$E = mc^2$

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



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 =

KIVA 261 BY AKSHAR

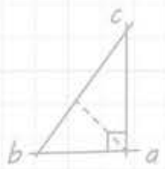
At KIVA 261, Every number is deliberate.

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

$1+1=2$



$E = mc^2$


3 & 4 BHK
Defined Living
KIVA
261
KIVA
261



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

KIVA 261 BY AKSHAR

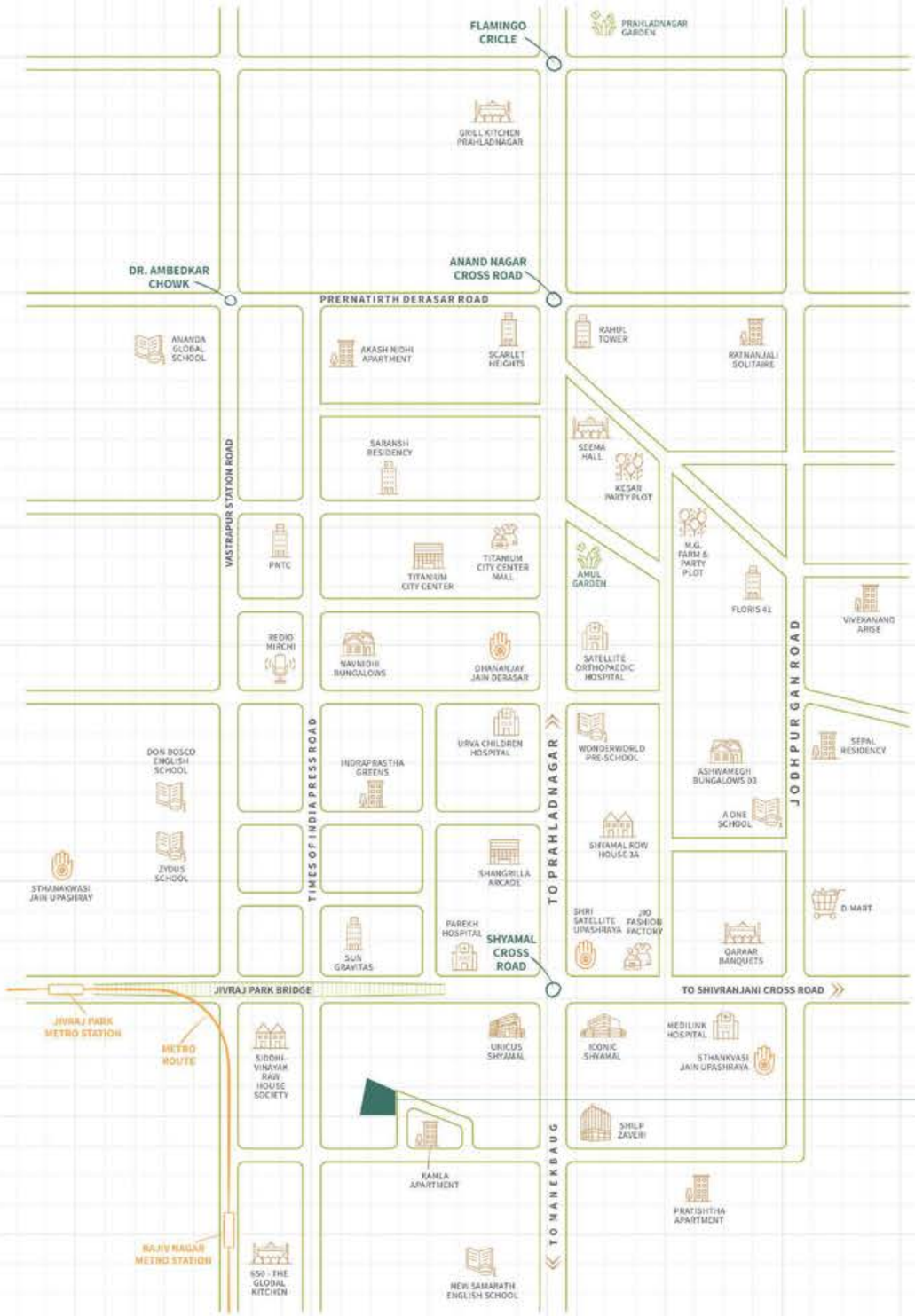
Residential - Commercial
= 100% Pure Living

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

KIVA 261 BY AKSHAR

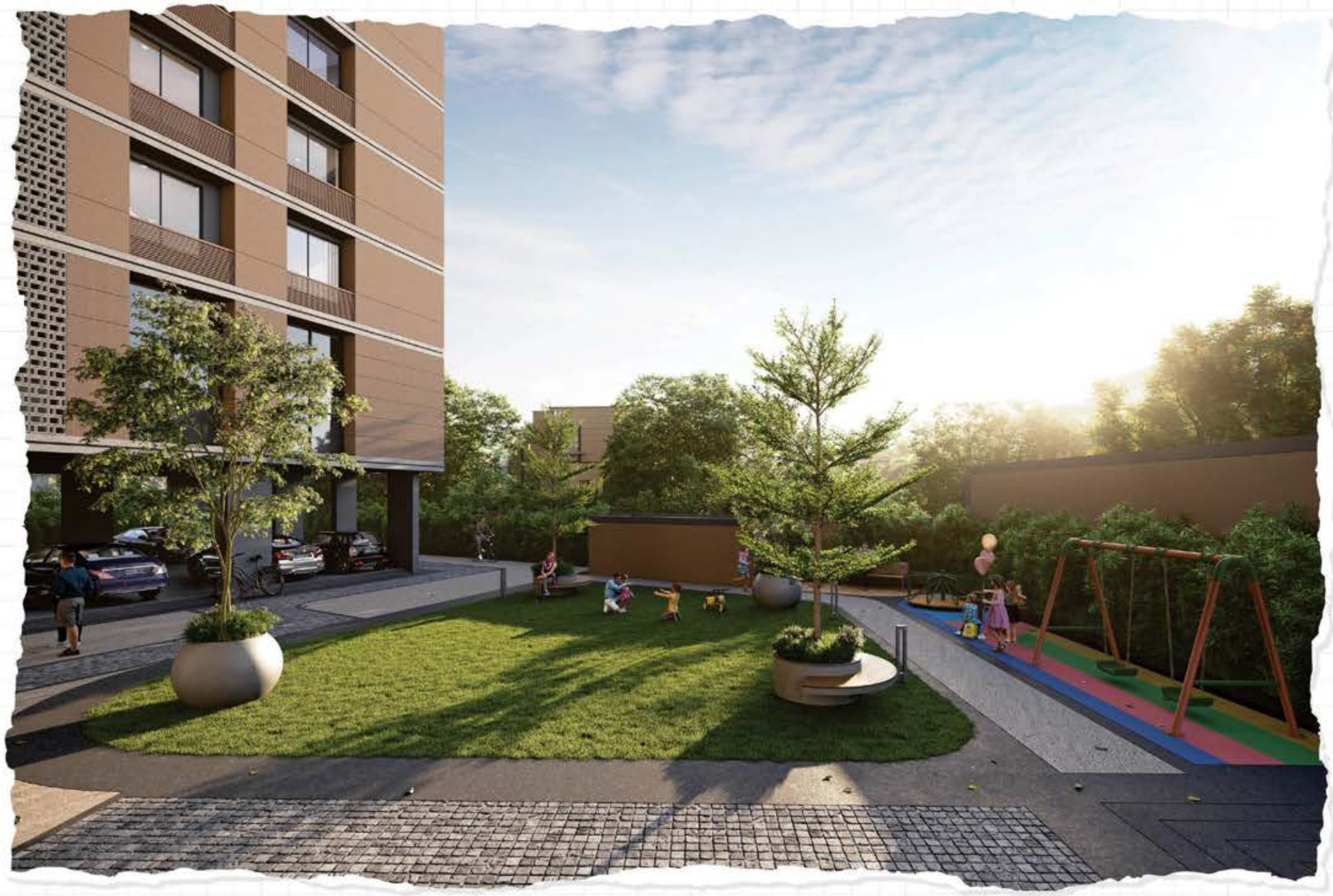
Some places add convenience. Some places add calm.

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.


KIVA
261
BY AKSHAR

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.



Real Amenities Essential Features

Where Every Equation

Begins at the Ground·

- 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

KIVA 261
BY AKSHAR

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





KIVA 261 BY AKSHAR

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

Real Amenities *Essential Features*



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.

KIVA 261
BY AKSHAR

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

N

First
Floor Plan

KIVA 261
BY AKSHAR

Endless Views

Timeless Equations



Wide + Bright + Breezy

= Balcony Bliss

3 BHK x 2 Balconies

= Double the Horizon



N

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

N

KIVA 261 BY AKSHAR

DECK
5'3" x 14'9"

BEDROOM-2
16'3" x 12'6"

WASH
6'6" x 6'0"

TOILET
6'0" x 6'3"

KITCHEN
-DINING
9'0" x 23'6"

DECK
12'0" x 6'6"

BEDROOM-1
10'0" x 14'3"

TOILET
5'3" x 7'6"

VESTIBULE
6'6" x 5'0"

DUCT

BEDROOM-3
15'9" x 10'9"

STORE
4'0" x
5'3"

TOILET
5'6" x 7'0"

DUCT

DRAWING ROOM
12'0" x 19'9"

PUJA
3'9" x 4'0"

P. FOYER
6'3" x 3'9"



BLOCK - A

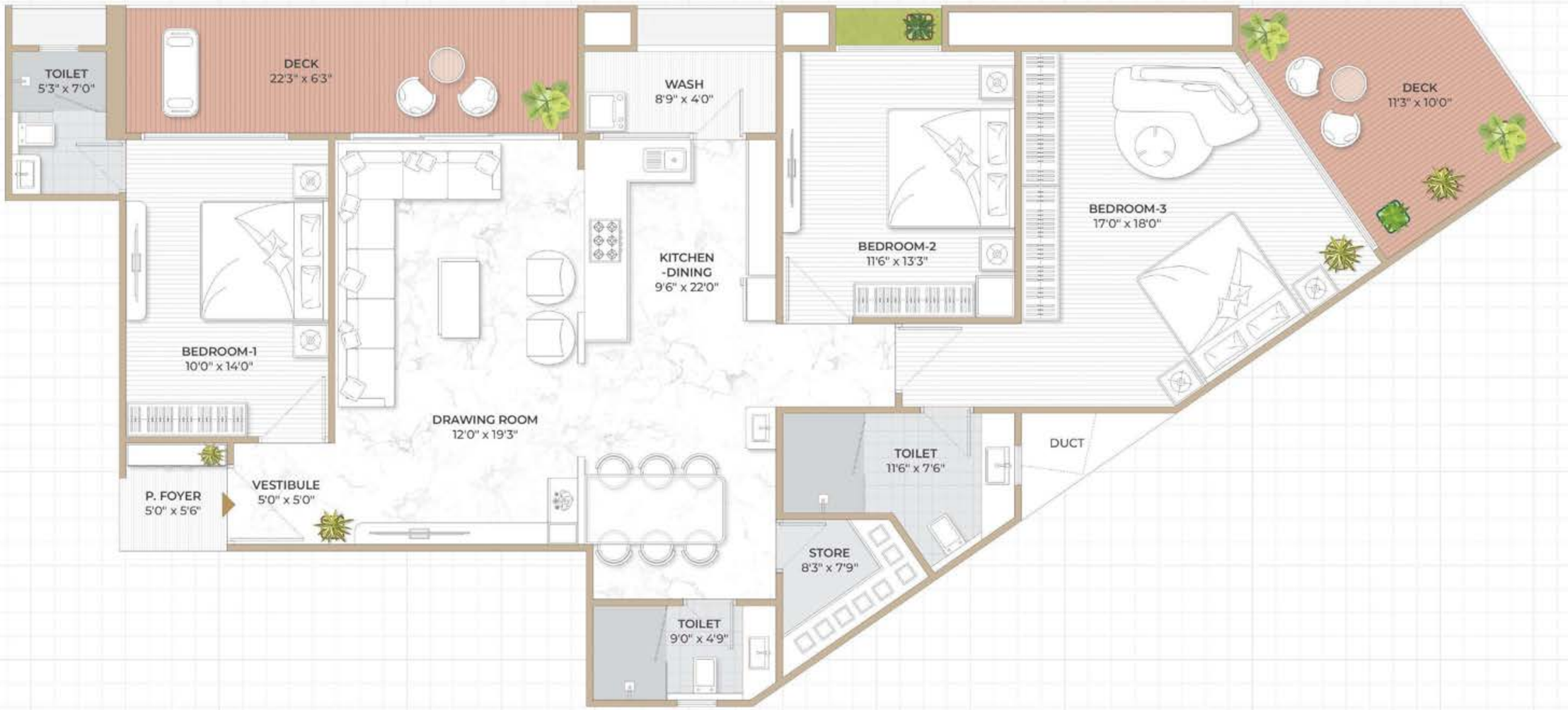
Unit no. 102 to 1002

3 BHK

Unit Plan

N

KIVA
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BLOCK - A, B

Unit no. 103 to 1003

3 BHK

Unit Plan

N

KIVA 261 BY AKSHAR





BLOCK - B

Unit no. 101 to 1001

4 BHK

Unit Plan

N

KIVA 261 BY AKSHAR





BLOCK - B

Unit no. 102 to 1002

4 BHK

Unit Plan

N

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KIVA 261 BY AKSHAR

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.



- Gymnasium
- Party Area
- Banquet Area
- Open Amphitheater
- Sitting Area
- Toddler Play Area
- Open Yoga Deck
- Senior Citizen Sitout
- Viewing Deck / Swing Plaza

Real Amenities Essential Features

KIVA 261
BY AKSHAR

Legends

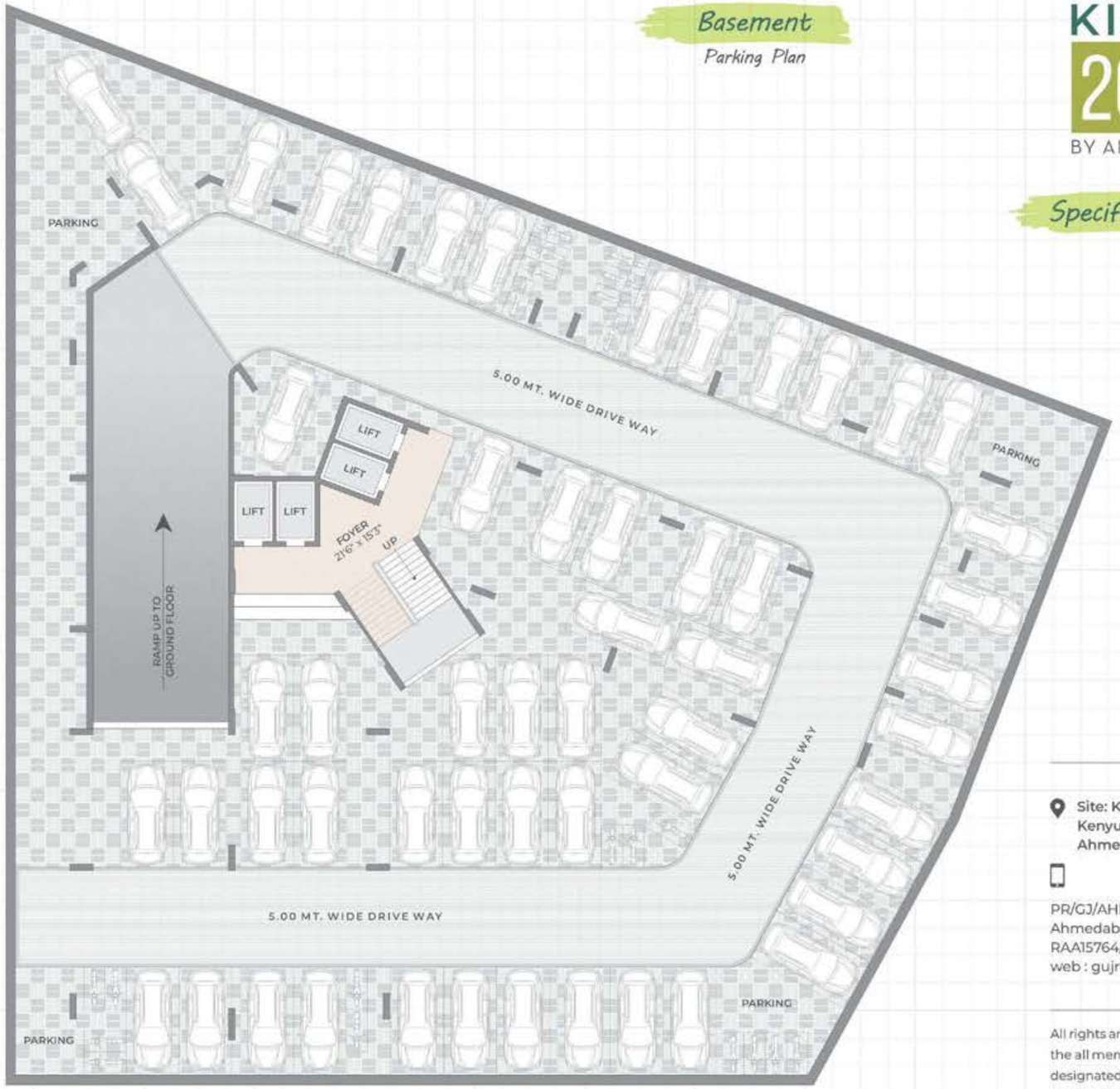
01	Foyer
02	Party Hall
03	Toilet
04	Gymnasium
05	Yoga Deck
06	Senior Citizen Sit-out
07	Toddler Play Area
08	Walk Way
09	Viewing Deck & Swing Plaza
10	Kitchen Area
11	Party Lawn



Terrace
Floor Plan

Basement

Parking Plan



KIVA 261
BY AKSHAR

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

RAA15764

ARCHITECT
HM ARCHITECTS
VIRAASAT ARCHITECTS

STRUCTURAL
SETU INFRASTRUCTURE

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PROJECT BY

VP GROUP

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

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