



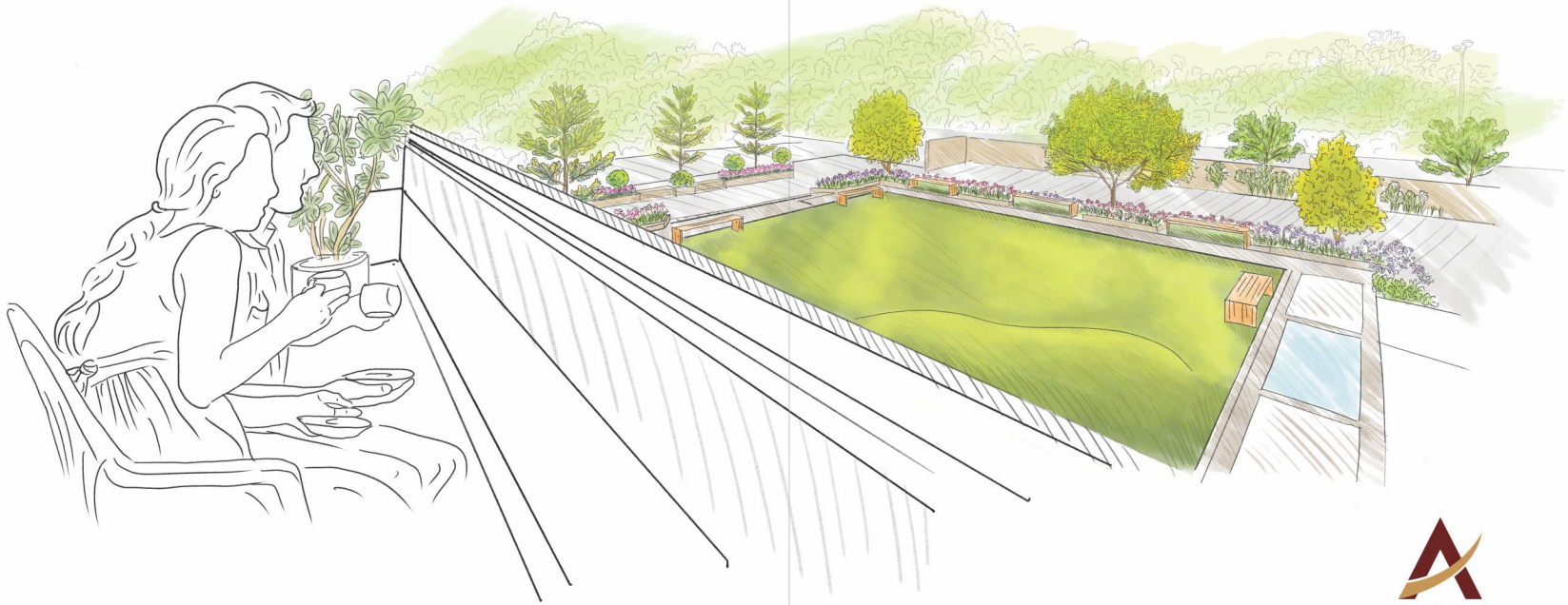
**ADITYA
ALTUSS**
AN ECSTATIC EXPERIENCE



3 BHK ELYSIAN LIVING

Garden View at Sight is Everyone's Right.
No more fight, Privacy is your birthright.

At Aditya Altuss, we have architected this residential project meticulously to provide a balcony with a garden view for every residence. we feel and truly believe, it's everyone's right to indulge in the blessing that nature offers. Live your joyous moments in accordance with unmatched privacy to have a life that is full of tranquility.



3 sides open for ventilation at its best & 65% Open Space to relish the most

Time to feel spaciousness and peacefulness with three sides open architectural plan at your own Aditya Altuss. All apartments at Aditya Altuss are crafted in a way to provide optimum open space for each and every residence. Here more than 65% open space assures you to have a life with your loved one that is truly boundless.



Clubhouse **Under The SKY,** the apple of your EYE.

A specially designed and planned clubhouse at Aditya altuss will make every moment memorable and joyous with its unmatched amenities. On Fifth Floor, under the blue beautiful sky, a clubhouse with many features for physical and mental fitness, for all your recreational activities are available to indulge yourself in ultimate fun and pleasure.





Satisfying **Spectacle**

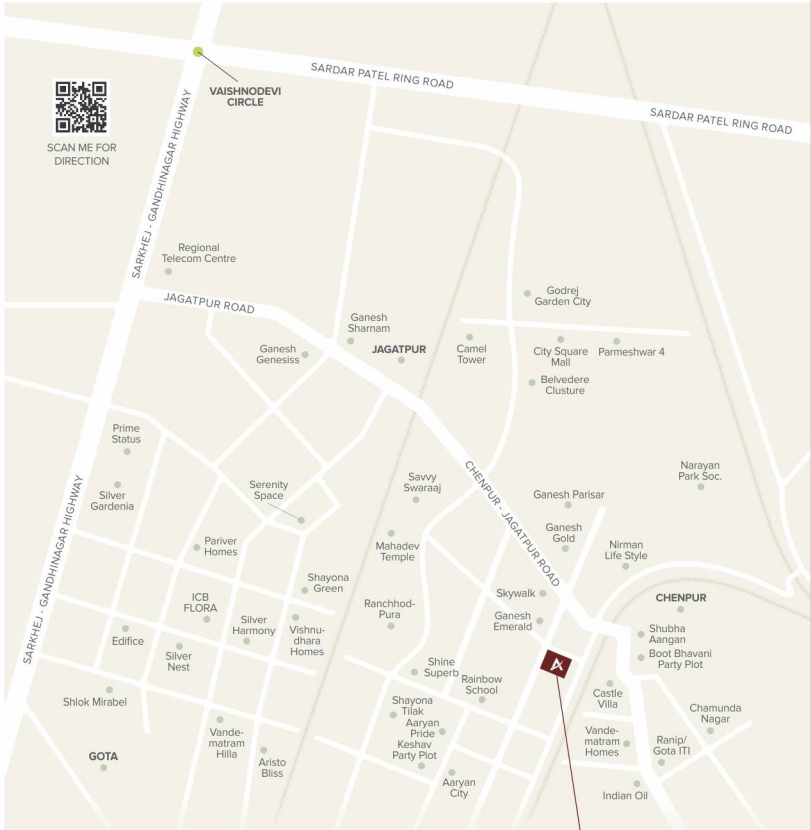
This residential project is developed by keeping in mind every small detail that could make its residents' life at more ease. Here at Aditya Altuss, You will find an impressively architected retail space in accordance with the residential plan to have all convenience you deserve.

3 BHK PREMIUM LIVING
GROUND + 13TH FLOOR WITH
THREE ELEGANT TOWER





SCAN ME FOR DIRECTION



At the city's Heart

Introducing a residential scheme that is flawless at planning, awe-inspiring at design, and exemplary at architecture. Welcome to behold a 3 BHK elysian living - Aditya Altuss, a place of ultimate ecstasy. Experience the state of the art lifestyle along with ample modern and fun-filled amenities with Aditya Altuss at the heart of a vibrant city - Ahmedabad.

@ CHENPUR - JAGATPUR ROAD

CONNECTIVITY

S. G. Highway	2.7 kms
S. P. Ring Road	5.6 kms
BRTS Bus Stop (Visat Circle)	6.1 kms
Sabarmati Railway Station	6.6 kms
Ahmedabad Int. Airport	13.4 kms
Sardardham	6.2 kms

HOSPITALS

KD Hospital	5.7 kms
Sola Civil Hospital	6.6 kms
SMS Multi Speciality Hospital	8.3 kms
Zydus Hospital	8.5 kms
Apollo Hospital	12.0 kms

MALL & MULTIPLEX

P Square Movieplex	1.5 kms
D-Mart Shopping Mart	5.5 kms
PVR Cinema	6.0 kms
Arved Transcube Mall	6.0 kms
Ison Mega Mall	12.0 kms

EDUCATIONAL INSTITUTIONS

Nirma University	3.3 kms
SGVP School	5.1 kms
Vishwakarma Gov. College	6.2 kms
GEMS Int. School (GGIS)	6.7 kms
Adani Institute	9.6 kms



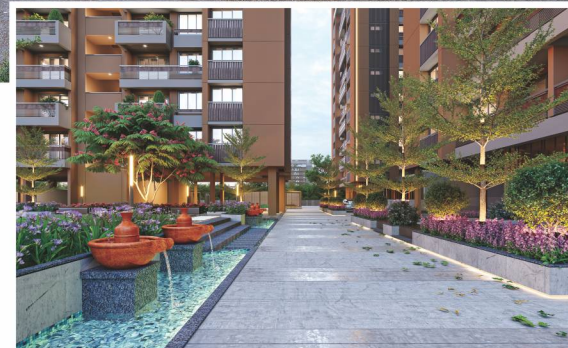
Source : Google Maps. Not to Scale





Dreamlike Driveway

Time to step in the magnificent euphoria, time to dive into the exceptionally inspiring architecture. Time to enter into a driveway that is truly dreamy. At Aditya Altus, We have designed and crafted a driveway that is incredible in terms of design and remarkably convenient and comforting for its residents.





BANQUET WITH JULA COURT



Abundant Amenities

Time to take pleasure in the futuristic and tremendous amenities offered by this majestic residential project. At Aditya Altuss, you will find plentiful amenities along with a clubhouse for all your recreational activities. This Clubhouse is designed to give you a lifestyle that is truly luxurious, advantageous, and serene.



Indoor & Outdoor Sports



FULLY EQUIPED SKY GYM



OPEN GYM FOR SENIOR CITIZEN



BADMINTON COURT



BASKETBALL PRACTICE COURT



YOGA DECK



MINI GOLF 02 HOLE



POOL TABLE



TABLE TENNIS



TEACHING ROOM WITH LIBRARY



SNAKES & LADDER



CHILDREN PLAY AREA



SKATING RINK



BOX CRICKET



SPLASH POOL



OPEN AIR THEATER



STANDOUT DECK



TODDLER AREA



RING TOSS



BOARD GAMES (CHESS / CAROM)



CARD PLAY AREA



SCHOOL
DROP OFF ZONE



COMMUNITY
HALL



HANGOUT ON
TERRACE GARDEN



JULA COURT



CAMP FIRE
SITTING



PLATFORM FOR
COMMUNITY HALL



CAR
WASH AREA



GAZEBO SITTING
FOR SENIOR CITIZEN



TULSI PLANTER
FOR PUJA



SEPARATE ENTRANCE
FOR SKY CLUB



GRAND
ENTRANCE FOYER



SOCIETY OFFICE



WALK WAY
NEAR GARDEN



ARRIVED PLAZA
WITH WATER BODY



SIT OUT SITE
WALKING TRACK



SWANKY
GARDEN LIGHTS



SWIVEL BENCHES
FOR SITTING



RESORT LIKE
THEMATIC PLANTATION



CCTV
SURVEILLANCE



SECURITY
CABIN



DRIVERS CUM HOUSE
KEEPING LOUNGE



FIRE SAFETY
SYSTEM



POWER BACKUP FOR
COMMON FACILITY



1 STRETCHER
SIZE ELEVATORS



SOLAR SYSTEM
FOR COMMON LIGHTS



CHARGING POINT FOR
ELECTRICAL VEHICLE



VISITOR PARKING
OUTSIDE GATE



ENERGY EFFICIENT
LIGHTING FITTINGS



SUPERIOR QUALITY
CONSTRUCTION



UNDERGROUND
PEST CONTROL



WATER PROOFING
ON TERRACE & COP



POST MAINTENANCE
BY COMPANY
GUARANTEED PRODUCTS



3 PHASE POWER
CONNECTION



ALLOTTED ONE
CAR PARKING



DTH CABLING



SECURITY
APPLICATION



PNG GAS LINE
FOR KITCHEN



PERSONAL FOYER
FOR EACH APARTMENT

LEGENDS

- | | | |
|--------------------------|-----------------------|--------------------|
| 01. DROP OFF ZONE | 10. SPLASH POOL | 19. TODDLER ROOM |
| 02. SECURITY CABIN | 11. SKATING RINK | 20. SNACK & LADDER |
| 03. H.K. ROOM | 12. BOX CRICKET | 21. RING TOSS |
| 04. FOYER | 13. SEAT OUT AREA | 22. PARTY LAWN |
| 05. OPEN GREEN GYM | 14. LANDSCAPED GARDEN | 23. WALKING AREA |
| 06. BADMINTON COURT | 15. BANQUET HALL | 24. GAZEBO |
| 07. BASKET BALL PRACTICE | 16. COVER KITCHEN | 25. TULSI PLANT |
| 08. SKY CLUB HOUSE ENTRY | 17. WASH AREA | |
| 09. CHILDREN PLAY AREA | 18. CONFERENCE ROOM | |

GROUND FLOOR PLAN

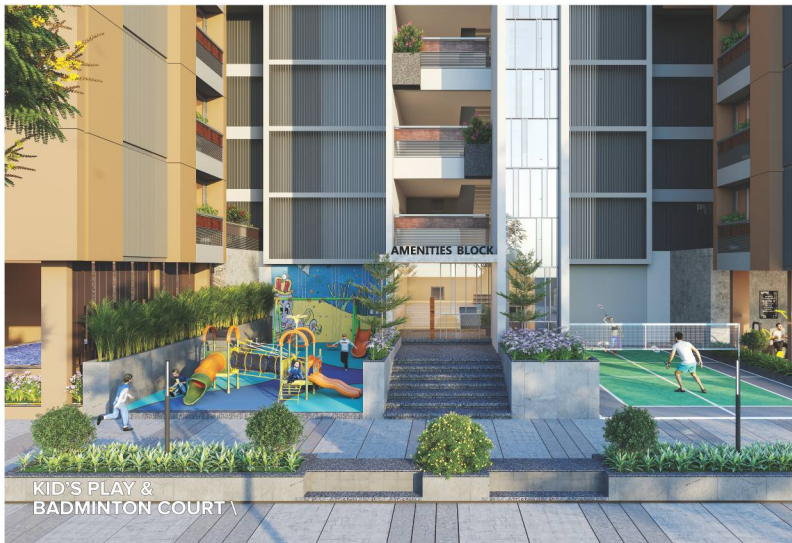


ADITYA ALTUSS

FIFTH FLOOR PLAN

SKY CLUB LAYOUT







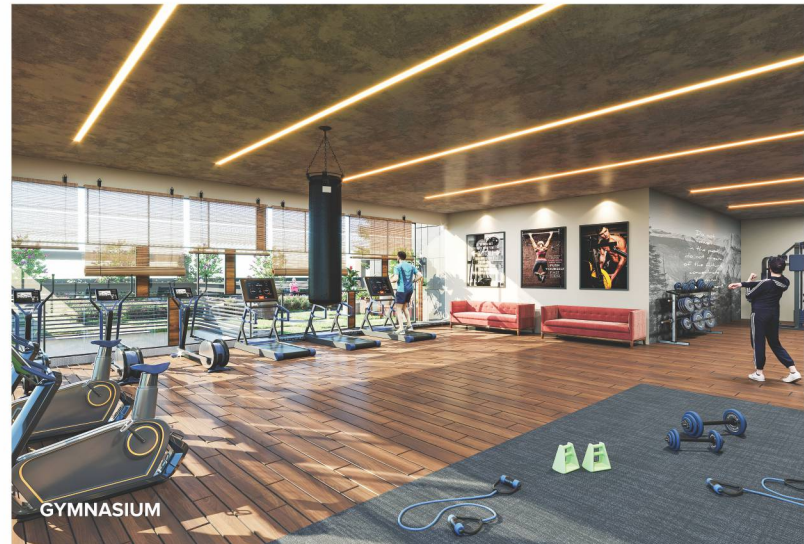
OPEN THEATRE
ON 5TH FLOOR



YOGA DECK
ON 5TH FLOOR




INDOOR
GAME ZONE



GYMNASIUM



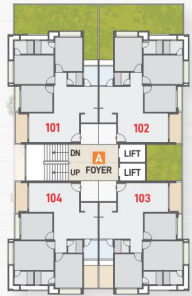

ADITYA
ALTUS

DEXTEROUS DESIGN

N
FIRST
FLOOR PLAN

12.0 MT. WIDE PASSAGE

12.0 MT. WIDE PASSAGE

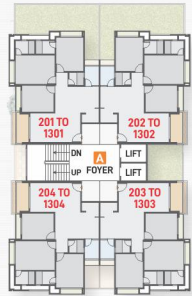


18.0 MT. WIDE PASSAGE

N
TYPICAL
FLOOR PLAN

12.0 MT. WIDE PASSAGE

12.0 MT. WIDE PASSAGE



18.0 MT. WIDE PASSAGE

3 BHK UNIT PLAN

BLOCK **A**
1st to 11th FLOOR



3 BHK UNIT PLAN

BLOCK **A**
12th & 13th FLOOR



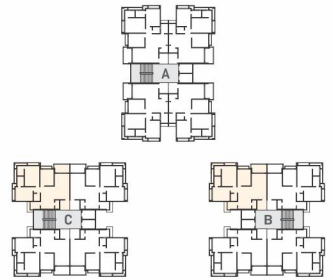


Garden Front for
Everyone



3 BHK UNIT PLAN

BLOCK B & C
12th & 13th FLOOR



STRETCHER LIFT

LIFT



SALIENT FEATURES

- RCC frame structure considering earthquake
- 13 storey building with 3 tower
- 10 feet height for each flats
- Only 4 flats on each floor for 3 BHK
- 1 car allotment for each flats
- 60 feet distance between 2 building
- 65% open space at ground
- 2 side road face with 3 side open flats
- Grand entrance gate with landscaping
- Pressure pump for better water supply
- Generator facility for local lighting plus sufficient point in flats
- Waterproofing terrace along with china mosaic/tiles flooring
- Building with two coat outer plaster
- Texture on outer wall of building for weather protection
- 2 High speed branded elevator in each block
- 24 x 7 water supply
- Under ground and over head water tank
- Drainage line with adequate manholes
- RRC/Paver block in parking and common area
- Sufficient street light in campus

SPECIFICATIONS

STRUCTURE :

- R. C. C. frame Structure. Structure design as per IS 456-2000 code considering earthquake resistance.

WALL :

- All internal walls will be finished with putty over mala plaster.
- All external wall will be finished with double coat mala Plaster with texture finish.

PLUMBING :

- Concealed plumbing with premium quality pipes and fittings.
- For continuous water supply, a common borewell.

FLOORING :

- Premium quality designer vitrified tiles in drawing room dining area with kitchen and all bedroom area.
- Hollow Plinth Area-paved With Designer Tiles / Blocks Or Natural Stone

TOILETS

- Elegantly designed toilets with designer tiles dado and colour coordinated sanitary ware.

ELECTRICAL

- Concealed copper wiring with adequate number of electrical points & branded modular switches.
- TV point in drawing room & AC Points in bedrooms.

KITCHEN

- Ready to use granite finished platform with SS sink, Designer glazed tiles with dado up to beam level.
- Plumbing and electrical provisions for water purifier & washing Machine, Kota stones self in store room.

DOORS

- Decorative laminated finished main entrance door, all others are flush door.

WINDOWS

- All other doors are flush doors. Fully/Galzed aluminum Windows with stone revile.

TERRACE

- Open terrace finished with suitable water proofing with China - mosaic flooring for heat reflection.

Legal Notes : Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, AMC Charges and Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. ■ GST or any additional charges, taxes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser. ■ Changes / Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. ■ All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actual may be different as per architect's designs. ■ All dimensions shown here are unfinished to un finished wall. ■ The brochure is intended only to convey the essential design and technical features of the scheme.



DEVELOPERS

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STRUCTURAL DESIGNER
THE PYRAMID
CONSULTANT