

SOBHA ELYSIA

TRULY INTERNATIONAL

Ambition's flame,
a beacon bright.
A sanctuary of bliss,
where aspirations ignite.
Steeped in abundance
and brilliance,
the spirit takes flight.

THE WORLD UNFOLDS AT HOME.



Perfection

— *Inevitably Yours* —

THE SOBHA LEGACY

With international presence, SOBHA entered India’s emerging real estate market with a resolution to redefine luxury. Founder Mr. PNC Menon’s dedication has earned the brand recognition for quality and on-time delivery.

Over the past three decades, SOBHA has been renowned for delivering architectural landmarks that converge global expertise with technology, consistently setting standards of brilliance.



“Commitment to high quality in every single undertaking, integrity of mind, and sincere customer orientation are important keys to achieving success.”

Mr. PNC Menon

Founder, SOBHA Group



PASSION. INKED WITH PERFECTION.

SOBHA has crafted 589 iconic projects in residential, non-residential and commercial, and contractual spaces spread over 152.69 million sq. ft. by paying minute attention to detail—in systems, processes, and design. With a dedicated approach to deliver outstanding quality, SOBHA performs 1,456 quality checks before every handover.

Established in 1995	265+ Prestigious Awards
Strong Expertise 4,850+ Workforce	National Footprint across 28 Cities in 14 States

Portfolio of Excellence.



SOBHA Avalon, GIFT City | Artist's Impression

Residential

Spread across
88.25 million sq. ft.



shot
at
site

Infosys Global Education Center, Mysuru

Contracting

Spread across
60.14 million sq. ft.



shot
at
site

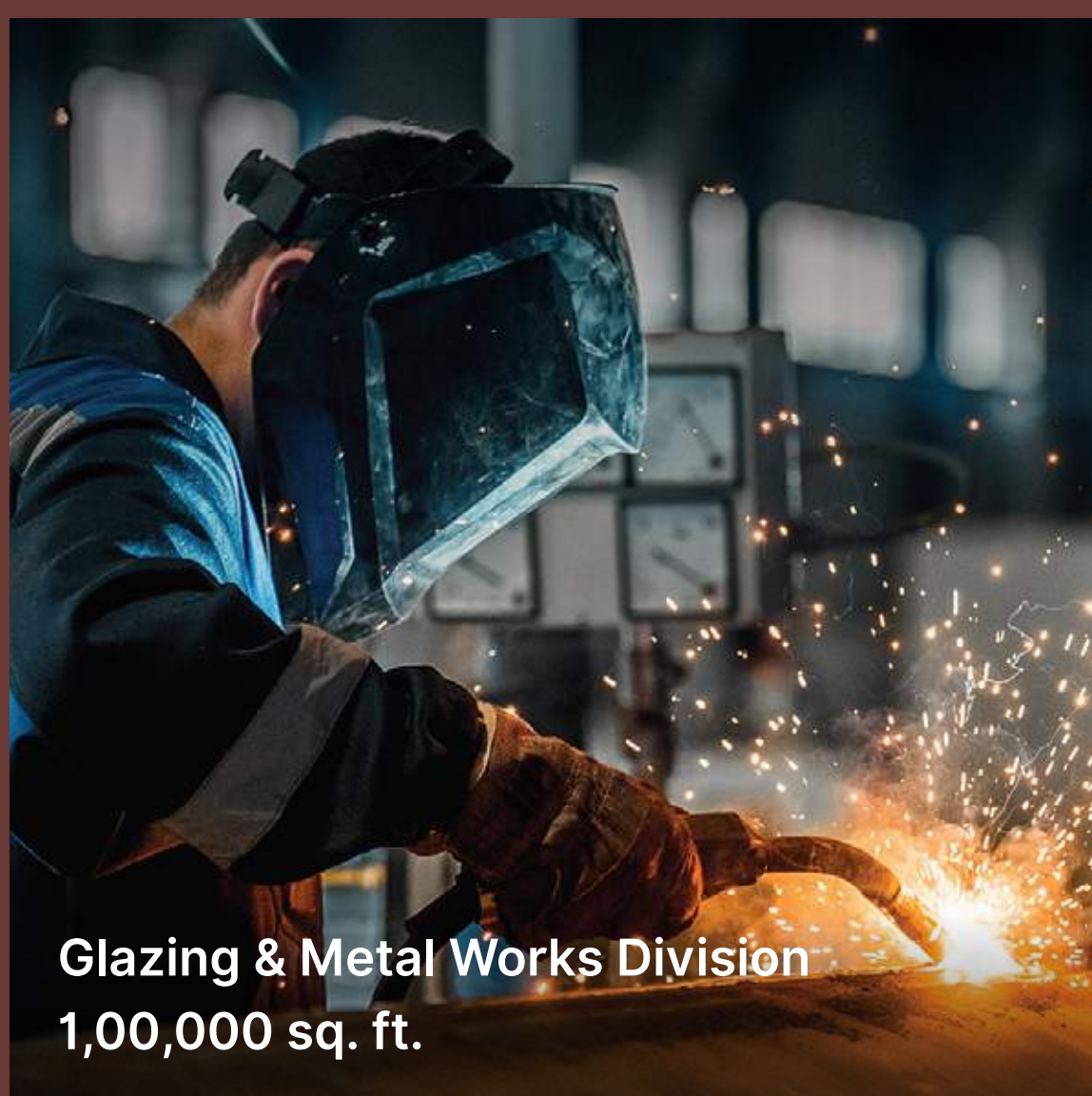
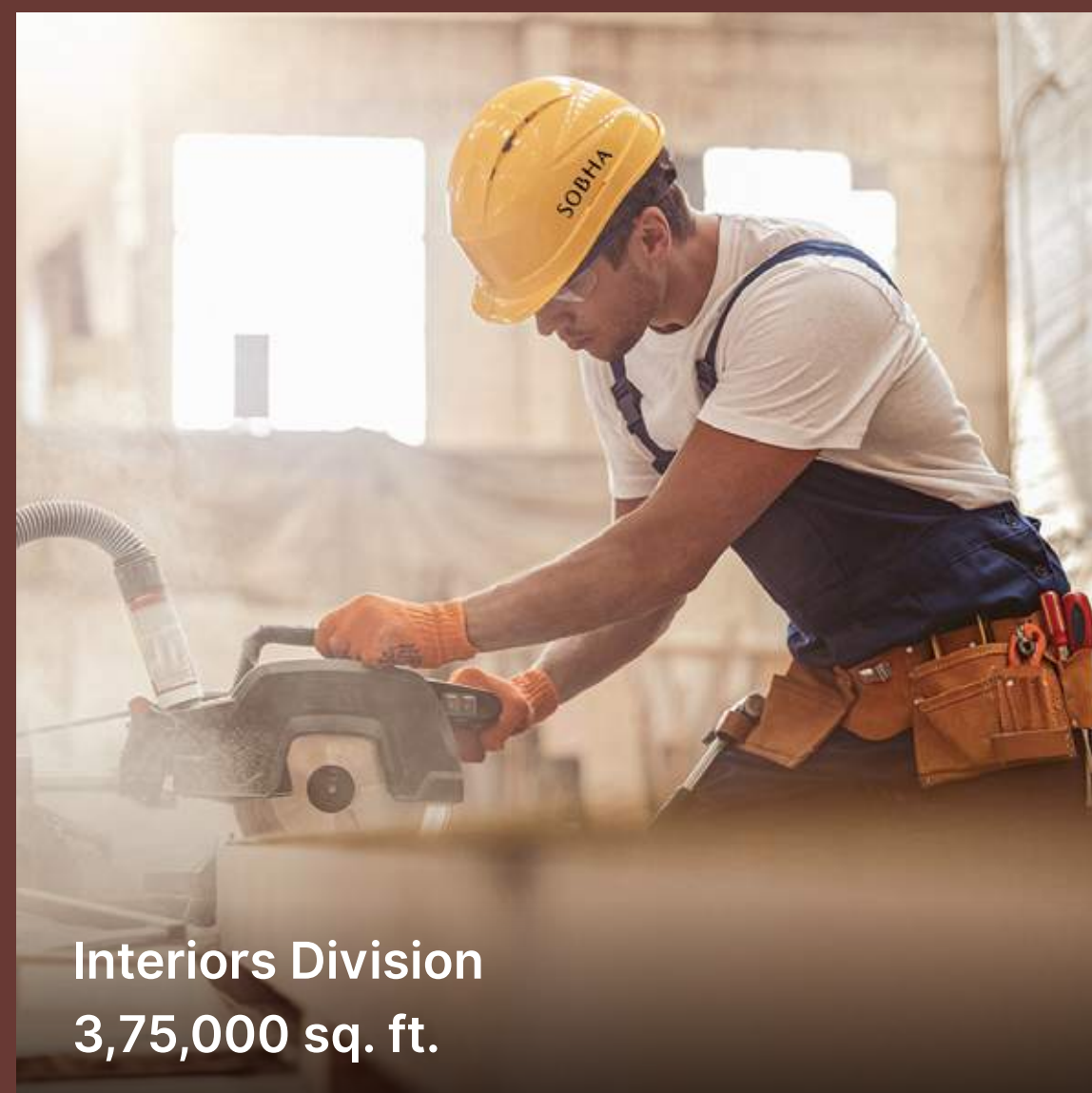
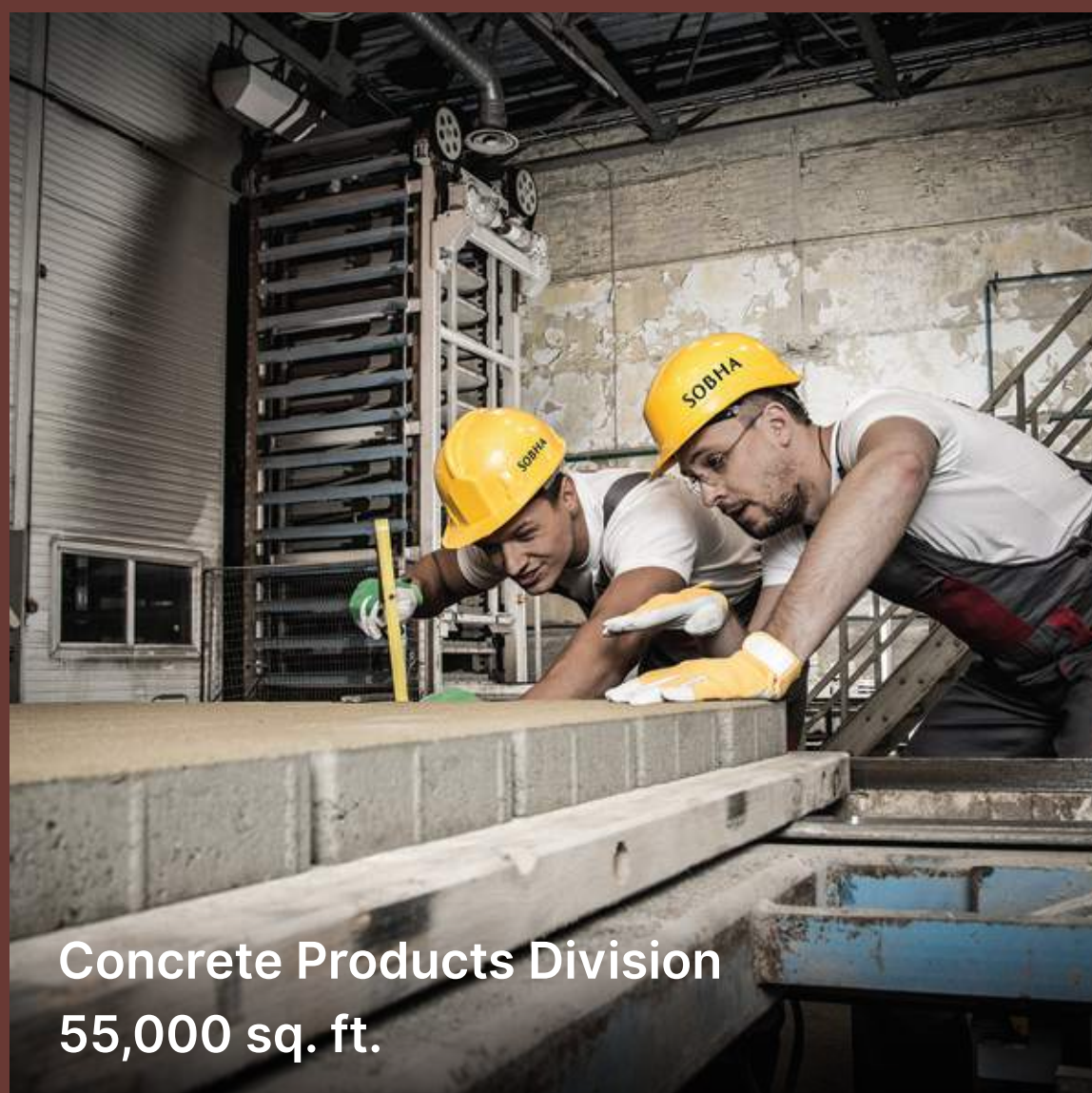
1 SOBHA, Bengaluru

Non-residential and Commercial

Spread across
4.3 million sq. ft.

Pioneering Self-reliance

SOBHA introduced the concept of Backward Integration in the real estate industry, bringing the finest together—from precision engineering to innovative design, and from superior concrete products, glazing & metal works to top-notch interiors. This philosophy allows SOBHA to provide unmatched quality to its customers. This has been featured as a Harvard Business School case study.



GIFT City – Epitome of Global Living.

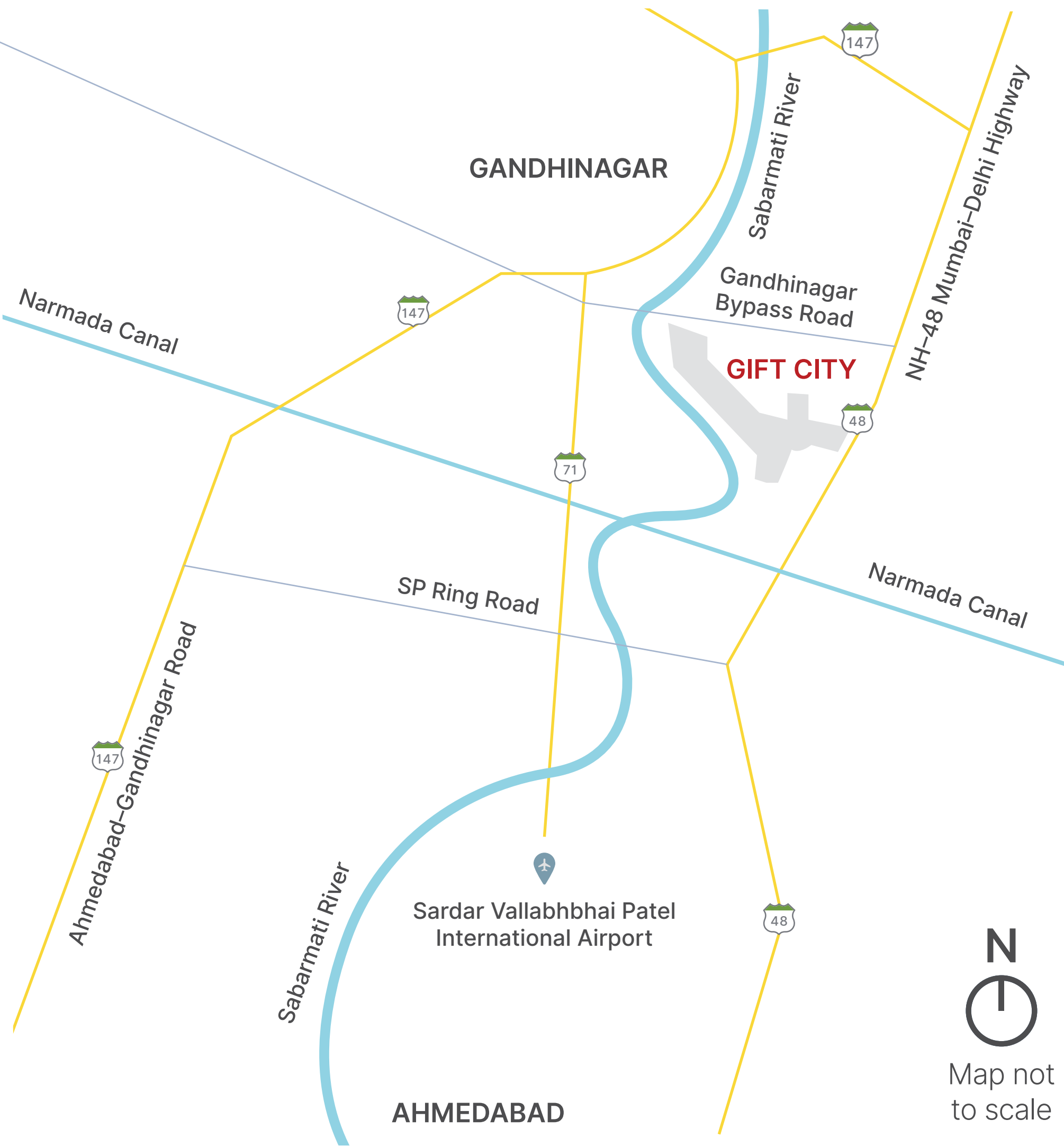
Gujarat International Finance Tec-City (GIFT), spanning 886 acres, is India's most advanced Central Business District, featuring eco-friendly infrastructure, smart transport, modern architecture, green spaces, and water bodies.

As an IGBC Platinum certified city, it follows the highest standards of sustainability while offering excellent connectivity via SG Highway (NH-147) and NH-48 to the airport.



GIFT City – Epitome of Global Living.

It hosts international academic institutions, and remains a hub for growth, investment, and premium residential development amid Ahmedabad’s 2030 Commonwealth Games plans. It houses over 500 companies and a workforce of more than 20,000 across the financial, real estate, and hospitality sectors, as well as 35 global banks.



GIFT City's World-class Infrastructure.

GIFT City blends modernity with cutting-edge civic systems to create a hub of innovation and excellence.

- District Cooling for centralised air-conditioning.
- 16-km utility tunnel prevents road digging.
- Automated waste collection.
- Treated potable water at every tap.
- Centralised power grid for fewer outages.

UPCOMING DEVELOPMENTS

- Lilavati Hospital, Mumbai's leading multi-speciality hospital, coming to GIFT City.
- Over 27-acre riverfront with retail, sports, aqua park, and India's largest underwater aquarium.
- India campuses of Coventry University and Queen's University Belfast (QUB), UK.
- Two new metro stations on the Ahmedabad–Gandhinagar line and a direct airport road link.
- Direct access to Sabarmati high-speed rail (Mumbai–Ahmedabad bullet train).

The Icon for Modern Gujarat since 2019.



Artist's Impression

SOBHA Avalon

Spread across 1.3 Acres | 268 Residences
Successfully Sold Out.



Artist's Impression

SOBHA Dream Heights

Spread across 2.3 Acres | 474 Residences
Project Handover Done.

Guided by vision and global expertise, SOBHA has played a key role in shaping GIFT City as India's first smart city. With landmark residences like SOBHA Dream Heights and SOBHA Avalon, it set world-class standards of refined living.

With its international lineage, SOBHA keeps redefining urban landscapes in Gurugram, Greater Noida, and Bengaluru, now extending that vision to Mumbai through SOBHA Inizio, where every home embodies a promise of quality, trust, and a confident future for growing families.

SOBHA ELYSIA A New Standard in Urban Living.

SOBHA Elysia presents a sleek, well-designed exterior, with every detail elevated to international standards and shaped by our overseas lineage.

A grand lifestyle awaits the luxury seeker within a like-minded community centred on modern comfort.



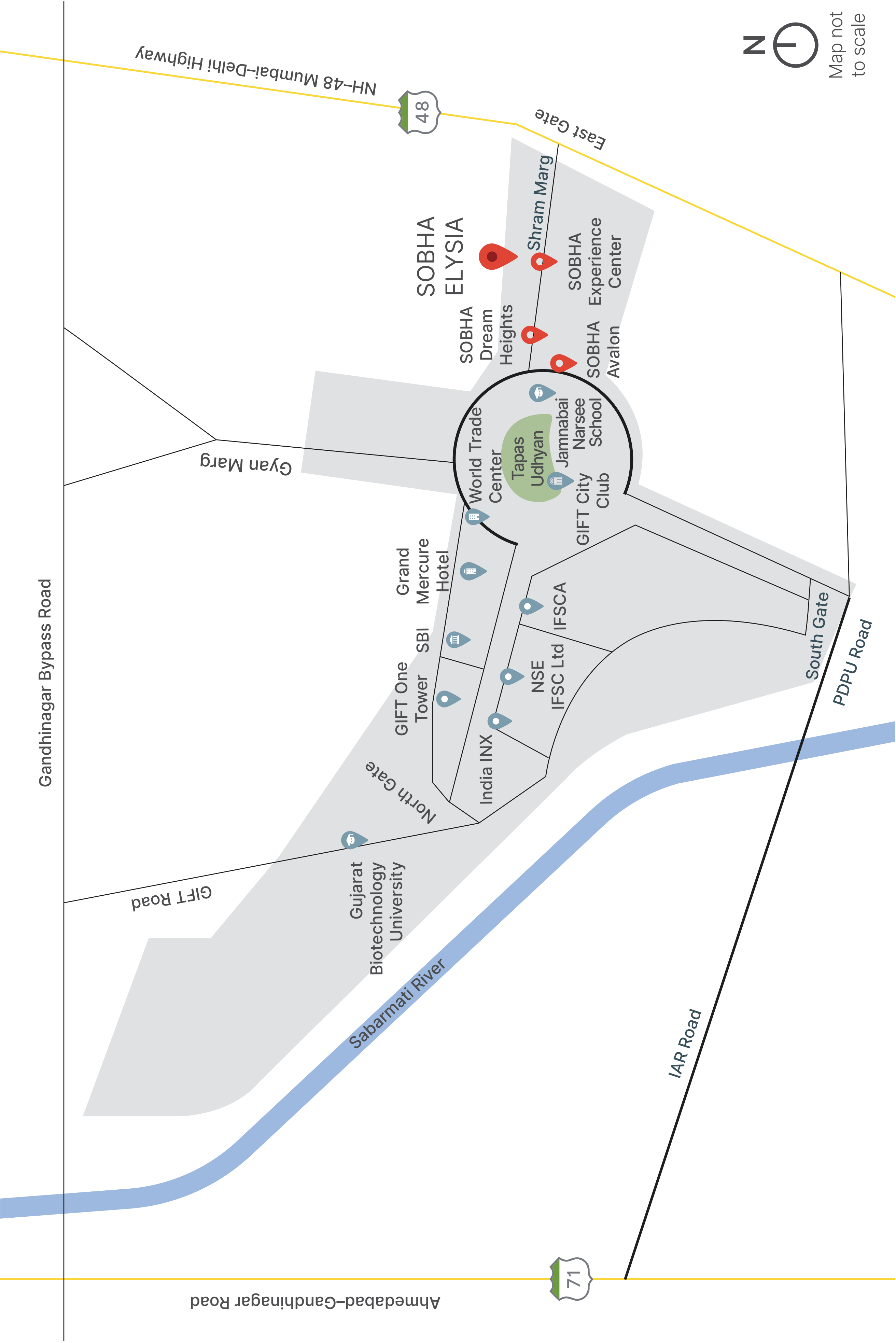
Night View Elevation

Artist's Impression

A Geographic Advantage Built for You.

Set within a well-planned urban landscape, SOBHA Elysia is located at a prime location near NH-48 on the Ahmedabad–Gandhinagar corridor. Situated in GIFT City, it offers strong connectivity as well as long-term investment value.

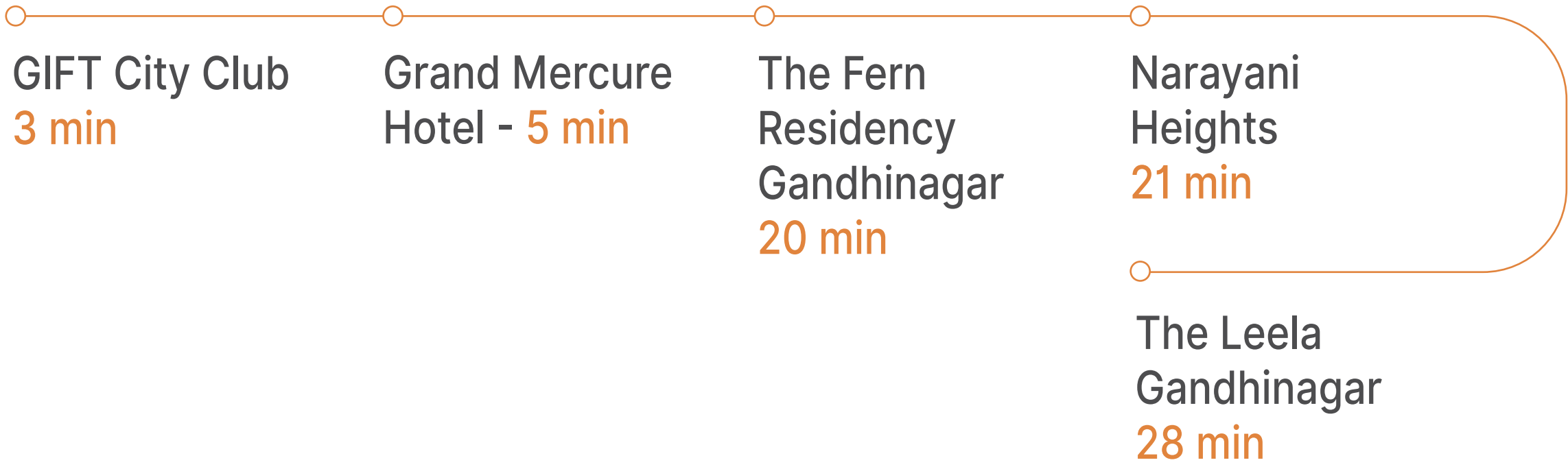




Where Lifestyle and Connectivity Converge.

Located near top universities and schools, SOBHA Elysia sits in a hub of growth. With hospitals, malls, the metro, and an international airport close by, life here is both convenient and perfectly connected.

HOSPITALITY



EDUCATION



Where Lifestyle and Connectivity Converge.

HEALTHCARE

 Divit Hospital 10 min	 SMVS Swaminarayan Hospital 16 min	 Advanced Superspeciality Hospital, Apollo Hospital International Limited Ahmedabad - 21 min
---	---	--

LEISURE

 Maple 99 Food Court - 4 min	 Sarthak Pulse Mal 13 min	 Swagat Holiday Mall 20 min	 Shree Balaji Agora Mall 21 min
--	--	--	--

LANDMARKS

 GIFT City Metro Station 4 min	 GIFT City Fire Station 5 min	 District Cooling Plant, GIFT Power Company Limited - 6 min	 Solid Waste Collection Plant 7 min
			 Sardar Vallabhai Patel International Airport 24 min

Masterfully Crafted.

- Sky Lounge on the 18th floor with breathtaking views for leisure and co-working.
- Vehicle-free, pedestrian-friendly walkways carefully planned around the towers.
- The pool unfolds in two expressions—one open to the sky, the other gently shaded, creating an enchanting experience.

KEY FEATURES

Land Area	: 2.65 acres
No. of Towers	: 2
No. of Luxe Residences	: 560
No. of Duplex Residences	: 12
No. of Floors	: 4 Basements + 2-Level Stilt Parking + Skip Floor + 35 Floors

AREA SPECIFICATIONS

Unit Type	SBA (sq. ft.)
3 Bed Residence	1817 - 1876
3 Bed Residence + Home Office	1977 - 2110
4 Bed Residence	2254
4 Bed Residence + Home Office	2399
4 Bed Residence + Powder Room + Home Office	2611 - 2625
4 Bed Duplex Residence	3462



LEGEND

- 01 Wellness Walkway
- 02 Serenity Deck
- 03 Celebration Lawn
- 04 Kids' Pool
- 05 Sky Lounge on 18th Floor
- 06 Swimming Pool
- 07 Waterfall Pond
- 08 Club Spectra
- 09 Play Plaza
- 10 Pool Patio
- 11 Outdoor Lounge Deck
- 12 Fitness Deck



Map not
to scale



Duplex Residences

Sky Lounge



Tower 2 - Luxe Residences (35 Floors) + Skip Floor

Tower 1 - Luxe Residences (35 Floors) + Skip Floor

Podium

Ground

Clubhouse

A Towering Life of Grandeur.

Rising gracefully against the skyline, the towers blend elegance and modern architecture. High-performance glass and floor-to-ceiling windows ensure year-round comfort. Curved edges, balconies, and natural light create a clean, international look.



Day View Elevation

Artist's Impression



Living and Dining Area

Artist's Impression

Carefully Curated with International Influences.

Experience sophistication in efficiently designed interiors, with bright living spaces, modern kitchen, and elegant bedrooms that elevate everyday living.

For Moments that Matter.

LIVING AND DINING AREA

Host gatherings or unwind in the spacious L-shaped living-dining area. Sliding glass doors and tall windows frame the GIFT City skyline, with a cosy corner that can be used for a library or puja room.





Artist's Impression

Sleep in Splendour.

MASTER BEDROOM

Rediscover true excellence in the master bedroom. Ample space and gentle ambience rejuvenate you, with a spacious balcony offering enchanting views.

A World of Timeless Comfort.

GUEST BEDROOM

Step into a peaceful bedroom with cosy bay windows and beautiful views. The space is designed for comfort and calm, with a well-planned bathroom.





Artist's Impression

Little Kingdom of Joys.

KIDS' BEDROOM

Let your little ones have a world of their own. The kids' bedroom offers generous space for imagination, with a study desk and play corner inspiring dreams and growth.

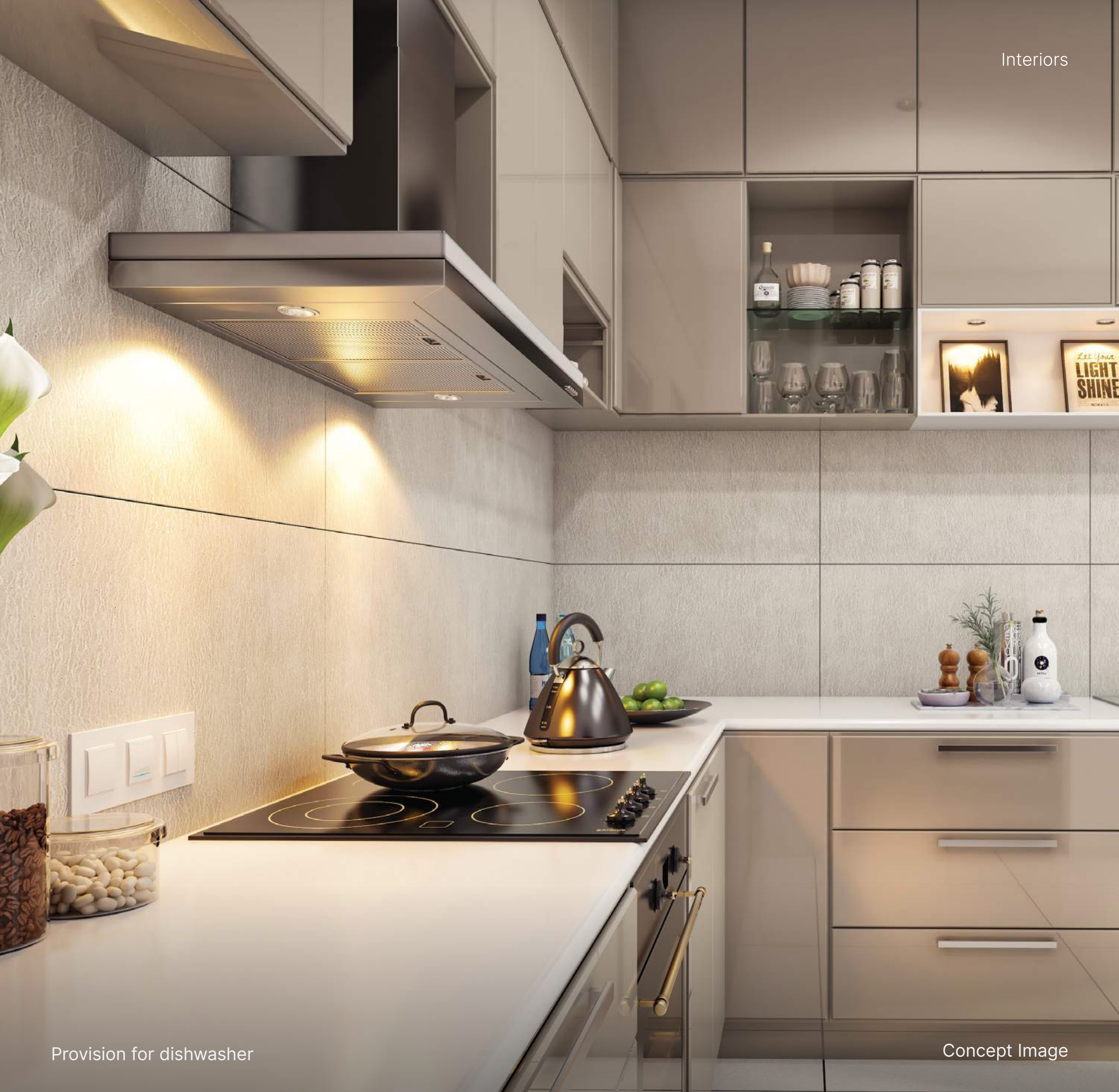
The Perfect Spot for Focus.

HOME OFFICE

Blessed with natural light, the home office provides an ideal environment to stay focused. Tailor the workspace to reflect your personality and enhance productivity.



Artist's Impression



The Heart of the Home.

KITCHEN

The kitchen turns everyday cooking into a joyful experience. A utility balcony with provision for a dishwasher adds ease and elegance.

Self-pampering Made Perfect.

BATHROOM

Step into a well-lit bathroom with radiant tiling and a sense of warmth. It is thoughtfully designed and has provisions for custom vanity cabinets, adding to daily comfort.





Provision for washer and dryer

Artist's Impression

Smart Space for Daily Care.

LAUNDRY AREA

A multi-utility space with washer and dryer provisions ensures effortless laundry in a dedicated area.

Unwind in the Most Extraordinary Setting.

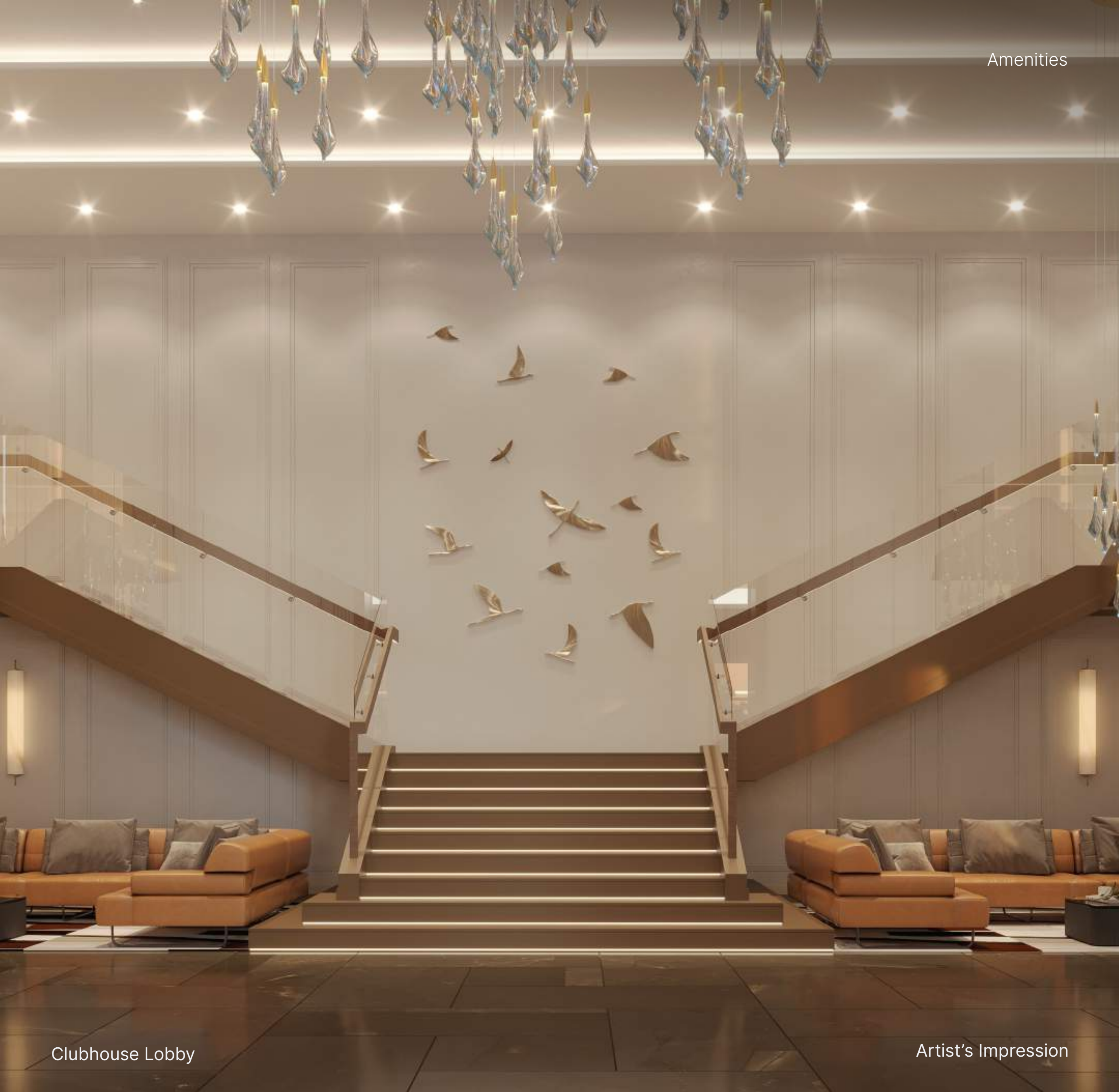
CLUB SPECTRA

From calm corners for relaxation to vibrant zones shaped for recreation, every Club Spectra amenity is thoughtfully planned for the community.

Residents enjoy holistic well-being with world-class equipment and leisure areas.

Coffee Lounge • Multipurpose Hall • Kids' Zone
Mini Theatre • Badminton Court • Table Tennis • Gymnasium
Activity Room • Provision for Convenience Store
Provision for Medical Store • Provision for Laundromat





Clubhouse Lobby

Artist's Impression

Amenities at Club Spectra

- Coffee Lounge
- Multipurpose Hall
- Kids' Zone
- Mini Theatre
- Badminton Court
- Table Tennis
- Gymnasium
- Activity Room
- Provision for Convenience Store
- Provision for Medical Store
- Provision for Laundromat

Fitness Made Part of Your Day.

GYMNASIUM

Stay fit in a well-equipped gym designed for strength, cardio, and functional training. Thoughtful layouts, quality equipment, and bright interiors keep you motivated.



Artist's Impression



Concept Image

Game On, Anytime.

BADMINTON COURT

Play on a dedicated badminton court designed for fast matches or intense training, with well-balanced lighting and smooth surfaces that make every game enjoyable.

Entertainment, Your Way.

MINI THEATRE

Immerse yourself in the magic of cinema with premium sound quality, relaxed seating, and an exclusive atmosphere. Enjoy an unforgettable viewing experience.



Concept Image



Concept Image

Venue for Gathering.

MULTIPURPOSE HALL

Every occasion deserves a complimentary setting.
The multipurpose hall welcomes celebrations all-year
round, coming alive with warmth and joy.

For a Calm Coffee Break.

COFFEE LOUNGE

Settle in a cosy corner to ease into tranquillity. Comfortable seating and a soothing atmosphere are the perfect companions for a warm cup.





Concept Image

Go-to Spot for Quick Care.

PROVISION FOR LAUNDROMAT

Make daily routines simpler with a dedicated laundry room designed for efficiency and convenience.

Fun Matches Anytime.

TABLE TENNIS

Enjoy lively games in a space designed for easy movement, with a polished table and tidy play area for fun or practice.





Concept Image

Where Childhood Finds a Corner of Wonder.

PLAY PLAZA

Sparking curiosity and active fun, this lively, open area turns playtime into endless excitement and joy for children.

Dive into Indulgence.

SWIMMING POOL

Perfect for energising laps and leisurely lounging, the large pool blends open-sky sections with shaded areas supported by glamorous columns. Exquisite furnishings make the deck a serene retreat from everyday city life.





Concept Image

One Footstep at a Time.

WELLNESS WALKWAY

A reflexology path with carefully placed stones activates pressure points, promoting circulation and relaxation with every step.

Where Delight Unfolds.

CELEBRATION LAWN

Celebrate Diwali, Holi, and Uttarayan on a lush lawn beneath open skies, where every gathering becomes unforgettable.





A Quiet Place to Relax.

SERENITY DECK

Step into a leafy corner with inviting seating,
a perfect retreat to pause, unwind, and refresh.

A Great Time under the Sky.

OUTDOOR LOUNGE DECK

Enjoy an alfresco setting with open seating, panoramic views, and a calm atmosphere for relaxed gatherings.





Artist's Impression

Elevating Ambitions.

SKY LOUNGE

Ascend to the 18th-floor sky lounge, where stunning views and a rooftop deck offer an exclusive retreat for work and leisure.

For Evenings That Are Special.

PROVISION FOR BARBECUE

Enjoy gatherings at the barbecue area, where open space and warm ambience make every moment memorable.





Concept Image

The Hub for Progress.

PROVISION FOR CO-WORKING ZONE

Stay productive in a well-lit, organised workspace that lets you handle calls and meetings without stepping out of your community.

Testimonials



Mr. Patel & Family
SOBHA Dream Heights
GIFT City, Gujarat

We finalised our dream home with SOBHA, after detailed research of various other projects at GIFT City. Being from real estate background, I've never seen anything like the SOBHA Experience Center. We are proud to be a part of SOBHA family.



Mr. Beer & Family
International City
Gurugram

SOBHA is not only a brand but a way of life. SOBHA means quality, and assurance of timely delivery. We are fortunate to be a part of this family. We recommend all our friends to associate with SOBHA and experience the excellent environment.



Mr. Pulkit & Family
SOBHA Royal Pavilion
Bengaluru

We are from Rajasthan and we loved the Rajasthan theme of SOBHA Royal Pavilion. What caught our attention, apart from the theme, is the construction quality of SOBHA, the layout planning, and all the unique amenities, especially the clubhouse.



SOBHA Elysia, 46 H & I, Shram Marg, Gujarat International Finance Tec-City, Gandhinagar, Gujarat

☎ 080 4646 4500 ✉ marketing@sobha.com

DISCLAIMER: This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any project of the Company. The visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals / image / photographs are general images and do not have any correlation with the project. The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are artist's impressions and are an indicative of the actual designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information in this brochure without independently verifying with the Company.