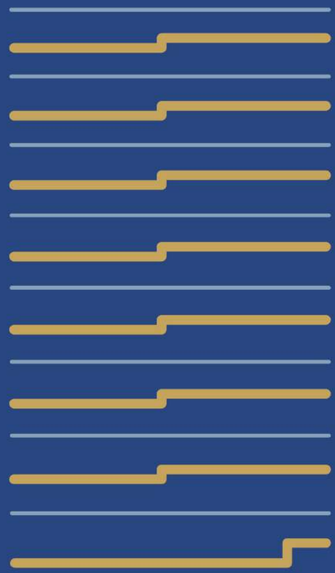
Design & Production By
www.scarlettinedesign.com |



SKYLINE | STYLE | SERENITY

LUXURY
LIVING ABOVE ALL,
REDEFINING
Elegance

160 LUXURIOUS UNITS

21 STOREYS

02 ICONIC TOWERS



THE LINEA

SKYLINE | STYLE | SERENITY

3 BHK SUITES LIVING | **5 BHK** SKY SUITES

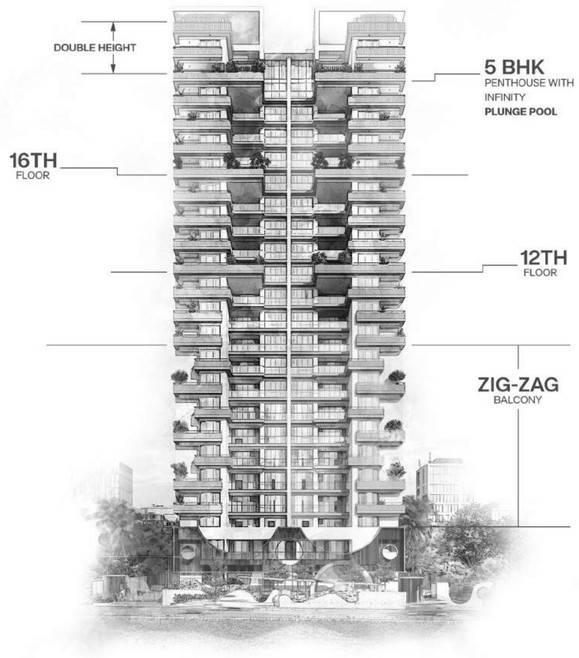
DEVELOPERS

LINEA DEVELOPERS | सामवेद GROUP CREATING EXCELLENCE



OUR STAND OUTS

- HIGHRISE. HIGHLIFE. **HAPPINESS**
- **OVER 37,500 SQ.FT** DESIGNED AREA
- THREE-SIDE OPEN **LIVING**
- **78% AREA** DEDICATED TO LUSH LANDSCAPING
- ONLY **22%** STRUCTURAL FOOT PRINT
- NO COMMERCIAL ZONE, **PEACEFUL LIVING**
- APARTMENTS WITH **A PRIVATE SERVICE ENTRY**

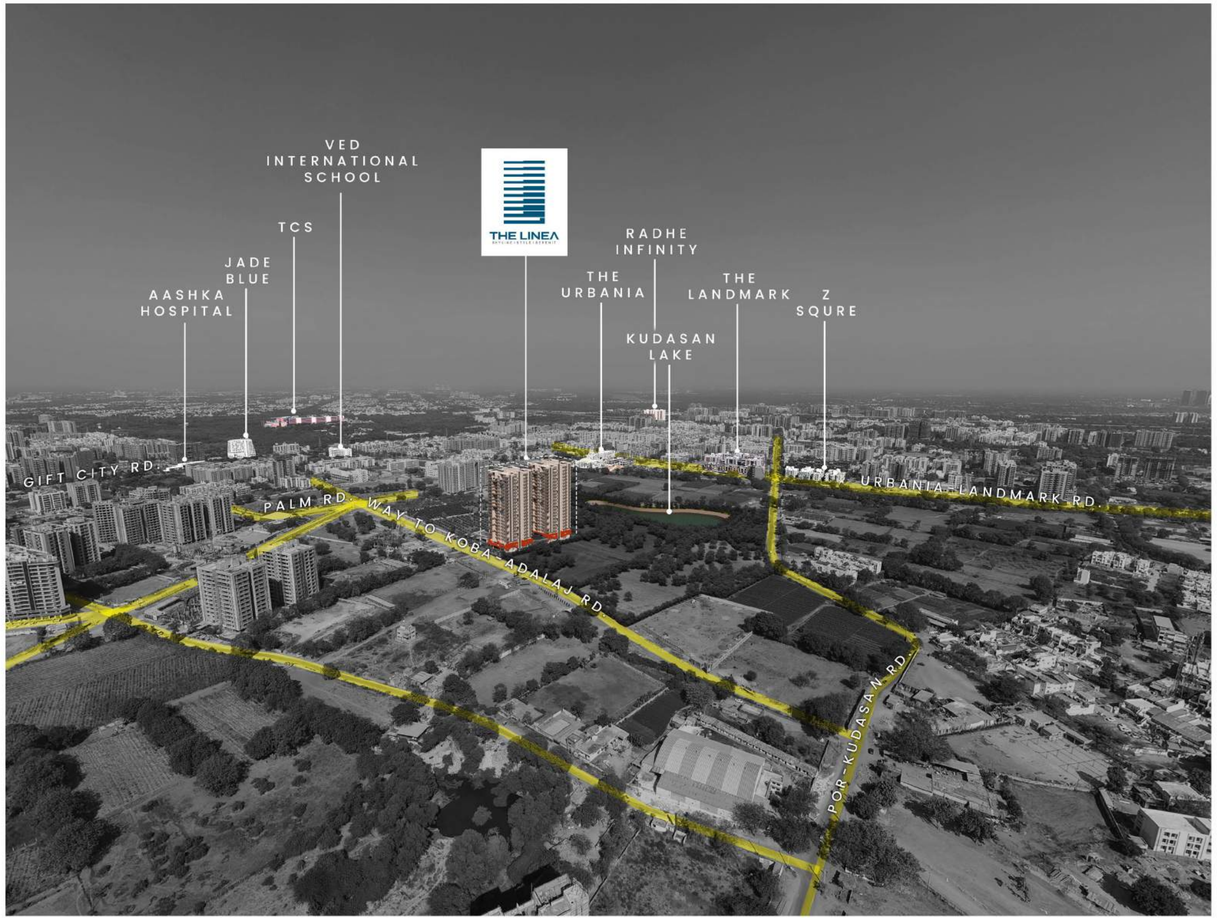


Visionary elevated urban living

SOPHISTICATION

IN SKIES







A commanding

Façade that reflects timeless elegance, urban confidence, and a lifestyle rising gracefully above surroundings.







Gracefully

RISING ABOVE THE CITY,

This residence blends modern luxury, openness, and tranquil living.





SHARE MORE MOMENTS,
SOCIALIZE MORE

GRAND
DOUBLE-HEIGHT
FOYER WITH
A LUXURY TOUCH

DEDICATED PERSONAL AND SERVICE LIFTS

SEAMLESS MOVEMENT, ZERO WAITING

A striking

VERTICAL EXPRESSION WHERE PROPORTION,

Detailing, and light define a confident contemporary residential landmark



GROUND FLOOR PLAN





RESIDENCES FEATURING EXPANSIVE

18.7 × 17

FT. PRIVATE

Balconies

16TH

EXCLUSIVE

12TH

An elevated

FRONTAGE THAT MIRRORS REFINED

Living, Architectural clarity, and a confident city-facing presence



GRAND HEIGHT OF
15 FT.
ENTRANCE

PODIUM
FLOOR PLAN



3 BHK
1ST FLOOR
UNIT PLAN



TYPE
1
UNIT - 101



3 BHK
2ND,7TH,10TH FLOOR
3RD,5TH & 9TH REFUGE BALCONY
UNIT PLAN





TYPE
2
UNIT - 201

N

3 BHK
4TH,6TH,8TH FLOOR
UNIT PLAN





TYPE
3
UNIT - 401

N

3 BHK
11TH,13TH,15TH,17TH,19TH FLOOR
14TH & 18TH REFUGE BALCONY
UNIT PLAN





TYPE
4
UNIT - 1101

N

3 BHK
12TH,16TH FLOOR
UNIT PLAN





TYPE
5
UNIT - 1201

N

5 BHK PENTHOUSE
20TH FLOOR
UNIT PLAN

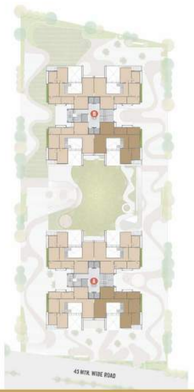


LOWER LEVEL

UNIT - 2001



5 BHK PENTHOUSE
21ST FLOOR
UNIT PLAN



UPPER LEVEL

UNIT - 2001







Elevated

MODERN LIVING THAT BALANCES

Urban sophistication, serene surroundings, and exceptional everyday comfort







GENEROUS SPACES FOR
RELAXATION, JUST FOR YOU

Thoughtfully

DESIGNED HIGH-RISE LIVING

Where space, sophistication, and everyday comfort come together seamlessly







Welcoming

GROUNDSCAPE DESIGNED FOR
LEISURE AND LIFE

An inviting arrival realm where nature, movement, and everyday moments flow seamlessly together

GROUND AMENITIES

- Box Cricket
- Swing Plaza
- Green Round Seating Decks
- Zen Court
- Amphitheatre
- Common Storage
- Toddlers' Creche
- Pergola
- Tuition Room
- Puja Space
- Water Body
- Salon (With Steam / Sauna Facility)
- Snooker / Table Tennis
- Banquet Hall With Kitchen & Storage
- Society Office
- Play Zone
- Indoor Swimming Pool
- Double Height Foyer
- Ramp And Stramp
- Waiting Area
- First Aid Kit Area

FACILITIES

- Two Allotted Car Parking
- Door To Door Waste Collection
- CCTV / 24x7 Security
- Solar Panel For Common Areas
- Attractive Main Gate With Automatic Boom Barrier
- Digital Door Lock
- Secured Meter Room
- 24x7 Water Supply With Softener
- No Vehicle Zone At GF
- PNG Gas Line
- Private Elevator
- Service Lift With Power Backup
- Backup Generator
- Pick / Drop Zone





STEP OUTSIDE
CHILL. SOCIALIZE. ENJOY

Purposefully

ELEVATED LIVING THAT

Transforms everyday moments into experiences of comfort, calm, and class





SURROUND YOU WITH GREEN,
BEAUTY AND PEACE OF MIND

A VAST
78%
OPEN LANDSCAPE

ENDLESS SKY ABOVE YOU

ONLY
22%
THOUGHTFULLY BUILT







IN-HOUSE BANQUET
FOR CELEBRATIONS



15 FT.
HEIGHTS

A SPACE THAT'S
TRULY YOURS

A Tranquil

HIGH-RISE RETREAT

Designed to offer space, luxury, and freedom
from city chaos





Where

EXPANSIVE SKIES, REFINED

Design, and elevated comfort create a truly superior residential lifestyle



Curated

PODIUM AMENITIES ENHANCING EVERYDAY INDULGENCE

Purposefully planned leisure spaces offering relaxation, recreation, and social connection within a beautifully layered podium

THE LINEA

SKYLINE | STYLE | SERENITY

PODIUM AMENITIES

- Senior Citizen Seating
- VR Gaming Room
- Outdoor Seating Deck
- Party Lawn
- Gym With Locker Room
- Library Space
- Home Theatre
- Yoga - Zumba Area
- 4 Furnished Bed Rooms For Guests
- Co. Working Space
- Semi Open Community Hall With Kitchen





An iconic

RESIDENTIAL ADDRESS

Redefining height with elegance, comfort, and uninterrupted panoramic views





Tranquil

GREEN RETREATS BLENDING WORK AND WELLNESS

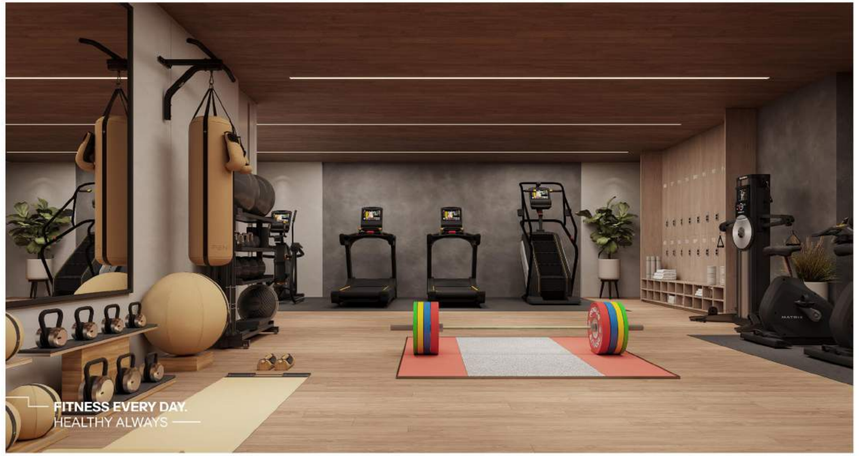
Serene outdoor environments harmonizing greenery with focused work zones for productivity and peaceful reflection

DESIGNED FOR PRODUCTIVITY

PERFECT WORK-LIFE BALANCE AT HOME







Blending

WELLNESS, SOCIAL LIFE,
AND REFINED INDULGENCE

Spaces crafted for vibrant gatherings and focused fitness, supporting both celebration and strength under one roof





SHARE MORE MOMENTS,
SOCIALIZE MORE

Mindful

SPACES NURTURING BALANCE,
CALM, AND CULTURE

Dedicated wellness and cultural spaces designed to restore energy, inspire creativity, and encourage mindful living



SPECIFICATIONS

PARKING :
2 Car / Unit, 2 Wheeler Parking For Each Unit.2 Car / Unit, 2 Wheeler Parking For Each Unit.

ELEVATOR :
High Speed Elevator (Schindler Or Equivalent).

FOYER :
Designer Foyer.

GENERAL :
CCTV Surveillance.

WATER SUPPLY :
Water Pressure Control System For The Adequate Water Supply.
Borewell For The 24 Hours Water Supply.

FLOORING :
Drawing - Room 1200mm X 1800mm Vitrified Tiles (Simpolo, Varmora Or Equivalent).
Bedroom - 800mm X 1500mm Vitrified Tiles (Simpolo, Varmora Or Equivalent).
Balcony - Vitrified Tiles / Granite (Simpolo, Varmora Or Equivalent).
Wash Area - Granite Upto Parapet Level.
Stone - Shelf Kota Stone.

KITCHEN :
Platform - Full Body Slab Tiles (Simpolo, Varmora Or Equivalent).
Dedo - 600mm X 1200mm Vitrified Tiles (Simpolo, Varmora Or Equivalent).
Sink - 18" X 24" With 1mm Thick SS (Snupam, Nirali Or Equivalent).
Provision For Chimney Electrical Point.

ELECTRIFICATION :
Cables - ISI Grade (RR Cables, Polycab Or Equivalent).
Switches - White In Color (L&T, Havels, Legrand Or Equivalent).

PLUMBING :
Pipe - UPVC / CPVC Pipe & Fittings (Astral, Ashirwad Or Equivalent).

TOILETS :
Tile : Wall & Floor - 600mm X 1200mm Vitrified Tiles (Simpolo, Varmora Or Equivalent).
Fittings - Crome Finish (Jaquar, Kohler Or Equivalent).
Sanitaryware - White In Color (Jaquar, Kohler Or Equivalent).

GLASS :
Window - Reflective / Clear Glass (Saintgobain, Modiguard Or Equivalent).
Railing - Reflective / Clear Glass (Saintgobain, Modiguard Or Equivalent).

FABRICATION :
Inside - Steel Fabrication With Color.
Outside - Steel Fabrication With Color.

GENERAL DOOR :
Ply - Pinewood 25mm (Century Ply, Greenply Or Equivalent).
Lock - Mortise Lock (Godrej, Europa Or Equivalent).

WINDOWS :
All Rooms Aluminium Domal Plus Series (ISI Approved).

PAINT & TEXTURE :
Outside - Rustic Finish (Asian Paint, Berger Or Equivalent).
Inside - Flat Putty Finish (Asian Paint, Berger Or Equivalent).
Amenities Area - Plastic Paint & Texture (Asian Paint, Berger Or Equivalent).

MAIN DOOR :
Frame - Sandwich Ply Paneling (Teak Wood Veneer Finish With Polish).
Ply - Pinewood 30mm (Century Ply, Greenply Or Equivalent).
Lock - Digital Smart Lock (Regular Plus, Yale Or Equivalent).
Bell Point - VD Phone (Regular Plus, Yale Or Equivalent).

CEILING :
Elevation GI.
Inside : Foyer GI Or Gypsum.
Amenities Area GI Or Gypsum.

BRANDS WE USE (or equivalent)

STEEL : ISI
CEMENT : Ultratech, Shree Cement, Ambuja
FLOORING : Simpolo, Varmora
CP FITTINGS : Jaquar, CERA, Roca, Hindware
ELECTRICAL : RR Kabel, Polycab, Nilang
SWITCHES : Havells, Legrand, L&T Electrical & Automation
ELEVATORS : Schindler, KONE

SANITARYWARE : Jaquar, KOHLER
PLUMBING : Astral Pipes, Ashirvad
GLASS : Modiguard, Saint-Gobain
PAINT : Asian Paints, Berger
DOOR : Centuryply, Greenply
LOCK : Europa, Godrej, Yale Living

Disclaimer :

• Premium quality materials or equivalent branded products shall be used for all construction work. • Legal fees, GEB, G.M.C charges, PNG/Water meter, stamp duty charges, G.S.T and other charges shall be paid separately. • Service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp-duty govt. laws shall be borne by the members. • Maintenance Deposit shall be paid separately. • Drawings/plans in brochures are for illustration only. Developers may modify plans/layouts as per government rules without members approval. • No changes to external elevation are allowed. • Priority must be given to developer-approved banks for loans • Measurements shown in Project brochure are estimated & Project brochure is not a legal document. It is not an authorized document or an agreement. This does not form the basis of any contract. • All legal matters are subject to Gandhinagar Jurisdiction. All Balcony and other measurements are inclusive of 2 feet side projections.



THE LINEA

SKYLINE | STYLE | SERENITY

SITE ADDRESS : THE LINEA,
FP No. 158/2, The Linea Road, Nr. The Rock Restaurant,
Kudasan, Por, Gandhinagar - 382421.

CONTACT : |

Email : info@thelinea.in

www : thelinea.in



REACH IN
01 TO 10 MINUTES

- TCS IT CAMPUS
- SCHOOL OF ACHIEVERS
- VED & KAMESHWAR INT. SCHOOL
- NID/NIFT
- JAMNABAI NARSEE SCHOOL
- PDEU UNIVERSITY
- GUJARAT NATIONAL LAW UNIVERSITY
- BAPS VIDYAMANDIR
- INFOCITY, DA-IICT
- IIT GANDHINAGAR, CRPF, AIRFORCE CAMP
- KARNAVATI UNIVERSITY
- GUJARAT POLICE ACADEMY
- BAPS GIRLS VIDHYAMANDIR
- INFOCITY JUNIOR
- RADIANT SCHOOL OF SCIENCE
- SHREE DHOLESHWAR MAHADEV
- SMVS SWAMINARAYAN DHAM
- SWAMINARAYAN TEMPLE
- MAHATMA MANDIR
- TRIMANDIR ADALAJ
- METRO STATION-DHOLAKUVA
- GIFT CITY
- INDRODA PARK
- GANDHINAGAR RAILWAY STATION
- LEELA HOTEL
- SMVS HOSPITAL
- CITY PULSE GANDHINAGAR
- GUDA GARDEN
- SABARMATI RIVER
- SACHIVALAY, GANDHINAGAR
- AHMEDABAD AIRPORT
- ARANYA UDHYAN
- STARBUCKS
- SWAGAT HOLIDAY MALL & NY CINEMAS
- PANTALOONS, JADEBLUE, D-MART & ZUDIO
- RELIANCE TRENDS & RELIANCE MART

DEVELOPERS

LINEA DEVELOPERS | सामवेद GROUP

ARCHITECT	STRUCTURE	MEP	LANDSCAPE
ARC DUB AROQUE DESIGN STUDIO	MARUTI CONSULTANT		

SCAN FOR LOCATION	DIGITAL DETAILS OF PROJECT	SCAN FOR WALKTHROUGH	RAA16307/120126/311231

www.gujrera.gujarat.gov.in



Heights
REDEFINED DAILY

A striking vertical expression where proportion, detailing, and light define a confident contemporary residential landmark