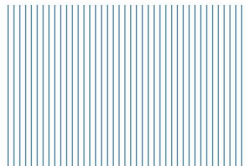


kautilya
nilay

ZENITH
OF LUXURY LIVING



CRAFTING
A SANCTUARY OF
PEACE
& SECURITY

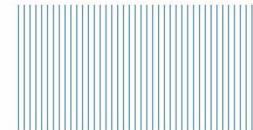


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nilay

Introducing KAUTILYA NILAY,

An exclusive enclave of luxurious 3 & 4 BHK homes. This residential project is a rare gem that transforms living into a grand experience with the intimacy of a close-knit community.

Embrace the pinnacle of luxury living at KAUTILYA NILAY, where every detail is crafted for imperial elegance.



WHERE
URBAN PULSE MEETS
SERENE LIVING

Kautilya Nilay Offering exclusive 3 & 4 BHK units in an elegant 10-storey building, designed for just 40 families. Experience unparalleled luxury and comfort, nestled right at the city's heart.

ONLY FOR **40** FAMILIES

10
STOREY

SINGLE TOWER
RESIDENCE

40
UNITS

20 UNITS OF 3 BHK
20 UNITS OF 4 BHK

kautilya
nilay



Kautilya Nilay offers a unique vista where each day is greeted by the vast open sky. Here your moments are framed by the beauty of the horizon, turning your balcony into a sanctuary of peace and inspiration.

11' FLOOR HEIGHT



WHERE HORIZON EXPANDS AND
EMBRACES THE SKY



kautilya
nīlay

Our commitment to green living goes beyond looks; it's woven into every part of our community. Enjoy a serene environment with eco-friendly features, energy-efficient amenities, waste reduction, and green building practices.

WHERE
ECO-FRIENDLY
CHOICES
THRIVE!



PLENTY OF DAYLIGHT
& AIR VENTILATION



SOLAR PANELS
FOR COMMON AREAS



WATER EFFICIENT
PLUMBING FIXTURES



HIGHLY EFFICIENT
MOTOR & PUMP

3314sq.ft
FRONT GARDEN APPROACH

WHERE
GREENERY
EMBRACES
LIVING

Approx 3314 Sq. Ft. Garden situated on the main approach front side of the building. Experience the tranquility of lush landscapes right at your doorstep. In a place where greenery embraces living, every moment is a breath of fresh air, inviting you to a life harmoniously balanced with nature.



LANDSCAPE
GARDEN



SENIOR
CITIZEN
SEATING



CHILDREN
PLAY AREA

 13' FOYER HEIGHT



WELL EQUIPPED
GYMNASIUM



INDOOR
GAME ZONE



MULTI-PURPOSE
HALL



2 AUTOMATIC
ELEVATORS



ATTRACTIVE
ENTRANCE



2/3 ALLOTTED
CAR PARKING



BEAUTIFUL
PLANTATION



24 X 7 CCTV
SURVEILLANCE



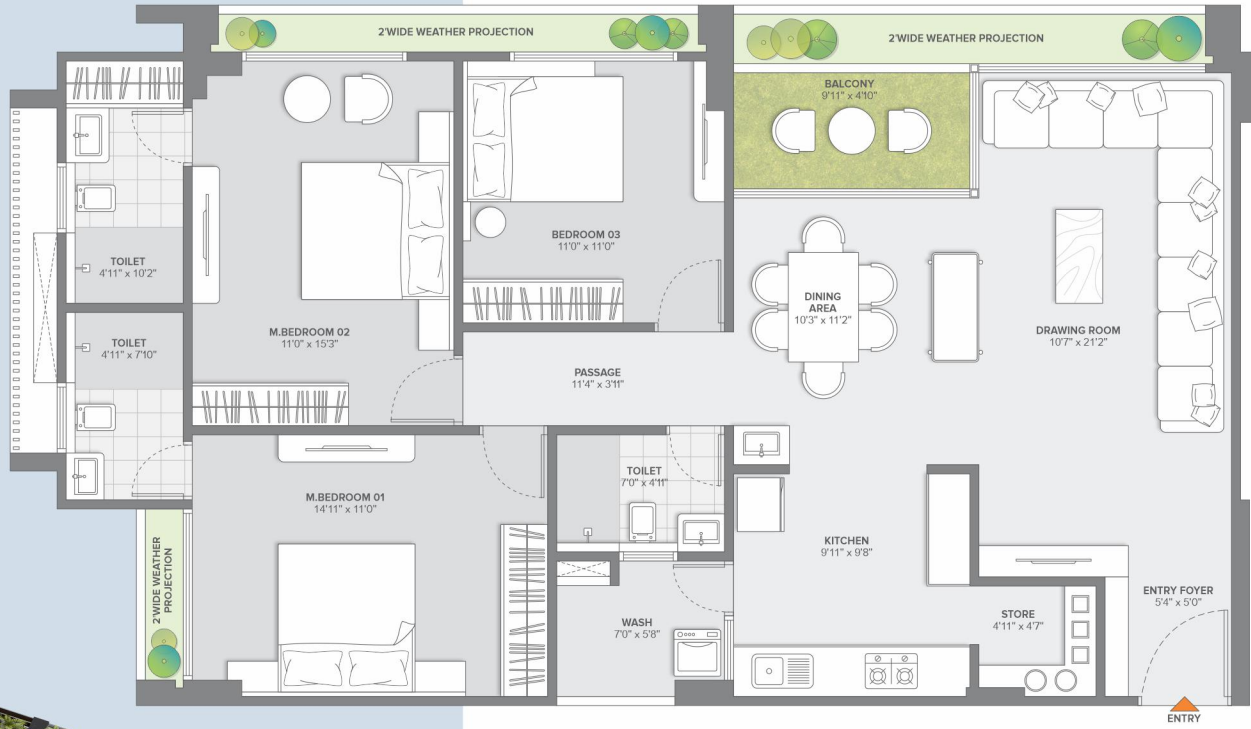
WHERE ELEGANCE
RISES TO 13 FEET
OF GRANDEUR

Discover where wellness meets grace: a perfect blend of fitness, fun, and elegance designed for an enriched life. A place where 13' foyer height elevates your daily experience. Welcome home.

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3 BHK UNIT FLOOR PLAN



UNIT NO. 
 101 to 1001
 103 to 1003



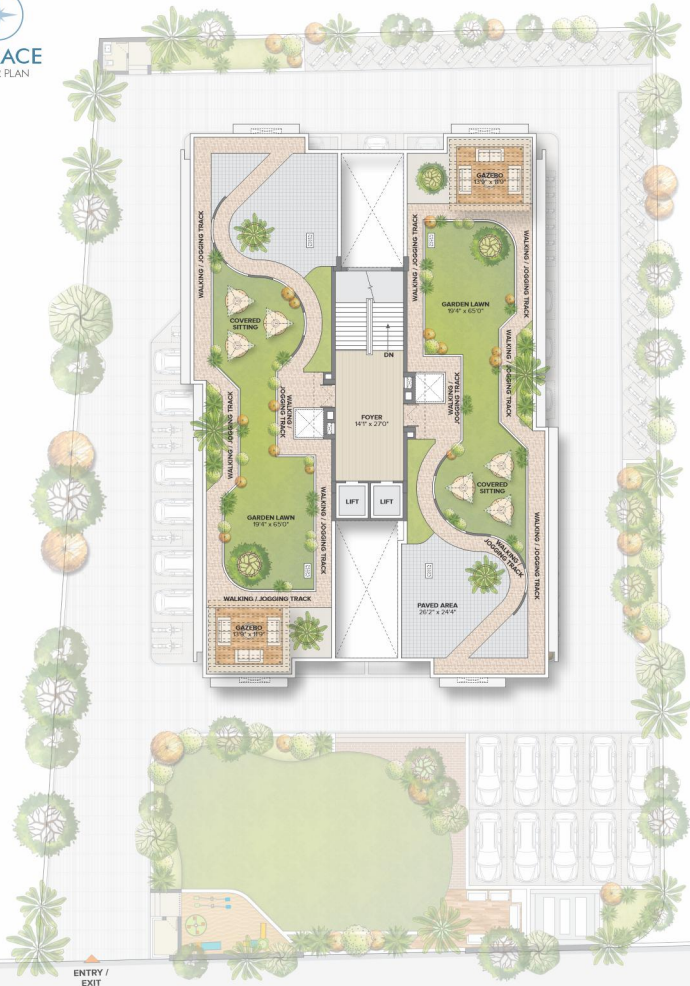
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4 BHK UNIT FLOOR PLAN



UNIT NO. 102 to 1002
104 to 1004





60' WIDE MAIN ROAD

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nilay

WHERE
MODERN LIVING

FINDS ITS HEIGHTS!

Step into a world where modern living takes flight on our open terrace. With contemporary amenities and a touch of tranquility, it's the perfect blend of comfort and style. Elevate your lifestyle at our terrace oasis.



ELEGANT
GAZEBO



GARDEN
LAWN



SEATING
SPACES



WALKING
TRACK



PAVED AREA
WITH PLANTERS



SPECIFICATIONS

STRUCTURE

- Earthquake-resistant RCC frame structure.
- Water Supply: Uninterrupted 24-hour water supply by AMC and society borewell.
- Elevators: Brush finish stainless-steel auto door (power backup) elevators from premium companies like Omega, Kone, or Otis.
- Anti-Termite Treatment: Applied at the parking level.
- Waterproofing: China Mosaic waterproofing treatment on the terrace.
- Thermal Insulation: Ceiling insulation in every top-floor flat.
- Materials: Use of renowned, standard, and tested raw materials for all works.
- Design: Maximized natural light and cross-ventilation design.

FLOORING

- Apartments: Standard quality vitrified tiles of 1800 x 1200mm of premium company like Somany, Varmora, Sunheart or Sathiya in entire apartment.

KITCHEN

- Platform: Standard Quality granite with Caryl sil quartz sink.
- Kitchen Wash Yard: Kota stone or GVT flooring with GVT Dado upto sill level.
- Store: Kota stone or Granite shelves with ceramic tiles.
- Gas Connection: PNG line at kitchen platform level.

SPECIAL FEATURES

- Spacious Garden: Approximately 3,314 square feet of beautifully landscaped garden at the front approach of the building.
- Generous Ceiling Heights: Approximately 13 feet ground floor height for all amenities and entrance foyer, and 11 feet floor height on each floor and in all apartments.
- Children Play Area: A dedicated and safe play area for children.
- Senior Citizen Seating: Comfortable seating with a gazebo on the front side for senior citizens.
- Lavish Foyer Areas: Elegant and spacious foyer areas on all floors.
- Gymnasium: A well-equipped, air-conditioned gym facility for fitness enthusiasts.
- Grand Entrance Foyer: An attractive entrance foyer with a waiting area to welcome guests.

BATHROOMS

- Flooring: Non-slip anti-skid GVT tiles flooring and Dado up to beam bottom level.
- Fittings: Bathroom fittings of Grohe Company
- Sanitary Ware: American Standard or Jaguar Company.
- Pipes and Fittings: Corrosion-free, leak-proof CPVC/UPVC pipes with brass ends of Astral Company.
- Frame: Granite frame doors

ELECTRICAL WORKS

- Wiring: Concealed copper wiring of standard company.
- Electrical Points: Adequate number with modular accessories.
- Appliance Points: Provided for chimney/ exhaust fan, A.C., water purifier, refrigerator, cable TV, etc.
- Provisions: Common Vertical drain line for A.C.
- Switches: Premium quality switches like Honeywell, Havells, or Panasonic.

DOORS AND WINDOWS

- Main Entrance Door: Teak Wooden framed with decorative door and quality lockset.
- Video Door Phone: Image Capture support of Hik-vision Company.
- Bedroom Doors: Wooden framed doors with two-sided laminate.
- Flush Doors: Laminated on both sides.

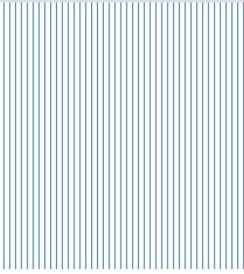
- Indoor Game Room: An air-conditioned game room with wooden flooring on the ground level.
- Multipurpose Hall: An air-conditioned hall with wooden flooring on the ground level, perfect for various events and activities.
- Car Parking: 2/3 allotted car parking spaces on the ground floor for each apartment.
- Drying Rack: Cloth drying rack in the wash yard.
- Security Cabin: A dedicated security cabin with a drop-off area for members.
- Common Toilet: A common toilet conveniently located at the ground floor level.
- Common Water Tank: Food grade chemical coating in both underground and overhead water tanks.

kautilya nilay

Site : Kautilya Nilay,
B/h. Navrang Highschool, Sundar Nagar,
Naranpura, Ahmedabad 380014



NOTES: Commencement and timely execution of project is subject to all necessary approvals from relevant government authorities, occurrence of natural calamities or any other external factors beyond developer's control. • All dimensions shown in the brochure are approximate. • The developer reserves the right to change, revise or make any modification, addition, omission, or alteration in the scheme as a whole or part thereof, at their sole discretion. • This is a redevelopment project; all existing old members will get all internal specifications as per the commitment given to them in the registered development agreement. • The brochure is only for illustration purposes, it cannot be used as a legal document. • Government levies like Stamp duty, registration charges, legal charges, GST, VAT and other additional charges are to be borne by the member. • New members must abide by all the rules and regulations of the old and actual society The Nilay Co. Op. Housing Society Limited forever. • Subject to Ahmedabad jurisdiction.



SCAN
FOR LOCATION

A Project By

kautilya[®]

(Kautilya Buildcon)

Site : Kautilya Nilay,
B/h. Navrang Highschool, Sundar Nagar,
Naranpura, Ahmedabad 380014

Rera: PR/GJ/AHMEDABAD/AHMEDABAD CITY/
Ahmedabad Municipal Corporation/RAAI3784/030724/310326
Website : www.gujrera.gujarat.gov.in

For Booking

+91 93138 71630, 98795 45223



www.kautilyadevelopers.in

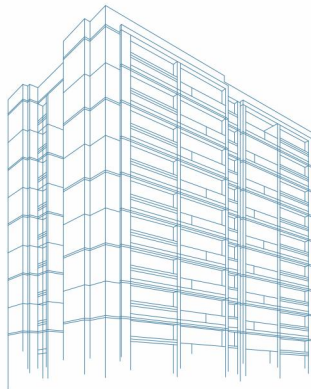
ARCHITECT



STRUCTURE



**MARUTI
CONSULTANT**



 E-CUBE - 97129 06003