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www.gujrera.gujarat.gov.in Rera No.:



Disclaimer

- The brochure has been created for representation purposes only. It should not be treated as a part of the legal documents.
- The timelines for initiation and execution of the project are based on the approval of the authorities concerned.
- The promoter and/or developer reserve the right to revise the project, its specifications and amenities within the permissible law, at their sole discretion.
- The dimensions shown in the brochure are approximate and rounded off to the nearest whole number.



EVERYTHING



LIONARC
THE ALTITUDE



ABOVE THE REST.

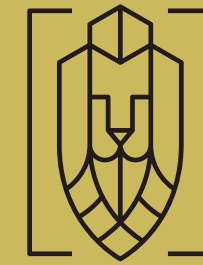
A person is shown from the back, with their arms outstretched horizontally. They are wearing a light-colored t-shirt. The background is a sunset sky with a bright sun low on the horizon, creating a warm orange and yellow glow. A series of white, concentric, V-shaped lines radiate from the top center, creating a geometric pattern that frames the person and the text. The overall mood is one of openness and aspiration.

EVERYTHING

MORE THAN A COMMITMENT.

A dedication to transcend design, vision and innovation and bring them to reality in your dream home!

As we believe in crafting an indulgent living experience that creates a 'greenscape' of exception, with unobscured views, opulent detailing, and architectural craftsmanship which is **ABOVE THE REST!**



LIONARC

THE ALTITUDE

We at Lionarc Group, are consistently pushing the boundaries of real estate. A unique synthesis of excellence, elegance and eminence, we are paramount in providing state-of-the-art amenities and modern interiors, in the stunning vistas of the serene vicinity!

Envisioning an abode of the hereafter, where **EVERYTHING IS ABOVE THE REST!**

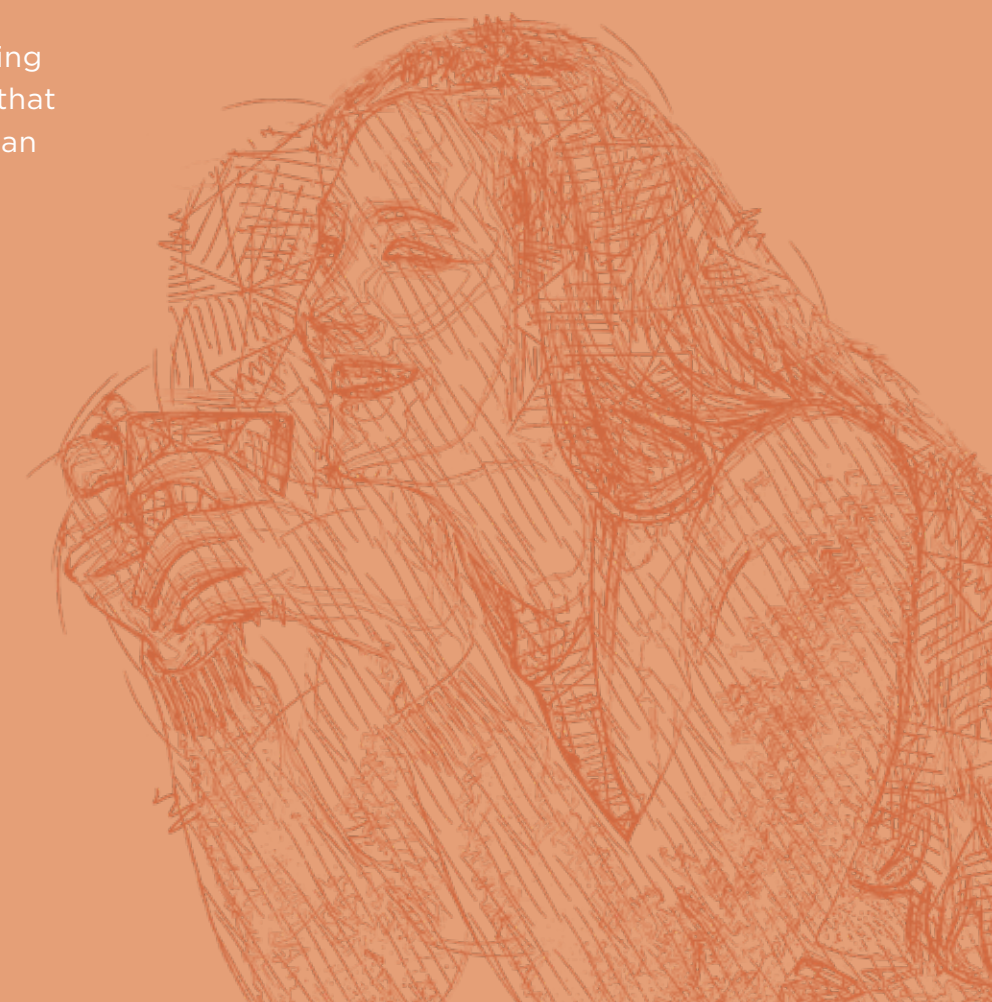




LIFESTYLE ABOVE THE REST

Elevate every day in style, at **The Altitude!**

Embrace a vibrant living by laying in premium comfort and preferred convenience. Each unit offers a smart yet tranquil living with its technologically advanced functionalities and facilities, that go beyond aesthetics; providing an ultimate magnificence and an immense pride in being here!

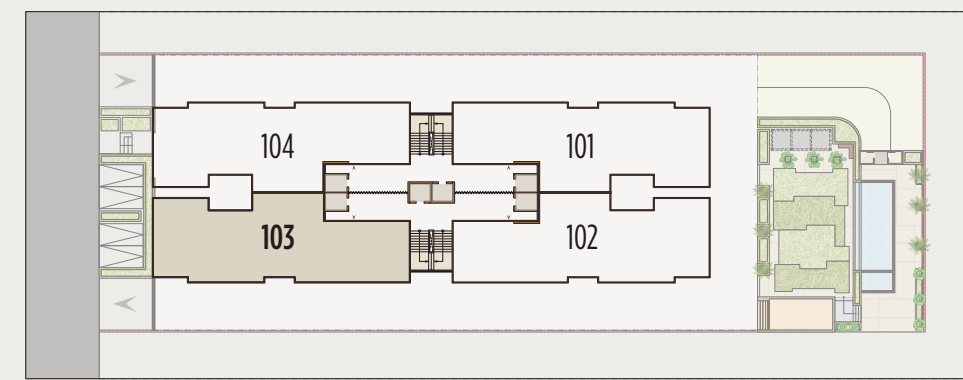


TYPICAL FLOOR PLAN



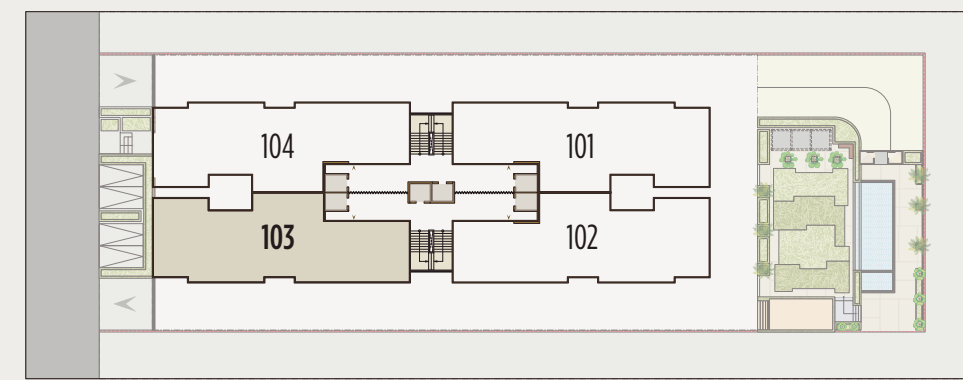
TYPICAL FLOOR UNIT PLAN WITH SERVENT QUATER

1	VESTIBULE	7'0"X9'10"
2	FORMAL LIVING	12'5"X9'10"
3	LIVING	20'0"X14'0"
4	DINNING	12'8"X16'0"
4A	VERANDAH	7'0"X11'7"
5	KITCHEN	11'0"X14'0"
5A	STORE	11'0"X4'9"
5B	WASHYARD	11'0"X6'11"
6	G.TOILET	7'0"X4'0"
7	BEDROOM 1	12'0"X18'5"
7A	DRESS & TOILET	7'0"X12'0"
8	BEDROOM 2	17'0"X12'0"
8A	DRESS & TOILET	12'0"X7'0"
9	BEDROOM 3	12'0"X13'0"
9A	TOILET	7'0"X5'6"
10	BEDROOM 4	15'9"X12'0"
10A	DRESS & TOILET	12'0"X5'7"
11	S.ROOM	8'4"X5'9"
11A	S.TOILET	4'7"X6'0"



TYPICAL FLOOR UNIT PLAN WITHOUT SERVANT QUATER

1	VESTIBULE	7'0"X9'10"
2	WFH AREA	12'5"X9'10"
3	LIVING	20'0"X14'0"
4	DINNING	12'8"X16'0"
4A	VERANDAH	7'0"X11'7"
5	KITCHEN	11'0"X14'0"
5A	STORE	11'0"X4'9"
5B	WASHYARD	11'0"X6'11"
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9A	TOILET	7'0"X5'6"
10	BEDROOM 4	12'0"X18'1"
10A	DRESS	8'4"X6'2"
10B	TOILET	8'4"X5'6"



LEISURE ABOVE THE REST

Recreate everyday by unwinding and rejuvenating at **The Altitude!**

Welcome home, the panoramic views of your surroundings, as you immerse yourself in its numerous facilities for relaxation.

Its one-of-a-kind amenities offer you a holistic residence, encouraging you to pursue beyond routine and seek yourself here!







LUXURY ABOVE THE REST

Revisit your desires of opulent living, every day at **The Altitude!**

Embark on the journey to extravagance, in design and in construction, where each unit offers a wide space, pre-fitted with timeless and classic fixtures.

A status symbol with a practical approach, the place leads beyond ordinary and ends the search for an exclusivity that resides here!



PRIVACY ABOVE THE REST

Cosy up in the solace of your space, with **The Altitude!**

Explore every inch of your personal space, reflecting your style and unique needs. Lead by a capacious passage, make your way towards the intimate space and discover the endless possibilities of transforming it into the ultimate sanctuary of relaxation, functionality, opening its windows to the beauty of nature; here!





PRESENCE

ABOVE THE REST

Begin your escape from every day, with **The Altitude!**

Located in the prime and peaceful Science Park area in Science City, Ahmedabad, the abodes offer solitude from the commotion of a city. Although, it goes on to mirror its lifestyle through easy accessibility, proximity and connectivity to the highways, hospitals, railway and metro station, airport and schools.

Explore the real essence of life that finds its habitat; here!



Swimming Pool & Jacuzzi with Changing Rooms



Air-conditioned Lounge Area



Spacious & Utilitarian Banquet hall with a Service Kitchen



Landscaped Garden Area



Indoor Gaming Zone



Well Developed Terrace



Fully Equipped Gymnasium



Toddler Fun Zone

PREMISE

ABOVE THE REST

Adding value to the location with a built to last infrastructure and nature enveloped area, Lionarc surpasses the industry standards to offer quality, sustainability and innovation in its development, which emerge as a smart investment and an alluring home.



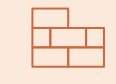
Concept:

- Designed by renowned architect, Mr. Apurva Amin



Structure:

- Earthquake resistant R.C.C. frame structure, designed for seismic zones as per the NBC norms.



Wall Finishes:

Internal walls:

- Single coat mala plaster with PoP/Putty finish.

External Walls:

- Double coat mala plaster with premium texture and 100% acrylic paint.
- Full height curtain glazing with DGU for the living area.



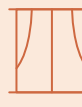
Toilets:

- Vitrified/glazed tiles, up to lintel level.
- EWC: Wall hung type (premium brand)
- C P Fittings: Grohe/Kohler/Artize or equivalent



Doors:

- Polished veneered main entrance door with wooden framing and premium quality hardware.



Windows:

- Premium quality DGU aluminum systems, with noise control and insulation.



HVAC:

- Provision of Central AC VRF/VRV HVAC system by providing only concealed drain piping



Lifts:

- Personal elevator/stretcher lift of premium brand, for each wing, which opens in a private foyer with personal security feature.
- 2 service lifts, opening on either side.



Parking:

- Three level basement parking with Multilevel mechanical parking in 1st basement.



Flooring:

- Italian marble flooring with 2" skirting in Drawing, Living, Dining Room, Kitchen, Passage & Vestibule area.
- Premium quality vitrified tiles flooring with 2" skirting in all Bedrooms, Storeroom.
- Granite stone flooring in Wash yard.
- Premium quality Granite / Quartz platform with premium quality S S sink in kitchen.



Electrification:

- Three phased concealed ISI copper wiring with premium quality and branded modular switches as well as MCB distribution panel.
- Provision of necessary cabling/wiring for internet & wi-fi facilities.





PROMISE

ABOVE THE REST

A benchmark, a destination: The Altitude is where everything a property has to offer, begins, to achieve, **ABOVE THE REST!**

