

Vii



# altius Viitór

— A PROGRESSIVE LIBERATION —

Inspiration is not in short supply when the quest for perfection reaches its peak with Altius Viitor – the new age residential apartments.

With sending your senses in overdrive with our unique 2 master-bedroom plan with a walk-in wardrobe, this new concept is gaining plaudits with all its new features & amenities.

Our concept aims and ranges from being unfazed with working from home (WFH) to a little more comfort with a complete modular kitchen and lush greenery all around. An added chemistry between the wall finish and the vitrified flooring leave no room for doubt.

The views and the location are nothing short of stunning. Complementing the interiors the centrally A.C. reception, swimming pool and private & service elevators with barrier free entrance for the disabled are just further identifications of modernism with complete insight into the unforeseen.

We completely agree & respect the impulsiveness of investing in a swoon-worthy future.

100 Well Adapted New-Age

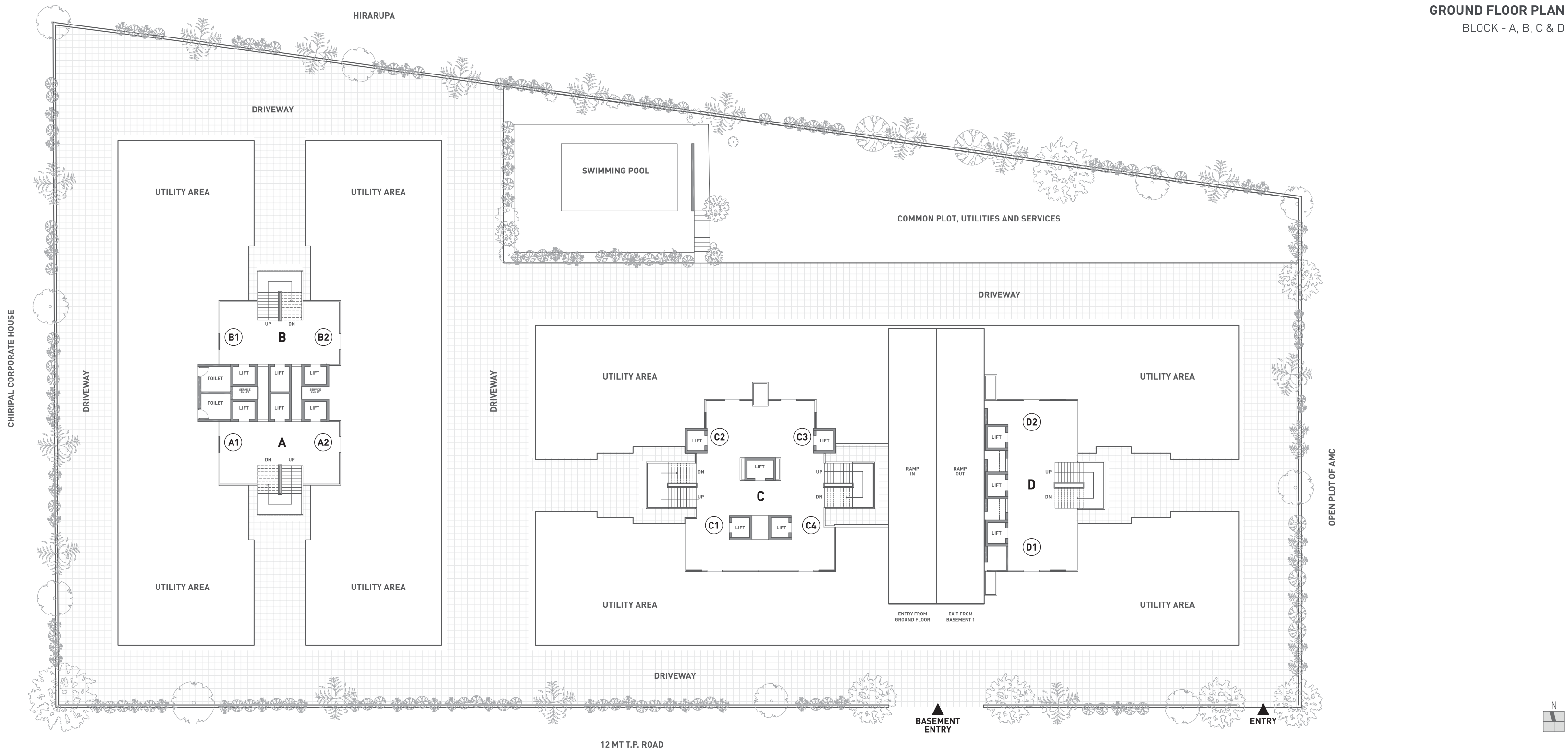
4 BHK Apartments

4700 | 5300 | 5550 Sq.Ft.



**GROUND FLOOR PLAN**

BLOCK - A, B, C & D



# Vii

FOR THOSE WHO DESIRE  
MORE SPACE

Latest in design &  
a trend less explored

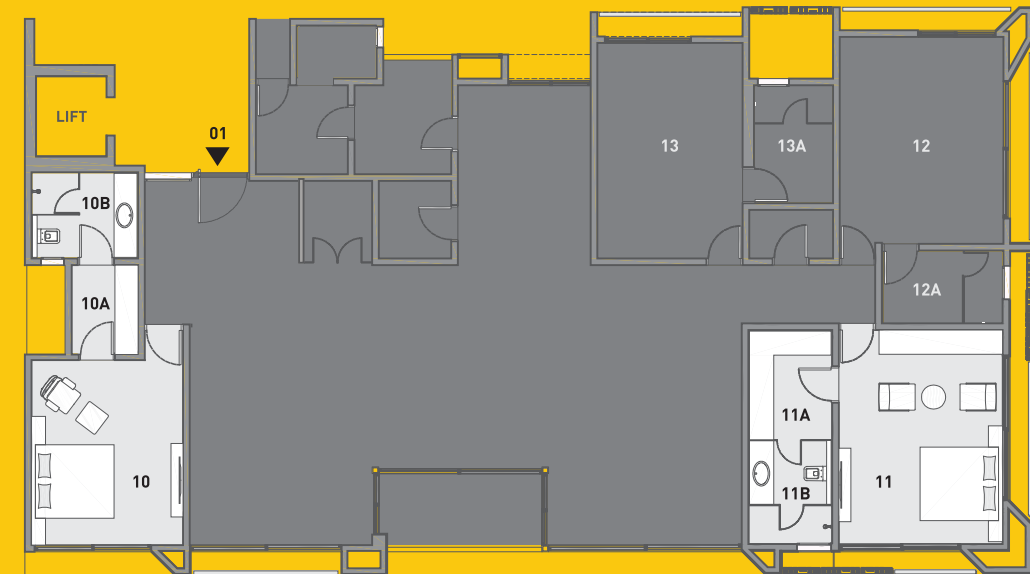


## EVOLVING & MEETING EVER-CHANGING NEEDS

### TWO LARGE MASTER BEDROOMS WITH A WALK-IN WARDROBE

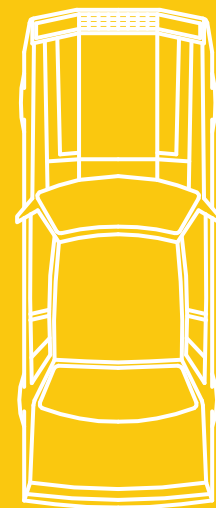
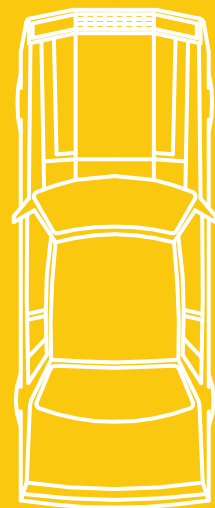
At Synthesis, we believe in evolving with the times. The new millennial comes with its latest in design and a trend less explored, which is the modern Dual Master-Bedroom plan with a built in walk-in wardrobe. This well defined and aesthetically designed space makes it ideal for some quality 'ME' time.

With this unique plan in luxury homes, WFH (working from home) or spending more time indoors will not pose to be cumbersome. Additionally, Altius Viitor with its posh location and picturesque greenery will make staying at home exciting & inviting.



Note : All dimensions are approximate,  
average and unfinished

01	FOYER	11'0" x 12'9"	12	BEDROOM 2	13'6" x 17'0"
10	<b>MASTER BEDROOM 1</b>	<b>12'6" x 15'3"</b>	12A	TOILET 2	10'0" x 6'3"
10A	DRESS 1	5'6" x 7'3"	13	BEDROOM 3	12'0" x 17'9"
10B	TOILET 1	8'9" x 7'3"	13A	TOILET 3	6'6" x 9'9"
11	<b>MASTER BEDROOM 2</b>	<b>13'6" x 17'6"</b>			
11A	DRESS	7'0" x 9'0"			
11B	TOILET	8'0" x 9'6"			



## CREATING MORE SPACE FOR THE FUTURE



FOUR CAR PARKING SLOTS  
ALLOTTED PER APARTMENT

With reduced parking facilities as an emerging issue, Altius Viitor has ensured a completely different design approach. With not just one or two, but four allotted parking spaces Synthesis changes the urban fabric of residential design & concept.

A future vision keeping in mind the exponential increase in automobiles the world over, we have ensured no dearth of parking space. The successful collaboration of professionals has yielded fantastic results with this new age essential.

The spatial need of the customer is well identified and ensured with optimizing the use in a residential design format.



## BUILDING ATTRIBUTES & SPECIFICATIONS

### UNIT SPECIFICATIONS

#### Wall Finish

- Internal Plaster with Putty Finish
- External Plaster with Fascia Brick Cladding/Expose R.C.C. Finish Rendering & Texture Paint

#### Flooring

- Vestibule, Drawing Room, Living & Dining and Master Bedroom: Italian Marble
- 2 Bedrooms: Wooden Flooring
- Other Bedroom, Kitchen and Domestic Help Room: Vitrified Tile
- Verandah: Anti-Skid Flooring

#### Kitchen

- Complete Modular Kitchen with Granite Working Top

#### Doors

- Flush Doors with Wood Frame
- Veneer/Laminated Panel

#### Windows

- Aluminum Windows with Double Glazed Glass Shutters

#### Toilet

- Vitrified Tiles: Floor and Back Splash
- Premium Quality Bath Fitting And Sanitary Ware

#### Air Conditioning

- VRV Packaged Unit in Bedrooms, Living, Dining and Drawing Rooms.

#### Centralized Pressure Pump

Customization of Apartment is Possible During Construction

### SPECIAL FEATURES

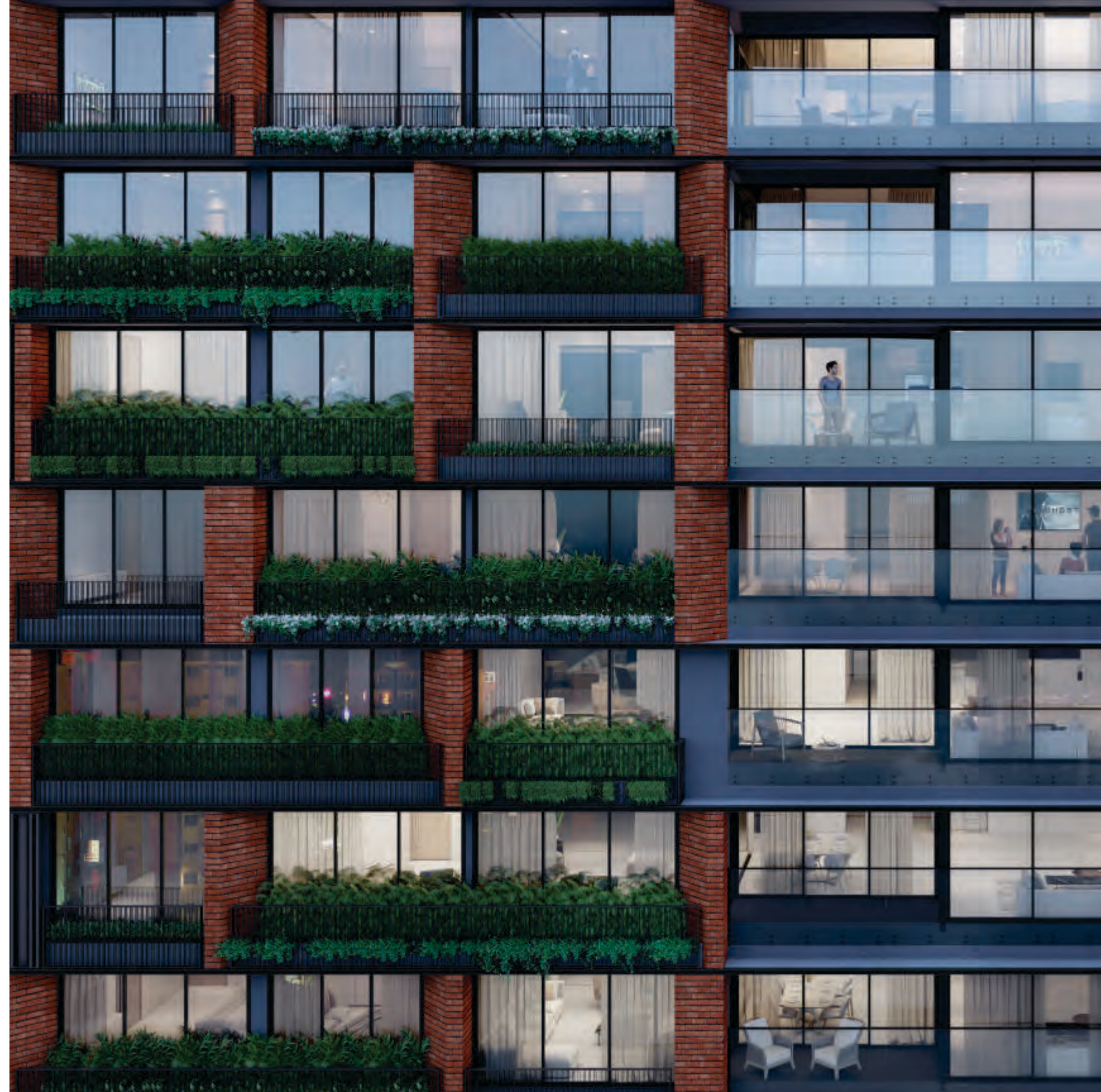
- Centrally A.C. Reception Area at Ground Level
- Splash Pool
- 4 Allotted Car Parks Per Unit in Basements
- Attached Dress for Two Bedrooms
- Elevator Opening in Private Foyer, Also A Separate Service Elevator
- Barrier Free Building for Differently Abled Persons
- Entire Common Areas and Complex Under CCTV Surveillance
- D G Sets for Common Power Back Up
- Centralized Water Softener
- Waste Chute
- Double Glazed Glass in Windows to Minimize External Noise

### SAFETY FEATURES

- Secured and Gated Community
- Compound and Basement Security Through CCTV
- Child Safe Bathroom Lock in Children's Room (Openable from Outside)
- Audio Communication from Guard Unit to Each Apartment
- Video Door Security
- Safety Grill in All Openable Shutter of the Window
- Balcony Railings and Parapet at Terrace Level Sufficiently High to Avoid Accident

## PLANNING & DESIGN FEATURES

- Centrally located large verandah connects all major living spaces.
- Unhindered by stairs or toilet shafts, the free edge along the road and garden area enhances the horizontal expanse of the facade and allows prime internal spaces to connect with the outdoors.
- De-mechanized and modulating facade through a combination of different size of the verandah.
- Use of natural finishes guarantees an earthy timeless facade.
- Ample natural light and cross ventilation in all spaces.
- Double wall facade at appropriate locations to minimize heat gain in internal spaces.
- West and East facade has composition of brick walls and horizontal shading elements to soften intense sun light.



## A COVETED ADDRESS FOR YOUR HOME

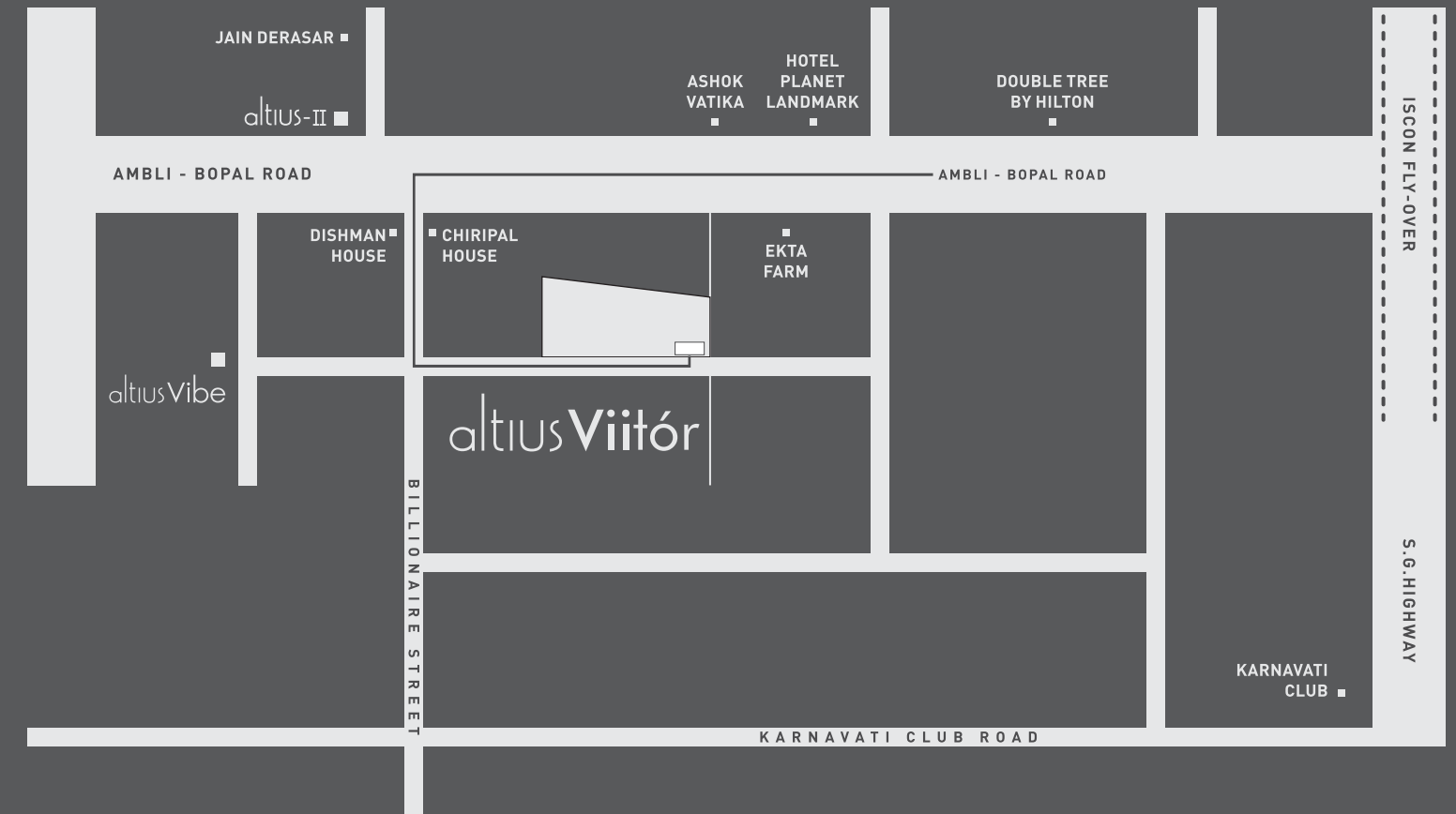
LIVE IN ONE OF THE MOST SOUGHT  
AFTER & PLEASANT POINTS IN THE CITY

Investing in the wrong location can be an expensive mistake; hence the first & foremost parameter that defines a perfect home is the right location. Altius Viitor is your answer to all things right.

It ensures complete access to all the essential requirements & amenities. With ABR the new sought-after destination Altius Viitor will be your new coveted address.

With proximity to business areas, super connectivity, access to quality infrastructure like schools and hospitals, these factors will impact your future comfort.

You will want to let everyone know where you live!



Note : All distances are approximate.

Site : ALTIUS VIITOR - OPPOSITE ASHOK VATIKA, AMBLI-BOPAL ROAD, AHMEDABAD-380058  
CERTIFIED UNDER RERA : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA09387/301121, WWW.GUJRERA.GUJARAT.GOV.IN

L U X E R E F Y

— REAL ESTATE —

**Contact**

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