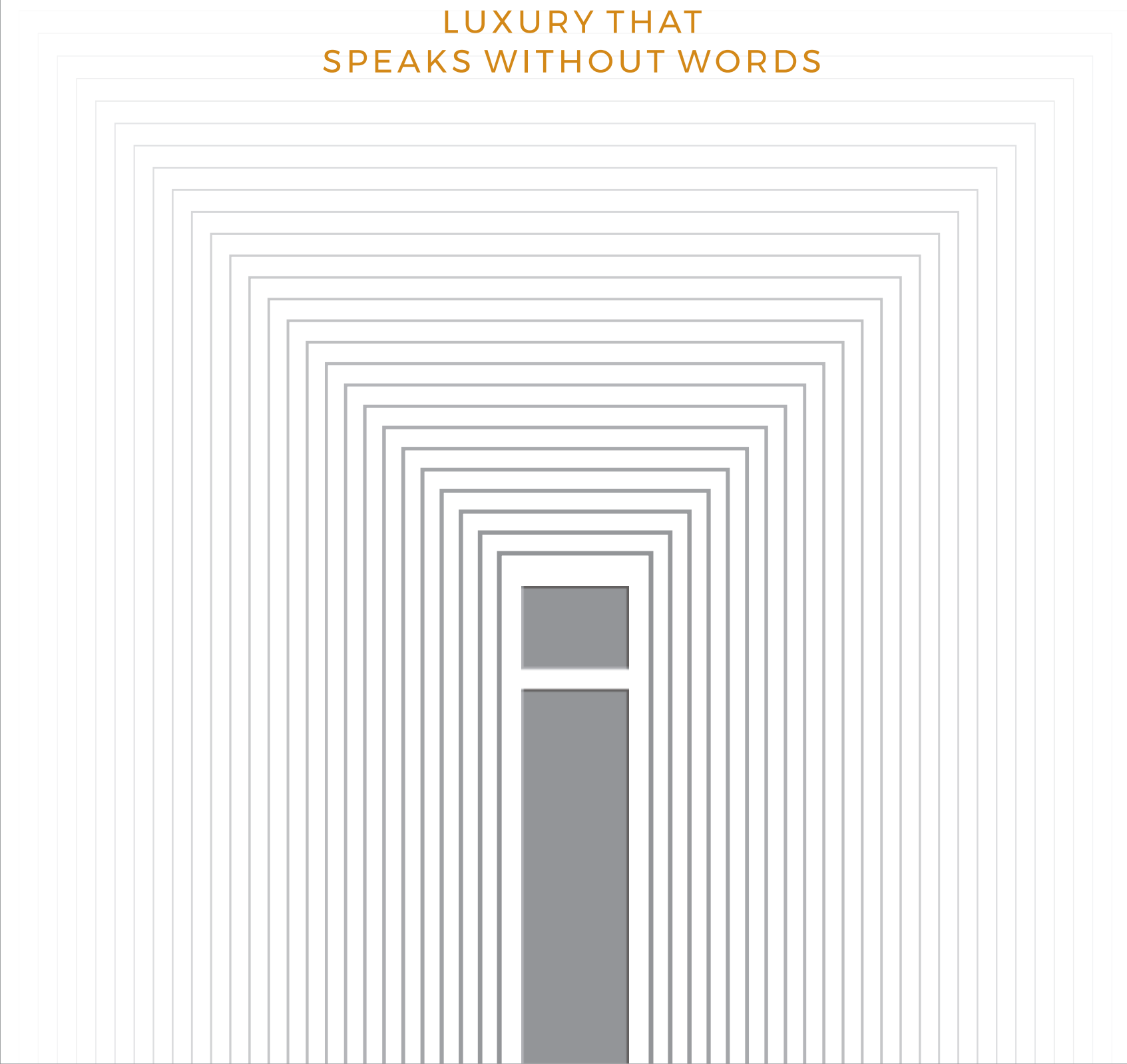


iVAN
elara

45 MTR. RD, NR. CLUB 07, NR. SHANTI ASIATIC SCHOOL, SHELA, AHMEDABAD, GUJARAT 380057

10.11 desig> 99211896

LUXURY THAT
SPEAKS WITHOUT WORDS





**IVAN IS SHAPED BY INTENT,
NOT EXCESS.**

IN A WORLD OF LOUDER
SKYLINES, IVAN CHOOSES
CLARITY IN DESIGN, IN
PLANNING, AND IN PURPOSE.
EVERY DEVELOPMENT BEGINS
WITH A SINGLE QUESTION: HOW
SHOULD THIS SPACE FEEL TO
LIVE IN, YEARS FROM NOW?
FROM PROPORTION AND LIGHT
TO FLOW AND FUNCTION, IVAN
CREATES ENVIRONMENTS THAT
QUIETLY ELEVATE DAILY LIFE
WITHOUT TRYING TO IMPRESS
AT FIRST GLANCE.

iVAN
elara

2¹3 BHK
PREMIUM HOMES & RETAIL





#elara**life**

LIFE.
EXCEPTIONALLY
REFINED.

110^{3 BHK}
180^{2 BHK}
26^{RETAIL}

NESTLED WITHIN SHELA'S
MOST DISCERNING
ADDRESS, THESE 2 & 3 BHK
RESIDENCES UNITE NATURAL
SERENITY WITH
CONTEMPORARY
REFINEMENT, SHAPING A
LIFESTYLE THAT REMAINS
QUIETLY SUPERIOR.

A BOLD PRESENCE THAT
COMMANDS ATTENTION,
PAIRED WITH THOUGHTFUL
DESIGN THAT REWARDS EVERY
GLANCE. FROM STRUCTURE TO
DETAIL, EXCELLENCE IS BUILT
INTO EVERY INCH.

BUILT TO BE
NOTICED.
DESIGNED TO
BE ADMIRER



MORE THAN AN ADDRESS
A SIGNATURE LIFESTYLE

NOT JUST WHERE YOU LIVE, BUT HOW YOU
LIVE. DESIGNED FOR COMFORT, ELEVATED BY DETAILS.
THIS IS A PLACE THAT MIRRORS YOUR CHOICES, YOUR
PACE, AND YOUR ASPIRATIONS.





THOUGHTFULLY PLANNED
SPACES THAT BRING PEOPLE
CLOSER. SEAMLESS
CONNECTIVITY TO WORK,
LEISURE, AND EVERYDAY
NEEDS. WHERE HOMES AREN'T
JUST BUILT, THEY'RE DESIGNED
FOR HOW LIFE TRULY FLOWS.

—
DESIGNED
FOR
CONNECTED
LIVING



A PAUSE, PLANTED IN THE MIDDLE OF LIFE

BETWEEN ROUTINES AND RESPONSIBILITIES, THIS IS
WHERE STILLNESS QUIETLY GROWS.
ROOTED IN CALM, SURROUNDED BY GREEN, DESIGNED
TO RESTORE BALANCE.

GREEN SPACES WITH A GENTLE SOUL

LUSH LANDSCAPES THAT SOOTHE THE SENSES, OPEN SPACES
THAT INVITE QUIET MOMENTS. EVERY CORNER REFLECTS
BALANCE, WHERE GREENERY AND LIFE GROW TOGETHER.



EVENT LAWN

#elaralifestyle



SWIMMING POOL



KIDS PLAY AREA

LIVING, ENHANCED



LIFESTYLE AMENITIES



MAIN
ENTRY



PARKING



EVENT
LAWN



RESIDENTIAL
ENTRANCE FOYER



GENERAL
TOILET



CHILDREN
PLAY AREA



PICK UP / DROP
OFF ZONE



SENIOR CITIZEN
SIT-OUT



BANQUET
HALL



TODDLER
PLAY AREA



INDOOR
GAMES



GYMNASIUM



SWIMMING
POOL



INFINITY
WALK PATH



FOOT CHI / FOOT
REFLEXOLOGY



YOGA
DECK



OUTDOOR EXERCISE
EQUIPMENTS



WELLNESS
SEATING AREA



AREA FOR
PARTY



BARBEQUE



READING
AREA



SWINGS



ROCKING
CHAIRS



PERGOLA
SEATING



GAZEBO



SEATING
AREA



STAR OBSERVATION
DECK



BIRD
FEEDING AREA



MULTIPURPOSE
CLUB



PARTY
LAWN



GYMNASIUM

#elarafitness



INDOOR GAMES



BANQUET HALL

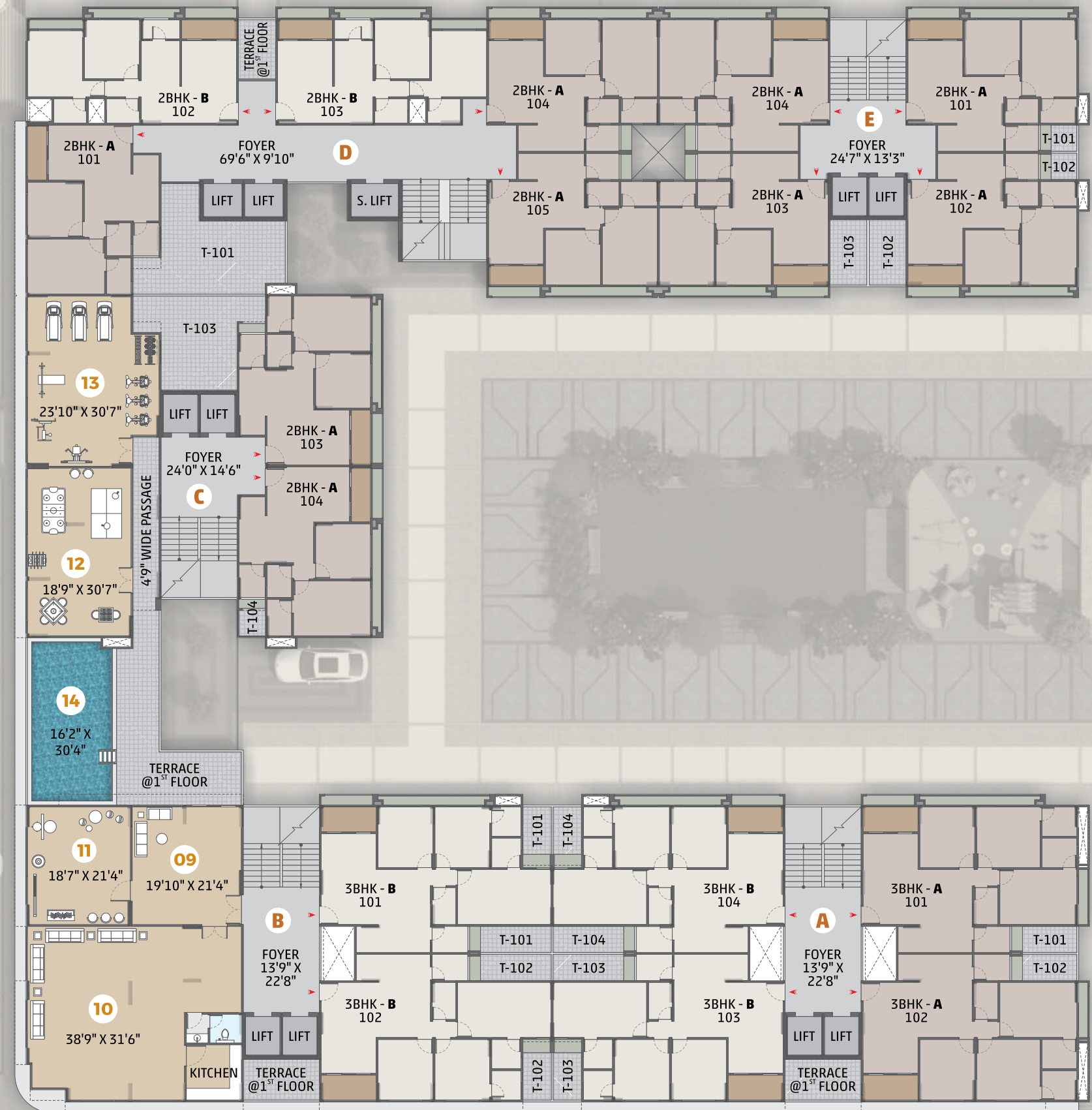


TODDLER PLAY AREA



FIRST FLOOR

- 09 ENTRANCE
- 10 BANQUET HALL
- 11 TODDLER PLAY AREA
- 12 INDOOR GAMES
- 13 GYMNASIUM
- 14 SWIMMING POOL



TYPICAL FLOOR

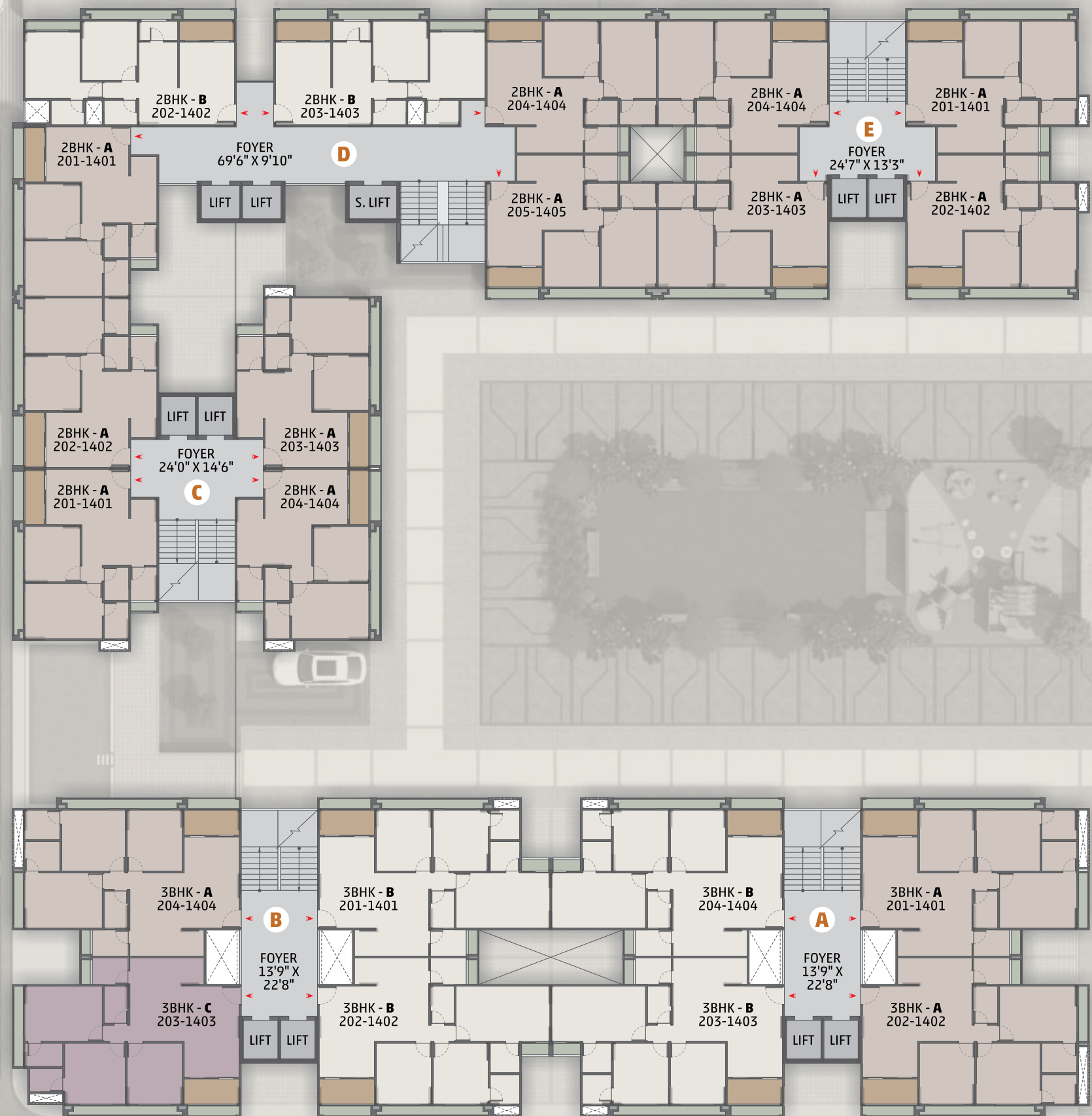
3 BHK

BLOCK A & B	SQ. FT. SBA	NO. OF UNITS
TYPE A	1792	41
TYPE B	1798	56
TYPE C	1755	13

2 BHK

BLOCK A & B	SQ. FT. SBA	NO. OF UNITS
TYPE A	1321	152
TYPE B	1301	28

TOTAL 290 UNITS

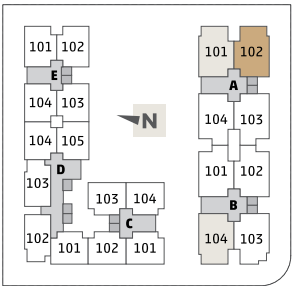




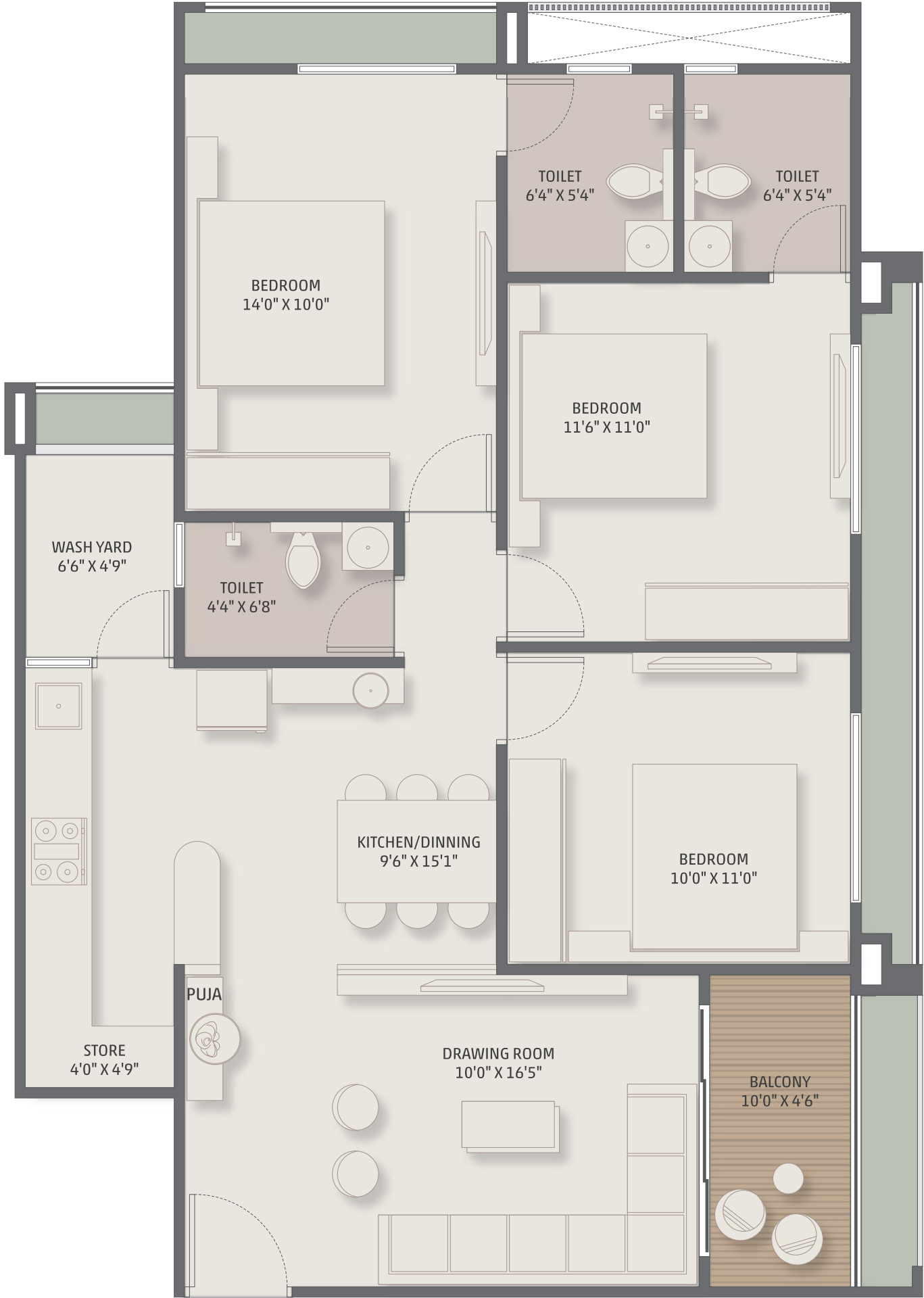
LIFESTYLE SHAPED BY
THOUGHTFUL DESIGN



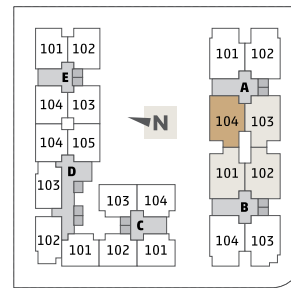
3 BHK
TYPE A



1792 SQ. FT. SBA
41 UNITS



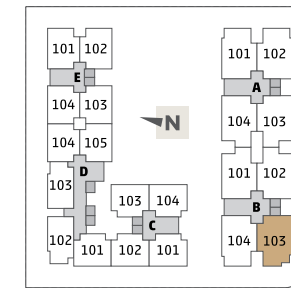
3 BHK
TYPE B



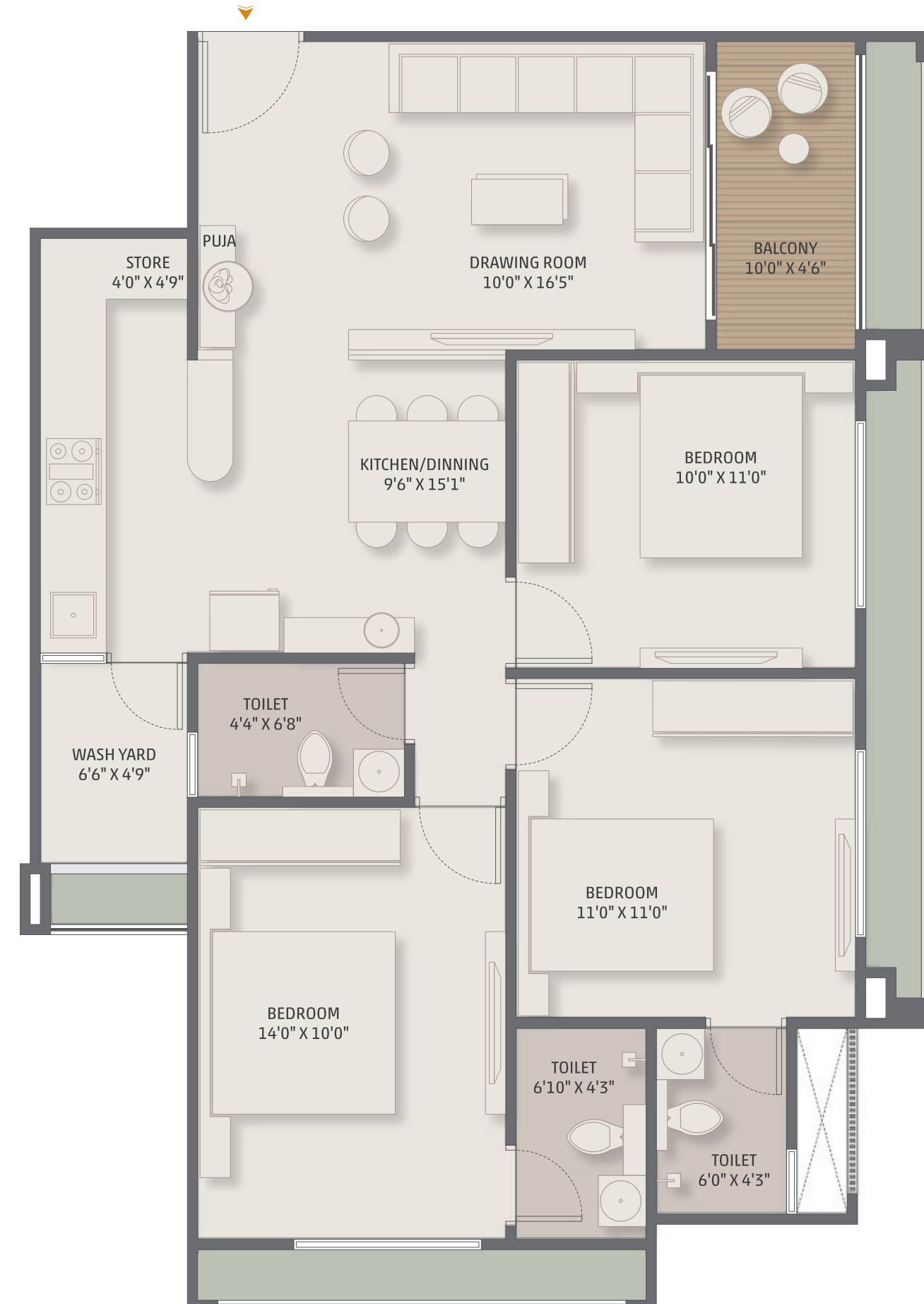
1792 SQ. FT. SBA
56 UNITS



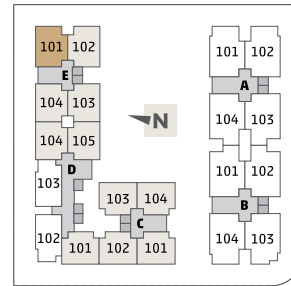
3 BHK
TYPE C



1755 SQ. FT. SBA
13 UNITS



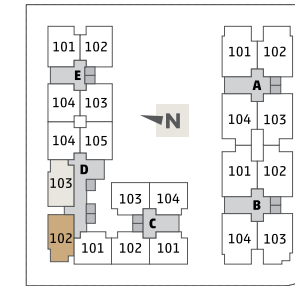
2 BHK
TYPE A



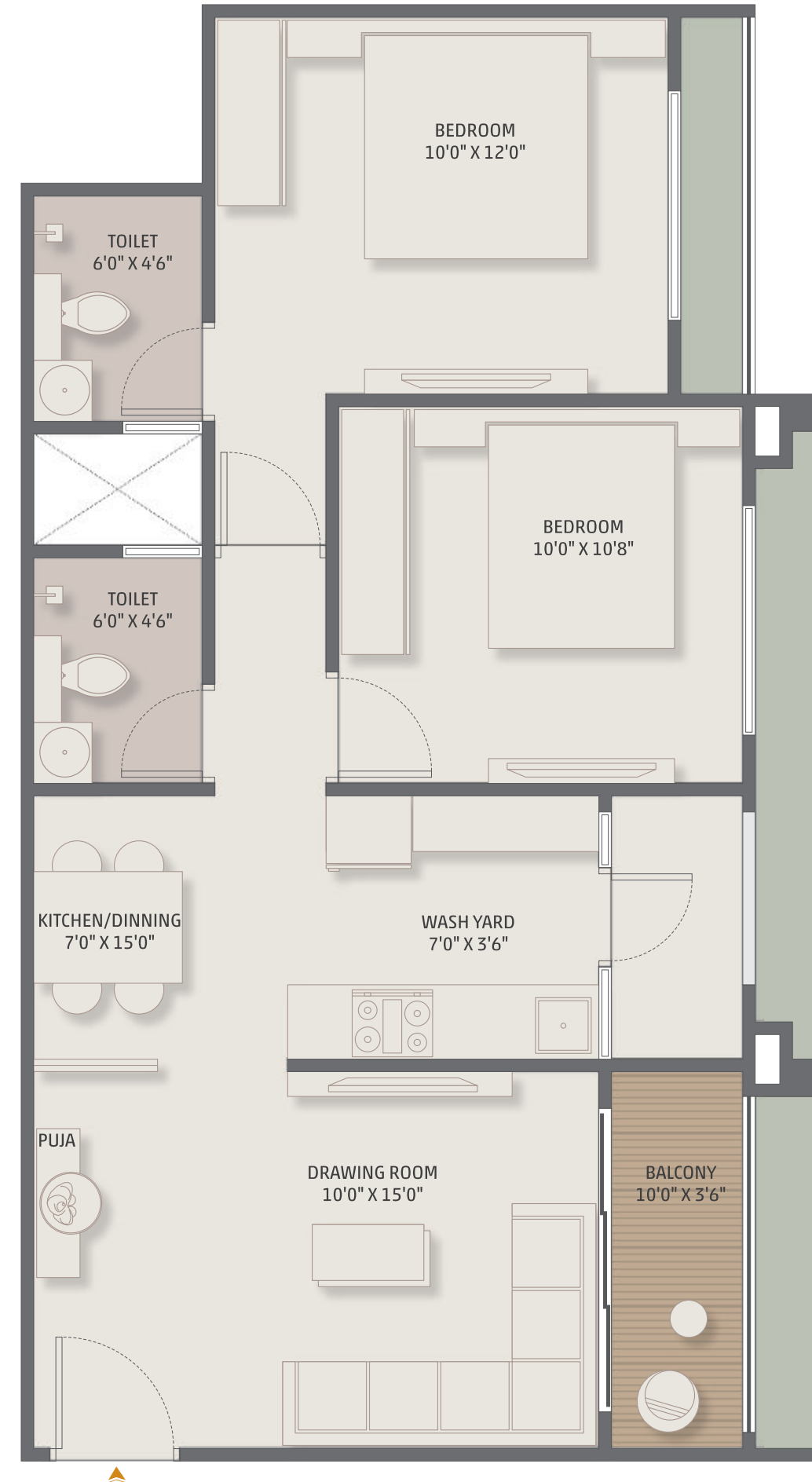
1321 SQ. FT. SBA
152 UNITS

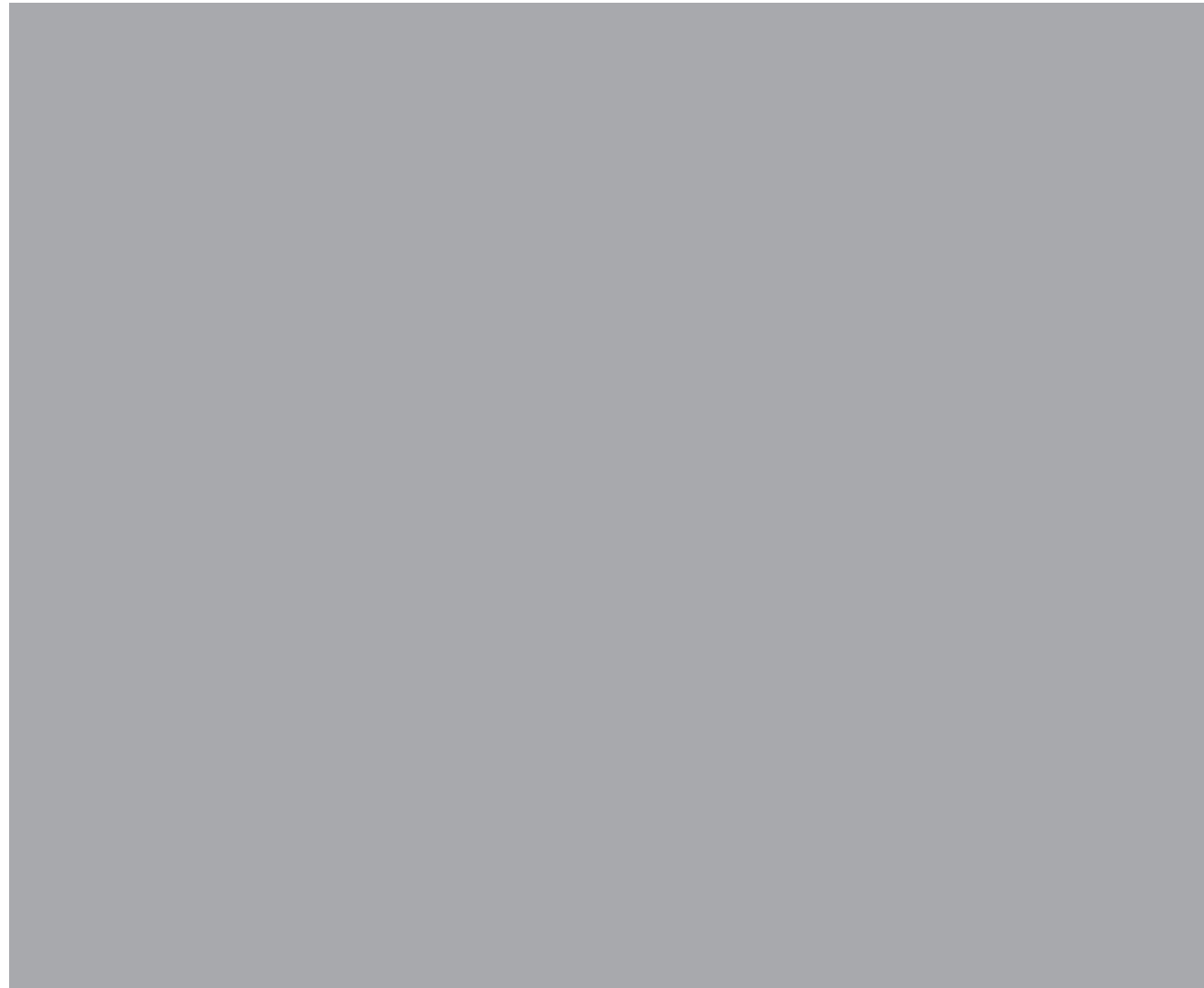


2 BHK
TYPE B



1301 SQ. FT. SBA
28 UNITS





STRUCTURE

EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE
AS PER STRUCTURAL ENGINEER'S DESIGN

FLOORING

VITRIFIED TILES FLOORING IN ALL ROOMS

KITCHEN

GRANITE PLATFORM WITH S.S.SINK GLAZED TILES DADO UP TO LINTEL LEVEL
PROVISION FOR R.O. POINT WITH REQUIRED ELECTRICAL & PLUMBING POINT

BATHROOMS/TOILET

ANTI-SKID FLOORINGGLAZED TILES DADO UP TO
LINTEL LEVEL BRANDED SANITARY WARE FITTINGS

DOORS & WINDOWS

WOODEN DOOR FRAME WITH DECORATIVE MAIN DOOR,
ALL OTHER FLUSH DOOR WITH SS FITTING

WASH AREA

ANTI-SKID FLOORING PROVISION FOR WASHING MACHINE WITH
ELECTRICAL AND PLUMBING POINT

SPACIFICATIONS

ELECTRIFICATION

CONCEALED COPPER WIRING WITH M.C.B / E.L.C.B.
BRANDED MODULAR SWITCHES WITH SUFFICIENT ELECTRICAL POINTS IN ALL ROOMS
ELECTRICAL POINT FOR A.C. IN MASTER BEDROOMS

PLUMBING

BRANDED U.P.V.C. PIPES FOR REGULAR WATER SUPPLY
BRANDED C.P.V.C. PIPES FOR HOT WATER SUPPLY BRANDED P.V.C PIPE FOR DRAIN

FITTING

CONCEALED PLUMBING FITTING WITH STANDARD QUALITY
BATH FITTING AND SANITARY WARE.

TERRACE

OPEN TERRACE WITH WATER PROOF TREATMENT

PLASTER & PAINTS

INSIDE : SINGLE COAT MALA PLASTER WITH WALL PUTTY FINISH

OUTSIDE : DOUBLE COAT MALA PLASTER WITH EXTERIOR PAINT FOR ATTRACTIVE ELEVATION

OUR COMPLETED PROJECTS

SAMVAT RESIDENCY
RESIDENTIAL @ PALDI

STHANAK RESIDE
RESIDENTIAL @ NARANPURA

SHREY RESIDENCY
RESIDENTIAL @ USMANPURA

SAKAL 59
RESIDENTIAL @ CHANDKHEDA

SVET RESIDE
RESIDENTIAL @ PALDI

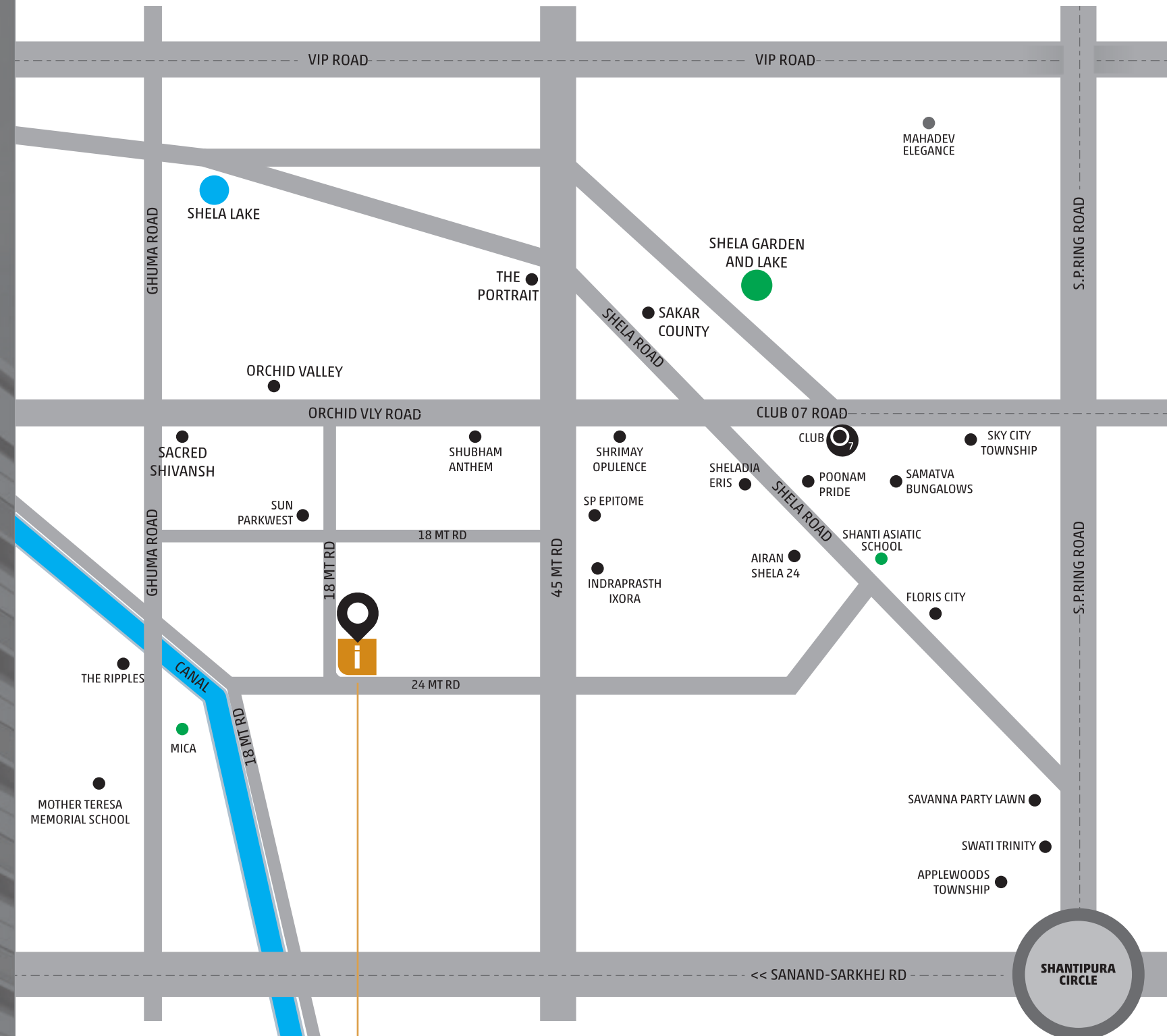
SOPAN HEIGHT
RESIDENTIAL @ CHANDKHEDA

SAKAL 24
RESIDENTIAL @ CHANDKHEDA

AMAY RESIDE
RESIDENTIAL & COMMERCIAL
@ ADALAJ

OUR UPCOMING PROJECT

COMMERCIAL
@ C G ROAD



IVAN
elara



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