

HIGHLINE™

Fact Sheet

A 35-storey project, offering premium
3 BHK Apartments



AG GROUP
BUILDING SOMETHING NEW



Designed for Leaders, Desired by Followers

**Step into a world where
sophistication meets Innovation**

Project Features

- ✓ Mixed-use super high-rise building project.
- ✓ IGBC Gold-certified, green building-approved project.
- ✓ Project master plan and unit layouts designed by an international architect from Canada.
- ✓ Parking capacity for more than 1,400 cars across the entire project.
- ✓ All towers ensure privacy with a minimum distance of 100 feet between each.
- ✓ An impressive 16,000 sq. ft. central garden featuring a temple and various other amenities.
- ✓ AG application seamlessly connects to your daily needs, from entry to purchases or club access.
- ✓ Separate pick-up and drop-off zones at every exit.
- ✓ Dedicated private visitor parking within the project, equipped with an EV charging station.



Estimated completion:

Phase 1 – December 2026

Phase 2 – August 2027

Phase 3 – March 2028

**Envisioned for Elegance,
Desired by Dreamers**

Area	Sq.Mtr.	Sq.Ft.	Sq Yard
Carpet Area	131.72	1417	157.5
Built-up	138	1485	165
Super Built-up	251	2700	300

Address:

Atithi Gokul Construction LLP
AG Sales Office, New Science City Road, Gokul Hotel,
S.G. Highway, Ahmedabad – 380081

For any Enquiry: **+91 78741 74106**

Learn more: **www.theaggroup.in**

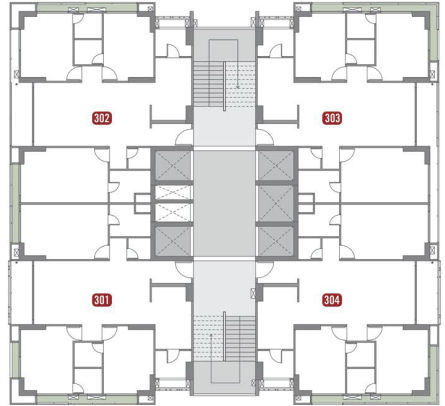
3 BHK

UNIT PLAN



- 4 Units On Each Floor
- East Or West Facing
- Vaastu Compliant
- 4 Integrated Elevators (OTIS)
- 1 Service Elevator

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SPECIFICATIONS



STRUCTURE

- Earthquake-resistant RCC frame with Seismic Level 3 quality controls.



FLOORING

- Premium branded vitrified /ceramic tile flooring.
- Glossy Finish: Living room, Dining, Kitchen, Store areas passage.
- Matt Finish: All Bedrooms.
- Anti-skid finish in all bathroom flooring.
- All balconies with premium flooring.



WASH AREA

- Anti Skid finish: flooring with dado of ceramic/ glazed tile Up to sill level.



KITCHEN

- Smart marble counter top sandwich platform.
- Sink: High-quality stainless-steel sink from premium brands.
- Smart marble dado up to lintel level on walls above counter.



DOORS

- Doors secured with high-end locking technology.
- Main Door: FRD & veneer finish with 7.5 ft height (Fire Resistant Door).
- Other Doors: Solid Core Flush Doors with laminate.
- Door Frame-Teakwood or equivalent frames.



WINDOWS

- Premium slimline aluminium windows with UV-resistant glass.



PLUMBING WORK

- Pipes: CPVC/UPVC water supply lines.
- Advanced Geberit HDPE Silent Drainage System for Solid Waste Management
- Fitting: Jaguar or equivalent premium accessories.



AIR CONDITIONER

- AC piping sleeves: AC piping provision in all bedrooms, Dining and living room.



ELECTRICAL

- Power Backup: Designed for 500-750 KW supply with 100% DE backup for common areas.
- Wiring: Concealed copper wiring with fire retardant insulation
Individual Energy Meter for Every unit.
- Premium ELCB & MCB with concealed distribution box.



PAINT

- External walls: Textured with Acrylic paint.
- Internal walls: Gypsum plaster with putty finish/ Cement mala plaster.



SAFETY & SECURITY

- CCTV: 24/7 Surveillance Cameras Across the property.
- Fire: Designated floors for safe assembly during emergencies.
- Fire Resistant main doors for all apartments.
- Elevators-High Speed Access controlled Lifts.
- Specially designed skip floors and dedicated refuge areas for fire Safety and emergency access.



ESSENTIAL UTILITIES & SUSTAINABILITY

- A Sewage Treatment Plant (STP) with a capacity of 365 KL per day Has been provided to treat and recycle wastewater, Ensuring a sustainable supply for irrigation and flushing while Conserving groundwater.
- In addition, rainwater harvesting, a convenient garbage chute system, And solar energy solutions further strengthen the project's commitment To eco-friendly and sustainable living.

Highline | Phase 1 | 3 BHK Residence 2700 SQFT | 300 SQ. Yard - Super Built Up Area

Basic Price	Per Sq Feet	Per Sq Yard	GST @5%	Stamp Duty @5.9%	Other Charges	Box Price
₹ 1,70,00,000	₹ 6,296.30	₹ 56,666.67	₹ 8,50,000	₹ 10,03,000	₹ 21,74,200	₹ 2,10,27,200

Note:

- We can customise payment plans based on your financial situation and requirements.
- Terms & Conditions: GST, stamp duty and registration fees as per government rules and regulations. ****
- Prices are subject to change at the time of booking. ****

Other Charges Details

Development Charges (₹ 600 per sq.ft.)	₹ 16,20,000
Maintenance Deposit (₹ 100 per sq.ft.)	₹ 2,70,000
Running Maintenance (₹ 4 per month for 2 years)	₹ 2,59,200
Legal Charges	₹ 25,000
Total Other Charges	₹ 21,74,200

Development Charges Include

AMC Charges	EV Charging Point
GEB / Torrent Charges	Amenities & Facility Charges
Free Parking up to 2 Cars	FSI Charges

Approved Banks

State Bank of India	ICICI Bank	Bank of Baroda	Canara Bank	Axis Bank
Bajaj Finance	HDFC Bank	Punjab National Bank	TATA Capital	Kotak Bank
Union Bank of India		LIC		

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