

Luxury,  
As It Should Be



Luxury  
That Shines  
Bright Even  
When the  
Sun's Down



AURELIA

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# 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

Double Height Indoor Squash



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



Double Height Indoor Badminton

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

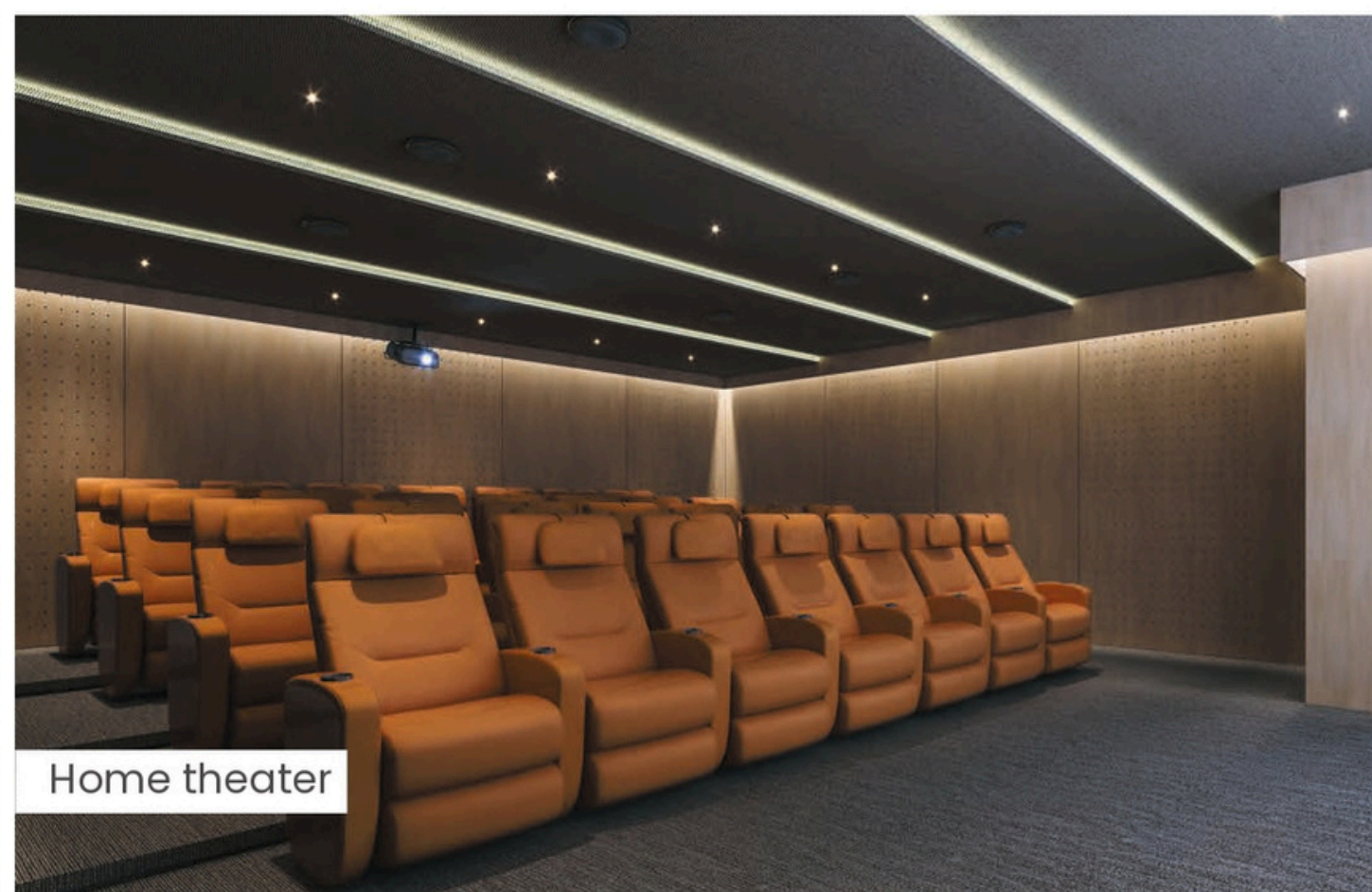


Well, it didn't just end with Sports!  
Here's Aurelia's Luxe Lifestyle

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



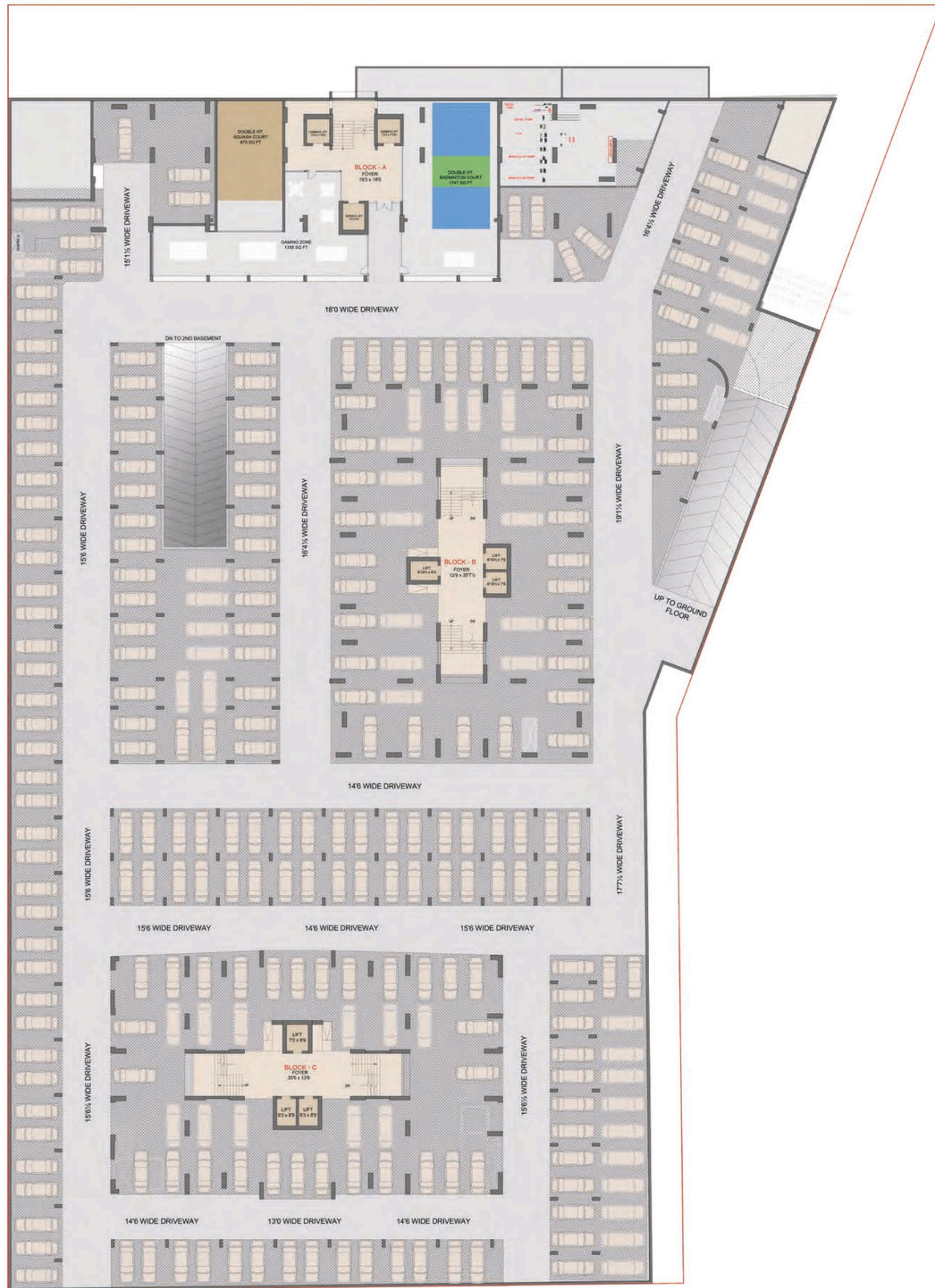
— Master Bedroom



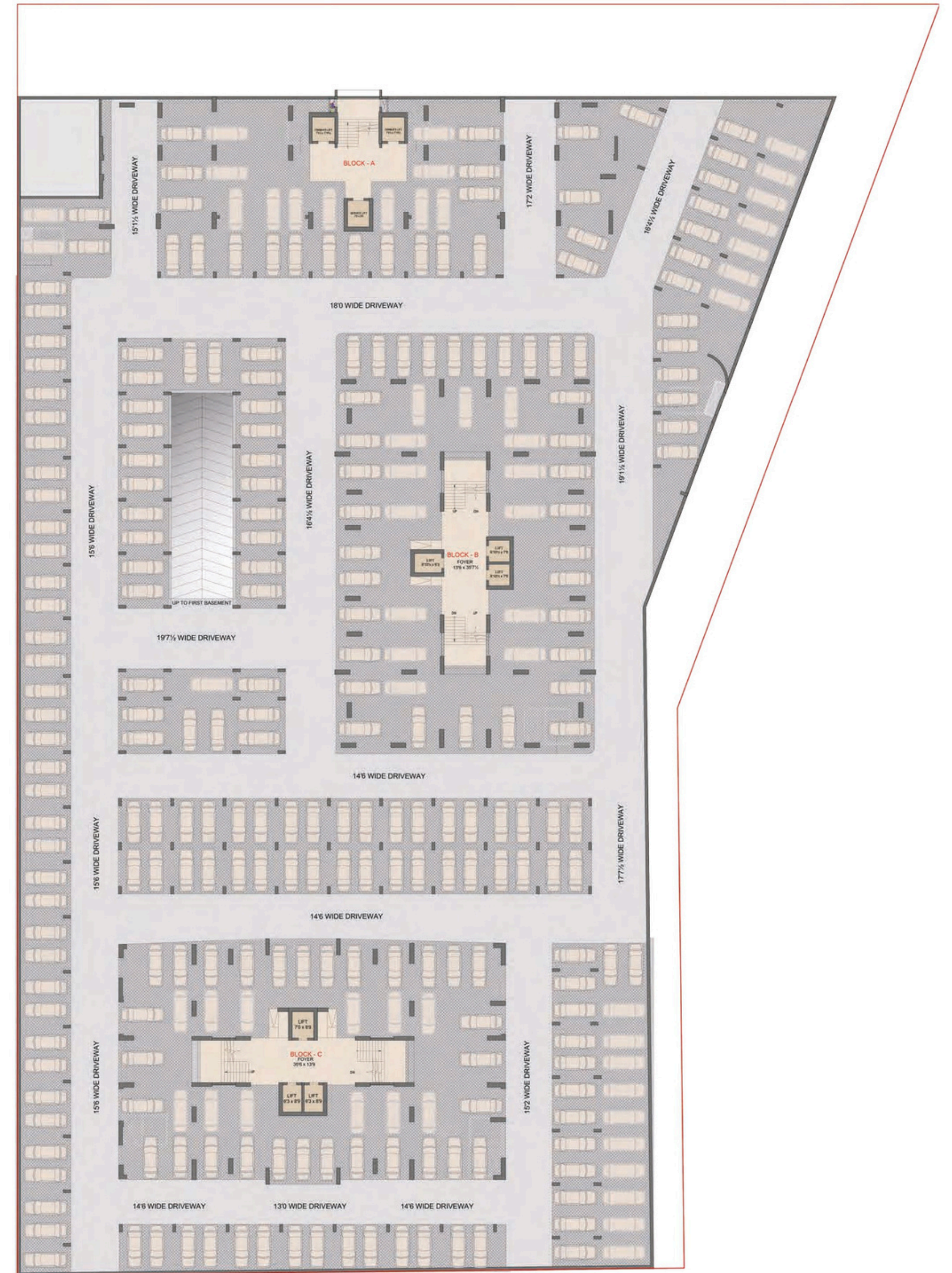
Witness The Brilliance Of Aurelia's Double Height Penthouses



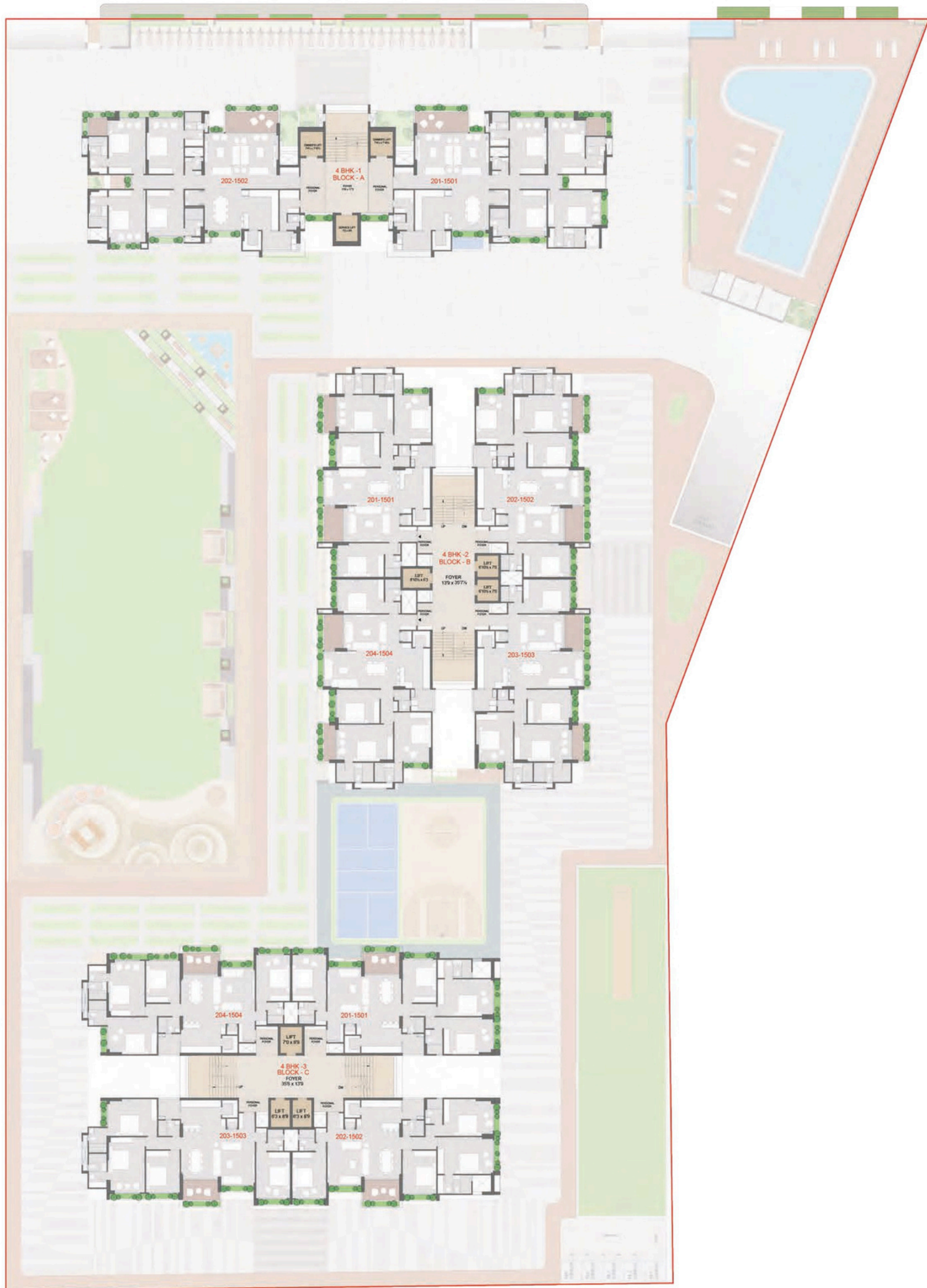
1. ENTRANCE WATER BODY
2. ENTRY GATE
3. SECURITY CABIN
4. DROP OFF ZONE
5. DECK
6. SPLASH POOL
7. SWIMMING POOL
8. DRIVER LOUNGE ROOM
9. THEATRE ROOM
10. DOUBLE HEIGHT BADMINTON COURT
11. FOYER
12. DOUBLE HEIGHT SQUASH COURT
13. HOLLOW PLINTH SEATING - 5
14. GYM
15. YOGA ROOM
16. CAFE/LIBRARY
17. BANQUET 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



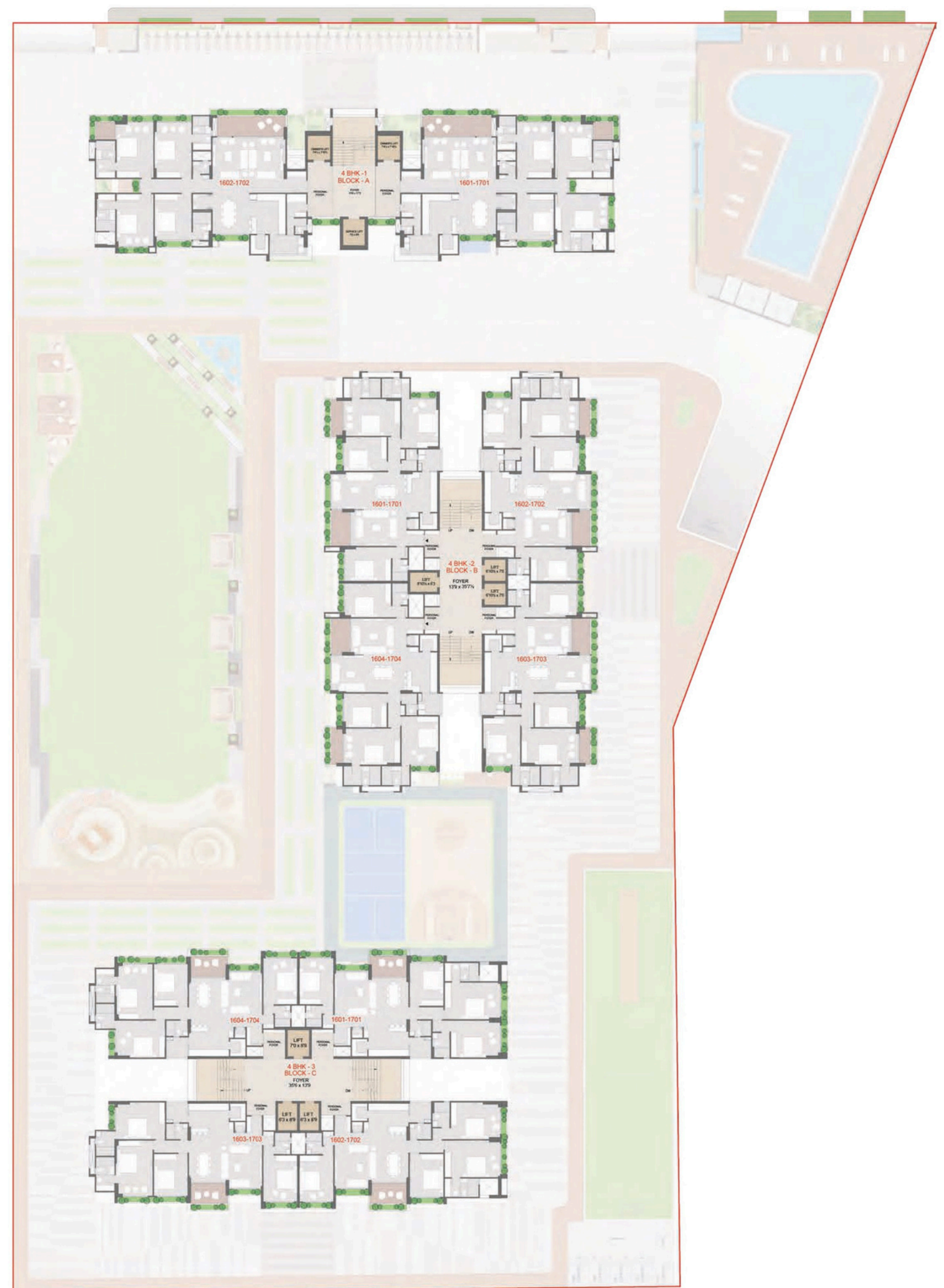
BASEMENT 1 LAYOUT



BASEMENT 2 LAYOUT

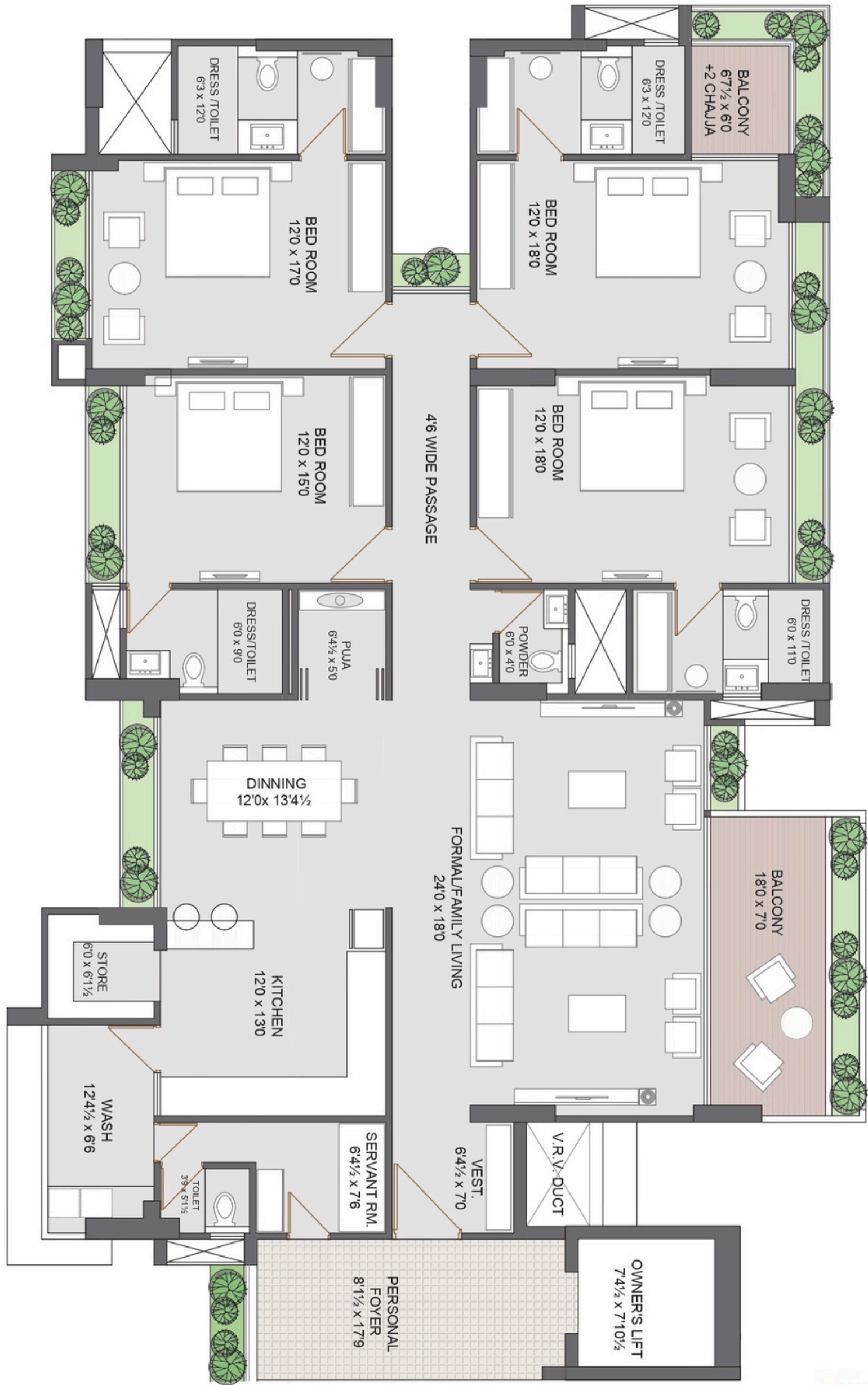


2<sup>nd</sup> to 15<sup>th</sup> FLOOR LAYOUT



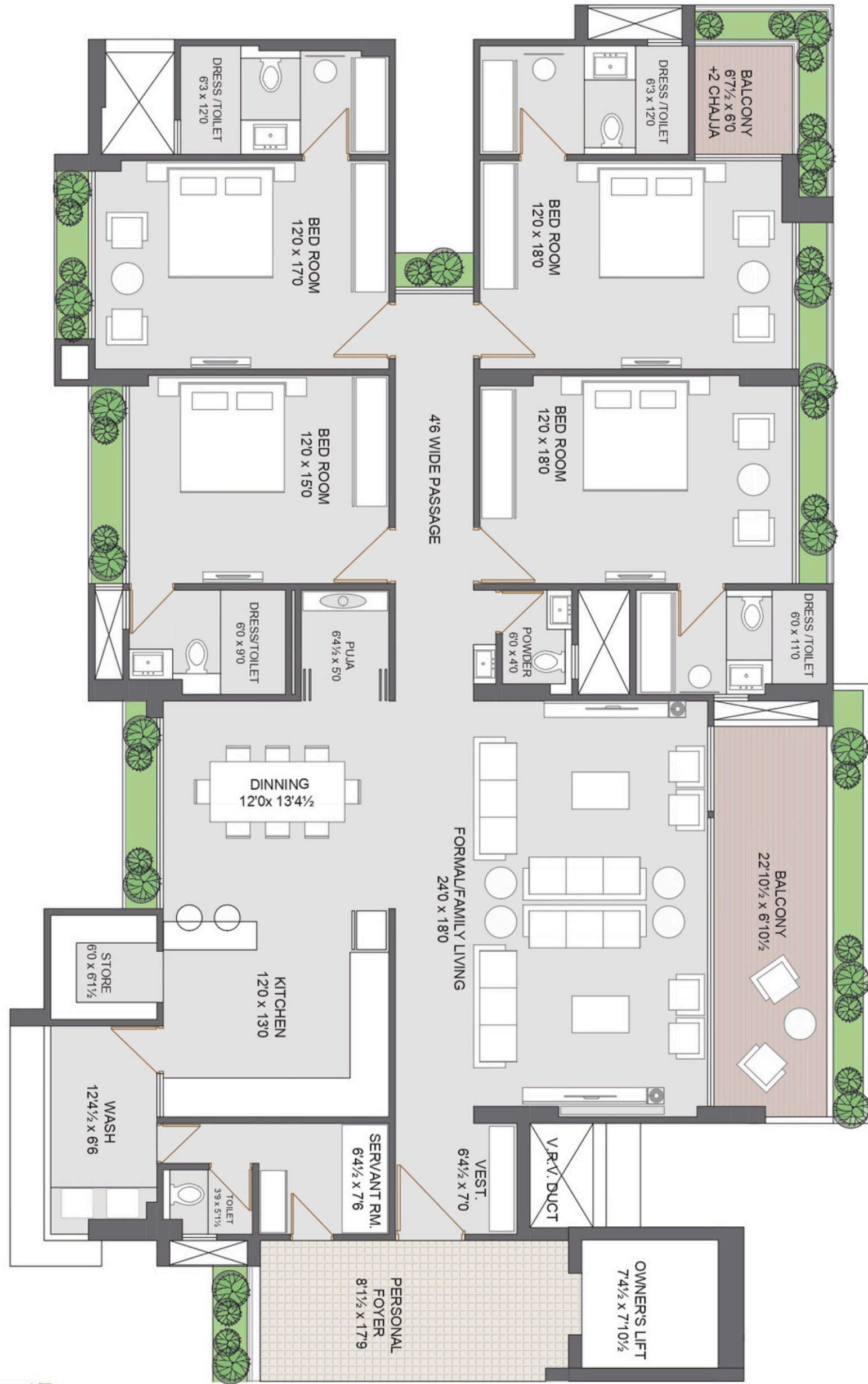
16<sup>th</sup> & 17<sup>th</sup> FLOOR LAYOUT





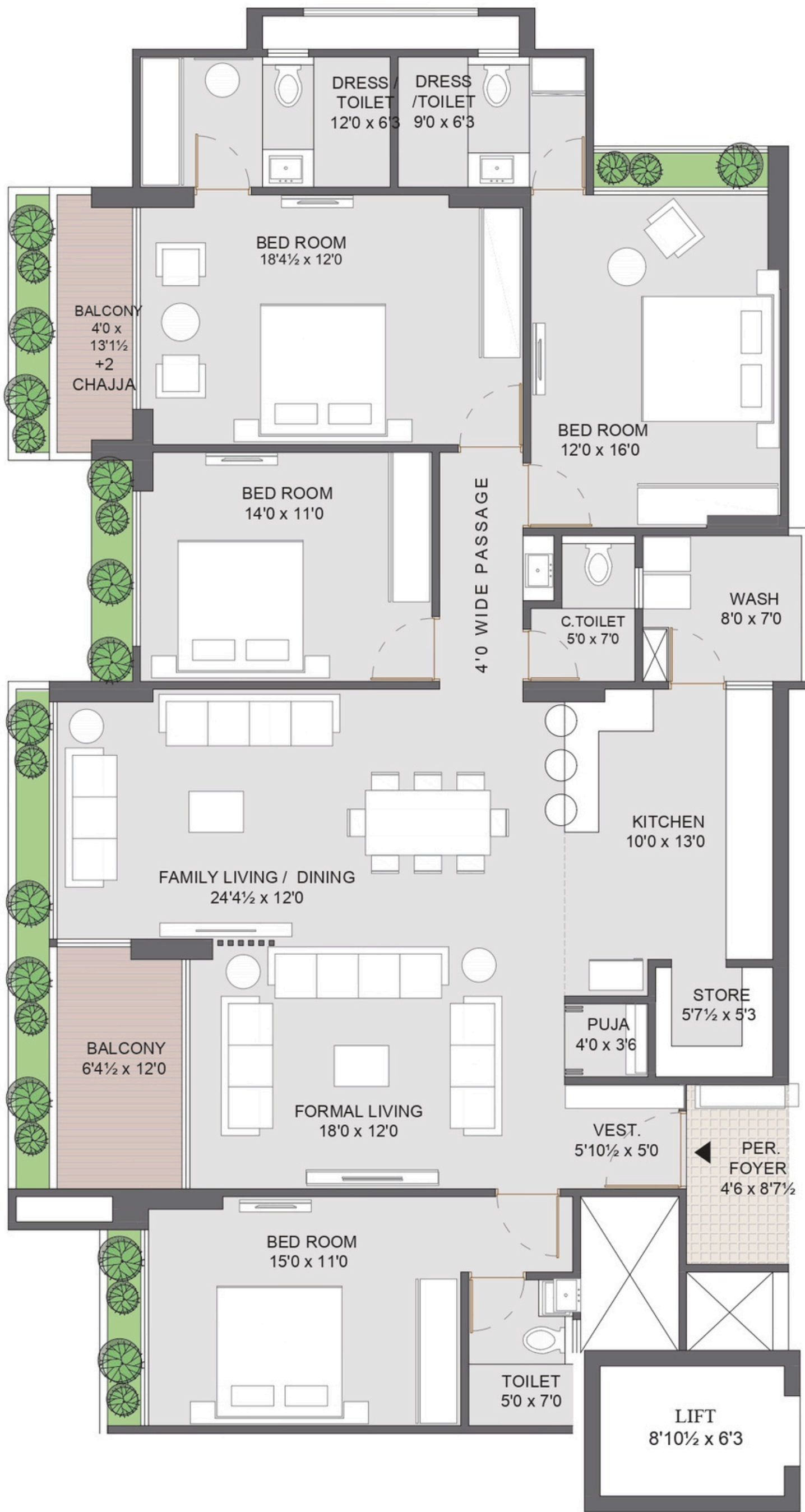
**4 BHK**  
UNIT PLAN

**Block A**  
**202 - 1502**



**4 BHK**  
UNIT PLAN

**Block A**  
**1602 - 1702**



**4 BHK**  
UNIT PLAN

**Block B**  
201 - 1701



**4 BHK**  
UNIT PLAN

**Block C**  
201 - 1701



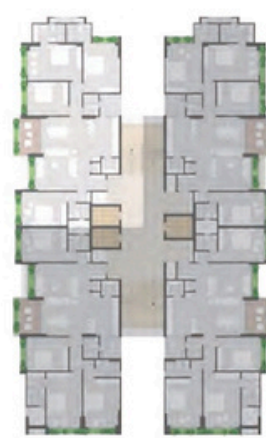
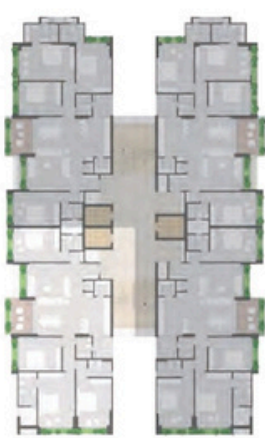
**4 BHK**  
UNIT PLAN

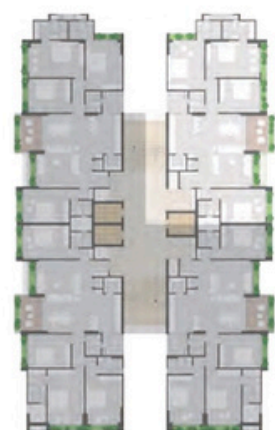
**Block C**  
**202 - 1702**



**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



Provision of 24x7 borewell water connection



Automatic standard quality elevators



Well-designed lobby entrance



Attractive site entrance gate with security

## Specification



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



**Windows**  
• Powder-coated aluminium sliding window



**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



**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



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



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



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



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



**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



**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



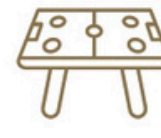
DRIVER LOUNGE ROOM



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.