

SOBHA

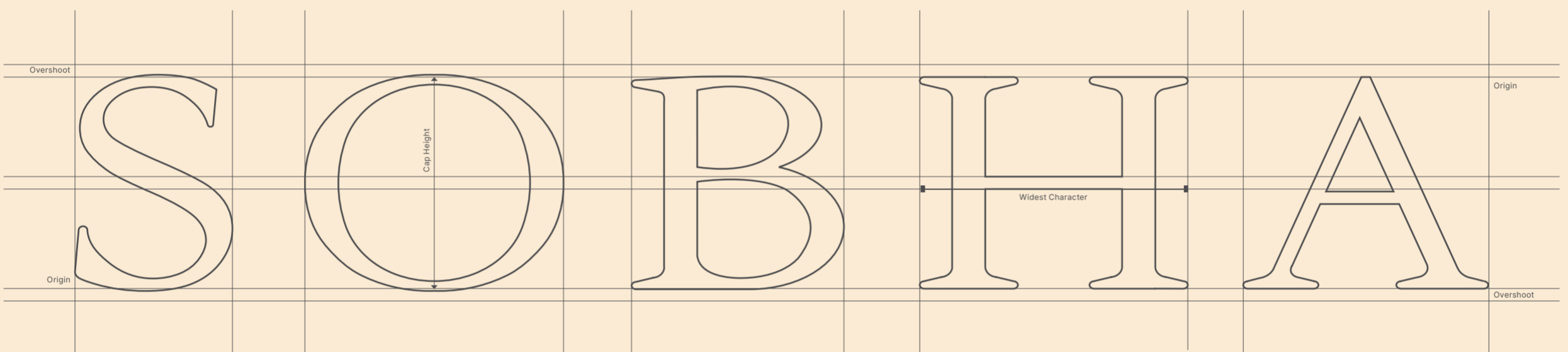
SOBHA  
ELYSIA

TRULY INTERNATIONAL

Estd.

19  
95

**PASSION.  
INKED WITH  
PERFECTION.**



SOBHA has crafted over 539 iconic projects in the residential and commercial spaces spread over 133.58 million sq. ft. by paying minute attention to detail – in systems, processes, and design.

29 Years of  
Passion at Work

Over 230  
Prestigious Awards

Strong Workforce  
13,850+ Employees

National Footprint  
27 Cities in 14 States

1,456 Quality Checks  
before Handover

# SOBHA's Portfolio of Excellence.

## RESIDENTIAL

Spread across  
72.74 million sq. ft

## CONTRACTING

Spread across  
59 million sq. ft.

## COMMERCIAL

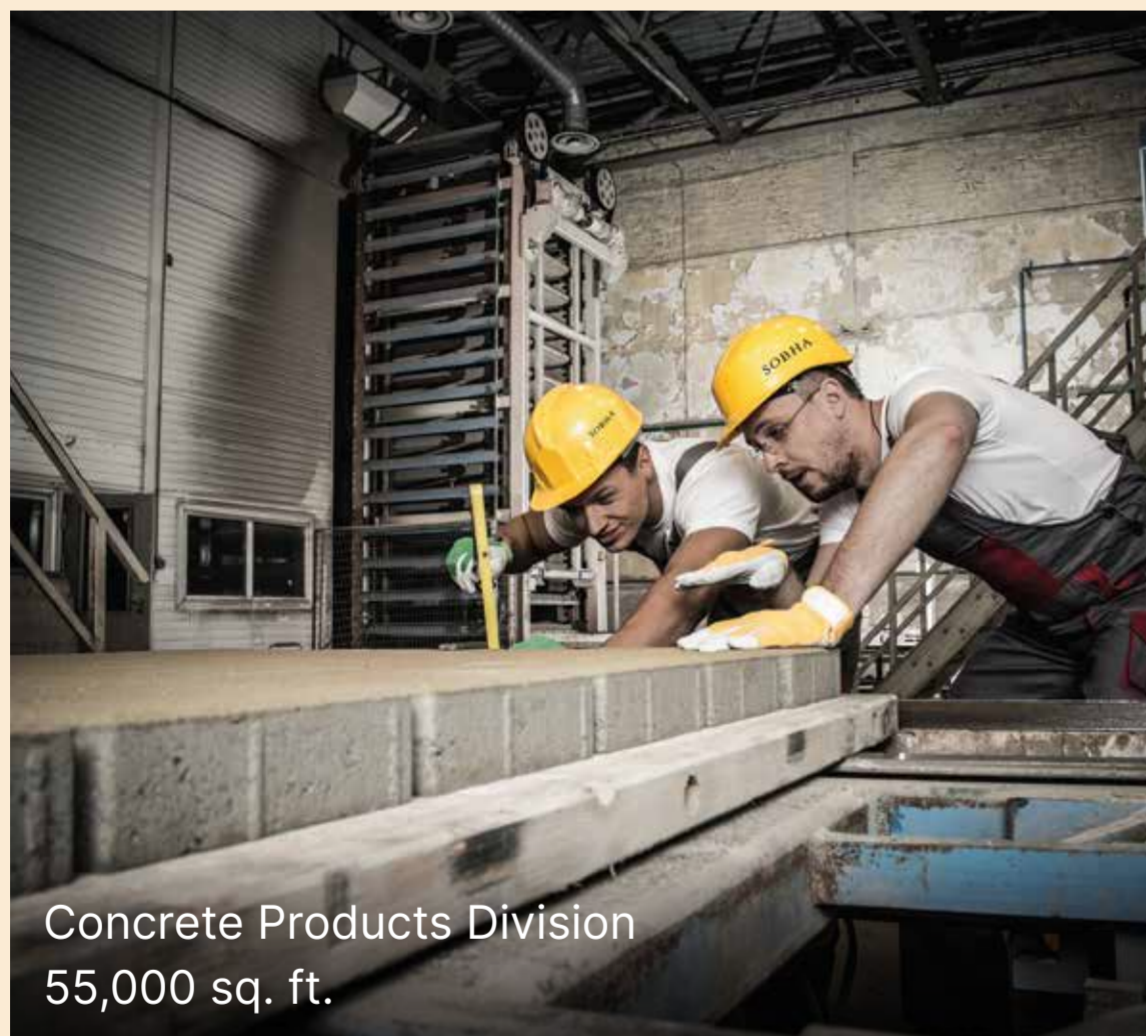
Spread across  
4 million sq. ft.

## An International Lineage of Self-reliance.

SOBHA revolutionised real estate with backward integration, blending precision engineering, innovative design, superior materials, and top-notch interiors for unmatched quality.

Recognised by Harvard Business Review as a case study, this approach exemplifies our commitment to excellence.

### MANUFACTURING VERTICALS



# GIFT City - The Epitome of Global Living.

Gujarat International Finance Tec-City (GIFT), of 886 acres, is the epicentre of a global lifestyle. Hosting 500+ companies with a 20,000+ workforce across industries, GIFT City is set to expand fourfold to 3430 acres. The IGBC-Platinum Certified City hosts green building principles, highest standard of energy-efficient and environment-friendly development. The competitive tax structure and incentives in the multi-serve SEZ has a great pull for businesses from across the globe.

JPMORGAN  
CHASE & CO.

  
BARCLAYS

  
citi

  
Deutsche Bank

**Deloitte.**

  
SBI

  
pwc

  
EY

  
KPMG

\*Banks and fin-tech companies displayed are operational in GIFT City as of May 2024.

Concept image

An aerial photograph of the GIFT City skyline at sunset. The image shows several modern, multi-story buildings with glass facades, some of which are illuminated. The sky is a mix of orange, yellow, and blue. In the foreground, there are green trees and a small body of water. The overall scene is a vibrant and modern urban landscape.

# Ease of Connectivity.

The sprawling high-tech city is connected to Ahmedabad and Gandhinagar, Gujarat's business and political capitals through the SG Highway. The Ahmedabad International Airport is half an hour away along National Highway 48 (Delhi-Mumbai Industrial Corridor). GIFT City has easy connectivity to the metro station, railway station and bullet train terminus.



# World-class Infrastructure.

With cutting-edge infrastructure, GIFT City marries modernity with efficiency to create a globally recognised hub of innovation and excellence.

- District Cooling System provides centralised air-conditioning.
- Utility Tunnels avoid digging of roads.
- Automated Waste Collection System makes waste disposal easier through garbage chutes.
- Advanced Water Treatment System provides potable water from every tap.
- Centralised Power Grid minimises power outages and optimises electricity usage.

# Upcoming Developments.

Mumbai's famous multi-specialty hospital, Lilavati.

Over 20 acres of social infrastructure by the riverfront

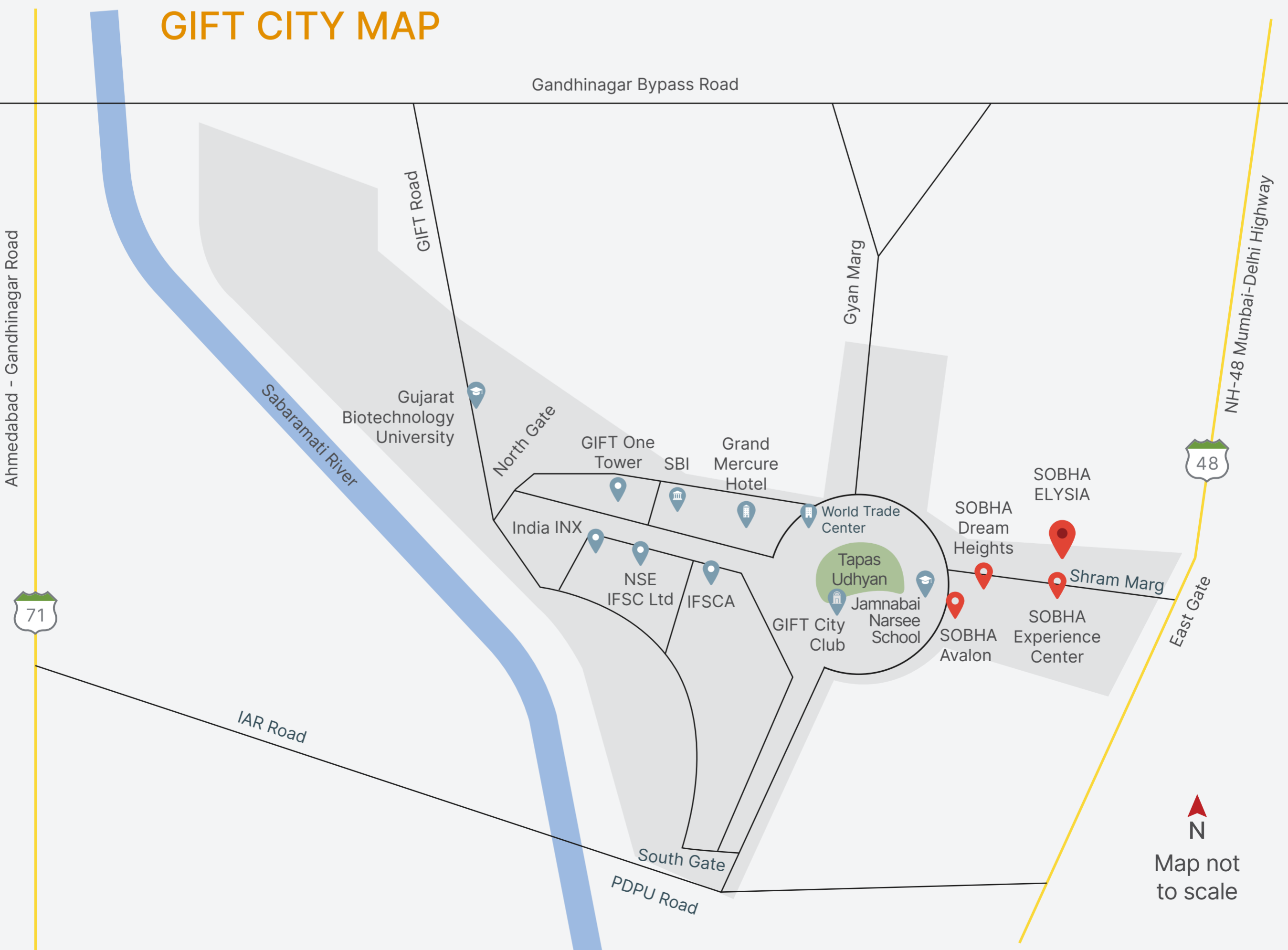
including:

- Entertainment, recreational & retail zones
- Aqua Park and water sports
- India's largest underwater aquarium
- Ferris wheel taller than the London Eye.

India campus of University of Wollongong and Deakin University, Australia.

India's second F1 circuit proposed.

## GIFT CITY MAP



\*Sourced from various online publications.

# About SOBHA Elysia.

SOBHA Elysia stands tall with its sleek modern facade, where every detail is thoughtfully crafted keeping in mind international standards and drawing inspiration from our overseas lineage. It offers an international experience with quality construction and aesthetic design. SOBHA Elysia is an invitation for the global urbanite to indulge in a luxe lifestyle with a like-minded community.



# Masterfully Crafted with International Flair.

- Sky Lounge on the 18<sup>th</sup> floor with breathtaking views for leisure and co-working.
- Vehicle free pedestrian-friendly walkways carefully planned around the towers.
- The pool area has one section under the open sky and the other with shade.

## KEY FEATURES

Land Area	:	2.65 acres (10712 sq. m.)
No. of Towers	:	2
No. of Luxe Residences	:	560
No. of Duplex Residences	:	12
No. of Floors	:	4B+2 Level Stilt Parking + Skip Floor + 35 Floors

## AREA SPECIFICATIONS

Unit Type	SBA (sq. ft.)
3 BHK	1817 - 1876
3 BHK + Home Office	1977 - 2110
4 BHK	2254
4 BHK + Home Office	2399
4 BHK + Powder Room + Home Office	2611 - 2625
4 BHK Duplex	3460

# Masterplan



## LEGEND

- 01 Serenity Cove
- 02 Celebratory Lawn
- 03 Kids' Pool
- 04 Sky Lounge on 18th Floor
- 05 Lap & Leisure Pool
- 06 Cascade Pond
- 07 Clubhouse
- 08 Play Plaza
- 09 Pool Patio
- 10 AI Fresco Deck
- 11 Fitness Terrace



CLUBHOUSE : Coffee Lounge • Multipurpose Hall • Kids' Zone • Mini Theatre • Badminton Court • Table Tennis • Gymnasium • Activity Room  
 Provision for Convenience Store • Provision for Medical Store • Provision for Laundromat

# A Towering Life for the Global Urbanite.

The towers are an amalgamation of refined elegance and contemporary architecture. Engineered with high-performance glass, they have optimal thermal efficiency, ensuring residents enjoy comfort year-round.

Adorned with curved edges and a dynamic arrangement of balconies and cascading bay windows, the facade brings in an international ethos.



# Carefully Curated with International Influences.

Indulge in refined luxury amidst the aesthetically designed interiors of SOBHA Elysia. From the expansive living spaces with floor-to-ceiling windows offering breathtaking views to the sleek modern kitchens and luxurious bedrooms, every aspect is carefully crafted to make your every day luxurious.



Artist's impression

# Everyday Sophistication.

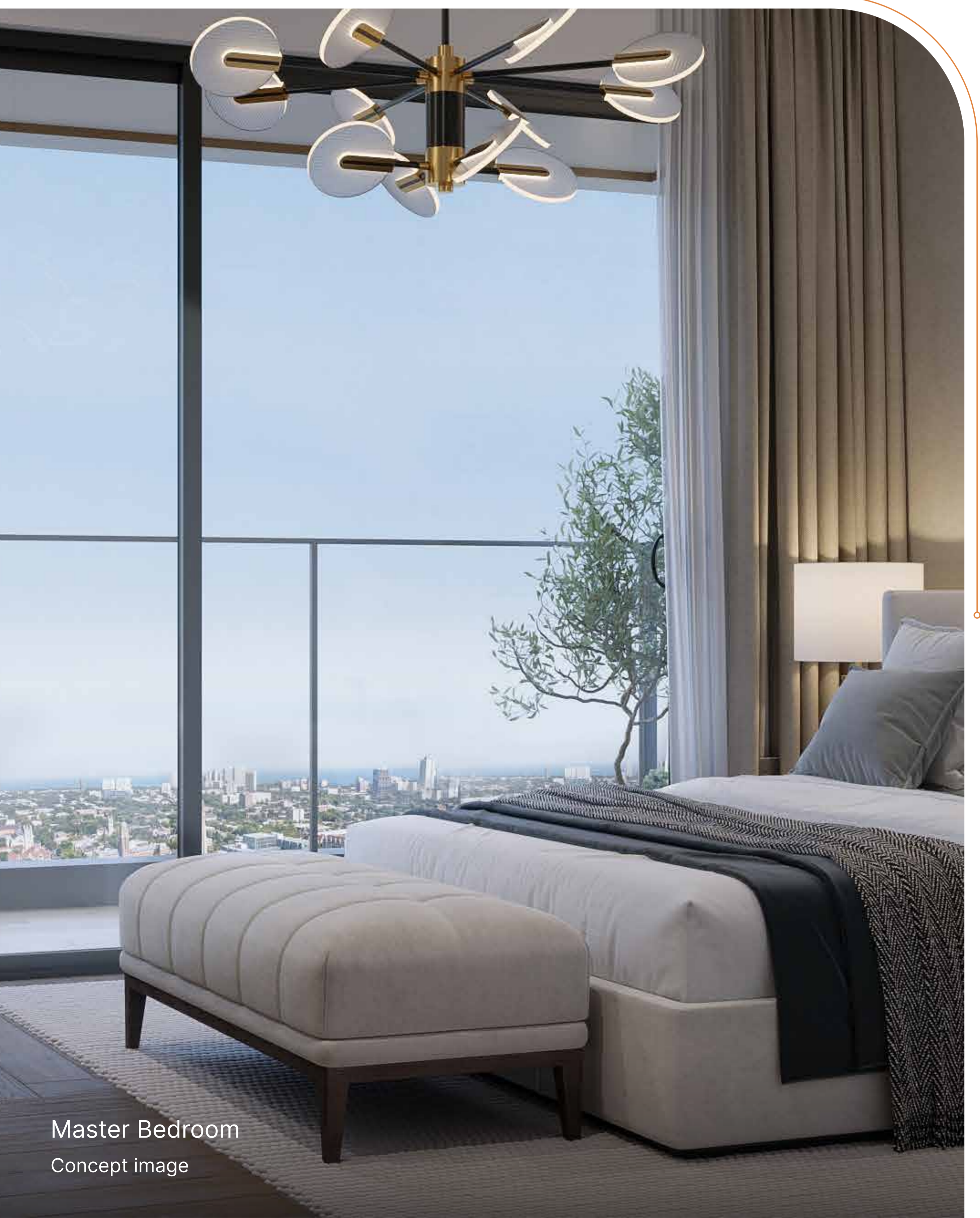
Hosting a gathering or simply enjoying a quiet evening just became several notches classier with the spacious L-shaped living and dining area. With sliding glass doors and tall windows, you have the most exquisite view of the GIFT City skyline from the comfort of these sophisticated rooms.



Living & Dining  
Artist's impression

# Sleep in Splendour.

The master bedroom is where you will rediscover the true meaning of solace. With ample space and a relaxing ambience, there's enough room to refresh and rejuvenate. To add to it all, you have access to a spacious balcony with an enchanting vista.



Master Bedroom  
Concept image

# Bedroom with a View.

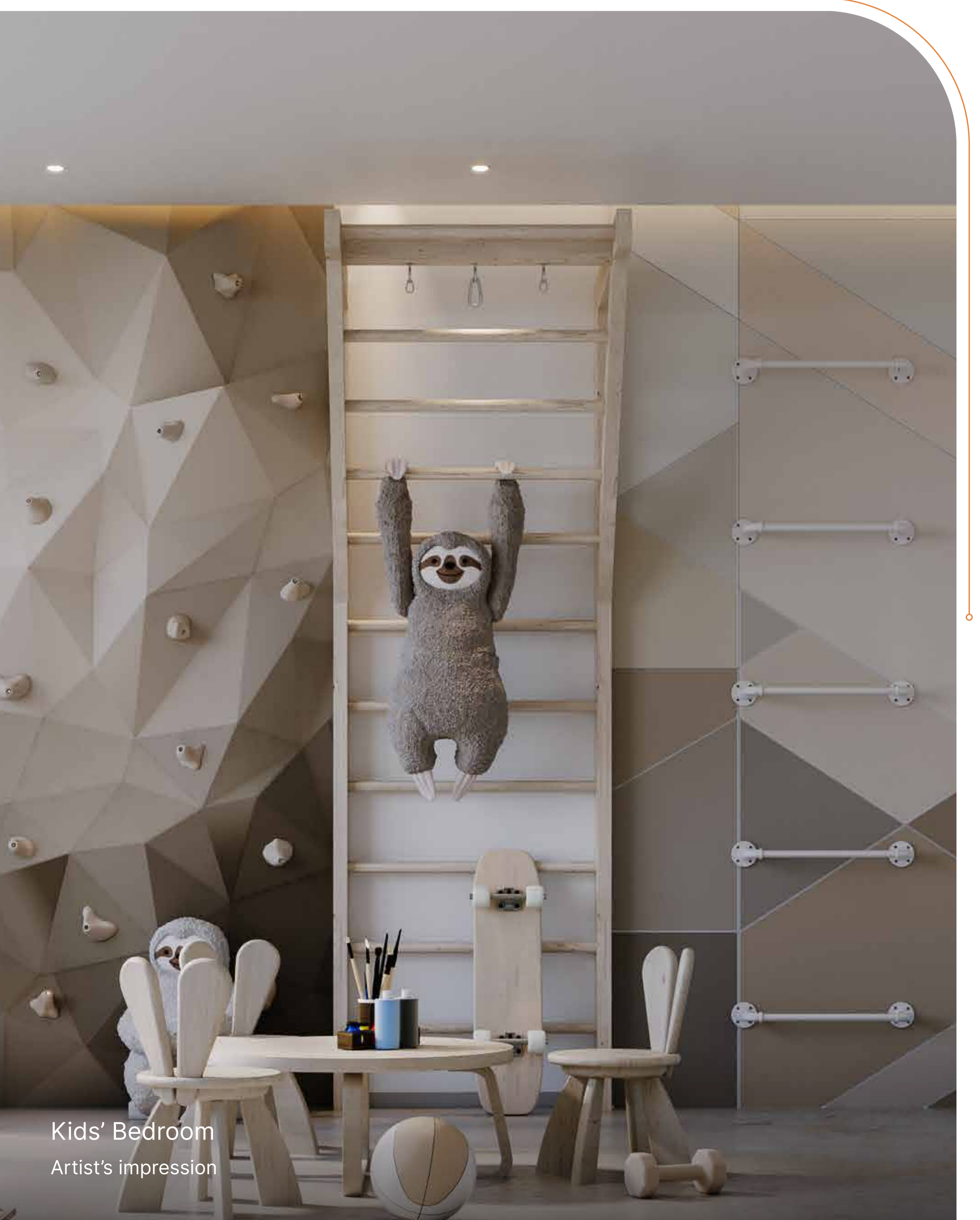
Retreat to your blissful sanctum featuring charming bay windows that offer a cosy corner and gorgeous views. Each bedroom is thoughtfully designed to offer unmatched comfort and tranquillity, replete with well-lit bathrooms.



Bedroom with Bay Window  
Artist's impression

# Kingdom of Little Joys.

Let your little ones have a small sanctuary of their own. The kids' bedroom comes with a generous floor space so that their imagination can fly. From a study desk to a play corner, the room has all the space for your children to dream and grow.



Kids' Bedroom  
Artist's impression

# On Top of the World at Home.

Blessed with natural light and airy ventilation, the home office provides an ideal environment for nailing the task list or some peaceful contemplation. Tailor your workspace to reflect your personality and enhance your productivity.



Home Office  
Artist's impression

# The Heart of the Home.

The journey to master the culinary arts starts in the kitchen. Thus, we provide you with a thoughtfully equipped triad that is artfully designed. For added convenience, the kitchen comes with a utility balcony with the provision for a dishwasher.



Kitchen  
Concept image

# The Perfect Foil for Self-pampering.

Bask in opulent delight in the most beautifully crafted bathroom that is well-lit with resplendent tiling and provisions for vanity cabinets which add to the plushness.



Bathroom  
Artist's impression

# Laundry Made Easy.

A separate multi-utility space with provisions for a washer and dryer set up, for an effortless laundry process.



Laundry Area  
Artist's impression

# Unwind in the Most Extraordinary Setting.

From tranquil havens designed for unwinding to vibrant hubs crafted for recreation, each amenity of the Clubhouse is an experiential space for the community. One can set forth on a voyage of holistic health, with world-class equipment and provisions for leisure.



Clubhouse

Artist's impression

# Elevating Ambitions.

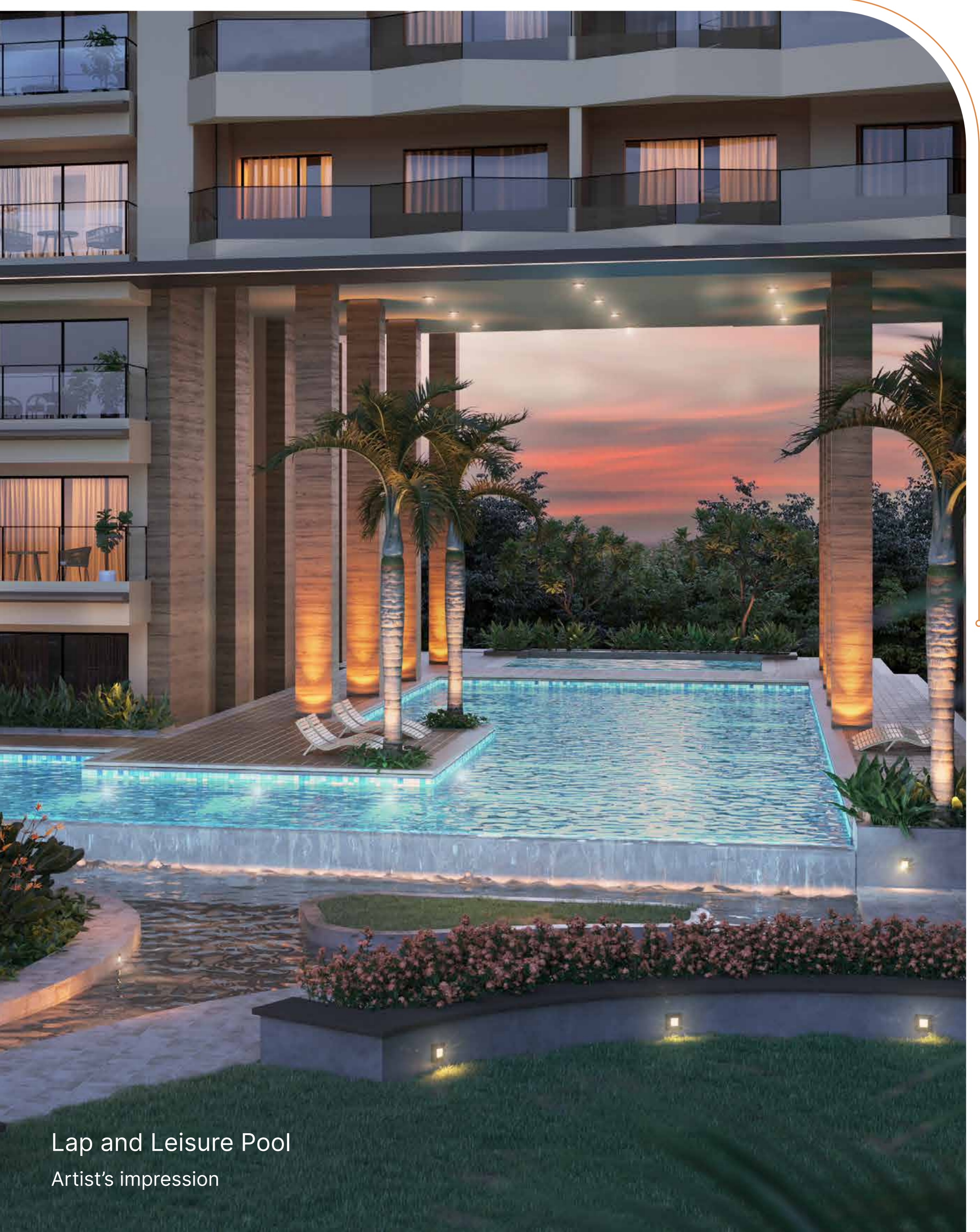
Ascend to new heights of luxury at our sky lounge located on the 18th floor. Offering scintillating panoramic views of the city skyline and beyond, it provides an exclusive retreat for residents to enjoy the perfect work-life balance with a co-working space under resplendent pergolas, BBQ provisions and sunset view deck.



Sky Lounge  
Artist's impression

# Dive into Indulgence.

Whether for invigorating laps or leisurely lounging, it's the perfect space to take a break. A large section of the pool is under the open sky and the other has shade under glamorous columns. With exquisite furnishings and breathtaking sights, the pool deck offers residents a gorgeous haven to escape the demands of urban living.



Lap and Leisure Pool  
Artist's impression

# Experiences to Savour.

SOBHA Elysia also has an array of amenities catering to wellness and spaces for community bonding. There are ample facilities of unforgettable gatherings and cultural events, creating timeless moments of joy and camaraderie.

Al Fresco Deck • Fitness Terrace • Play Plaza • Celebratory Lawn • Serenity Cove & Reflexology Walk



Al Fresco Deck  
Concept image

# Testimonials



Mr. Patel & Family  
SOBHA Dream Heights  
GIFT City, Gujarat

We finalised our dream home with SOBHA, after detailed research of various other projects at GIFT City. Being from real estate background, I've never seen anything like the SOBHA Experience Center. We are proud to be a part of SOBHA family.



Mr. Beer & Family  
International City  
Gurugram

SOBHA is not only a brand but a way of life. SOBHA means quality, and assurance of timely delivery.


We are fortunate to be a part of this family. We recommend all our friends to associate with SOBHA and experience the excellent environment.



Mr. Pulkit & Family  
SOBHA Royal Pavilion  
Bengaluru

We are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality of SOBHA, the layout planning, and all the unique amenities, especially the clubhouse.

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