



LIONARC  
GROUP

LIVE THE LUXURY

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THE WINDOW TO  
LUXURIOUS LIVING

#### CREDITS

ARCHITECT  
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SAKSHAM CONSULTANTS

SERVICE CONSULTANT  
HYDREVO DESIGN



[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

Rera No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA09465/141221

#### Disclaimer

- The brochure has been created for representation purposes only. It should not be treated as a part of the legal documents.
- The timelines for initiation and execution of the project are based on the approval of the authorities concerned.
- The promoter and/or developer reserve the right to revise the project, its specifications and amenities within the permissible law, at their sole discretion.
- The dimensions shown in the brochure are approximate and rounded off to the nearest whole number.

LUXURY  
IS IN THE  
UNEXPECTED  
DETAILS





## LIONARC THE AUGUST

Luxury is when you live in a world-class building designed by renowned architect Apurva Amin. Luxury doubles when you get to enjoy the top-class amenities meant for you. Luxury triples when you feel comfortable living in a lavish apartment located in the posh area. Live the luxury here.

# LUXURY IS EFFORTLESS COMFORT

Situated between Shilaj and Bhadaj, this luxurious scheme is all about a richer lifestyle with a comfortable residence. Thoughtfully designed homes with pleasant architecture and undisturbed spaces fulfill the requirements of both millennial and big families.



# SITE PLAN



18 MT. TP ROAD



18 MT. TP ROAD



# GROUND FLOOR PLAN

# 1<sup>ST</sup> FLOOR PLAN



# LUXURY IS IMPRESSIVE CORPORATE ADDRESS

Choose a posh office space for your business, with The August. With a total of 32 showrooms on the ground floor and first floor, experience the difference with luxurious corporate premises. Replete with amenities, along with a dedicated lift and stairs for the commercial area, The August promises a powerful presentation for your venture.



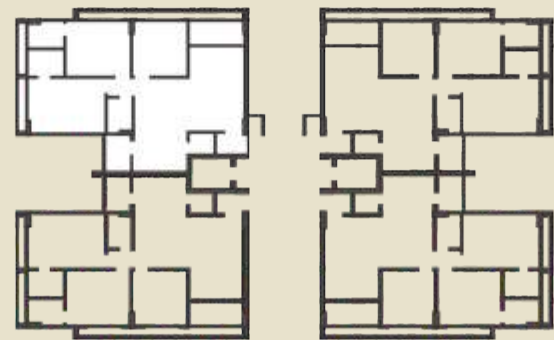
# 2<sup>ND</sup> TO 12<sup>TH</sup> FLOOR PLAN



Zax, M&A, T&A, Parson, AND, Juice, Tommy Hilgert, F&A, D&A, T&A, M&A, G&A & J&A  
 Home, Dow Jones, Zax, Blue Stone, G&A, Charrel, Fashion Park, G&A & J&A, M&A, G&A, L&A, CCD



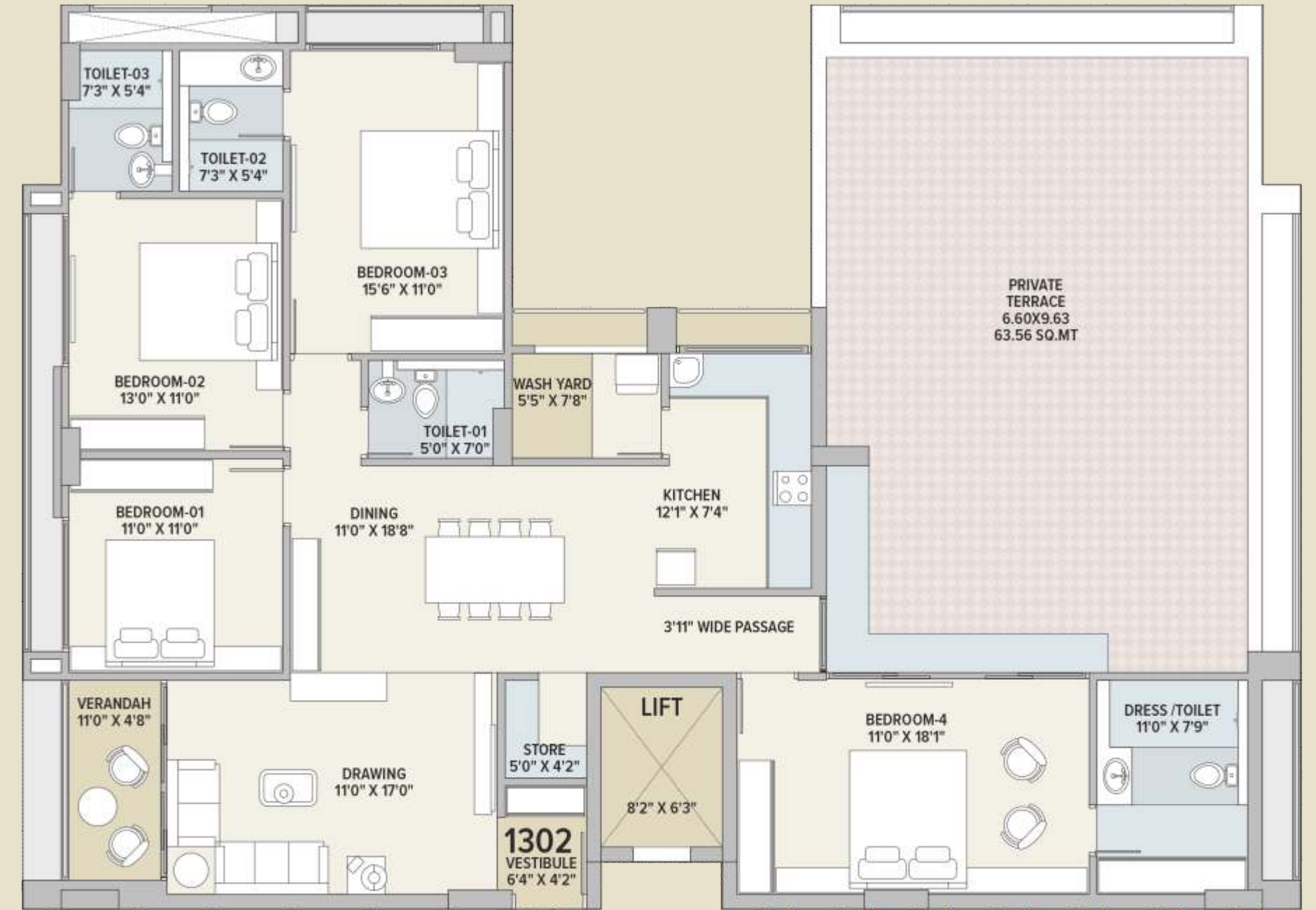
# 2<sup>ND</sup> TO 12<sup>TH</sup> FLOOR UNIT PLAN



# 13<sup>TH</sup> FLOOR PLAN



# 13<sup>TH</sup> FLOOR UNIT PLAN







## LUXURY IS ABUNDANT AMENITIES

The combination of amenities here support your mental and physical wellness sufficiently. Your celebrations have a permanent address with a party lawn and a multipurpose hall.



Swimming pool with  
Changing Rooms



Fully Equipped  
Gymnasium



Party Lawn  
with Gazebo



Developed Library &  
Waiting Lounge



Children's  
Play Area



Fully Equipped Indoor  
Gaming Zone



Spacious  
Multi-Purpose Hall



24 Hrs CCTV Surveillance  
& Water Supply



Walking  
Track



Seating Area For  
Senior Citizens

# LUXURY IS GRANDEUR

All roads to happiness lead to The August. The project is nestled in such a way that it is just off SP ring road and opposite Science City. Lionarc The August helps you experience the repose you need from the hustle-bustle of crowded places. The breeze streams continuously to give you the flow of freshness inside and outside of the home, creating a seamless amalgamation of extraordinary magnificence and convenience.



# LUXURY IS ATTENTION TO DETAIL



## STRUCTURE

- Earthquake resistant R.C.C. frame structure as per Structural Engineer's design.



## MASONRY/PLASTER AND PAINTS

- AAC Blocks masonry partition walls.
- MALA plaster inside with white putty finish.
- Double coat mala plaster outside with a combination of texture & 100% acrylic paint.



## FLOORING

### Flats

- Standard ISI quality vitrified tiles flooring with 3" skirting in Drawing/ Dinning Room, Vestibule area, All Bedrooms, Kitchen, Storeroom & all commercial area.
- Kota stone flooring in Wash yard.

### Stairs

- Granite stone on ground floor and Polished Kota Stone In basement stairs and up to terrace.

### Bathrooms

- Standard ISI quality Porcelain tiles up to lintel level and 2'X2' vitrified matt finish floor tiles for residential and commercial both.

### Basements (2 Nos.)

- All Tri-mix flooring in both basements.
- Provision of Mechanical Parking Systems in first basement.
- Provision of Electric charging station in basements.

### Terrace

- Required Waterproofing in 3 layer and china-mosaic finishing.



## WATER-PROOFING :

- Waterproofing in all Bathrooms, Terrace and wherever required with conventional treatment and chemical coating.



## A.C. POINT

- Provision of A.C. points & drain pipe in all flats & showrooms.



## DOORS & WINDOWS :

- Glass Main Door for commercial units.
- Decorative Main Flush door for all flats.
- Laminated flush doors in all toilets for residential and commercial units.



## ELECTRIFICATION

- Three phase Connection for each showroom and flat.
- Concealed copper wiring of good ISI brand.
- Modular Switches of well-known ISI brand.
- M.C.B. & E.L.C.B for safety of equipment of good ISI brand.
- Electric sub-station by GEB for sufficient power.



## T.V. & TELEPHONE POINT

- Required points in all flats & showrooms.
- Provision of Intercom in each flat & showroom and security cabin, CCTV camera at all required places.



## PLUMBING

- C.P.V.C. pipes for bathrooms and P.V.C. pipes for drainages.
- All bath area fittings of Jaquar or equivalent make.
- Wash basin & W.C. of Cera or equivalent make.



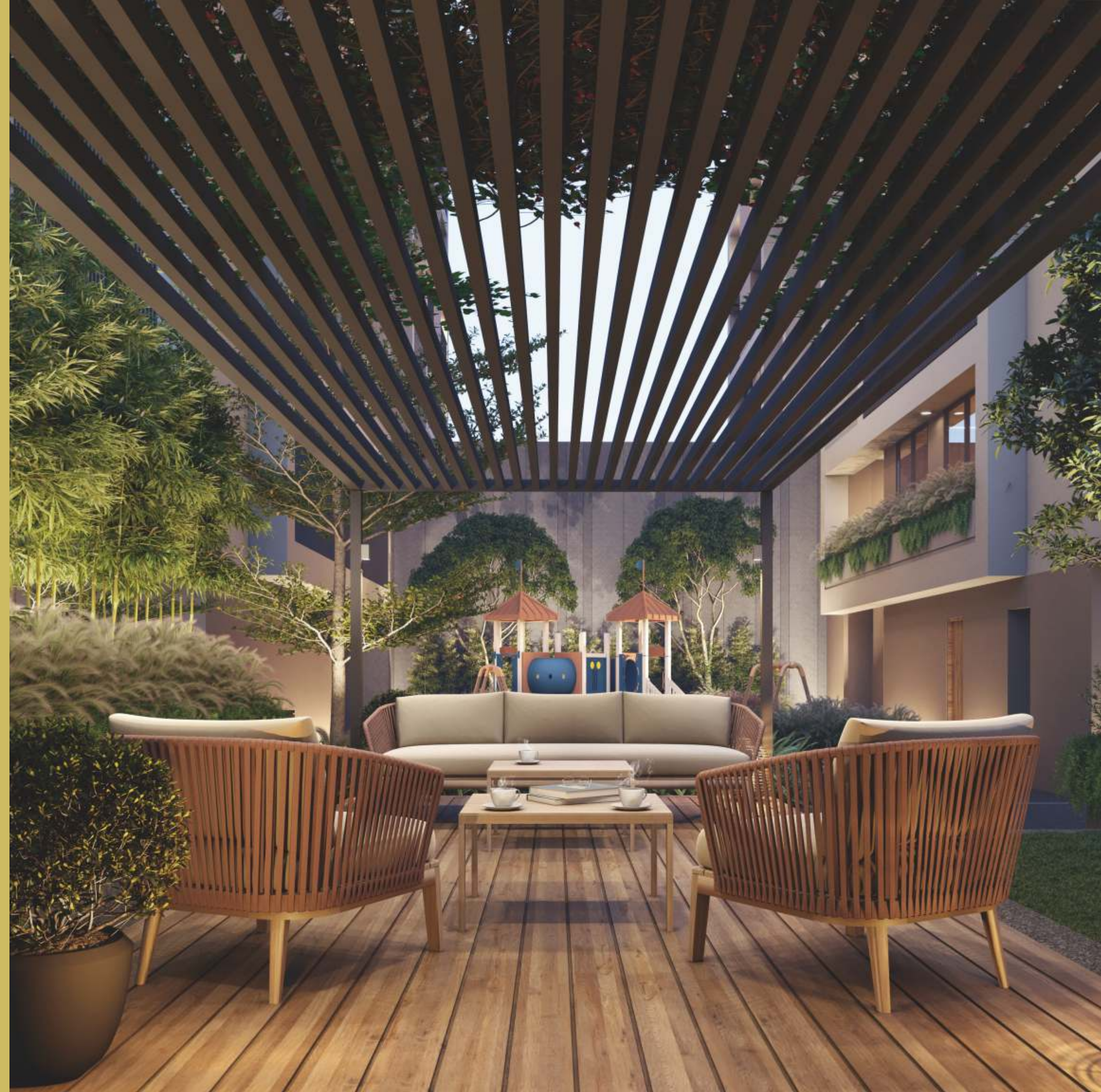
## WATER TANKS

- RCC overhead tank on both blocks as well as RCC underground water tank as per requirement.
- Sensors for automatic filling of the tank.
- 24 Hrs. water supply with pressure pump facility.



## LIFTS

- 4 Nos. of Automatic Lifts of well-known ISI brand for the residential units and 1 Lift of well-known ISI brand for commercial units.





# LUXURY IS PRIME LOCATION

