

Aureal Gardens

BY NILAYA DEVELOPERS

www.nilayadevelopers.com

 **Nilaya**
Developers
Innovative spaces, inspiring homes

For illustration purposes only



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Nestled in the serene village of Annadivayal, just 15 minutes from Kottayam, Aureal Gardens by Nilaya Developers Pvt. Ltd. is a premium luxury gated community offering a unique blend of comfort and natural beauty. Located just 100 meters off KK Road, this tranquil neighborhood is perfectly connected while providing a peaceful retreat.

9° 35' 29.1876" N | 76° 31' 19.8156" E.

Temp Low : 19°C Temp High : 29°C

AQI: 22 - 75

Nilaya Developers

At Nilaya Developers, we're dedicated to transforming local landscapes with sustainable, eco-friendly villa communities that seamlessly blend modern living with nature. Our team of 6 professionals, with 15-30 years of industry and commercial experience, collaborates with experts across sectors to turn our vision into reality.

We design premium homes that balance comfort, style, and functionality, embodying our belief in innovative spaces, inspiring homes. This commitment drives us to create vibrant neighborhoods and make a lasting positive impact on society.

Aureal Gardens

Discover **Aureal Gardens**, a gated community in Annadivayal, just 15 minutes from Kottayam, where modern comfort blends seamlessly with nature's tranquility. Designed with **private backyards, lush landscapes & spacious 7-meter-wide roads**, it offers an elevated living experience.

With one-third of the community dedicated to open spaces and state-of-the-art amenities, life here is both peaceful and vibrant. Crafted with architectural excellence and sustainable design, Aureal Gardens isn't just a home—it's a lifestyle.

Wake up to fresh air and serene greenery, unwind in your private backyard, and stroll through tree-lined pathways. At Aural Gardens, life flows effortlessly between peace and community, with modern amenities, secure living, and open spaces designed for relaxation and connection.

Experience a home where nature and luxury exist in perfect harmony.

Serene. Spacious. Seamlessly Yours.

Amenities at Aural Gardens

- **Clubhouse & Gym :**
Stay active and socialize in a well-equipped space.
- **Yoga & Meditation Zones:**
Open areas designed for relaxation and mindfulness.
- **Children's Play Area :**
A safe and fun space for kids to play and grow.
- **Flood-Safe Zone :**
Strategically located for safety and peace of mind.
- **7-Meter-Wide Internal Roads:**
Spacious, well-planned roads for smooth mobility.
- **Pollution-Free Environment :**
Surrounded by lush greenery and fresh air.
- **Reliable Well Water Supply :**
A sustainable and uninterrupted water source.
- **24/7 Security & CCTV Surveillance :**
Ensuring safety and peace of mind for residents.



Aureal Gardens boasts sleek modern architecture, warm wooden accents, and lush greenery for a perfect blend of luxury and nature.



Elegant Interiors – Designed for Inspired Living

At Aural Gardens, every space is crafted to offer sophistication, warmth, and functionality. The interiors blend modern minimalism with natural elements, creating an ambiance of calm and refinement.

Spacious bedrooms bathed in natural light, cozy living spaces with warm textures, and thoughtfully designed dining areas set the tone for a home that is both stylish and inviting. The bathrooms reflect spa-like luxury, while the semi-outdoor wash area seamlessly merges nature with contemporary elegance.

With premium finishes, soft earthy tones, and a seamless indoor-outdoor connection, every detail is curated for a life of comfort and beauty.





Living room



Upper Living room



TV Area



For illustration purposes only

Common Wash

Backyard





Master Bedroom



Bathroom

Major Attractions Near by Educational Institutions



Healthcare

- Medical College
- Caritas Hospital.
- Mar Sleeva Medicity.
- S H Medical Centre.
- Bharath Hospital.

All within a 30-minute drive

Pilgrim Centres

- Temple, churches of all denominations, and a mosque within a 5 km radius.

Other Conveniences

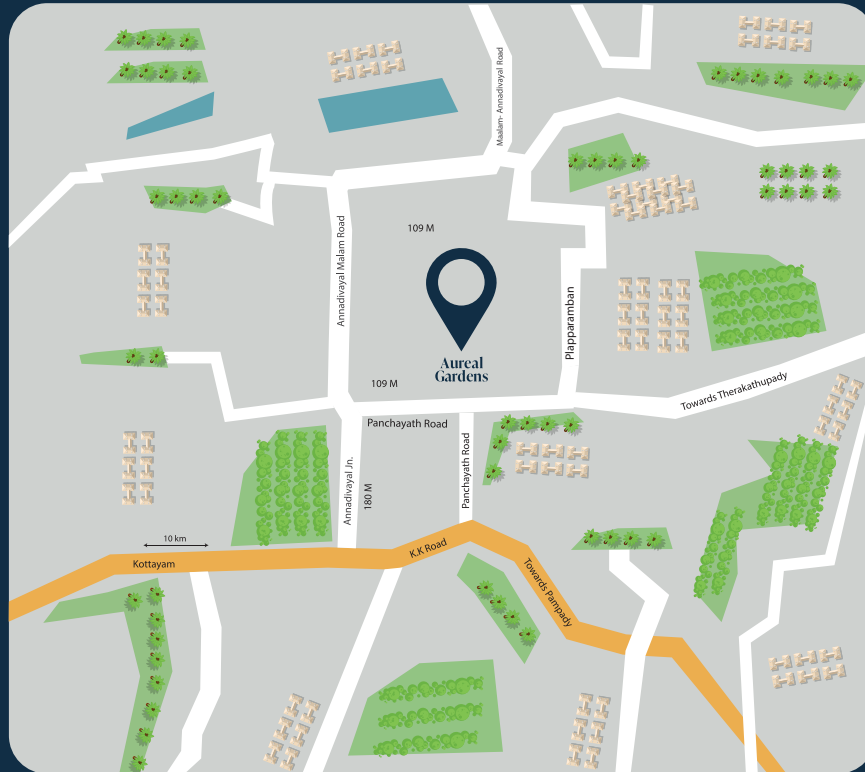
- All major banks within 4 km.
- Shopping centers like Lulu Mall and Sylcon Hypermarket within a 30-minute drive.
- Major clubs like Kottayam Club and Ramavarma Union Club within 10 km.

Ease of Travel

- Railway station within a 20-minute drive.
- Easy bypass road access to the airport.

Over 10 prominent schools within a 10 km radius; school bus facilities to all major schools in Kottayam.
College bus facilities to all major professional colleges in and around Kottayam.

Lush green landscapes, serene walkways, and vibrant recreational spaces for relaxation and community living



Scan to locate
on maps

Architect's Note:

This villa project blends modernity and elegance, offering a luxurious, family-oriented lifestyle with a focus on privacy, spaciousness, and natural light. The layout thoughtfully balances private and communal spaces, featuring expansive living areas and functional zones. The ground floor connects seamlessly with the outdoor deck and lawn, while the first floor offers private bedrooms and a family living area. The façade combines natural stone, wood, and glass to enhance aesthetics while providing privacy and maximizing light. Sustainability features include rainwater harvesting, energy-efficient systems, and eco-friendly landscaping, while the material palette reflects modern luxury that harmonizes with the natural surroundings.

Anuj Gopakumar

Chief Architect
Kumar Group Total Designers



Gopakumar

Chief Architect
Kumar group



Anuj Gopakumar

Chief Architect
Kumar group

Kumar Group is a renowned architectural and interior design firm based in Kochi, Kerala, with over 45 years of experience. They are known for their innovative and sustainable designs that prioritize client needs, natural light, and smart functionality. Offering a wide range of services including architecture, interior design, engineering, and urban planning, the firm has worked with prestigious clients like HDFC and Taj Hotels. Their commitment to excellence and community-driven design makes them one of Kerala's leading architecture firms.

Partners

Landscape Design



Urban Portico

Electrical



S Madhu &
Associates

M E P



SAFE FLOW
Consultancy Services

Structural Engineering



Advanced Engineering
Solutions (Aes)

You Truly
Belong
Here.

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