

# HIGHLINE

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PHASE 01

Aiming high with luxury  
that kisses the sky



We are all set to  
**BUILD A  
LANDMARK**

Atithi Gokul Group (AG) is a conglomerate of companies founded in 1996, originally known for its highly successful multi-cuisine restaurant and clubs in Ahmedabad. Over time, driven by their achievements, Atithi Gokul diversified into various business ventures, aiming to establish a lasting legacy. Their interests spanned multiple industries, including Security Services, Manufacturing, Charity Foundations, and Government Construction Contracts, as AG worked tirelessly to create an expansive empire. Their vision was to leave an enduring mark through their expertise in gracious hospitality and philanthropic endeavors.

In 2020, a plethora of opportunities unfolded before AG, thanks to favorable circumstances and support from the Gujarat Government's new policies on high-rise building construction. Seizing this auspicious moment, AG ventured into the world of real estate, establishing a new entity under the name ATITHI GOKUL CONSTRUCTION LLP. This subsidiary of the AG Group specializes in providing end-to-end services in the real estate sector, offering services such as project consultancy, project management, site development planning, supervision, and building maintenance and repairs to its valued clientele.

Today, ATITHI GOKUL CONSTRUCTION LLP embarks on a journey to  
**BUILDING SOMETHING NEW**





# LIVE IN THE HEART OF THE CITY,

With everything,  
everywhere  
connecting to  
you seamlessly.

Highline Phase 01 is set to become the residential building one can't seem to take their mind off. Nestled amidst the best of shopping and dining destinations, cultural and artsy landmarks, people are sure to notice the super accessible, luxurious 35 storey towering over the city skyline.

**Now, imagine your name next to it.**



-   
**SCHOOL & UNI.**  
**4 MIN**
-   
**HOSPITAL**  
**4 MIN**
-   
**NATIONAL HIGHWAY**  
**2 MIN**
-   
**HIGH COURT**  
**5 MIN**
-   
**INTERNATIONAL AIRPORT**  
**25 MIN**
-   
**RAILWAY STATION**  
**15 MIN**

This Map is indicative only, not to scale.



Reach for the stars & make yourself at home in the clouds,  
**IN OUR  
ICONIC  
35-STOREY  
MASTERPIECE**



# MAKE HISTORY WITH US

As the first in Gujarat

Luxe towers rising to 35 storeys, set at a height of 121.5 meters. With massive units, 117 in number, space will never be a need you'll feel ever again.

	Carpet RERA		Built up		Super Built Up	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
<b>Normal Unit (3BHK)</b>	<b>131.72</b>	<b>1417</b>	<b>138</b>	<b>1485</b>	<b>251</b>	<b>2701</b>
<b>Half Penthouse (4BHK)</b>	<b>268.77</b>	<b>2892</b>	<b>276</b>	<b>2965</b>	<b>501</b>	<b>5391</b>
<b>Duplex Penthouse (5BHK)</b>	<b>498.01</b>	<b>5359</b>	<b>510</b>	<b>5488</b>	<b>927</b>	<b>9978</b>
<b>Penthouse</b>	<b>546.4</b>	<b>5879</b>	<b>558</b>	<b>6006</b>	<b>1015</b>	<b>10920</b>

TOWARDS SARDAR PATEL RING ROAD

30 MT WIDE ROAD

TOWARDS S.G. HIGHWAY



# GROUND FLOOR PLAN

- 01. North East Gate
- 02. Pick up & Drop off Zone - 1
- 03. Visitor Parking with EV Charging - 1
- 04. The Porch - Wing A
- 05. Reception Area- Wing A
- 06. Zen Lounge - Wing A
- 07. Quiet Room
- 08. Library
- 09. Banquet Hall
- 10. Senior Citizen Sitouts
- 11. Indoor Game Zone for Adults
- 12. Temple
- 13. Central Park
- 14. Flower Garden
- 15. Multiple Sitouts
- 16. Amphi Sittings
- 17. Children Play Area
- 18. Multipurpose Court
- 19. Indoor Game zone for Children
- 20. Day Care Center for Toddlers
- 21. Early Learning Center
- 22. The Porch - Wing C
- 23. Reception Area- Wing C
- 24. Lounge Area
- 25. South-West Gate
- 26. Pick & Drop Zone - 2
- 27. Jogging/ Walking Track
- 28. Cycling Track
- 29. Visitor Parking with EV Charging - 2
- 30. Adult Lounge Area
- 31. Boutique
- 32. Pet Spa
- 33. The Porch - Wing B
- 34. Zen Lounge - Wing B
- 35. Co-working Space
- 36. Business Center



TOWARDS SARDAR PATEL RING ROAD

30 MT WIDE ROAD

TOWARDS S.G. HIGHWAY



# FIRST FLOOR PLAN

- 01. Wing A Foyer
- 02. Storage
- 03. Steam Room
- 04. Sauna Room
- 05. Change Room Male's
- 06. Change Room Female's
- 07. Café
- 08. Barbeque Area
- 09. Wooden Deck
- 10. Kid's Pool Area
- 11. Swimming Pool
- 12. Exclusive Lounge Area
- 13. Mini Theatre
- 14. Gymnasium
- 15. Wing B Foyer
- 16. Yoga
- 17. Zumba
- 18. Pilates
- 19. Amenity Area in Wing C







Penthouse / 01 Unit

Duplex Penthouse / 02 Units

Half Penthouse / 04 Units

Normal Unit (3BHK) / 110 Units

Commercial / 25 Units

**HIGHLINE**  
PHASE 01

## EXPERIENCE A LIFESTYLE OF OPULENCE

121.5 Meters height  
35 Floors | 117 Units

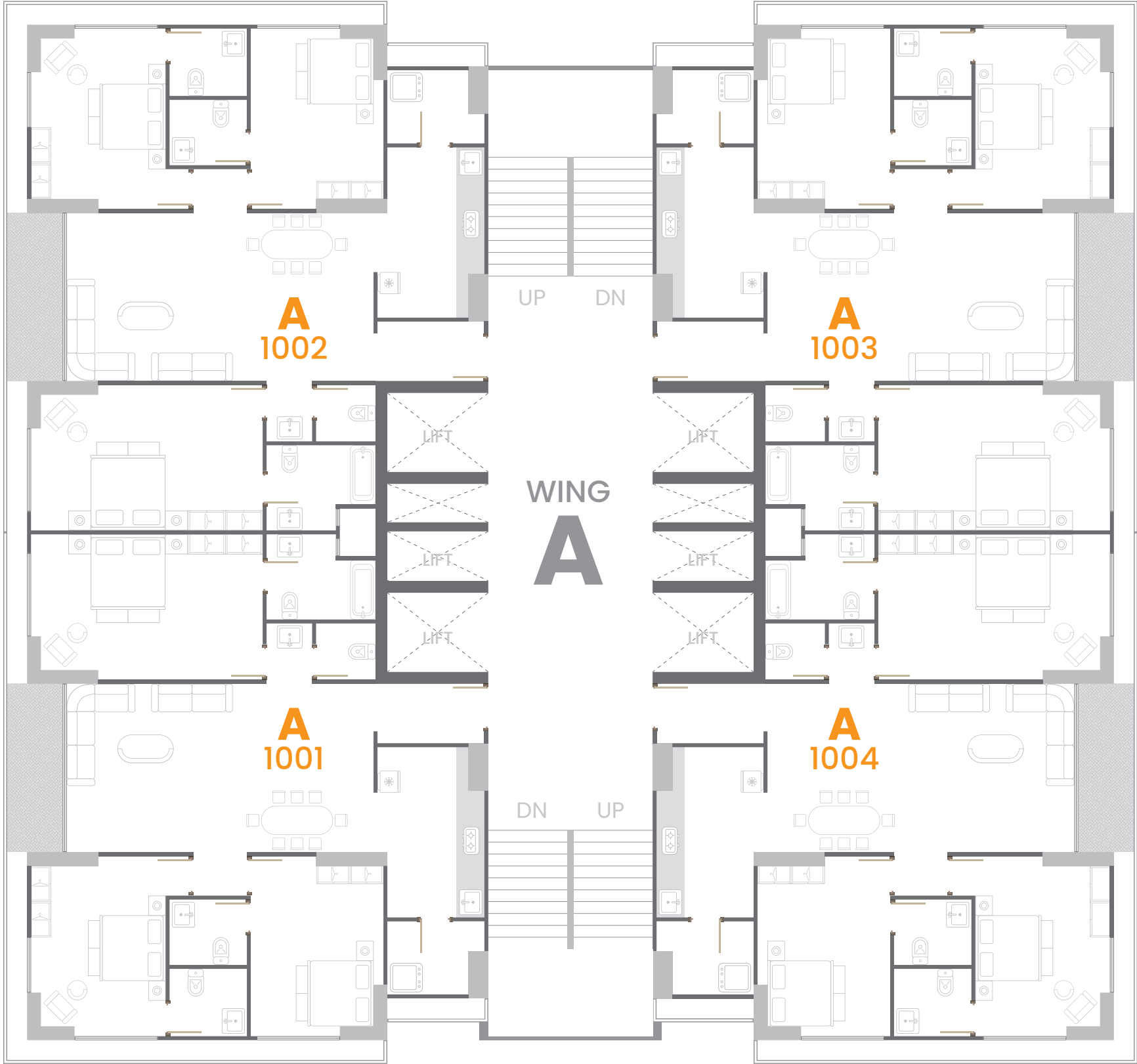


# THEY SAY LIVE LIFE KINGSIZE.

Let us build  
it for you.

Experience a world that's tailor made for the royalty in you. Every corner boasts of specific details carefully designed for a living of opulence and well, pretty much perfection.

# TYPICAL FLOOR PLAN



# UNIT PLAN

Carpet RERA		Built up		Super Built Up	
Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
131.72	1417	138.01	1485	250.93	2700



### UNIT FEATURES

- Private balconies to all units
- Ceiling Heights from 10.50 ft
- Lavish Master bedroom with attached bathroom
- Elder Friendly Bathroom
- Minimum space wastage in all units
- High ceilings, large windows, and open concept planning





### 3 BHK UNIT FEATURES

Urban Luxury Residences with modern open layouts from 2700 in Phase 1

Luxurious Three-bedroom Four-bathroom unit

Private balconies to all units

Ceiling Heights from 10.50 ft

Lavish Master bedroom with attached bathroom

Elder Friendly Bathroom in every unit – anti skid tile, Handles and brackets and so on... guard rail for commode area

Privacy for each bedroom

Minimum space wastage in all units

High ceilings, large windows, and open concept planning

Unobstructed high line views to the surrounding city

Spectacular Panoramic Views from all Units as all towers are at least 100 feet from one to another

All Residences are delivered with high quality and branded material

6 lifts for each tower (4 Customer Lifts & 2 Fire / Service Lift)

Adani gas line Provision

AC pipe provision for all units

## EXPERIENCE THE EPITOME OF URBAN LUXURY,

where world-class craftsmanship, thoughtful design and unmatched amenities meet to create a unique and uber-rich living experience.



# HIGHLINE

PHASE 01

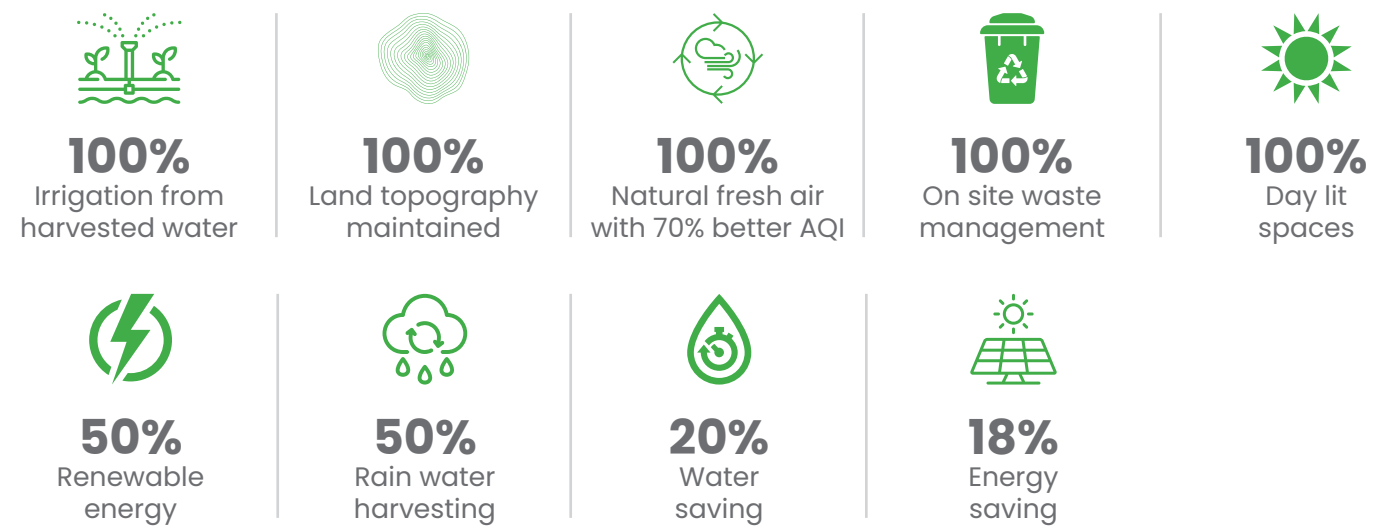
Our grand gesture of love to Mother Earth,  
**WE ARE GOING  
OPULENT IN GREEN.**

**Indian Green Building Council (IGBC)** Green Homes is the first rating programme developed in India, exclusively for the residential sector. It is a medium through which designers can apply green concepts and principles to reduce the environmental impact of constructing new buildings.

#### BENEFITS OF IGBC

- Healthier and Cleaner Environment
- Reduced Carbon Footprints
- Increased Productivity
- Sustainable Lifestyle
- Enhanced Air Quality
- Improved Health and Comfort

## HIGHLINE PHASE 01 IS SET TO ACHIEVE GOLD CERTIFICATION TO BUILD A BETTER FUTURE





THE PERFECT  
BLEND OF  
EXCLUSIVITY  
AND  
COMFORT,  
In one place.

And the best part is,  
only a select few can call it home.







Everything that you could  
desire and dream for,  
**IS HERE.**



## The Atmosphere

- Central Park
- Flower Garden
- Zen Garden
- Multiple sit outs
- Temple
- Senior citizens sit-outs
- Amphi Seating
- Jogging / Walking Track
- Visitor Parking with EV Charging
- Exclusive Lounge Area on Podium Level
- Box Cricket on Podium Level
- Terrace Viewing Gallery on Top Floor with Gazebo

## The Work

- Co-working Space
- Library & Reading Room
- Flexible Office Arrangements
- Video capable Conference Room
- Quiet Room
- Cutting Edge Technology & Internet Connectivity
- Office Host
- Meeting / Presentation Rooms With surrounding landscaping
- Private Cubicles (Office)
- Cafe

## The Fit

- Yoga / Zumba / Pilates Studio
- Weight Station
- Peloton Equipment
- Cross-training / CrossFit
- Steam/Treatment Room
- Sauna Room
- Multi-purpose court (Tennis/Badminton/Basketball & Volley ball)

## The Social

- Banquet hall
- Mini theatre
- Cafeteria
- Social Area with Full-Service
- Men's Room - Card Room & Poker Table, Dart, Beverages Cooler & So on
- Female Room - Kitty party & Gathering Area for Female only
- Café & Green sitting Area
- Zen lounge
- Reception Area

## The Junior

- Kids Play Area (Open)
- Music room
- Dance room
- Indoor Games- a Billiards Table, Chess, Carrom board
- Early learning center
- Day-care/ toddler's room (Arts and craft room)

## The Splash

- Infinity Swimming Pool
- Splash Pool (children)
- Mosaic-Patterned on 1st Level Podium
- Wooden deck connected to swimming pool
- Poolside Food & Beverages Service Area
- Pool Cabana
- Covered canopy for swimming pool for privacy
- Glass façade swimming pool for garden view
- Pool towel service
- Open shower panel
- His and her shower and changing rooms



# SOLID, SECURE, CRAFTED TO PERFECTION

Your peace of mind is  
guaranteed.

Our commitment to quality is only comparable to the class our  
patrons belong to and the success they have achieved.

## STRUCTURE

- Seismic 3 Earthquake resistant R.C.C framed structure

## FLOORING

- Flooring: Premium vitrified tiles 4 feet / 2 Feet Size
- Glossy Finish: living room, dining, kitchen, store areas
- Matt Finish: 3 bedrooms, and passages
- Anti-skid Finish: All Bathroom Flooring
- Matt Finish: Dado till lintel level in Master bedroom
- Glossy Finish: Dado till lintel level in other Bathrooms
- Wooden Deck Flooring At Balcony
- Step Down From Living To Balcony Area

## WASH AREA

- Anti-skid Finish: flooring with dado of ceramic/glazed tile up to sill level

## KITCHEN

- Countertop Sandwich Platform
- Mirror Finish: Granite Countertop (T or R Black)
- Sink: Stainless Steel Sink
- Fine ceramic tile dado up to lintel level on walls above counter.
- Kota shelves with glazed tile up to lintel level – L Shape in store area

## DOORS

- Door: 7 feet height all doors
- Main entrance door: FRP (Fire resistant)
- Internal Doors: Flush Doors with Laminate
- Door Frames: Teakwood or equivalent frames

## WINDOWS

- Frame: Aluminum sliding windows Dark Bronze Anodized Finish
- Window Sled: Black Granite

## PLUMBING WORK

- Pipes: CPVC/UPVC water supply pipes
- PVC pipes for soil waste & drainage system
- Fittings: Jaquar or equivalent premium fittings.
- sanity ware: Jaquar/Kohler or equivalent

## AIR CONDITIONER

- Sleeves: AC piping provision in all bedrooms, dining and living room.

## ELECTRICAL

- Phase: 3 Phase
- Wiring: concealed copper wiring
- Switches: Ample points and branded modular switches in all rooms
- USB Points: USB Points in every bedroom & Living Room
- Video Door Phone: Every Unit
- Points: DTH & Internet points provision
- Provision for ELCB, MCB distribution box
- Provision for washing machine with electric and plumbing point in wash area Provision for Fan point and Electric point & Plumbing point in Balcony area

## PAINT

- External walls with textured finish
- Single coat mala plaster with putty finish in all interior walls

## BATHROOM

- High grade granite and wash basins
- Polished stone door frames
- Step down for shower area



# Rome was not built in a day. Nor was it made single handedly.

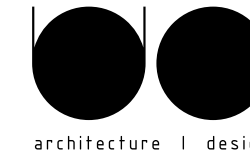
That is why we have joined hands with the best in the business.

Our extraordinary team of consultants will collaborate and create, turning our finest vision into an extraordinary reality.

**Principal Architect (Canada)**



**Architect & Landscape Consultant**



**Structure Consultant**



**MEP**



**Project Management By**



**Senior Project lead Consultant**



**Green Building Consultant (IGBC)**



**Geotech Consultant**



**Wind Tunnel Consultant**



**Environment Consultant**



**Contractors**



**RERA Consultant**



**Feasibility Consultant (Canada)**



**Strategy & Branding**



Disclaimer : All layouts, locations, plans, specification, designs, elevations, features, amenities, facilities, services, product / equipment type and brands mentioned are indicative of the kind of development proposed in this project and its finality is subject to the approval of the respective authorities or as required by the promoter / developer in the interest of continuing improvement, without prior notice or obligation. Minor variations in actual carpet areas may occur as a result of design / construction variances, finishing tolerances and column projections.

The pictures / images and perspective views of the premises, building, layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets etc are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed material does not constitute an offer and / or contract of any type between the promoter / developer and the purchaser.

All transactions in respect of this project shall be subject to the terms and conditions of the agreement for sale to be entered into between the promoter / developer and the purchaser.



**AG GROUP**  
BUILDING SOMETHING NEW

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