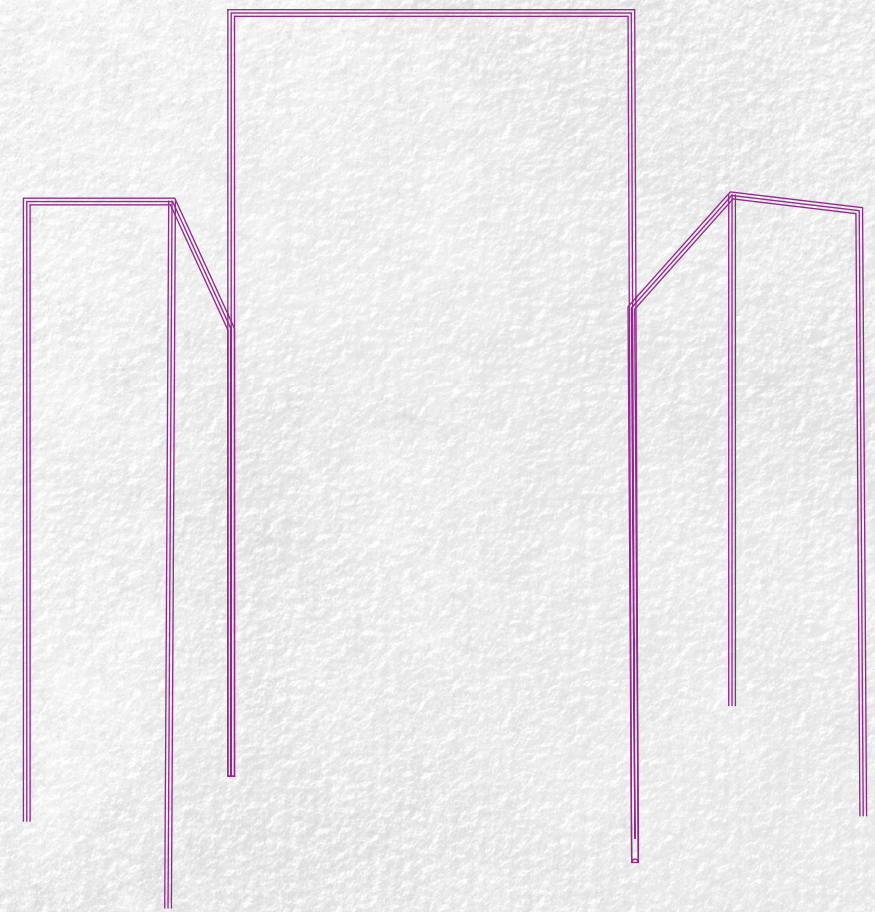




ANAMIKA
HighPoint





Established in 2018, Constéra Realty Private Limited, a real estate company belongs to Nirma Group brings trust, credibility, transparency and timely execution as an inheritance and results in fulfilling the commitments at the fullest expectation and satisfaction of our customers. Constéra's goal is to be a customer-focused company with an incessant commitment to innovate and deliver the finest products & services maximizing the value for the customer by developing the best of the best residential and commercial projects with utmost transparency.

We are in the business of developing Residential & Commercial real estate landmarks that elevate cityscape by creating beautiful vistas. Our architects and engineers design real-estate projects & infrastructure that blend perfectly into surroundings creating harmonized buildings and spaces which offers Better and Sustainable living. We use the finest building materials to the highest quality standards which result in increased durability for a long-term sustainable living for the future.

We are a consortium of highly skilled and proficient professionals having 22+ years of experience, with burgeoning creativity and zest to stand out in any endeavor that we embark on. Our team includes consultants and specialists in numerous fields of construction and design, that are dedicated to developing Residential & Commercial real estate landmarks that elevate cityscape and have a positive impact on our customer's life. Our highly motivated team has already delivered approximately 5+ Million Square Feet of real estate space with an experience of completing around 20+ projects in residential & commercial space.

We are a Unique & Luxe Property Developer



Environment Conscious

We are known for building eco-friendly properties for an environmentally-aware generation.



Technologically Superior

We use the latest tools and technologies to deliver superior quality.



Aesthetically Inclined

We have our experts that focus on developing aesthetically pleasing real estate design solutions.



Responsible

We Schedule, build and deliver on time every time.



Transparent

We always keep our customers well-informed of all the developments related to our projects.



Committed

You can feel sure that each touch point of your real estate experience is in the absolute best hands.



Experienced

We're experienced innovators who simplify your property buying experience and help you get the best value for the money you spend.

welcome

to the high point living





Podium top view

Ground floor plan

LEGEND

- 01 ENTRY & EXIT
- 02 SECURITY CABIN
- 03 DROP OFF AREA FOR KIDS
- 04 DROP OFF AREA FOR PARCEL
- 05 COMMON PLOT-1
- 06 FOYER / GUEST DROP OFF AREA
- 07 METER ROOM
- 08 ENTRANCE FOYER
- 09 CONTROL ROOM
- 10 TOILET FOR DRIVERS
- 11 FIRE SAFETY & SECURITY
- 12 PARKING
- 13 BUILDING MANAGEMENT SYSTEM ROOM
- 14 ELECTRIC INFRASTRUCTURE
- 15 DISASTER SURVEILLANCE ROOM



60.00 MT. WIDE NATIONAL HIGHWAY NO-8/C

7.50 MT. WIDE SERVICE ROAD

18.00 MT. WIDE APPROACH ROAD

 ground floor plan



18.00 MT. WIDE T.P.S. ROAD

1st floor plan

LEGEND

- 01 OPEN TERRACE
- 02 SOCIETY COMMON AMENITIES
- 03 PARKING
- 04 SPLASH POOL
- 05 SWIMMING POOL
- 06 DECK AREA
- 07 WALKWAY
- 08 KIDS PLAY ZONE
- 09 ENTRANCE FOYER / GUEST DROP OFF AREA
- 10 INDOOR SPORT
- 11 VIRTUAL GAME AREA
- 12 CLUB HOUSE RECEPTION
- 13 CLUB HOUSE LAWN
- 14 RAMP
- 15 LAWN

podium

floor plan

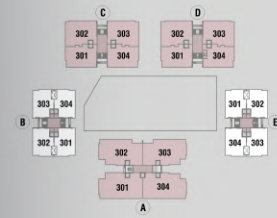


PROPOSED APARTMENT SCHEME AT AHMEDABAD FOR REVIEW

4BHK unit plan

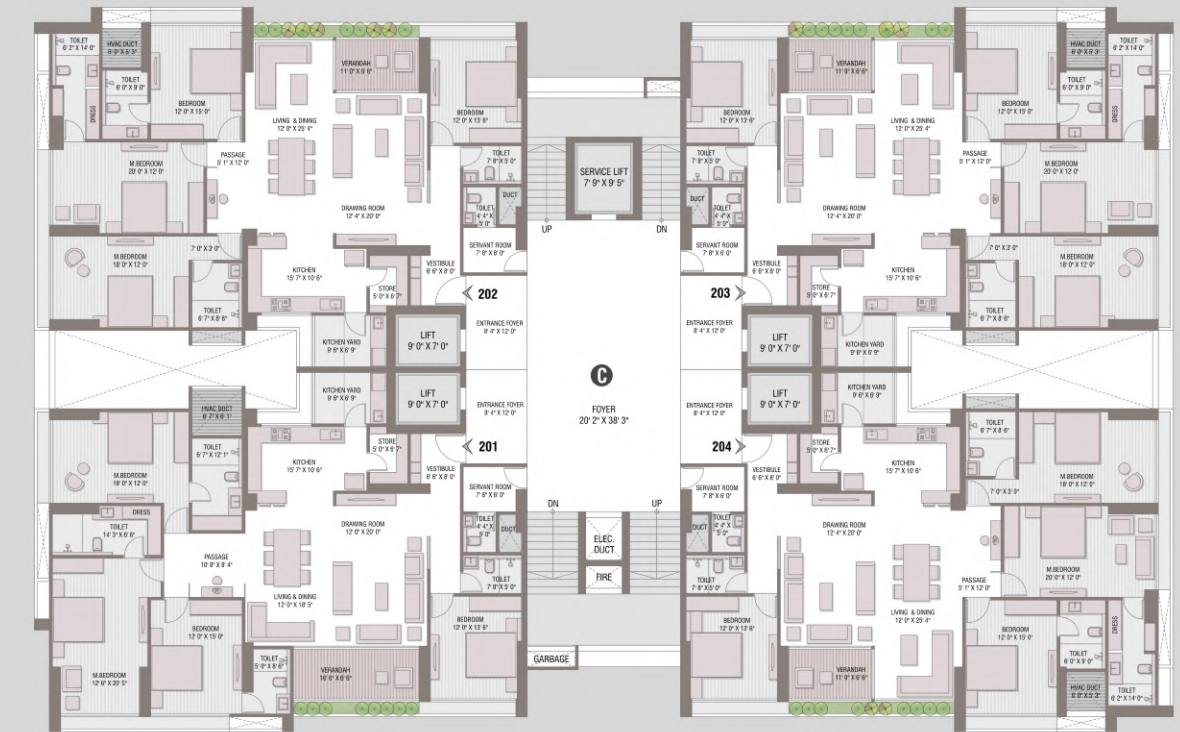
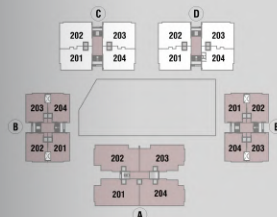
4 BHK-C unit plan

TYPICAL FLOOR PLAN
BLOCK-B & E



4BHK-L unit plan

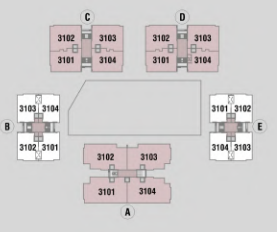
TYPICAL FLOOR PLAN
BLOCK-C & D



4 BHK-C unit plan

PENTHOUSE PLAN LOWER LEVEL

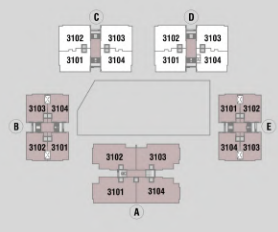
BLOCK-B & E



4BHK-L unit plan

PENTHOUSE PLAN LOWER LEVEL

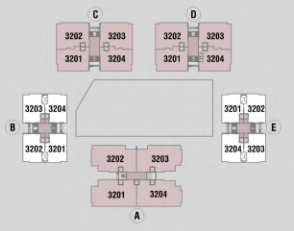
BLOCK-C & D



4 BHK-C unit plan

PENTHOUSE PLAN UPPER LEVEL

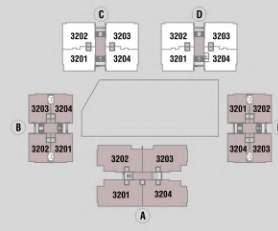
BLOCK-B & E



4BHK-L unit plan

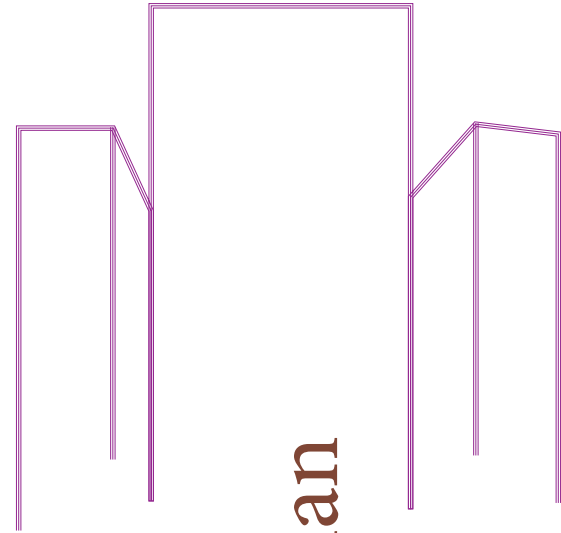
PENTHOUSE PLAN UPPER LEVEL

BLOCK-C & D



5BHK

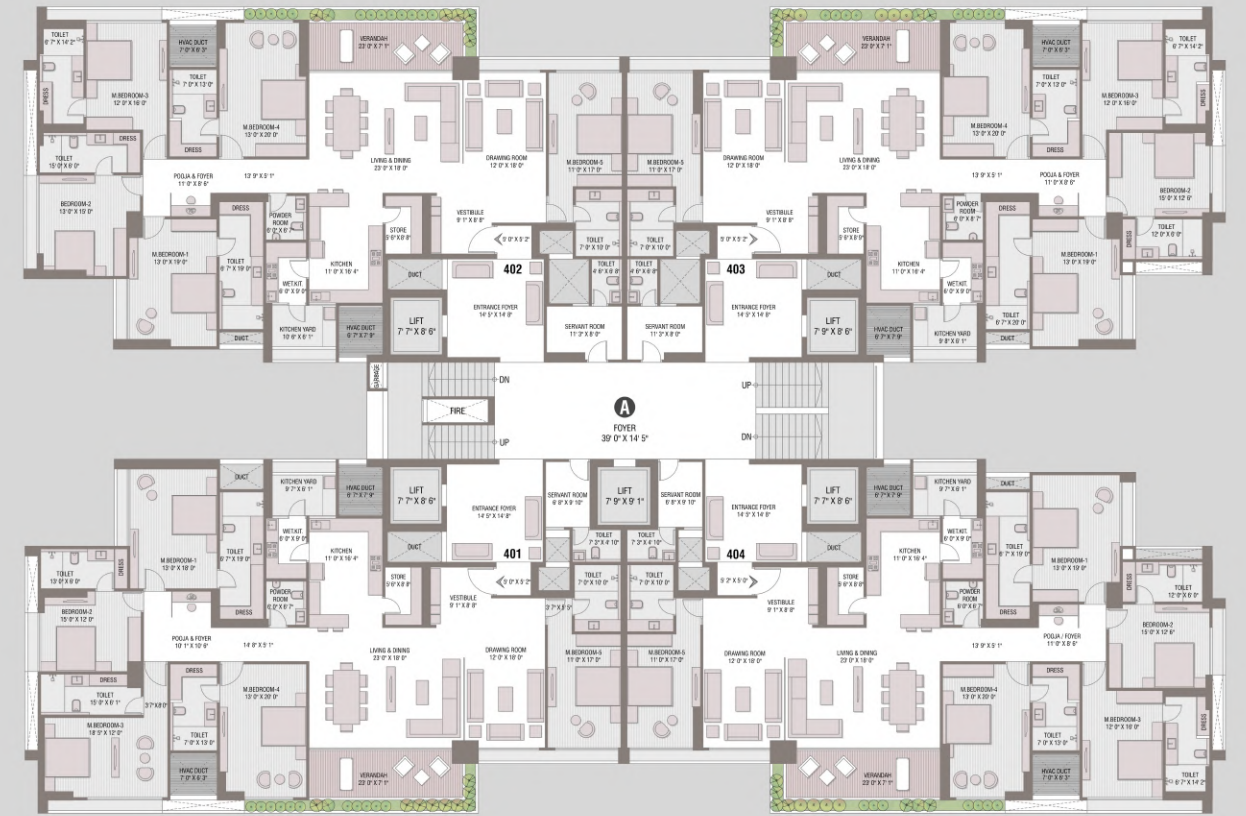
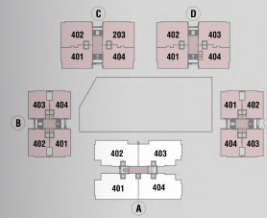
unit plan



5 BHK unit plan

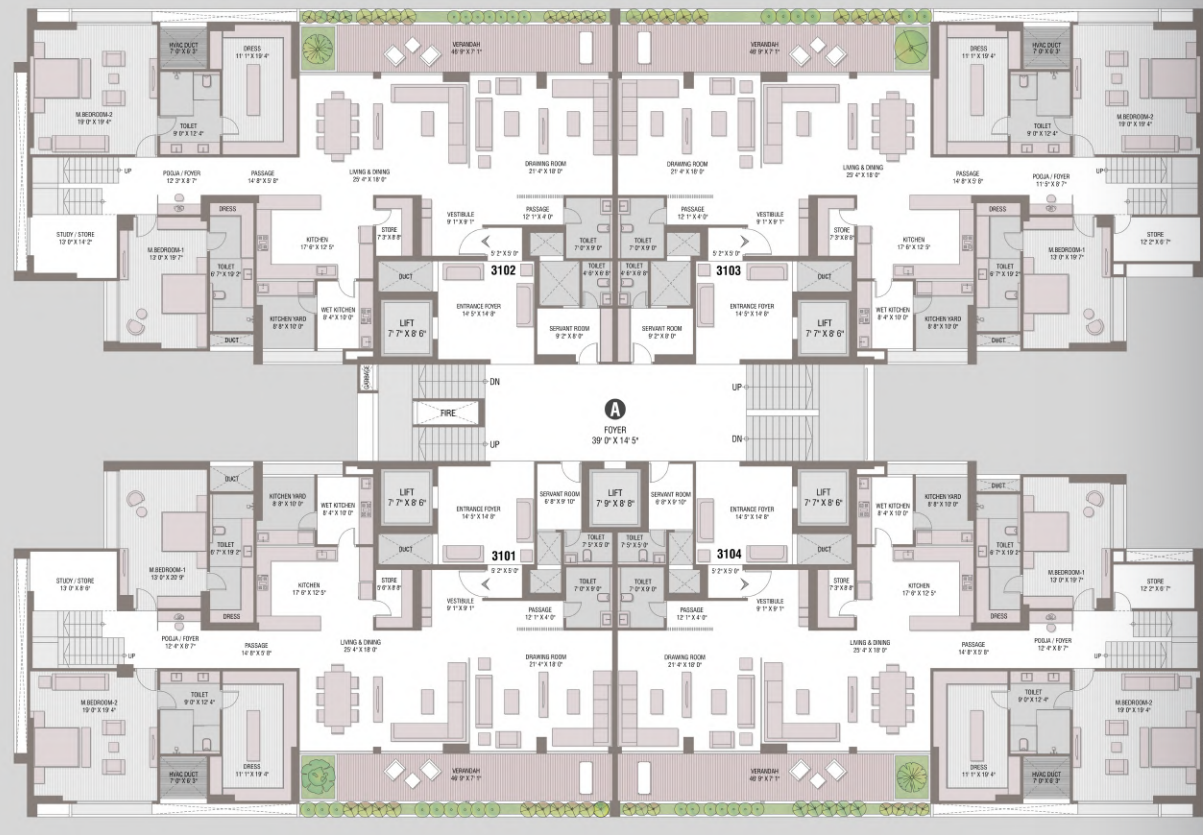
TYPICAL FLOOR PLAN

BLOCK - A



5 BHK unit plan

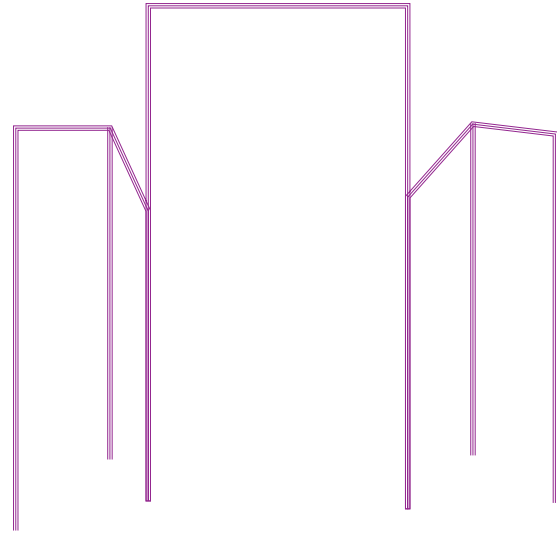
PENTHOUSE PLAN
LOWER LEVEL
BLOCK - A



5 BHK unit plan

PENTHOUSE PLAN
UPPER LEVEL
BLOCK - A





amenities

gallery



CLUB HOUSE WITH LAWN



GRAND ENTRANCE FOYER



LANDSCAPE GARDEN



SECURITY CABIN WITH CCTV SURVEILLANCE



DROP OFF ZONE FOR KIDS



GUEST DROP OFF AREA



BANQUET WITH LAWN



MULTI FUNCTIONAL HALL



SWIMMING POOL WITH CHANGE ROOM & DECK AREA



TWO MINI THEATRES



SPORT CAFÉ



TENNIS COURT



BOX CRICKET



TODDLER AREA



DAY CARE SPACE



KIDS PLAY ZONE



EXCLUSIVE LOUNGE



MANAGEMENT OFFICE



INDOOR SPORT



GYMNASIUM



WALKING TRACK

Specifications:

Structure	Earthquake resistant RCC Frame structure
Flooring	Designer tiles – Living, Drawing & Dining Verandah/Balcony: Antiskid tile Staircase: Stone with antiskid grooves Lobby/Foyer: Granite or designer tiles Master bedroom: wooden laminated flooring in 2 master bedrooms Entrance Foyer: Designer tiles granite
Bathrooms	Combination of vitrified tiles as floor & dado Granite basin counters and wash basins Branded CP fittings Electric geyser points in all bathrooms Servant room bathroom: Vitrified tiles
Kitchen & Wash Area	Kitchen platform with granite top and dado of vitrified tiles Kota in Wash Area Kota shelf in store room
Doors & Windows	Sill granite in windows All doors of flush door with both side veneers with standard lock Main entrance door - 40mm thick flush door with veneer /molded skin on both sides Good quality aluminum/UPVC sliding windows
Security	24/7 CCTV surveillance and manned security Access control in lobby Fire sprinklers in each apartment and fire hydrant on each floor
Electrical	Electrical - Branded Modular switches, fibre optic cable provision 3 phase concealed ISI copper wiring with adequate number of points in all rooms Common address system Wash Area: Provision for washing machine with electric and plumbing point, Washing machine inlet/outlet
Other	Garbage chute provision in each floor Rain water harvesting High speed elevators Elegant signages Electric charging point in common basement area
Wall Finish	Internal - Smooth finish mala plaster with putty finish External - Smooth finish plaster with texture/apex paint Texture with acrylic paint for balcony / deck

Disclaimer:

The brochure is for easy presentation of the project. By no means it will form part of any legal contract.

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 developer reserves the right to make any changes in the project including and not limited to technical specifications, design, planning, layout & all purchasers/members shall abide by such changes.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act.

Stamp duty, Registration charges, Legal charges, Torrent changes, Society maintenance deposit and all such charges shall be borne by the purchaser. All applicable State & Central Government taxes shall be borne by the purchaser.

Changes/alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly not permitted during or after the completion of the scheme.

Any RCC member (Beam, Column, Slab) must not be damaged during interior work.

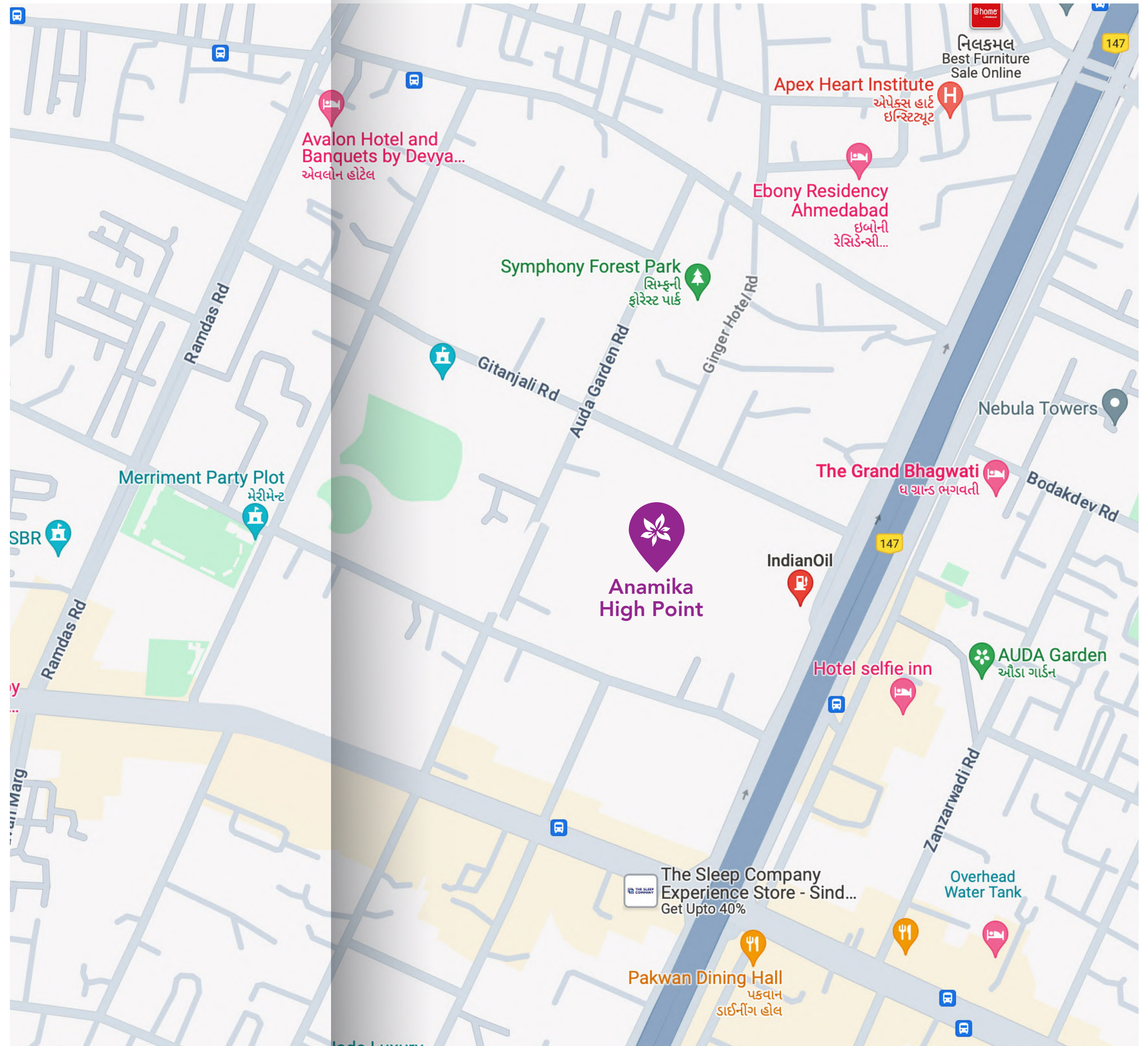
No wire/cables/conduit units shall be laid or installed such that they form hanging formation on the building exterior faces. Common passages/landscaped areas are not allowed to be used for personal purposes.

Subject to Ahmedabad jurisdiction.

site address

Anamika High Point,
Besides IOC Petrol Pump,
S.G. Highway, Bodakdev,
Ahmedabad 380054

**Location map
& QR code**





ANAMIKA
HighPoint

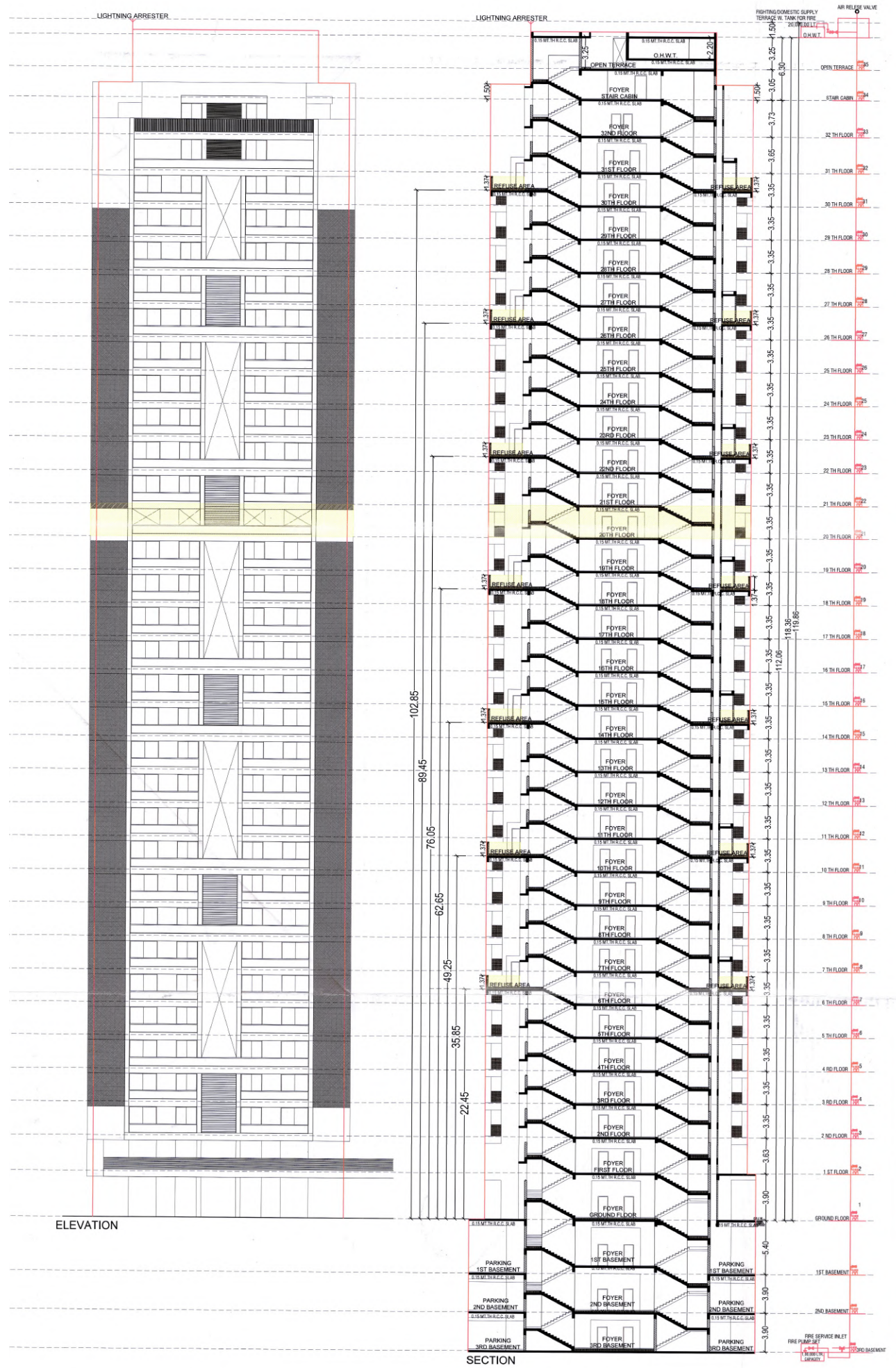


Architect: Apurva Amin Architects
Structure: NK Shah Consulting Engineers LLP
MEP: Apoorva Parikh
Plumbing & Fire: Vraj Sanitation
Wind Tunnel Testing: RWDI

Contact No. 07948976016
Website : www.consterarealty.com

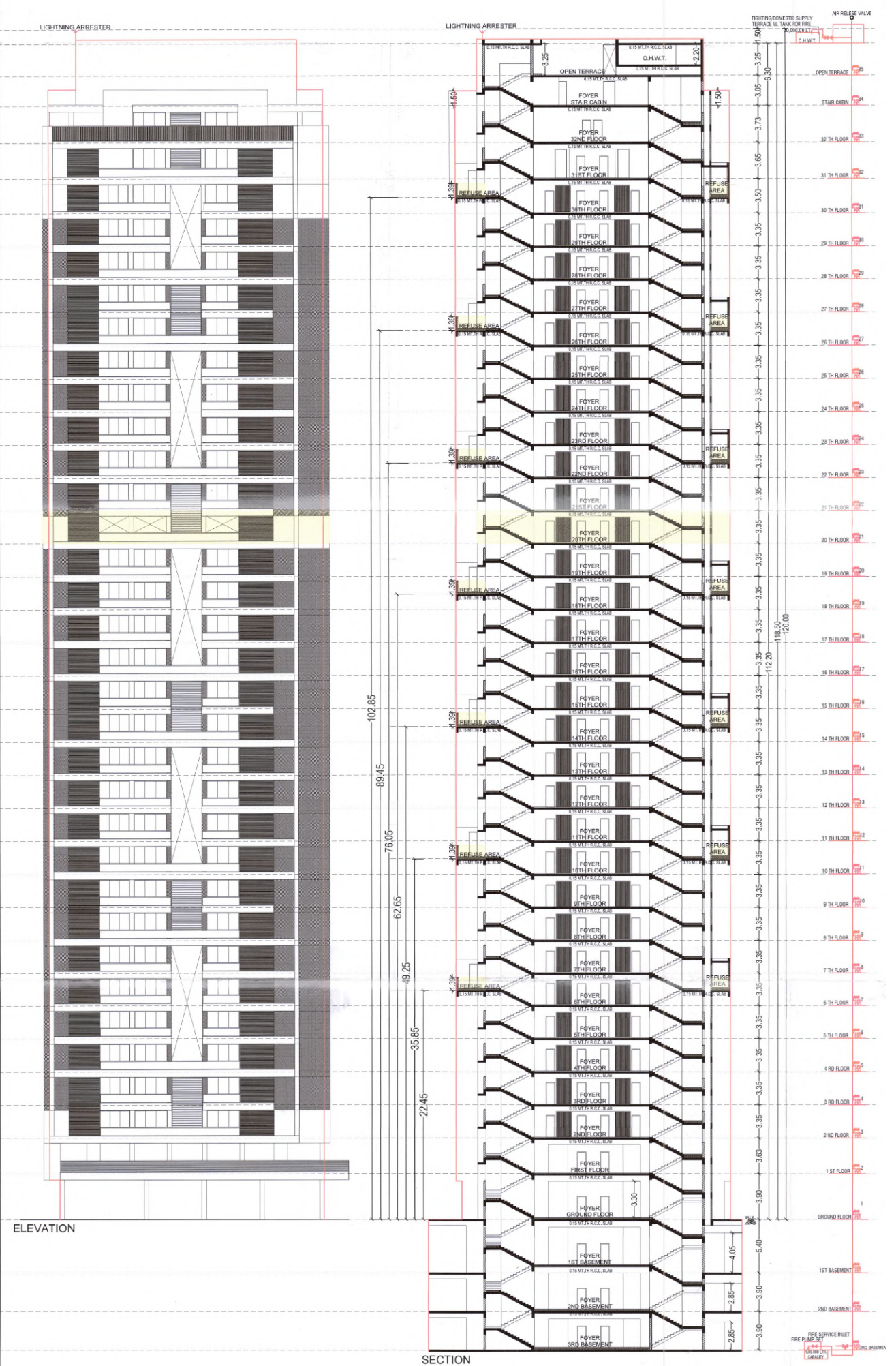
4BHK-C SECTION & ELEVATION

BLOCK B&E



4BHK-L SECTION & ELEVATION

BLOCK C&D



5BHK SECTION & ELEVATION

BLOCK A

