

A P R O J E C T B Y

TRA THE
REAL
ASSET

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ALAY

EXPERIENCE THE EPITOME OF LUXURY
80 UNITS 8 SHOPS

ALAY

EXPERIENCE THE EPITOME OF LUXURY



WHERE COMFORT FINDS ITS
ALLY IN SPACIOUS LIVING



3BHK LIKE NEVER BEFORE

Welcome to '**Aalay**,' where we transcend the boundaries of conventional living by seamlessly merging luxury with expansive living spaces in the heart of Shela. Crafted under the visionary leadership of TRA - The Real Asset , founded by a second-generation entrepreneur with over 11 years of experience in real estate acquisition and development, this mixed-development venture redefines the concept of quality living.

With only **80** residential and **8** commercial units available, we offer exclusivity and a sense of community that's second to none. We also take pride in offering the perks of a selected community by fostering privacy and a close-knit atmosphere for our residents. In addition to this, Aalay is built to last and exudes quality in every detail, promising you that our homes will stand the test of time.

At Aalay, we place quality at the forefront of everything we do. Our commitment to crafting a close-knit community, offering luxurious living, and embracing the future sets us apart from the rest. Here, we invite you to be a part of the 'Aalay Experience' and discover a world where extraordinary living is the norm.

'Aalay' is more than just a place to reside; it's a vision of the future. We've seamlessly integrated state-of-the-art technology into every facet of your experience, from smart home features to advanced security systems, ensuring that your life here is convenient, safe, and truly exceptional.

YOUR TRUSTED ALLY FOR
A FULFILLING LIFESTYLE



80
RESIDENTIAL
UNITS



08
SHOPS

GROUND
FLOOR PLAN
AMENITIES

- 01

LIBRARY
21'.0" X 6'.6"
- 03

METER ROOM (RESI)
32'.2" X 14".9"
- 05

HOME THEATER
32'.6" X 21'.6"
- 07

GYM
19'.0" X 18'.3"
- 09

BANQUET HALL
29'.0" X 31'.6"
- 11

SOCIETY OFFICE
12'.3" X 9'.7"
- 02

METER ROOM (COMM)
20'.7" X 9'.9"
- 04

LOUNGE/RECEPTION
12".6" X 34'.4"
- 06

SITTING SPACE
11'.9" X 14'.9"
- 08

TODDLER ROOM
12'.3" X 19'.6"
- 10

KITCHEN
13'.3" X 14'.6"
- 12

INDOOR GAMES
29'.0" X 15'.9"





FIRST FLOOR PLAN





BLOCK A & B
FLOOR
PLAN
2 FLOOR





BLOCK A & B
FLOOR
PLAN
3-13 FLOOR



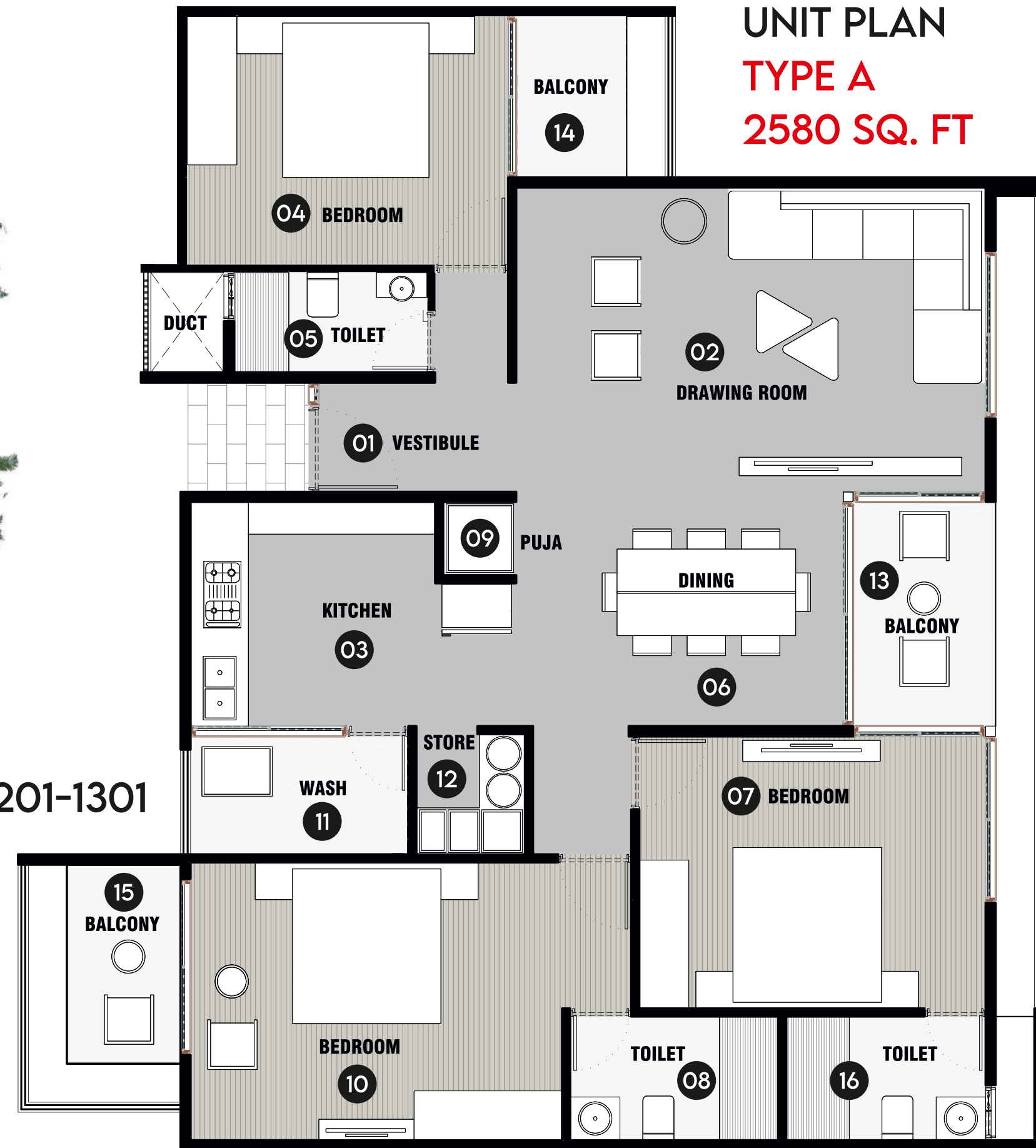


INDULGE IN LUXURY,
ENJOY THE CONVENIENCE,
SAVOUR THE QUALITY
OF LIVING.



- | | | |
|-----------------------------|------------------------------|-------------------------------|
| 01 VESTIBULE
8'X4.6' | 02 DRAWING ROOM
19'X12.3' | 03 KITCHEN
13'X9' |
| 04 BEDROOM 1
13'X10' | 05 TOILET 1
7-9'X4' | 06 DINING
13.3'X9.6' |
| 07 BEDROOM 2
14'X11' | 08 TOILET 2
8.4'X5' | 09 PUJA ROOM
3'X3' |
| 10 BEDROOM 3
17.9'X11.3' | 11 WASH
8.9'X4.9' | 12 STORE ROOM
4-4.5'X4-10' |
| 13 BALCONY 1
5.9'X9' | 14 BALCONY 2
4.6'X6.6' | 15 BALCONY 3
4.6'X8' |
| 16 TOILET 3
8'X5' | | |

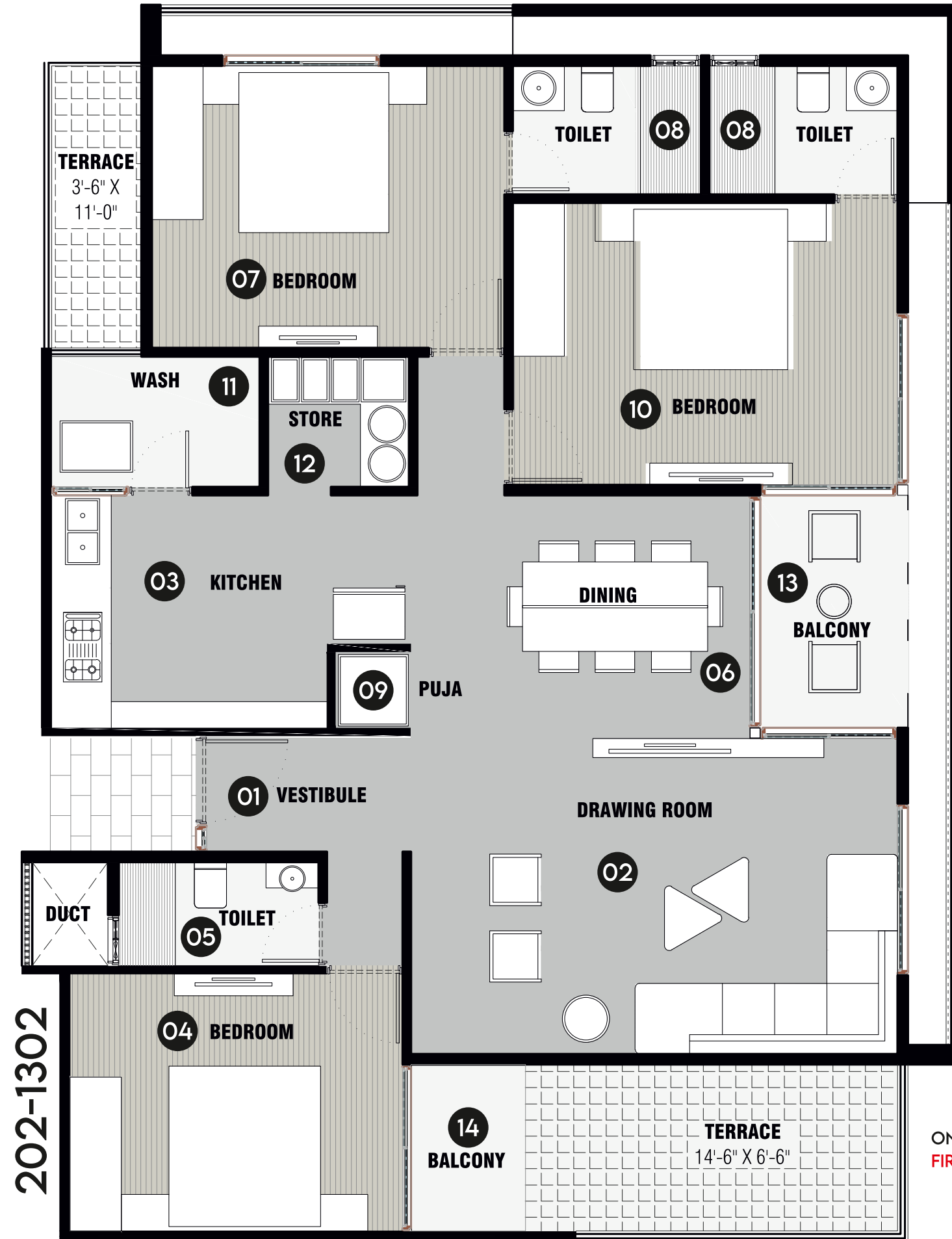
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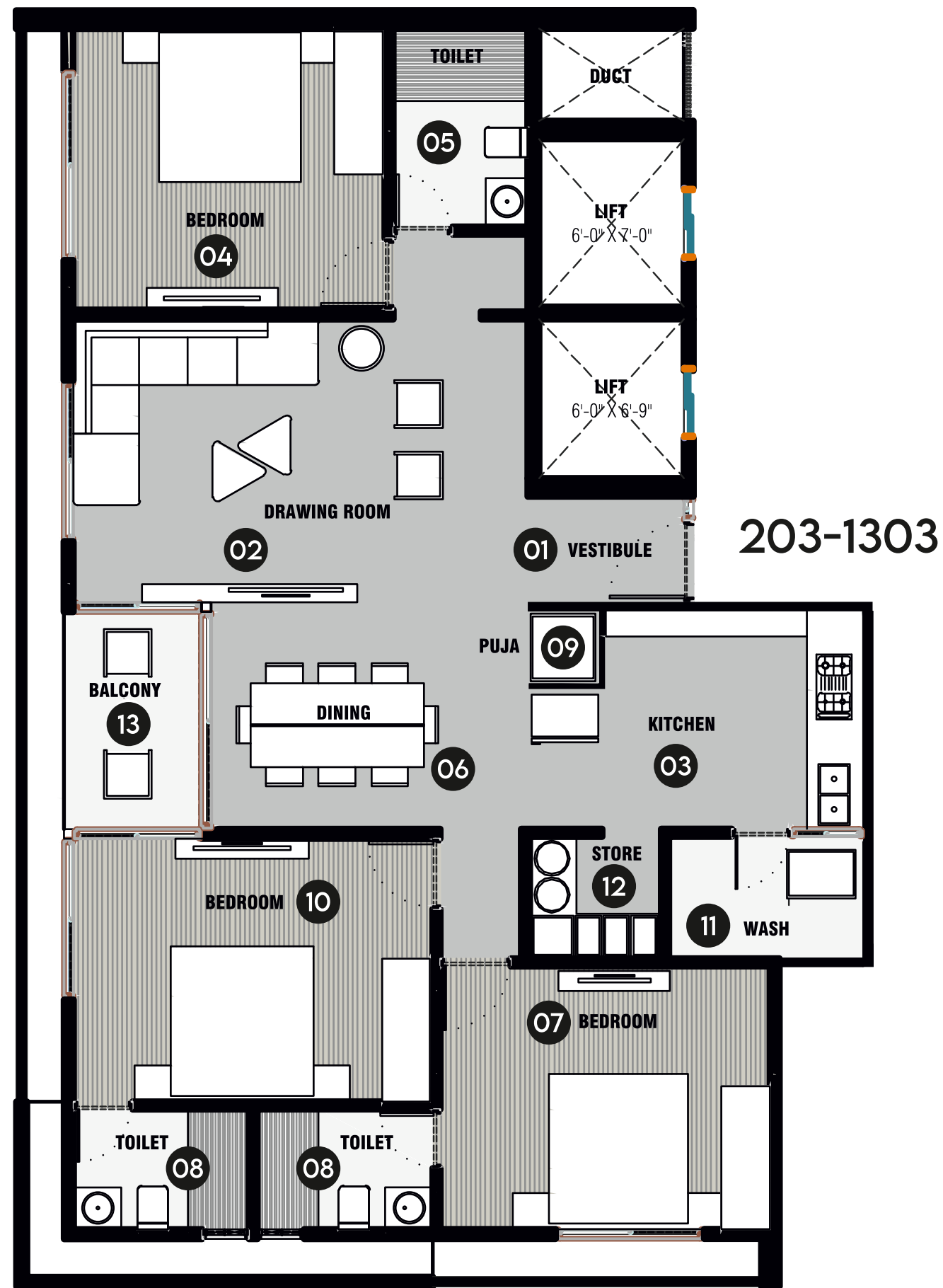
UNIT PLAN
TYPE B
2475 SQ. FT

- | | | |
|---------------------------|------------------------------|----------------------------|
| 01 VESTIBULE
8'X4.6' | 02 DRAWING ROOM
19'X12.3' | 03 KITCHEN
14'X9' |
| 04 BEDROOM 1
13'X10' | 05 TOILET 1
7.9'X4' | 06 DINING
13.3'X9.6' |
| 07 BEDROOM 2
13.9'X11' | 08 TOILET 2/3
7.4'X5' | 09 PUJA ROOM
3'X3' |
| 10 BEDROOM 3
15'X11' | 11 WASH
8.3'X5.1' | 12 STORE ROOM
5.6'X5.1' |
| 13 BALCONY 1
5.9'X9' | 14 BALCONY 2
4.6'X6.6' | |



ONLY FOR
FIRST FLOOR





UNIT PLAN
TYPE C
2450 SQ. FT

- | | | |
|---------------------------|------------------------------|----------------------------|
| 01 VESTIBULE
6.6'X4.6' | 02 DRAWING ROOM
19'X11.9' | 03 KITCHEN
14'X9' |
| 04 BEDROOM 1
13'X11.9' | 05 TOILET 1
5.7'X8.3' | 06 DINING
13.3'X9.6' |
| 07 BEDROOM 2
13.9'X11' | 08 TOILET 2/3
7.4'X5' | 09 PUJA ROOM
3'X3' |
| 10 BEDROOM 3
15'X11' | 11 WASH
8.3'X5-1.5' | 12 STORE ROOM
5.6'X5.1' |
| 13 BALCONY 1
5.9'X9' | | |



TERRACE DEVELOPMENT PLAN



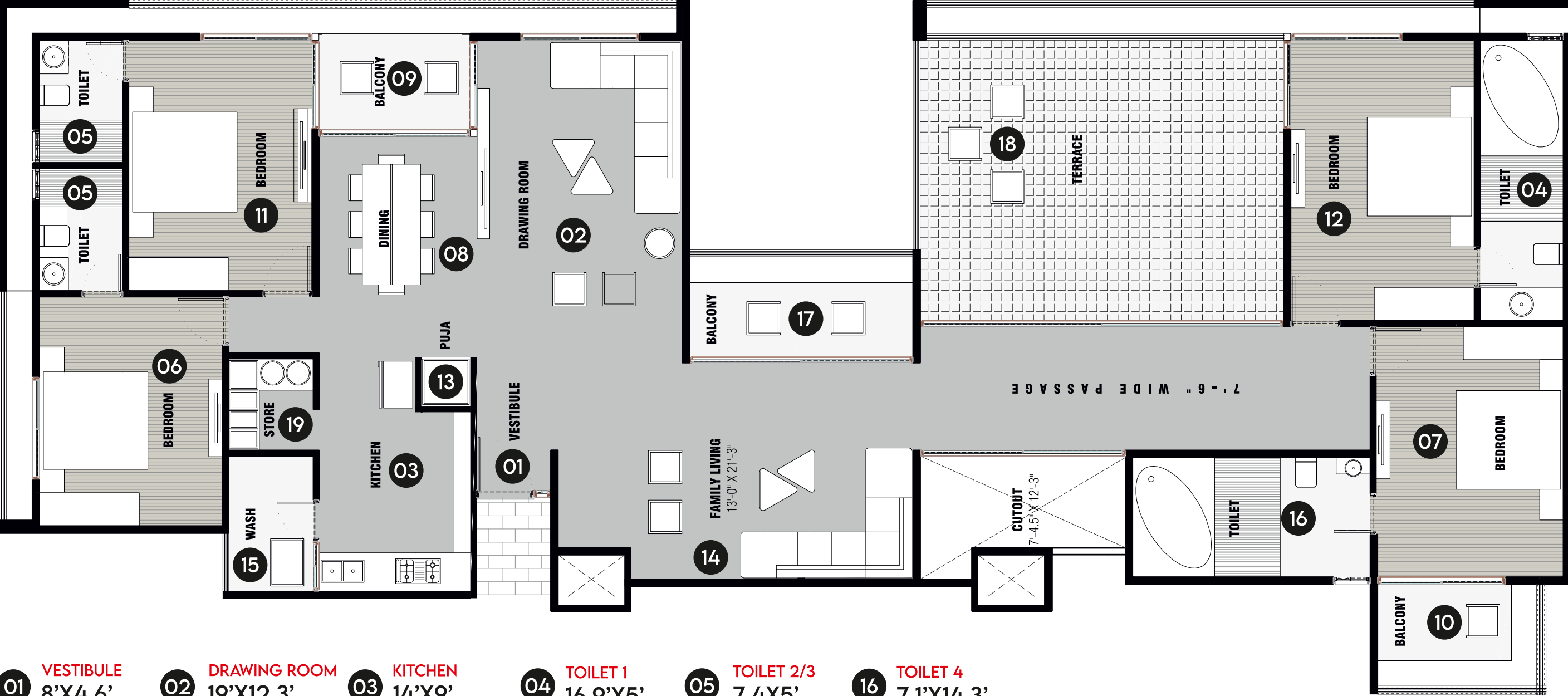


INSPIRING VIEWS,
RELAXING VIBES.

PENTHOUSE
FLOOR
PLAN
14TH FLOOR



UNIT PLAN **PENTHOUSE**
4 BHK - 4247 SQ. FT



- | | | | | | |
|----------------------------|------------------------------|-------------------------|-------------------------------|-------------------------|----------------------------|
| 01 VESTIBULE
8'X4.6' | 02 DRAWING ROOM
19'X12.3' | 03 KITCHEN
14'X9' | 04 TOILET 1
16.9'X5' | 05 TOILET 2/3
7.4X5' | 16 TOILET 4
7.1'X14.3' |
| 06 BEDROOM 1
13.9'X11' | 07 BEDROOM 3
15'X11.3' | 08 DINING
13.3'X9.6' | 09 BALCONY 1
5.9'X9' | 10 BALCONY 2
4.7'X8' | 17 BALCONY 3
4.4'X13.4' |
| 11 BEDROOM 2
15'X11' | 12 BEDROOM 4
16.9'X11' | 13 PUJA ROOM
3'X3' | 14 FAMILY LIVING
13'X21.3' | 15 WASH
8.3'X5.1' | 18 TERRACE
16.9'X21.9' |
| 19 STORE ROOM
5.6'X5.1' | | | | | |



A DEDICATED SPACE TO EMBRACE



AMENITIES THAT MAKE YOUR LIFE BETTER



EV CHARGING POINT



SMART DOOR LOCK



GREEN BUILDING



VASTU COMPLIANT



ALLOTTED PARKING



CHILDREN PLAY AREA



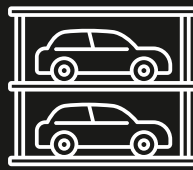
GYM



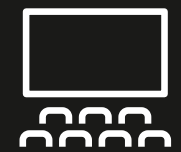
INDOOR GAMES



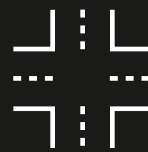
TERRACE GARDEN



2 LEVEL BASEMENT
PARKING



MINI THEATER



WIDE DRIVE WAY



BANQUET HALL



TODDLER'S ROOM



CO-WORKING SPACE



LIBRARY



SPECIFICATIONS FOR
COMMERCIAL SHOWROOMS:

FLOORING

- FULL BODY VITRIFIED TILES (GLOSSY)
- TOILETS - FULL BODY VITRIFIED TILES (MATT)
- STAIRWAYS AND PASSAGES - POLISHED GRANITE STONE WITH GROOVES

WALL FINISH

- 12 MM THICK SINGLE COAT MALA PLASTER + PUTTY FINISH
- TOILETS : FULL BODY VITRIFIED TILES (GLOSSY)
- STAIRWAYS AND PASSAGES : SMOOTH TEXTURED PAINT (2 COATS) OVER 2 COATS OF PUTTY & 1 COAT OF PRIMER

SPECIFICATIONS FOR
COMMON SPACES:

- ENTRY/ EXIT ACCESS ROADS, BASEMENT AND BASEMENT RAMPS - TREMIX WITH BROOM FINISH
- ALL FOYERS - VITRIFIED TILES (GLOSSY) WITH LEATHER FINISH GRANITE STONE
- STAIRWAY - POLISHED GRANITE STONE WITH GROOVES
- AMENITIES - LEATHER FINISH GRANITE STONE
- LANDSCAPE - COBBLE STONE WALKWAY WITH LAWN PLANTATION AND WATER BODY.
- VISITOR PARKING – ROUGH KOTA STONE

WALL FINISH - SMOOTH TEXTURED PAINT (2 COATS) OVER 2 COATS OF PUTTY AND 1 COAT OF PRIMER

SPECIFICATIONS FOR
RESIDENTIAL SPACES

FLOORING

- ALL INTERNAL ROOMS - FULL BODY VITRIFIED TILES (GLOSSY)
- STORE & WASH AREA - SEMI POLISHED KOTA STONE
- BALCONY - RUSTIC TILES
- TOILETS - FULL BODY VITRIFIED TILES (MATT)
- 1ST FLOOR TERRACE & PENTHOUSE TERRACE - VITRIFIED TILES (MATT)

KITCHEN PLATFORM - SANDWICH PLATFORM: TOP & FACIA PATTI WITH GLOSSY GRANITE FOR PLATFORM OVER SINGLE SIDE POLISHED KOTA STONE.

RESIDENTIAL WINDOW JAMBS, SILL & LINTEL - 18 MM THICK GRANITE STONE (POLISHED) FRAME OF WALL THICKNESS WIDTH

WALL FINISH

ALL INTERNAL WALLS - PUTTY FINISH
TOILETS – FULL BODY VITRIFIED TILES (GLOSSY)

- RESIDENTIAL ENTRANCE DOOR - 35 MM THICK FLUSH DOOR WITH TEAK WOOD
- VENEER ON BOTH FACES AND TEAKWOOD FRAME.
- INTERNAL DOORS - 30 MM THICK FLUSH DOOR WITH 1 MM THICK FULL BODY LAMINATE ON BOTH FACES AND TEAKWOOD FRAME
- FIRE FIGHTING SYSTEM ELECTRICAL PANEL - SIEMENS/ SCHINDLER/ L&T
- FIRE ALARM SYSTEM - HOCHIKI/ NOTIFIER/ UTC/ HONEYWELL

LIFTS – FULLY AUTOMATIC LIFTS

PLUMBING – CONCEALED PLUMBING OF GOOD QUALITY UPVC AND CPVC PIPES, C.P. FITTINGS AND SANITARY WARE OF REPUTED BRANDS

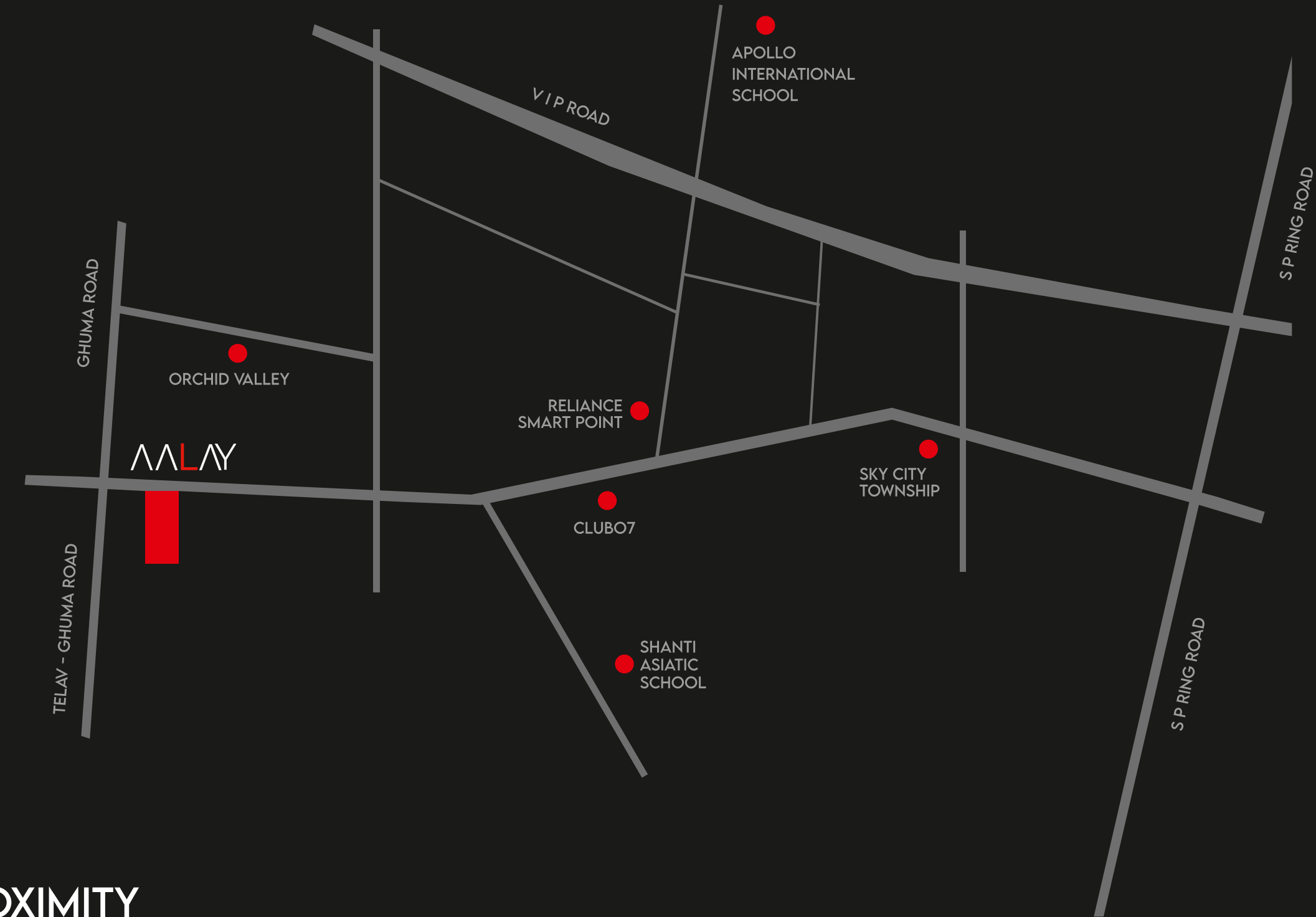
DOOR - VENEER FINISH





CLOSE PROXIMITY

- 500 M TO NAYARA PETROL PUMP
- 1 KM TO CLUB O7
- 1 KM TO SHANTI ASIATIC SCHOOL
- 1.5 KM TO MICA
- 1 KM TO RELIANCE SMART POINT (SUPER MARKET) (OPP. CLUB O7)
- 1.5 KM NEON SPORTS ACADEMY
- 2.5 KM TO APOLLO INTERNATIONAL SCHOOL
- 3 KM SHALBY MULTI-SPECIALITY HOSPITAL (KRISHNA)



SCAN FOR LOCATION



SCAN FOR WALKTHROUGH



RERA NO :

PR/GJ/AHMEDABAD/DASKROI/AHMEDABAD
URBAN DEVELOPMENT AUTHORITY/MAA13704/250624/310727

SITE LOCATION: CLUB O7 ROAD, SHELA, AHMEDABAD 380058

FOR MORE DETAILS CALL / WHATSAPP ON

+91 6352 255 785