

● Site Address  
**AURRA SKY**  
19, Motinagar Society, Paldi, Ahmedabad, Gujarat 380007

● Developer :



● Architect :  
**DIPEN APPA**

● Structure Engineer  
**ANAND MAHENDRA**

● Booking Contact :  
**9099969159, 9099969187, 9998095502**

RERA :  
PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA13736/250624/310328  
<https://gujrera.gujarat.gov.in/#/>

4 BHK ELYSIUM LIVING





# AURRA sky

4 BHK ELYSIUM LIVING

The thoughtfully planned, positioned & designed residential project. The Aura Sky propose to offer the signature style living to all its residents. Being situated in a well-connected location, it will offer the bench marking lifestyle amenities. Quality construction of the project stands tall while its meticulously planning takes care of comfort for all.





SMART LIFESTYLE  
DESIGNED TO ELEVATE  
YOUR ART OF LIVING



When rays of splendour and grandeur dawn upon you, feel the rise of an exquisite lifestyle illuminating with eternal joy. Presenting AURA Sky - your golden abode shining with superlative amenities and facilities in the lively neighbourhood of city.







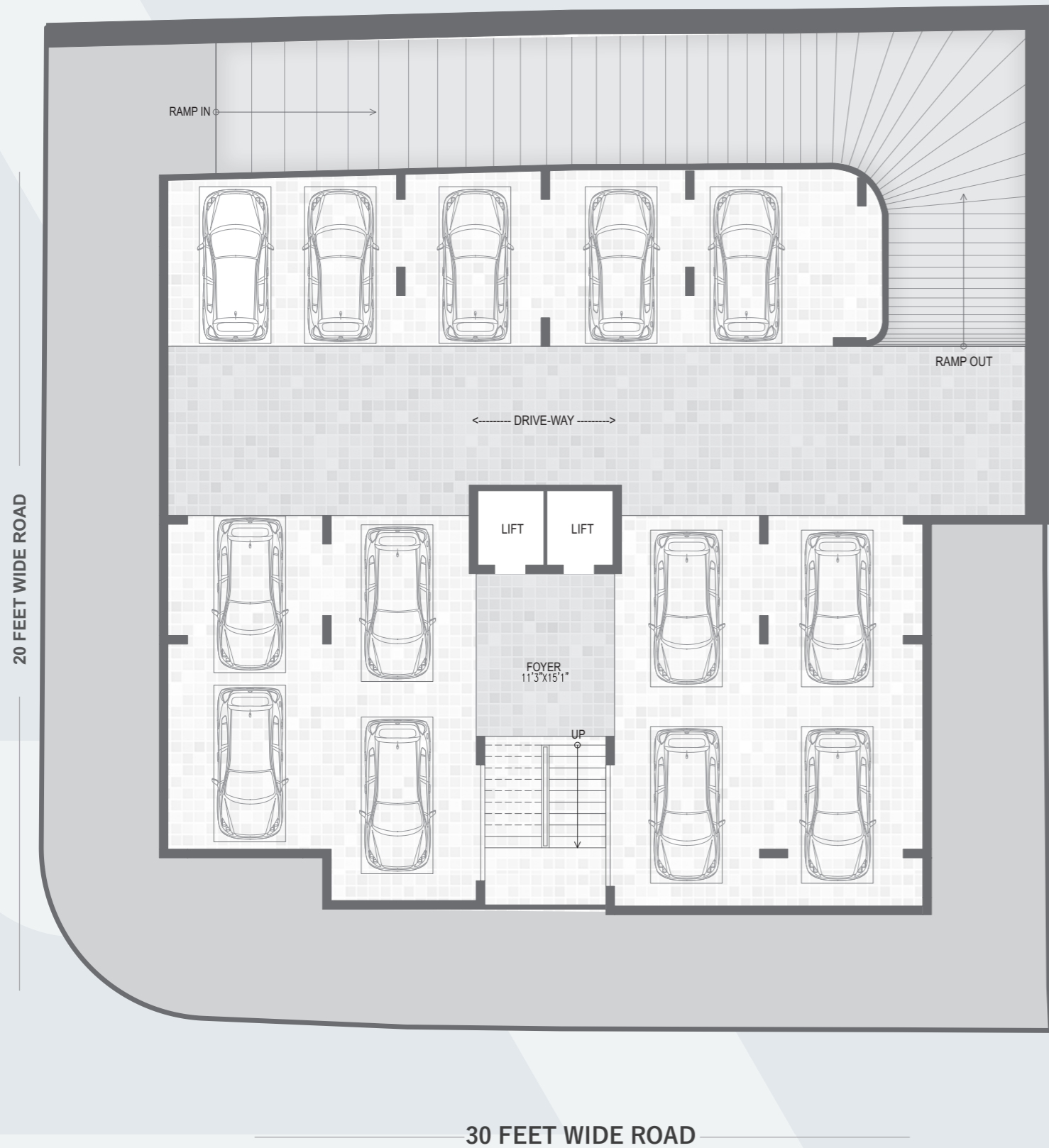
## TAKE AN ENTRY

To the lifestyle that offers the best of views





# BASEMENT FLOOR PLAN



# GROUND FLOOR PLAN







# TYPICAL FLOOR PLAN



30 FEET WIDE ROAD



# TERRACE DEVELOPMENT PLAN



30 FEET WIDE ROAD





# TYPICAL FLOOR PLAN

Flat No.101 TO 501 (Unit No.1)  
SFT : 3600.05, Sq.Yard: 404.45



Flat No. 102 TO 502 ( Unit No.2)  
SFT : 3704.22, Sq.Yrd : 411.58







AURRA  
sky

4 BHK ELYSIUM LIVING



*Feel*  
THE LUXURY AND COMFORT



# LUXURIOUS LIVING

the answer to your every deepest wish and desire.



Security Cabin



Waiting Plaza Drop-up zone



Attractive Main Gate



Intercom System Video door Phone system



Solar Panel on Roof-Top



Fire Safety



Senior Citizen Sitting



Children Play Area



Indoor Games



Gymnasium



Todlar Play area



Terrace Garden With Sitting



Terrace Lawn with Gazebo



Yoga Deck on Terrace



Kids Play area on Terrace



Toilet on Terrace



EV Car Charger



3 Car Parking



Soft water surfer



Internet Fiber



Garden on Ground Floor



Barbequ station on Terrace



All that your heart wished is about to be fulfilled with...





## Salient Features

- ELEVATORS : Two Fully automatic with central opening schindler / Kohler make
- 24 hour water supply and security.
- Separate UG/OH tank for AMC water.
- Alloted 2 car parking + prvision for 1 Mech. parking
- Sufficient two wheeler parking
- State of the art Terrace Development with Artificial garden, walking track, Gazebo, play zone, Yoga Deck, Zakuzi etc.
- Solar panel at roof top For common Utility Energy Consumption
- Kids Play area and drop-off zone on ground floor.
- Well equipped gymnasium and indoor games.
- Anti- termite treatment.

## Specification

### STRUCTURE :

RCC : Earthquake resistant frame structure  
 PLASTER : Single Coat Mala Plaster in all internal wall with putty (Birla White or Equivalent) External wall- Double coat plaster textured finished with Premium Quality Acrylic Paints.

### FLOORING :

LIVING/DINNING/KITCHEN: Italian Marble Flooring.  
 BED ROOMS : Vitrified Tiles (600x1600) of Premium Quality.

### DOOR

**MAIN DOOR :** Veneer Finished flush door with digital door lock with wooden frame.

**INTERNAL DOOR :** Laminated flush door with wooden frame & Granite frame in toilet.

### WINDOWS

ALUMINIUM : Anodised / Akzonobel coating with plain glass

### WASH AREA

FLOOR : Kota Stone flooring  
 DEDO : Premium ceramic tiles.

### BALCONY

FLOOR : Italian Marble / Granite Flooring.

### TOILETS

- High quality glazed tiles dado up to beam bottom level.
- Anti-skid Ceramic tiles Flooring of Standard Quality Granite Top Counter Basin
- Sanitary Ware of Premium brand like Kohler, Jaquar or equivalent
- EWC- Wall hung type Kohler, Jaquar or equivalent
- C.P. Brass fittings of premium brand like Kohler, Jaquar or Equivalent
- Plumbing piping- HDPE Pipe for Internal & External Plumbing.
- Pressurized water supply, provision for Exhaust fan in windows.
- Chemical Water Proofing in all Bathroom Sunk Slab.

### KITCHEN & STORE

FLOOR : Italian Marble Flooring.  
 PLATE FORM : Natural granite / Composite Big Size Stone  
 DEDO : Premium Ceramic Tiles  
 STORE SELF : D P Kota / Granite Shelf  
 PNG Gas Line Connection.

### ELECTRIFICATION

- Concealed ISI Copper Wiring with Modular Switches
- MCB Distribution Panel
- 3 Phase Electrical Connection
- Centralized Fiber for internet & T.V.
- Insulated Pipes for Air Conditioner in all rooms.

### SECURITY

- Video Door Phone Security System
- CCTV Surveillance