CONSTERA™
build happiness & prosperity

ANAMIKA
High Point

A Symphony of
Luxury, Lifestyle & Iconic Location Unveiled





Experience an
unparalleled vista
of
S.G. Highway & Sindhu Bhavan Road

#EveryoneLovesAnamika



www.anantéarealty.com

Artistic Impression



Artistic Impression



Artistic Impression

Enjoy...

ME TIME *for a Lifetime.*

The HIGH POINT Story

WE WELCOME YOU TO A NEW HORIZON OF OPULENCE!

Introducing the magnificence of Anamika High Point, a beacon of luxury nestled in an iconic locale. This project transcends the ordinary, ensuring an unparalleled lifestyle experience. Its aesthetic design is a testament to refined elegance, providing a glimpse into the iconic towers that define Anamika High Point.

This harmonious fusion of modern architecture and artistic finesse serves as a gateway to the luxurious experiences within. Each line and curve of this architectural marvel tells a story of meticulous planning, thoughtful design and unmatched excellence.

With the tagline "A Symphony of Luxury, Lifestyle & Location Unveiled" Anamika High Point sets a standard of elegance and comfort, embodying a refined lifestyle.

As we awe you with glimpses of the luxurious homes, we extend an invitation to turn the pages and delve deeper into the world of Anamika High Point—a world where luxury meets innovation, and every detail is a testament to uncompromising quality.

#EveryoneLovesAnamika



Your Gateway to Connectivity

Located in the heart of **S.G. Highway,** opposite **"The Grand Bhagwati" (TGB),** this marvel is strategically nestled in this vibrant locale where residents enjoy unparalleled access to prominent landmarks, bustling business centres and vibrant recreational destinations, ensuring a **lifestyle of convenience** and connectivity to anywhere and everywhere in Ahmedabad.

Live an unprecedented life at Anamika High Point.

Rising Above
The Rest

Residents have the access to **30+ Club Class amenities spread over 70,000 Sq. Ft. at the 1st floor Podium level.** From serene garden spaces to areas designed for social interactions, each amenity is crafted for leisure, recreation, and exclusive moments of relaxation within the exquisite confines of Anamika High Point.

Nestled in the heart of the city, Anamika High Point offers **various state-of-the-art amenities** designed to facilitate the ultimate living experience while catering to your **"Me & We Time" simultaneously.**

Get ready to live an uncluttered life with Anamika High Point!





#EveryoneLovesAnamika

ANAMIKA
High Point

Your Standards for Luxury Living

Ascending majestically into the azure sky, the towers of Anamika High Point redefine the very essence of urban living. Each floor of this 31 storeys promises a sanctuary of modern elegance, bearing witness to the impeccable fusion of contemporary design and architectural brilliance. These towers stand tall, symbolizing the epitome of luxury and a modern lifestyle.

The amenities, from concierge services to landscaped gardens for your "me and we time", redefine extravagant living, ensuring every aspect of their lifestyle is catered to.

Welcome to the world where sophistication and grandeur harmoniously coexist.


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www.constérarealty.com
Artistic impression

Ground
Floor Plan

01 - Entry & Exit

02 - Security Cabin

03 - Drop Off Area For Kids

04 - Drop Off & Storage Area for Parcels

05 - Social Square

06 - Foyer / Guest Drop Off Area

07 - Entrance Foyer

08 - Driver's Lounge

09 - Toilet Block

10 - Space For Car Wash

11 - Surveillance Room

N



1st Floor
Amenities Plan

01 - Banquet Area
02 - Multi Functional Hall
03 - Reception + Waiting Area
04 - Therapy Room
05 - Salon
06 - Sauna/Steam
07 - Changing Room
08 - Deck Area
09 - Swimming Pool
10 - Splash Pool
11 - Mini Theater
12 - Sports Cafe
13 - Gazebo
14 - Tennis/Pickleball Court
15 - Box Cricket
16 - Toddler Area/Baby Sitting
17 - Day Care Space
18 - Lounge & Guest Rooms
19 - Kids' Play Zone
20 - Exclusive Lounge
21 - Entrance Foyer/Guest Drop Off Area
22 - Management Office
23 - Conference Room With Multimedia Facility
24 - Indoor Sports
25 - Virtual Gaming Area
26 - Club House Reception
27 - Walkway
28 - Ramp
29 - Club House Lawn
30 - Sit-outs



Your Luxury,
Your Choice

Here, **luxury isn't just a concept—it's a class-apart lifestyle**. Experience the pinnacle of classy living with our refined **4 BHK Classy Residences, 4 BHLK Luxurious Retreats and 5 BHLK Lifestyle Living**, where every aspect of your lifestyle is elevated to extraordinary heights.

RERA Area: (RERA Carpet + Balcony + Wash)

4 BHK
Classy Residences
1766.80 Sq. Ft. onwards

4 BHLK
Luxurious Retreats
2237.62 Sq. Ft. onwards

5 BHLK
Lifestyle Living
3345.77 Sq. Ft. onwards



Typical Floor Plan

2nd to 31st

01 - Gym
02- Ladies Toilet
03- Gents Toilet

Block - A	**5 BHLK**	**- Lifestyle Living**
Block - C & D	**4 BHLK**	**- Luxury Retreats**
Block - B & E	**4 BHK**	**- Classy Residences**

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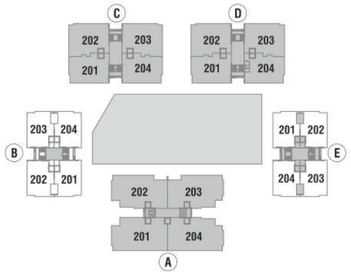


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4 BHK
Classy Residences

Typical Floor Plan
Block - B & E

- Harmony of spacious living & serenity
- Bedrooms with adequate sunlight and air circulation
- The perfect amalgamation of space and tranquillity
- Breathtaking city vistas





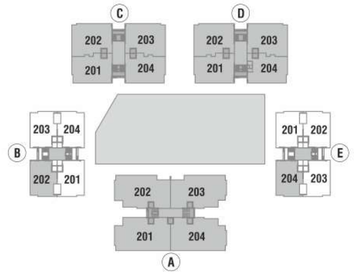
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4 BHK
Classy Residences

Typical Floor Plan

Block - B & E | Type - 1

AREA AS PER RERA	SQ. FT.
RERA CARPET	1648.29
BALCONY	59.74
WASH AREA	58.77
RERA AREA	**1766.80**





#EveryoneLovesAnamika

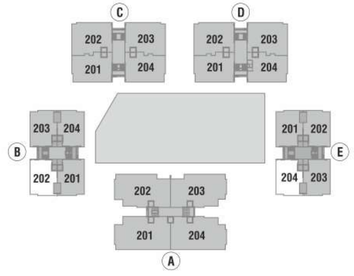
4 BHK
Classy Residences

Typical Floor Plan

Block - B & E | Type - 2



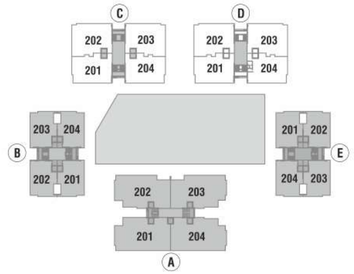
AREA AS PER RERA	SQ. FT.
RERA CARPET	1682.84
BALCONY	69.54
WASH AREA	58.77
RERA AREA	**1811.15**

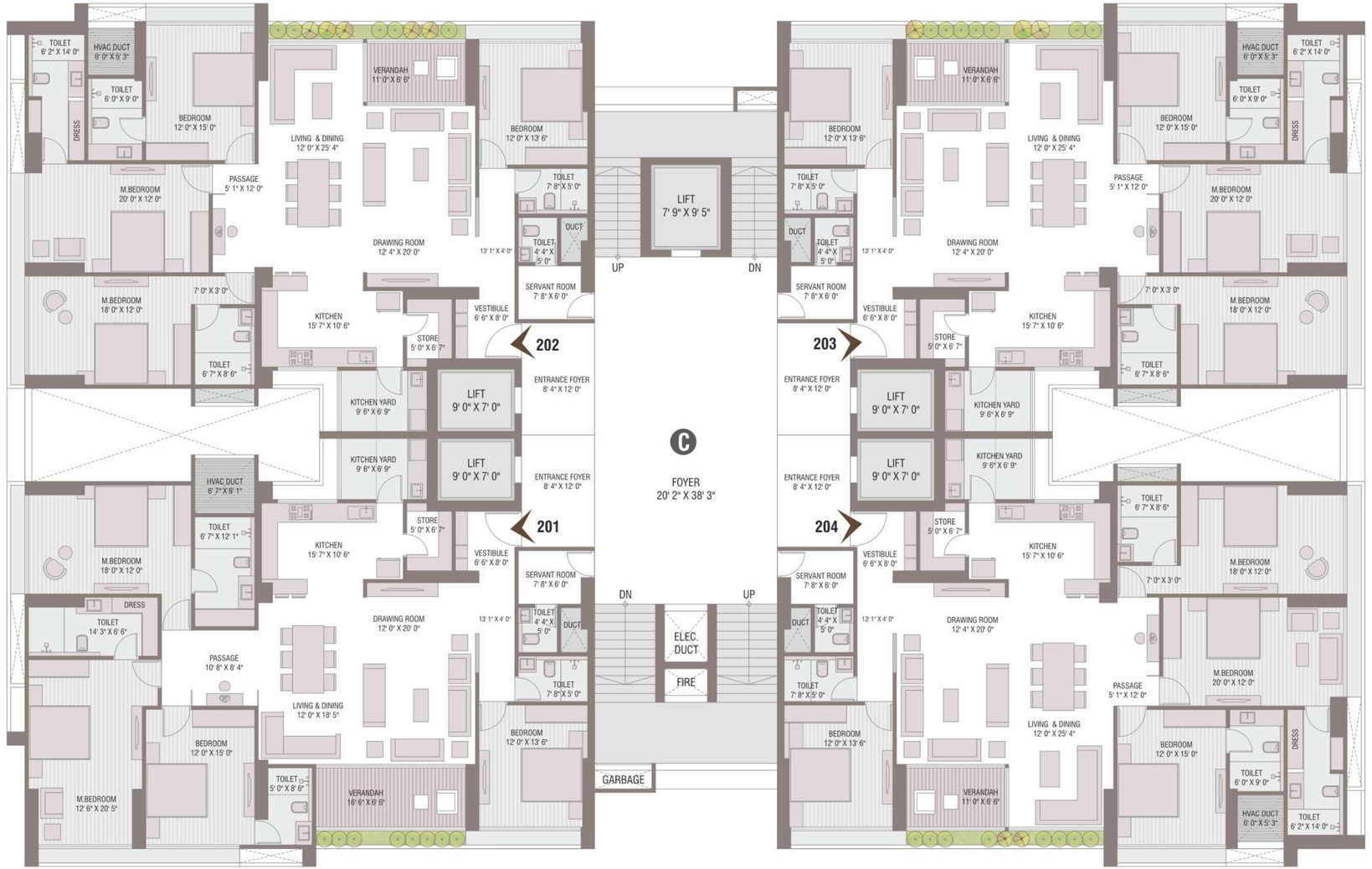


4 BHLK
Luxurious Retreats

Typical Floor Plan
Block - C & D

- Luxurious residences with impeccable design
- Modern architecture
- Luxury living with craftsmanship & premiumness
- 3-side open view



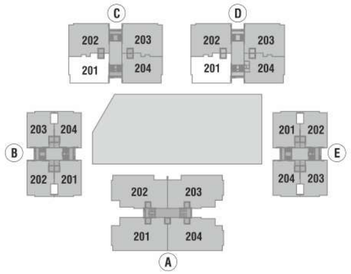




4 BHLK
Luxurious Retreats

Unit Plan
Block - C & D | Type - 1

AREA AS PER RERA	SQ. FT.
RERA CARPET	2090.26
BALCONY	114.85
WASH AREA	63.72
RERA AREA	**2268.83**



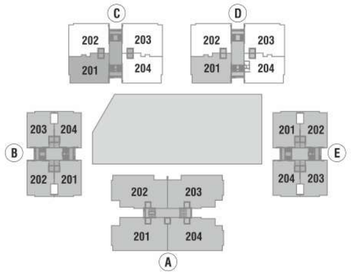


4 BHLK
Luxurious Retreats

Unit Plan

Block - C & D | Type - 2

AREA AS PER RERA	SQ. FT.
RERA CARPET	2095.75
BALCONY	78.15
WASH AREA	63.72
RERA AREA	**2237.62**

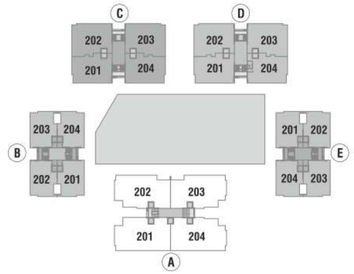


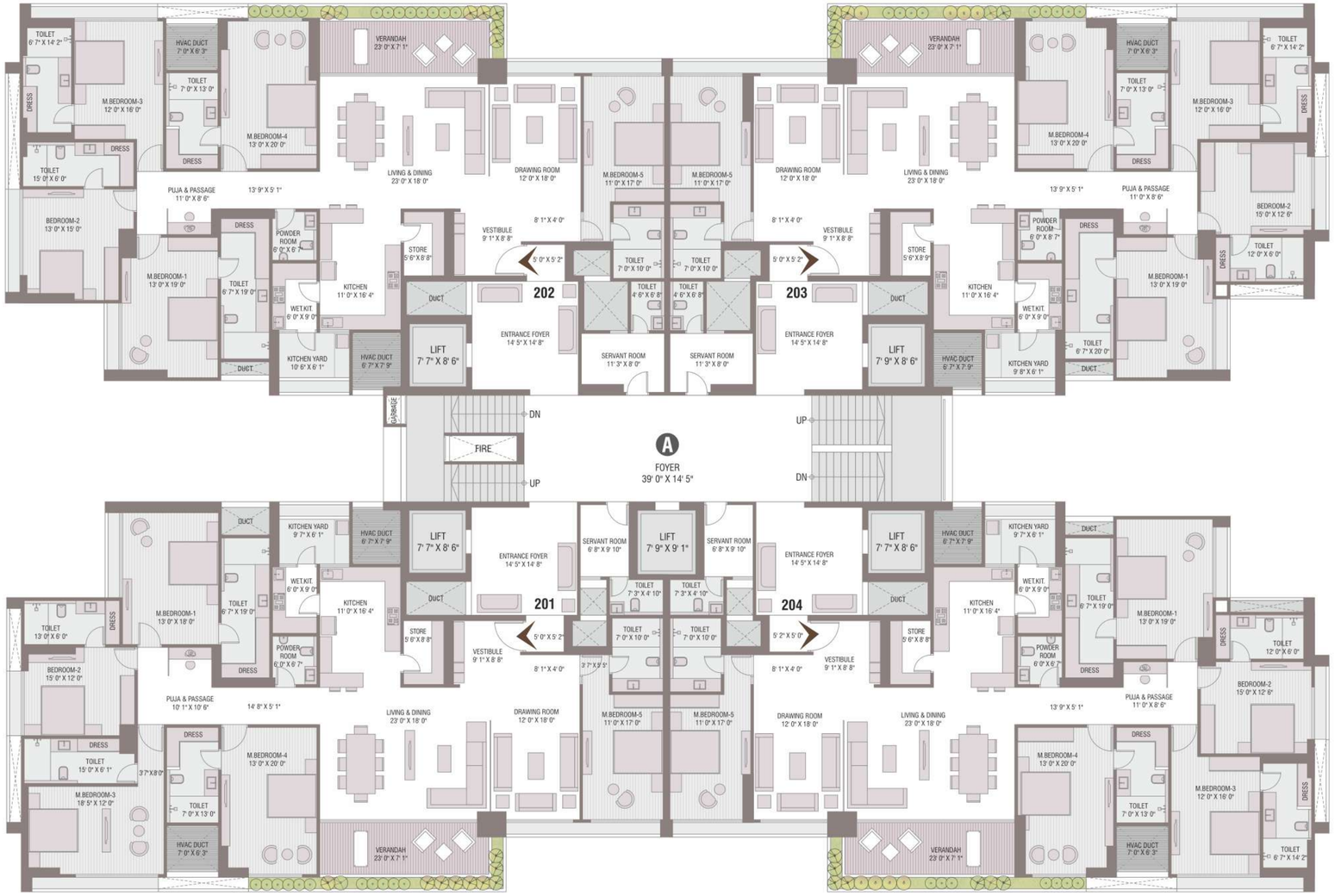


5 BHLK
Lifestyle Living

Typical Floor Plan
Block - A

- Pinnacle of prestige
- Extravagance at its best
- Blend of lavishness and functionality
- Panoramic views



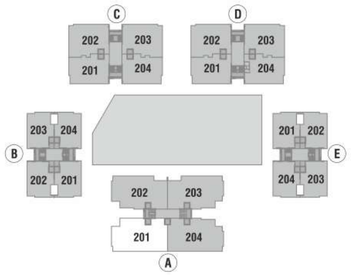


5 BHLK
Lifestyle Living

Unit Plan
Block - A



AREA AS PER RERA	SQ. FT.
RERA CARPET	3119.95
BALCONY	162.00
WASH AREA	63.83
RERA AREA	**3345.77**



Your Oasis of Luxury

Experience your "me & we time" like never before!
Lead a luxurious life, where state-of-the-art amenities redefine happiness.

Our amenities aren't just features—they're promises of a life worth living, where luxury knows no bounds.











~ AMENITIES ~

- Swimming Pool & Deck Area
- Indoor Sports
- Tennis/Pickleball Court
- Walking Track
- Sports Café
- Indoor Games
- Box Cricket
- Gymnasium
- Yoga/ Pilates Studio
- Two Mini Theatres
- Landscape Garden
- Library
- Day Care Space
- Toddler Area
- Rock-Climbing Wall
- Kids' Play Zone
- Drop Off Zone For Kids
- Steam & Sauna
- Salon
- Multi-Functional Hall
- Club House With Lawn
- Banquet With Lawn
- Exclusive Lounge
- Terrace Garden
- Guest Drop Off Area
- Gazebo
- Concierge Service
- Security Cabin With CCTV
- Conference Room
- Management Office
- Guest Rooms
- Car Wash Area & Driver Lounge
- Grand Entrance Foyer
- EV Car Charging Provision

The Identity That Makes You Stand Out



- 70,000 Sq. Ft. Podium Living
- Panoramic View
- Upto 4 Car Parks
- Prime Location
- 31-Storey Iconic Towers
- 3-Side Open Apartments
- 30+ State-of-the-Art Amenities
- Ultra-Modern Club House
- Vastu Compliant
- 3 Level Basements
- 5 High Speed & Spacious Elevator in each Block

SPECIFICATIONS

STRUCTURE
- Earthquake resistant RCC Frame structure

FLOORING

Designer tiles	:	Living, Drawing & Dining
Verandah/Balcony	:	Antiskid tile
Staircase	:	Stone/Tiles with antiskid grooves
Lobby/Foyer	:	Granite or designer tiles
Entrance Foyer	:	Designer tiles/granite

BATHROOMS
- Combination of vitrified tiles as floor & dado
- Granite/tile basin counters and wash basins
- Branded CP fittings
- Servant room & bathroom: Vitrified tiles

WASH AREA
- Kota/tiles in Wash Area

DOORS & WINDOWS
- Sill granite in windows
- Main entrance door - 40mm thick flush door with veneer /molded skin on both sides
- Good quality aluminum 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
- Advanced structural earthing in all towers for superior safety and durability

OTHER
- Garbage chute provision
- Rainwater harvesting
- High speed elevators
- Elegant signages
- Electric Vehicle charging point
- Organic waste converter machine for sustainable disposal

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

Architect
APURVA AMIN ARCHITECTS

Structure
NK SHAH CONSULTING ENGINEERS LLP

Plumbing & Fire
VRAJ SANITATION

Wind Tunnel Testing
RWDI

Electrical
APOORVA PARIKH

Legal Advisor
SOLICITORS & ADVOCATES - JANI & CO.

Location Map

Discover the beauty and array of offerings at

Anamika High Point.

Convenient

Shoping & Entertainment

Acropolis Mall/PVR	1.0 Km
Ahmedabad One Mall	2.6 Km
Palladium Mall	2.8 Km
Iscon Mall	2.0 Km

Health Care

Apex Heart Institute	650 Mtr
Zydus Hospital	2.3 Km

Education

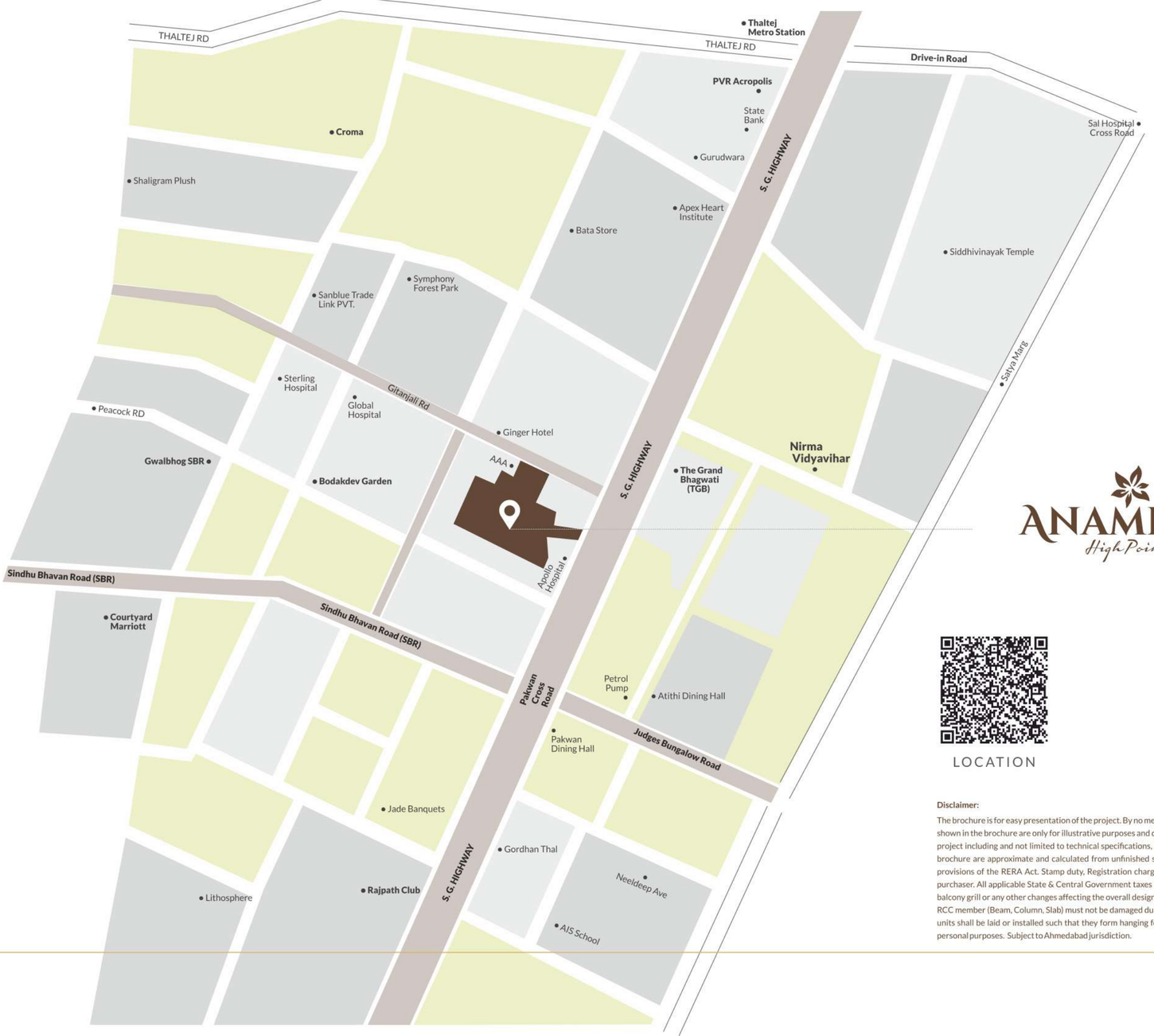
Nirma Vidyavihar	1.4 Km
Udgam School	1.6 Km

Lifestyle Clubs

Rajpath Club	1.1 Km
Karnavati Club	3.4 Km

Other Important Locations

Pakwan Circle/SBR	700 Mtr
Thaltej Metro Station	1.1 Km
Taj Skyline	3.7 Km
Baghban Party Plot	2.4 Km
S. P. Ring Road	4.1 Km
Science City	6.5 Km
Airport	16.2 Km



ANAMIKA
High Point

LOCATION

WALKTHROUGH

BROCHURE

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. AC outdoor unit must be placed at designated area as per planned. 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.

CONSTÉRA™
build happiness & prosperity

Established in 2018, Constéra Realty Private Limited brings trust, credibility, transparency and timely execution as an inheritance and results in fulfilling the commitments at the fullest expectation and satisfaction of 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.

Constera Realty is 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.

Constera Realty is a consortium of highly skilled and proficient professionals having decades 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.

We are a Unique and 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 experts that focus on developing aesthetically pleasing real estate 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.

ANAMIKA
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CONSTÉRA™
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SITE OFFICE

ANAMIKA High Point

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