

# HIGHLINE

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PHASE 01

PROJECT  
COMPENDIUM



**AG GROUP**  
BUILDING SOMETHING NEW

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



**AG GROUP**  
BUILDING SOMETHING NEW

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.

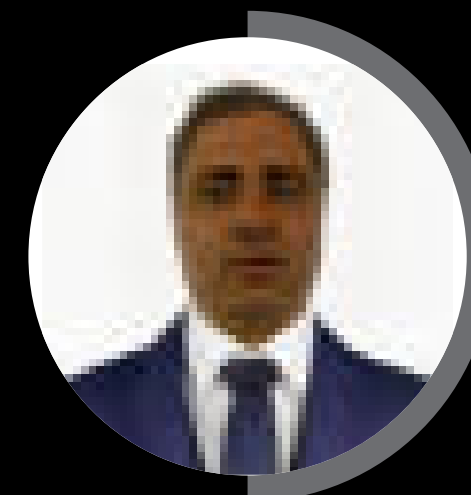
Today, ATITHI GOKUL CONSTRUCTION LLP embarks on a journey to  
**BUILDING SOMETHING NEW**

Meet The  
**PIONEERS  
OF  
AG GROUP**

The founders of ATITHI GOKUL CONSTRUCTION LLP bring a wealth of experience and a diverse portfolio from various industries and businesses. They have established enduring client relationships, ensured customer satisfaction, and fostered repeat and referred business for several decades.



**Bhavanbhai Bharvad**



**Dineshbhai Bharvad**



**Dilipbhai Bharvad**



**Vikrambhai Bharvad**



**Harshbhai Bharvad**



## ELEGANT ENHANCEMENTS

ICONIC  
**35**  
STOREY

HIGHLINE PHASE 01  
GOES  
**GREEN**

IGBC GOLD STANDARD  
CERTIFIED PROJECT

**3 BHK**  
2700 SQ. FT. ONWARDS  
SAMPLE HOUSE  
READY

PROJECT DESIGNED BY  
**CANADIAN**  
ARCHITECT



PROJECT MANAGEMENT  
SERVICE BY



Gujarat's  
**TALLEST**  
Residential Building

Mix Used Project having  
Residential,  
Retail and  
a 5 star Hotel

More than  
**1.5**  
million Sq. Ft.

More than  
**1600**  
Car Parking facility

Exclusive  
**AG Group**  
App





## PHASE 01

3 bhk Residential  
+ Commercial

## PHASE 02

4 bhk Residential

## PHASE 03

4 bhk Residential  
+ Commercial

## PHASE 04

Hotel



# 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**



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. |
| Normal Unit (3BHK)      | 131.72      | 1417    | 138      | 1485    | 251            | 2701    |
| Half Penthouse (4BHK)   | 268.77      | 2892    | 276      | 2965    | 501            | 5391    |
| Duplex Penthouse (5BHK) | 498.01      | 5359    | 510      | 5488    | 927            | 9978    |
| Penthouse               | 546.4       | 5879    | 558      | 6006    | 1015           | 10920   |



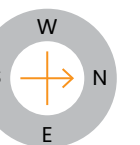
TOWARDS SARDAR PATEL RING ROAD

30 MT WIDE ROAD

TOWARDS S.G. HIGHWAY



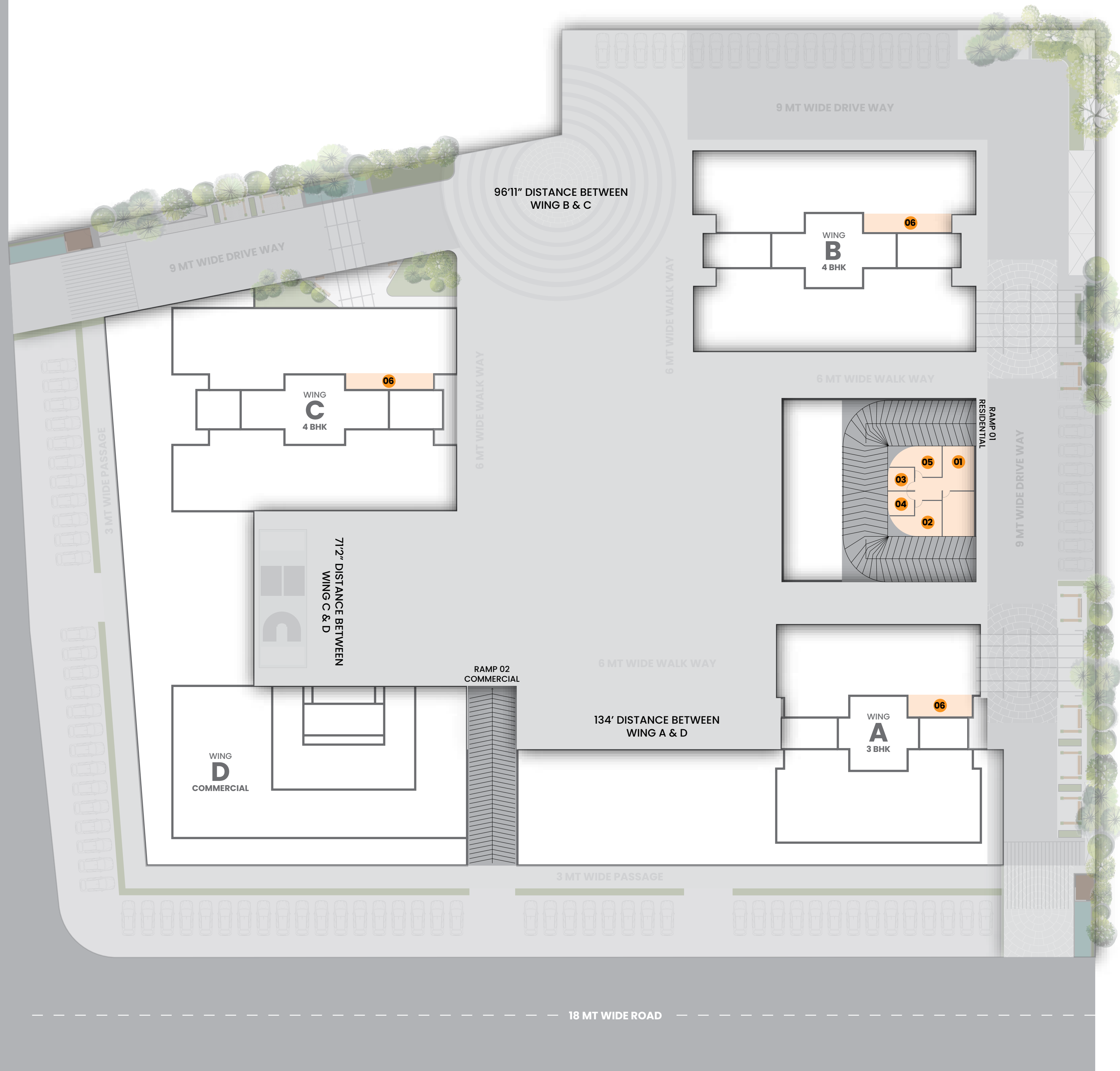
# MASTER PLAN



TOWARDS SARDAR PATEL RING ROAD

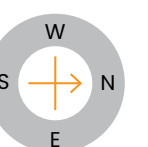
30 MT WIDE ROAD

TOWARDS S.G. HIGHWAY



# BASEMENT LEVEL 01 PLAN

- 01. Society Office
- 02. Medical Room
- 03. Fire Safety Office
- 04. Security Office
- 05. Common Workstation
- 06. Drivers Lounge
- 07. Class 4 Lounge Area





TOWARDS SARDAR PATEL RING ROAD

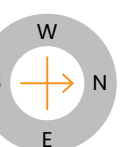
30 MT WIDE ROAD

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. Visitor Parking with EV Charging - 2
- 29. Adult Lounge Area
- 30. Boutique
- 31. Pet Spa
- 32. The Porch - Wing B
- 33. Zen Lounge - Wing B
- 34. Co-working Space
- 35. Business Center





TOWARDS SARDAR PATEL RING ROAD

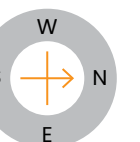
30 MT WIDE ROAD

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





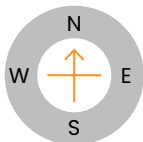
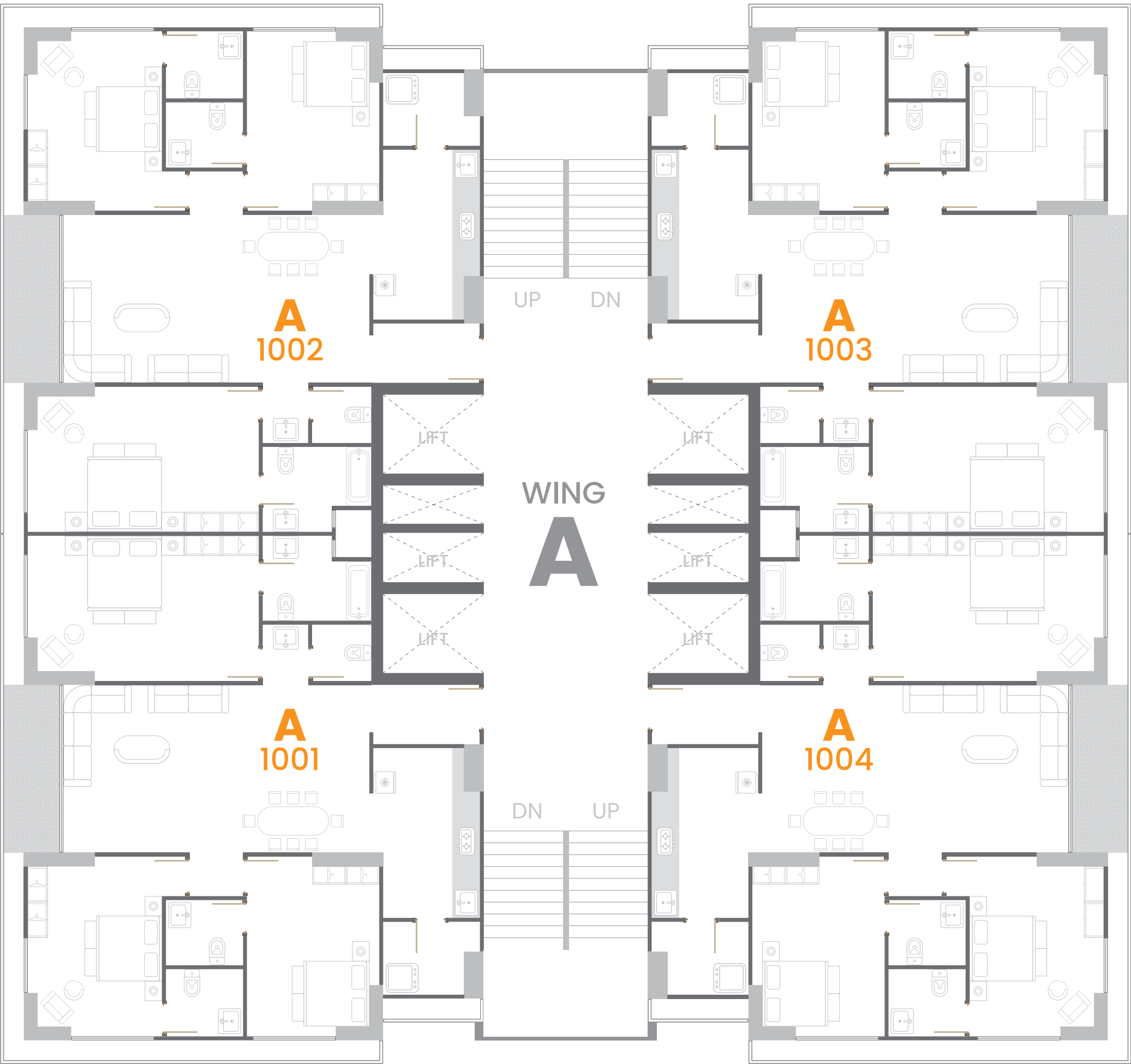
# THEY SAY LIVE LIFE KINGSIZE.

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.

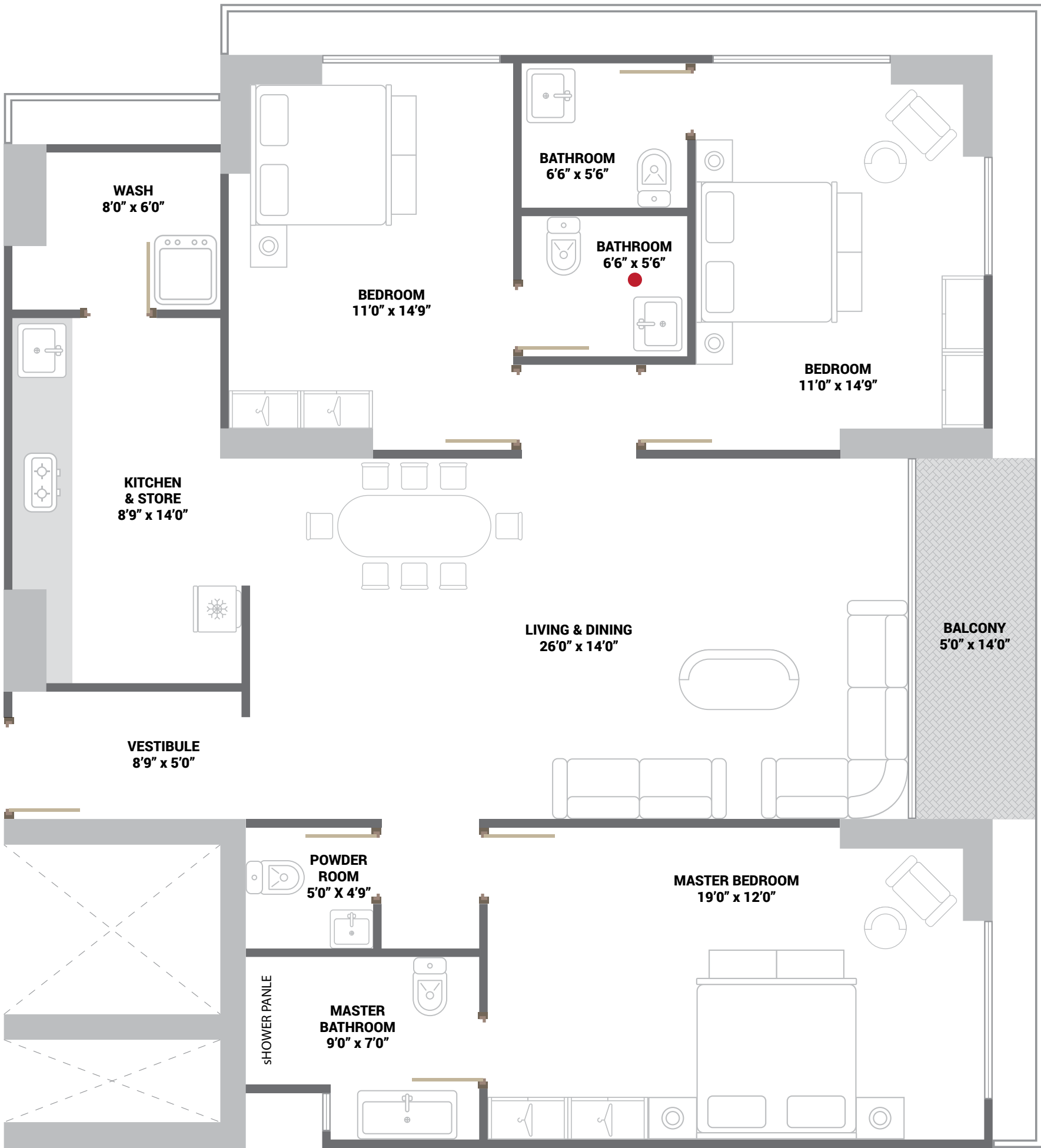
# TYPICAL FLOOR PLAN

2<sup>ND</sup> TO 30<sup>TH</sup> Floor



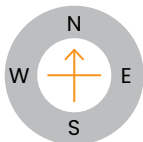
# UNIT PLAN

| Carpet RERA |         | Built up |         | Super Built Up |         |
|-------------|---------|----------|---------|----------------|---------|
| Sq. Mtr.    | Sq. Ft. | Sq. Mtr. | Sq. Ft. | Sq. Mtr.       | Sq. Ft. |
| 131.72      | 1417    | 138      | 1485    | 251            | 2701    |



## 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





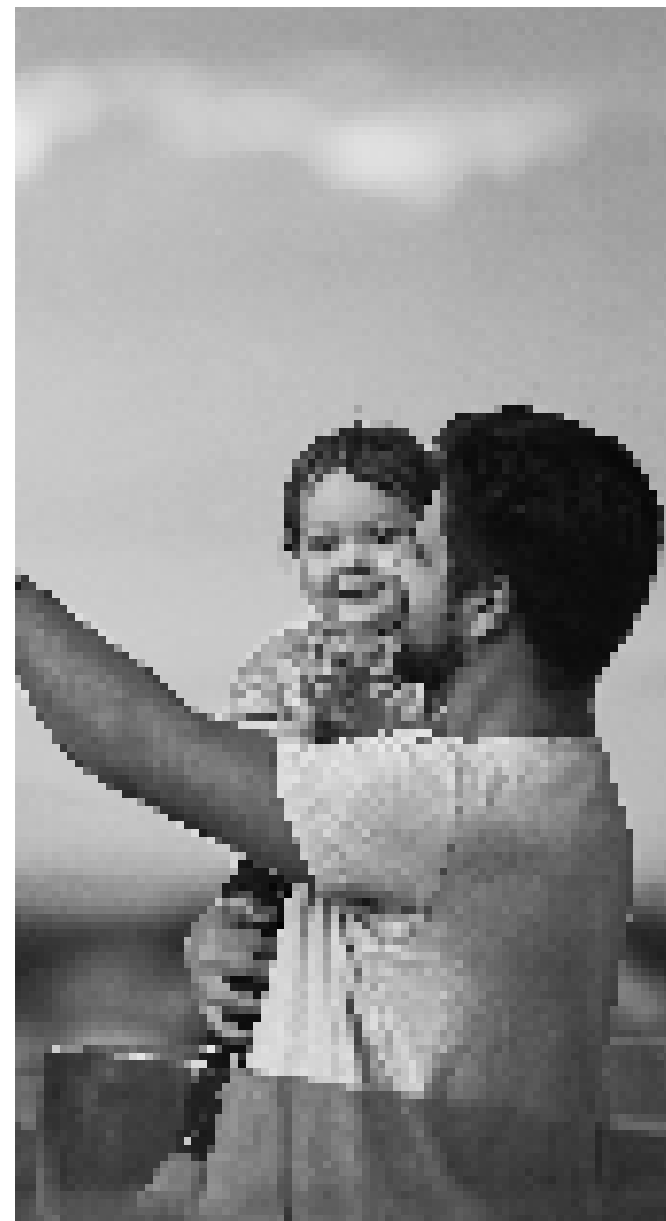


- Penthouse / 01 Unit
- Duplex Penthouse / 02 Units
- Half Penthouse / 04 Units
- Normal Unit (3BHK) / 110 Units
- Commercial / 25 Units
- 3 Level Basement Parking

HIGHLINE  
PHASE 01

EXPERIENCE A  
LIFESTYLE OF  
OPULENCE  
121.5 Meters height  
35 Floors | 117 Units

| FLOOR | HEIGHT(FT) | UNIT       |        |        |        |
|-------|------------|------------|--------|--------|--------|
|       | 13.00'     | TERRACE    |        |        |        |
| 35    | 12.00'     | A-3501     |        |        |        |
| 34    | 10.50'     | A-3301     |        | A-3302 |        |
| 33    | 10.50'     |            |        |        |        |
| 32    | 10.50'     | A-3201     |        | A-3202 |        |
| 31    | 10.50'     | A-3101     |        | A-3102 |        |
| 30    | 10.50'     | A-3001     | A-3002 | A-3003 | A-3004 |
| 29    | 10.50'     | A-2901     | A-2902 | A-2903 | A-2904 |
| 28    | 10.50'     | A-2801     | A-2802 | A-2803 | A-2804 |
| 27    | 10.50'     | A-2701     | A-2702 | A-2703 | A-2704 |
| 26    | 10.50'     | A-2601     | A-2602 | A-2603 | A-2604 |
| 25    | 10.50'     | A-2501     | A-2502 | A-2503 | A-2504 |
| 24    | 10.50'     | A-2401     | A-2402 | A-2403 | A-2404 |
| 23    | 10.50'     | A-2301     | A-2302 | A-2303 | A-2304 |
| 22    | 10.00'     | SKIP FLOOR |        |        |        |
| 21    | 10.50'     | A-2101     | A-2102 | A-2103 | A-2104 |
| 20    | 10.50'     | A-2001     | A-2002 | A-2003 | A-2004 |
| 19    | 10.50'     | A-1901     | A-1902 | A-1903 | A-1904 |
| 18    | 10.50'     | A-1801     | A-1802 | A-1803 | A-1804 |
| 17    | 10.50'     | A-1701     | A-1702 | A-1703 | A-1704 |
| 16    | 10.50'     | A-1601     | A-1602 | A-1603 | A-1604 |
| 15    | 10.50'     | A-1501     | A-1502 | A-1503 | A-1504 |
| 14    | 10.50'     | A-1401     | A-1402 | A-1403 | A-1404 |
| 13    | 10.50'     | A-1301     | A-1302 | A-1303 | A-1304 |
| 12    | 10.50'     | A-1201     | A-1202 | A-1203 | A-1204 |
| 11    | 10.50'     | A-1101     | A-1102 | A-1103 | A-1104 |
| 10    | 10.50'     | A-1001     | A-1002 | A-1003 | A-1004 |
| 09    | 10.50'     | A-901      | A-902  | A-903  | A-904  |
| 08    | 10.50'     | A-801      | A-802  | A-803  | A-804  |
| 07    | 10.50'     | A-701      | A-702  | A-703  | A-704  |
| 06    | 10.50'     | A-601      | A-602  | A-603  | A-604  |
| 05    | 10.50'     | A-501      | A-502  | A-503  | A-504  |
| 04    | 10.50'     | A-401      | A-402  | A-403  | A-404  |
| 03    | 10.50'     | A-301      | A-302  | A-303  | A-304  |
| 02    | 12.00'     | A-201      | A-202  | RETAIL | RETAIL |
| 01    | 12.00'     | AMENITIES  |        | RETAIL | RETAIL |
| 00    | 15.50'     | LOBBY      |        | RETAIL | RETAIL |
| -1    | 16.50'     | PARKING    |        |        |        |
| -2    | 12.00'     | PARKING    |        |        |        |
| -3    | 16.50'     | PARKING    |        |        |        |



### 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.

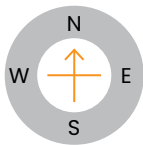
# HALF PENTHOUSE FLOOR PLAN

| Carpet RERA |         | Built up |         | Super Built Up |         |
|-------------|---------|----------|---------|----------------|---------|
| Sq. Mtr.    | Sq. Ft. | Sq. Mtr. | Sq. Ft. | Sq. Mtr.       | Sq. Ft. |
| 268.77      | 2892    | 276      | 2965    | 501            | 5391    |

|                 |               |                        |               |                  |               |
|-----------------|---------------|------------------------|---------------|------------------|---------------|
| 01. Vestibule   | 6'0" X 5'0"   | 09. Toilet             | 10'6" X 7'0"  | 16. Toilet       | 8'0" X 11'6"  |
| 02. Dining      | 20'0 X 14'0"  | 10. Living Room        | 19'6" X 24'9" | 17. Bedroom      | 11'0" X 14'0" |
| 03. Kitchen     | 11'6" X 8'9"  | 11. Balcony            | 8'6" X 23'3"  | 18. Servant Room | 8'0" X 8'6"   |
| 04. Utility     | 8'0" X 14'0"  | 12. Multipurpose Space | 20'0" X 14'0" | 19. S. Toilet    | 8'0" X 5'0"   |
| 05. Store       | 5'3" X 6'9"   | 13. Bedroom            | 11'0" X 14'9" | 20. Balcony      | 14'0" X 5'0"  |
| 06. Wash        | 8'0" X 6'0"   | 14. Toilet             | 6'6" X 11'3"  | 21. Balcony      | 14'0" X 5'0"  |
| 07. Powder Room | 5'6" X 7'6"   | 15. Bedroom            | 11'0" X 14'9" |                  |               |
| 08. Bedroom     | 17'9" X 14'9" |                        |               |                  |               |



\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.





# DUPLEX UNIT LOWER LEVEL PLAN

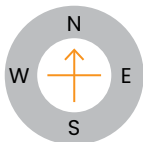
| Carpet RERA |         | Built up |         | Super Built Up |         |
|-------------|---------|----------|---------|----------------|---------|
| Sq. Mtr.    | Sq. Ft. | Sq. Mtr. | Sq. Ft. | Sq. Mtr.       | Sq. Ft. |
| 498.01      | 5359    | 510      | 5488    | 927            | 9978    |

01. Vestibule  
02. Dining  
03. Kitchen  
04. Utility  
05. Wash  
06. Store  
07. Powder Room  
08. Bedroom

6'0" X 5'0"  
20'0" X 14'0"  
11'6" X 8'9"  
8'0" X 14'0"  
8'0" X 6'0"  
5'3" X 6'9"  
5'6" X 7'6"  
17'9" X 14'9"
09. Toilet  
10. Living Room  
11. Balcony  
12. Multipurpose  
  Space  
13. Bedroom  
14. Toilet  
15. Bedroom

10'6" X 7'0"  
19'6" X 19'0"  
8'6" X 23'3"  
20'0" X 14'0"  
11'0" X 14'9"  
6'6" X 14'9"  
11'0" X 14'9"
16. Walk In  
  Wardrobe  
17. Toilet  
18. Bedroom  
  Lounge Area  
19. Balcony  
20. Balcony

8'0" X 9'9"  
8'0" X 11'6"  
11'0" X 14'0"  
14'0" X 5'0"  
14'0" X 5'0"



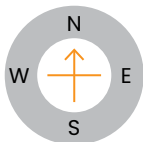
\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

# DUPLEX UNIT UPPER LEVEL PLAN

01. Family Area  
02. Master Bed  
  Room  
03. Wardrobe  
04. Toilet  
05. Study Area  
06. Bedroom  
07. Wardrobe

31'0" X 14'0"  
17'9" X 14'0"  
11'0" X 14'9"  
19'3" X 11'6"  
12'6" X 14'0"  
17'9" X 14'9"  
10'6" X 14'9"
08. Toilet  
09. Theater  
10. Servant  
  Room  
11. S. Toilet  
12. Balcony  
13. Balcony

8'0" X 11'6"  
27'0 X 14'0"  
8'0" X 8'6"  
8'0" X 5'0"  
14'0" X 5'0"  
14'0" X 5'0"



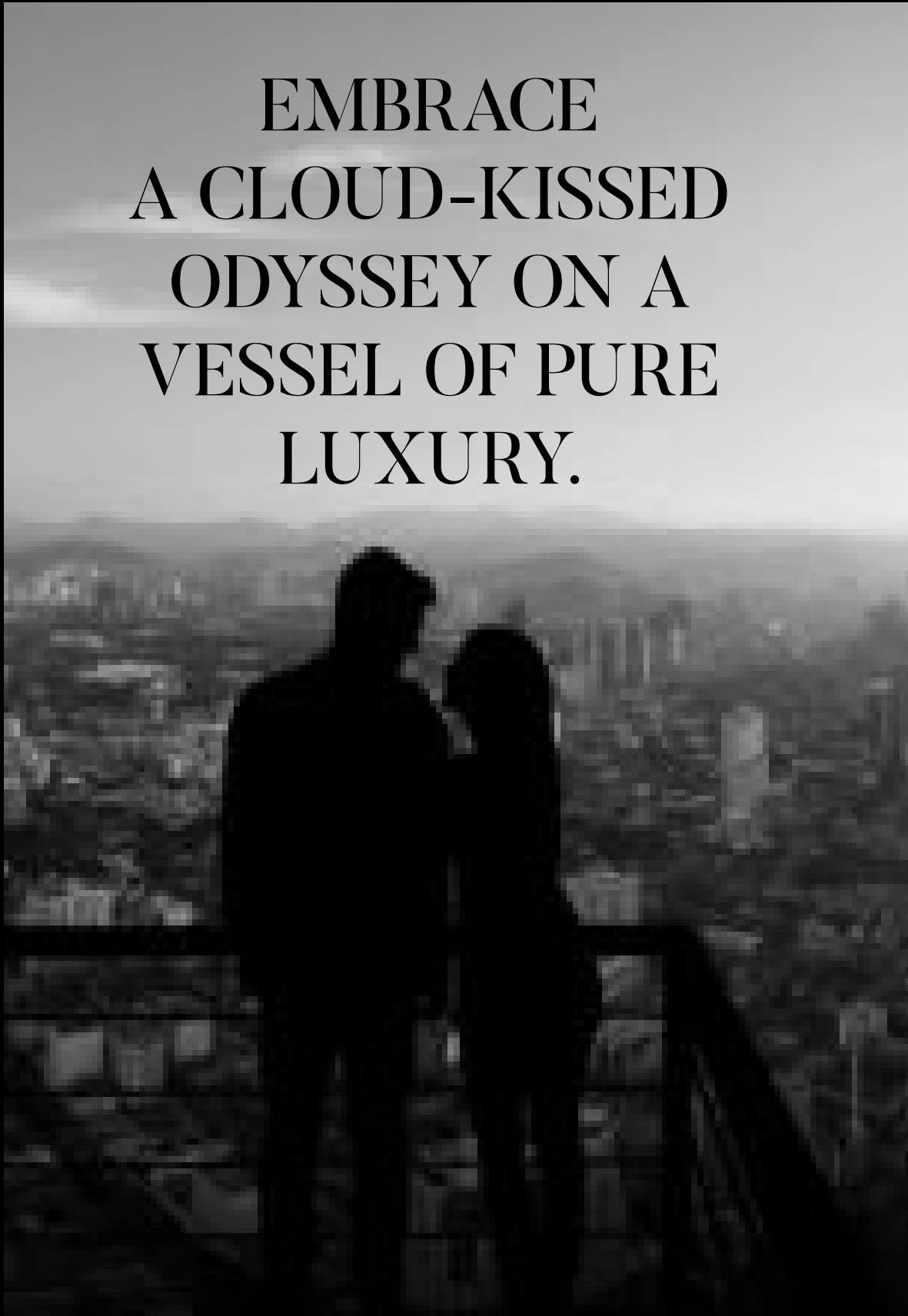
\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

# PENTHOUSE FLOOR PLAN

| Carpet RERA |         | Built up |         | Super Built Up |         |
|-------------|---------|----------|---------|----------------|---------|
| Sq. Mtr.    | Sq. Ft. | Sq. Mtr. | Sq. Ft. | Sq. Mtr.       | Sq. Ft. |
| 546.4       | 5879    | 558      | 6006    | 1015           | 10920   |

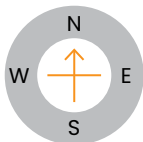


|                        |               |
|------------------------|---------------|
| 01. Vestibule          | 6'0" X 5'0"   |
| 02. Dining & Lounge    | 20'0" X 14'0" |
| 03. Kitchen & Store    | 29'0" X 14'9" |
| 04. Wash               | 8'0" X 20'6"  |
| 05. Living Room        | 17'0" X 25'0" |
| 06. Balcony            | 11'0" X 23'3" |
| 07. Multipurpose Space | 17'9" X 14'0" |
| 08. Lounge Area        | 13'3" X 14'0" |
| 09. Bedroom            | 11'0" X 14'9" |
| 10. Toilet             | 6'6" X 5'6"   |
| 11. Bedroom            | 11'0" X 14'9" |
| 12. Wardrobe/Toilet    | 8'0" X 20'6"  |
| 13. Powder Room        | 6'6" X 5'6"   |
| 14. Bedroom            | 20'0" X 14'0" |
| 15. Toilet             | 8'0" X 8'9"   |
| 16. Bedroom            | 17'9" X 14'9" |
| 17. Wardrobe           | 11'6" X 14'9" |
| 18. Toilet             | 8'0" X 11'6"  |
| 19. Refreshment Room   | 5'0" X 10'0"  |
| 20. Theatre            | 17'9" X 12'0" |
| 21. Office             | 17'9" X 12'0" |
| 22. Powder Room        | 5'0" X 5'0"   |
| 23. Family Room        | 23'6" X 14'0" |
| 24. Master Bed Room    | 17'9" X 14'9" |
| 25. Wardrobe           | 10'6" X 17'0" |
| 26. Master Toilet      | 19'3" X 11'6" |
| 27. Servant Room       | 14'6" X 8'9"  |
| 28. Servant Toilet     | 8'0" X 5'0"   |



EMBRACE  
A CLOUD-KISSED  
ODYSSEY ON A  
VESSEL OF PURE  
LUXURY.

\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.







# 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.

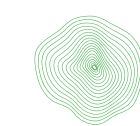
#### BENEFITS OF IGBC

- 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



**100%**  
Irrigation from  
harvested water



**100%**  
Land topography  
maintained



**100%**  
Natural fresh air  
with 70% better AQI



**100%**  
On site waste  
management



**100%**  
Day lit  
spaces



**50%**  
Renewable  
energy



**50%**  
Rain water  
harvesting



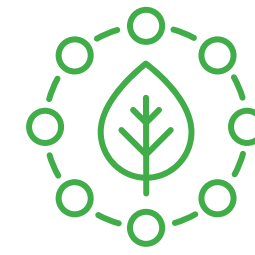
**20%**  
Water  
saving



**18%**  
Energy  
saving

# ECO LIVING, FUTURE FLOURISHING

Your Green Home  
Journey Begins Here



**Sustainable  
Design**



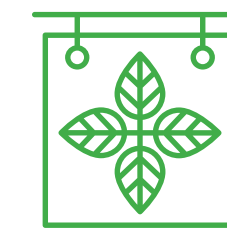
**Water  
Efficiency**



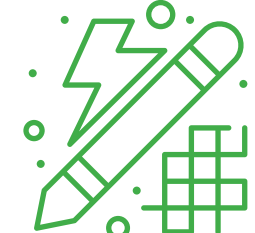
**Energy  
Efficiency**



**Material &  
Resources**



**Indoor Environmental  
Quality**



**Innovation &  
Design Process**

Water efficient plumbing fixtures which reduces water consumption

Energy Efficient LED lighting in common areas

Natural Daylight for more than 50% of regularly occupied spaces

High efficient air conditioning system in common areas

Reuse of STP treated water for flushing, landscaping & car washing

Waste segregation facility at site

Provision of renewable energy system at the site for common amenities

Provision of electric charging points

Water efficient landscape irrigation system

Well naturally ventilated homes

Use of green materials in construction

Efficient envelope (Wall-Roof-Glass), which reduces HVAC load requirement

100% outside – green views to all the homes

Spaces for physical well-being

Registered under IGBC GREEN Homes Certification

# HIGHLINE SOCIAL

A private social club  
for Highline Phase 01  
owners

THE ATMOSPHERE

THE WORK

THE FIT

THE SOCIAL

THE JUNIOR

THE SPLASH

# THE ATMOSPHERE

Embrace Limitless Living Under the Open Sky: The Atmosphere, Where Unparalleled Open-to-Sky Amenities Fuse Nature and Home. Experience Serenity, Breathe Freedom, and Revel in a Life Painted in Nature's Hues.

- / **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

Fuel Your Business Vision at The Work,  
Where Innovation Meets Comfort.  
Experience Thoughtful Spaces  
Designed for Productivity – from  
Collaborative Hubs to Quiet  
Corners, We Nurture Your  
Professional Journey.

- / **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

Unleash Your Potential at The Fit, Where Wellness Meets Lifestyle. Explore Spaces Crafted for Active Living – from Invigorating Workout Zones to Serene Relaxation Corners, We Shape Your Healthy Journey.

- / **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

Embrace Togetherness at The Social,  
Where Connections Flourish. Experience  
Spaces Tailored for Celebrations –  
from Vibrant Gathering Halls to  
Tranquil Retreats, Unite in an  
Environment Crafted for Every  
Social Affair.

- / **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

Empowering Young Minds at The Junior Haven, Where Learning Meets Fun. Explore Spaces Crafted for Kids – from Creative Dance Studios to Engaging Play Areas, Nurturing Tomorrow's Leaders in Every Corner.

- / 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

Dive into Delight at The Splash Oasis,  
Where Waves of Relaxation Await.  
Experience Aquatic Luxury – from  
Lively Kids' Pools to Serene Adult  
Retreats, Unwind Amidst  
Comfort and Style by the  
Water's Edge.

- / **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 Seal: 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



# AN OFFICE

## Where Your Success Story Begins

Step into Commerce Redefined at The Retail Hub, Where Every Corner Beckons Opportunity. Explore Dynamic Spaces Tailored for Business – from Boutique Storefronts to Vibrant Cafés, Unleashing the Potential of Every Entrepreneurial Vision.



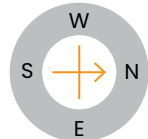


COMMERCIAL  
GROUND  
FLOOR PLAN

| Shop No.               | 14    | 15   | 16    | 17   | 18   | 19   | 20   | 21   | 22   |
|------------------------|-------|------|-------|------|------|------|------|------|------|
| Width                  | 22.41 | 14.8 | 20.34 | 14.6 | 14.3 | 12.1 | 12.1 | 14.6 | 26.1 |
| Length                 | 49.6  | 49.6 | 49.6  | 49.6 | 49.6 | 40.6 | 40.6 | 49.6 | 49.6 |
| Super Built up Sq. Ft. | 2058  | 1358 | 1871  | 1328 | 1300 | 900  | 900  | 1368 | 2360 |

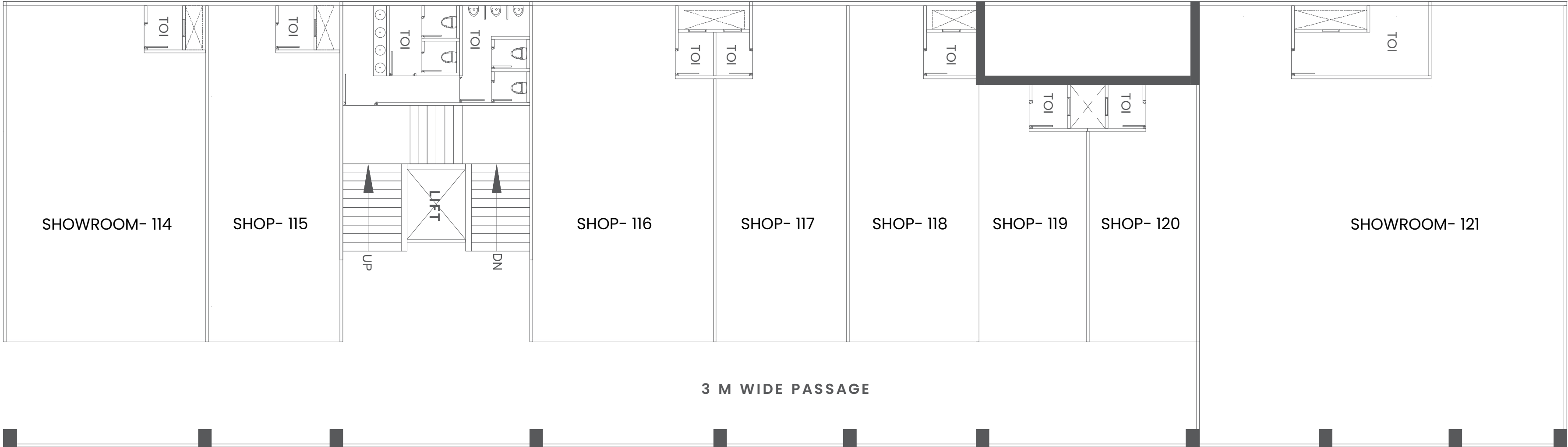


12 M PARKING - DRIVEWAY



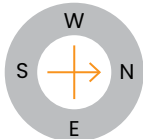
COMMERCIAL  
FIRST  
FLOOR PLAN

| Shop No.               | 114   | 115   | 116   | 117   | 118   | 119  | 120  | 121  |
|------------------------|-------|-------|-------|-------|-------|------|------|------|
| Width                  | 35.11 | 35.11 | 37.73 | 37.73 | 37.73 | 23.6 | 23.6 | 49.6 |
| Length                 | 22.41 | 14.8  | 20.34 | 14.8  | 14.3  | 12.1 | 12.1 | 41   |
| Super Built up Sq. Ft. | 1567  | 1031  | 1424  | 1009  | 984   | 632  | 632  | 3727 |



COMMERCIAL  
SECOND  
FLOOR PLAN

| Shop No.               | 214   | 215   | 216   | 217   | 218   | 219  | 220  | 221  |
|------------------------|-------|-------|-------|-------|-------|------|------|------|
| Width                  | 35.11 | 35.11 | 37.73 | 37.73 | 37.73 | 23.6 | 23.6 | 49.6 |
| Length                 | 22.41 | 14.8  | 20.34 | 14.8  | 14.3  | 12.1 | 12.1 | 41   |
| Super Built up Sq. Ft. | 1567  | 1031  | 1424  | 1009  | 984   | 633  | 633  | 3727 |



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

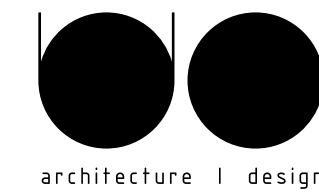
That is why we have  
joined hands with the  
best in the business.

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



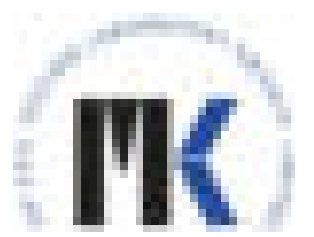
Senior Project lead  
Consultant



Green Building Consultant  
(IGBC)



Geotech  
Consultant



Wind Tunnel  
Consultant



Environment  
Consultant



RERA  
Consultant



Feasibility Consultant  
(Canada)



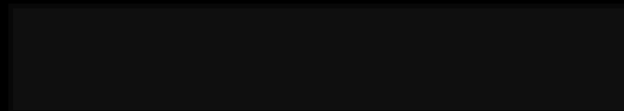
Strategy &  
Branding





**Site Address**

Gokul Road, S.G Highway, Gota, Ahmedabad – 382 481



**Disclaimer**

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- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is suggestive and subject to change as per site conditions and as per the instructions of the project architect.
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- The Promotor / Developer reserves the right to make minor onsite changes during the course of construction and such changes shall be binding on all the members/customers of the project.
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- The key plan in the brochure is not to scale and does not depict the exact location of the project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and give a rough idea about the approximate location of the project. The members/customers is requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking.



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