

Vii

MORE SPACE FOR THE
FUTURE

———— OFF ABR ————



TAKING THE **ALTIUS** LINEAGE INTO THE FUTURE

AND we further extend our goodwill & credibility while ensuring
A PROGRESSIVE LIBERATION with **Altius Viitor**.

Our Vii in line residential apartments located off prime Ambli Bopal Road (ABR) offer the best advancements in building technology, design & construction with complete unaltered focus on class & décor.

We at Synthesis believe in fully leveraging our experience and knowledge to acquaint you with a timeless future at Altius Viitor.
The new concept at Vii will allow more work productivity and will pave the way for a future breakthrough in design.

THE PERFECT CANVAS FOR
THE FUTURE



OFF AMBLI - BRTS ROAD



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

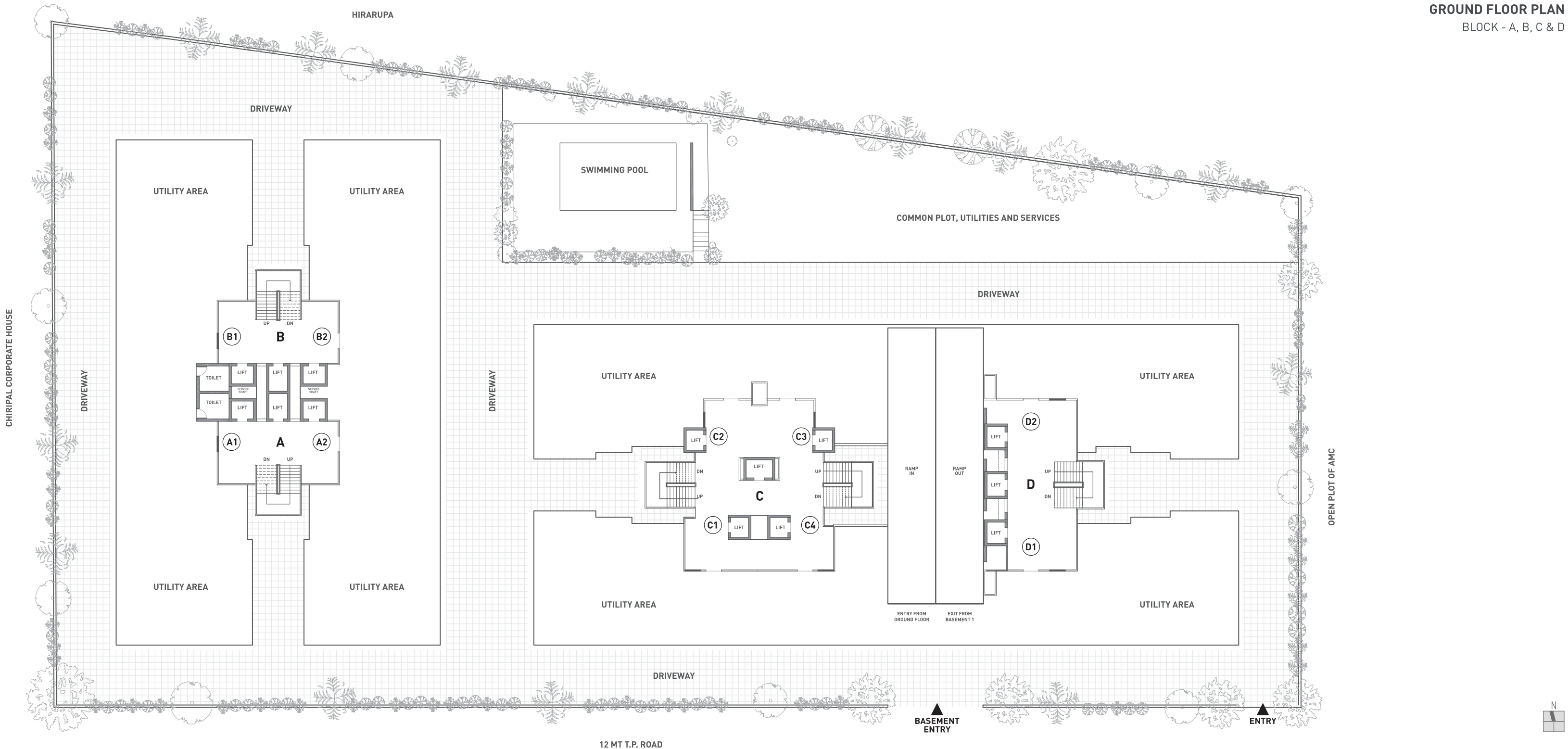
4 BHK Apartments

4700 | 5300 | 5550 Sq.Ft.



GROUND FLOOR PLAN

BLOCK - A, B, C & D



HIRARUPA

DRIVEWAY

UTILITY AREA

UTILITY AREA

SWIMMING POOL

COMMON PLOT, UTILITIES AND SERVICES

DRIVEWAY

B1

B

B2

TOILET

LIFT

LIFT

LIFT

TOILET

LIFT

LIFT

LIFT

A1

A

A2

DN

UP

UTILITY AREA

UTILITY AREA

DRIVEWAY

UTILITY AREA

LIFT

C2

C3

DN

UP

LIFT

C

UP

DN

C1

LIFT

LIFT

C4

LIFT

RAMP IN

RAMP OUT

LIFT

D2

LIFT

LIFT

LIFT

LIFT

LIFT

LIFT

D

UP

DN

D1

UTILITY AREA

UTILITY AREA

OPEN PLOT OF AMC

DRIVEWAY

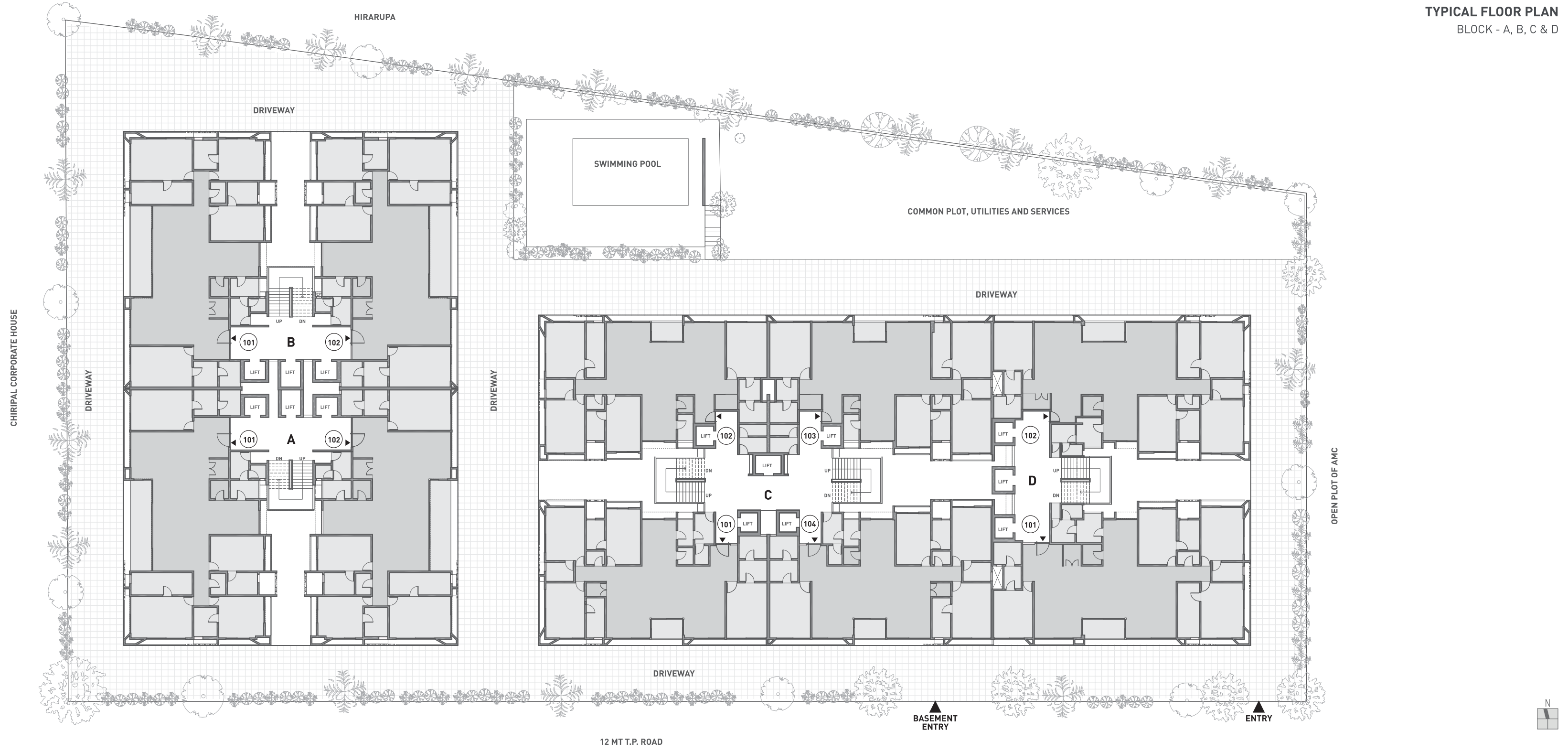
12 MT T.P. ROAD

BASEMENT ENTRY

ENTRY

N

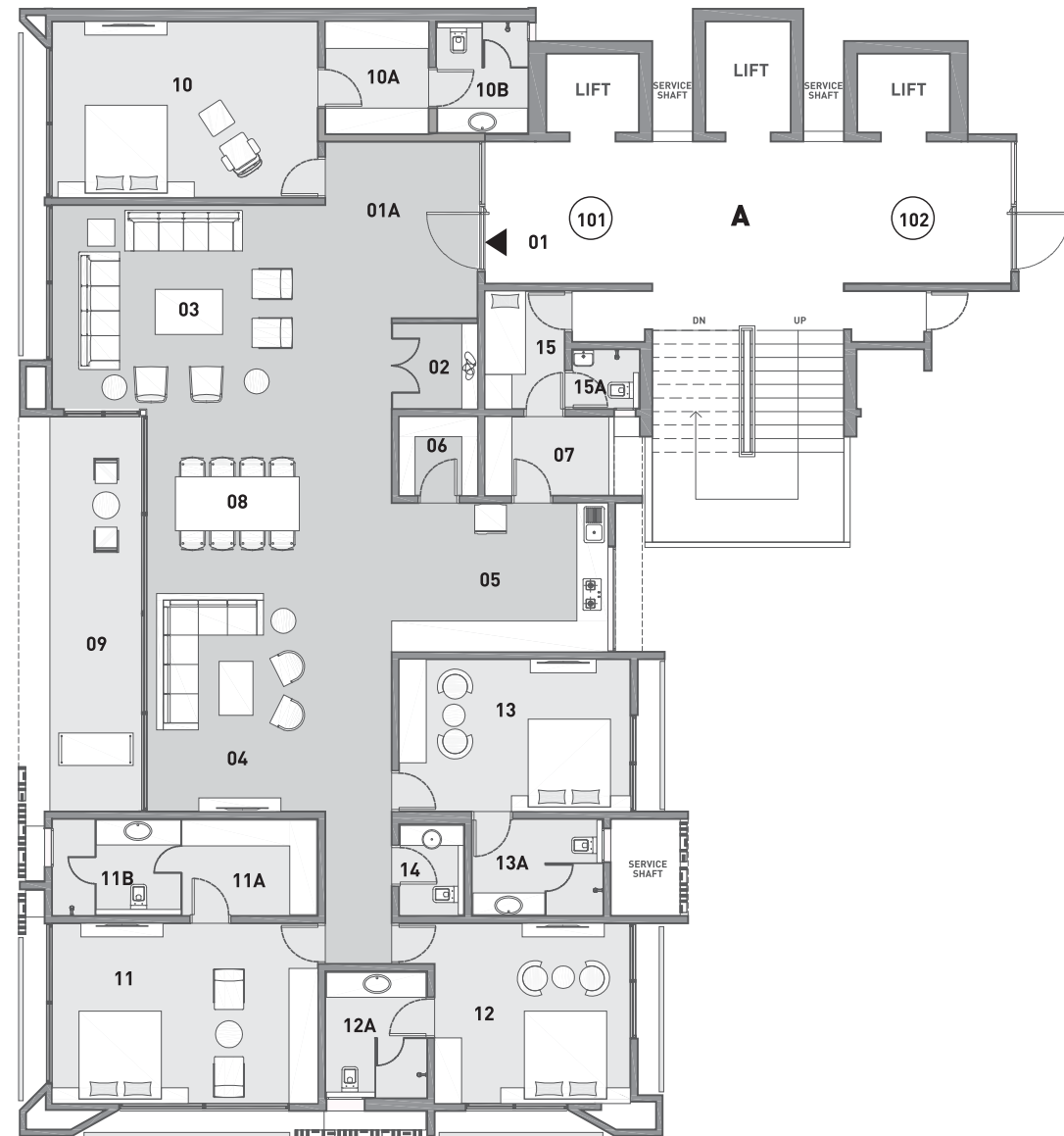
TYPICAL FLOOR PLAN
BLOCK - A, B, C & D



TYPICAL UNIT PLAN

TOWER A : A1
5550 SQ.FT. (3108 Carpet Area)

Note : All dimensions are approximate,
average and unfinished



01	FOYER	12'3" x 10'6"
01A	VESTIBULE	11'3" x 12'9"
02	PUJA	6'3" x 6'6"
03	DRAWING ROOM	20'0" x 15'6"
04	FAMILY ROOM	18'0" x 16'0"
05	KITCHEN	15'9" x 11'0"
06	STORE	5'9" x 6'0"
07	WASH AREA	9'0" x 6'0"
08	DINING	18'0" x 13'0"
09	VERANDAH	6'6" x 29'0"
10	BEDROOM 1	19'6" x 13'0"
10A	DRESS 1	7'9" x 8'3"
10B	TOILET 1	7'0" x 8'3"
11	MASTER BEDROOM	19'6" x 13'3"
11A	DRESS	10'0" x 7'3"
11B	TOILET	9'6" x 7'3"
12	BEDROOM 2	14'6" x 13'3"
12A	TOILET 2	7'6" x 9'6"
13	BEDROOM 3	17'0" x 11'3"
13A	TOILET 3	9'9" x 7'3"
14	POWDER TOILET	5'0" x 6'9"
15	SERVANT ROOM	6'0" x 8'9"
15A	SERVANT TOILET	5'3" x 4'6"

TYPICAL UNIT PLAN

TOWER A : A2
5550 SQ.FT. (3108 Carpet Area)

Note : All dimensions are approximate,
average and unfinished



01	FOYER	12'3" x 10'6"
01A	VESTIBULE	11'3" x 12'9"
02	PUJA	6'3" x 6'6"
03	DRAWING ROOM	20'0" x 15'6"
04	FAMILY ROOM	18'0" x 16'0"
05	KITCHEN	15'9" x 11'0"
06	STORE	5'9" x 6'0"
07	WASH AREA	9'0" x 6'0"
08	DINING	18'0" x 13'0"
09	VERANDAH	6'6" x 29'0"
10	BEDROOM 1	19'6" x 13'0"
10A	DRESS 1	7'9" x 8'3"
10B	TOILET 1	7'0" x 8'3"
11	MASTER BEDROOM	19'6" x 13'3"
11A	DRESS	10'0" x 7'3"
11B	TOILET	9'6" x 7'3"
12	BEDROOM 2	14'6" x 13'3"
12A	TOILET 2	7'6" x 9'6"
13	BEDROOM 3	17'0" x 11'3"
13A	TOILET 3	9'9" x 7'3"
14	POWDER TOILET	5'0" x 6'9"
15	SERVANT ROOM	6'0" x 8'9"
15A	SERVANT TOILET	5'3" x 4'6"

TYPICAL UNIT PLAN

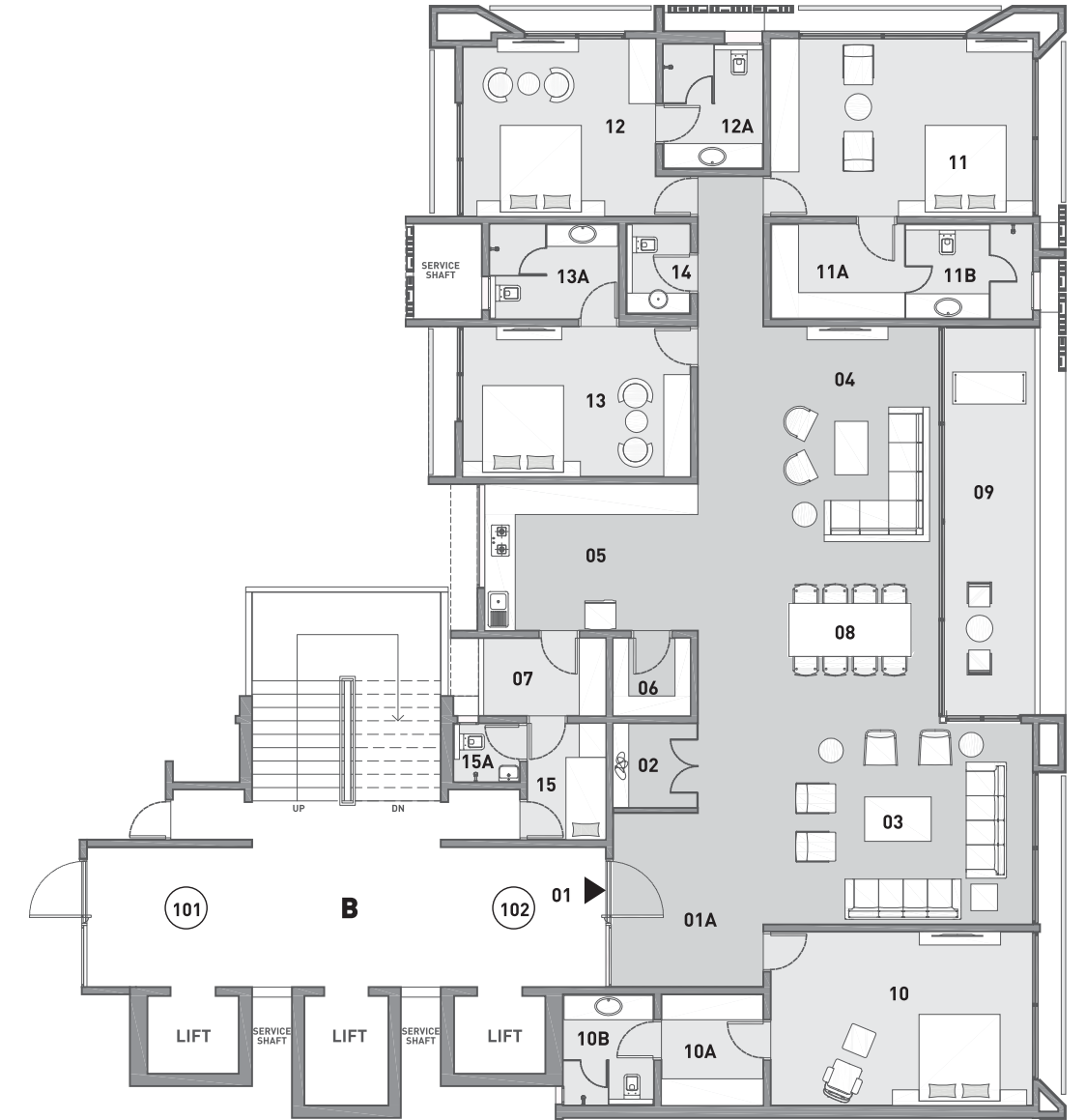
TOWER B : B1
5550 SQ.FT. (3108 Carpet Area)

Note : All dimensions are approximate,
average and unfinished



01	FOYER	12'3" x 10'6"
01A	VESTIBULE	11'3" x 12'9"
02	PUJA	6'3" x 6'6"
03	DRAWING ROOM	20'0" x 15'6"
04	FAMILY ROOM	18'0" x 16'0"
05	KITCHEN	15'9" x 11'0"
06	STORE	5'9" x 6'0"
07	WASH AREA	9'0" x 6'0"
08	DINING	18'0" x 13'0"
09	VERANDAH	6'6" x 29'0"
10	BEDROOM 1	19'6" x 13'0"
10A	DRESS 1	7'9" x 8'3"
10B	TOILET 1	7'0" x 8'3"
11	MASTER BEDROOM	19'6" x 13'3"
11A	DRESS	10'0" x 7'3"
11B	TOILET	9'6" x 7'3"
12	BEDROOM 2	14'6" x 13'3"
12A	TOILET 2	7'6" x 9'6"
13	BEDROOM 3	17'0" x 11'3"
13A	TOILET 3	9'9" x 7'3"
14	POWDER TOILET	5'0" x 6'9"
15	SERVANT ROOM	6'0" x 8'9"
15A	SERVANT TOILET	5'3" x 4'6"

Note : All dimensions are approximate,
average and unfinished



01	FOYER	12'3" x 10'6"
01A	VESTIBULE	11'3" x 12'9"
02	PUJA	6'3" x 6'6"
03	DRAWING ROOM	20'0" x 15'6"
04	FAMILY ROOM	18'0" x 16'0"
05	KITCHEN	15'9" x 11'0"
06	STORE	5'9" x 6'0"
07	WASH AREA	9'0" x 6'0"
08	DINING	18'0" x 13'0"
09	VERANDAH	6'6" x 29'0"
10	BEDROOM 1	19'6" x 13'0"
10A	DRESS 1	7'9" x 8'3"
10B	TOILET 1	7'0" x 8'3"
11	MASTER BEDROOM	19'6" x 13'3"
11A	DRESS	10'0" x 7'3"
11B	TOILET	9'6" x 7'3"
12	BEDROOM 2	14'6" x 13'3"
12A	TOILET 2	7'6" x 9'6"
13	BEDROOM 3	17'0" x 11'3"
13A	TOILET 3	9'9" x 7'3"
14	POWDER TOILET	5'0" x 6'9"
15	SERVANT ROOM	6'0" x 8'9"
15A	SERVANT TOILET	5'3" x 4'6"

TYPICAL UNIT PLAN

TOWER B : B2
5550 SQ.FT. (3108 Carpet Area)

TYPICAL UNIT PLAN

TOWER C : C1
4735 SQ.FT. (2651 Carpet Area)



Note : All dimensions are approximate, average and unfinished



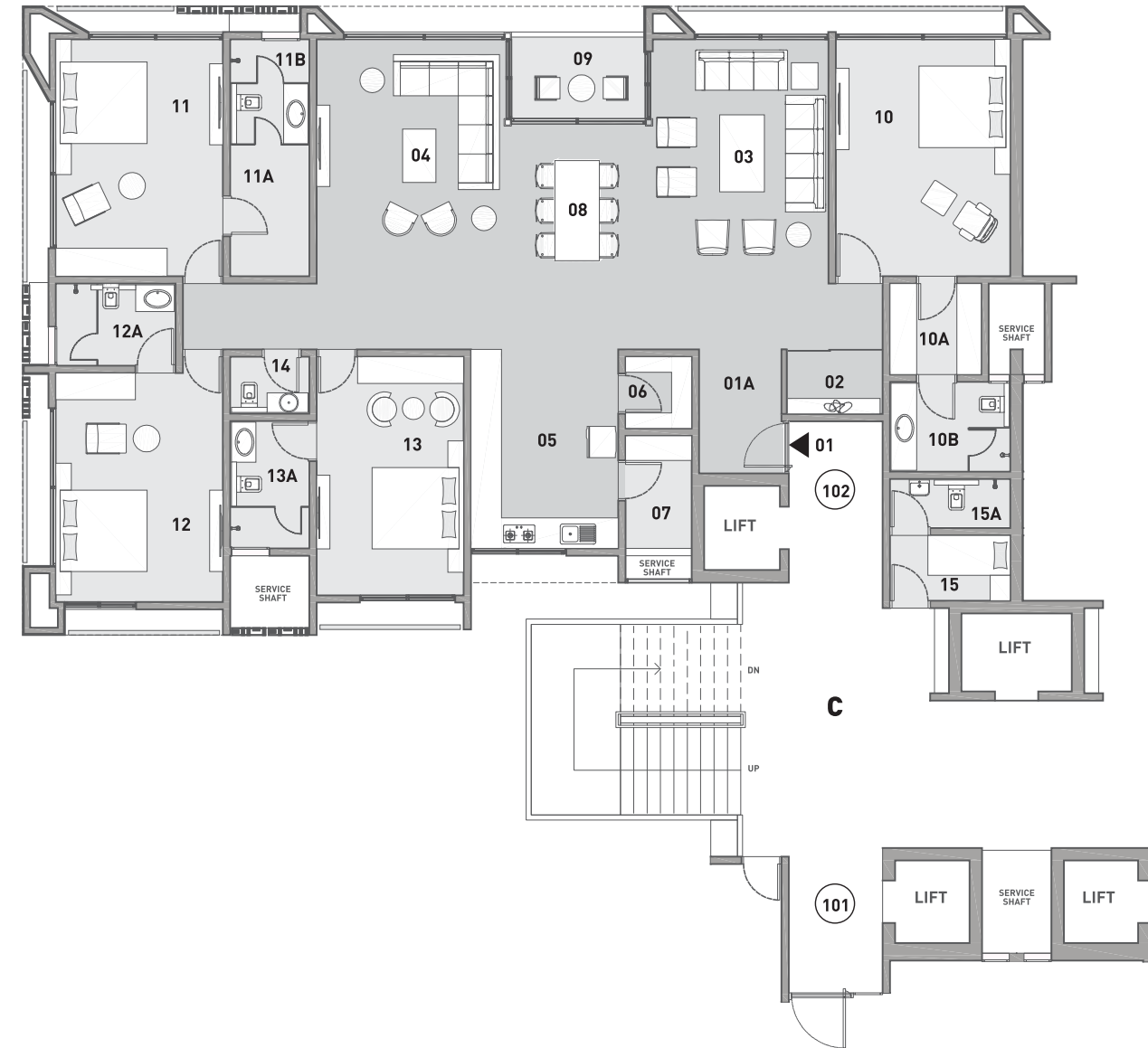
01	FOYER	7'0" x 10'0"	08	DINING AREA	10'3" x 16'9"	12	BEDROOM 2	12'6" x 17'0"
1A	VESTIBULE	8'9" x 11'6"	09	VERANDAH	10'0" x 6'0"	12A	TOILET 2	9'0" x 6'3"
02	PUJA	6'3" x 4'6"	10	MASTER BEDROOM	13'0" x 17'6"	13	BEDROOM 3	11'0" x 17'9"
03	DRAWING ROOM	13'6" x 18'0"	10A	DRESS	9'0" x 6'9"	13A	TOILET 3	6'0" x 9'6"
04	FAMILY ROOM	14'0" x 23'0"	10B	TOILET	9'0" x 7'3"	14	POWDER TOILET	6'0" x 4'3"
05	KITCHEN	11'0" x 14'9"	11	BEDROOM 1	12'6" x 17'6"	15	SERVANT ROOM	6'3" x 9'9"
06	STORE	5'0" x 5'6"	11A	DRESS 1	6'0" x 5'0"	15A	SERVANT TOILET	4'6" x 6'0"
07	WASH AREA	5'0" x 8'6"	11B	TOILET 1	6'0" x 7'9"			

TYPICAL UNIT PLAN

TOWER C : C2
4745 SQ.FT. (2657 Carpet Area)



Note : All dimensions are approximate, average and unfinished



01	FOYER	7'0" x 13'9"	08	DINING AREA	10'3" x 16'9"	12	BEDROOM 2	12'6" x 17'0"
1A	VESTIBULE	6'3" x 9'0"	09	VERANDAH	9'9" x 6'0"	12A	TOILET 2	9'0" x 6'0"
02	PUJA	7'0" x 4'9"	10	MASTER BEDROOM	13'0" x 17'6"	13	BEDROOM 3	11'0" x 17'9"
03	DRAWING ROOM	13'6" x 18'0"	10A	DRESS	7'0" x 6'9"	13A	TOILET 3	6'0" x 9'9"
04	FAMILY ROOM	14'0" x 23'0"	10B	TOILET	9'0" x 6'9"	14	POWDER TOILET	6'0" x 4'3"
05	KITCHEN	11'0" x 14'9"	11	BEDROOM 1	12'6" x 17'9"	15	SERVANT ROOM	9'0" x 5'0"
06	STORE	5'0" x 5'6"	11A	DRESS 1	6'0" x 9'9"	15A	SERVANT TOILET	9'0" x 3'9"
07	WASH AREA	5'0" x 8'6"	11B	TOILET 1	6'0" x 7'9"			

TYPICAL UNIT PLAN

TOWER C : C3
4715 SQ.FT. (2640 Carpet Area)



Note : All dimensions are approximate, average and unfinished



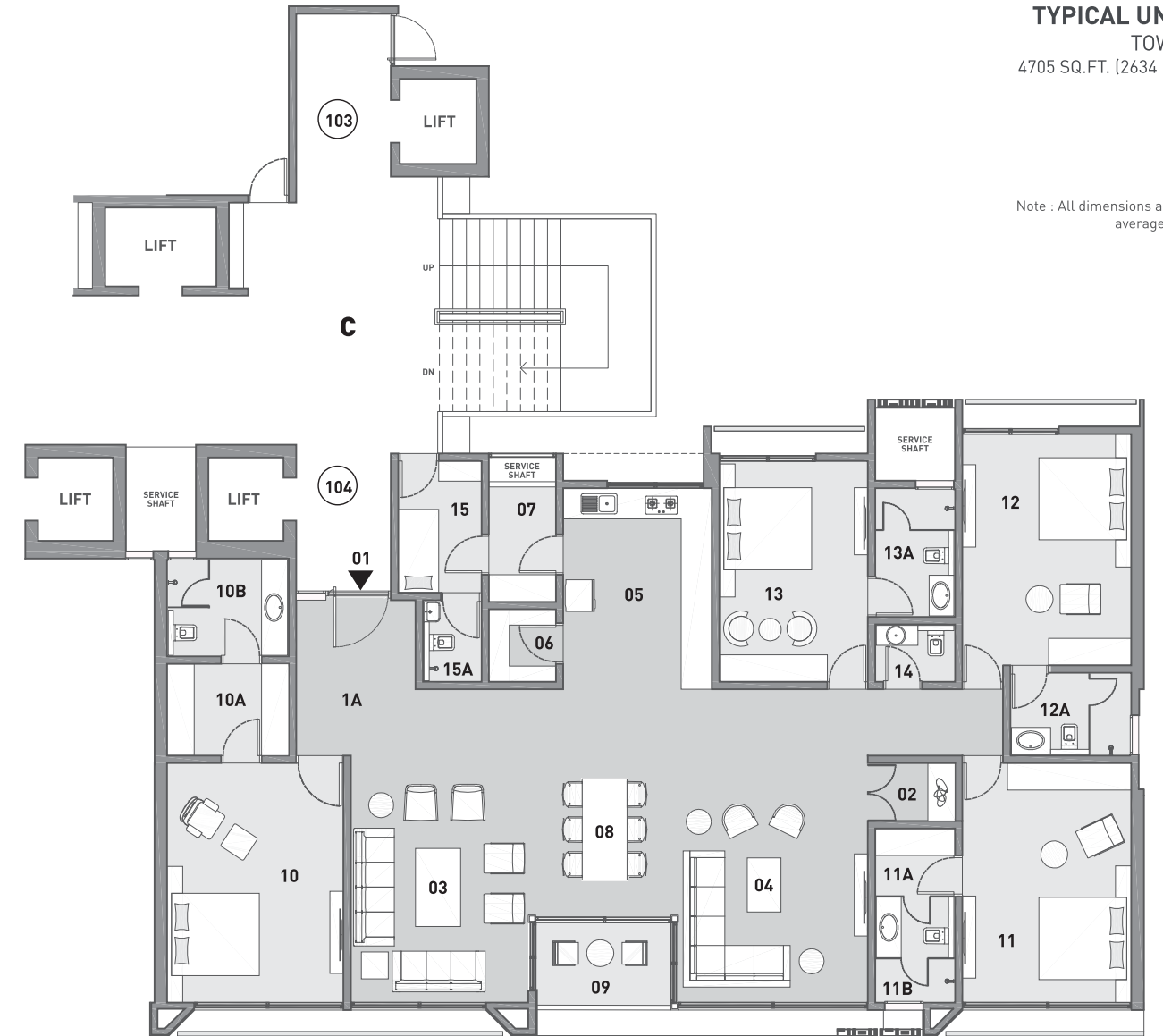
01	FOYER	7'0" x 13'9"	08	DINING AREA	10'3" x 16'9"	12	BEDROOM 2	12'6" x 17'0"
1A	VESTIBULE	6'3" x 9'0"	09	VERANDAH	9'9" x 6'0"	12A	TOILET 2	6'0" x 9'6"
02	PUJA	7'0" x 4'9"	10	MASTER BEDROOM	13'0" x 17'6"	13	BEDROOM 3	11'0" x 16'3"
03	DRAWING ROOM	13'0" x 18'0"	10A	DRESS	7'0" x 6'9"	13A	TOILET 3	6'0" x 9'9"
04	FAMILY ROOM	14'0" x 23'0"	10B	TOILET	9'0" x 6'9"	14	POWDER TOILET	6'0" x 4'3"
05	KITCHEN	11'0" x 14'9"	11	BEDROOM 1	12'6" x 17'9"	15	SERVANT ROOM	9'0" x 5'0"
06	STORE	5'0" x 5'6"	11A	DRESS 1	6'0" x 9'9"	15A	SERVANT TOILET	9'0" x 3'9"
07	WASH AREA	5'0" x 8'6"	11B	TOILET 1	6'0" x 7'9"			

TYPICAL UNIT PLAN

TOWER C : C4
4705 SQ.FT. (2634 Carpet Area)



Note : All dimensions are approximate, average and unfinished



01	FOYER	7'0" x 10'0"	08	DINING AREA	10'3" x 16'9"	12	BEDROOM 2	12'6" x 17'0"
1A	VESTIBULE	8'9" x 11'6"	09	VERANDAH	10'0" x 6'0"	12A	TOILET 2	9'0" x 6'3"
02	PUJA	6'3" x 4'6"	10	MASTER BEDROOM	13'0" x 17'6"	13	BEDROOM 3	11'0" x 16'3"
03	DRAWING ROOM	13'6" x 18'0"	10A	DRESS	9'0" x 6'9"	13A	TOILET 3	6'0" x 9'6"
04	FAMILY ROOM	14'0" x 23'0"	10B	TOILET	9'0" x 7'3"	14	POWDER TOILET	6'0" x 4'3"
05	KITCHEN	11'0" x 14'9"	11	BEDROOM 1	12'6" x 17'6"	15	SERVANT ROOM	6'3" x 9'9"
06	STORE	5'0" x 5'6"	11A	DRESS 1	6'0" x 5'0"	15A	SERVANT TOILET	4'6" x 6'0"
07	WASH AREA	5'0" x 8'6"	11B	TOILET 1	6'0" x 7'9"			

TYPICAL UNIT PLAN

TOWER D : D1
5330 SQ.FT. (2983 Carpet Area)



Note : All dimensions are approximate, average and unfinished



01	FOYER	11'0" x 12'9"	08	DINING AREA	13'9" x 16'6"	12	BEDROOM 2	13'6" x 17'0"
1A	VESTIBULE	12'9" x 11'9"	09	VERANDAH	13'6" x 6'0"	12A	TOILET 2	10'0" x 6'3"
02	PUJA	5'6" x 6'9"	10	BEDROOM 1	12'6" x 15'3"	13	BEDROOM 3	12'0" x 17'9"
03	DRAWING ROOM	15'0" x 17'6"	10A	DRESS 1	5'6" x 7'3"	13A	TOILET 3	6'6" x 9'9"
04	FAMILY ROOM	16'0 x 23'0"	10B	TOILET 1	8'9" x 7'3"	14	POWDER TOILET	7'0" x 4'0"
05	KITCHEN	11'0" x 14'9"	11	MASTER BEDROOM	13'6" x 17'6"	15	SERVANT ROOM	7'9" x 7'6"
06	STORE	6'0" x 6'6"	11A	DRESS	7'0" x 9'0"	15A	SERVANT TOILET	6'9" x 4'6"
07	WASH AREA	8'0" x 9'6"	11B	TOILET	7'0" x 8'6"			

TYPICAL UNIT PLAN

TOWER D : D2
5295 SQ.FT. (2963 Carpet Area)



Note : All dimensions are approximate, average and unfinished



01	FOYER	11'3" x 14'9"	08	DINING AREA	13'9" x 16'6"	12	BEDROOM 2	13'6" x 17'0"
1A	VESTIBULE	9'9" x 14'0"	09	VERANDAH	13'6" x 6'0"	12A	TOILET 2	10'0" x 6'3"
02	PUJA	8'9" x 5'0"	10	BEDROOM 1	12'6" x 15'3"	13	BEDROOM 3	12'0" x 17'9"
03	DRAWING ROOM	15'0" x 17'6"	10A	DRESS 1	5'6" x 7'3"	13A	TOILET 3	6'6" x 9'9"
04	FAMILY ROOM	16'0 x 23'0"	10B	TOILET 1	8'9" x 7'3"	14	POWDER TOILET	7'0" x 4'0"
05	KITCHEN	11'0" x 14'9"	11	MASTER BEDROOM	13'6" x 17'6"	15	SERVANT ROOM	7'9" x 6'0"
06	STORE	6'0" x 6'6"	11A	DRESS	7'0" x 9'0"	15A	SERVANT TOILET	6'9" x 3'9"
07	WASH AREA	8'0" x 9'6"	11B	TOILET	7'0" x 8'6"			

Vii

FOR THOSE WHO DESIRE
MORE SPACE

Latest in design &
a trend less explored

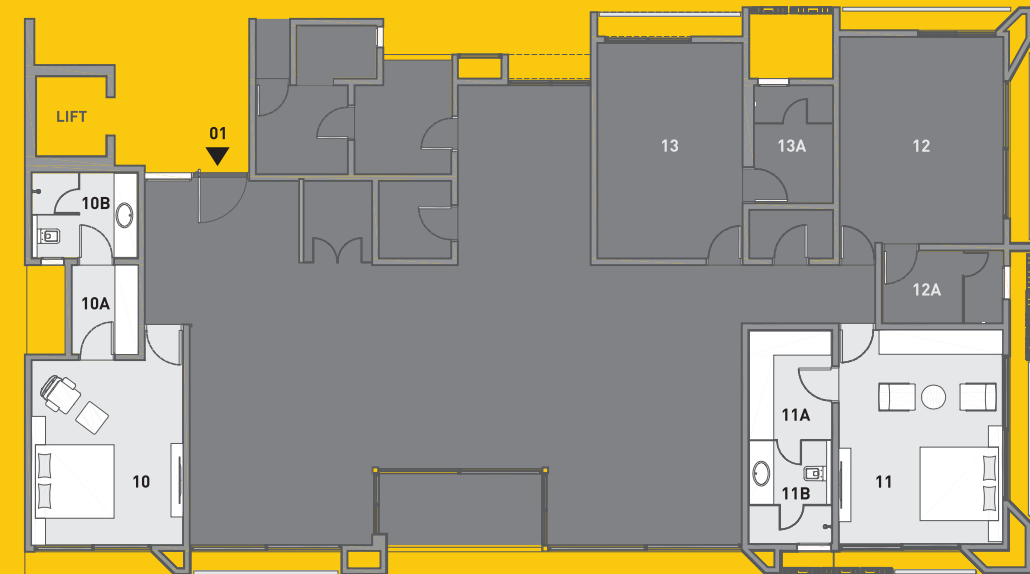


EVOLVING & MEETING EVER-CHANGING NEEDS

TWO LARGE MASTER BEDROOMS WITH A WALK-IN WARDROBE

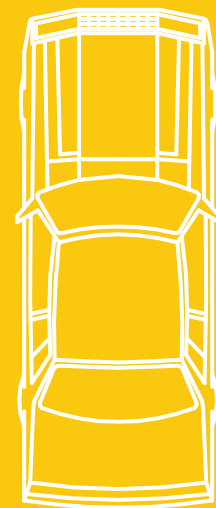
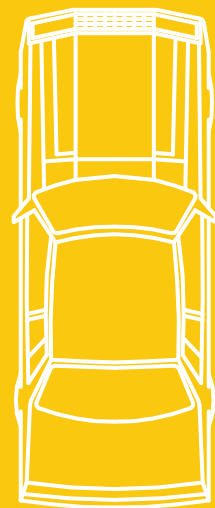
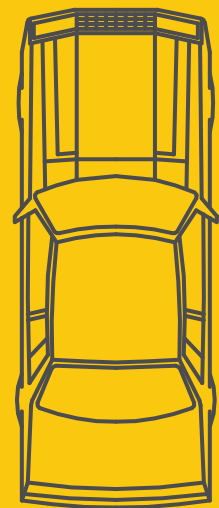
At Synthesis, we believe in evolving with the times. The new millennial comes with its latest in design and a trend less explored, which is the modern Dual Master-Bedroom plan with a built in walk-in wardrobe. This well defined and aesthetically designed space makes it ideal for some quality 'ME' time.

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	MASTER BEDROOM 1	12'6" x 15'3"	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	MASTER BEDROOM 2	13'6" x 17'6"			
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

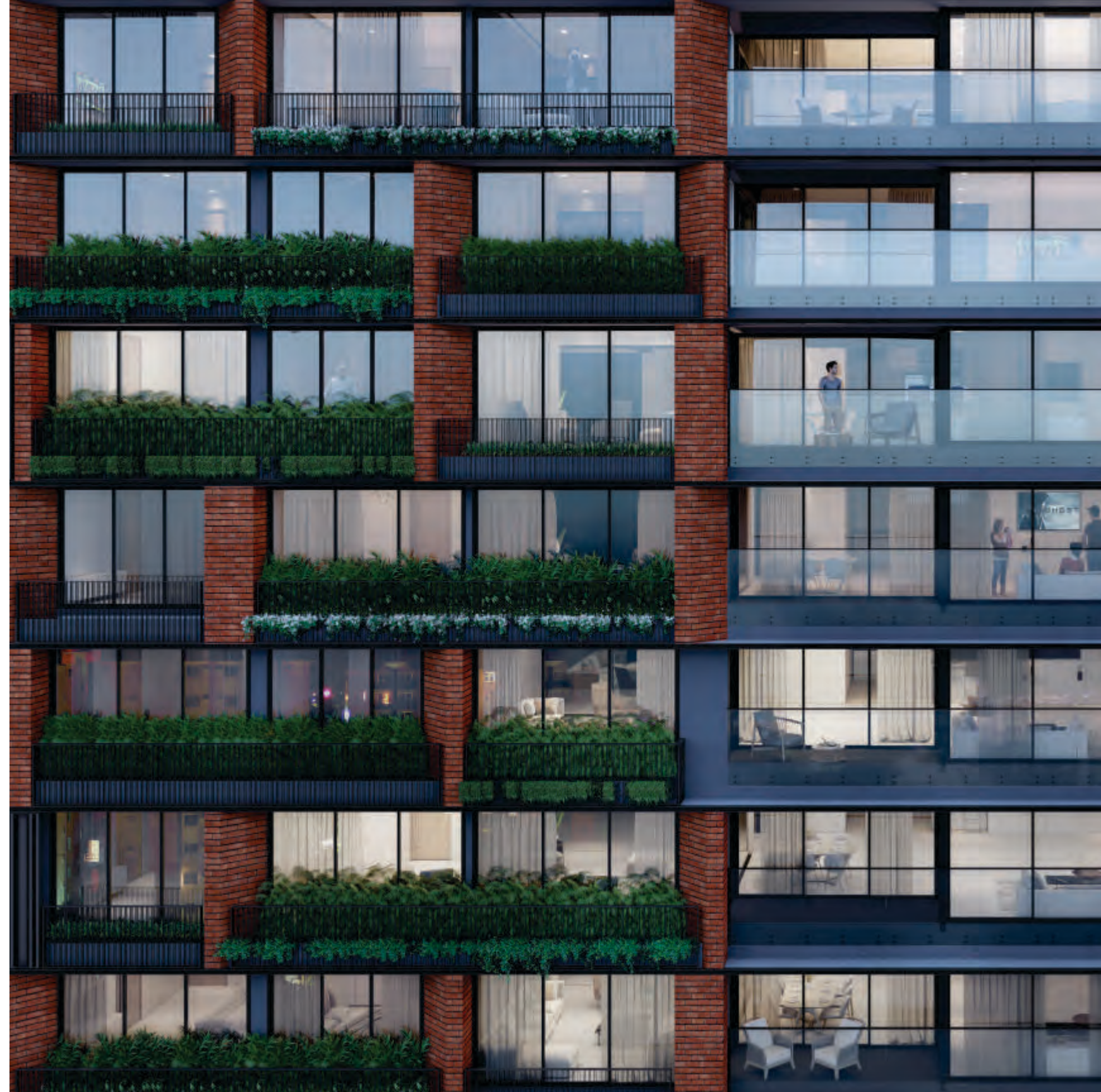
- Centrally A.C. Reception Area at Ground Level
- Splash Pool
- 4 Allotted Car Parks Per Unit in Basements
- Attached Dress for Two Bedrooms
- Elevator Opening in Private Foyer, Also A Separate Service Elevator
- Barrier Free Building for Differently Abled Persons
- Entire Common Areas and Complex Under 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

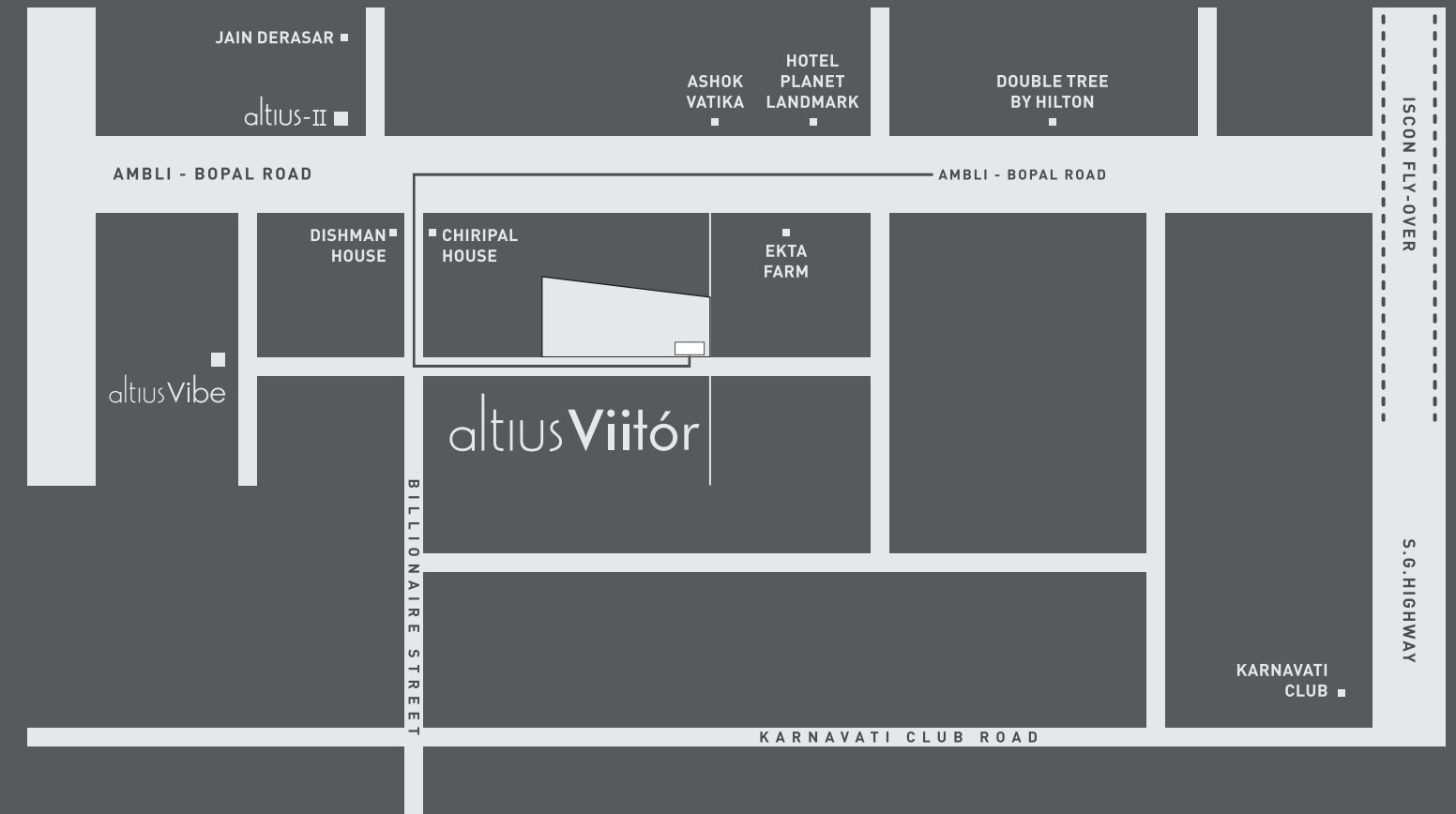
LIVE IN ONE OF THE MOST SOUGHT
AFTER & PLEASANT POINTS IN THE CITY

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

altius Viitór

A PROGRESSIVE LIBERATION

UPPER BASEMENT PLAN



MIDDLE BASEMENT PLAN



LOWER BASEMENT PLAN



PAYMENT TERMS & OTHER DETAILS:

- a) 10% at the time of booking
- b) Remaining installments as finalized at the time of booking (As per RERA)
- c) **Additional Payments towards allotment of Unit:**
 - **AMC/Torrent and Legal:**
 1. Lump sum Rs.1070/- per sq.ft. (Rs.11513/- per sq.mtr.) of Carpet area is payable at the time of possession towards AMC / Torrent legal charges.
 - **Maintenance Charges:**
 2. Rs. 5/- per sq.ft. (Rs. 54 per sq.mtr.) of Carpet area per month for 24 months is payable at the time of possession towards maintenance expenses
 3. Stamp duty, registration fees, legal clerk's fees etc. as applicable at the time of possession
 4. Additional amount payable on delayed payments @ 1% per month up to a delay of 3 months. If delay is more than 3 months, the booking will be automatically cancelled
 - GST is payable additionally at the time of installments only on all payments at applicable rate
- d) Please refer brochure for situation, size and nomenclature of the unit
- f) All plans, specifications, designs, elevations, features, amenities, facilities proposed and services mentioned are indicative of the kind of development. All transactions shall be subject to the terms and conditions of the Agreement for sale to be entered into between the concerned parties

OTHER INFORMATION

- All Payments in favour of “**Synthesis Framework LLP-Altius Viitor RERA Collection Account**”
- Variation in shades, sizes and levels are likely in Italian marble, Vitrified tiles, ceramic tiles, marble and granite due to constraints of availability and manufacturing.

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SYNTHESIS

SPACE LINKS