

SKYLINE | STYLE | SERENITY

LUXURY
LIVING ABOVE ALL,
REDEFINING
Elegance

LUXURIOUS
UNITS

160
021
STOREYS
ICONIC TOWERS



THE LINEA
SKYLINE | STYLE | SERENITY

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

DEVELOPERS

LINEA
DEVELOPERS
DREAM DESIGN DELIVER

सामवेदं
GROUP
CREATING EXCELLENCE





OUR STAND OUTS

HIGHRISE. HIGHLIFE. **HAPPINESS**

OVER 37,500 SQ.FT DESIGNED AREA

THREE-SIDE OPEN **LIVING**

78% AREA FOR LUSH LANDSCAPING

22% FOR STRUCTURE BUILT-UP

NO COMMERCIAL ZONE, **PEACEFUL LIVING**

APARTMENTS WITH **PRIVATE SERVICE ENTRY**



Visionary

DESIGN DEFINING ELEVATED URBAN LIVING

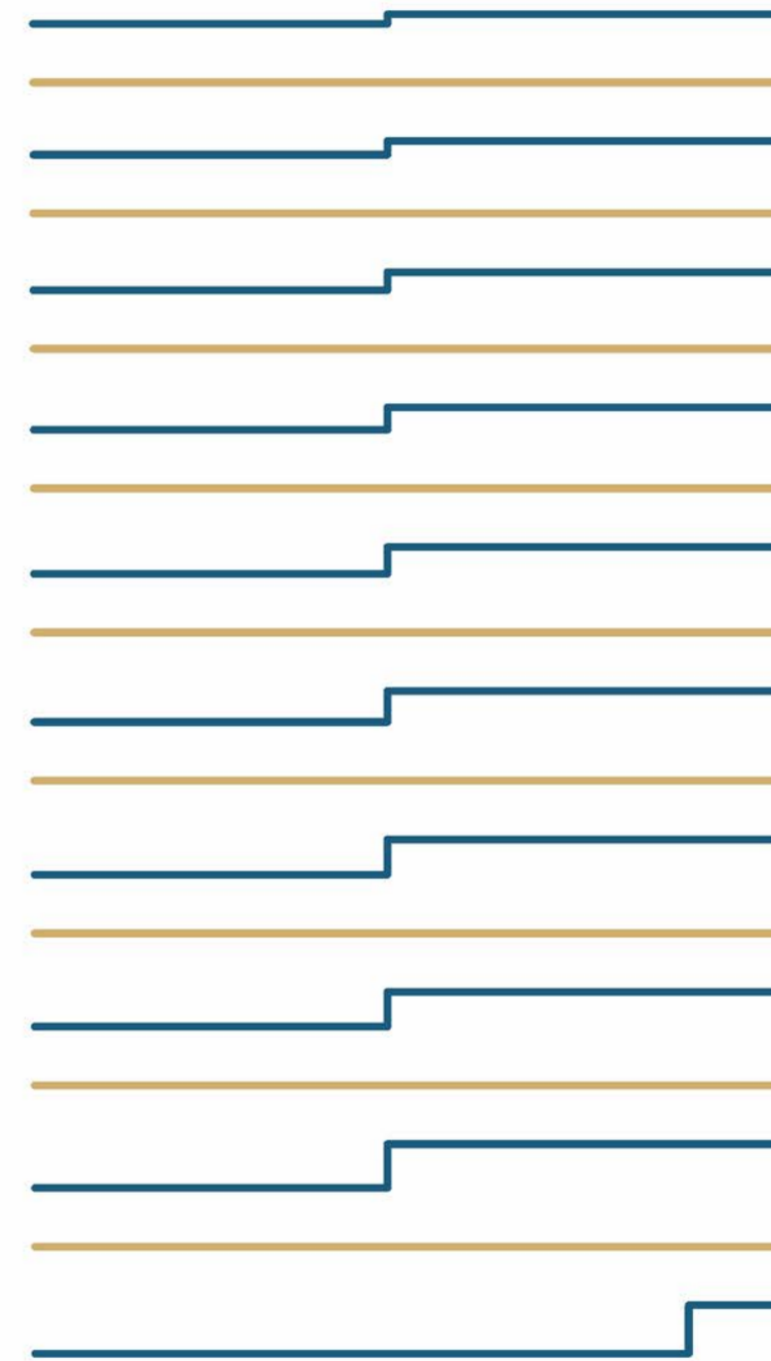
An architectural vision shaped by openness, balance, and thoughtful proportions
that elevate contemporary residential design



Visionary

DESIGN DEFINING ELEVATED URBAN LIVING

An architectural vision shaped by openness, balance, and thoughtful proportions that elevate contemporary residential design



A BOLD URBAN

Silhouette

SOPHISTICATION
IN SKIES





DOUBLE HEIGHT

5 BHK
PENTHOUSE WITH
INFINITY
PLUNGE POOL

16TH
FLOOR

12TH
FLOOR

Z - SHAPED
BALCONY


THE LINEA
SKYLINE | STYLE | SERENITY

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.



LIVE EASY SPACIOUS
BREATHE EASY



KUDASAN LAKE

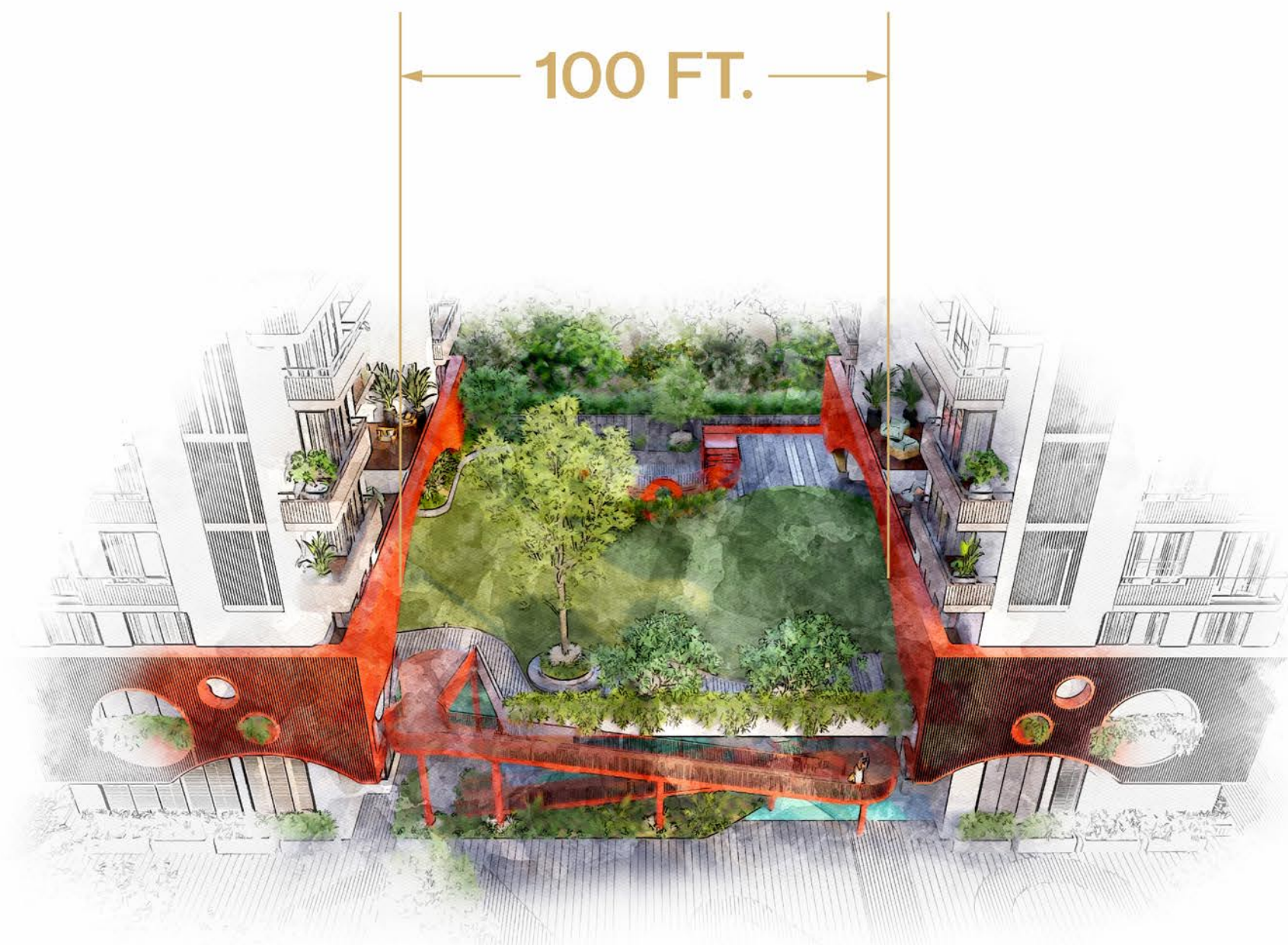
150 FT. ROAD

SHARE MORE MOMENTS,
SOCIALIZE MORE

A striking

VERTICAL EXPRESSION WHERE PROPORTION,

Detailing, and light define a confident contemporary residential landmark



PASTING



GRAND
DOUBLE-HEIGHT
FOYER WITH
A LUXURY TOUCH

DEDICATED PERSONAL AND SERVICE LIFTS
SEAMLESS MOVEMENT, ZERO WAITING


THE LINEA
SKYLINE | STYLE | SERENITY

Exceptional
EVERYDAY COMFORT

PASTING



**GROUND
FLOOR PLAN**



ENTRY EXIT

An elevated

FRONTAGE THAT MIRRORS REFINED

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



GRAND HEIGHT OF
15 FT.
ENTRANCE



**PODIUM
FLOOR PLAN**





RESIDENCES FEATURING EXPANSIVE

18.7 × 17
FT. PRIVATE

Balconies

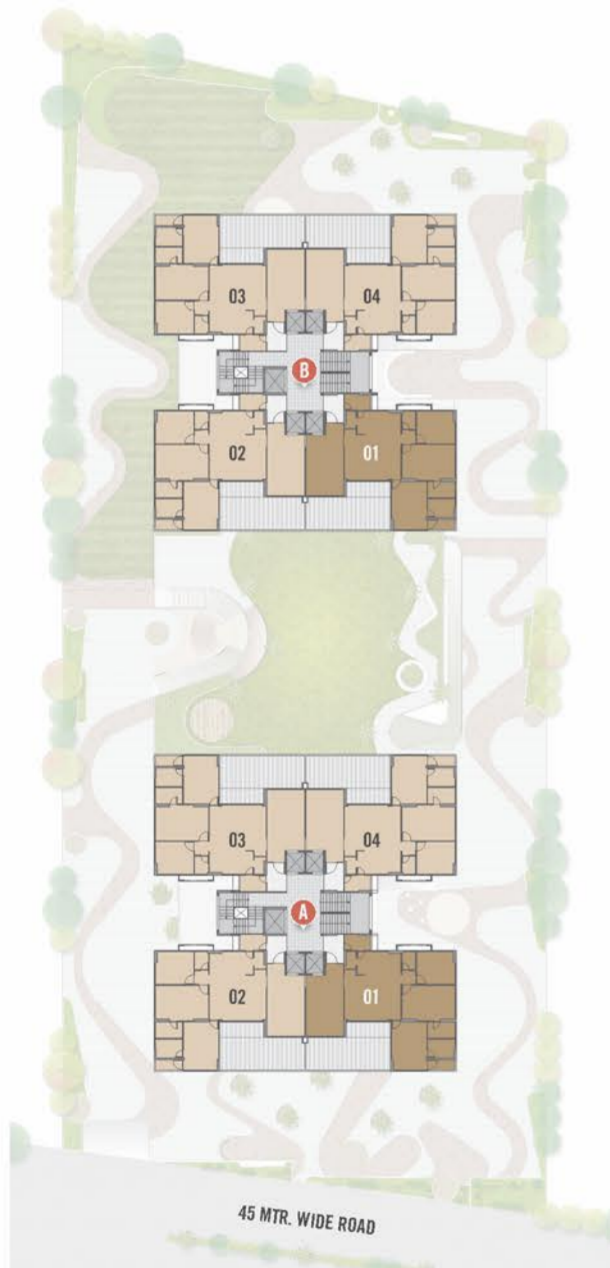


16TH

EXCLUSIVE

12TH

3 BHK
1ST FLOOR
UNIT PLAN



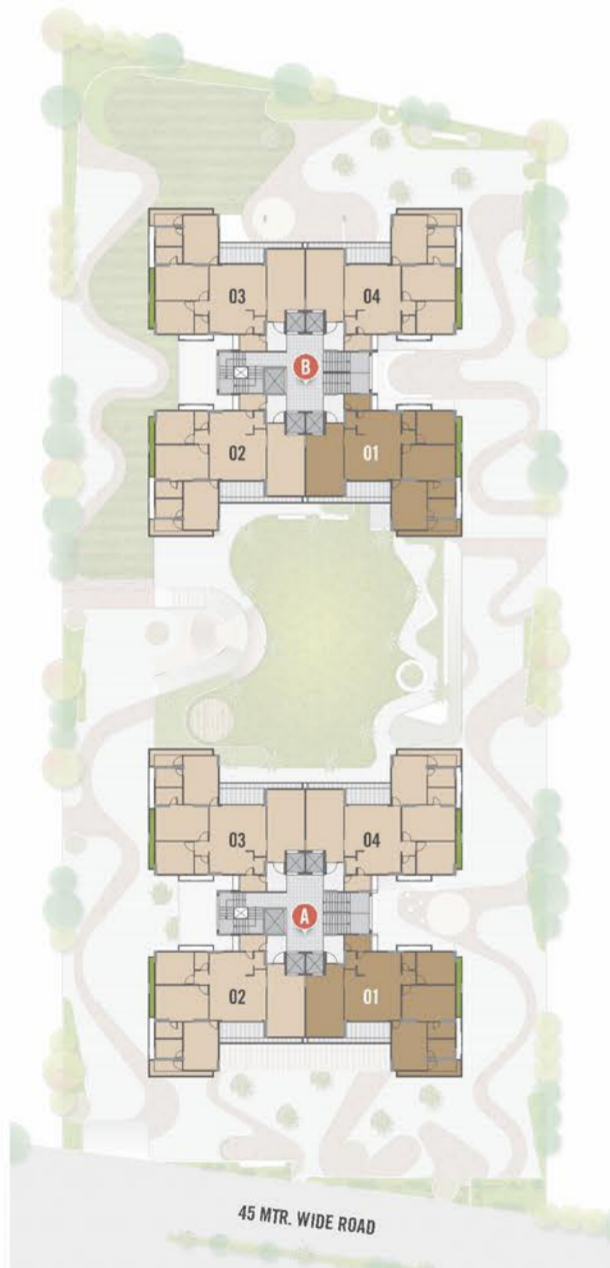
TYPE
1

UNIT - 101





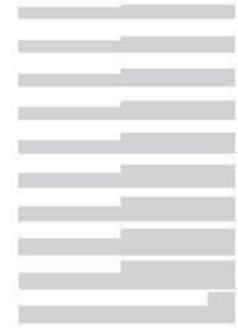
3 BHK
2ND,7TH,10TH FLOOR
3RD,5TH & 9TH REFUGE BALCONY
UNIT PLAN



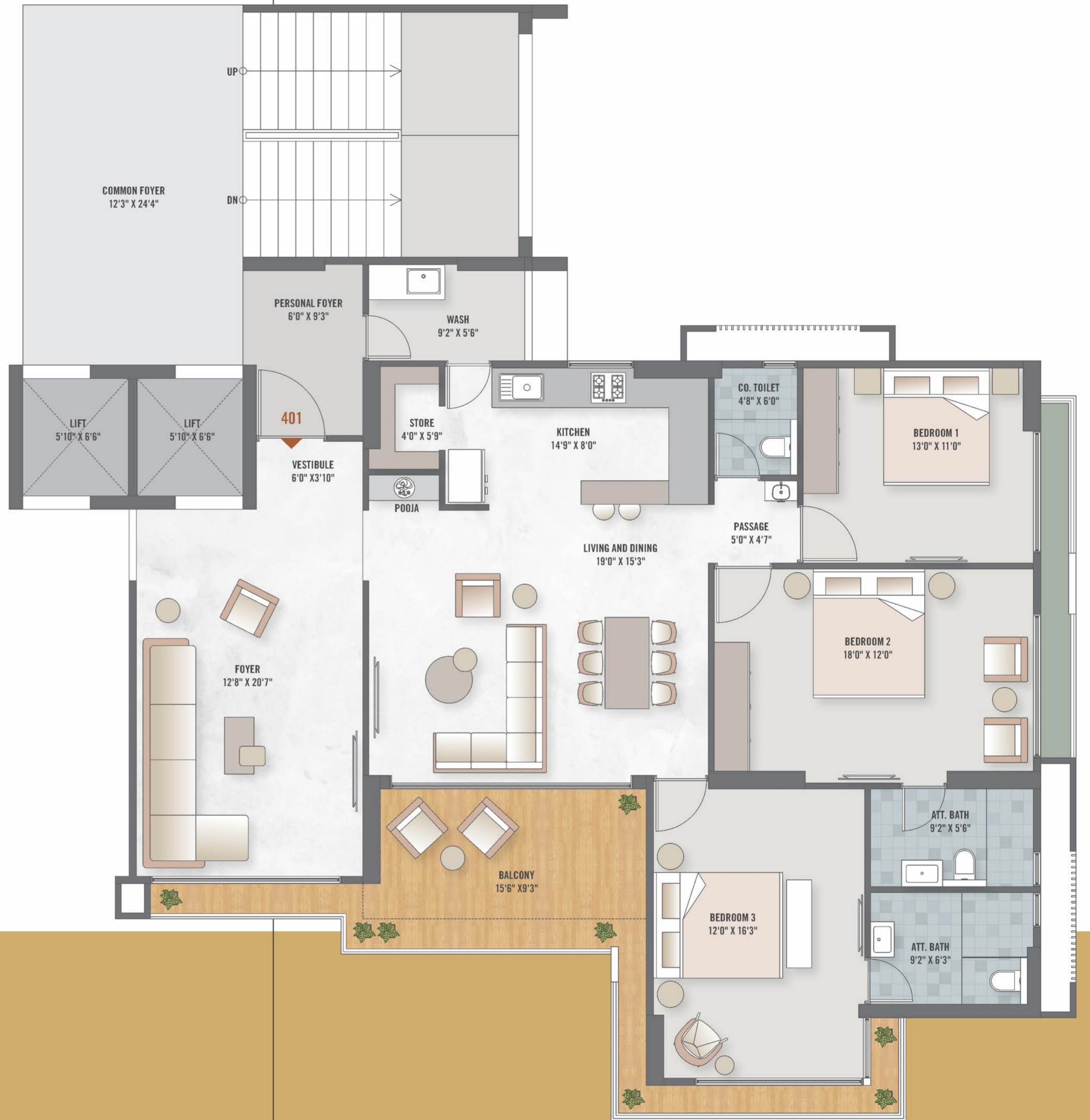
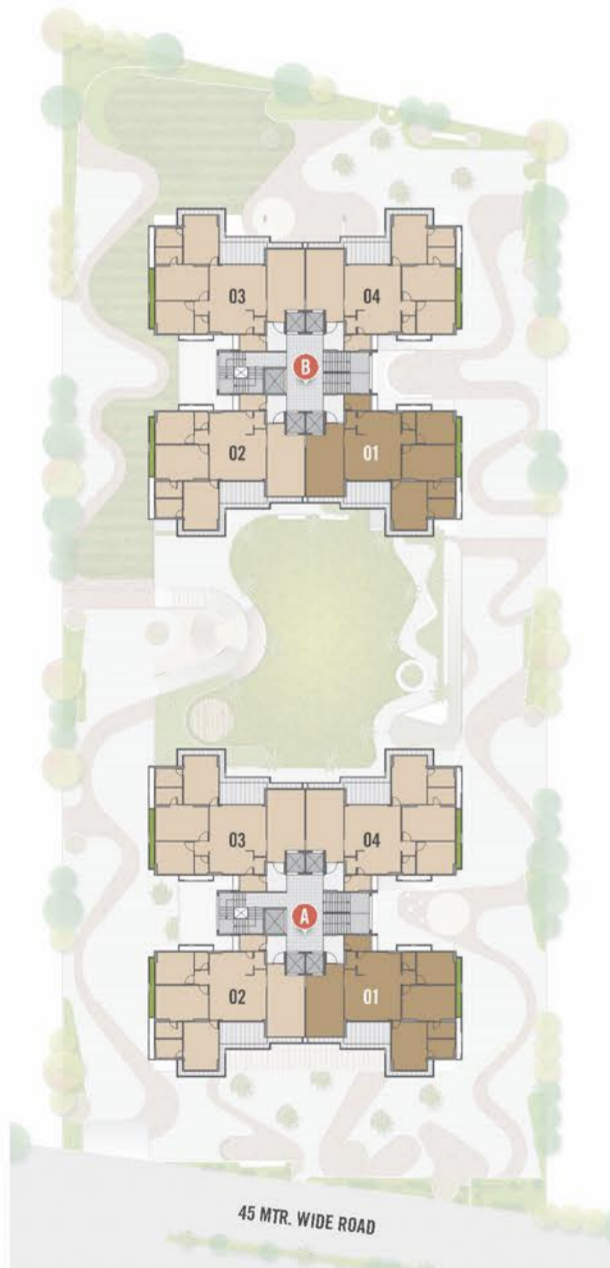
TYPE
2

UNIT - 201





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



TYPE
3

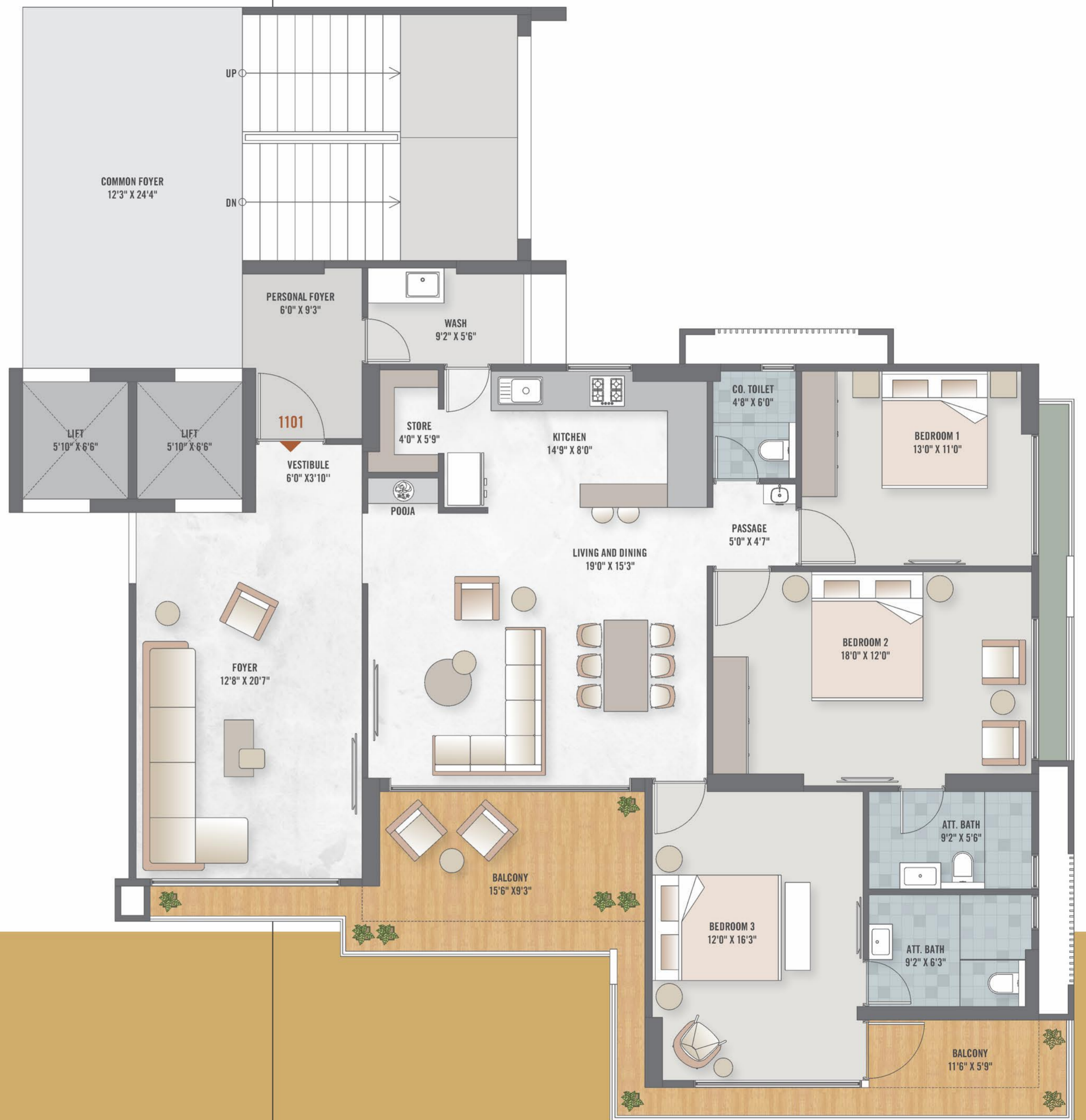
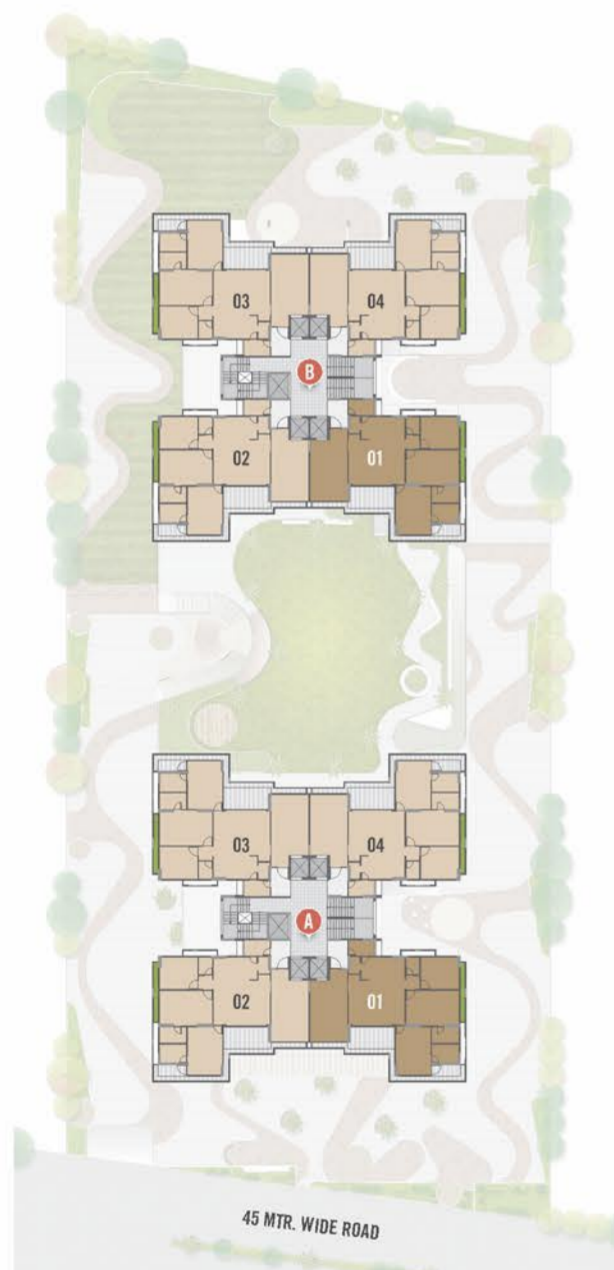
UNIT - 401





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

UNIT PLAN



TYPE
4

UNIT - 1101





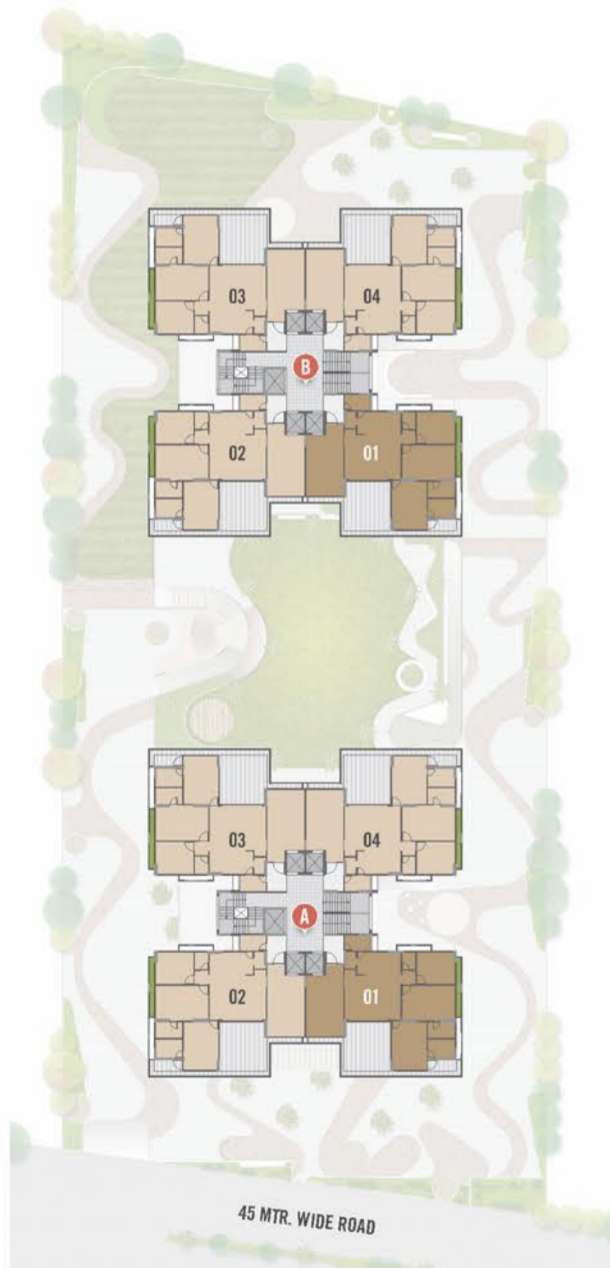
3 BHK SECTION PLAN

THIS IS HOW AFTER
FURNISHING LOOKS





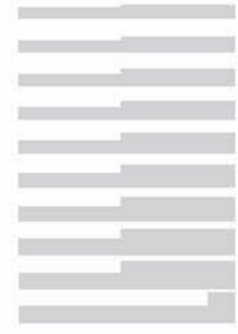
3 BHK 12TH,16TH FLOOR UNIT PLAN



TYPE
5

UNIT - 1201

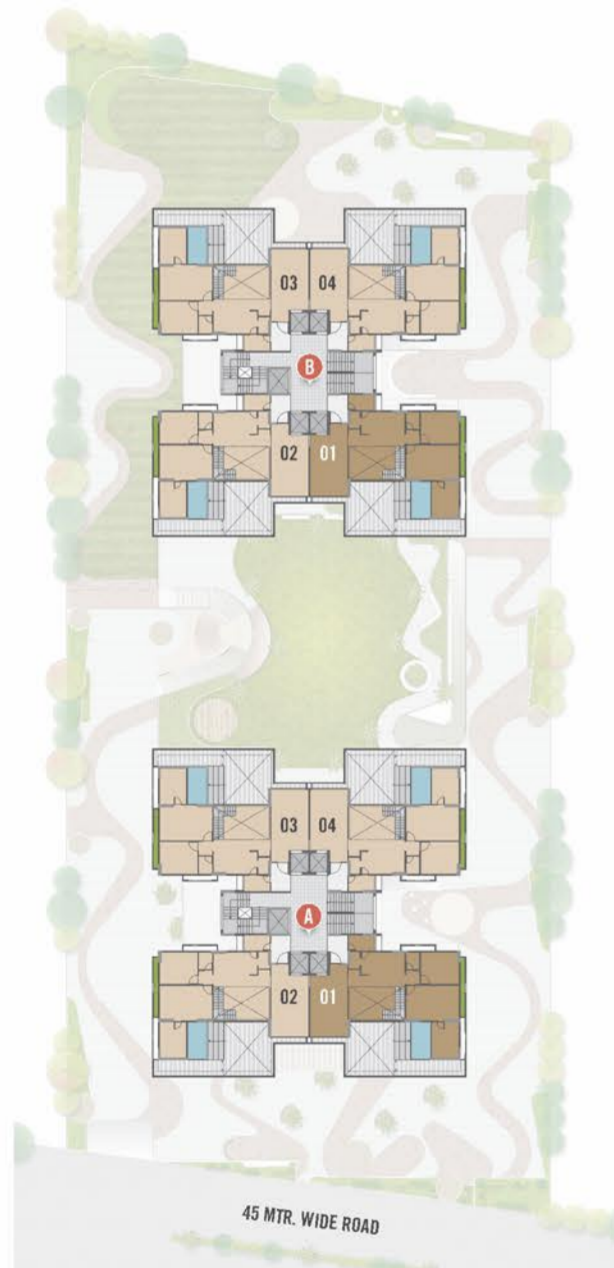




5 BHK PENTHOUSE

20TH FLOOR

UNIT PLAN



LOWER LEVEL

UNIT - 2001

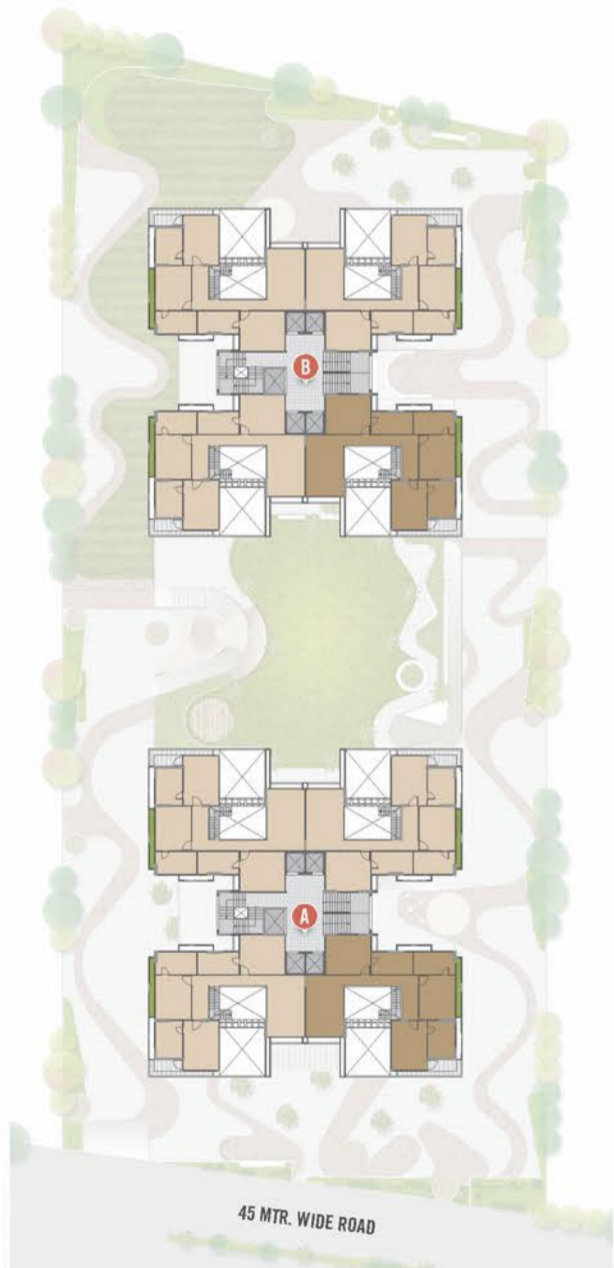




5 BHK PENTHOUSE

21ST FLOOR

UNIT PLAN



UPPER LEVEL

UNIT - 2001





Elevated

MODERN LIVING THAT BALANCES

Urban sophistication, serene surroundings, and
exceptional everyday comfort

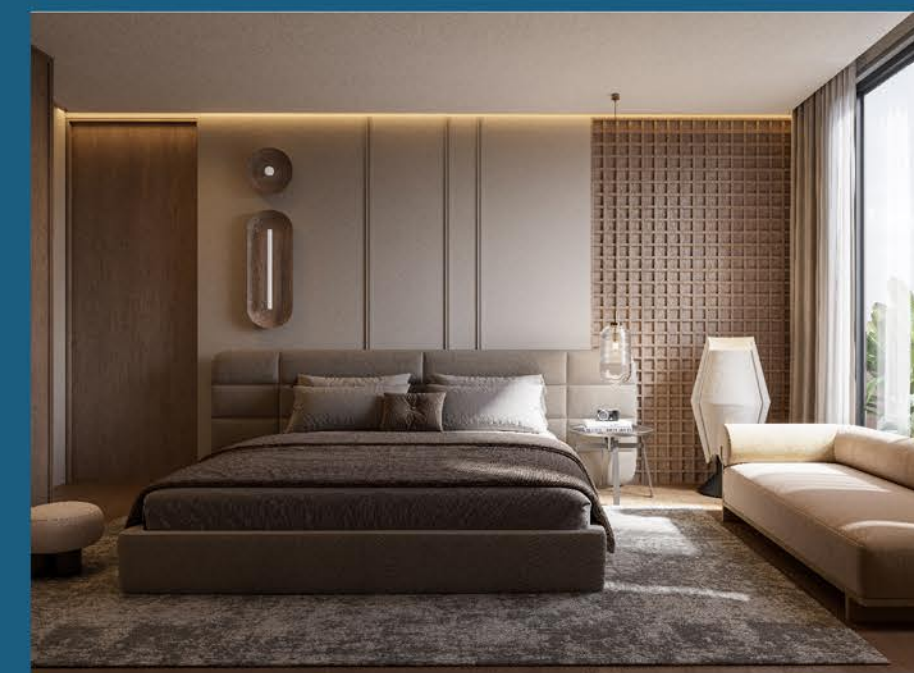




Thoughtfully

DESIGNED HIGH-RISE LIVING

Where space, sophistication, and everyday comfort
come together seamlessly





Welcoming

LANDSCAPE 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
- Amphi-theatre
- Common Storage
- Toddlers' Creche
- Pergola
- Tutition 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

- 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

FACILITIES



STEP OUTSIDE
CHILL. SOCIALIZE. ENJOY



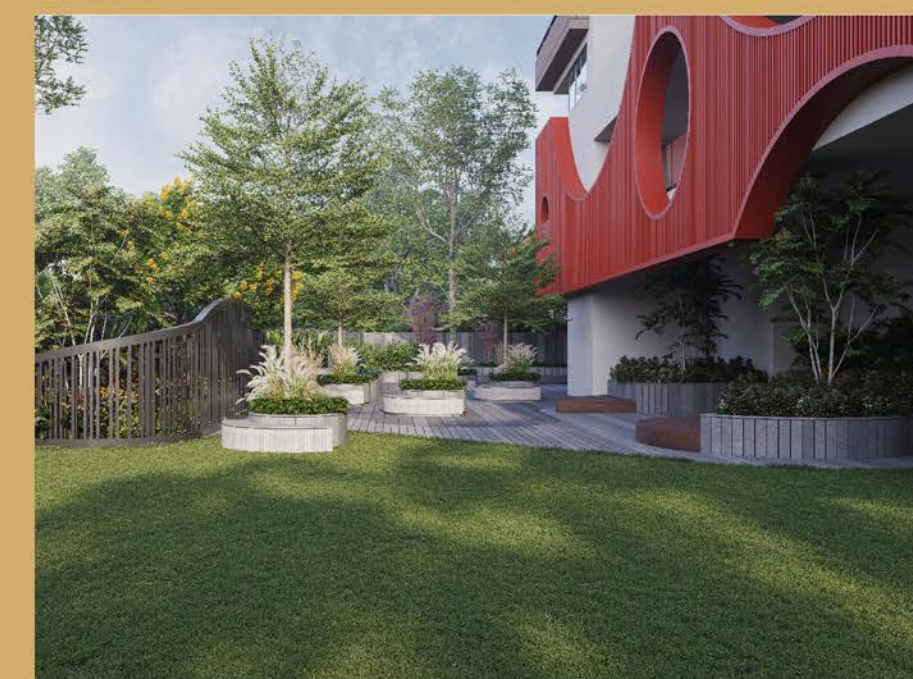
Purposefully

ELEVATED LIVING THAT

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



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

PODIUM AMENITIES

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



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





COMMIT TO YOUR
DAILY EXERCISE ROUTINE



FITNESS EVERY DAY.
HEALTHY ALWAYS



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



DAZZLING NIGHT VIEW

TWIN LANDMARK TOWERS

PEACEFUL HIGH-RISE LIVING

ONLY RESIDENTIAL



























































































































CALM, CLUTTER-FREE SURROUNDINGS

150-FT ROAD ACCESS





SPECIFICATIONS

 <p>PARKING : 2 Car / Unit, 2 Wheeler Parking For Each Unit. 2 Car / Unit, 2 Wheeler Parking For Each Unit.</p>	 <p>ELEVATOR : High Speed Elevator (Schindler Or Equivalent)</p>	 <p>GENERAL DOOR : Ply - Pinewood 25mm (Century Ply, Greenply Or Equivalent). Lock - Mortise Lock (Godrej, Europa Or Equivalent).</p>	 <p>WINDOWS : All Rooms Aluminium Domal Plus Series (ISI Approved).</p>																												
 <p>FOYER : Designer Foyer.</p>	 <p>GENERAL : CCTV Surveillance.</p>	 <p>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).</p>																													
 <p>WATER SUPPLY : Water Pressure Control System For The Adequate Water Supply. Bore Well For The 24 Hours Water Supply.</p>		 <p>MAIN DOOR : Frame - Sandwich Ply Penalling (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).</p>																													
 <p>FLOORING : Drawing - Room 1200mm X 1800mm Vitrified Tiles (Simpolo, Varmora Or Equivalent). Bedroom - 800mm X 1600mm Vitrified Tiles (Simpolo, Varmora Or Equivalent). Balcony - Vitrified Tiles / Granite (Simpolo, Varmora Or Equivalent). Wash Area - Granite Upto Parapet Level. Stone - Shelf Kota Stone.</p>		 <p>CEILING : Elevation Gi. Inside : Foyer Gi Or Gypsum. Amenities Area Gi Or Gypsum.</p>																													
 <p>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.</p>		<p>BRANDS WE USE (or equivalent)</p> <table border="0"> <tr> <td>STEEL :</td> <td></td> <td>TOILET :</td> <td>   </td> </tr> <tr> <td>CEMENT :</td> <td>  </td> <td>PLUMBING :</td> <td> </td> </tr> <tr> <td>FLOORING :</td> <td>   </td> <td>GLASS :</td> <td> </td> </tr> <tr> <td>BATHROOM :</td> <td>   </td> <td>COLOUR :</td> <td> </td> </tr> <tr> <td>ELECTRICAL :</td> <td> </td> <td>DOOR :</td> <td> </td> </tr> <tr> <td>SWITCHES :</td> <td>  </td> <td>LOCK :</td> <td>  </td> </tr> <tr> <td>ELEVATORS :</td> <td></td> <td>PAINT :</td> <td> </td> </tr> </table>		STEEL :		TOILET :	   	CEMENT :	  	PLUMBING :	 	FLOORING :	   	GLASS :	 	BATHROOM :	   	COLOUR :	 	ELECTRICAL :	 	DOOR :	 	SWITCHES :	  	LOCK :	  	ELEVATORS :		PAINT :	 
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ELECTRICAL :	 	DOOR :	 																												
SWITCHES :	  	LOCK :	  																												
ELEVATORS :		PAINT :	 																												
 <p>ELECTRIFICATION : Cables - ISI Grade (RR Cables, Polycab Or Equivalent). Switches - White In Color (L&T, Havels, Legrand Or Equivalent).</p>	 <p>PLUMBING : Pipe - UPVC / CPVC Pipe & Fittings (Astral, Ashirwad Or Equivalent).</p>																														
 <p>TOILETS : Tile - Wall & Floor - 600mm X 1200mm Vitrified Tiles (Simpolo, Varmora Or Equivalent). Fittings - Chrome Finish (Jaquar, Kohler Or Equivalent). Sanitary Ware - White In Color (Jaquar, Kohler Or Equivalent).</p>																															
 <p>GLASS : Window - Reflective / Clear Glass (Saintgobain, Modiguard Or Equivalent). Railing - Reflective / Clear Glass (Saintgobain, Modiguard Or Equivalent).</p>	 <p>FABRICATION : Inside - Steel Fabrication With Color. Outside - Steel Fabrication With Color.</p>																														



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

CONTACT : 94 28 9999 52 | 94 28 9999 54



DEVELOPERS



SCAN FOR LOCATION



DIGITAL DETAILS OF PROJECT



SCAN FOR WALKTHROUGH



RAA16307/120126/
311231



www.gujrera.gujarat.gov.in

Email : lineadevelopers@gmail.com

www : lineadevelopers.com

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 member 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.

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



Heights
REDEFINED DAILY