



DISCOVER SERNEITY

MODERNITY MEETS NATURE

Project At a Glance

Location

Amathapura

Project Area

50.3 Acres

Total Villas

165

Villa Typology

2 & 3 BHK

Plot Sizes

1200- 1500- 1800+
sq. yds. onwards

SBA in Plots

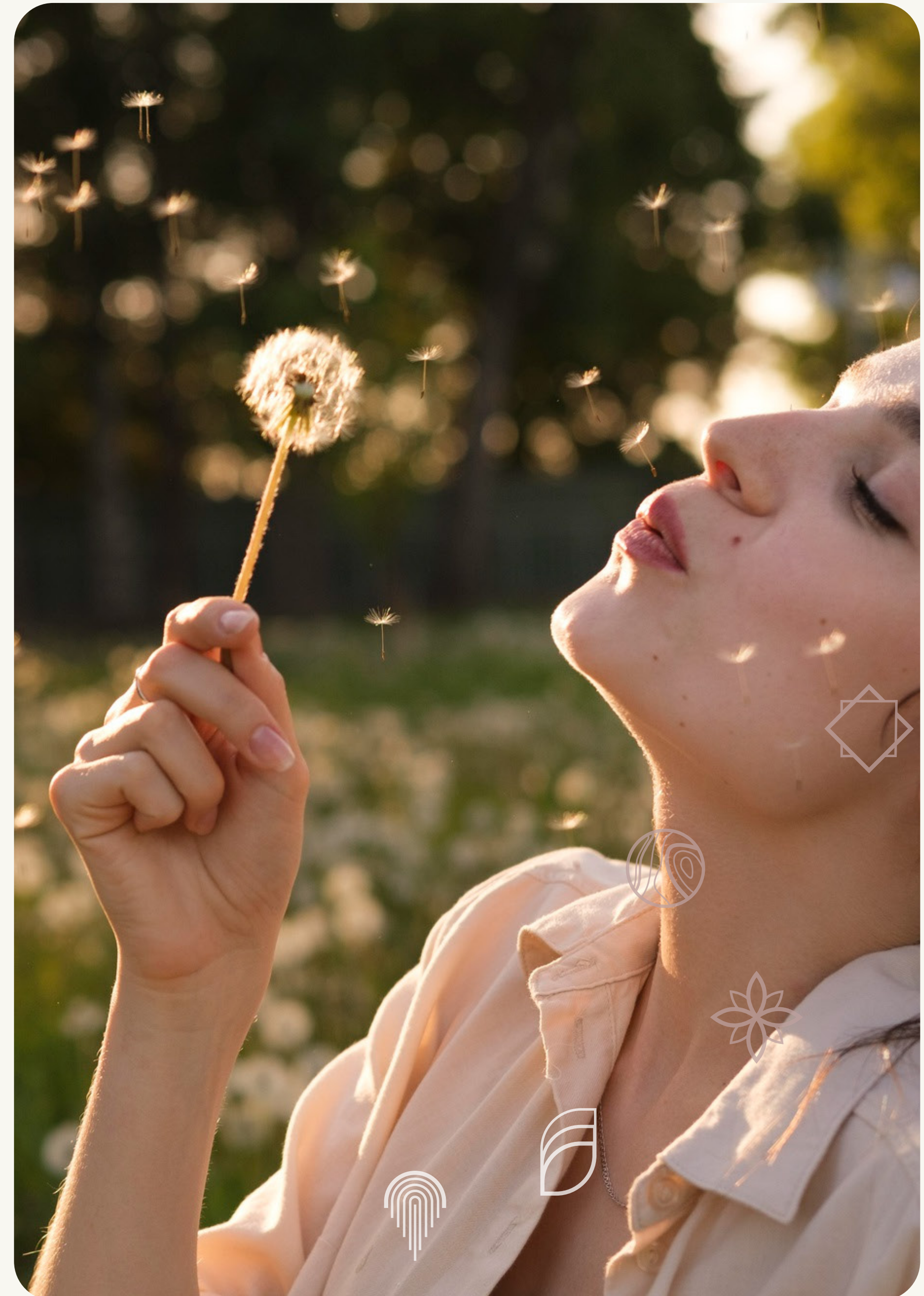
37% [Approx]

Surrounding Village

Modasar

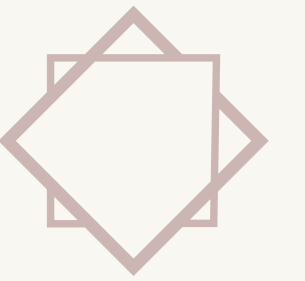
Distance

24 km from YMCA



Why Alaya Stands Apart

- | Forest-inspired luxury villa community (rare in Ahmedabad belt)
- | Large plot sizes → premium buyer profile
- | Low-density community = exclusivity
- | Strong lifestyle story, not just specs
- | High aspirational value for end users



Master Concept

5 Curated Experiential Zones



AHAANA

Dawn-inspired
living



ARANYA

Deep forest
retreat



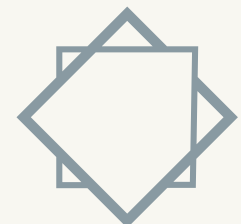
AMAYA

Nature in
divine form



AVNI

Earth-rooted
serenity



AKSA

Forest-themed
clubhouse

Each zone offers a distinct lifestyle experience,
unified by nature.

Thoughtfully Planned Community



Clearly zoned living
& amenity areas



Pedestrian-friendly
internal movement



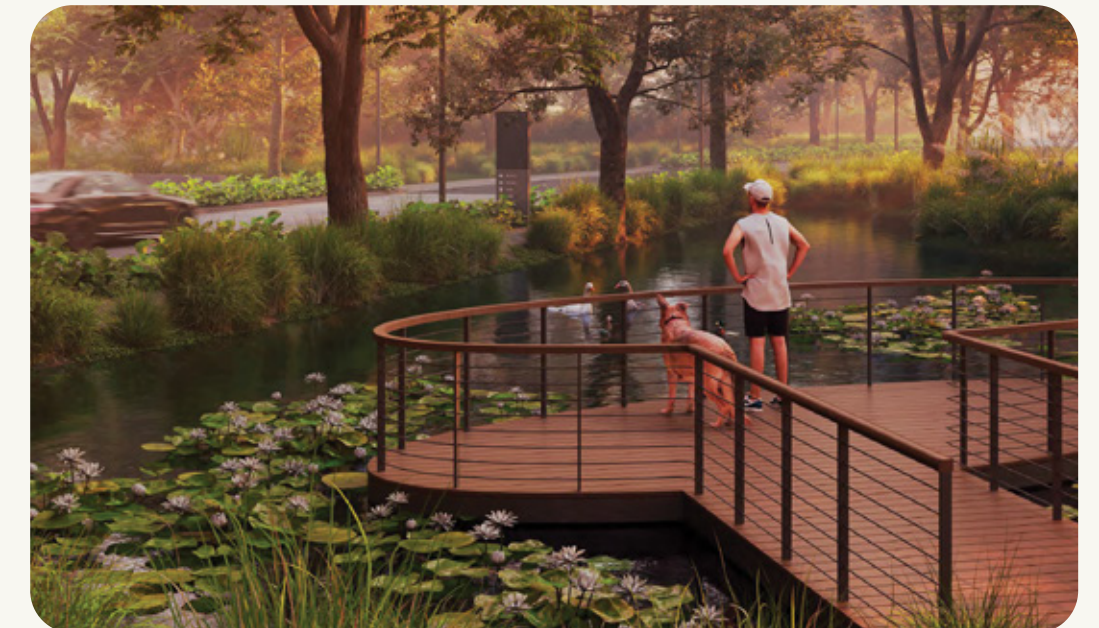
Central green &
water spine



Low-density villa
planning



Dense green landscapes
integrated into planning



Water bodies, forest trails
& shaded promenades

MASTER PLAN



- ARRIVAL PLAZA
- LAKE WITH GRASSES AND AERATOR FOUNTAINS
- PROMENADE
- VIEWING DECK
- PEDESTRIAN BRIDGE
- LAWNS
- WATER EDGE ALONG RESIDENCIES
- BAZAAR HAAT
- PICNIC GARDEN



- POCKET PARKS
- KIDS PLAY COURT
- CHESS IN THE PARK
- SCULPTURE COURT

- LEGENDS**
- 01. MAIN ENTRANCE
 - 02. ENTRANCE PLAZA
 - 03. LAKE
 - 04. FOREST BOULEVARD
 - 05. CLUB HOUSE
 - 06. WATER PROMENADE
 - 07. POCKET PARKS



- WATCH TOWER
- TREE HOUSE
- AMPHITHEATER
- SAND PIT WITH PLAY EQUIPMENT
- ZIP LINE
- SIT OUT WITH SWINGS
- SUNKEN BARBEQUE AREA WITH SIT OUT
- FRUIT JUICE COUNTER
- GATHERING LAWN
- MEDITATION LAWN
- OUTDOOR GYM
- LOTUS POND
- PAUSE COURTS



- SUNKEN RESTAURANT
- CIRCULAR BOX CRICKET
- RESORT STYLE POOL
- PADDLE TENNIS COURT
- BANQUET
- INDOOR GAMING ZONE
- TODDLER'S CLUB
- GYM



- YOGA LAWN
- ACUPRESSURE PAVED DECK
- SEATING WITH TRELIS AND CREEPERS
- GATHERING LAWN
- WOODEN DECK SEATING
- SUNKEN LILY POND
- VIEWING DECK WITH PROMENADE
- GHAT STEPS WITH LIGHT
- LOW PROMENADE
- FESTIVE PLAZA



AHAANA

INSPIRED BY MORNING GLORY

- Villas bathed in soft morning light
- Arrival plaza & lake experience
- Promenades, viewing decks & lawns
- Bazaar Haat & picnic gardens

Grand Arrival Experience

| A Powerful First Impression

Banyan tree-inspired entrance gateway



Grand Arrival Experience

- Architectural identity rooted in nature
- Creates emotional impact from day one
- Strong landmark value for the project





ARANYA

ROOTED IN THE FOREST

- Watch towers & tree houses
- Amphitheatre & adventure play zones
- Meditation lawns & outdoor fitness
- Spaces designed for exploration & pause
- Lotus ponds & water courts

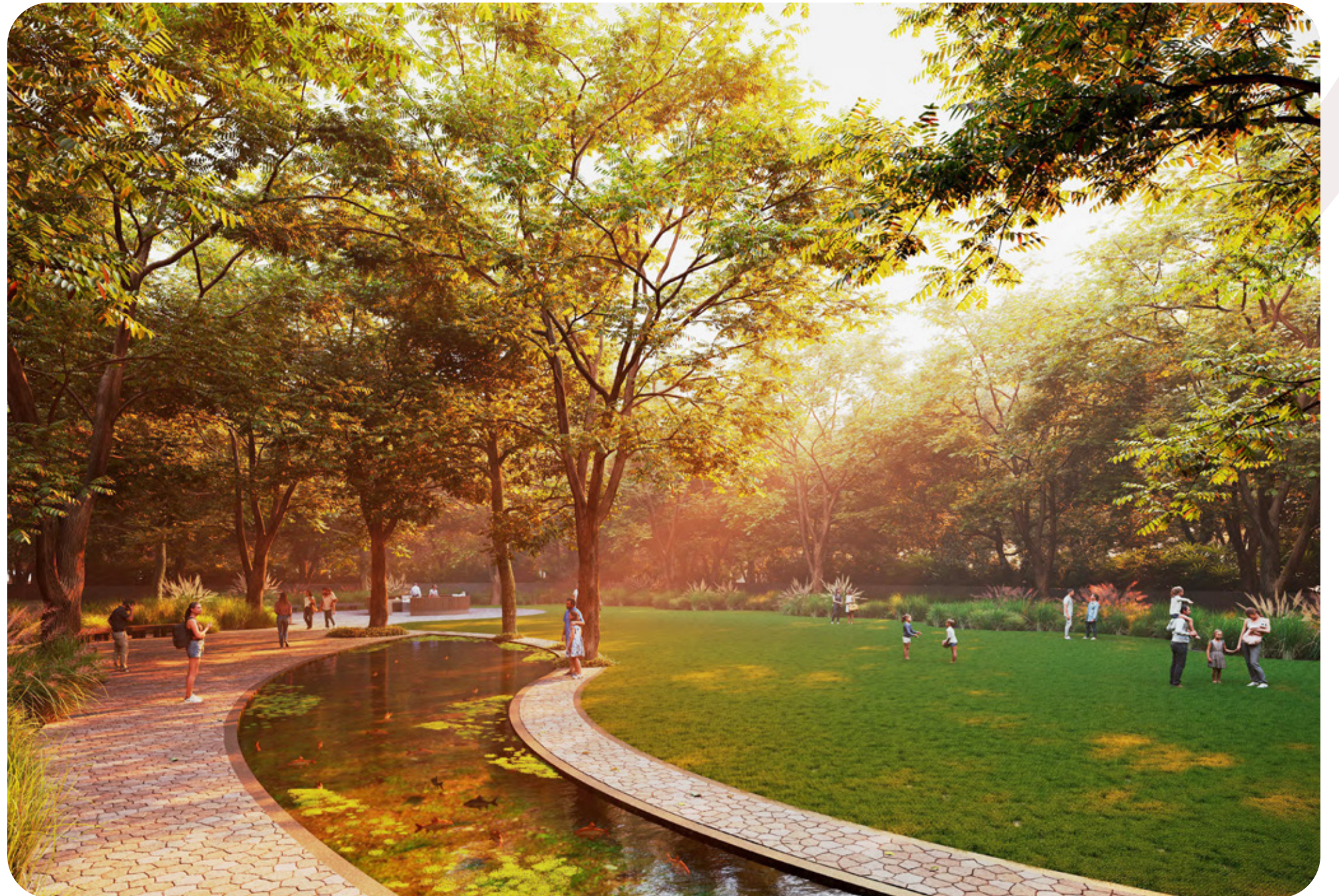




AMAYA

GODDESS OF NATURE

- Yoga & acupressure paths
- Festive plaza & promenade decks
- Sunken lily ponds & ghats
- Designed for balance and celebration





AVNI

INSPIRED BY EARTH

- Pocket parks & sculpture courts
- Chess parks & kids play areas
- Open lawns for informal gatherings

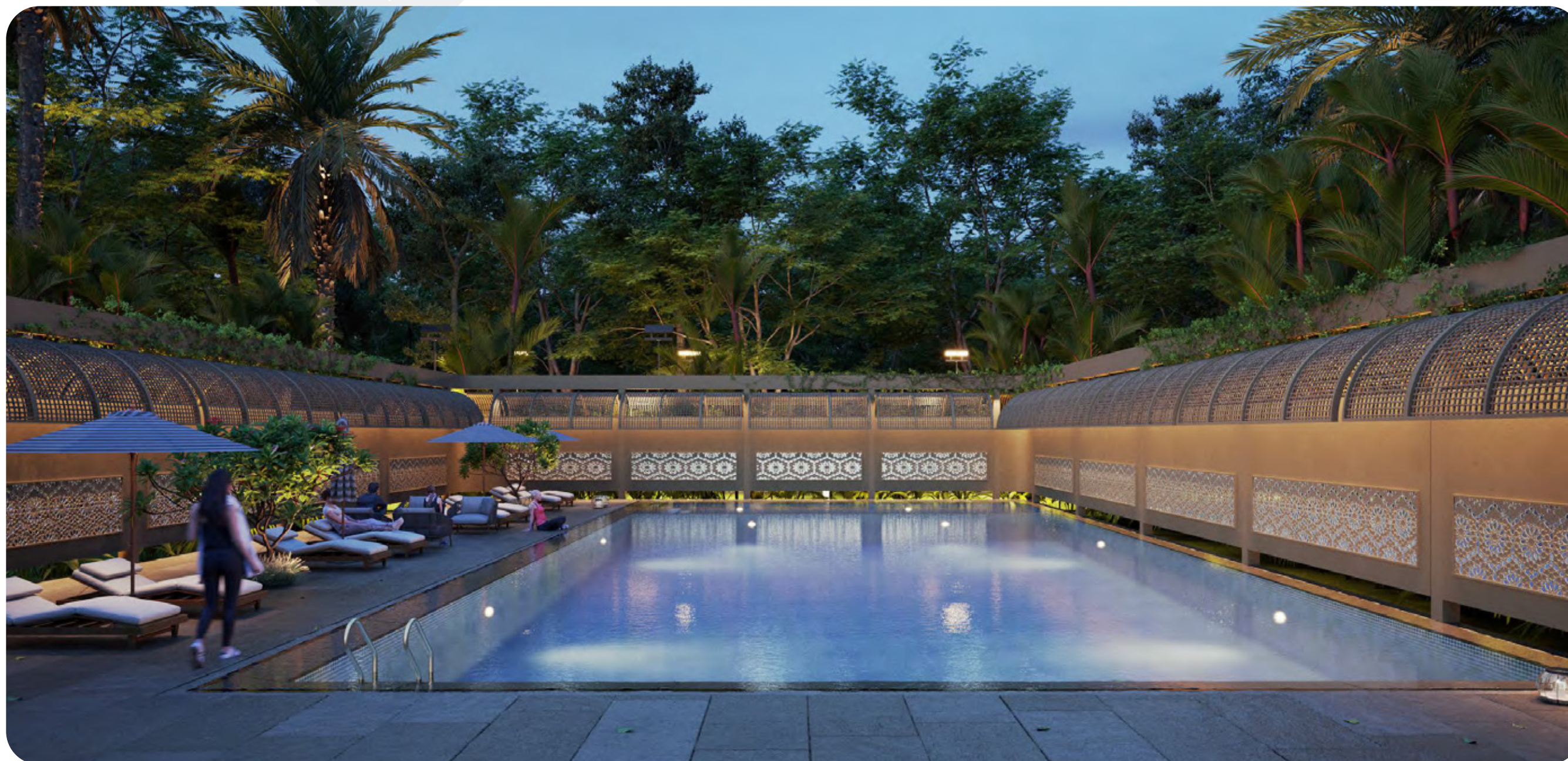




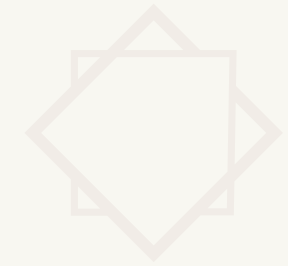
AKSA

A FOREST-INSPIRED CLUBHOUSE

- Resort-style swimming pool
- Sunken restaurant & banquet
- Indoor games & toddler's club
- Fitness & sports courts



A Complete Living Ecosystem



01

Sports, wellness & leisure balanced

02

Amenities spread across the site

03

Walkable access from villas

04

No single crowded amenity zone



Entrance Plaza



- 01 SIGNAGE ON ROCK
- 02 LARGE TREES AT ARRIVAL PLAZA AS FOREGROUND TO SECURITY CABIN
- 03 ARRIVAL PLAZA
- 04 SECURITY CABIN
- 05 WALKWAY
- 06 TREES FORMING AVENUE ALONG DRIVEWAY
- 07 LAWN AS OPEN SPACE AMIDST DENSE PLANTING
- 08 PLANTING ALONG EDGE OF THE LAKE
- 09 LAKE WITH GRASSES & AERATOR FOUNTAINS
- 10 VIEWING DECK ALONG PROMENADE
- 11 PLANTING
- 12 LAWN
- 13 WALKWAY
- 14 MOUNDS WITHIN PLANTING

Forest Boulevard

- 15 FESTIVE PLAZA WITH TREES AND SEATING
- 16 LOTUS POND WITH WATER FEATURE
- 17 ARRIVAL PLAZA WITH THEME WALL AND LIGHTS
- 18 LOTUS POND WITH THEME WALL AND ROCK FOUNTAIN
- 19 THEME WALL
- 20 GREEN TUNNEL WITH CREEPERS
- 21 OUTDOOR FITNESS EQUIPMENT
- 22 MEDITATION LAWN
- 23 SEATING PLAZA ALONG WALKWAY
- 24 GATHERING LAWN
- 25 DENSE PLANTATION
- 26 SUNKEN SEATING WITH PLANTING AROUND
- 27 ROPE SWING BRIDGE
- 28 SAND PIT WITH WOODEN PLAY EQUIPMENTS
- 29 BRIDGE CONNECTING ONE TREE HOUSE TO THE OTHER
- 30 TREE PIT WITH SEATING AROUND
- 31 DENSE PLANTING
- 32 TREE HOUSE WITH SEATING INSIDE
- 33 LAWN WITHIN DENSE PLANTING AROUND





Aksa (The Club)

- 34 | YOGA LAWN SURROUNDING PLANTING
- 35 | PERIPHERAL PLANTING
- 36 | WALKWAY
- 37 | CIRCULAR BOX CRICKET
- 38 | PADDLE TENNIS COURT
- 39 | TENNIS COURT
- 40 | SEATING ALONG PLANTER AS PAUSE POINT
- 41 | SERIES OF MOUNDS
- 42 | PLANTING ALONG LAWN
- 43 | PLANTING ALONG WALKWAY
- 44 | CONNECTION TO BANQUET AND LAWN
- 45 | BANQUET LAWN
- 46 | PARKING PROVISION FOR 4 WHEELER

Water Promenade

- 01 ENTRANCE TOWARDS PLAZA WITH SPECIMEN TREES
- 02 ARRIVAL PLAZA
- 03 DENSE PLANTING
- 04 SUNKEN LILY POND WITH GRASSES, REEDS AND LOTUS
- 05 LOWER PROMENADE
- 06 GHAT STEPS WITH LIGHTS
- 07 CANTILEVER DECK
- 08 PLANTER ALONG VILLA
- 09 RAMP DOWN
- 10 STEPS DOWN TO LOWER WATER PROMENADE
- 11 LAKE ALONG VILLA EDGE

- 12 GRASSES GARDEN
- 13 TREES WITH SWAYING CHARACTER AND FLOWERS
- 14 WOODEN DECK
- 15 WATER BODY WITH FLOATING JETS
- 16 PARTY LAWN
- 17 SPECIMEN TREE
- 18 SEATING PLAZA WITH DENSE PLANTING
- 19 SEATING UNDER TREES
- 20 BARBECUE AREA
- 21 ACCUPRESSURE PAVED DECK



Villa Offerings

2 & 3 BHK
configurations

Large plot sizes
with privacy

Open-to-sky &
indoor-outdoor
layouts

Optional private
pool provision





Discovering
Serenity

Modernity meets nature



Ground Floor

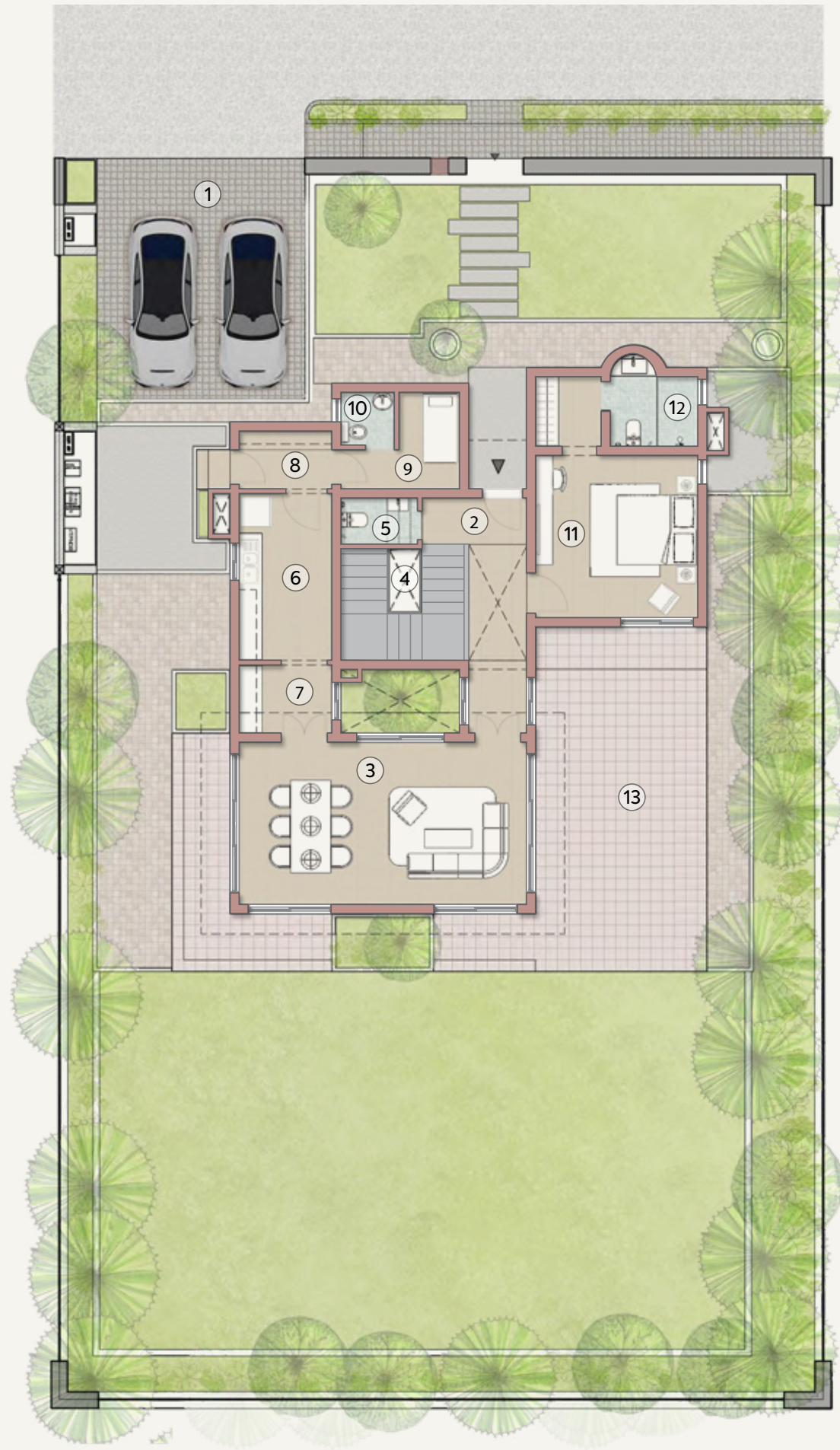


First Floor

**2 BHK
VILLA**
350 SQ. YD.

1	VEHICULAR PARKING	17'6" x 16'4"	8	UTILITY	10'10" x 4'7"
2	FOYER	6'3" x 14'0"	9	STAFF ROOM	5'7" x 8'10"
3	LIVING & DINING ROOM	27'3" x 15'9"	10	STAFF TOILET	5'7" x 5'7"
4	STAIRCASE	12'0" x 14'4"	11	BEDROOM - 1	15'6" x 13'9"
5	POWDER ROOM	7'10" x 5'0"	12	BATH & DRESSER	15'6" x 7'0"
6	KITCHEN	8'2" x 14'0"	13	SWIMMING POOL	22'0" x 10'6"
7	SERVERY	8'2" x 7'10"	14	DECK	-

15	MASTER BEDROOM - 01	15'6" x 14'0"
16	BATH & DRESSER	15'6" x 8'10"
17	BALCONY	15'6" x 2'4"
18	OPEN TO SKY	11'10" x 7'6"



Ground Floor

2 BHK COMPACT VILLA

285 SQ. YD.

1	VEHICULAR PARKING	17'6" x 16'4"	8	UTILITY	7'10" x 4'7"
2	FOYER	5'0" x 14'0"	9	STAFF ROOM	9'10" x 8'2"
3	LIVING & DINING ROOM	24'4" x 13'9"	10	STAFF TOILET	4'7" x 4'7"
4	STAIRCASE	10'10" x 13'10"	11	BEDROOM - 1	13'9" x 13'9"
5	POWDER ROOM	6'6" x 3'6"	12	BATH & DRESSER	13'9" x 5'11"
6	KITCHEN	7'10" x 13'10"	13	DECK	-
7	SERVERY	7'10" x 5'4"			



First Floor

14	MASTER BEDROOM - 01	13'9" x 13'6"
15	BATH & DRESSER	13'9" x 6'6"
16	BALCONY	14'4" x 2'4"
17	OPEN TO SKY	10'0" x 5'3"



Modernity
meets nature



Ground Floor

**3 BHK
VILLA**
400 SQ. YD.

1	VEHICULAR PARKING	17'6" x 16'4"	8	UTILITY	9'10" x 4'11"
2	FOYER	6'3" x 14'0"	9	STAFF ROOM	5'7" x 8'10"
3	LIVING & DINING ROOM	29'11" x 17'9"	10	STAFF TOILET	5'7" x 5'7"
4	STAIRCASE	12'0" x 14'0"	11	BEDROOM - 1	15'6" x 13'9"
5	POWDER ROOM	7'10" x 5'0"	12	BATH & DRESSER	15'5" x 6'11"
6	KITCHEN	8'2" x 14'0"	13	SWIMMING POOL	8'6" x 19'8"
7	SERVERY	8'2" x 10'6"	14	DECK	-



First Floor

15	MASTER BEDROOM - 1	15'6" x 14'0"
16	BATH & DRESSER	15'6" x 9'2"
17	BALCONY	15'6" x 2'4"
18	BEDROOM - 2	11'10" x 15'0"
19	BATH & DRESSER	8'2" x 9'4"
20	OPEN TO SKY	11'10" x 10'6"

Location Advantage

01

Sanand-Bavla Road connectivity

02

Proximity to S.P. Ring Road

03

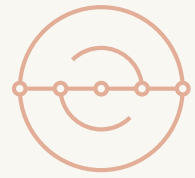
Surrounded by premium developments

04

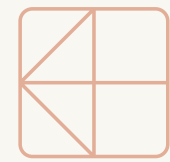
Peaceful yet well-connected



Why Choose ALAYA



Life needs
balance



Space
matters



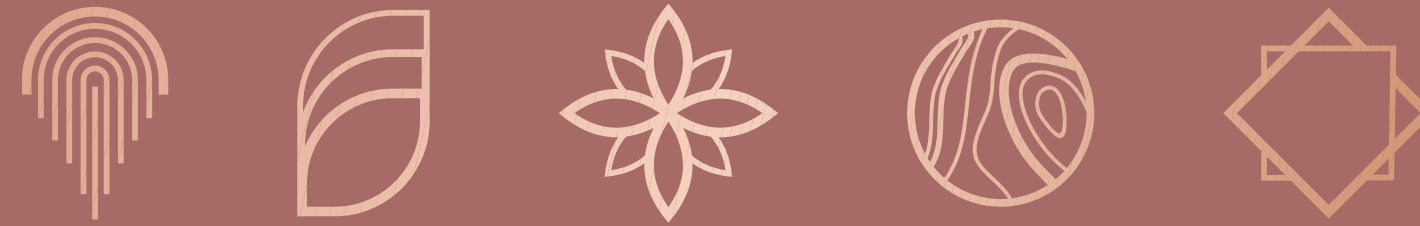
Luxury should
feel peaceful



Nature
heals



ALAYA



VILLAS

2 & 3 BHK



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