



ANAMIKA  
*High Point*

A Symphony of  
**Luxury, Lifestyle & Iconic Location Unveiled**



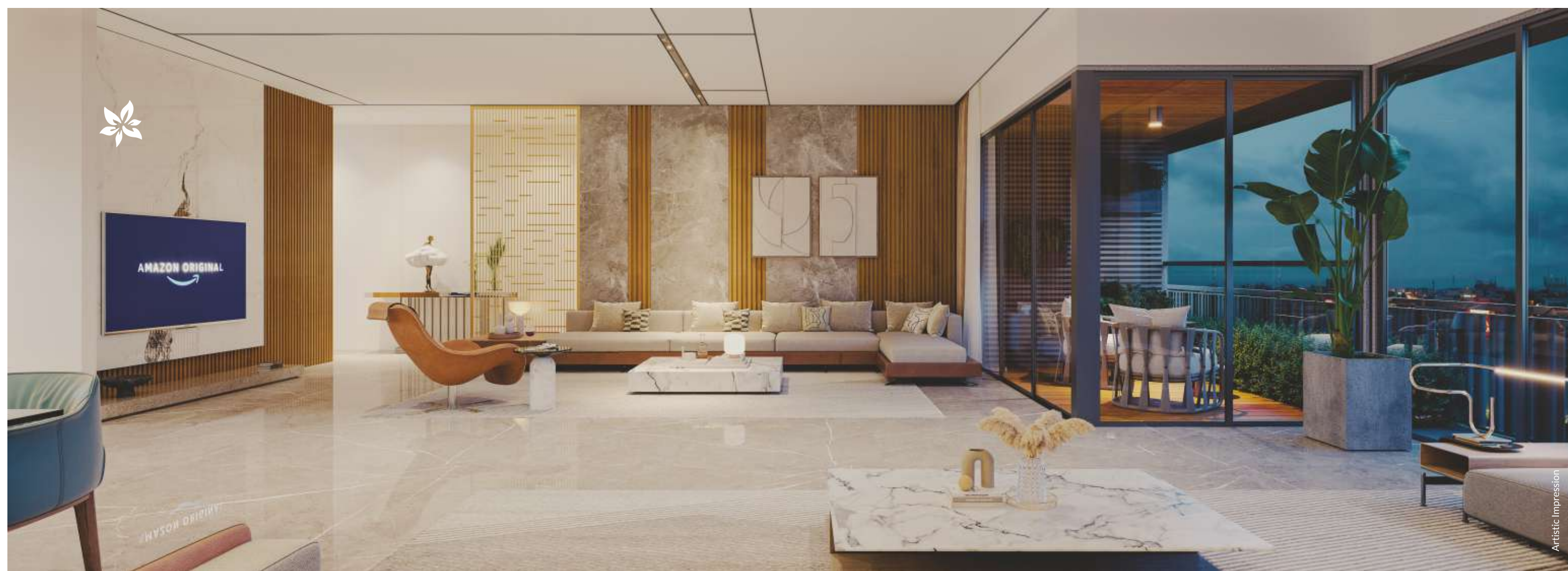


Experience an  
**unparalleled vista**  
of  
S.G. Highway & Sindhu Bhavan Road

#EveryoneLovesAnamika

[www.ansterealty.com](http://www.ansterealty.com)

Artistic 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.

Artistic Impression

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# 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!

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Artistic Impression



# 31 Storeys Marvel

4 & 5 BHLK PRESTIGIOUS HOMES

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## 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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Artistic 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



# 1<sup>st</sup> Floor

## Amenities Plan

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





# 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**



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[www.consterarealty.com](http://www.consterarealty.com)

Artistic Impression



# Typical Floor Plan

2<sup>nd</sup> to 31<sup>st</sup>

- 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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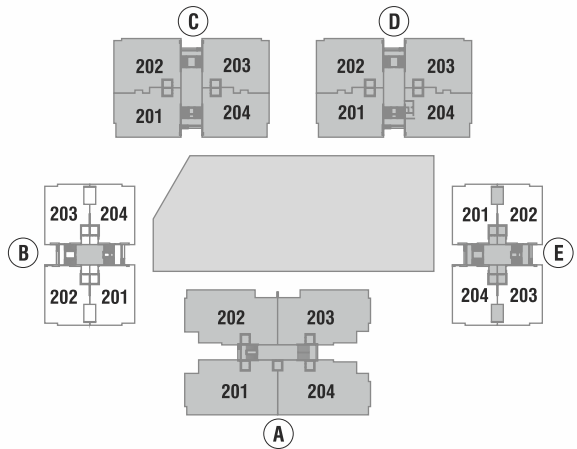


# 4 BHK

## 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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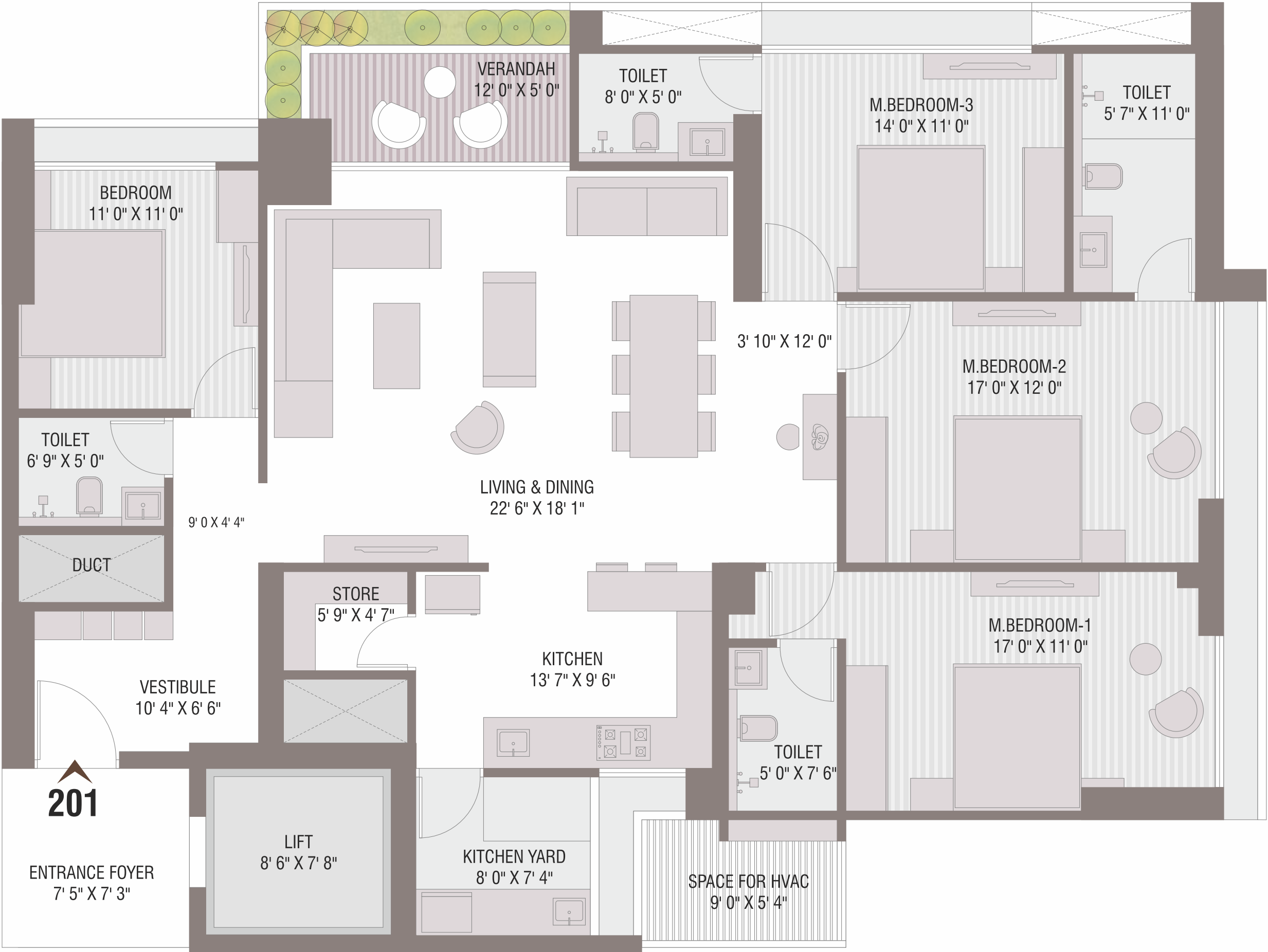
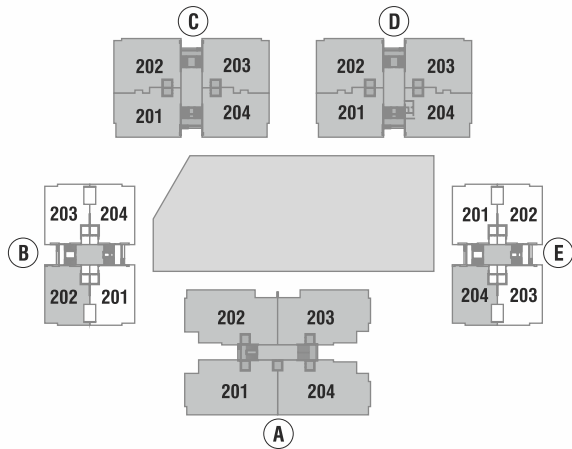


# 4 BHK

## 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



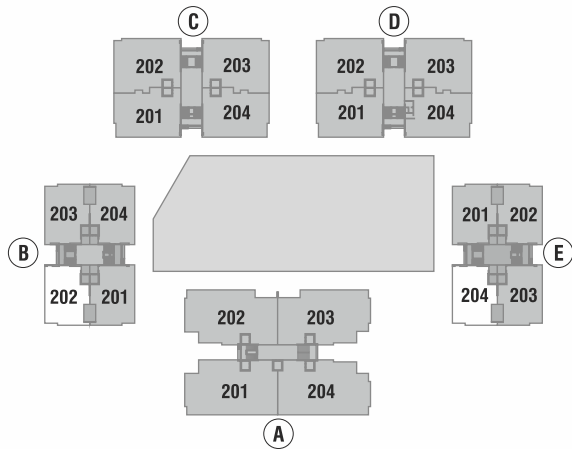


# 4 BHK

## 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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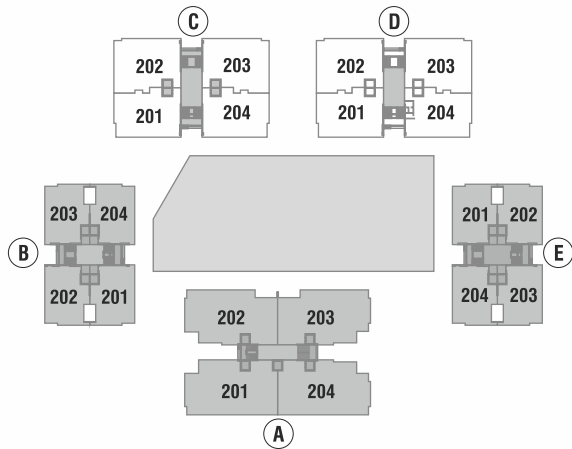


# 4 BHLK

## 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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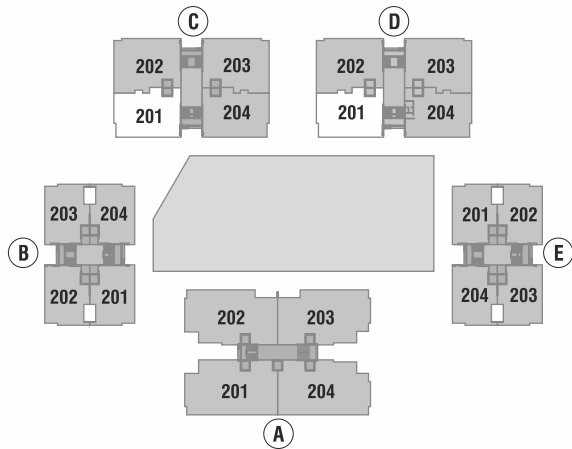


# 4 BHLK

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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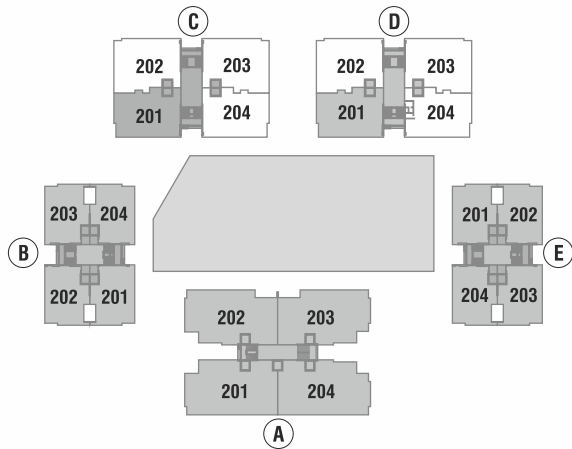


# 4 BHLK

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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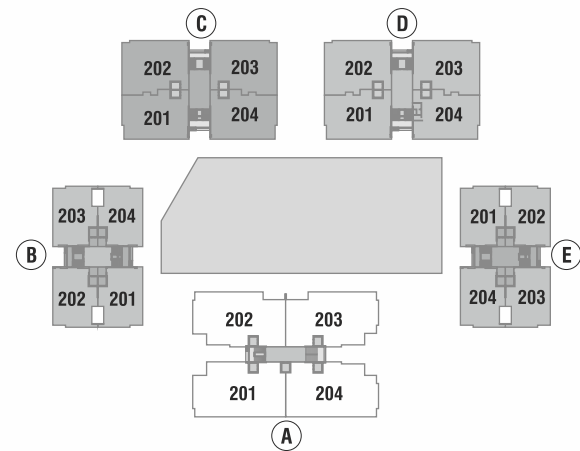


# 5 BHLK

## 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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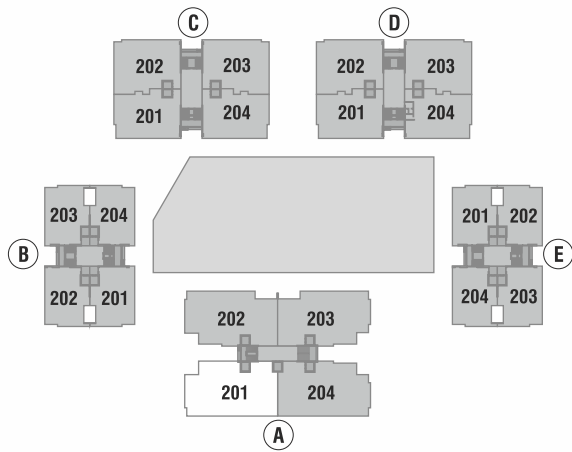


# 5 BHLK

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



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# 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

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70,000 Sq. Ft.  
Podium Living



Panoramic  
View



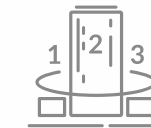
Upto  
4 Car Parks



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
- Main entrance door - 40mm thick flush door with veneer
- 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



## 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 <b>APURVA AMIN ARCHITECTS</b>	Structure <b>NK SHAH CONSULTING ENGINEERS LLP</b>	
Plumbing & Fire <b>VRAJ SANITATION</b>	Wind Tunnel Testing <b>RWDI</b>	Electrical <b>APOORVA PARIKH</b>
Legal Advisor <b>SOLICITORS &amp; ADVOCATES - JANI &amp; CO.</b>		



# Location Map

Discover the beauty and array of offerings at **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**

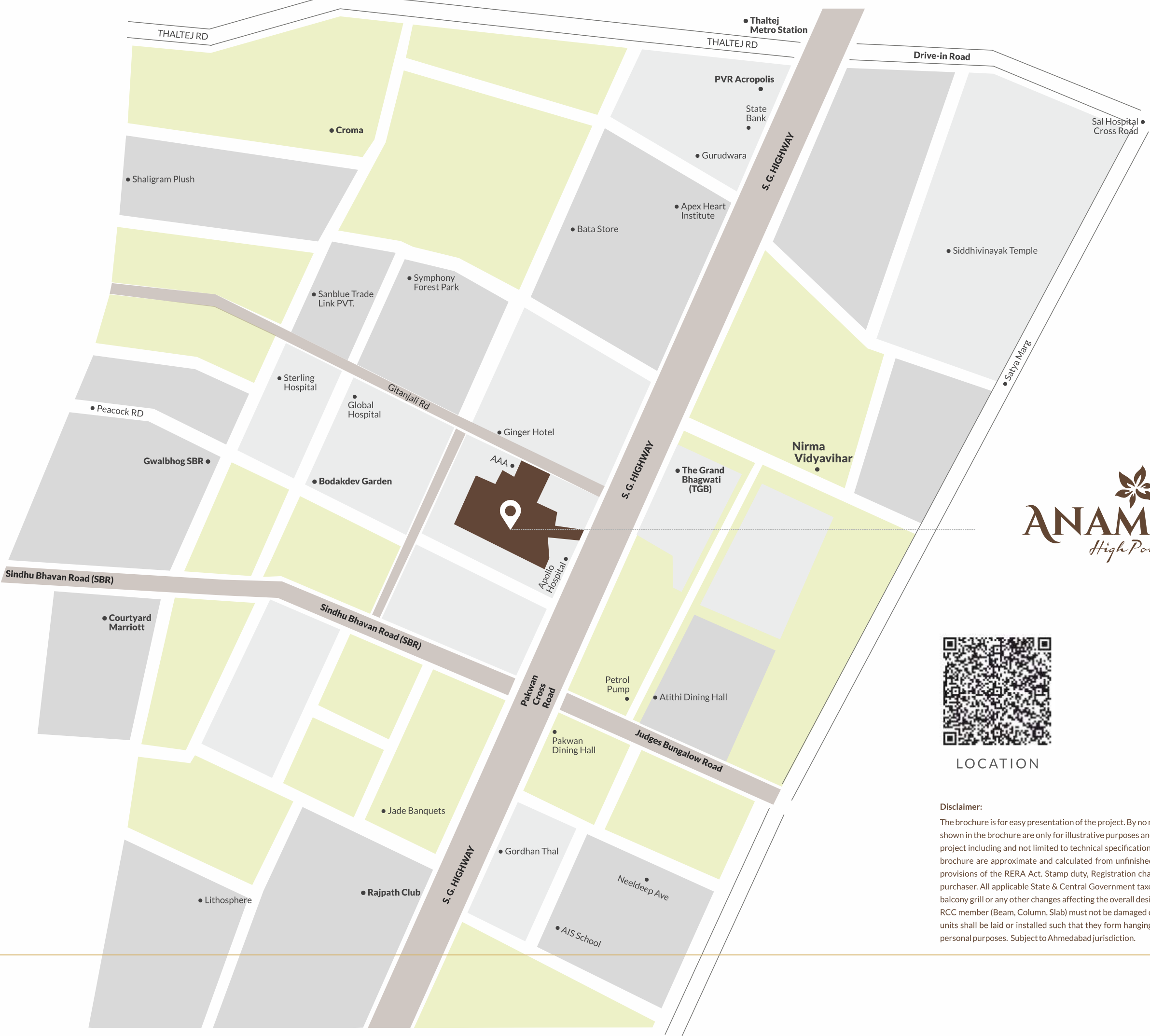
Nirma Vidyavihar	1.4 Km
Udgam School	1.6 Km

**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**




Opp. The Grand Bhagwati (TGB),  
S.G. Highway, Ahmedabad - 380059  
[anamikahp@consterarealty.com](mailto:anamikahp@consterarealty.com)



#### CORPORATE OFFICE

**Constéra Realty Pvt. Ltd.**

6, Aryan Corporate Park, Nr. Shilaj Railway Crossing,  
Thaltej, Ahmedabad, Gujarat, India - 380059  
[contact@consterarealty.com](mailto:contact@consterarealty.com)

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