



STAND
FOR SOMETHING
TIMELESS



4 & 3 BHK SUPREME HOMES

aurania
by
SORYN


NOT JUST NEAR IT. ON IT.
 SATELLITE ROAD



INTENT

NOT IMAGINED OVERNIGHT
BUT ENVISIONED WITH INTENT

Every landmark begins as an idea, but only a few are shaped with such clarity of purpose.

Aurania isn't one of many. It is one of a kind.

Meticulously placed, privately sculpted, and quietly bold

A residence not built to follow, but to define.

A limited creation for those who understand that true elegance begins in how you think, not just how you live.

aurania

THE
RAREST THINGS
ARE BUILT
ONLY ONCE



aurania

01 A SINGULAR
TOWER PROJECT.

44 RESIDENCES.
LIMITED BY DESIGN.

12 STOREYS OF
ELEVATED LIVING.

03 ROAD CORNER.
PINNED TO PRESTIGE.



IMPRINT

BECAUSE SOME FOOTPRINTS
AREN'T MEANT TO FADE

What's built thoughtfully is remembered eternally.

Aurania leaves a clear architectural imprint - not by towering over the city, but by shaping how space feels, breathes, and flows.

Each detail isn't just a feature - it's a mark of legacy made tangible. A timeless presence cast in concrete.

22 x 3 BHK • 22 x 4 BHK



ELEGANCE BEGINS AT THE EDGE

At the threshold of Aurania lie spaces that welcome without overwhelming.
Curated retail fronts - aligned with the architecture, respectful of the residence.
Where access meets aesthetics, and visibility remains graceful, not loud.
A refined interaction between lifestyle and living.

19
SHOPS &
SHOWROOMS



aurania


IDEAL

WHEN THOUGHTFULNESS IS
BUILT INTO EVERY CORNER

Luxury isn't an addition - it's a foundation.

From the way you arrive to the way you move within, Aurania anticipates needs you didn't voice but always valued.

It's not about features listed on paper - it's about what you feel when you experience them.

Seamlessness. Sophistication. Subtlety. All... inherently present.

PERSONAL
FOYER SPACE IN
EVERY UNIT

4 LIFTS
WITH 1 WHEELCHAIR-
ACCESSIBLE
SERVICE LIFT

3 CARS
ALLOTTED PARKING
SPACE FOR 4 BHK

2 CARS
ALLOTTED PARKING
SPACE FOR 3 BHK

MORE THAN
16 FEET LONG BALCONY



A modern garden at dusk. On the left, a large, multi-tiered stone wall is illuminated from below, creating a warm glow. A waterfall cascades down the wall. In front of the wall, a wooden deck with a black metal railing leads towards the garden. The garden is filled with various plants, including a large, sculptural tree on the left and a large, leafy plant on the right. In the background, a modern house with large windows is visible, and the sky is a mix of blue and orange from the setting or rising sun.

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NATURE ISN'T ADDED
IT'S INTERTWINED

You don't step into greenery - you glide into it. Here, landscapes aren't pockets. They're part of your path. They soften the structure. They guide your moments. What begins as architecture, opens into earth - without ever breaking rhythm.



A PLACE BETWEEN
MOTION AND MEANING

The garden isn't outside - it's an extension of comfort.
A place for morning reflections and evening rituals. Where the structure offers retreat,
and the land offers rhythm. A thoughtful pause in a world that rarely stops.



aurania



LUSH GREEN
GARDEN



MULTI
PURPOSE COURT



BEAUTIFUL
WATER BODY



SENIOR CITIZEN
SEATING AREA



BEAUTIFUL
PLANTATION



CHILDREN
PLAY AREA



WELL-EQUIPPED
GYMNASIUM



MINI HOME
THEATRE



MULTI
PURPOSE HALL

EVERY MOOD
DESERVES
ITS OWN SPACE



Some days call for motion. Some for meaning.
Aurania offers not just activity - but permission.
Permission to move, to gather, to focus, or to simply be.
Every corner is curated to respond to how you live, not dictate it.





A PLACE BETWEEN
GATHERING AND ESCAPE

The hall doesn't just host - it holds space for celebration. And the theatre isn't only for watching - it invites immersion. From vibrant moments to silent awe, this is where presence takes form. A canvas for stories, milestones, and memory in motion.



aurania



INFINITY



THE HIGHER YOU GO,
THE LIGHTER IT FEELS

At the top of Aurania, boundaries blur.

Sky replaces ceiling. Breeze replaces noise.

It's more than a terrace - it's a horizon extended, a life elevated.
Where height isn't a number - it's a new state of mind.



WHEN COMFORT
CLIMBS HIGHER

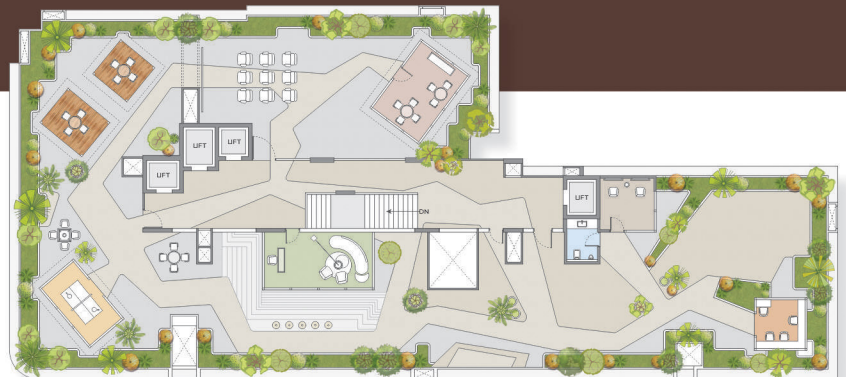
NOT JUST PLACED
ON THE TOP - BUT ELEVATED
IN PURPOSE, DESIGN, AND INTENT.



WHERE
THE SKY
TURNS
INTO SPACE

ABOVE THE CITY,
YOU DON'T
JUST STEP OUTSIDE -
YOU STEP INTO
A HORIZON MADE LIVABLE.

DESIGNED AT
THE EDGE OF POSSIBILITY





aurania



INDOOR
GAME ZONE



CAFÉ WITH
SEATING



LIBRARY &
TUITION ROOM



ELEGANT
FOYER



SPA AND
SALON



SEATING
LOUNGE



PARTY
PAD AREA



OPEN TO
SKY SEATING



ATTRACTIVE
PLAZA

AMENITIES
THAT LOOK LAVISH,
FEEL LAVISH



Experience a standout lifestyle with sophisticated amenities, lively indoor recreation spaces, inviting seating nooks, and a chic café, all crafted to enrich your daily living.

aurania



SCULPTURE
COURT



GAZEBO WITH
SEATING SPACE



DENSE
PLANTATION



BENCH
SEATING AREA



SEATING WITH
LANDSCAPE



OPEN AIR
THEATER



VIEWING
DECK AREA



OPEN TO SKY
YOGA DECK



COMMON
TOILET

SPLENDID
AMBIANCE FOR
SPECTACULAR LIVING



Start your mornings on the open-to-sky yoga deck or unwind in the charming gazebo, while the open-air theatre transforms evenings into magical cinematic experiences—experience a lifestyle where luxury and leisure blend effortlessly.





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15.00 MT. WIDE ROAD

15.00 MT. WIDE ROAD



ENTRY / EXIT

aurania

24.00 MT. WIDE ROAD

LEGENDS

01 NAME PLATE	08 SUN LAWN	13 DG SET	19 MULTIPURPOSE COURT
02 SECURITY CABIN	09 SHALLOW WATER BODY	18"0" x 12"9"	39"0" x 20"0"
03 WAITING AREA	+ WATER WALL	14 FINNS	20 CHILDREN PLAY AREA
04 FEATURE WALL	10 ARRIVAL PLAZA	15 BAMBOO PLANTATION	21 LAWN
05 PLANTER	11 LOUNGE	16 ICONIC TREE + SEATING	22 TAPERED MOUND +
06 STONE WALL	18"9" x 11"6"	17 FOYER	ICONIC TREE
07 ICONIC TREE	12 TOILET	18 WALL ART	

aurania

ISCON
JUNCTION

Courtyard
by Marriott

ISRO BRTS
BUS STOP

SATELLITE ROAD

STAR BAZAAR
BRTS BUS STOP



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aurania

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LEGENDS

- | | | | |
|-------------------------------|----------------------------|-------------------------------------|------------------------------------|
| 01 FOYER | 07 YOGA DECK | 13 INDOOR GAME AREA
15'3" x 8'6" | 17 PROJECTOR |
| 02 POT + TREE | 08 POT | 14 SCULPTURE | 18 PARTY PAD |
| 03 TOILET | 09 PLAZA | 15 GAZEBO
11'0" x 9'0" | 19 CAFÉ + SEATING
16'9" x 11'9" |
| 04 SALON | 10 VIEWING DECK | 16 STONE CHIPS +
MIST SCULPTURE | 20 LIBRARY
10'0" x 10'0" |
| 05 DENSE PLANTATION | 11 SCULPTURE COURT | | |
| 06 SCULPTURE +
STONE CHIPS | 12 LOUNGE
21'0" x 11'3" | | |



aurania





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4 BHK

UNIT FLOOR PLAN

BLOCK A

TYPE 01
UNIT NO.
201 TO 1201

15.00 MT. WIDE ROAD

15.00 MT. WIDE ROAD

24.00 MT. WIDE ROAD





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3 BHK

UNIT FLOOR PLAN

BLOCK A

TYPE 02
UNIT NO.
202 TO 1202





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4 BHK

UNIT FLOOR PLAN



BLOCK A

TYPE 03
UNIT NO.
203 TO 1203





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3 BHK

UNIT FLOOR PLAN

BLOCK **A**

TYPE 04
UNIT NO.
204 TO 1204



PROJECT SPECIFICATIONS



STRUCTURE

Earthquake resistant structure as per seismic design standards



WALL FINISH

Internal – smooth mala plaster with double coat putty finish

External – double coat plaster with texture and acrylic paint



FLOORING

Vitrified flooring in all rooms



KITCHEN

Granite/artificial stone platform with SS sink & Glazed tiles dado up to lintel level



TOILET

Premium quality glazed wall tiles branded sanitary wares and fittings



PLUMBING

Hot water CPVC pipes

Cold water UPVC pipes



ELECTRICAL

All wiring ISI grade wires

ELCB and MCB ISI make

Switch accessories are modular ISI grade



DOOR & WINDOWS

Main door : Decorative laminated door with good quality fittings.

Other door : Flush door painted with good quality fittings.

Window : Fully glazed aluminium section sliding window



NOTES : All rights are reserved to developer for any change in the plan, specification, and any other details which will be binding to all the members. • To maintain the aesthetics of apartment elevation, installation of AC outdoor units will be permitted at designated location only and nowhere else, which will be binding to all the members. • Changes to structural elements are strictly prohibited during the entire lifetime of the building. Such activity from any member at any time will be brought forth for legal action. • All dimensions are approximate and unfinished subject to change. • This brochure is only for advertising and visual impression purposes only. It shall not be considered as part of legal documents. • Furniture and fixtures shown in the brochure are for visual impression purposes only. • Subject to Ahmedabad jurisdiction only.



SITE LOCATION



E BROCHURE

DEVELOPERS

AADARSH
INFRA

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Satellite, Ahmedabad - 380015.

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ARCHITECT



STRUCTURE & MEPF



LANDSCAPE



A PROJECT BY

SORYN
BUILDING EMPIRES