

$$E = mc^2$$

$$|Z| = \sqrt{a^2 + b^2}$$



The Equation

of Everything

$$(y+a+b)$$

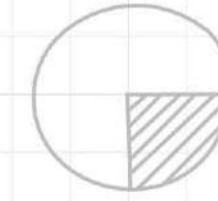
$$\pi = 3.14$$



$$20+60+10=?$$

$$\pi = 3.14$$

$$|Z| = \sqrt{a^2 + b^2}$$



Perfection is Never Counted.

It's Always Calculated.

$$c^2 = a^2 + b^2$$



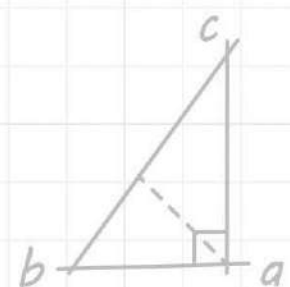
$$(y+a+b)$$

the equation of luxury

$$20 + 60 + 10 =$$

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261
BY AKSHAR

$$1+1=2$$



At KIVA 261, Every number is deliberate.

20 Real Amenities, 60 Boutique Residences, and 10 Floors of elevated design are not statistics, they are elements of a rare equation.

An equation where precision becomes privacy, exclusivity becomes community, and design becomes timeless living.

@ SHYAMAL CROSS ROAD, AHMEDABAD

$$E = mc^2$$

3 & 4 BHK
Defined Living



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BY AKSHAR



Not every detail can be measured. But when each decision is made with precision, the result is more than architecture—it is a formula for living.

KIVA 261 is that rare equation where design, community, and lifestyle balance into one seamless whole.

Not Just Numbers
A Formula for Life

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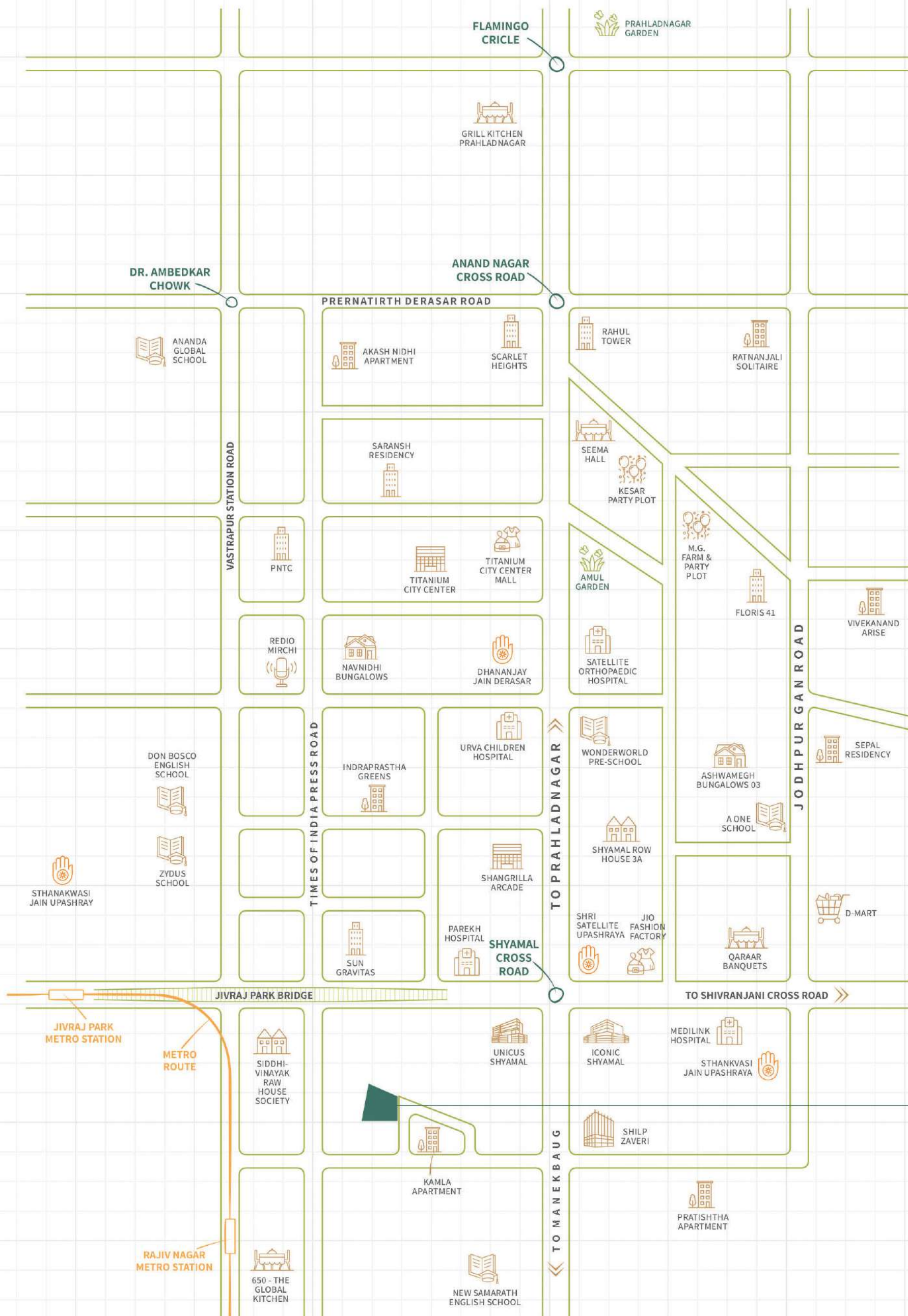
Residential - Commercial
= 100% Pure Living

60 - Mass Numbers
= Exclusive Community

20 (4 BHK) + 40 (3 BHK)
= 60 Rare Homes

Basement + Ground + First
= 3 Levels of Parking

20 Real Amenities + Everyday Essentials
A Formula Where Nothing is Missing



Every Landmark Needs
The Right Coordinates.

Key Landmarks



- 132 Feet Ring Road - 03 Mins
- Jivraj Park Metro Station - 06 Mins
- S.G. highway - 13 Mins
- ISKCON Temple - 15 Mins
- Sabarmati Riverfront - 15 Mins

Shop & Dine



- Jio Fashion Factory - 05 Mins
- D-Mart - 06 Mins
- AB Multiplex - 09 Mins
- Ahmedabad One mall - 12 Mins
- Palladium Mall - 19 Mins

Education



- A-One School - 04 Mins
- Zyudus School - 07 Mins
- IIM Ahmedabad - 08 Mins

Hospitals



- Parekhs Hospital, - 03 Mins
- Medilink Hospital - 05 Mins
- Dr. Jivraj Mehta Hospital - 10 Mins
- Shalby Hospital - 12 Mins

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Some places add convenience. Some places add calm.

At KIVA 261, you find both. A premium address near Shyamal Cross Road, where the city's energy and nature's serenity meet in perfect balance — the coordinates of a true landmark.



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Where Every Equation

Begins at the Ground.

At the ground level, every detail is rooted in comfort and care.

From the welcoming drop-off and secure foyer to landscaped greens and playful corners, this is where safety, serenity, and joy create the perfect foundation for everyday living.



Security Cabin



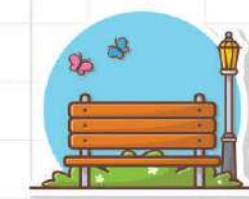
Drop Off Zone



Landscaped Garden



CCTV Camera



Sit-out Area



Designer Gazebo



Entrance Foyer



Pickle Ball Court



Kid's Play Area



Car Parking Space

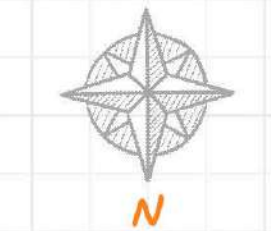


 Real Amenities

 Essential Features

Legends

- 01 Security Cabin
- 02 Drop off Zone
- 03 Fire Control Room
- 04 Entrance Foyer
- 05 Common Foyer
- 06 Meter Room
- 07 Designer Gazebo
- 08 Water body
- 09 Landscaped Garden
- 10 Children Play Area
- 11 Space for Sub Station
- 12 Parking Space
- 13 Multipurpose Court



Ground
Floor Plan



✔ Real Amenities
 Ⓢ Essential Features

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*The Formula of Balance,
 Solved on the First Floor.*

Some equations are about balance, and this one is no different. On the first level, living finds its rhythm, where work and leisure, focus and fun, solitude and togetherness merge seamlessly into one complete experience.



AV Room/Library



Enclosed Splash Pool



Work From Home



Indoor Game Zone



Wellness Centre



Home Theater



Lounge Area



Conference Room



Two wheeler Parking





*The Equation of
Effortless Refreshment.*

At KIVA 261, even refreshment is designed with thought. The enclosed splash pool brings together safety, comfort, and joy in one space, a private corner where every drop adds up to laughter, relaxation, and balance.

*The Math of
Effortless Living.*



*Elegant Entrance + Personal Foyer
= A Grand Welcome*

*4 Lifts + Advanced Safety
= Secure & Seamless Living*

Legends

- 01 Foyer
- 02 Indoor Games
- 03 Home Theater
- 04 Enclosed Splash Pool
- 05 Work From Home
- 06 Wellness Centre
- 07 Lounge
- 08 Conference Room
- 09 Library
- 10 Parking



First
Floor Plan

Endless Views

Timeless Equations



Wide + Bright + Breezy
= Balcony Bliss

3 BHK x 2 Balconies
= Double the Horizon



Typical
Floor Plan



The Equation of
Everyday Joy.



Spacious
Living Room



Cross Air
Ventilation



King Size
All Bedrooms



Designed for Rest.

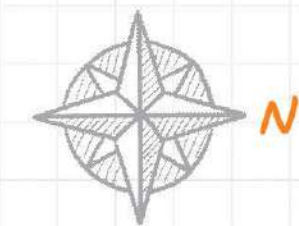
Calculated for Comfort.

Spacious layouts, natural light, and flowing air define every corner of the bedroom. A design where precision meets comfort, creating the perfect equation for peace and privacy.



BLOCK - A
 Unit no. 101 to 1001

3 BHK
 Unit Plan



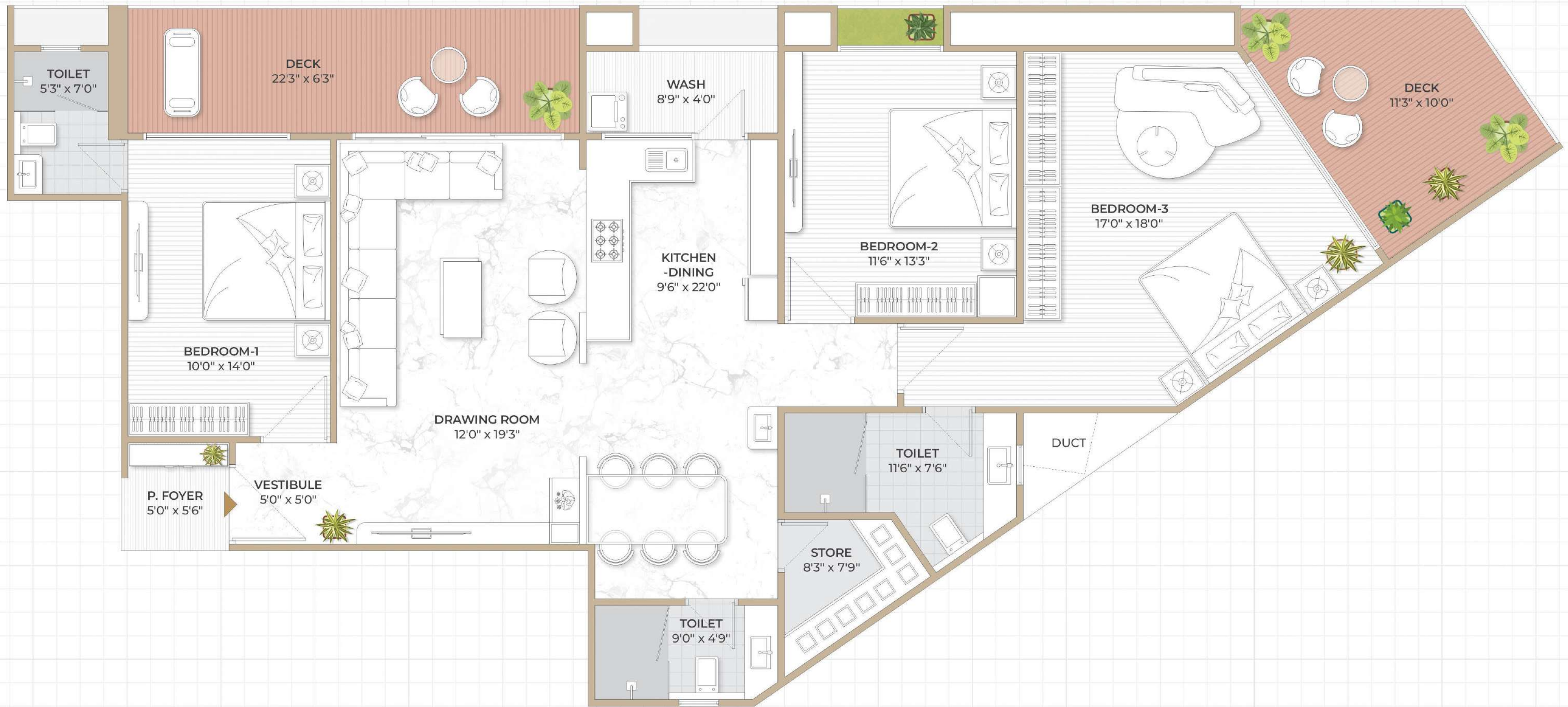
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BLOCK - A
 Unit no. 102 to 1002
3 BHK
 Unit Plan



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BLOCK - A, B
 Unit no. 103 to 1003

3 BHK
 Unit Plan



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BLOCK - B
 Unit no. 101 to 1001

4 BHK
 Unit Plan



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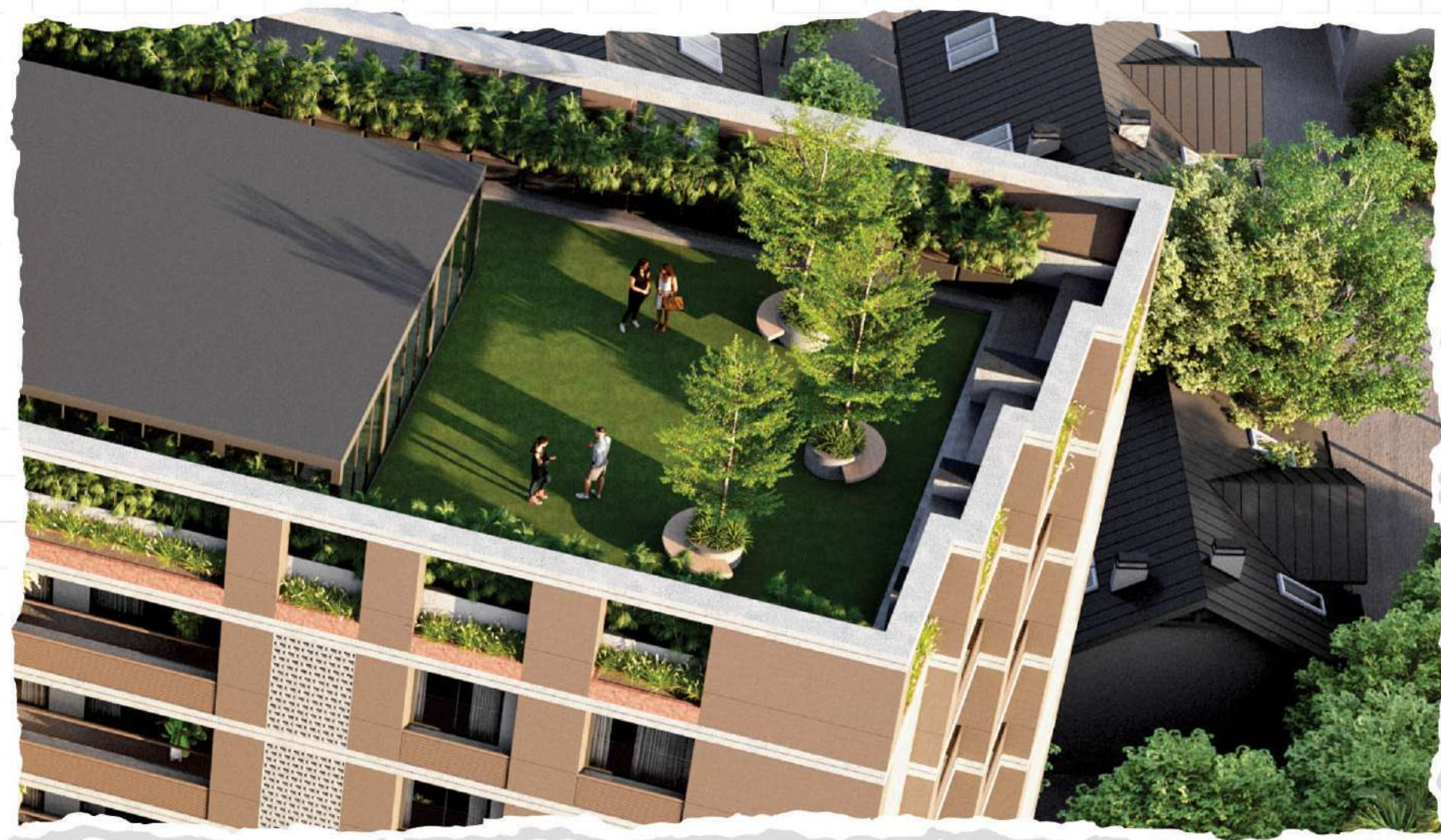


BLOCK - B
 Unit no. 102 to 1002

4 BHK
 Unit Plan



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KIVA 261

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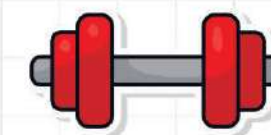
Luxury Always

Concludes at the Top.

Every equation has a summit, a point where all lines meet in harmony. At KIVA 261, that summit is the terrace, an elevated space where wellness, joy, and togetherness rise above the ordinary, and living finds its highest solution.



 Real Amenities  Essential Features



Gymnasium



Party Area



Banquet Area



Open Amphitheater



Sitting Area



Toddler Play Area



Open Yoga Deck



Senior Citizen Sitout



Viewing Deck / Swing Plaza



Legends

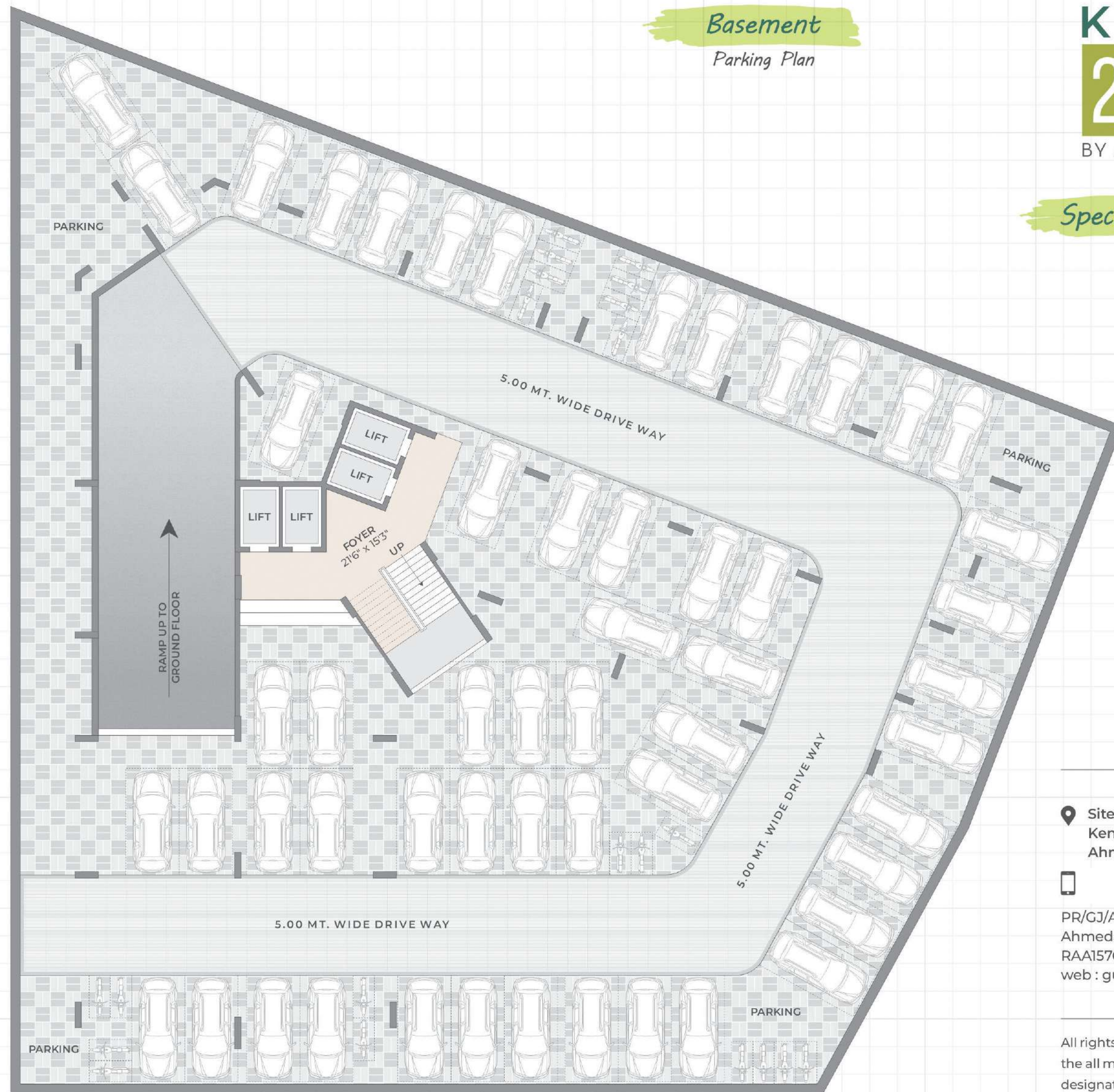
- 01 Foyer
- 02 Party Hall
- 03 Toilet
- 04 Gymnasium
- 05 Yoga Deck
- 06 Senior Citizen Sit-out
- 07 Toddler Play Area
- 08 Walk Way
- 09 Viewing Deck & Swing Plaza
- 10 Kitchen Area
- 11 Party Lawn



Terrace
Floor Plan

Basement

Parking Plan



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Specifications



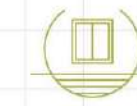
FLOORING

Premium vitrified tiles flooring



DOORS

Main door: Both side laminate
Internal door: Flush door with both side laminated sheet



WINDOWS

International quality powder coating aluminum with high quality glass



WASH AREA

Floor: Kota or rustic vitrified tiles
Dedo: Premium ceramic or vitrified tiles



KITCHEN & STORE

Flooring: Vitrified tiles
Platform: Natural granite or full body tiles
Dedo: Premium ceramic tiles
Store Shelf: DP Kota/Granite shelf



ELECTRIFICATION

3 Phase power connection
Conceal ISI copper wiring with modular switches
MCB distribution panel



PAINT

Inside: Putty finish
Outside: Acrylic paint/Texture



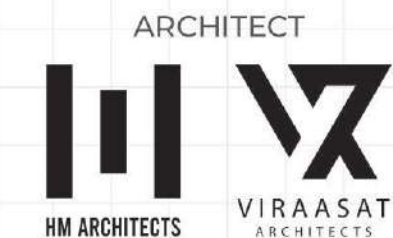
TOILETS

Premium ceramic tiles upto lintel level
Granite/counter basin
EWC - Wall hung type - Jaquar, Kohler / equivalent
CP Brass Fitting - Jaquar, Kohler / equivalent

Site: KIVA 261,
Kenyug Cross Rd, Satellite, Shyamal,
Ahmedabad, Gujarat 380015



PR/GJ/AHMEDABAD/AHMEDABAD CITY/
Ahmedabad Municipal Corporation/
RAA15764/280825/311228
web : gujrera.gujarat.gov.in



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