



PASSION AT WORK

RERA No. _____ Dated: _____
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SOBHA ELYSIA

ABOUT SOBHA ELYSIA

Experience contemporary luxury nestled in the dynamic landscape of India's first greenfield smart city. Discover impeccably designed residences that offer unparalleled access to a world-class financial and technological ecosystem. Come, embrace futuristic living in the heart of GIFT City.



PROJECT DETAILS

Total Land Area:	2.65 Acres (10712 Sq. m.)
Total Units:	572
No. of Towers:	2
No. of Floors:	4B+2 Level Stilt Parking+ Skip Floor +35 Floors

AREA SPECIFICATIONS

UNIT TYPE	TENTATIVE SBA (Sq. ft.)
4 BHK Duplex	3462.64
4 BHK+Home Office+ Powder Room	2610.91- 2625.42
4 BHK	2253.78
3 BHK+Home Office	1976.65 - 2110.34
3 BHK	1817.21-1876.46

MASTER PLAN

LEGEND

- 1. PLAY GROUND
- 2. CASCADE POND
- 3. PARTY LAWN
- 4. SENIORS COVE AND REFLEXOLOGY WALK
- 5. KIDS POOL
- 6. LAP/LEISURE POOL
- 7. POOL DECK
- 8. ALFRESCO DECK
- 9. OUTDOOR FITNESS CORNER
- 10. SKY GARDEN @ FLOOR 18



PODIUM PLAN



FLOOR PLANS

TYPE A

4 BHK + POWDER ROOM + HOME OFFICE

CARPET AREA - 1731.39 SFT

BALCONY - 125.51 SFT

SBA - 2625.42 SFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE D

4 BHK

CARPET AREA - 1488.55 SFT

BALCONY - 108.82 SFT

SBA - 2253.78 SFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan



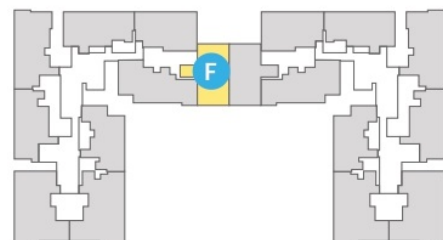
TYPE F
4 BHK DUPLEX - LOWER FLOOR
CARPET AREA - 2044.84 SFT
BALCONY - 278.03 SFT
SBA - 3462.64 SFT



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE F

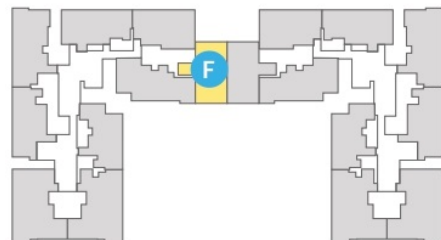
4 BHK DUPLEX - UPPER FLOOR



All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

Key plan



TYPE J

3 BHK

CARPET AREA - 1225.70 SFT

BALCONY - 103.66 SFT

SBA - 1876.46 SFT

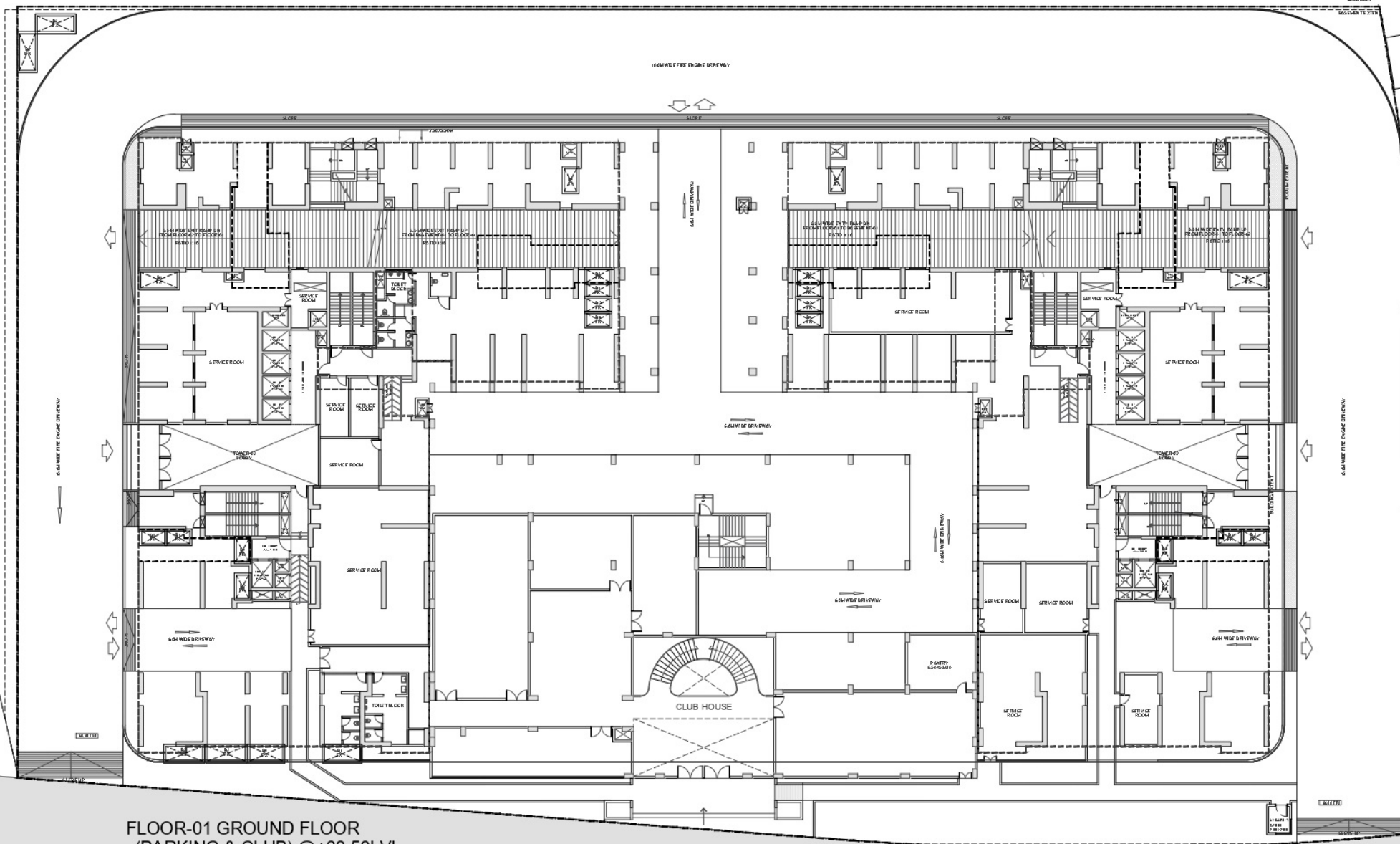


All dimensions in mm

SBA & Carpet Area rounded up to nearest whole number

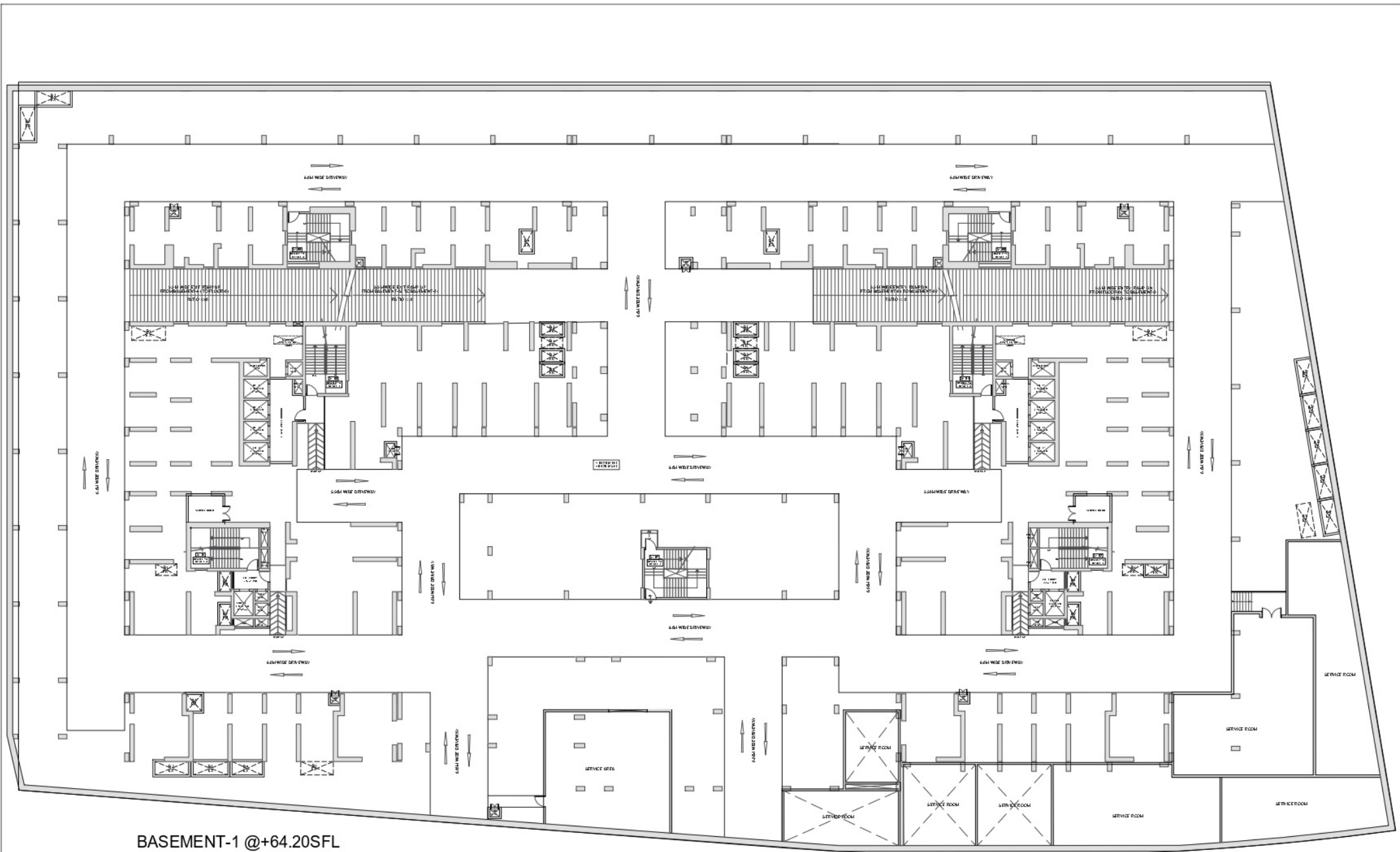
Key plan



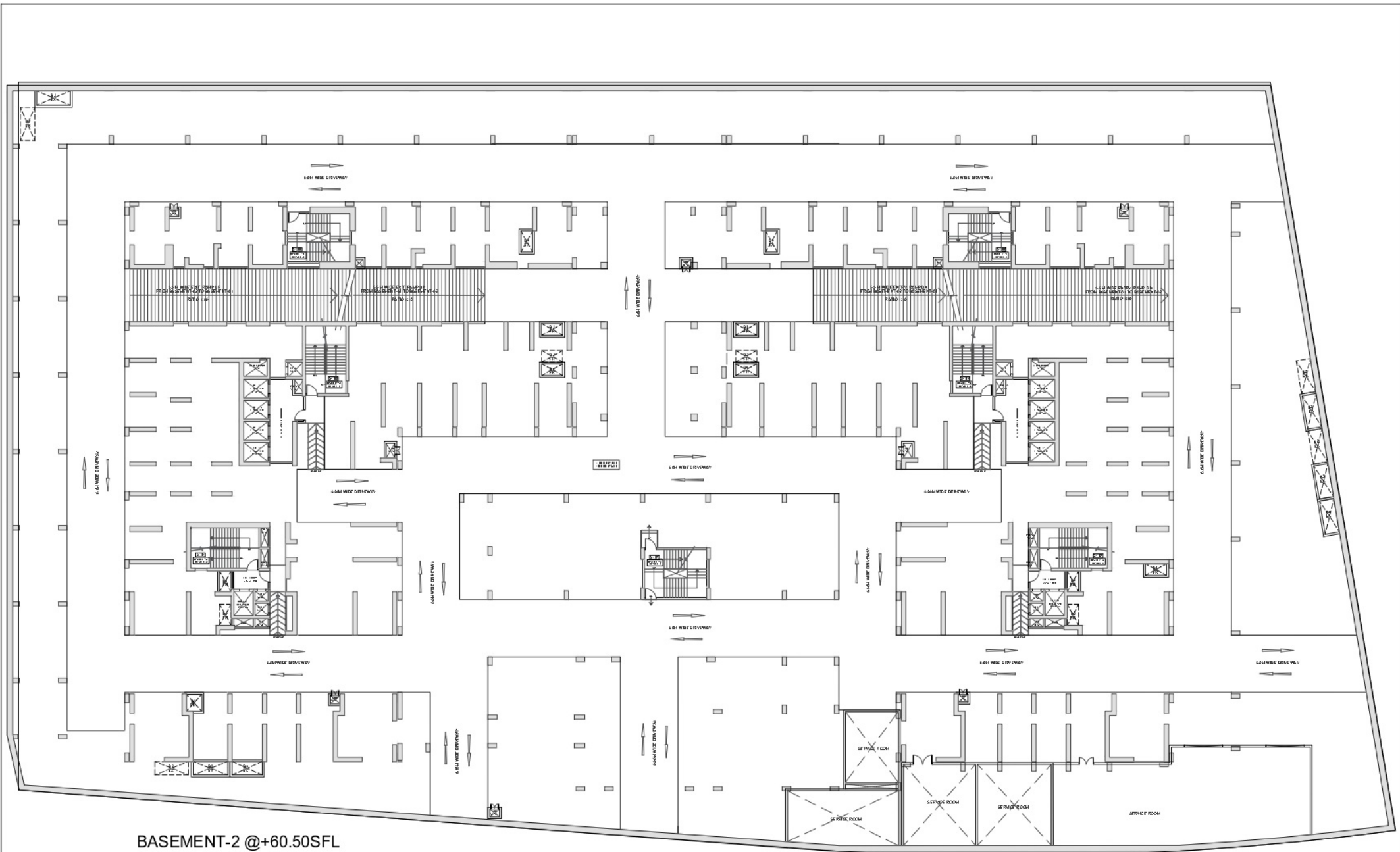


TOT
67.75

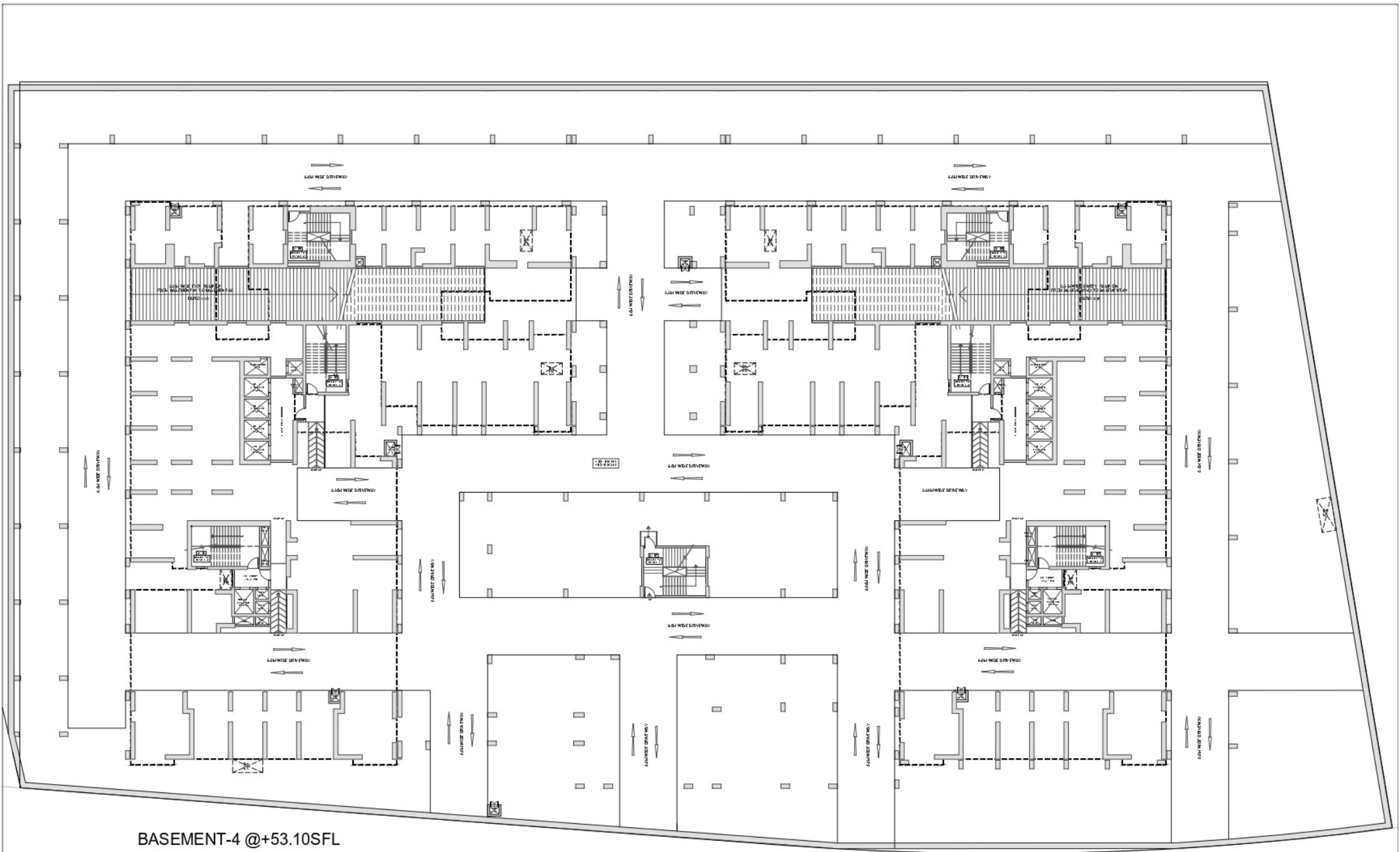
FLOOR-01 GROUND FLOOR
(PARKING & CLUB) @+68.50LVL



BASEMENT-1 @+64.20SFL

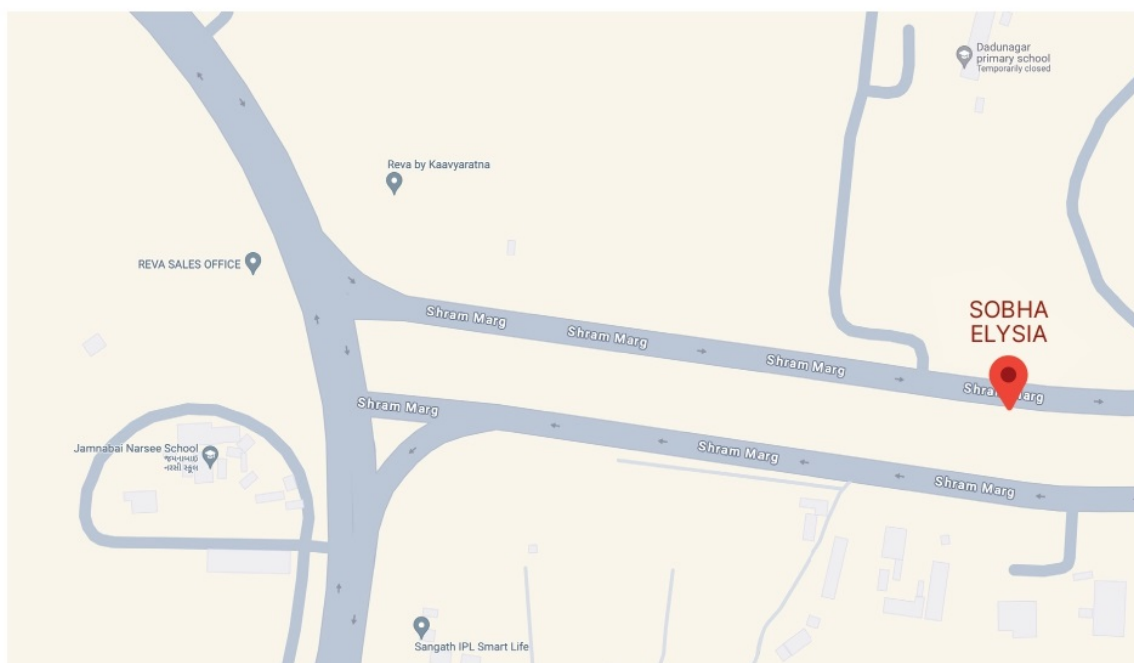


BASEMENT-2 @+60.50SFL



BASEMENT-4 @+53.10SFL

LOCATION MAP



PROXIMITY

Connectivity	NH-48 Mumbai - Delhi Highway, Ahmedabad, PDP Road Raysan - GIFT City, Gandhinagar Bypass Road
Educational Institutions	Jamnabai Narsee School - GIFT City, Pandet Deendayal Energy University, Gujarat National Law University, Institute of Advance research, Deakin University
Hospitals	Apollo Hospitals, SMVS Swaminarayan Hospital
Hospitality	GIFT City Club, Grand Mercure GIFT City, The Leela Gandhinagar, The Hillock Ahmedabad
Corporate / Business Hubs	GIFT City, Infocity Gandhinagar, TCS Garima Park Gandhinagar

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