



ADDOWN REALTY
Connecting You To Your Perfect Property



LIONARC
GROUP

LIVE THE LUXURY



THE WINDOW TO
LUXURIOUS LIVING

The August Road, Opp. Science City, Off. S. P. Ring Road, Ahmedabad -380060
+91 96242 44777 • info@lionarcgroup.com • www.lionarcgroup.com

CREDITS

ARCHITECT
APURVA AMIN ASSOCIATES
www.gujrera.gujarat.gov.in

STRUCTURAL CONSULTANT
SAKSHAM CONSULTANTS

SERVICE CONSULTANT
HYDREVO DESIGN

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.



GROUND FLOOR PLAN

1ST FLOOR PLAN



LUXURY IS IMPRESSIVE CORPORATE ADDRESS

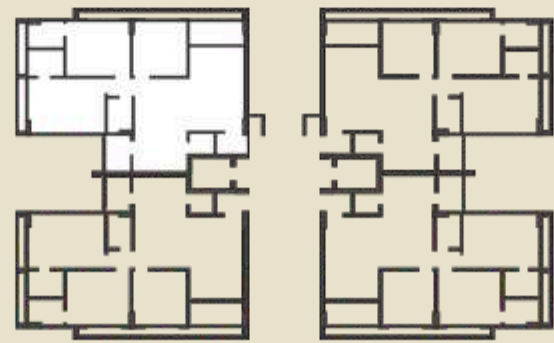
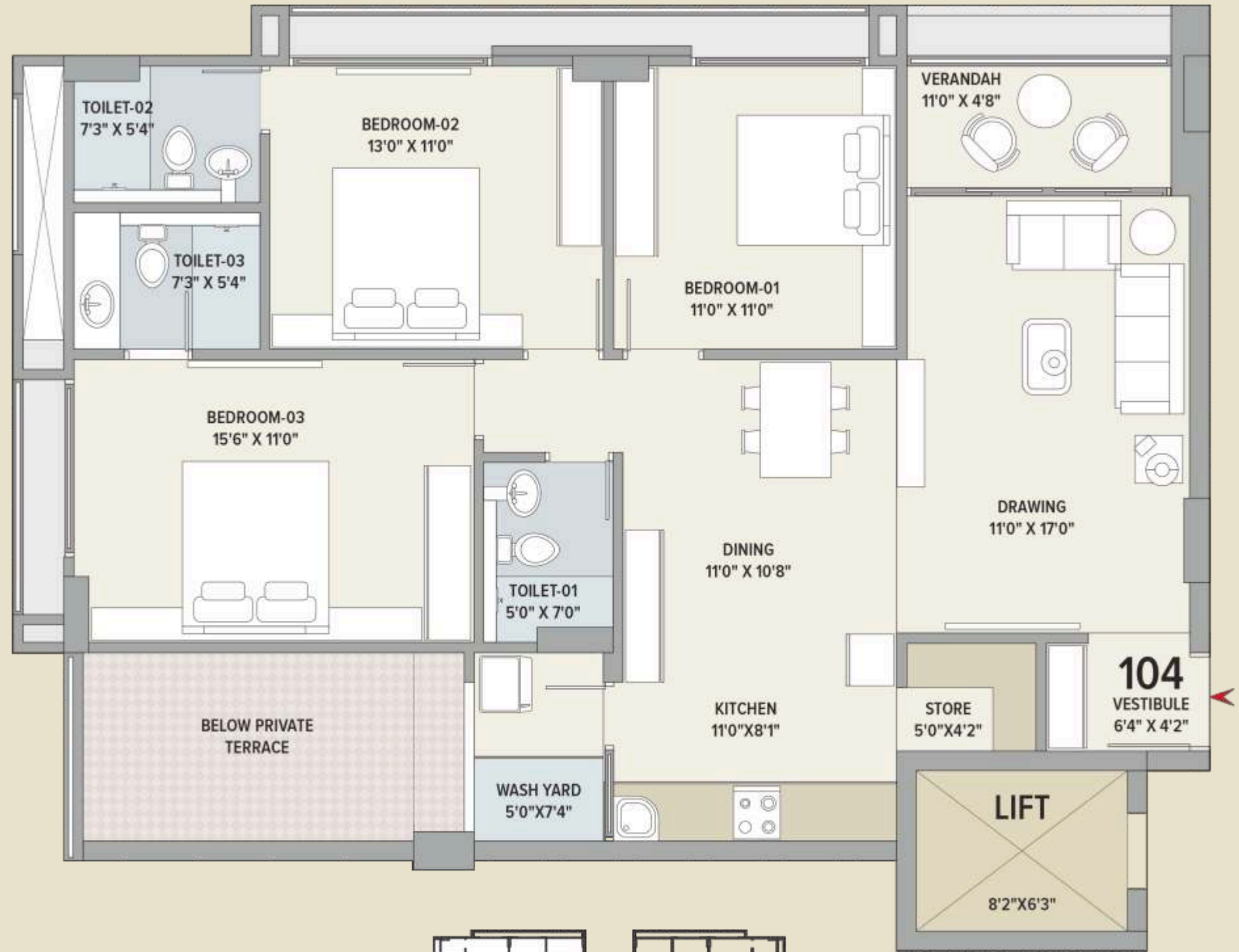
Choose a posh office space for your business, with The August. With a total of 32 showrooms on the ground floor and first floor, experience the difference with luxurious corporate premises. Replete with amenities, along with a dedicated lift and stairs for the commercial area, The August promises a powerful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



2ND TO 12TH FLOOR PLAN



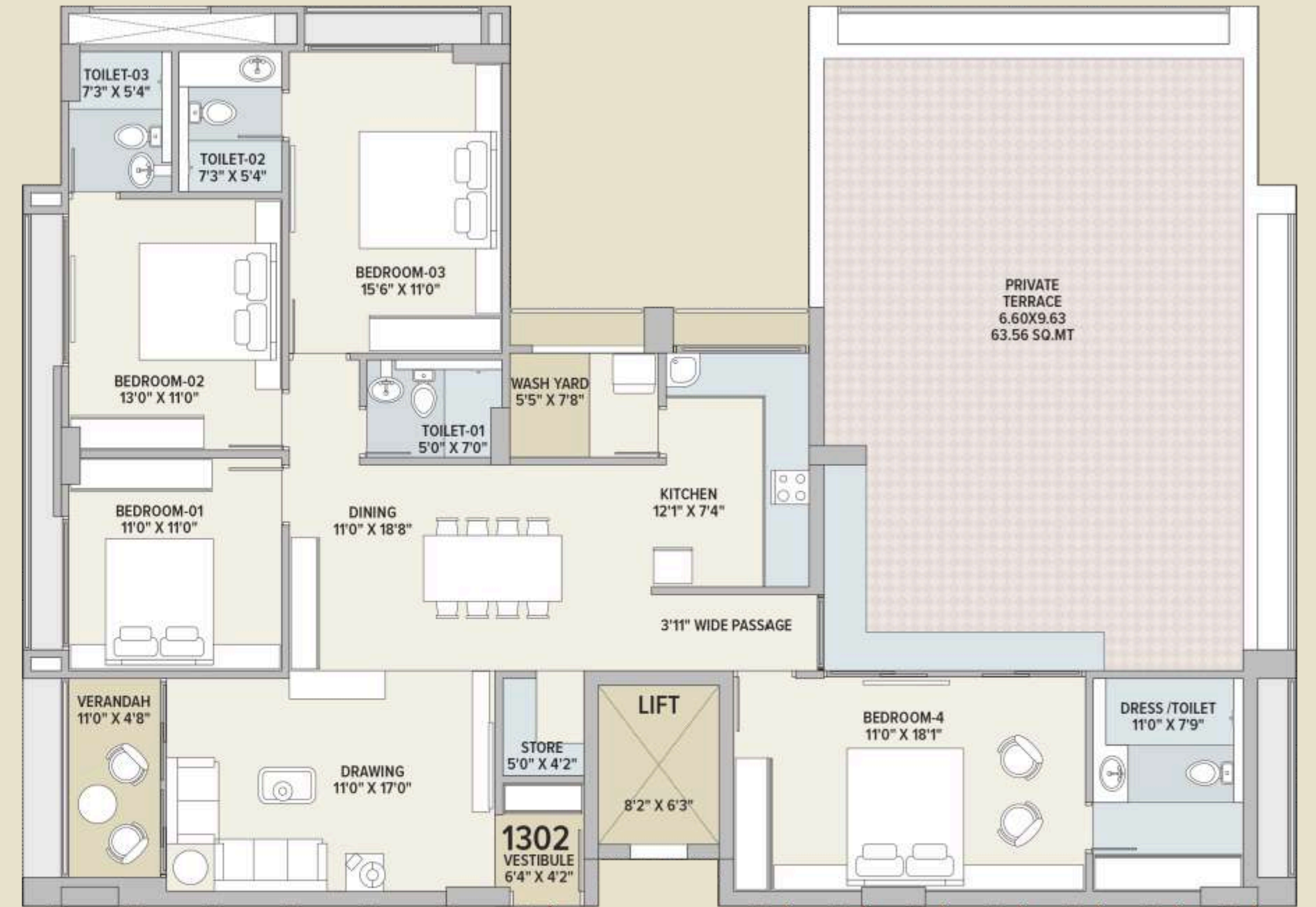
2ND TO 12TH FLOOR UNIT PLAN



13TH FLOOR PLAN



13TH 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



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/ Dining 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.

