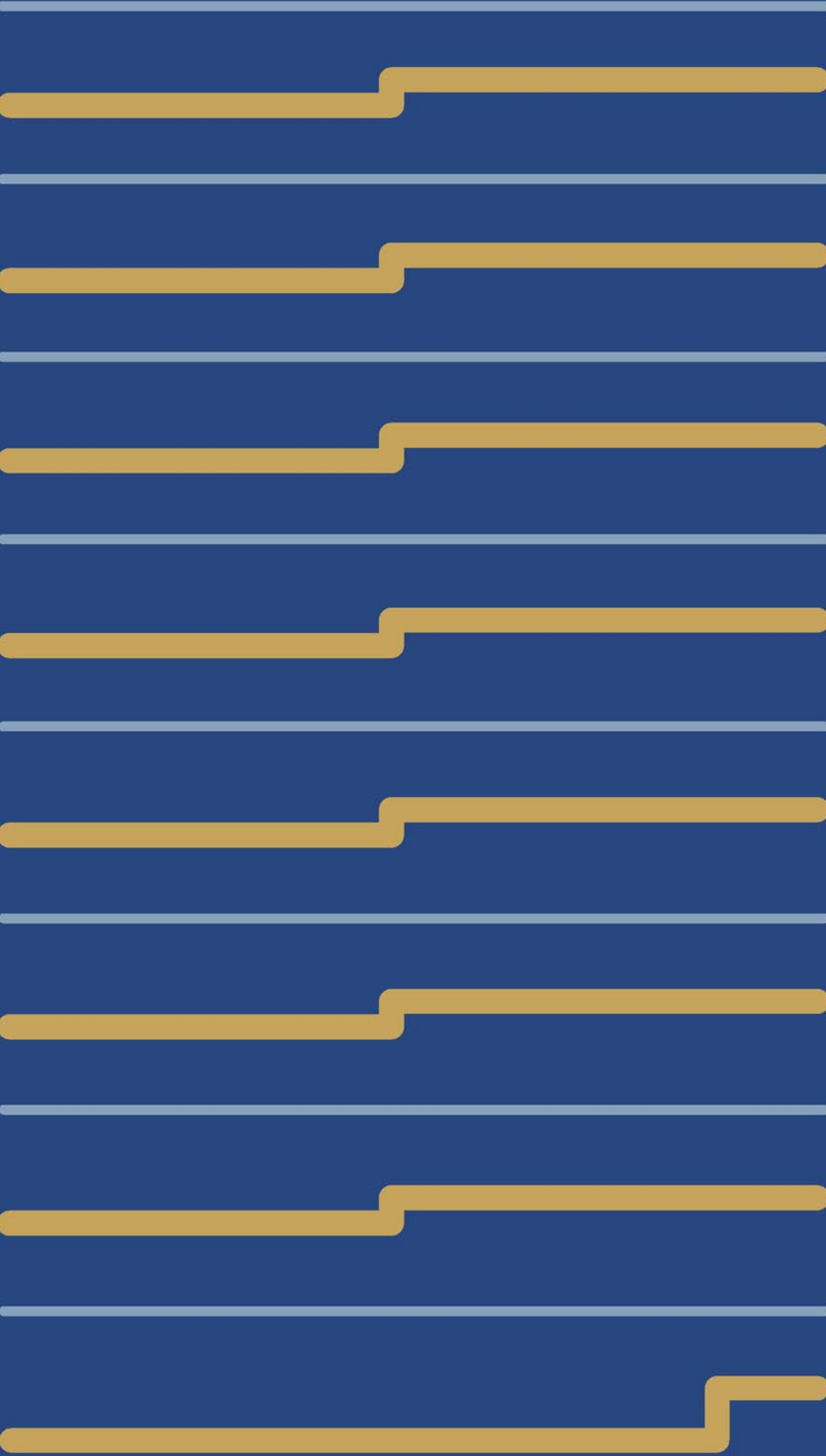




SKYLINE | STYLE | SERENITY

LUXURY
LIVING ABOVE ALL,
REDEFINING
Elegance

LUXURIOUS
UNITS
160
21 STOREYS
02
ICONIC TOWERS




THE LINEA
SKYLINE | STYLE | SERENITY

3 BHK
SUITES LIVING | **5 BHK**
SKY SUITES

DEVELOPERS

LINEA
DEVELOPERS
CREATING EXCELLENCE

सामवेद
GROUP
CREATING EXCELLENCE





OUR STAND OUTS

HIGHRISE. HIGHLIFE. **HAPPINESS**

OVER 37,500 SQ.FT DESIGNED AREA

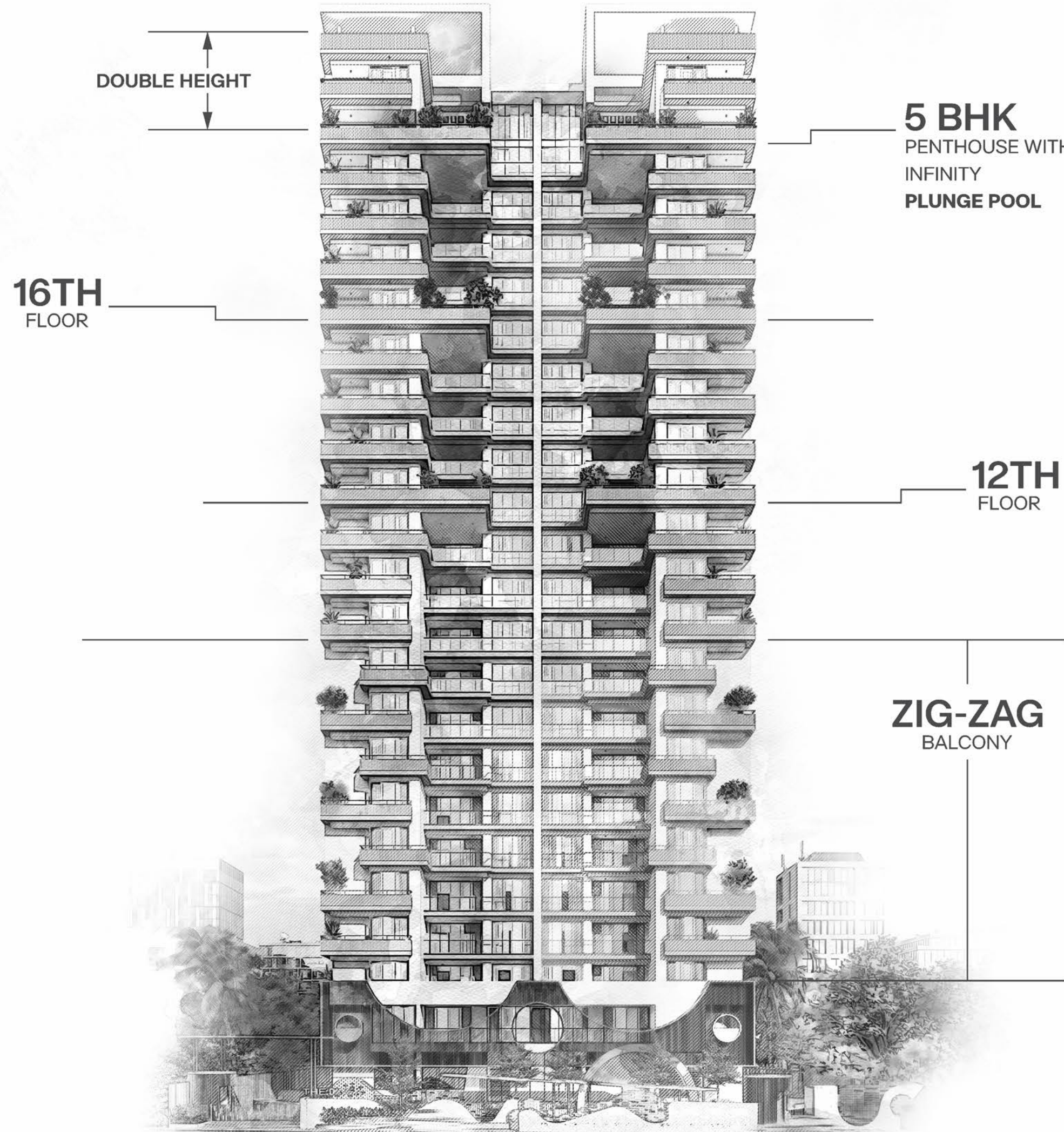
THREE-SIDE OPEN **LIVING**

78% AREA DEDICATED TO LUSH LANDSCAPING

ONLY **22%** STRUCTURAL FOOT PRINT

NO COMMERCIAL ZONE, **PEACEFUL LIVING**

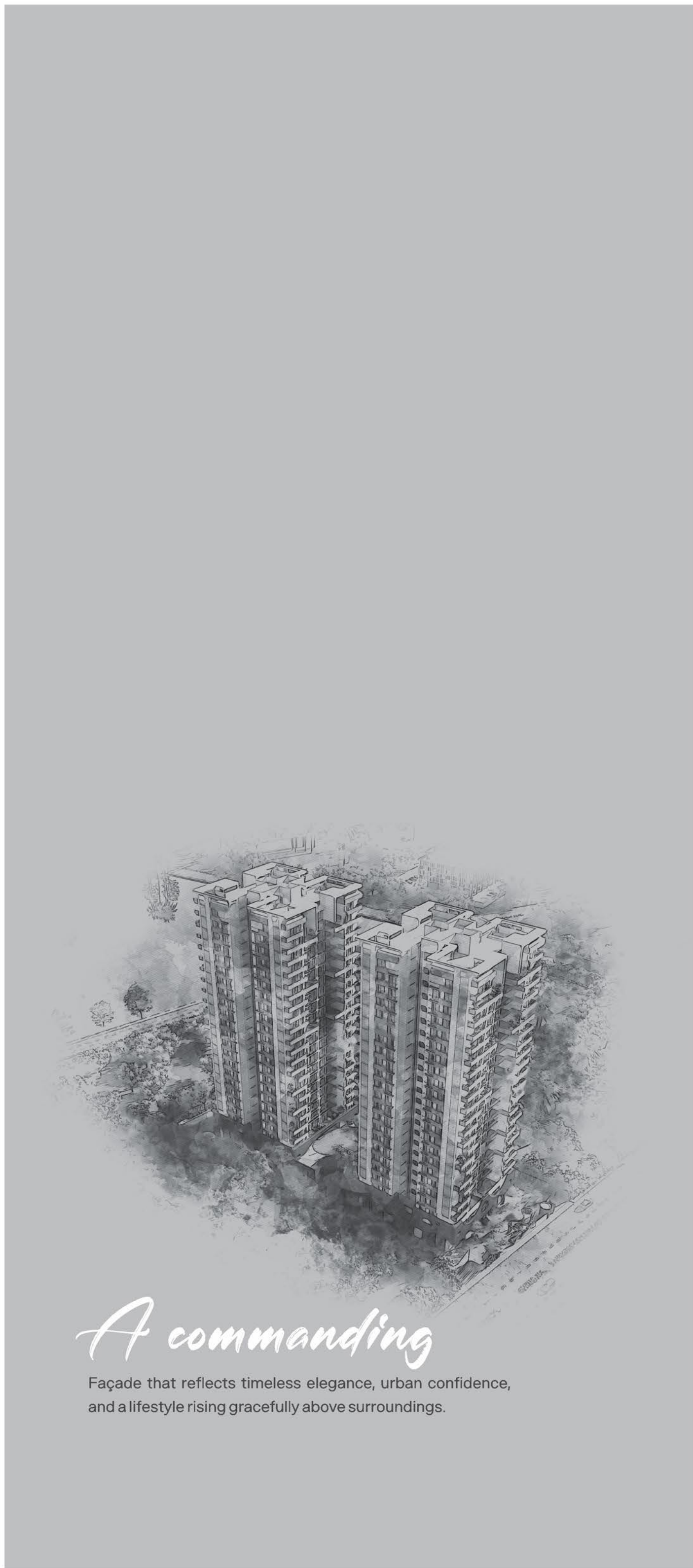
APARTMENTS WITH **A PRIVATE SERVICE ENTRY**



Visionary elevated urban living



SOPHISTICATION
IN SKIES





Gracefully

RIISING ABOVE THE CITY,

This residence blends modern luxury, openness,
and tranquil living.



LIVE EASY SPACIOUS
BREATHE EASY



A striking
VERTICAL EXPRESSION WHERE PROPORTION,
Detailing, and light define a confident contemporary residential landmark



RESIDENCES FEATURING EXPANSIVE

18.7 × 17
FT. PRIVATE

Balconies

16TH

EXCLUSIVE

12TH

An elevated
FRONTAGE THAT MIRRORS REFINED
Living, Architectural clarity, and a confident city-facing presence

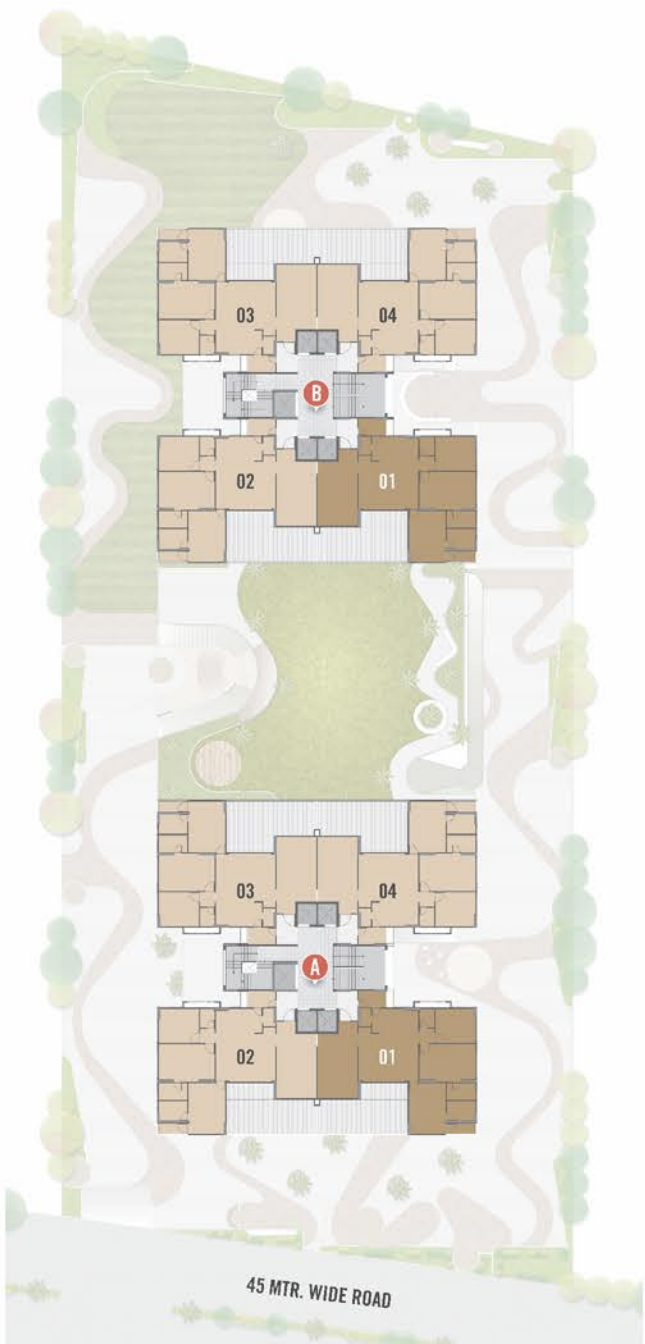


GRAND HEIGHT OF
15 FT.
ENTRANCE



PODIUM
FLOOR PLAN

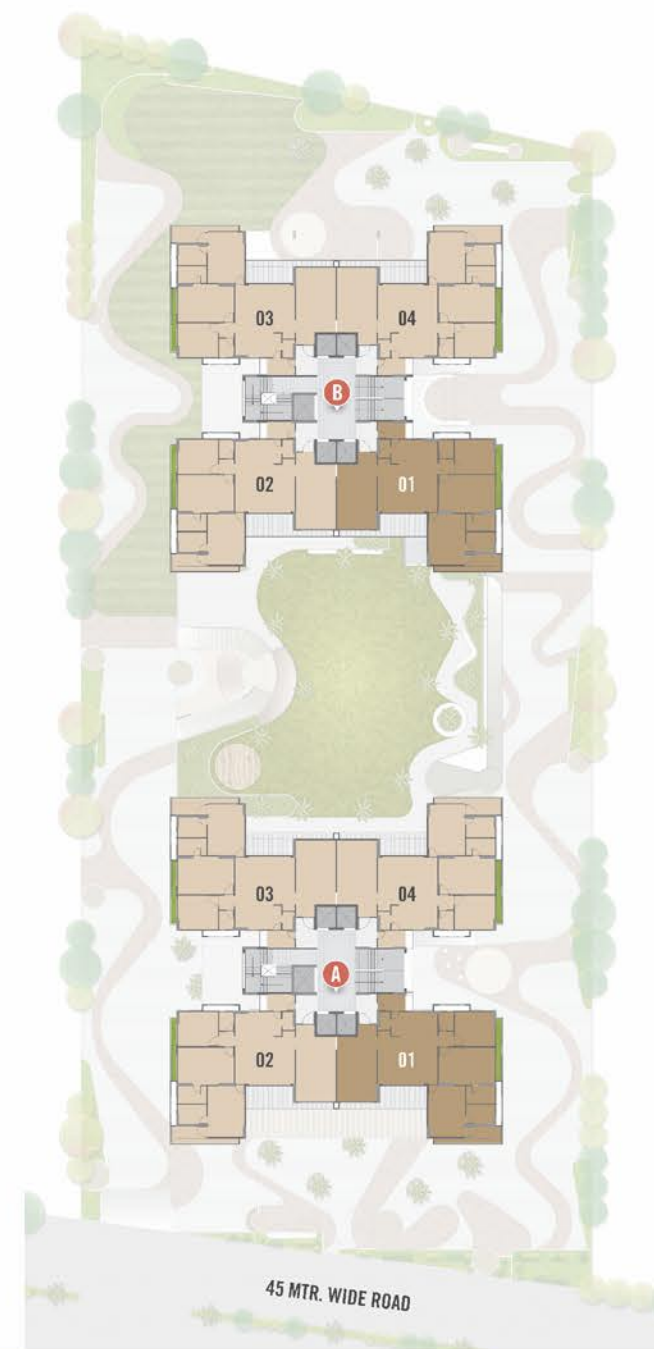
3 BHK
1ST FLOOR
UNIT PLAN



TYPE
1
UNIT - 101



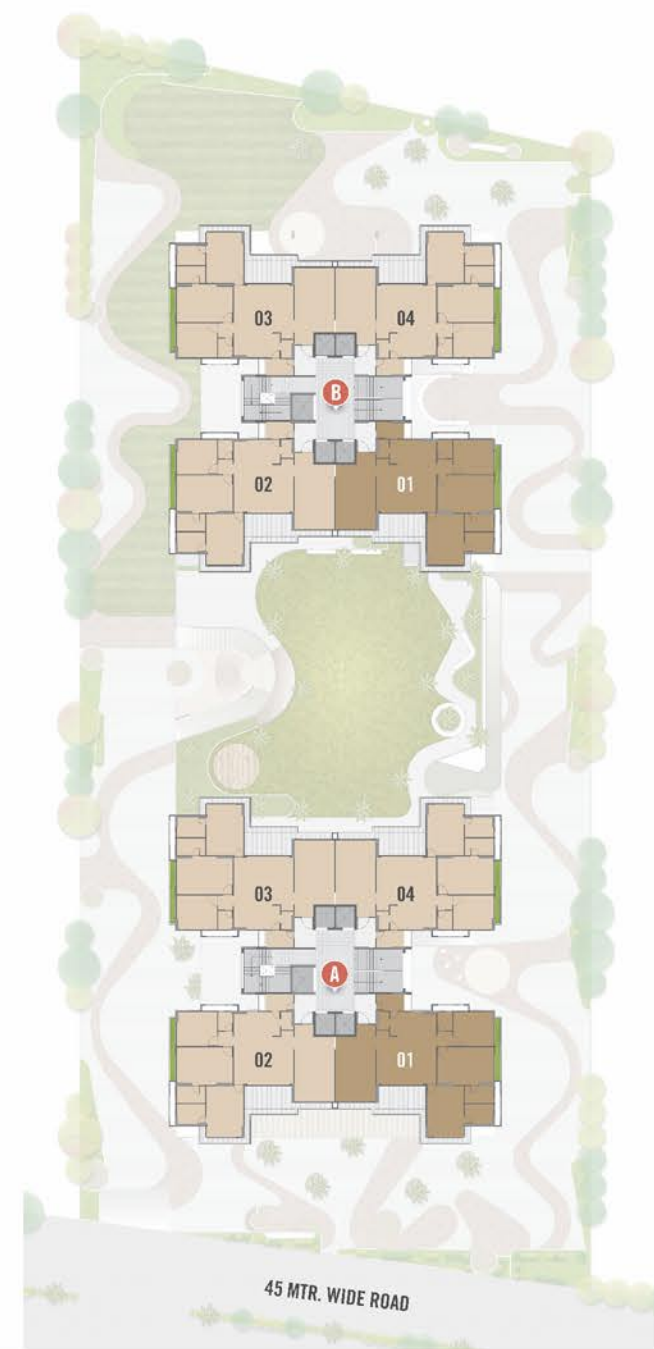
3 BHK
2ND,7TH,10TH FLOOR
3RD,5TH & 9TH REFUGE BALCONY
UNIT PLAN



TYPE
2
UNIT - 201



3 BHK
4TH,6TH,8TH FLOOR
UNIT PLAN



TYPE
3
UNIT - 401





3 BHK
11TH,13TH,15TH,17TH,19TH FLOOR
14TH & 18TH REFUGE BALCONY
UNIT PLAN

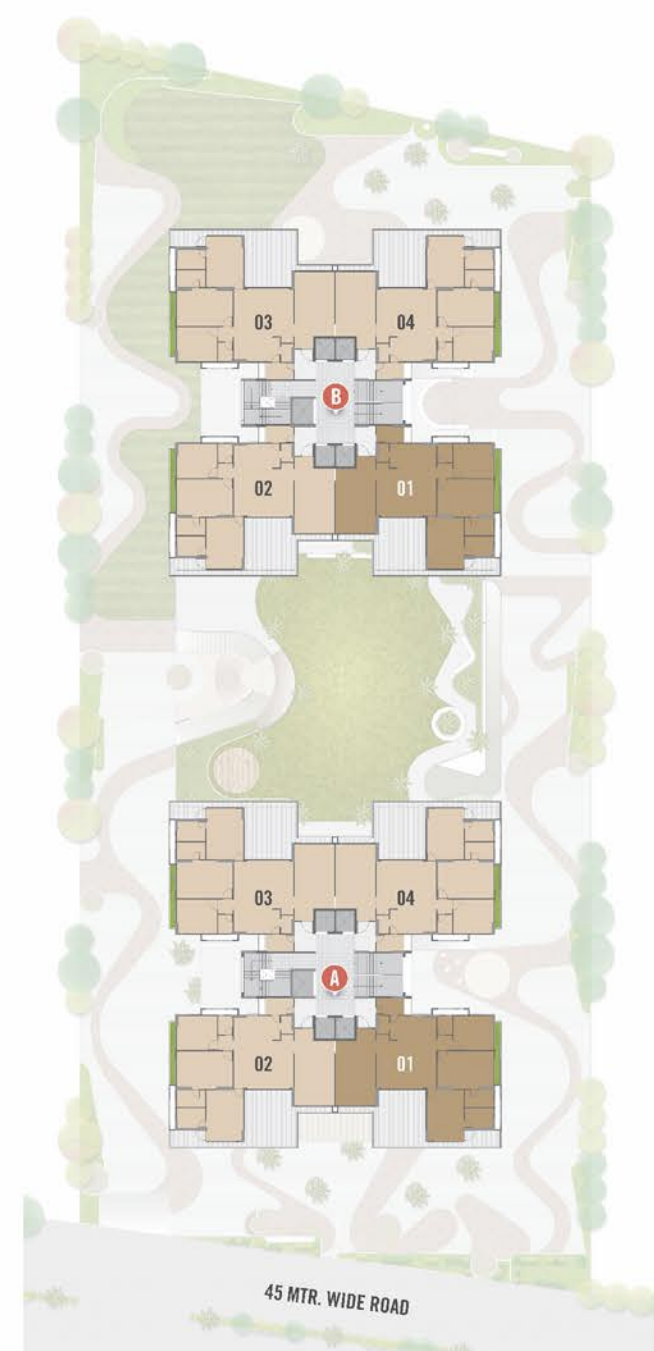


TYPE
4

UNIT - 1101



3 BHK
12TH,16TH FLOOR
UNIT PLAN

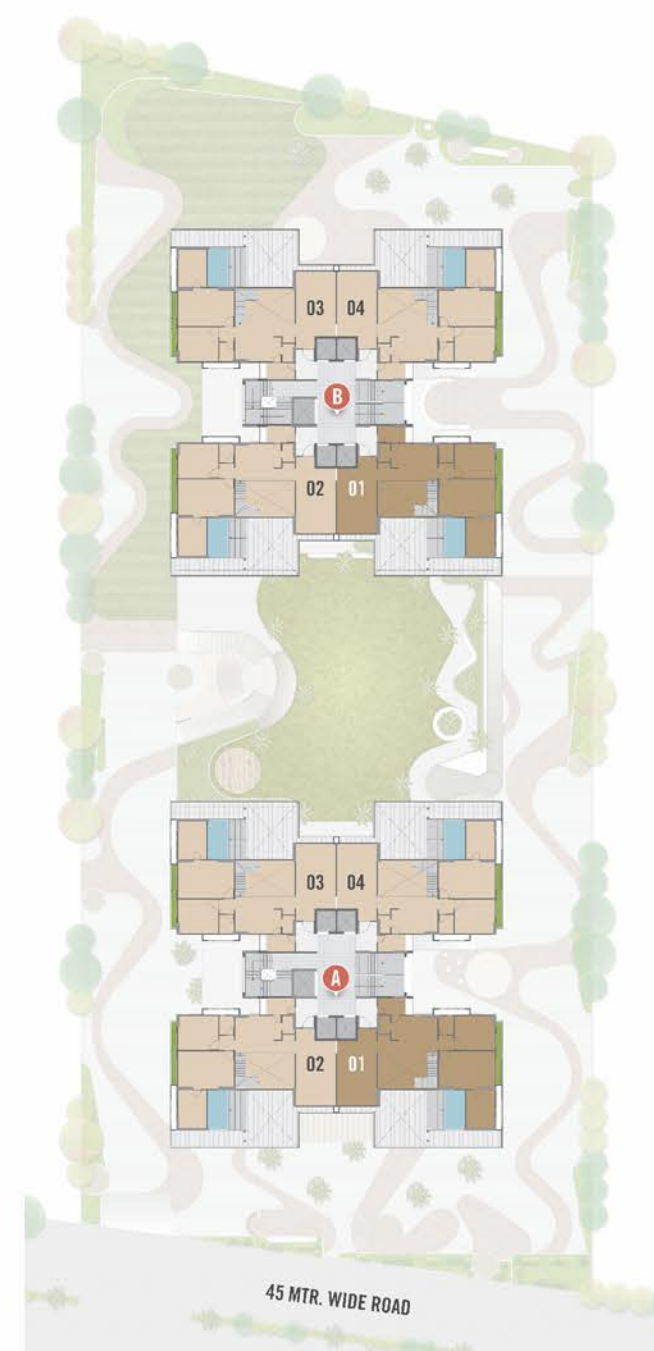


TYPE
5

UNIT - 1201



5 BHK PENTHOUSE
20TH FLOOR
UNIT PLAN

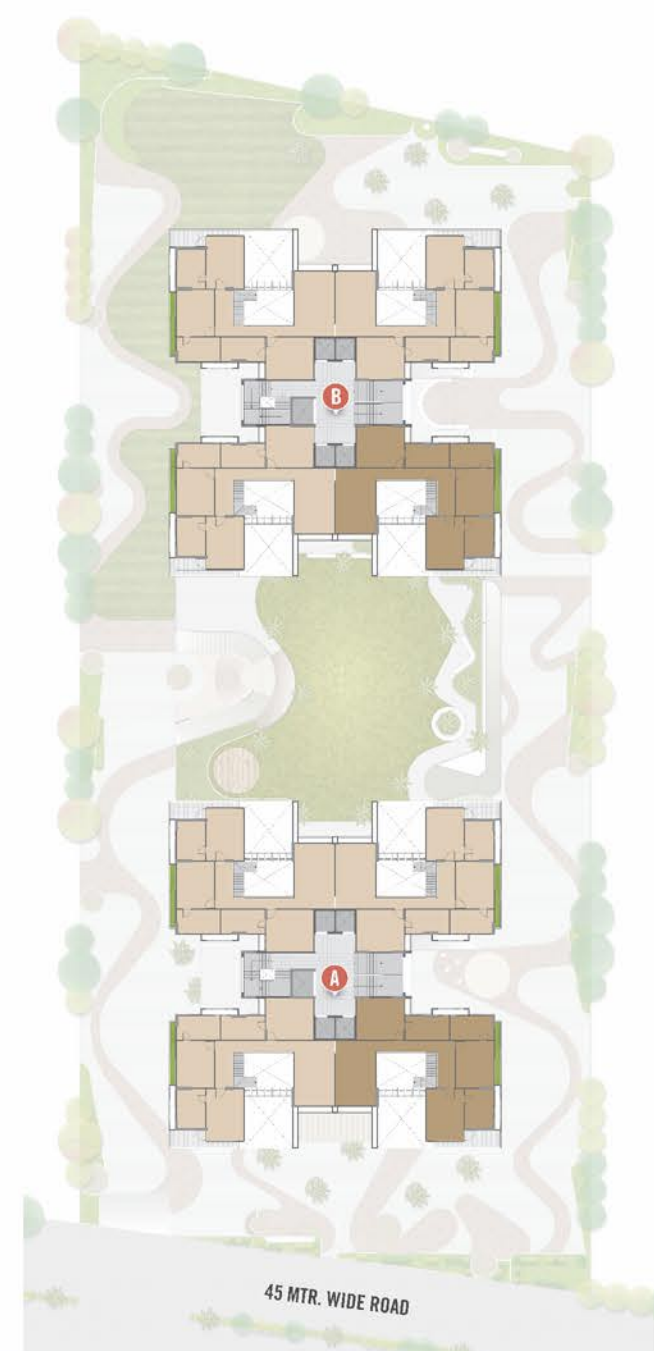


LOWER
LEVEL

UNIT - 2001



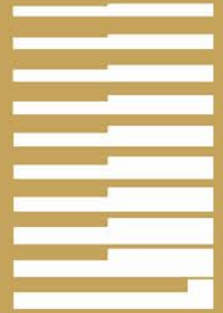
5 BHK PENTHOUSE
21ST FLOOR
UNIT PLAN



UPPER
LEVEL

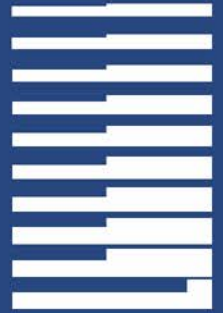
UNIT - 2001



Elevated
MODERN LIVING THAT BALANCES
Urban sophistication, serene surroundings, and
exceptional everyday comfort





Thoughtfully
DESIGNED HIGH-RISE LIVING
Where space, sophistication, and everyday comfort
come together seamlessly






Welcoming

LANDSCAPE DESIGNED FOR LEISURE AND LIFE

An inviting arrival realm where nature, movement, and everyday moments flow seamlessly together

GROUND AMENITIES

Box Cricket	Salon (With Steam / Sauna Facility)
Swing Plaza	Snooker / Table Tennis
Green Round Seating Decks	Banquet Hall With Kitchen & Storage
Zen Court	Society Office
Amphitheatre	Play Zone
Common Storage	Indoor Swimming Pool
Toddlers' Creche	Double Height Foyer
Pergola	Ramp And Stramp
Tuition Room	Waiting Area
Puja Space	First Aid Kit Area
Water Body	

Two Allotted Car Parking	Door To Door Waste Collection	CCTV / 24x7 Security
Solar Panel For Common Areas	Attractive Main Gate With Automatic Boom Barrier	Digital Door Lock
Secured Meter Room	24x7 Water Supply With Softener	No Vehicle Zone At GF
PNG Gas Line	Private Elevator	Service Lift With Power Backup
Backup Generator	Pick / Drop Zone	

FACILITIES



STEP OUTSIDE
CHILL. SOCIALIZE. ENJOY



Purposefully

ELEVATED LIVING THAT

Transforms everyday moments into experiences of comfort, calm, and class



SURROUND YOU WITH GREEN,
BEAUTY AND PEACE OF MIND



A VAST
78%
OPEN LANDSCAPE

ENDLESS SKY ABOVE YOU

ONLY
22%
THOUGHTFULLY BUILT



IN-HOUSE BANQUET
FOR CELEBRATIONS

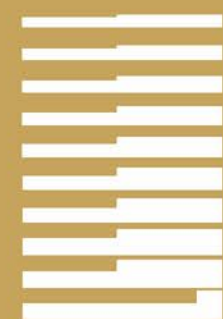


15 FT.
HEIGHTS

A SPACE THAT'S
TRULY YOURS



A tranquil
HIGH-RISE RETREAT
Designed to offer space, luxury, and freedom
from city chaos



Where
EXPANSIVE SKIES, REFINED
Design, and elevated comfort create a truly superior
residential lifestyle



Curated

PODIUM AMENITIES ENHANCING
EVERYDAY INDULGENCE

Purposefully planned leisure spaces offering relaxation, recreation, and social
connection within a beautifully layered podium



PODIUM AMENITIES

- | | |
|--|--|
|  Senior Citizen Seating |  Home Theatre |
|  VR Gaming Room |  Yoga - Zumba Area |
|  Outdoor Seating Deck |  4 Furnished Bed Rooms
For Guests |
|  Party Lawn |  Co. Working Space |
|  Gym With Locker Room |  Semi Open Community Hall
With Kitchen |
|  Library Space | |



An iconic RESIDENTIAL ADDRESS

Redefining height with elegance, comfort,
and uninterrupted panoramic views



Tranquil GREEN RETREATS BLENDING WORK AND WELLNESS

Serene outdoor environments harmonizing greenery with
focused work zones for productivity and peaceful reflection

DESIGNED FOR PRODUCTIVITY

PERFECT WORK-LIFE BALANCE
AT HOME





COMMIT TO YOUR
DAILY EXERCISE ROUTINE



FITNESS EVERY DAY.
HEALTHY ALWAYS



Blending

WELLNESS, SOCIAL LIFE,
AND REFINED INDULGENCE

Spaces crafted for vibrant gatherings and focused fitness,
supporting both celebration and strength under one roof



SHARE MORE MOMENTS,
SOCIALIZE MORE



Mindful

SPACES NURTURING BALANCE,
CALM, AND CULTURE

Dedicated wellness and cultural spaces designed
to restore energy, inspire creativity, and encourage mindful living



SPECIFICATIONS

	PARKING : 2 Car / Unit, 2 Wheeler Parking For Each Unit.2 Car / Unit, 2 Wheeler Parking For Each Unit.		ELEVATOR : High Speed Elevator (Schindler Or Equivalent).		GENERAL DOOR : Ply - Pinewood 25mm (Century Ply, Greenply Or Equivalent). Lock - Mortise Lock (Godrej, Europa Or Equivalent).		WINDOWS : All Rooms Aluminium Domal Plus Series (ISI Approved).
	FOYER : Designer Foyer.		GENERAL : CCTV Surveillance.	 PAINT & TEXTURE : Outside - Rustic Finish (Asian Paint, Berger Or Equivalent). Inside - Flat Putty Finish (Asian Paint, Berger Or Equivalent). Amenities Area - Plastic Paint & Texture (Asian Paint, Berger Or Equivalent).			
	WATER SUPPLY : Water Pressure Control System For The Adequate Water Supply. Borewell For The 24 Hours Water Supply.						
	FLOORING : Drawing - Room 1200mm X 1800mm Vitrified Tiles (Simpolo, Varmora Or Equivalent). Bedroom - 800mm X 1600mm Vitrified Tiles (Simpolo, Varmora Or Equivalent). Balcony - Vitrified Tiles / Granite (Simpolo, Varmora Or Equivalent). Wash Area - Granite Upto Parapet Level. Stone - Shelf Kota Stone.				MAIN DOOR : Frame - Sandwich Ply Paneling (Teak Wood Veneer Finish With Polish). Ply - Pinewood 30mm (Century Ply, Greenply Or Equivalent). Lock - Digital Smart Lock (Regular Plus, Yale Or Equivalent). Bell Point - VD Phone (Regular Plus, Yale Or Equivalent).		CEILING : Elevation Gl. Inside : Foyer Gl Or Gypsum. Amenities Area Gl Or Gypsum.
	KITCHEN : Platform - Full Body Slab Tiles (Simpolo, Varmora Or Equivalent). Dedo - 600mm X 1200mm Vitrified Tiles (Simpolo, Varmora Or Equivalent). Sink - 18" X 24" With 1mm Thick SS (Snupam, Nirali Or Equivalent). Provision For Chimney Electrical Point.						
	ELECTRIFICATION : Cables - ISI Grade (RR Cables, Polycab Or Equivalent). Switches - White In Color (L&T, Havels, Legrand Or Equivalent).		PLUMBING : Pipe - UPVC / CPVC Pipe & Fittings (Astral, Ashirwad Or Equivalent).				
	TOILETS : Tile : Wall & Floor - 600mm X 1200mm Vitrified Tiles (Simpolo, Varmora Or Equivalent). Fittings - Crome Finish (Jaquar, Kohler Or Equivalent). Sanitaryware - White In Color (Jaquar, Kohler Or Equivalent).						
	GLASS : Window - Reflective / Clear Glass (Saintgobain, Modiguard Or Equivalent). Railing - Reflective / Clear Glass (Saintgobain, Modiguard Or Equivalent).		FABRICATION : Inside - Steel Fabrication With Color. Outside - Steel Fabrication With Color.				

BRANDS WE USE (or equivalent)

STEEL :



CEMENT :



FLOORING :



CP FITTINGS :



ELECTRICAL :



SWITCHES :



ELEVATORS :



SANITARYWARE :



PLUMBING :



GLASS :



PAINT :



DOOR :



LOCK :



Disclaimer:

• Premium quality materials or equivalent branded products shall be used for all construction work. • Legal fees, GEB, G.M.C charges, PNG/Water meter, stamp duty charges, G.S.T and other charges shall be paid separately. • Service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp-duty govt. laws shall be borne by the members. • Maintenance Deposit shall be paid separately. • Drawings/plans in brochures are for illustration only. Developers may modify plans/layouts as per government rules without members approval. • No changes to external elevation are allowed. • Priority must be given to developer-approved banks for loans • Measurements shown in Project brochure are estimated & Project brochure is not a legal document. It is not an authorized document or an agreement. This does not form the basis of any contract. • All legal matters are subject to Gandhinagar Jurisdiction. All Balcony and other

BRANDS WE USE (or equivalent)

STEEL :		SANITARYWARE :	 Jaquar	 KOHLER
CEMENT :	 UltraTech	PLUMBING :	 ASTRAL PIPES	 ashirwad
FLOORING :	 Simpolo	GLASS :	 MODIGUARD	 SAINT-GOBAIN
CP FITTINGS :	 Jaquar	PAINT :	 asianpaints	 Berger
ELECTRICAL :	 RR KABEL	DOOR :	 CENTURYPLY	 Greenply
SWITCHES :	 HAVELLS	LOCK :	 EUR & PA	 Yale
ELEVATORS :	 Schindler			

Disclaimer :
• Premium quality materials or equivalent branded products shall be used for all construction work. • Legal fees, GEB, G.M.C charges, PNG/Water meter, stamp duty charges, G.S.T and other charges shall be paid separately. • Service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp-duty govt. laws shall be borne by the members. • Maintenance Deposit shall be paid separately. • Drawings/plans in brochures are for illustration only. Developers may modify plans/layouts as per government rules without members approval. • No changes to external elevation are allowed. • Priority must be given to developer-approved banks for loans • Measurements shown in Project brochure are estimated & Project brochure is not a legal document. It is not an authorized document or an agreement. This does not form the basis of any contract. • All legal matters are subject to Gandhinagar Jurisdiction. All Balcony and other measurements are inclusive of 2 feet side projections.



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CONTACT : 94 28 9999 52 | 94 28 9999 54

Email : info@thelinea.in

www.thelinea.in



REACH IN 01 TO 10 MINUTES

- TCS IT CAMPUS
- SCHOOL OF ACHIEVERS
- VED & KAMESHWAR INT. SCHOOL
- NID/NIFT
- JAMNABAI NARSEE SCHOOL
- PDEU UNIVERSITY
- GUJARAT NATIONAL LAW UNIVERSITY
- BAPS VIDYAMANDIR
- INFOCITY, DA-ICT
- IIT GANDHINAGAR, CRPF, AIRFORCE CAMP
- KARNAVATI UNIVERSITY
- GUJARAT POLICE ACADEMY
- BAPS GIRLS VIDHYAMANDIR
- INFOCITY JUNIOR
- RADIANT SCHOOL OF SCIENCE
- SHREE DHOLESHWAR MAHADEV
- SMVS SWAMINARAYAN DHAM
- SWAMINARAYAN TEMPLE
- MAHATMA MANDIR
- TRIMANDIR ADALAJ
- METRO STATION-DHOLAKUVA
- GIFT CITY
- INDRODA PARK
- GANDHINAGAR RAILWAY STATION
- LEELA HOTEL
- SMVS HOSPITAL
- CITY PULSE GANDHINAGAR
- GUDA GARDEN
- SABARMATI RIVER
- SACHIVALAY, GANDHINAGAR
- AHMEDABAD AIRPORT
- ARANYA UDHYAN
- STARBUCKS
- SWAGAT HOLIDAY MALL & NY CINEMAS
- PANTALOONS, JADEBLUE, D-MART & ZUDIO
- RELIANCE TRENDS & RELIANCE MART

DEVELOPERS



ARCHITECT



STRUCTURE



MEP



LANDSCAPE



SCAN FOR
LOCATION



DIGITAL DETAILS
OF PROJECT



SCAN FOR
WALKTHROUGH



RAA16307/120126/
311231



www.gujrera.gujarat.gov.in



A striking vertical expression where proportion, detailing, and light define
a confident contemporary residential landmark