

The Anamika High Point logo is centered in the middle of the page. It features a stylized flower icon with five petals above the word "ANAMIKA" in a large, bold, serif font. Below "ANAMIKA", the words "High Point" are written in a smaller, elegant script font.

A Symphony of
Luxury, Lifestyle & Iconic Location Unveiled

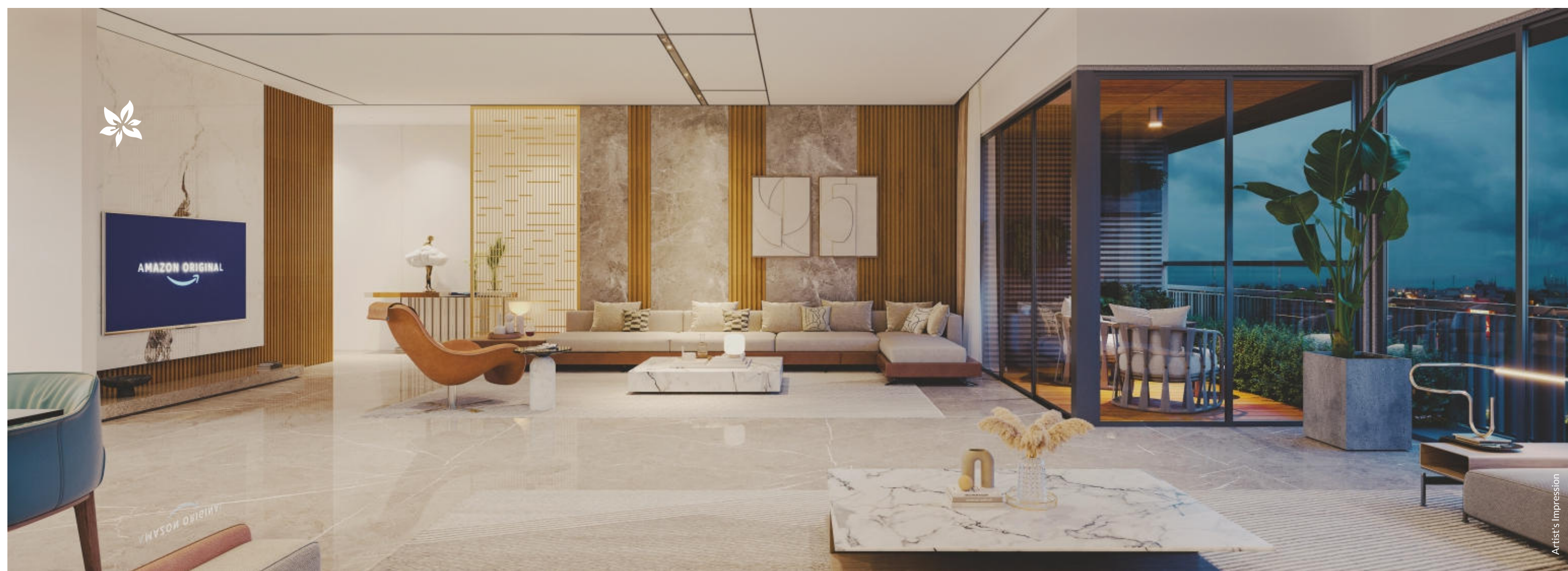


Experience an
unparalleled vista
of
S.G. Highway & Sindhu Bhavan Road

#EveryoneLovesAnamika

www.ansterealty.com

Artist's Impression



Enjoy...
WE 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



#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.

Artist's Impression

www.consterealty.com



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!

www.consterealty.com





31 Storeys Marvel

4 & 5 BHLK PRESTIGIOUS HOMES

#EveryoneLovesAnamika



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.

Artist's Impression

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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





1st Floor

Amenities Plan

- 01 - Banquet Area

02 - Multi Functional Hall

03 - Reception + Waiting Area

04 - Therapy

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 Comfort 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



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www.constérarealty.com

Artist's Impression



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



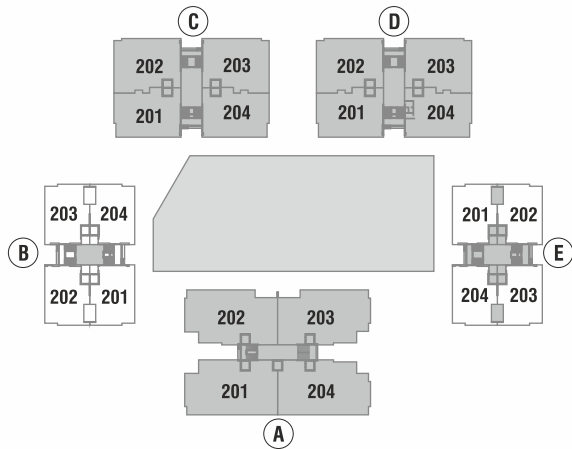


4 BHK

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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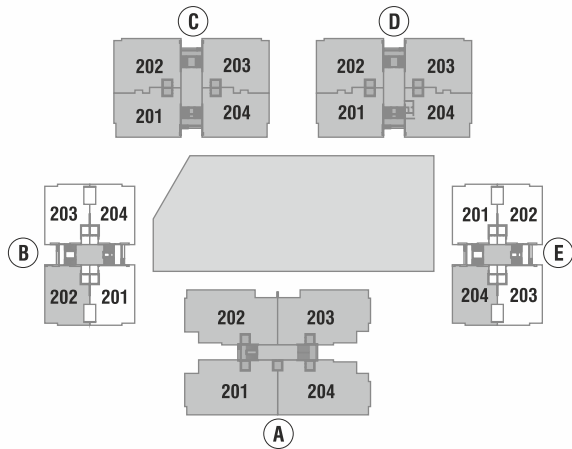


4 BHK

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



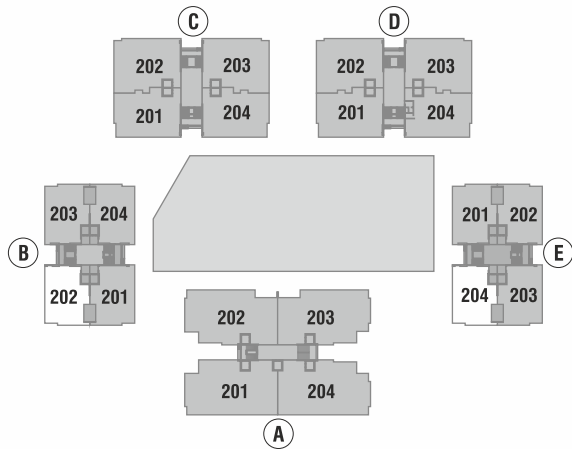


4 BHK

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



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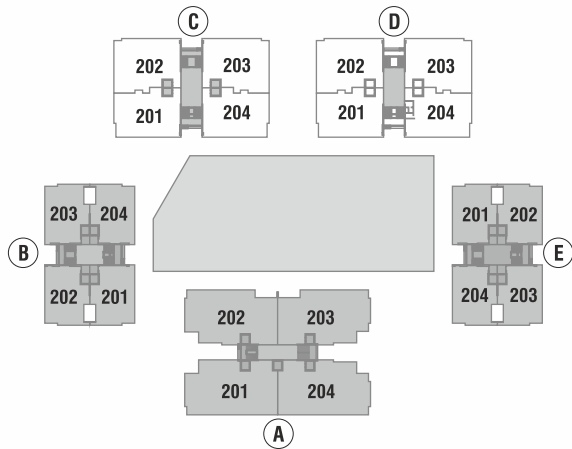


4 BHLK

Luxurious Retreats

Typical Floor Plan Block - C & D

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



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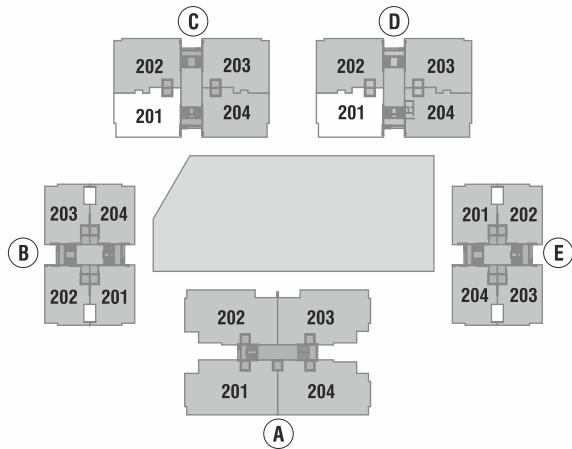


4 BHLK

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



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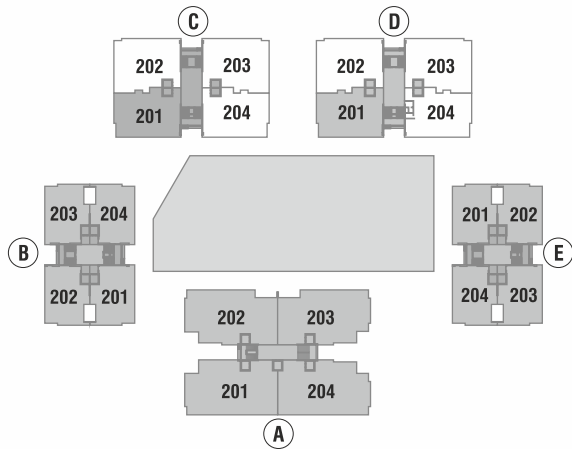


4 BHLK

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



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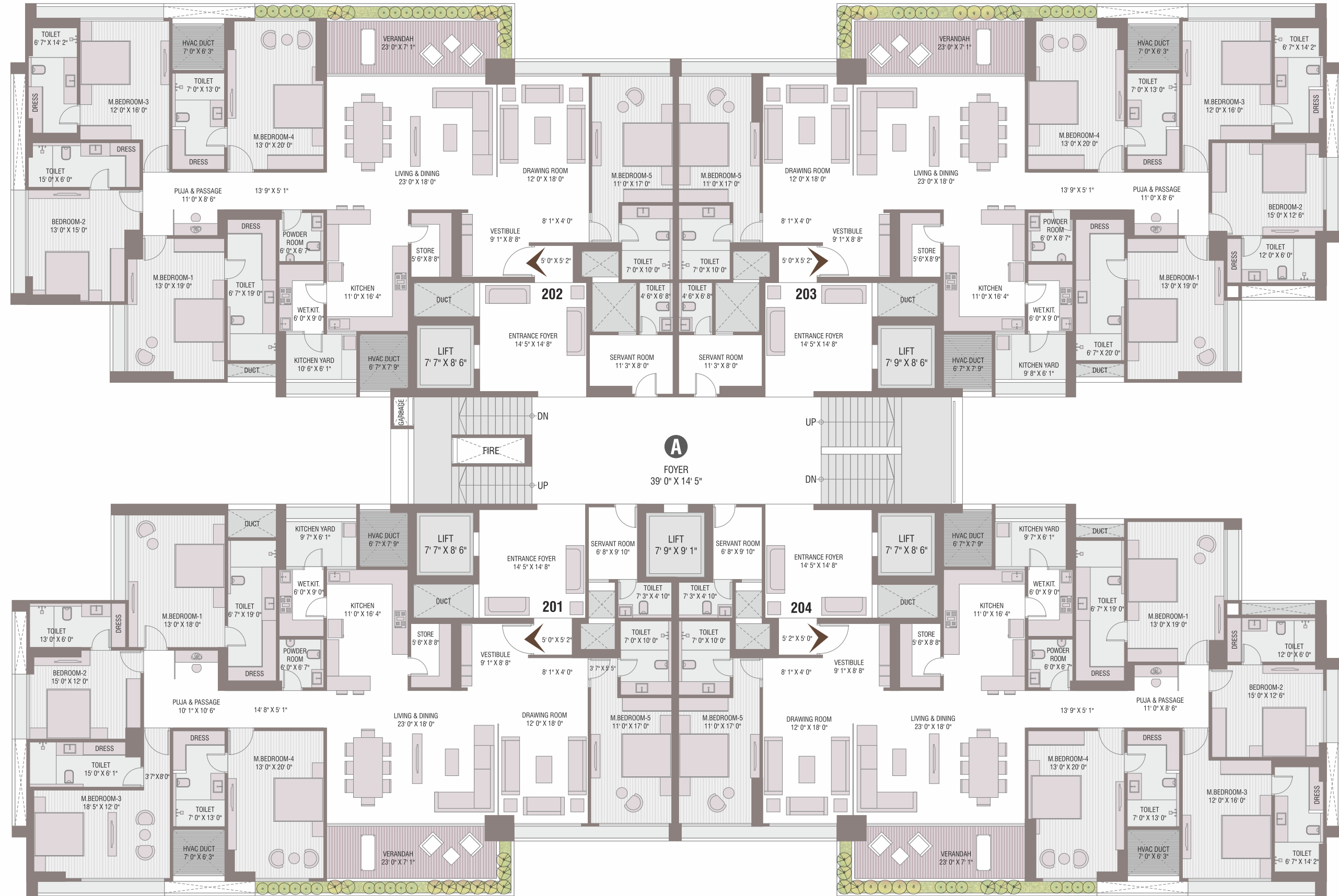
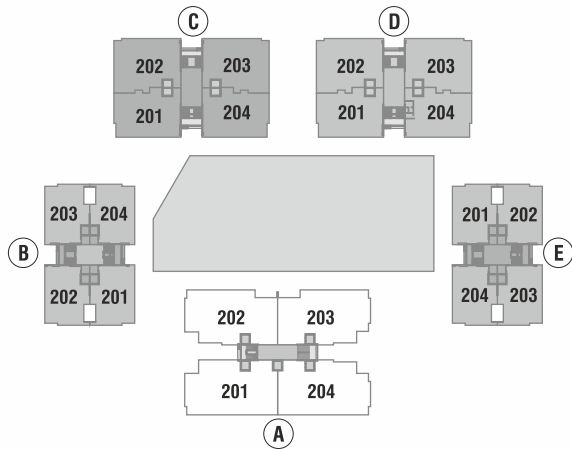


5 BHLK

Lifestyle Living

Typical Floor Plan Block - A

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



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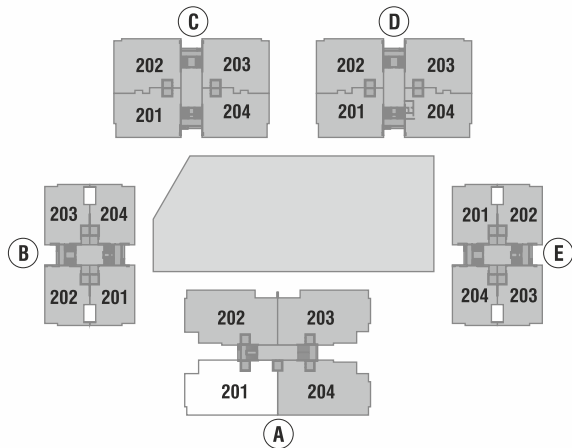


5 BHLK

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

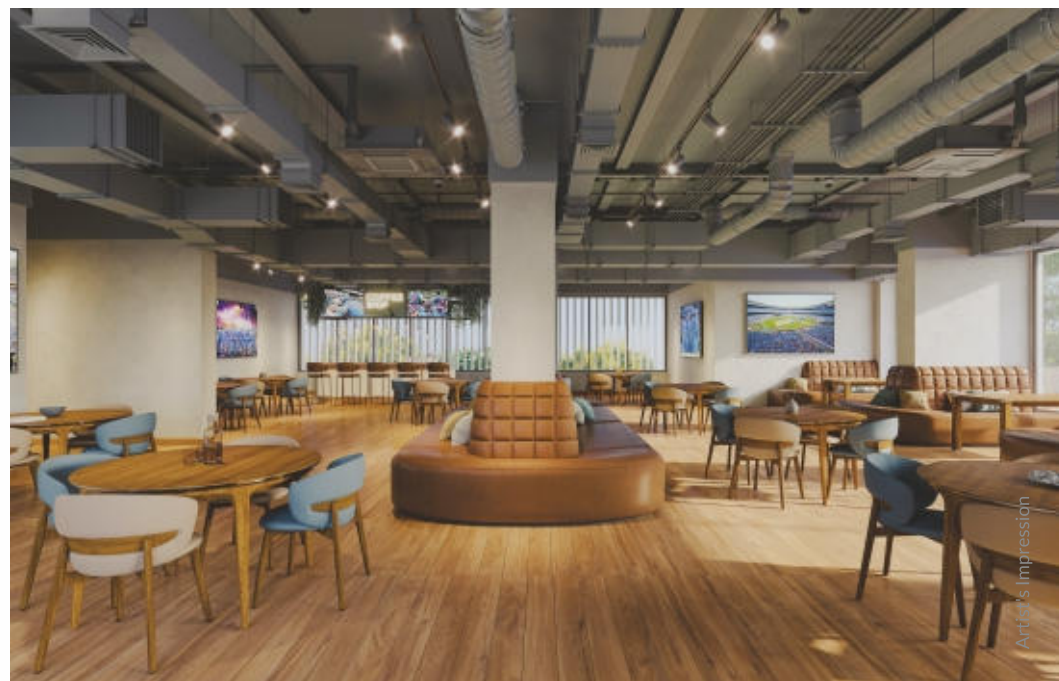




Your Oasis of Luxury

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
You
Stand Out

www.consterealty.com



Artist's Impression

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70,000 Sq. Ft.
Podium Living



Panoramic
View



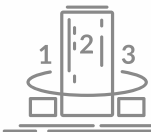
Upto
4 Car Parks



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

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STRUCTURE

Earthquake resistant RCC Frame structure



FLOORING

Designer tiles: Living, Drawing & Dining

Verandah/Balcony: Antiskid tiles

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

Kitchen area platform with granite top & 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 & 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



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 of **Anamika High Point**.

Convenient

Shopping & Entertianment

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

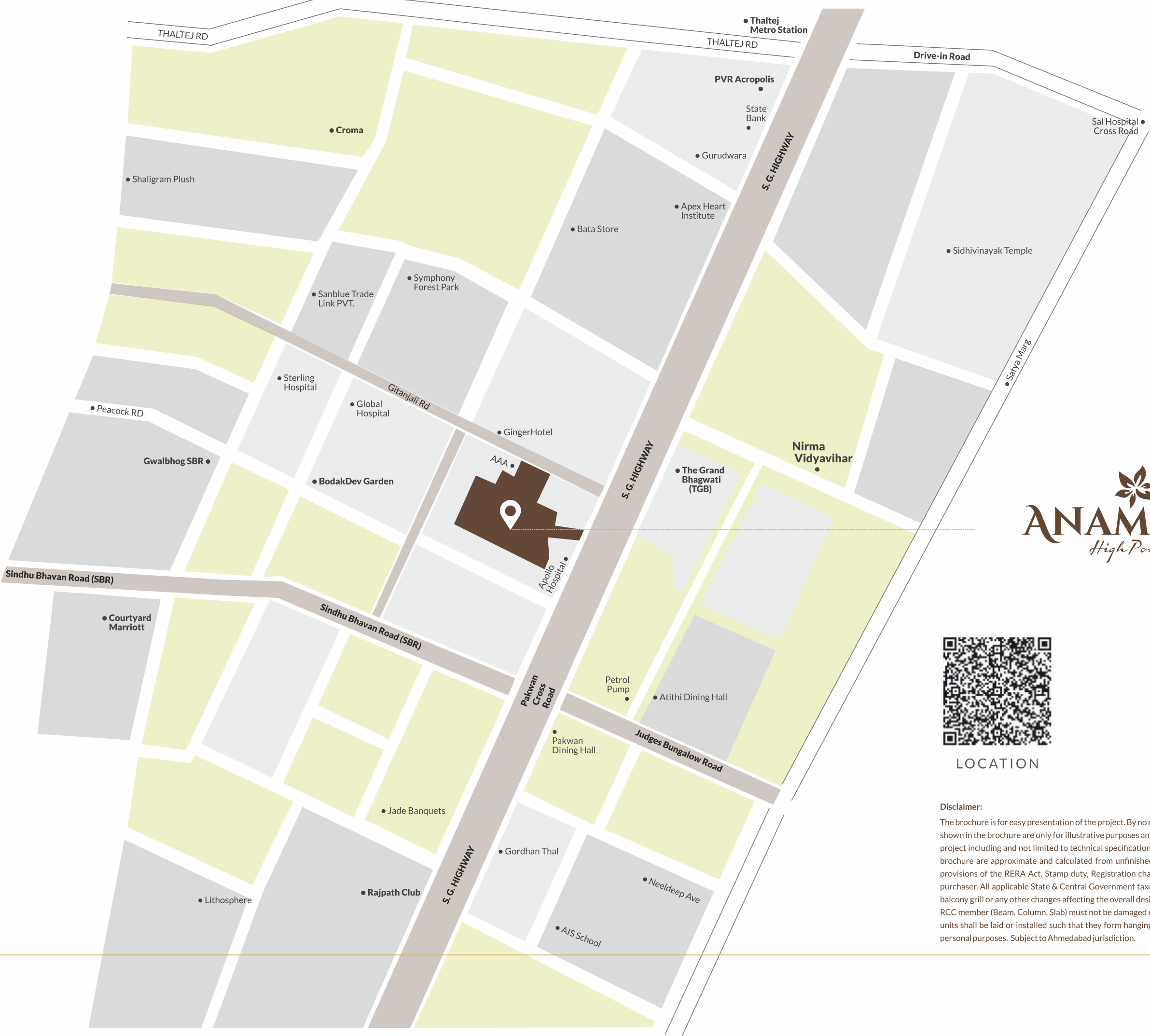
Nirma Vidyavihar	1.4 Km
Udgam School	1.6 Km

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



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.



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.



SITE OFFICE

ANAMIKA High Point

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