atishay_shivalay
atishayshivalaygroup.com

ĀUXERIĀ

PREMIUM RESIDENCES

SPACES TO
Live

Homes That Rise
Above Expectations

3 BHK Homes
4 BHK Duplex Penthouses

PDEU Junction Near GIFT City



A LIFE BEYOND ORDINARY

AUXERIA is a new way of living above and beyond.

Standing tall at 21 storeys, with wide open views and homes that enables you to breathe, it offers a life full of elegance and easy living.

At **Auxeria** mornings begin with natural light flooding your living room, and evenings unfold with comfort and deeper connection.

LOCATIONAL ADVANTAGE

Gandhinagar's Most Convenient Address

PDEU Junction has quietly become the heart of Gandhinagar's new growth story. Surrounded by leading universities, GIFT City, and international landmarks like Motera Stadium and the Airport, it's where education, business, and lifestyle naturally converge.

Close to nature and the riverfront, Gandhinagar offers the calm of open surroundings alongside urban convenience. With easy accessibility to Sarkhej–SG Highway and additional connectivity to Ahmedabad through the riverfront, living here means your family enjoys a secure, well-planned neighbourhood while staying connected to the city's most dynamic opportunities.



EVERY HOME

BEYOND EXPECTATIONS

Premium **3 BHK Homes** with thoughtfully designed layouts and open vistas.

Elegant **4 BHK Duplex Penthouses** with soaring Double-Height living spaces.



BEYOND WALLS, INTO LIFE

AUXERIA is designed not just for today, but for the way you'll want to live tomorrow. It's architecture curated with warm details, while interiors give you space to grow, relax, and celebrate life.

- Striking contemporary architecture with elegant glass façades
- Towering 70 meters above ground level
- Generous floor-to-floor height of 3.275 m (10.75 ft)
- Five high-speed elevators with exclusive private lift lobbies, plus a dedicated service lift
- 8-meter-wide, obstruction-free driveways for seamless movement
- Premium finishes and modern fittings throughout
- Thoughtfully landscaped greens and community zones
- Secure, designated parking spaces
- Expansive balconies offering panoramic views
- Vastu-aligned layouts designed for natural light and ventilation
- Sustainable features including rooftop solar power and rainwater harvesting



Images for representation purpose only

WHY NOW?

Gandhinagar & GIFT City's home prices have jumped 120% in six years, from ₹3,000 to ₹11,000 per sq. ft. (2018-2024). GIFT City alone saw a 45% rise in residential apartment prices recently, driven by demand and infrastructure momentum.

Residential property values in GIFT city are now in the ₹9,000–₹12,000 per sq. ft. range, growing about 15-20% year on year. With premium homes in short supply and buyer demand strong, now is the moment to invest where growth is already in motion.



18.00 MT. WIDE ROAD



>N

GROUND FLOOR





Images For Representation Purpose Only.

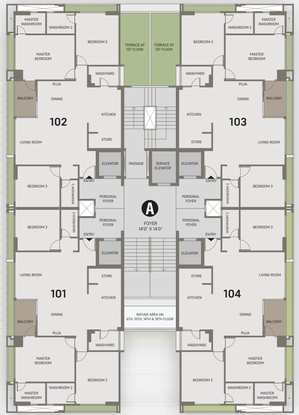

AUXERIA
AUXERIA





18.00 MT. WIDE ROAD

BLOCK A
1st to 18th FLOOR



BLOCK B
1st to 19th FLOOR



>N

TYPICAL
FLOOR
PLANS

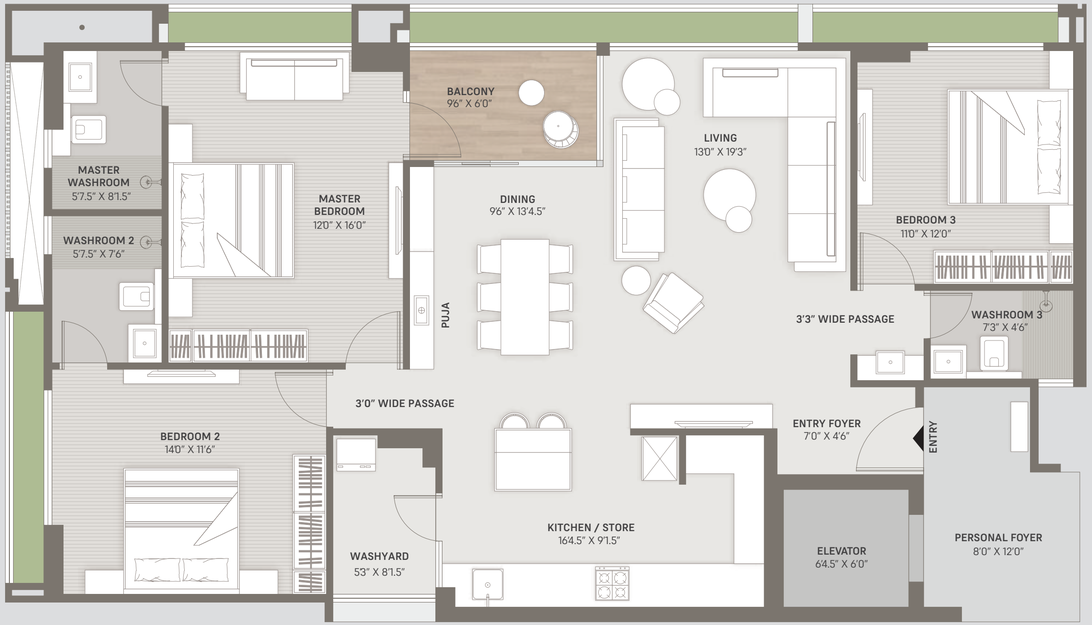




Images for representation purpose only.

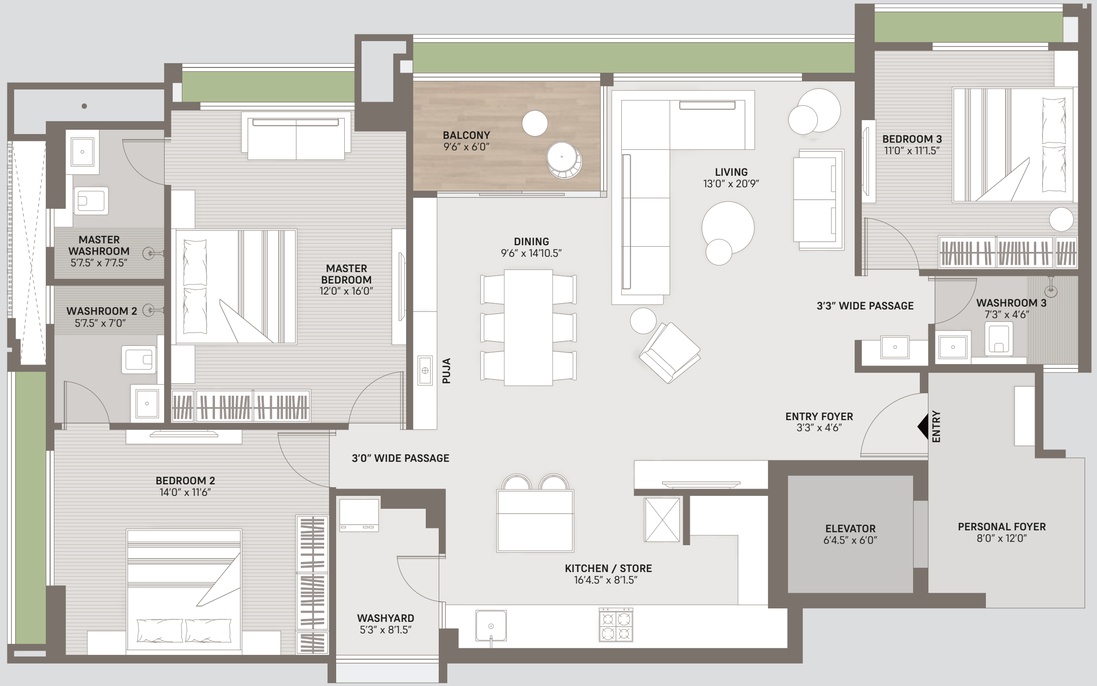
TYPICAL UNIT PLAN

BLOCK A (101 to 104)
BLOCK B (101, 102, 104)



TYPICAL UNIT PLAN

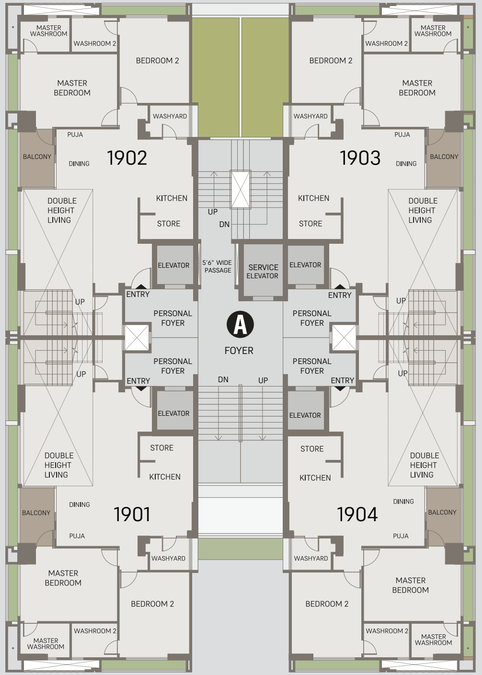
BLOCK B (103)



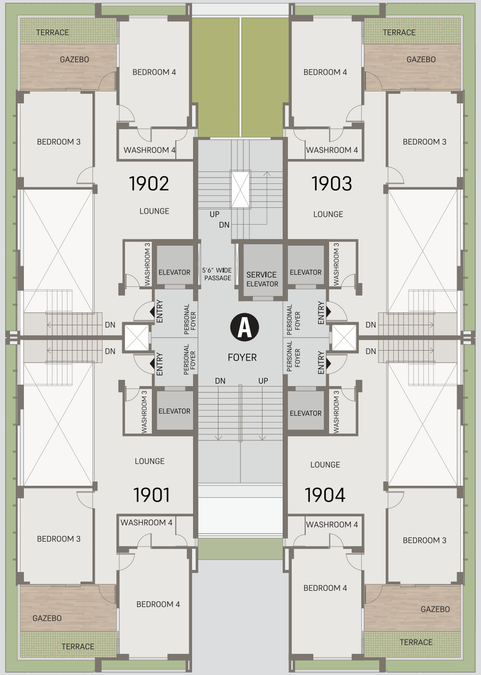


PENTHOUSE TYPICAL FLOOR PLANS

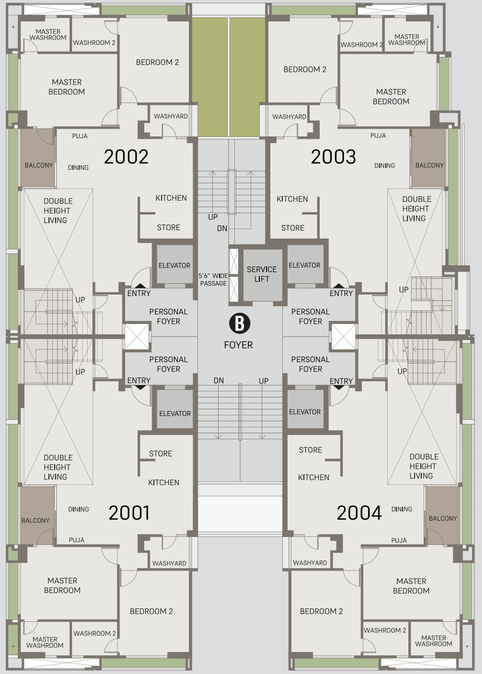
BLOCK A
19th FLOOR



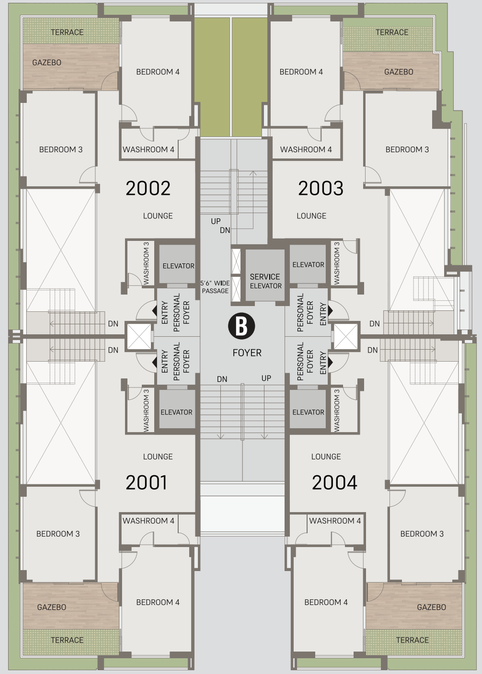
BLOCK A
20th FLOOR



BLOCK B
20th FLOOR

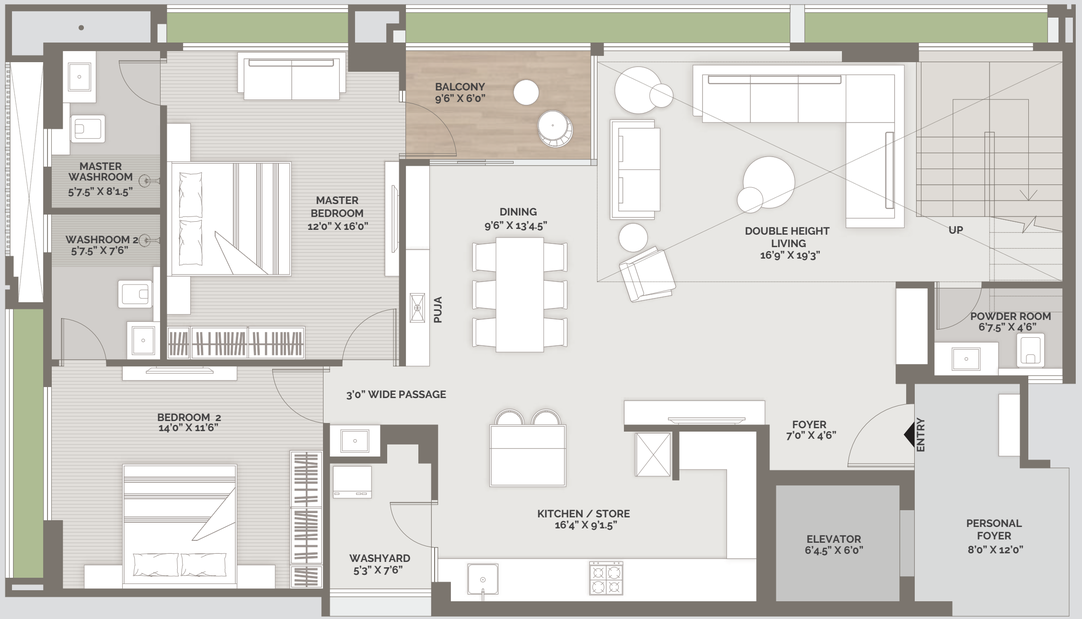


BLOCK B
21th FLOOR



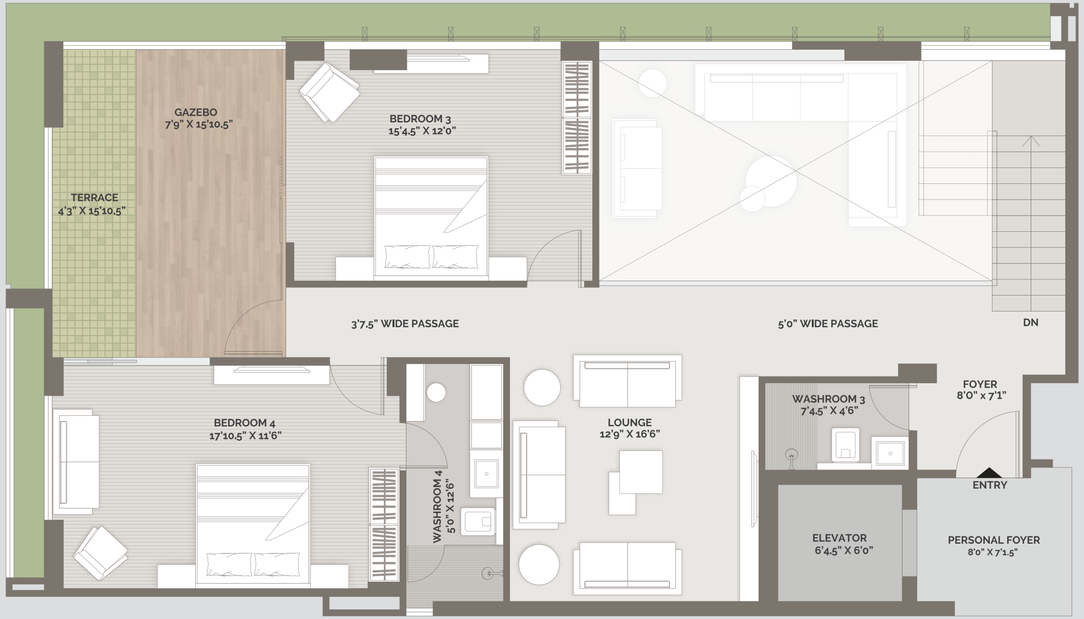
LOWER PENTHOUSE UNIT PLAN

BLOCK A (1901 to 1904)



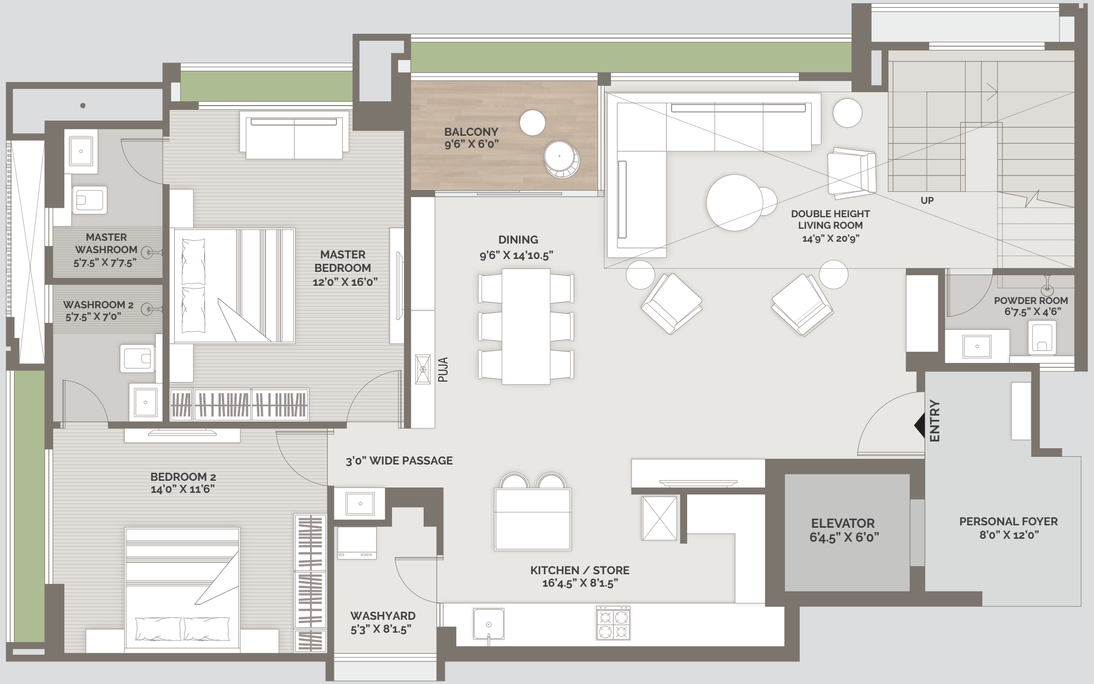
UPPER PENTHOUSE UNIT PLAN

BLOCK A (1901 to 1904)



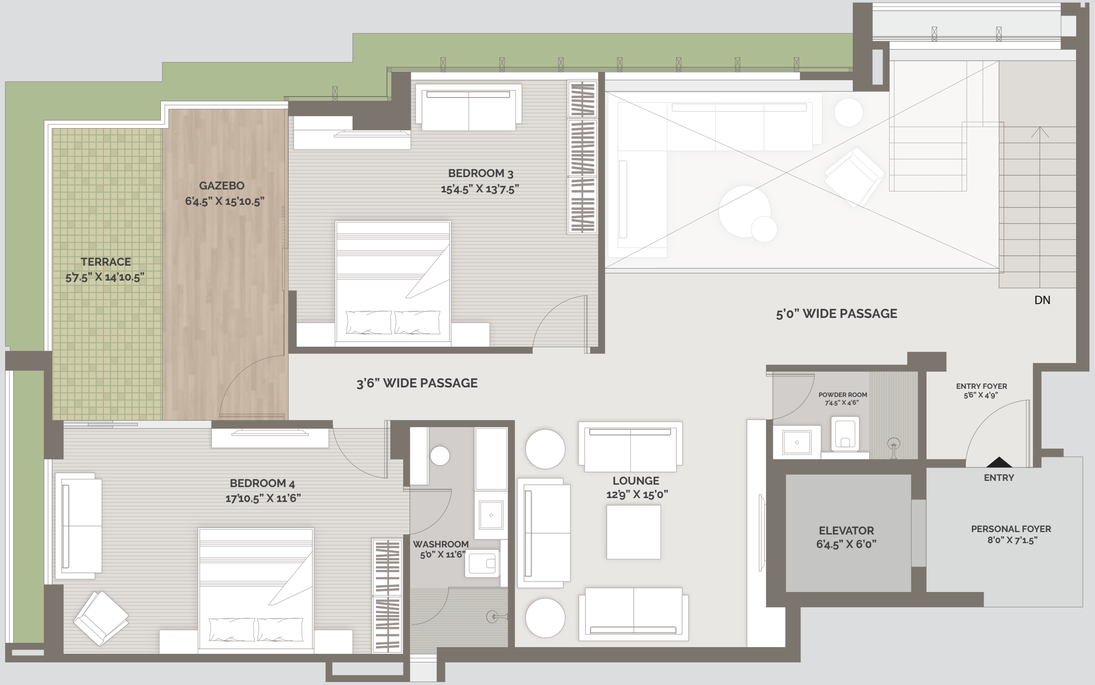
LOWER PENTHOUSE UNIT PLAN

BLOCK B (2001 to 2004)



UPPER PENTHOUSE UNIT PLAN

BLOCK B (2001 to 2004)





AT AUXERIA

THE WORLD IS CLOSER

CONNECTIVITY

Metro Station - 7 minutes
GSRTC Bus Station - 9 minutes
S.P. Ring Road - 12 minutes
Airport - 20 minutes
Railway Station - 15 minutes

HOSPITALS

SMVS Swaminarayan Hospital - 9 minutes
Aashka Multi Speciality Hospital - 10 minutes
Apollo Hospital - 14 minutes
SMS Multi Speciality Hospital - 14 minutes

NEARBY PROJECTS BY ATISHAY SHIVALAY

Auxeria - 1 minute
Atishay Shivalay Corporate House - 5 minutes
Asteria - 7 minutes
Aurelia - 7 minutes
Shivalay Sharnam - 8 minutes
Atishay Shivalay 2 - 7 minutes
Shivalay Parisar - 7 minutes
The Landmark - 7 minutes

INSTITUTES & ATTRACTIONS

Info City Global IT Park - 8 minutes
Tata Consultancy Services (TCS) - 7 minutes
GIFT City - 15 minutes
Mahatma Mandir - 15 minutes
Narendra Modi Stadium - 20 minutes

EDUCATIONAL INSTITUTES

Institute of Hotel Management - 5 minutes
School of Achievers - 5 minutes
BAPS Vidya Mandir - 9 minutes
Gujarat National Law University - 7 minutes
Pandit Deendayal Energy University - 9 minutes
Swaminarayan Dham International School - 8 minutes
National Institute of Design - 10 minutes
Institute of Advanced Reseach - 10 minutes
DAIICT - 12 minutes
Delhi Public School - 15 minutes



PROJECT FEATURES

Structure & Design - Built strong, designed beautifully. Every space is planned to stand the test of time and taste.

Flooring & Finishes - Smooth or textured, elegant surfaces that bring warmth and character to everyday living.

Walls & Paints - Subtle tones and clean finishes that make your home feel calm and inviting.

Doors & Windows - Wide openings that welcome natural light and breeze, connecting you to the outdoors.

Electrical & Lighting- functional or mood lighting that adapts to your every mood plus ample points for all everyday uses, and ambient lighting that adapts to your mood.

Kitchen & Washrooms - Functional, stylish, and easy to move around, made for both everyday comfort and special moments. Thoughtfully designed with quality fittings and a sense of quiet luxury.

Landscaping & Open Spaces - Green corners and walkways that bring freshness and pause to your routine.

Amenities - Clubhouse, fitness zones, sit-outs, and community spaces designed to help you unwind and connect.

PROJECT ASSOCIATES

ARCHITECTURAL CONSULTANT

ADS architect pvt. ltd.

STRUCTURAL CONSULTANT

SETU INFRASTRUCTURE

MEPF CONSULTANT

transenergy

LANDSCAPE CONSULTANT

BEYOND GREEN Landscape Architecture Architecture

BRAND CONSULTANT

ido·graph

DISCLAIMER : GEB/GUDA/ Legal, GST, Maintenance deposit, stamp & registration charges shall be borne by the purchaser. | Developers reserve their rights to make any change in or revise the scheme or part of or any detail in the same shall be binding to all purchasers. | No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance. | This brochure is only for advertisement and it shall not be considered as a part of a legal document. | All images used in the brochure are artistic impressions and actual may vary. The images are for presentation purposes only.

ONE DESTINATION.

TWO WORLDS.

ENDLESS
DISCOVERY.

ĀSTRUM

THE COMMERCIAL HUB

SPACES TO *Explore*

Premium Showrooms
Spread Over 3 Levels

Exclusive Offices
With Panoramic View and
Open - Terraces



DREAMS DELIVERED FROM THE HOUSE OF ATISHAY SHIVALAY

ATISHAY™ | शिवालय™

Delivering Dreams

Atishay Shivalay, with 21 years of legacy, is the vision of two reputed developers who believe in creating more than just buildings - creating iconic landmarks. With over 45 lakh plus sq.ft. delivered and 15 lakh sq.ft. under development, we stand for quality, trust, and legacy.

AUXERIA

PREMIUM RESIDENCES

Behind Astrum PDEU Cross Road, Koba - Gandhinagar
Highway, Gandhinagar, Gujarat - 382419

+91 99137 99679
atishay_shivalay
www.atishayshivalaygroup.com

SCAN QR TO EXPLORE

SCAN QR TO CHAT WITH US