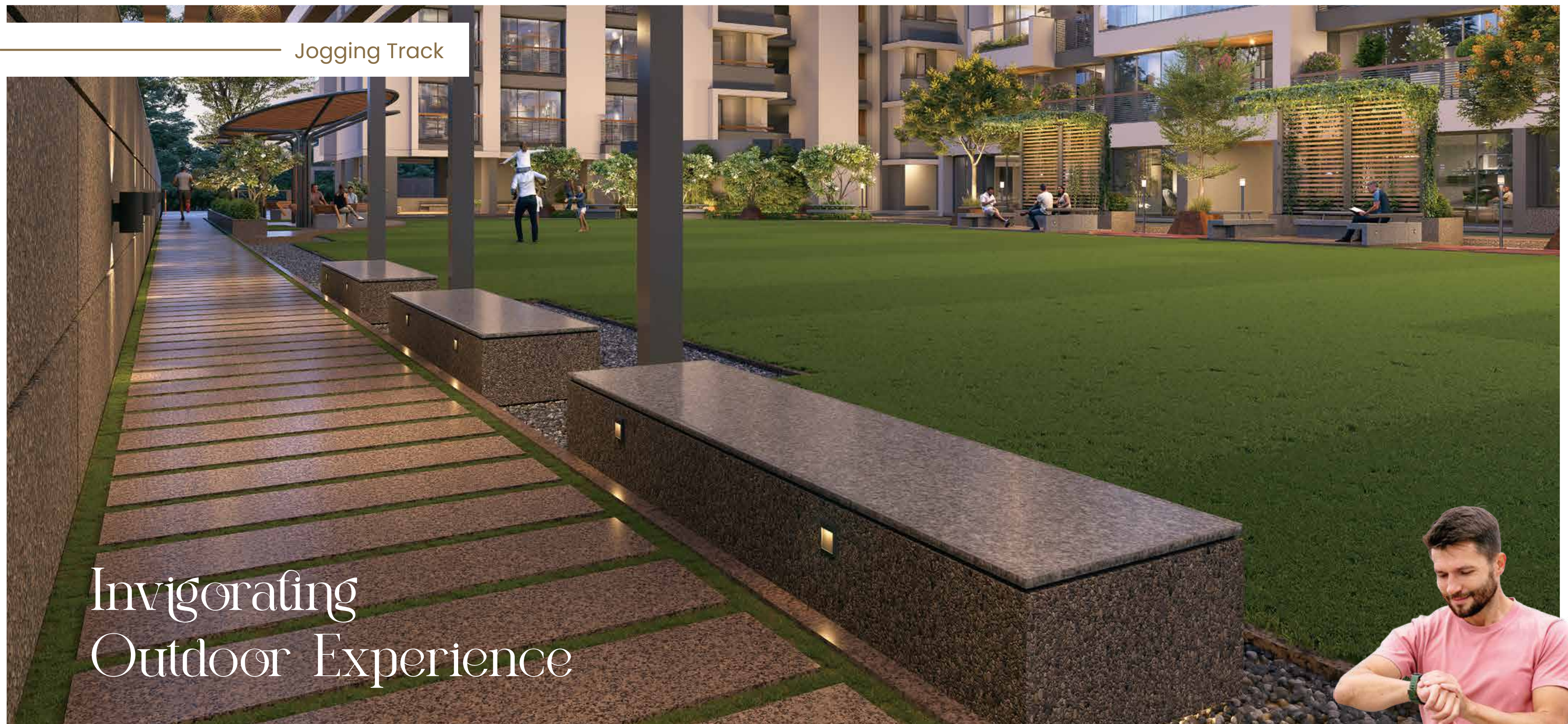
Sport Arena



Indulgence
knows no bounds,
and sporting
excellence is
a way of life.



Jogging Track



Invigorating Outdoor Experience

At Aurelia, residents are invited to embrace a lifestyle that seamlessly blends upscale living with an invigorating outdoor experience. Picture jogging trails meandering through lush, meticulously landscaped gardens, inviting you to explore nature's beauty at every turn.



Skating



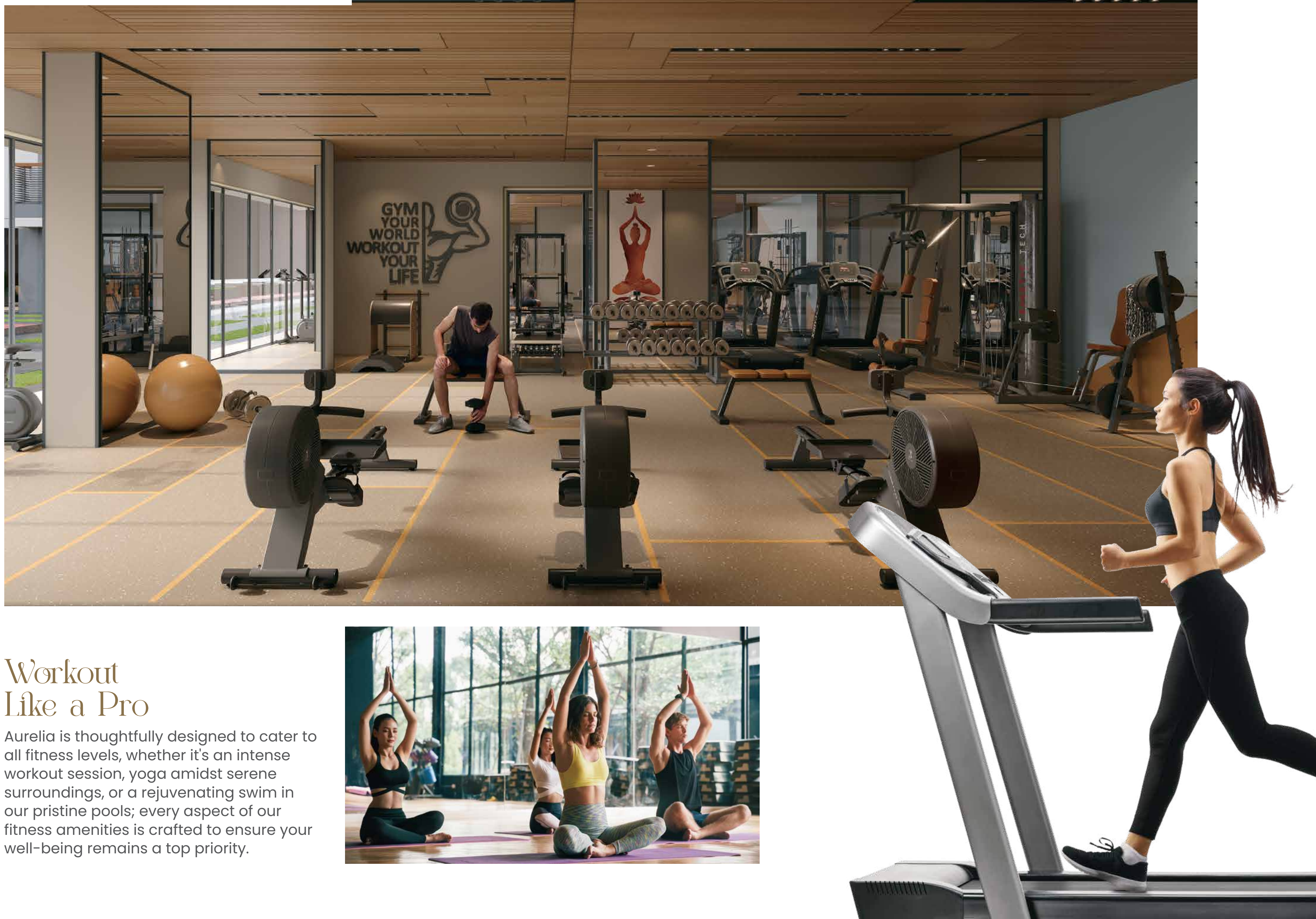
Cycling



Sitout



Gym & Yoga Space



Workout Like a Pro

Aurelia is thoughtfully designed to cater to all fitness levels, whether it's an intense workout session, yoga amidst serene surroundings, or a rejuvenating swim in our pristine pools; every aspect of our fitness amenities is crafted to ensure your well-being remains a top priority.



Swimming Pool with Sundeck

A Rejuvenating Swim in
Our Pristine Pool

Escape to our poolside retreat of luxury and tranquillity where expansive sundecks beckon for leisurely lounging



Cafeteria

Well, it didn't just end with Sports!
Here's Aurelia's Luxe Lifestyle

Discover hidden pockets of tranquillity amidst lush gardens,
where the gentle rustle of leaves and the fragrance of blossoms
create an enchanting atmosphere for relaxation and reflection.



Banquet



Home theater



Library



Curated opulence
amidst lush gardens,
elegant entrances,
lavish lounges



Meticulous
Landscapes &
Dazzling Outdoors

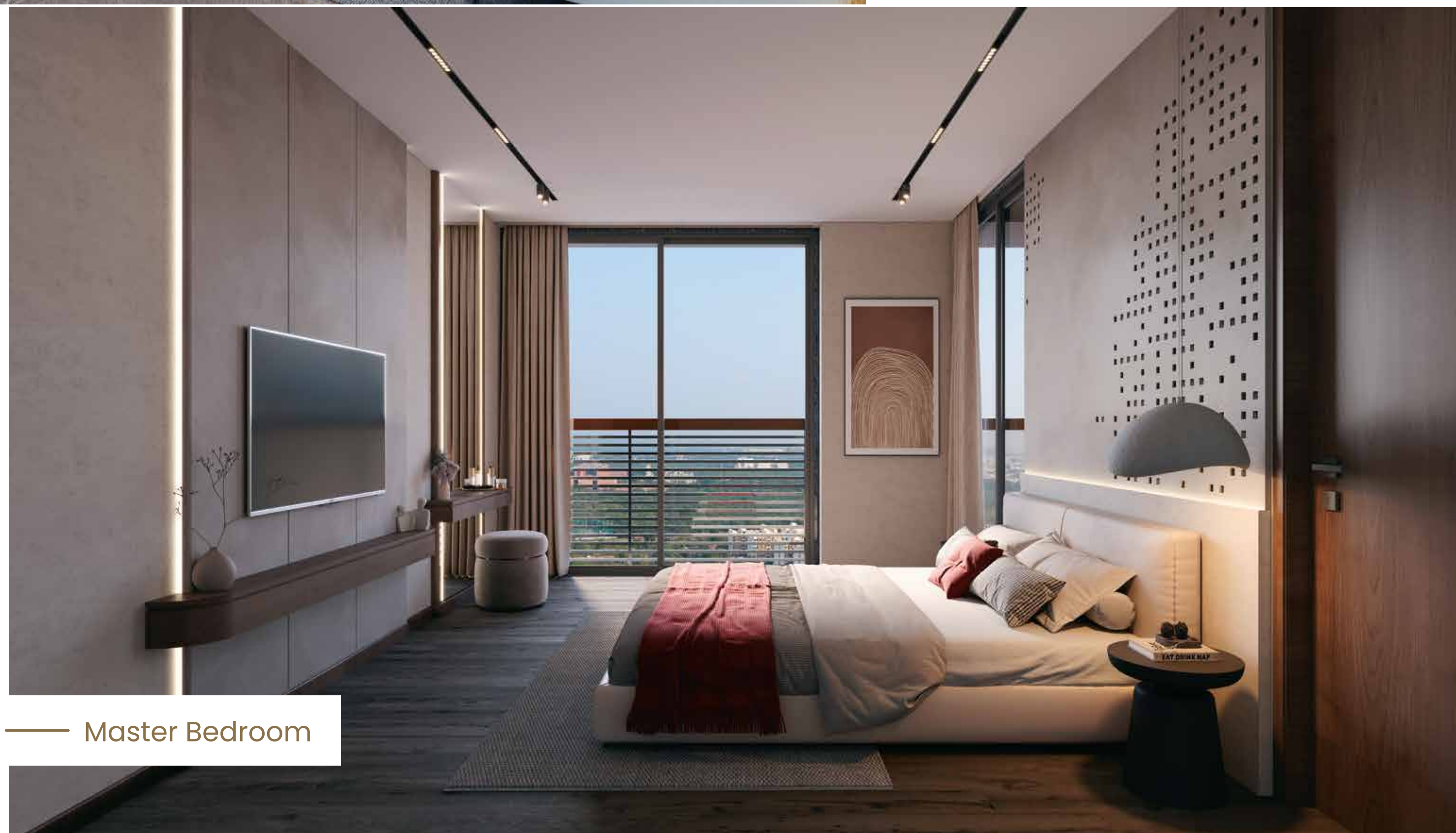
Living Room



Experience
a cascade of
sunlight in
every corner

Sunlight pours into expansive interiors, marrying chic aesthetics with premium elements for a truly radiant living experience. Revel in the luminous embrace, where each corner tells a tale of exquisite living.

A Gentle Warmth
Wrapped Up
In Luxury



Master Bedroom



Witness The Brilliance Of
Aurelia's Double Height
Penthouses



1. ENTRANCE WATER BODY

2. ENTRY GATE

3. SECURITY CABIN

4. DROP OFF ZONE

5. DECK

6. SPLASH POOL

7. SWIMMING POOL

8. DRIVER LOUNGE ROOM

9. THEATRE ROOM

10. DOUBLE HEIGHT BADMINTON COURT
11. FOYER

12. DOUBLE HEIGHT SQUASH COURT

13. HOLLOW PLINTH SEATING - 5

14. GYM

15. YOGA ROOM

16. CAFE/LIBRARY

17. BANQUET HALL /PARTY SPACE

18. SOCIETY OFFICE

19. WATER FOUNTAIN

20. GARDEN SETTING AREA
21. PARTY LAWN

22. COVERED PATHWAY

23. CHILDREN PLAY AREA

24. CYCLE TRACK - 10

25. PICKLE BALL COURT

26. BASKETBALL COURT

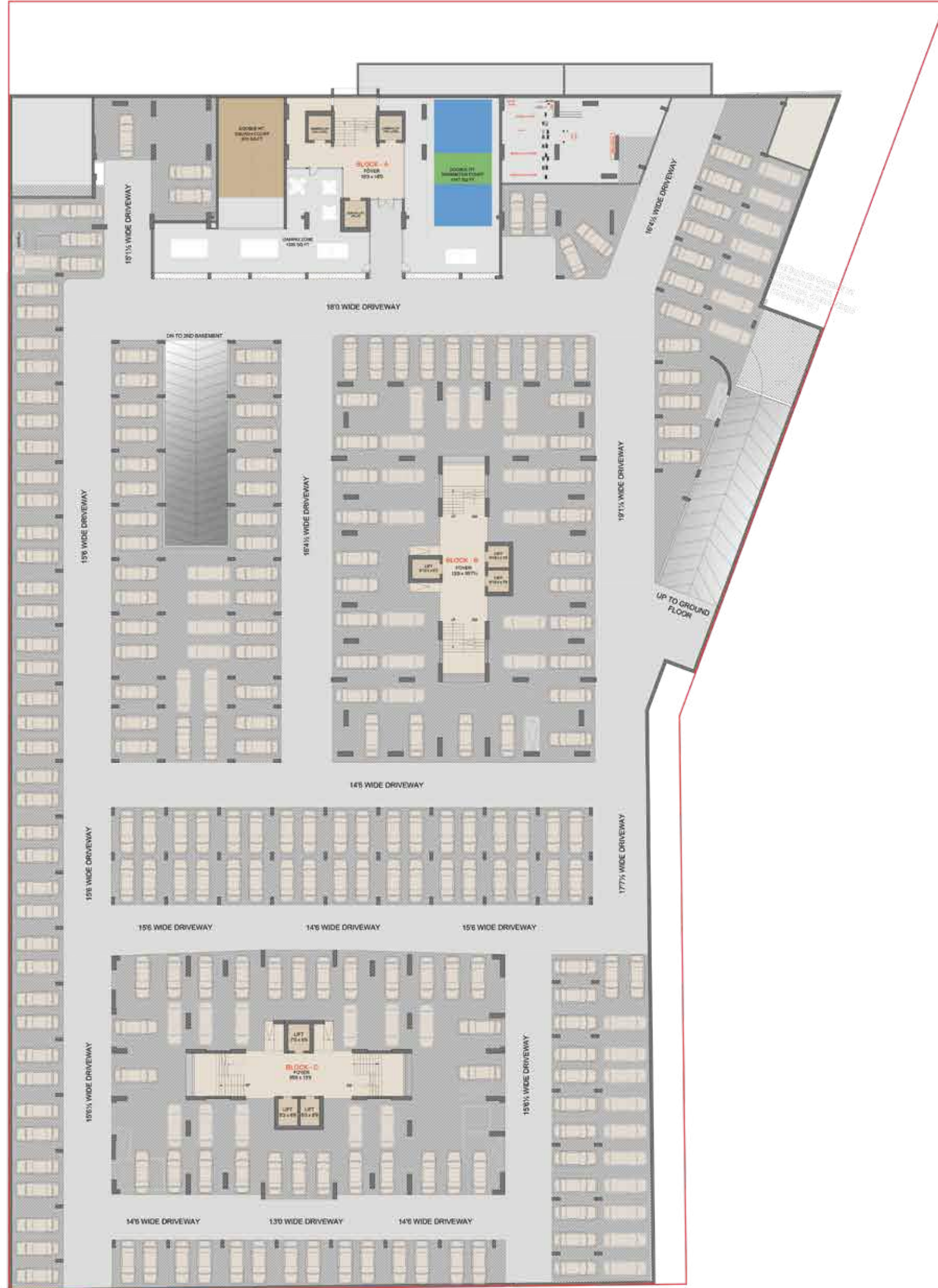
27. BOX CRICKET

28. BOX FOOTBALL

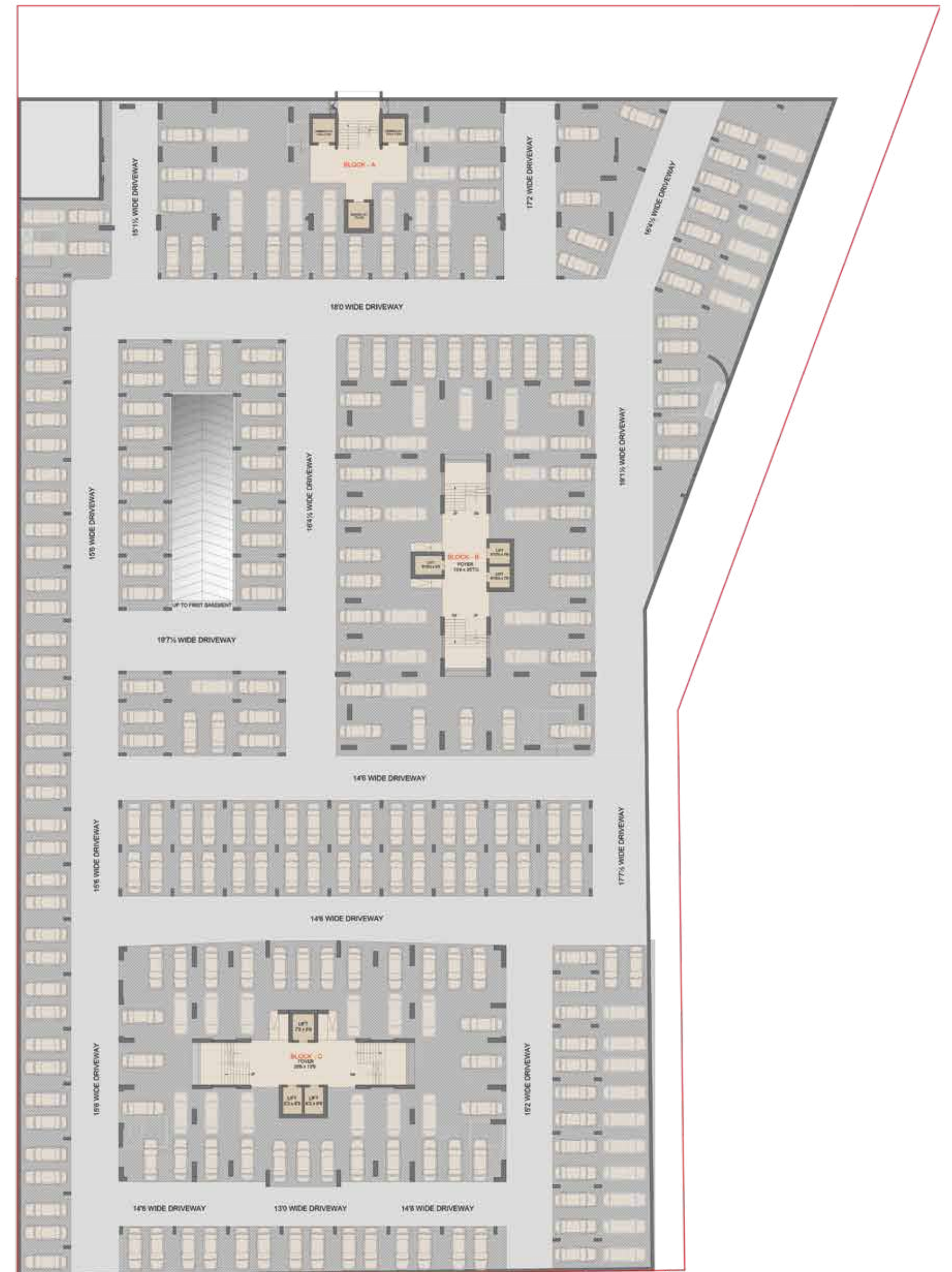
29. ACTIVITY ROOM

30. TODDLERS ROOM

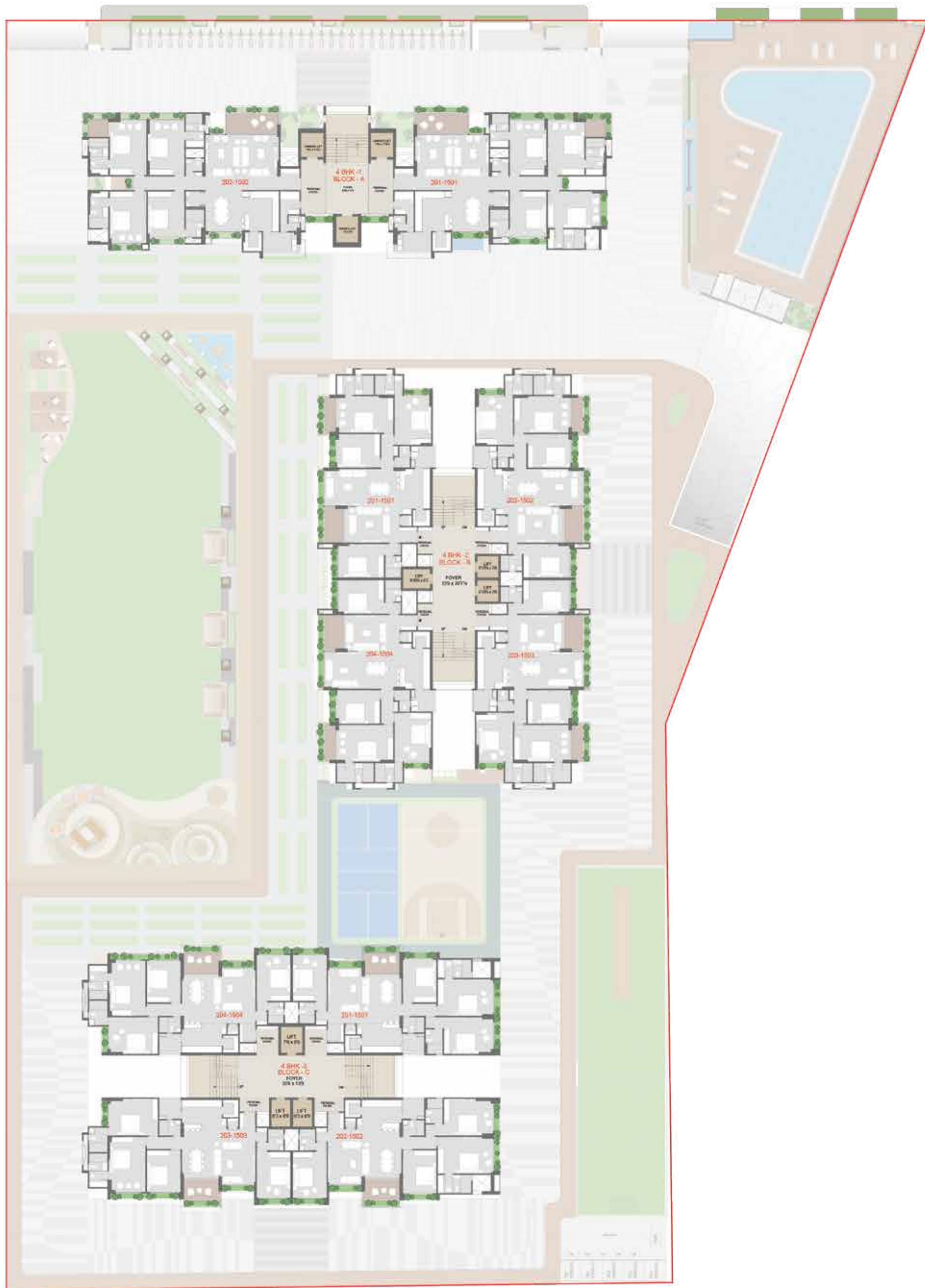
31. SKATING TRACK



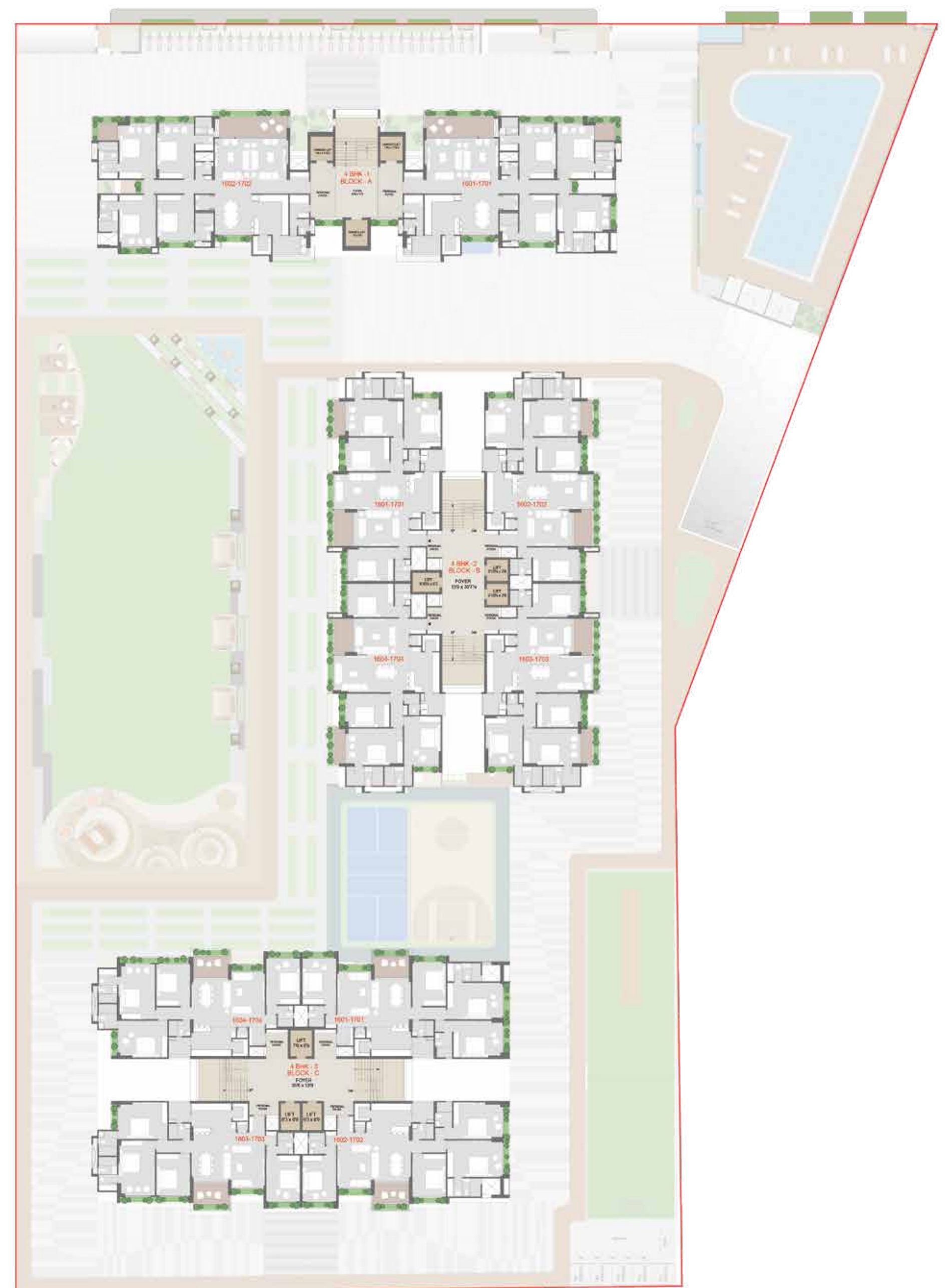
BASEMENT 1 LAYOUT



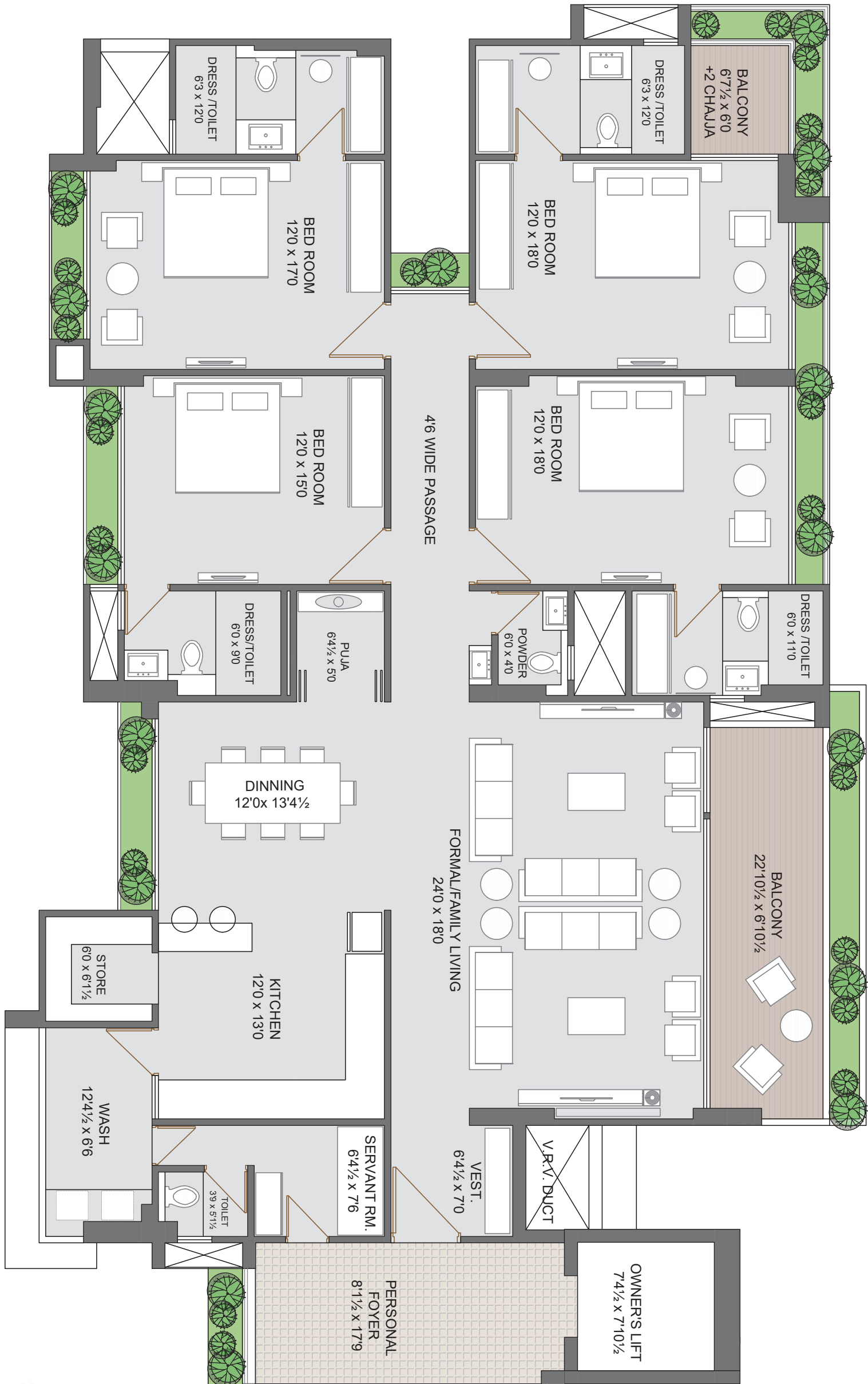
BASEMENT 2 LAYOUT



2nd to 15th FLOOR LAYOUT



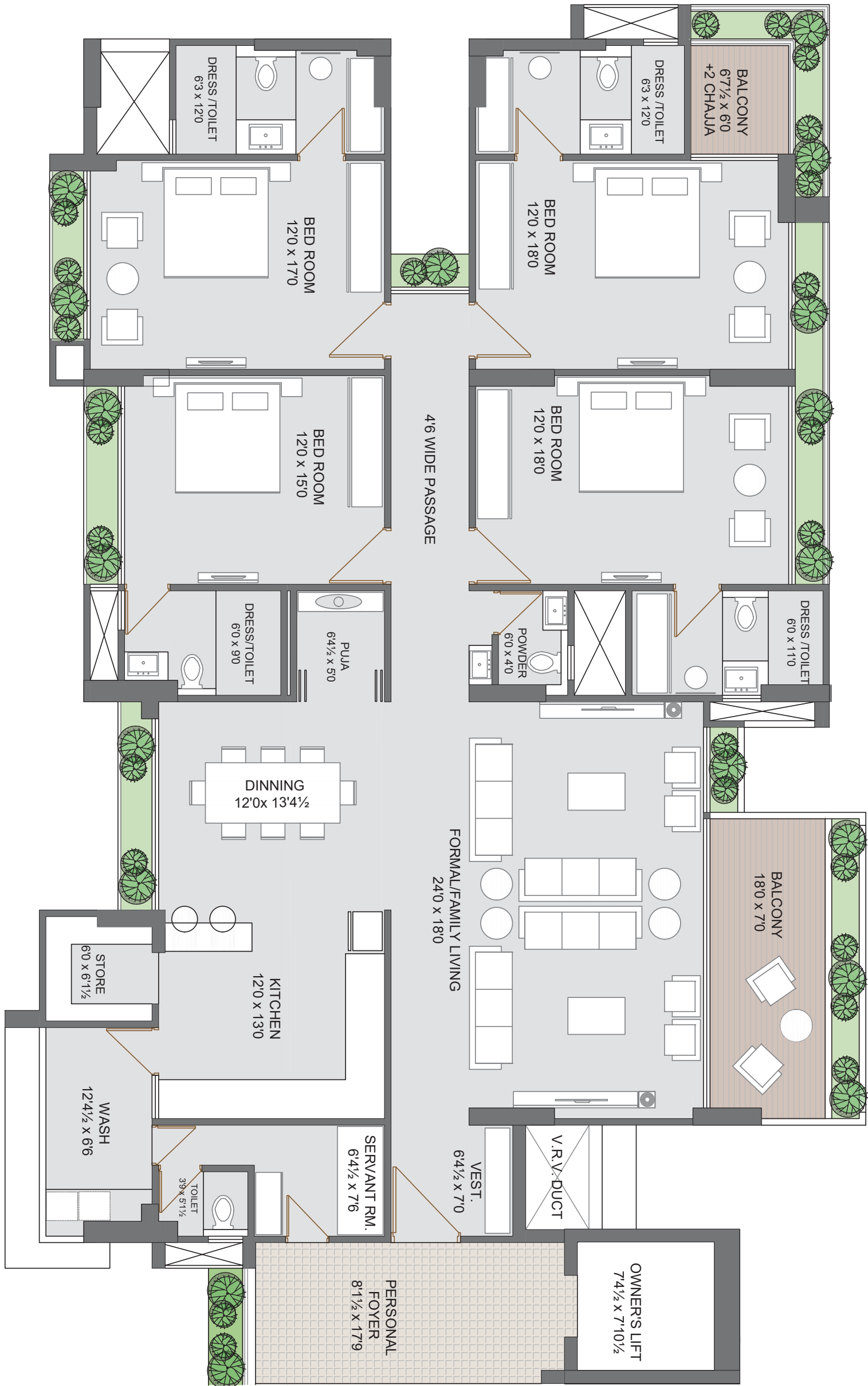
16th & 17th FLOOR LAYOUT



4 BHK

UNIT PLAN

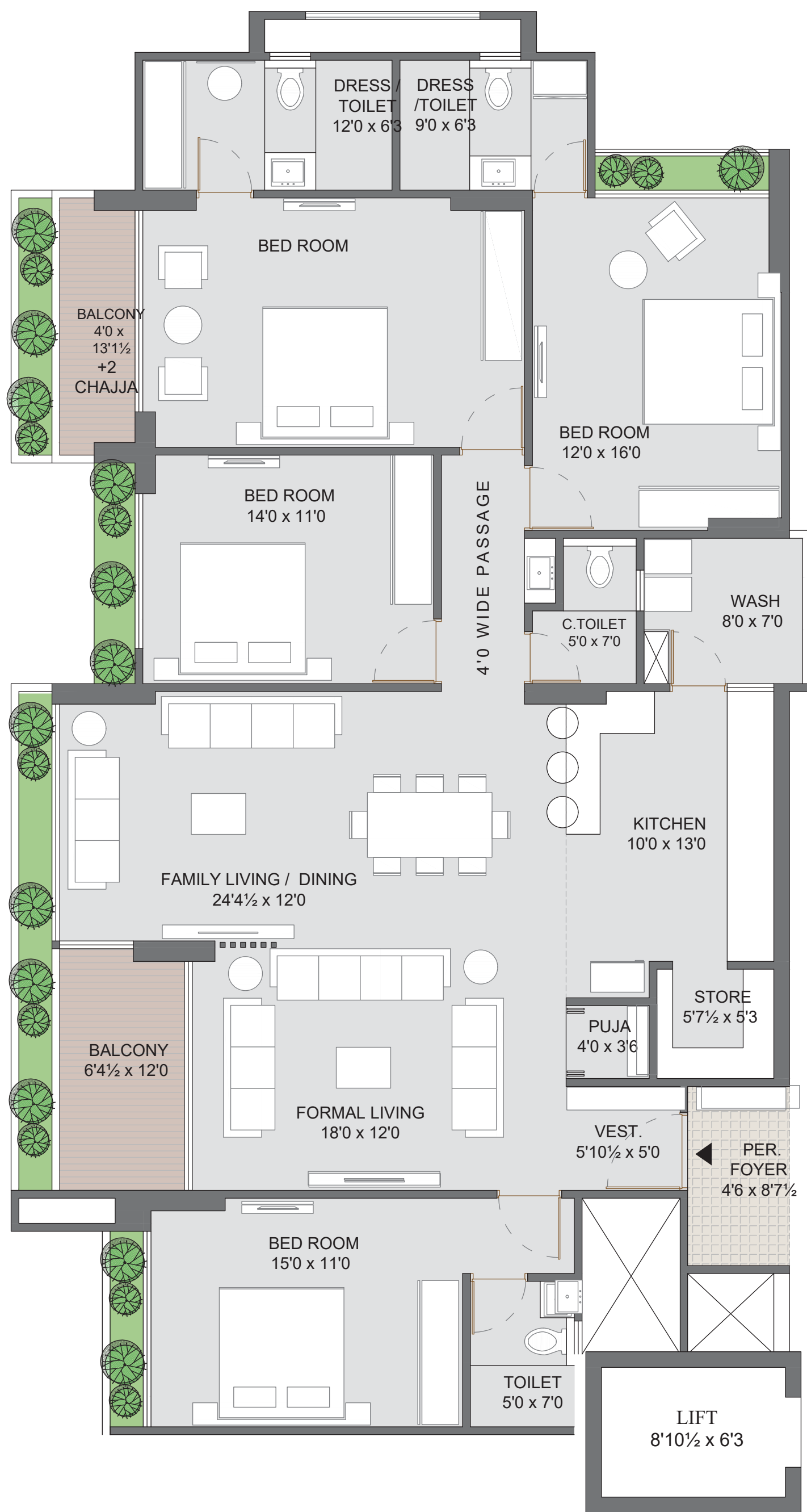
Block A
1602 – 1702



4 BHK

UNIT PLAN

Block A
202 – 1502



4 BHK
UNIT PLAN

Block B
201 – 1701



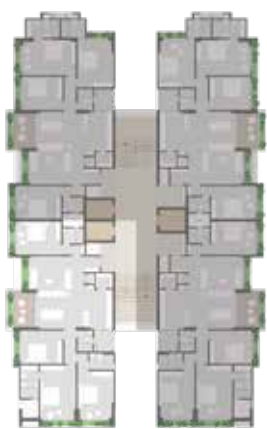
4 BHK
UNIT PLAN

Block C
201 – 1701



4 BHK
UNIT PLAN

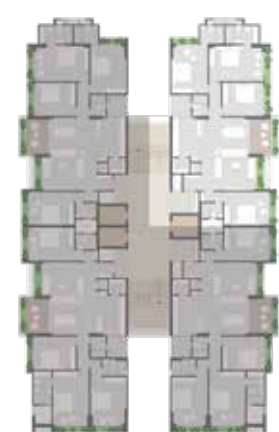
Block C
202 - 1702



4 BHK
UNIT PLAN

Block C
203 - 1703





4 BHK

UNIT PLAN

Block C
204 - 1704

Salient Features



Provision of gas pipe line to each flat



Automatic standard quality elevators



Attractive site entrance gate with security



Provision of 24x7 borewell water connection



Well-designed lobby entrance

Specification



Structure
• Earthquake resistant R.C.C. frame structure



Flooring
• Wooden flooring in the master bedroom
• Branded vitrified flooring in drawing, living, dining, and kitchen areas
• Branded vitrified flooring in all bedrooms, balcony, and store room



Wash Area
• Kota stone flooring with a dado of glazed tiles
• Provisions for R.O water, geysers, and washing machine



Kitchen
• Granite platform with quartz sink & glazed tiles dado upto lintel level



Doors
• Main door with veneer finished along with wooden frame, security digital lock, and video door phone
• All other doors are flush door with a wooden frame



Windows
• Powder-coated aluminium sliding window



Bathrooms
• GVT dado on all walls up to the lintel level with branded bathroom fittings or equivalent and sanitary ware or equivalent premium quality plumbing fittings



Electrification
• All electrical concealed points of ISI mark along with Halls RFL or equivalent wires or equivalent pale branded modular switchboards

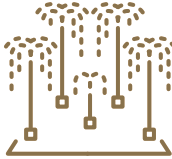
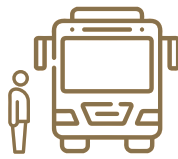
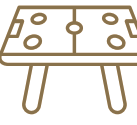
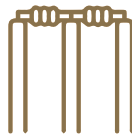
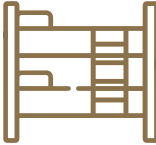


Railing
• S.S./M.S. Railing/Glass Railing



Wall Finish
• Inside single mala plaster with putty & outside double coat sand face plaster with texture & 100% acrylic waterproof paint

Amenities

					
ENTRANCE WATER BODY	ENTRY GATE	SECURITY CABIN	DROP-OFF ZONE	DECK	SPLASH POOL
					
SWIMMING POOL	DRIVER LOUNGE ROOM	THEATRE ROOM	DOUBLE HEIGHT BADMINTON COURT	Indoor Gaming Zone	DOUBLE HEIGHT SQUASH COURT
					
SERVICE (STRETCHER) LIFT FOYER	GYM	YOGA ROOM	CAFE	LIBRARY	BANQUET HALL / PARTY SPACE
					
SOCIETY OFFICE	WATER FOUNTAIN	GARDEN SETTING AREA	PARTY LAWN	COVERED PATHWAY	CHILDREN PLAY AREA
					
CYCLE TRACK-10	PICKLE BALL COURT	BASKET BALL COURT	CRICKET BOX	FOOTBALL BOX	ACTIVITY ROOM
					
TODDLERS' ROOM / CRÈCHE	SITOUT				

FROM THE HOUSE OF Atishay & Shivalay

ATISHAY GROUP

Incorporated in 2009, Atishay Group came into formation with the purpose of being the benchmark in business and committing to providing spectacular projects that deliver the best value. With the completion of more than 10 projects having an aggregate buildup area exceeding 20Lac Sq.Ft., the group has earned its reputation amongst over 1000 delighted customers with projects such as Atishay Prism, Atishay Belleville and many more.

SHIVALAY GROUP

Shivalay Group has been committed to creating real value in property. The group successfully ventured into Real Estate by creating a series of residential spaces at strategic locations in Gandhinagar & Ahmedabad and aims to serve as many people as possible across the country for years to come. In 1981, the group started by investing in real estate space and in the year 2013, the brand 'Shivalay' was established with a one-of-a-kind project Shivalay Residency, followed by Shivalay Heights, Shivalay Parisar, and many more.

A Projects by



3 & 4 Bhk Premium Appts
@Chandkheda Ahmedabad



3 & 4 Bhk Appts & Shops
@Kudasan Gandhinagar



3 Bhk Appts & Shops
@ Kudasan Gandhinagar



3 Bhk Premium Appts
@Kudasan Gandhinagar



3 Bhk luxurious Appts
@Kudasan Gandhinagar



3&4 BHK club style Apps
@ PDPU GIFT CITY road, Gandhinagar

THE LANDMARK



Premium Showrooms & Offices
@Kudasan Gandhinagar

Premium Showrooms & Offices
@Tapovan circle, Ahmedabad

A Road to Comprehensive Growth

At the highest luxury standards, make way for the unstoppable growth with the connectivity and convenience to major city hubs and easy access to public transport. The city's rush and the heart's calm, everything is here at Asteria.

Key Highlights



Metro Station
2 Minutes



Opposite
PDPU



Besides
GNLU



GIFT City
5 Minutes



Jamnabai Narsee School
5 Minutes



Sabarmati River
Walking Distance



S.P. Ring Road
8 Minutes



Lila
Hotel



Airport
15 Minutes



Apollo
Hospital



A Project by



The Collaborators

Architect
Placekinesis Associates
Bhaskar Narula

Landscape Architect
PMA
Pragna Machhar

MEP Consultants
Trans Energy
Shashin Shah

Structural Engineer
Setu Infrastructure
Niyat Patel

For Booking : 97267 97996 / 7996799679

GIFT city - PDPU Road near GNLU Campus Koba, Gandhinagar

RERA NO.: PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/RAA13145/190324/311227