

LIFE AT



LIVING
EXPERIENCE

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 built up area exceeding 20 Lac 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.



3 & 4 BHK Premium Appts
@ Chandkheda, Ahmedabad



3 & 4 BHK Appts & Shops
@ Kudasán, Gandhinagar



3 BHK Appts & Shops
@ Kudasán, Gandhinagar



3 BHK Premium Appts
@ Kudasán, Gandhinagar



3 BHK Luxurious Appts
@ Kudasán, Gandhinagar



3&4 BHK Club Style Appts
@ PDPU Gift City Road, Gandhinagar



4 BHK & Duplex Penthouses
@ PDPU Gift City Road, Gandhinagar



Premium Showrooms & Office
@ Kudasán, Gandhinagar



Premium Showrooms & Office
@ Tapovan Circle, Ahmedabad

MADE FOR THE BEAUTIFUL
JOURNEY OF
LIFE

ATISHAY
SHIVALAY 4

3 BHK & 4 BHK DUPLEX PENTHOUSES AND SHOPS

Atishay Shivalay 4 - where every line on the blueprint and every beam in the structure has a story to tell. A story of creating living spaces that elevate your lifestyle and make you experience the pinnacle of luxury living.

ATISHAY SHIVALAY 4

3 BHK & 4 BHK DUPLEX PENTHOUSES AND SHOPS

LUXURY RESIDENCES THAT NEED NO INTRODUCTION

Embrace the blissful feeling of coming home. It's where we can truly be ourselves, where memories are made, and where we find solace and happiness.

184 Apartments

12 Skyvillaments

30 Shops / Showrooms

02 Basements



CHILDHOOD



Childhood is a magical time. The endless giggles, amusing games, innocent friendships, and carefree adventures - every moment is a treasure to behold.



FAMILY

The sweet moments of settling down, starting a family, and growing together as a family become more delightful when all this happens in the house of your dreams.

4 PILLARS OF LIFE

The true essence of life lies in the moments we share with loved ones. Atishay Shivalay 4 is a home that enhances your happiness through all four seasons of life.

ATISHAY
SHIVALAY 4

3 BHK & 4 BHK DUPLEX PENTHOUSES AND SHOPS

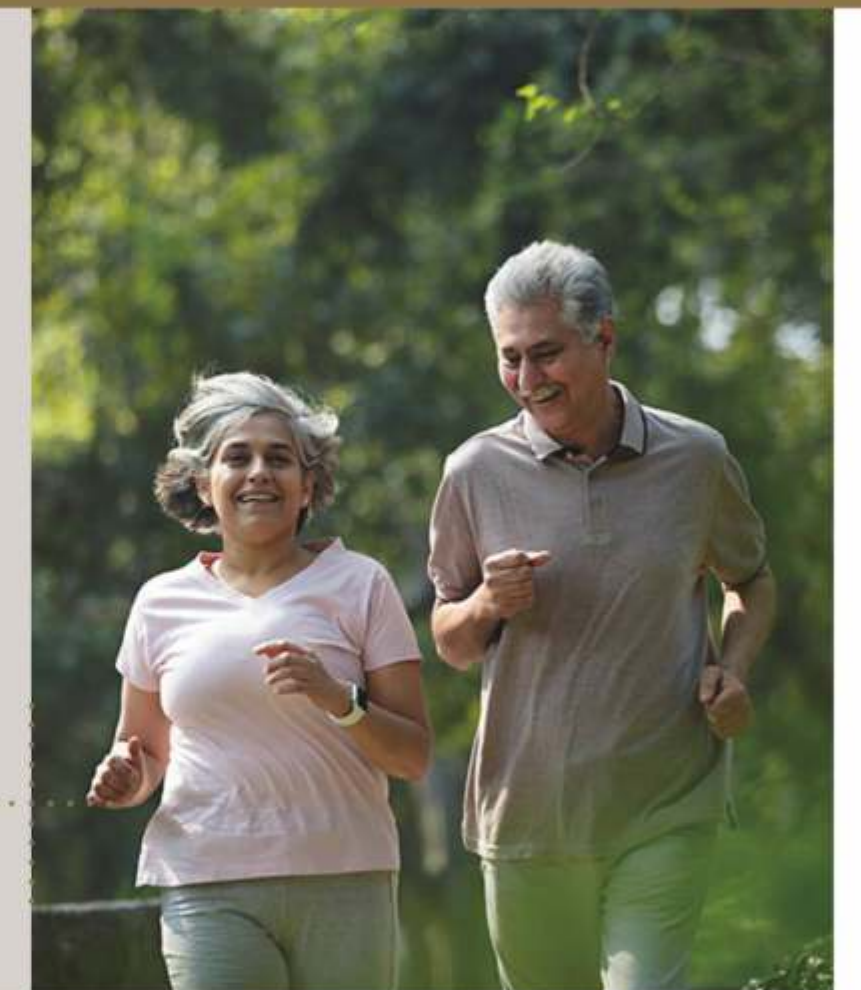


YOUTH

It's time to spread your wings, experience new things, and live life on your terms. The avenues for excitement, entertainment, and enjoyment are unlimited when you live here.

RETIREMENT

Embrace the golden years of retirement, find solace in the little things - a leisurely stroll in the park, sharing stories with like-minded friends, and basking in the glow of a life well-lived.



ENJOY THE PERKS
OF THE PRIME
LOCATION ++

There's more to location than meets the eye.
This prestigious address isn't just about proximity to trendy cafes
and buzzing shopping centers – it's about convenience,
accessibility, and a sense of belonging.





EVERY CORNER
IS A FEAST FOR
THE SENSES++

There's something truly magical about
immersing yourself in nature's embrace.
The air is fresh, the colors are vivid, and
the tranquility is all around you.



WHERE POSITIVE
VIBES
ENVELOPE YOU++

Whether it's a jogging track inspiring you for a run or cosy
sit-outs calling you out to enjoy the moments of solitude,
you are bound to feel rejuvenated.





A FANTASTIC LIFESTYLE FOR ALL AGES AND INTERESTS

Who says you need a fortune to live like a celebrity? With the finest lifestyle amenities at your doorstep, you get to live a life that is delightful beyond your imagination.

WORK / SOCIAL



PLAY LAWN



GAZEBO



LIBRARY



BANQUET
HALL



JOGGING /
WALKING TRACK



YOGA LAWN



KID'S POOL



GYMNASIUM

PLAY



BADMINTON COURT/
VOLLEYBALL COURT



NET CRICKET



HALF
BASKETBALL COURT



ACUPRESSURE
PATH



TODDLERS
PLAY AREA



KIDS PLAY
AREA



INDOOR GAME

LIVE



LANDSCAPE AREA



DOUBLE
BASEMENT PARKING



SWING AREA
(JHULA SEATING)



DOUBLE HEIGHT
ENTRANCE FOYER





Indoor Games



Toddler Area



Gymnasium

TAILOR-MADE AMENITIES FOR THE UNIQUE YOU

Whether you are a fitness buff, an indoor games enthusiast, or a keen book reader, there's a perfect amenity for you. And for our little residents, there's a safe, stimulating play area where they can have loads of fun.

ATISHAY SHIVALAY 4

3 BHK & 4 BHK DUPLEX PENTHOUSES AND SHOPS



Library



Banquet Hall

AN AMAZING SPACE TO REJOICE SPECIAL OCCASIONS++

Stepping into this extravagant banquet hall is like getting transported to a fairytale destination where every detail is crafted to perfection to make your celebrations grand and your memories precious.

11' Height Banquet Hall

More than 1000 sq.ft.
Banquet accommodate

A JOYFUL
WAY OF LIFE TO BE
DISCOVERED++

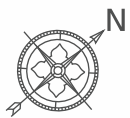


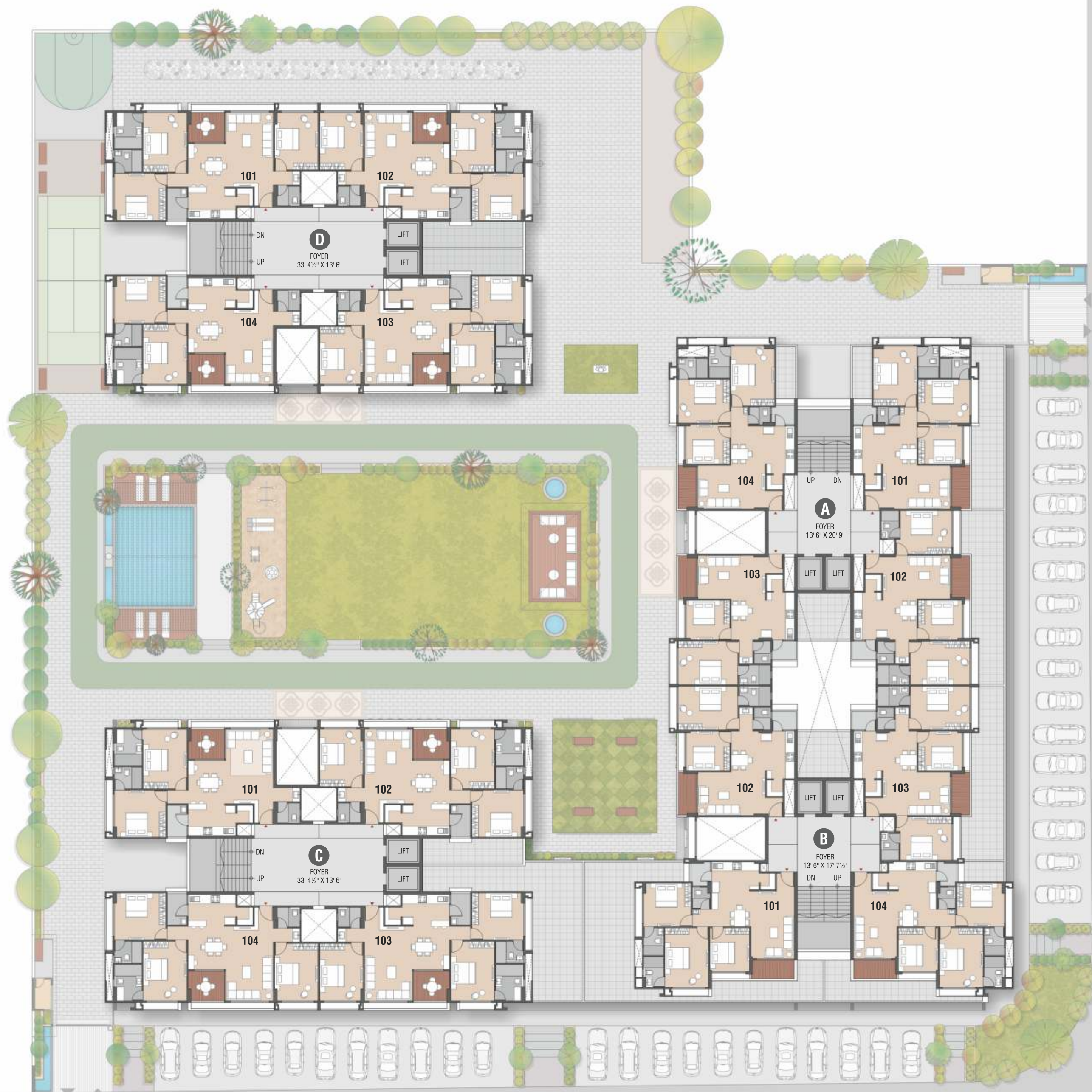
ATISHAY SHIVALAY 4

GROUND FLOOR PLAN

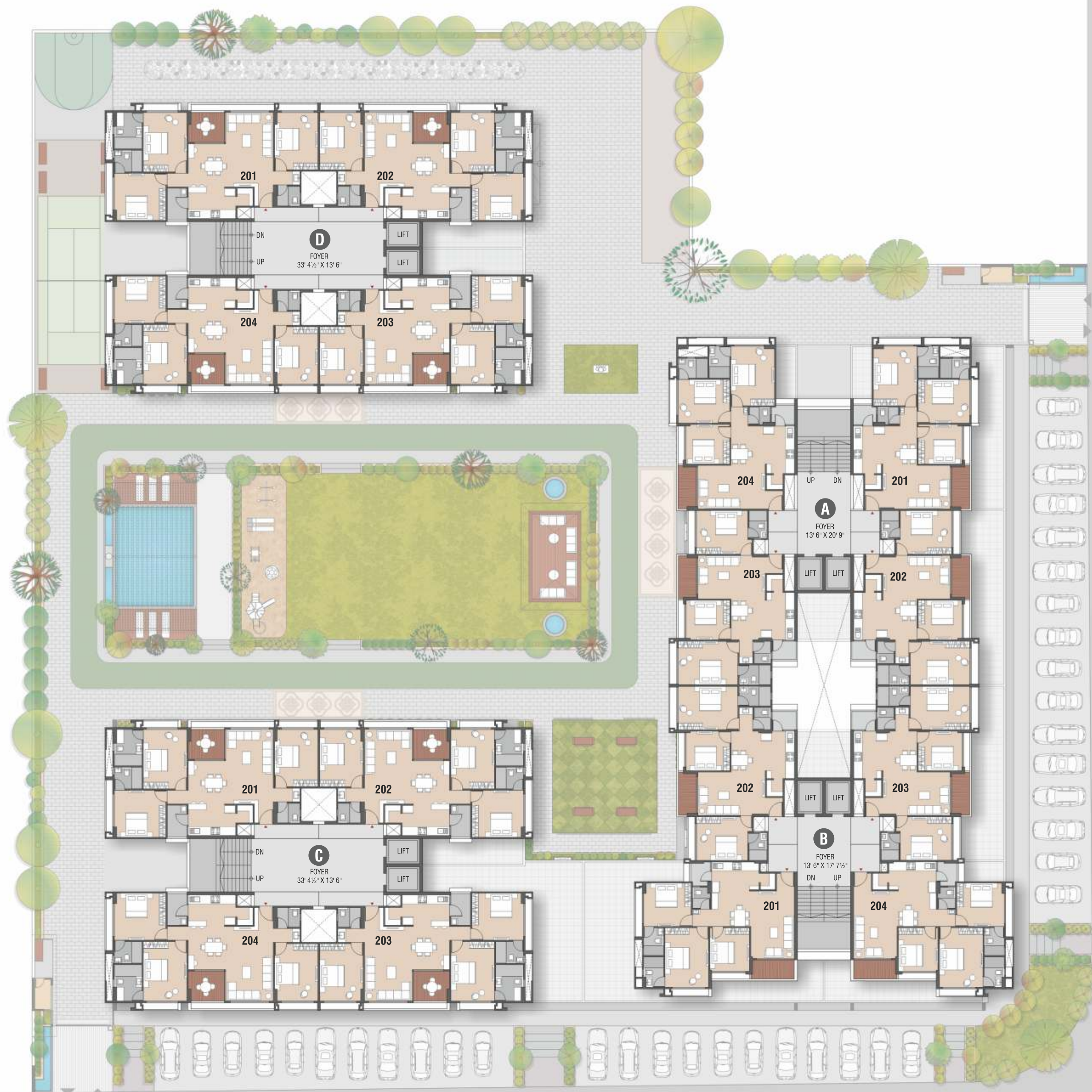
LEGENDS

- 01 ENTRANCE WATER BODY
- 02 SECURITY CABIN
- 03 KID'S MULTIPURPOSE COURT
- 04 SEATING SPACE WITH JHOOLA
- 05 WATER FEATURE WALL
- 06 SPLASH POOL / SWIMMING POOL
- 07 PARTY LAWN
- 08 CHILDREN'S PLAY AREA
- 09 GAZEBO HANGOUT SPACE FOR SENIOR CITIZEN
- 10 JHOOLA COURT
- 11 STATUE / ARTIFACT POINT
- 12 JOGGING TRACK
- 13 LIBRARY
- 14 TODDLER'S ROOM
- 15 SOCIETY OFFICE
- 16 ACTIVITY ROOM
- 17 BANQUET HALL WITH KITCHEN
- 18 INDOOR GAMES
- 19 GYM / YOGA
- 20 SPACE FOR METER ROOM
- 21 GREEN COURTYARD
- 22 TENNIS/VOLLYBALL COURT





1ST
FLOOR PLAN



TYPICAL
FLOOR PLAN (2ND TO 11TH)

A PREVIEW OF
THE SPLENDOUR THAT
AWAITS++



AN AMBIANCE OF
LUXURY AND
REFINEMENT++

Every detail in this opulent living space has been meticulously curated. From the rich craftsmanship to the gleaming flooring, every element exudes a vibe of magnificence.





COMFORT
WITH A TOUCH OF
GRANDEUR++

There's nothing quite like stepping into a bedroom that feels like a warm hug at the end of a long day. A place where you can unwind, relax, and just be yourself.

3 BHK
TYPICAL UNIT PLAN

BLOCK - A



3 BHK
TYPICAL UNIT PLAN

BLOCK - A & B



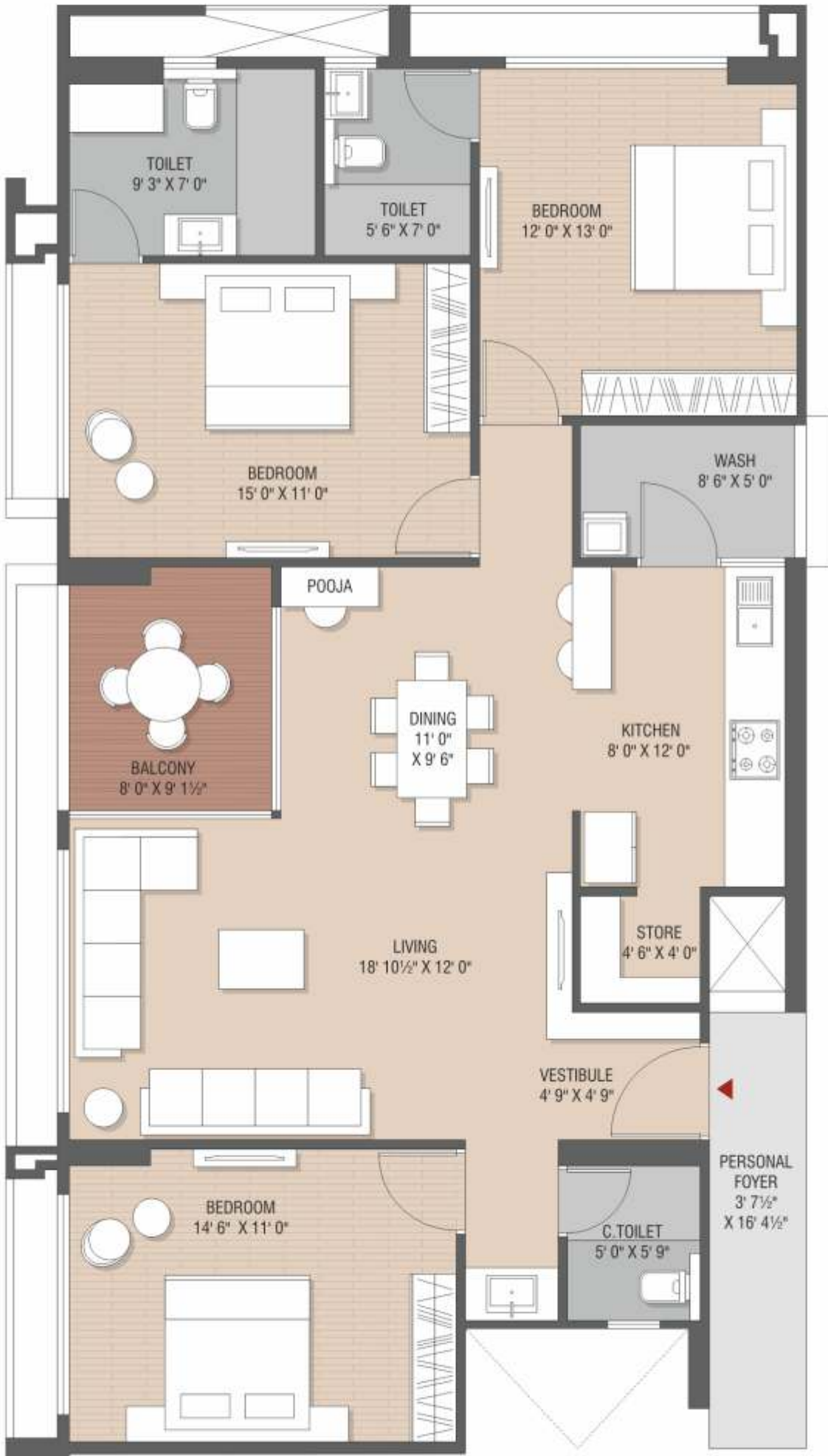
3 BHK
TYPICAL UNIT PLAN

BLOCK - B



3 BHK
TYPICAL UNIT PLAN

BLOCK - C & D

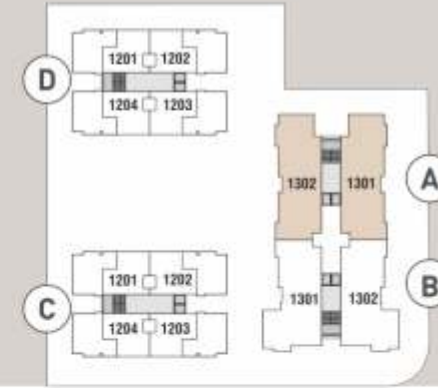


3 BHK

UNIT PLAN

PENT HOUSE
13TH FLOOR

BLOCK - A



3 BHK

UNIT PLAN

PENT HOUSE
13TH FLOOR

BLOCK - B

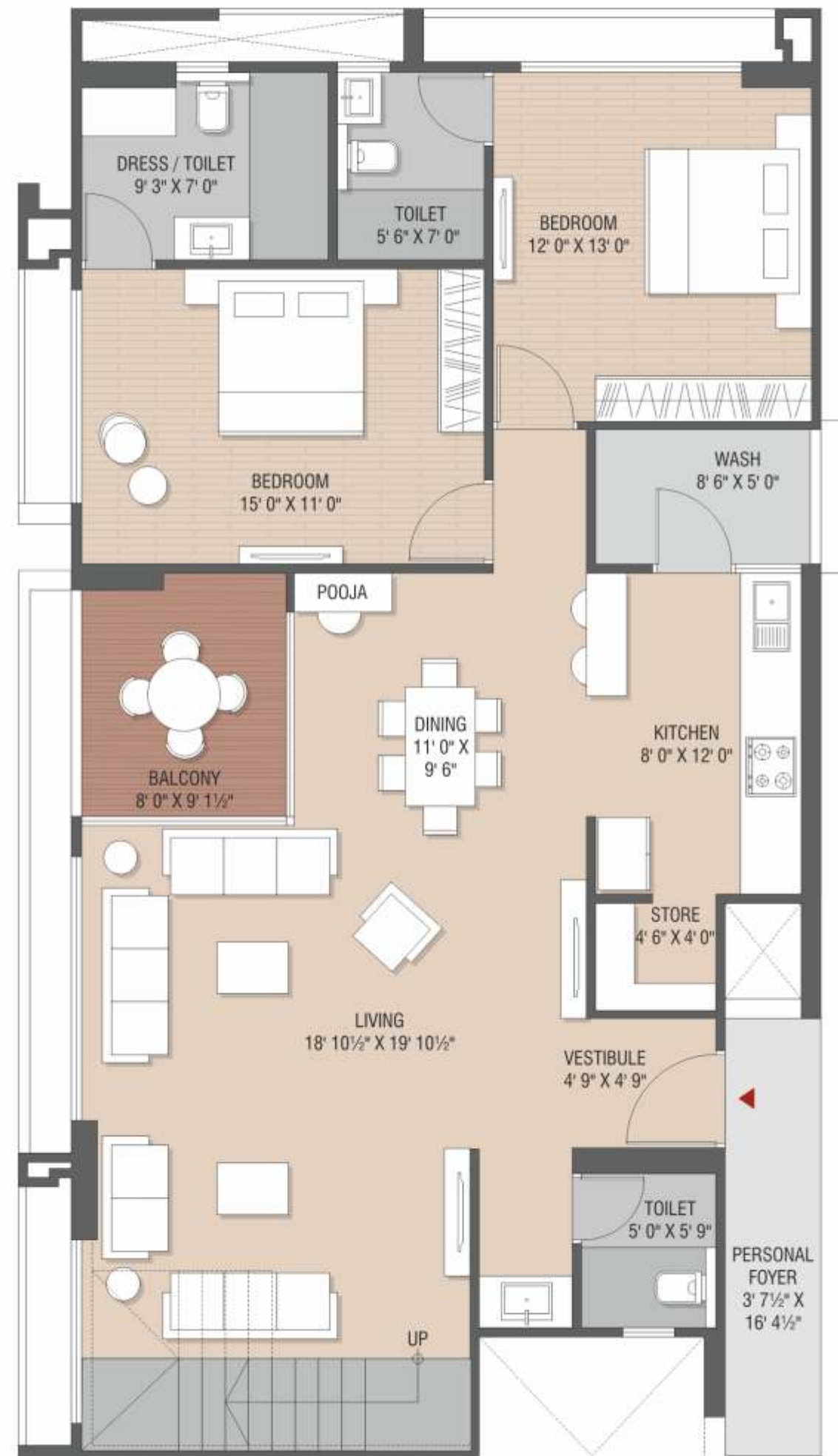
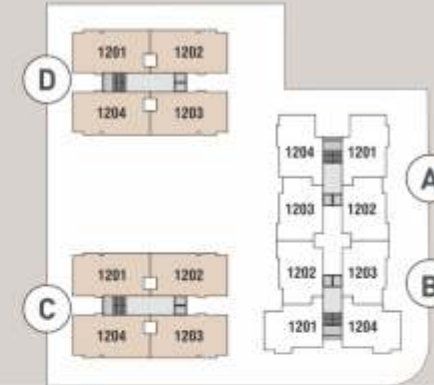


4 BHK

UNIT PLAN

PENT HOUSE
LOWER LEVEL

BLOCK - C & D



4 BHK

UNIT PLAN

PENT HOUSE
UPPER LEVEL

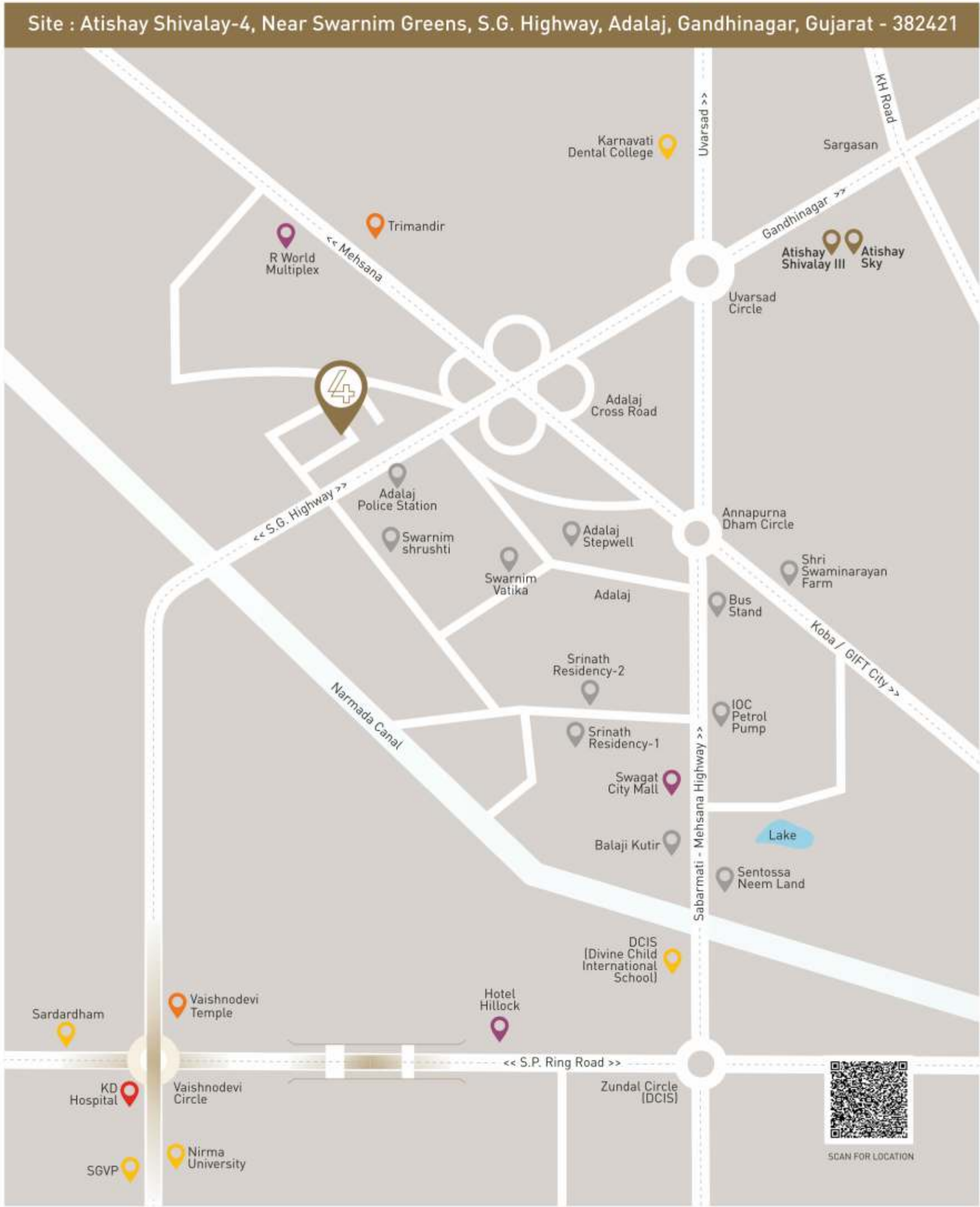
BLOCK - C & D



THE GOOD LIFE AWAITS YOU

SPECIFICATIONS

Salient Features	• Provision of gas pipe line to each flat • Provision of 24 x 7 bore well water connection • Automatic standard quality elevators • Well designed lobby entrance • Attractive site entrance gate with security
Structure	• Earthquake resistant R.C.C Frame Structure
Flooring	• Branded Vitrified flooring in drawing, living, dining, kitchen, all bedrooms, balcony and in store room
Wash Area	• Kota stone flooring with a dado of glazed tiles • Provisions for R.O water, geysers and washing machine point
Kitchen	• Granite Platform with S.S sink & glazed tiles dado upto lintel level
Doors	• Main door with veneer finished along with wooden frame & Security digital lock • All other doors are flush door with wooden frame
Windows	• Powder coated aluminum sliding window
Bathrooms	• GVT dado on all walls up to the lintel level • Branded bathroom fittings of premium brand and sanitary ware of premium brand • Premium quality plumbing fittings
Electrification	• All electrical concealed points of ISI make along with ISI standard brand. • Wires & ISI standard brand modular switchboards
Railing	• SS/MS Railing / Glass Railing
Wall Finish	• Inside single mala plaster with putty & outside double coat sand face plaster with rustic texture & 100% acrylic paint



A Project by



Delivering Dreams..



Developer

KESHAV INFRA

For Booking
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scan me



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Architect
SSA Associates

Structural Engineer
Setu Infrastructure

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