



Residential & Commercial Properties

A Project By



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THE  
CENTRE OF PEACE  
& PROGRESS

A man in a dark suit stands on a balcony, looking out over a city at night. The city lights are visible in the distance, and the sky is dark. The man is positioned on the left side of the frame, looking towards the right. The balcony has a glass railing. The overall scene is dimly lit, with the city lights providing the main source of illumination.

# ELAN THE ESSENCE OF LIFE

Elan is a declaration of enthusiasm, energy, and style; a lifestyle. And Aaryan Elan is an encapsulation of that very essence.

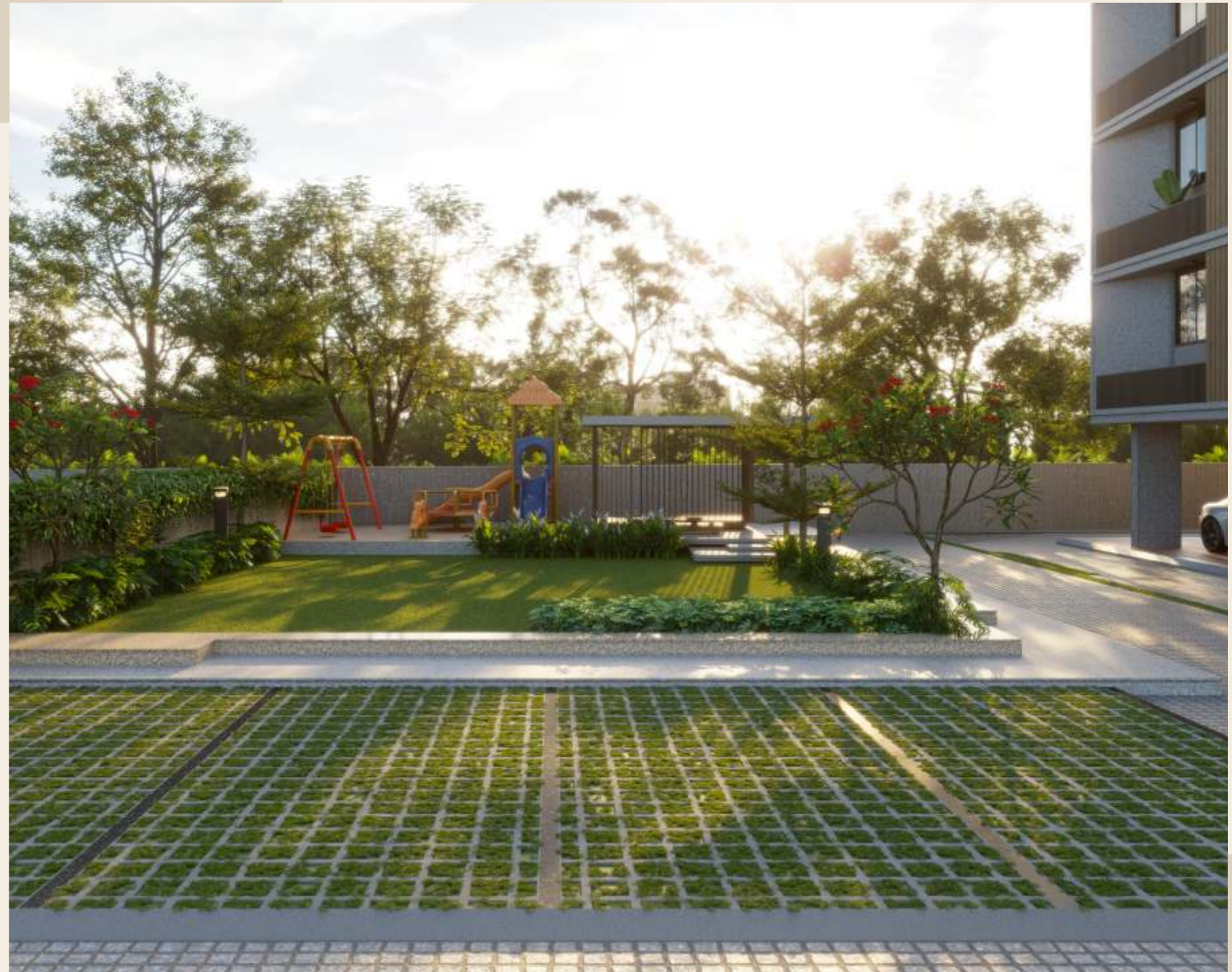
Inspired by the relentless ambition and search for a good life, Elan promises the prospect of being at the centre of peace and progress.

Warmly welcome the opportunity of setting new benchmarks in our residential spaces.

# LIVE A LUXURIOUS LIFE

The minute you walk into your home, seamless luxury will surround you at every step. These luxurious 3 & 4 BHK homes are designed to let you enjoy the modern leisures of life as you come back home after a tiring day.

Aaryan Elan is engineered in such an aesthetic way that it makes you wonder, "I wish my eyes could take pictures."



# MEET YOUR DREAM LIFESTYLE

*With amenities that are designed for your comfort*

## RELAX

A little of nature is brought to your doorstep with two garden areas; one for the senior citizens to have their own fun sessions and the other for the kids. The garden area comes with a gazebo and is apt for meditation and organizing events or functions.

## REVITALIZE

A gym equipped with the latest machines, a cricket pitch, and separate children's play area for you to unwind and revitalize.

## BREATHE

A building that gives you enough space to breathe. There are only three flats on every floor, each having a very big balcony area. Moreover, you are provided with two free allotted parking spaces for your vehicles.



# A STYLE LARGER THAN LIFE

- At Aryan Elan, we offer only three units per floor to maintain the atmosphere of privacy and spaciousness for the residents.
- Additionally, each unit has a private foyer to upgrade your lifestyle with exclusivity.
- Moreover, spaciousness supersedes homes; it extends to a massive parking space.
- Furthermore, there is a huge balcony space that gives you enough room to create a personal area of your own.

A hassle-free  
and magnificent life  
wrapped for you

E L A N



# AMENITIES

			
Entrance Plaza	Security Cabin	Visitor's Parking	Alloted Car Parking
			
24x7 CCTV Camera	Landscape Garden Area	Gazebo Sit-out	Indoor Gymnasium
			
Indoor Games	Designed Lobby		

# EVERYTHING IN ONE PLACE

A house that is closer to all the hubs of the city.  
Everything that you need is now closer to your personal space.

- Three side open view
- Huge balcony area
- Nearby a sports club
- Closeby to S.G. Highway
- Two free allotted parking space
- Separate entry & exit for residential and commercial spaces
- Schools, hospitals, multiplex, restaurants. cafes, supermarkets, etc. in the neighbourhood

# GROUND FLOOR PLAN



# 1<sup>ST</sup> TO 13<sup>TH</sup> TYPICAL FLOOR PLAN



# 14<sup>TH</sup> FLOOR PLAN



# SPECIFICATIONS

## STRUCTURE

- Earthquake-resistant RCC frame structure is designed as per the Indian Standard Code for safety aspects.
- All filler walls are made with masonry partitions.

## WALL FINISH

- External double-coat plaster with acrylic paint.
- Internal single-coat finished plaster with the finish.

## FLOORING

- Vitrified tiles

## DOORS & WINDOWS

- A decorative laminated main door.
- Fully glazed powder-coated aluminium sliding windows with stone rivets.

## ELECTRIFICATION

- Concealed copper wiring with an adequate number of electric points in each room with branded modular switches.

## BATHROOM

- Ceramic tiles with dado up to lintel level.
- Premium plumbing fitting and sanitary ware.

## TERRACE

- China mosaic flooring to ensure waterproofing & reduced heat transfer.

## WATER SUPPLY

- A borewell with a hydro-pneumatic system for 24 hours water supply.

### Terms & Conditions:

• Changes in the elevation shall not be allowed to be done by the members of the society. • Any internal changes will not be permitted before BU's permission. • All rights reserved by the developers to make any changes in the layout plan, exterior elevation, dimensions, and other details therein to comply with statutory regulations, shall be binding to all members. • All government and semi-government charges like stamp duty, GST, UGVCL charges, legal expenses, AMC charges, and any other taxes/charges shall be borne by the purchaser. • This brochure is not a legal document but only a conceptual presentation for customers. It is subject to Ahmedabad jurisdiction only.



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Next to Savvy Swaraj Sports Club, Godrej Garden City Road,  
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Developer  
EUPHORIA  
DEVELOPERS

Architect  
KLU-KZ  
ASSOCIATES

Structure Consultant  
SHREEJI  
STRUCTURE

