



KARNAVATI  
GROUP

KARNAVATI ELYSIUM  
NEXT TO KARNAVATI SKYLANE, OPP. A.M.C. WATER TANK, NR. DOON SCHOOL,  
PARALLEL TO EXPRESS WAY, NEW MANINAGAR, AHMEDABAD

99 250 99 244

ARCHITECT

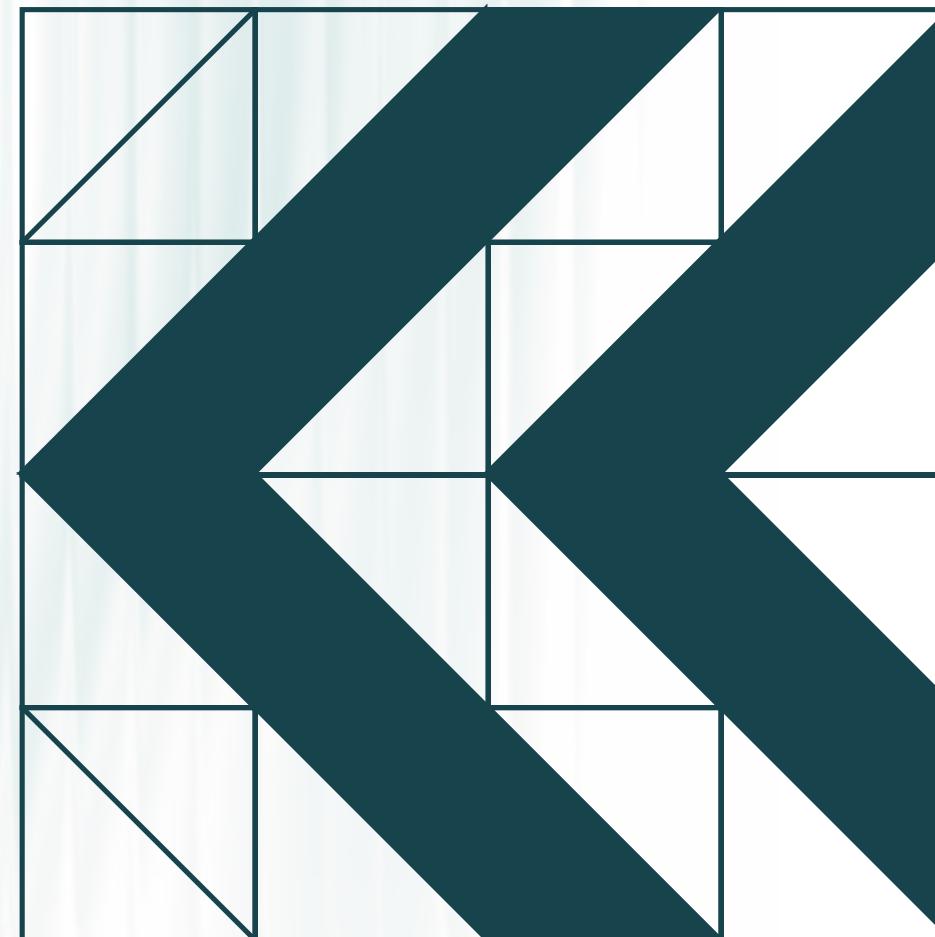


STRUCTURE



PR/GJ/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD MUNICIPAL CORPORATION/  
MAA15440/010725/300628 | [WWW.GUJRERA.GUJARAT.GOV.IN](http://WWW.GUJRERA.GUJARAT.GOV.IN)

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LIFESTYLE BEYOND THE IMAGINATION



Discover the perfect blend of comfort and functionality with our thoughtfully designed 2 BHK residences. Crafted to offer ample space, modern aesthetics, and seamless living, these homes cater to both growing families and individuals seeking a balanced lifestyle.

With well-planned interiors, abundant natural light, and top-notch amenities, every corner is designed to enhance your everyday experience.

**ELYSIUM**  
LIVING & SHOPS

BLISS OF ELYSIUM LIVING



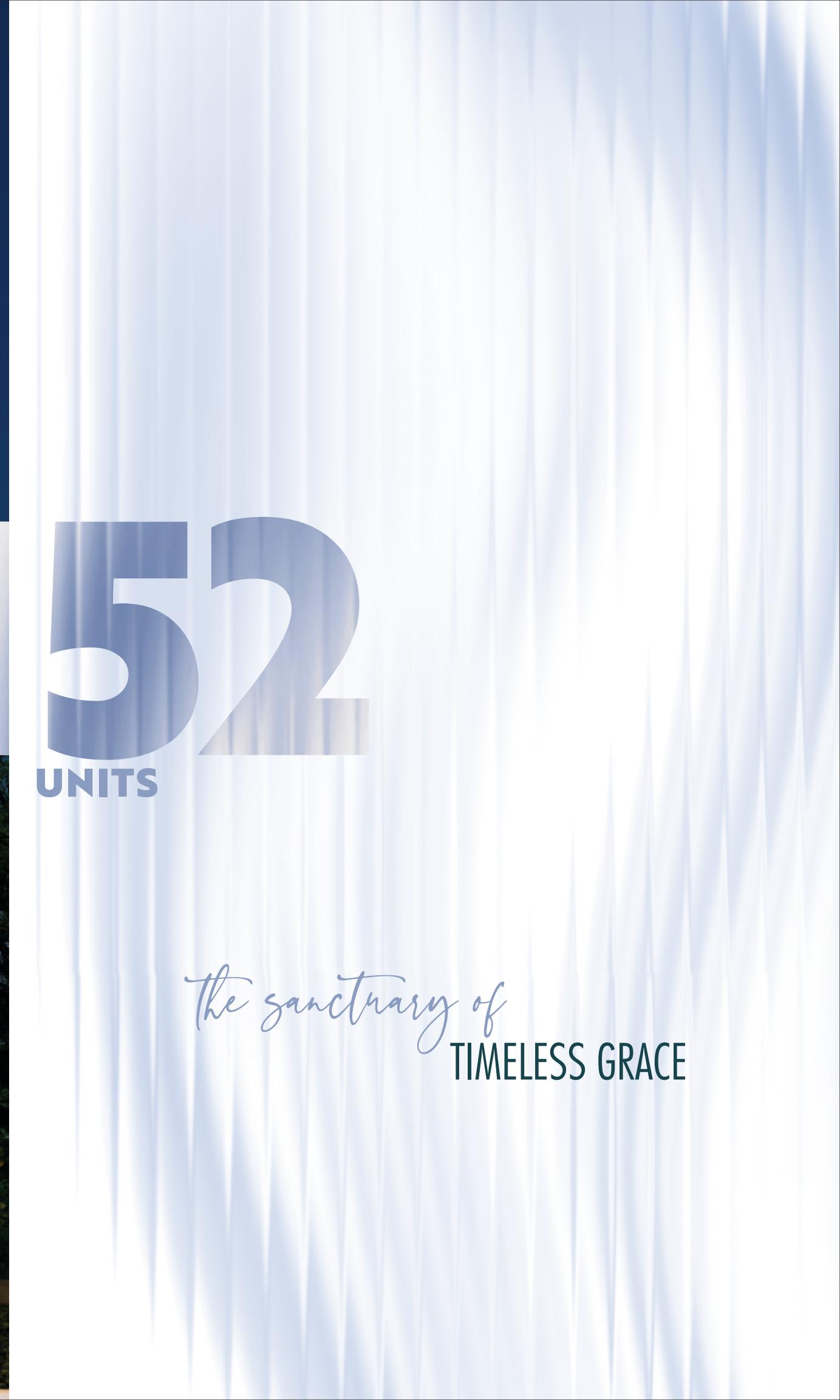
*The storeys of*  
**EXTRAORDINARY LIFESTYLE**

Standing tall at 13 storeys, this architectural marvel redefines everyday living with seamless design, breathtaking views, and modern functionality. Each floor is crafted for comfort, elegance, and an elevated lifestyle.

**13**  
**STOREY**

**10'3"**  
HEIGHT  
FLOOR TO  
FLOOR







CLUB HOUSE



CHILDREN PLAY



SENIOR CITIZEN  
SEATING



DROP OFF  
ZONE



ENTRANCE  
FOYER



SECURITY  
CABIN



FIRE SYSTEM



CCTV CAMERA



SOLAR PANEL



# GROUND FLOOR





**FIRST  
FLOOR**







**B**

**BASEMENT  
FLOOR**

N



**BHK TYPE 1**



**BHK TYPE 2**





## SPECIFICATIONS

### BASIC

ELEGANT ENTRANCE FOYER FINISHED WITH ITALIAN OR GRANITE CLADDING

LIFT & STAIRS FOYER WITH GRANITE FLOORING AND GRANITE CLADDING ON WALL

### FLOORING

PREMIUM QUALITY VITRIFIED TILES FLOORING THROUGHOUT THE RESIDENCE, INCLUDING BEDROOMS, COMMON AREAS, DRAWING AND LIVING ROOMS, VESTIBULE, BALCONIES, AND BATHROOMS (UP TO LINTEL LEVEL)

### KITCHEN

SUPERIOR QUALITY POLISHED GRANITE PLATFORM.

STAINLESS STEEL KITCHEN SINK.

### WASH YARD

PROVISION FOR WASHING MACHINE OR DISH-WASHER

### PLUMBING & WATER SUPPLY

PREMIUM QUALITY BATH FITTING & SANITARYWARE OF JAQUAR / SIMPOLO / EQUIVALENT BATHROOM FITTINGS.

ALL WATER LINES IN COMPOSITE PIPES & UPVC PIPES.

### ELECTRICAL

CONCEALED COPPER WIRING WITH ADEQUATE AMOUNT OF LIGHTING POINTS

MODULAR SWITCHES OF WELL RECOGNISED BRANDS  
PROVISION FOR TV & CABLES.

### WALL

INTERIOR WALLS ARE SINGLE COAT MALA PLASTER WITH WALL PUTTY.

### DOORS & WINDOWS

MAIN DOOR & ALL INTERNAL DOORS ARE FLUSH DOORS WITH PLYWOOD FRAME.

ALUMINIUM / UPVC SLIDING WINDOWS WITH DGU GLASSES WITH STONE JAMB.

### SUPER STRUCTURE

EARTHQUAKE RESISTANCE FRAME STRUCTURE

### HVAC

WATER OUTLETS FOR OUTDOOR AC COMPRESSORS.



LOCATION QR

**RULES & REGULATIONS** • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance.\* Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding on all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s. \*

**DISCLAIMER** • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. \* Subject to Ahmedabad jurisdiction - T&C Applicable\*