



An alliance with  **APS**  
GROUP

# A WORLD WITHOUT LIMITS



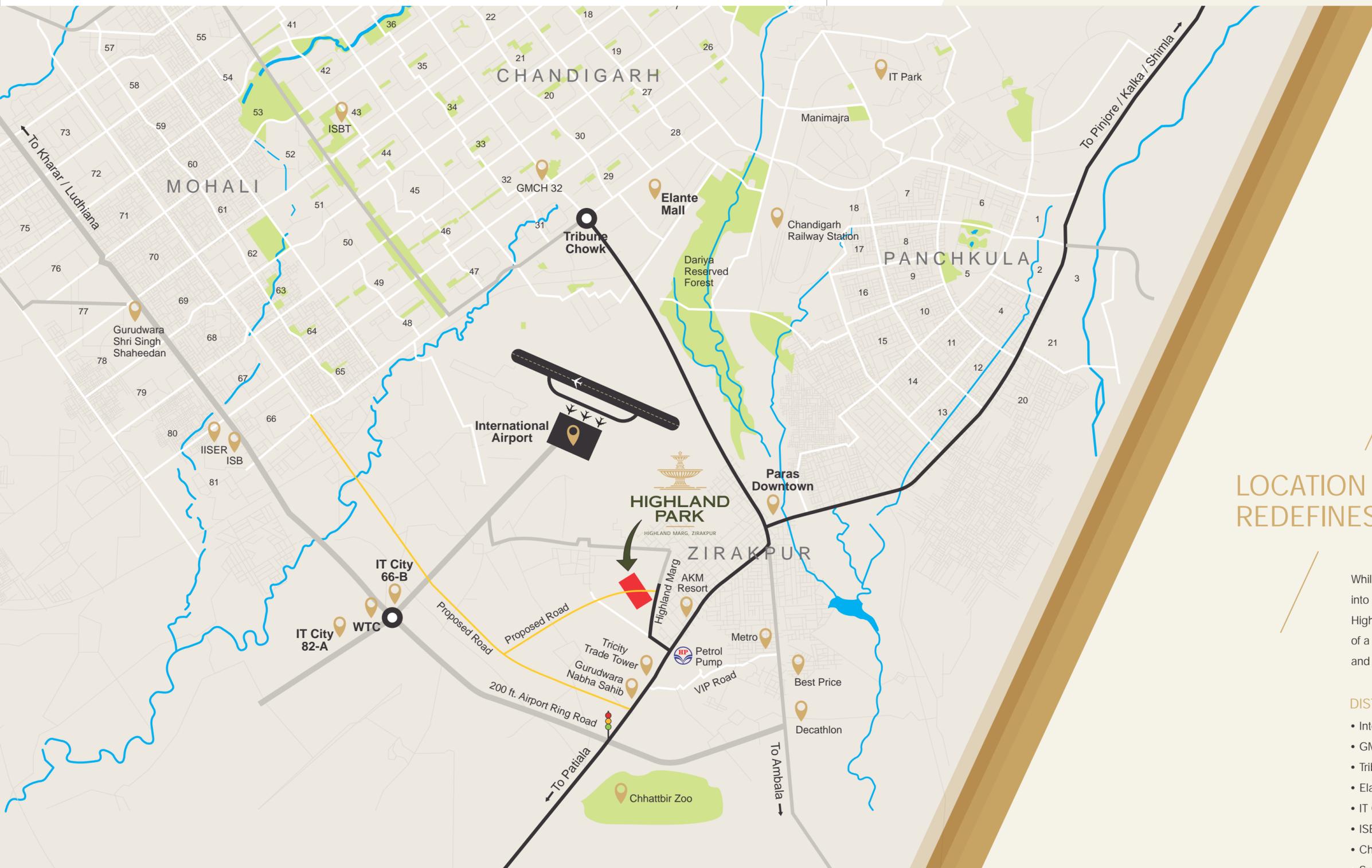
**HIGHLAND  
PARK**

HIGHLAND MARG, ZIRAKPUR



HIGHLAND PARK... WHERE SERENITY IS AT ITS PEAK ALONG WITH THE POSITIVE AURA SET AS THE BOUNDARIES TO THE LOCATION. EMBELLISHED WITH POCKETS OF LUSH GREEN SURROUNDINGS, PICTURESQUE LANDSCAPE AND A MASTERPIECE WRAPPED IN ART AND AESTHETICS IS JUST HOW WE HAVE CRAFTED AN ECO FRIENDLY YET A CONTEMPORARY LIVING FOR YOU AND YOUR FAMILY.





## LOCATION THAT REDEFINES ZIRAKPUR

While picking a home of your dreams, what's kept into consideration above anything is the location. Highland park had surely kept the various benefits of a good location in mind to choreograph a lively and convenient location for you.

### DISTANCES

- International Airport - 10 mins
- GMCH 32 - 12 mins
- Tribune Chowk - 10 mins
- Elante Mall - 10 mins
- IT City Mohali - 10 mins
- ISB Mohali - 12 mins
- Chhatbir Zoo - 5 mins
- Swiss International Hotel - 5 mins

TRANQUIL  
AND CELESTIAL





8.37 Acres  
Total Area

627  
Residential Units

11  
Floors

80 %  
Open Space

3 Stylish Layouts  
to choose from

Vastu Compliant  
Architecture

4,500 sq.ft.  
Club House

Dormitory with Washrooms  
for Drivers

24 hours Security  
and Surveillance

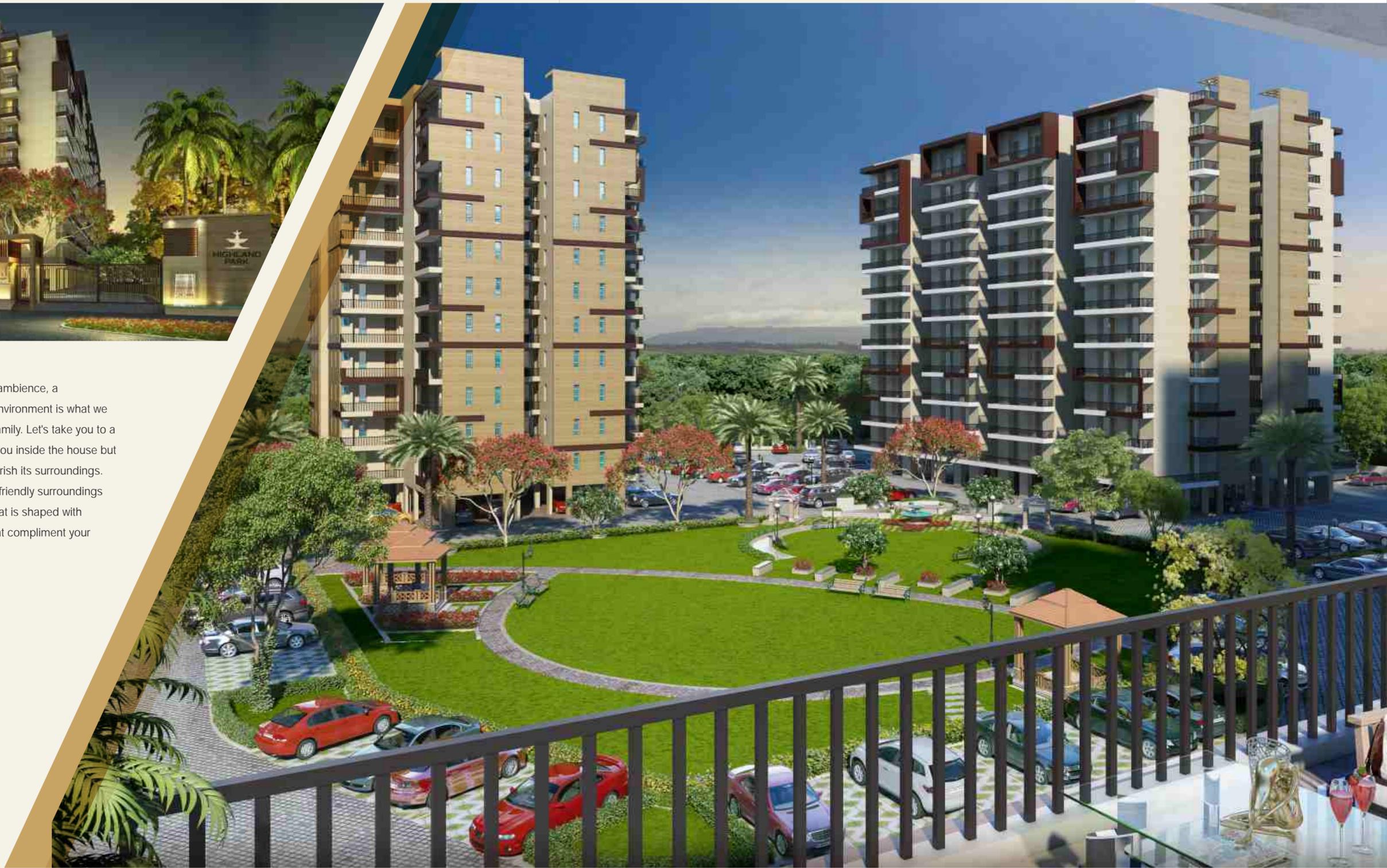
Creche &  
Kids Play Area

Badminton  
Courts

10 minutes to  
International Airport



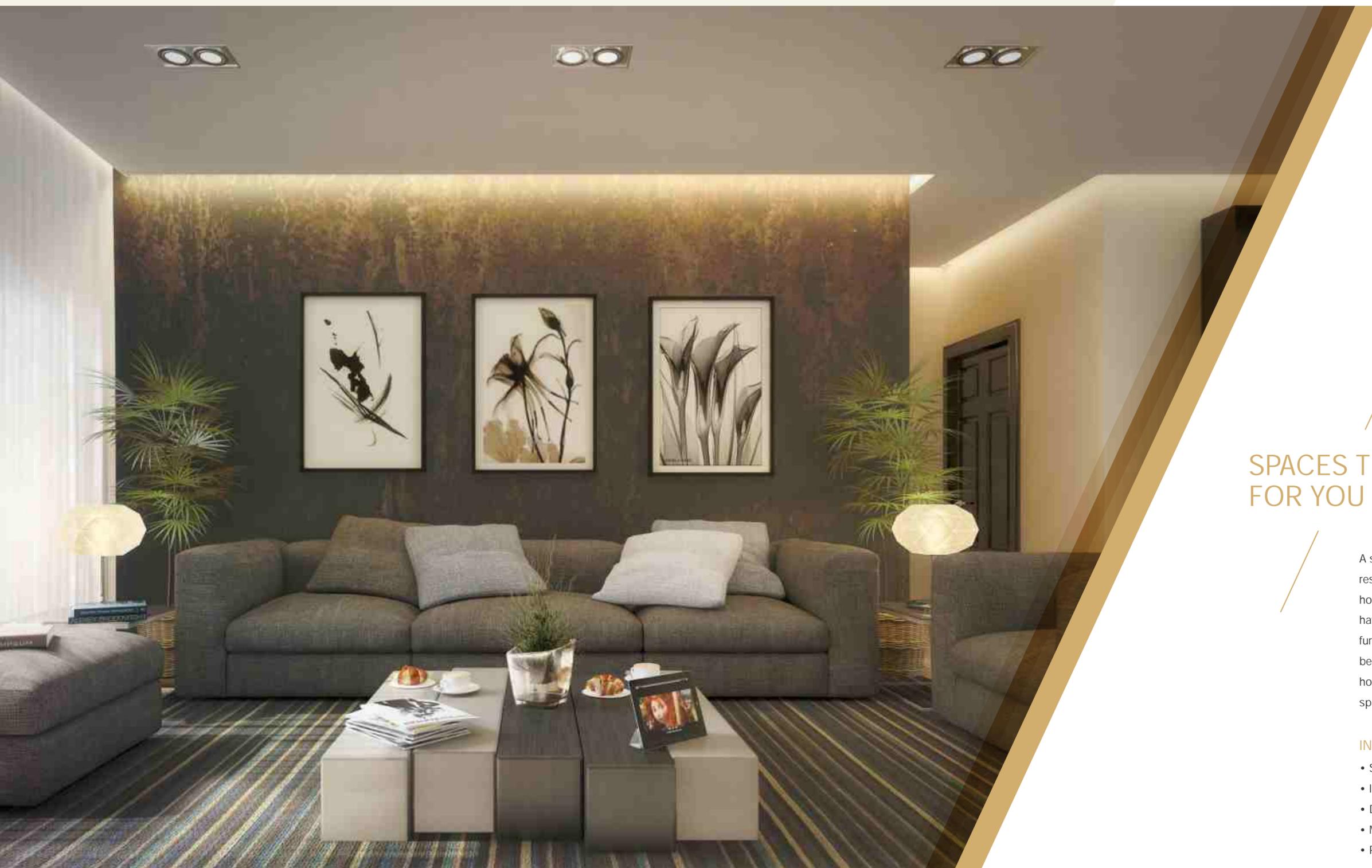
Scintillating aura and lush green ambience, a culmination of art and a serene environment is what we seek to create for you and your family. Let's take you to a refuge that not only rejuvenated you inside the house but gives you enough reasons to cherish its surroundings. With immense adherence to eco friendly surroundings we bring forth a happy lifestyle that is shaped with blissful blues and ample hues that compliment your healthy and stress free lifestyle.



Artist's impression of the elevation.

HIGHLAND PARK IS A  
WORLD WITHOUT LIMITS.  
WHERE DESIGN, NATURE,  
ENTERTAINMENT,  
RELAXATION AND SELF  
EXPRESSION ALL FLOW  
TOGETHER AS FREELY AS  
THOUGHTS AND IDEAS.





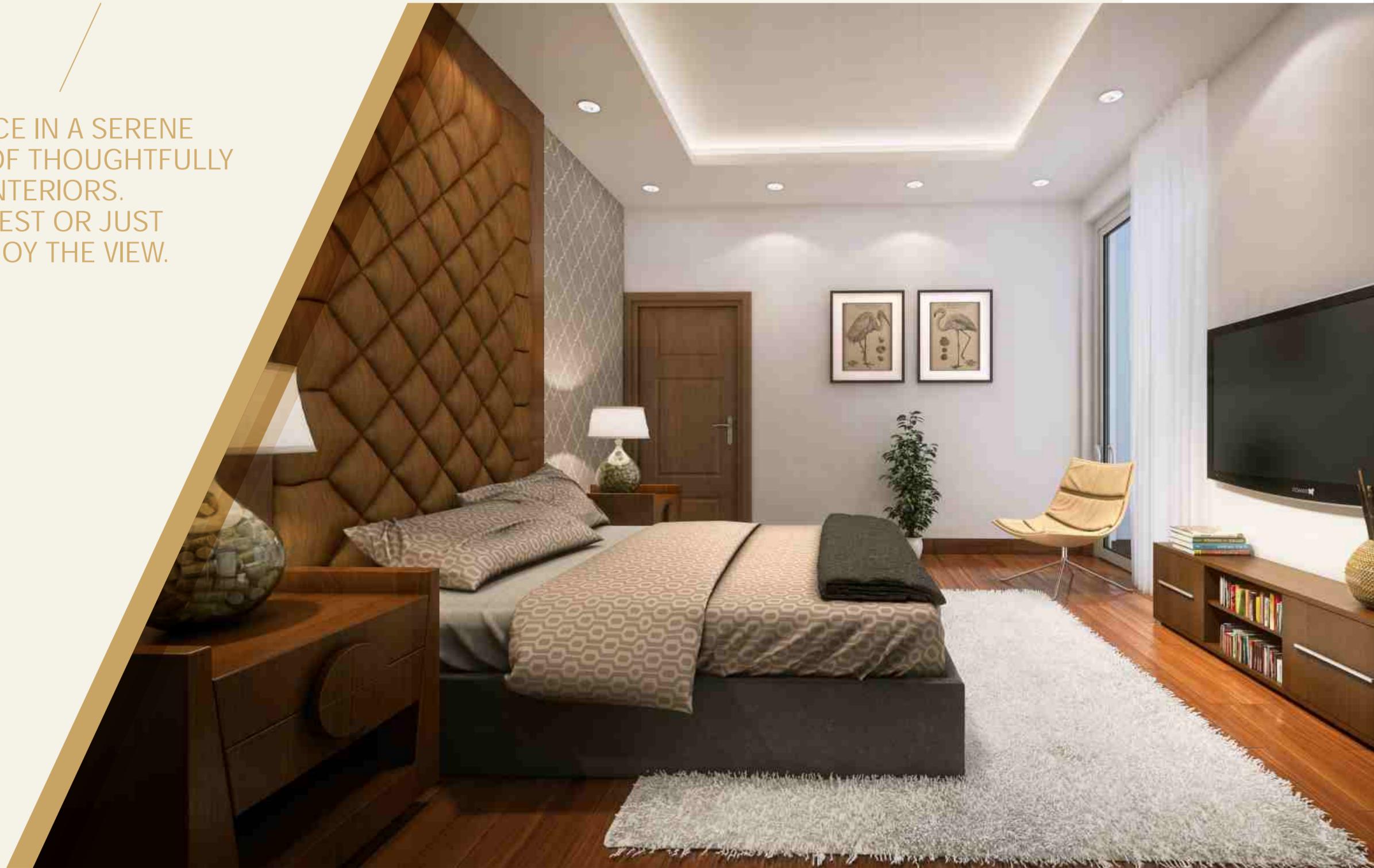
## SPACES THAT WE LEAVE FOR YOU TO DEFINE

A space of one's own, a place where the soul resides is the indoors of your home. A serene house is the ultimate home. Having said that, we have functioned your home with the best furnishings, fittings and upholstery, we make the best of hues and shades a part of your walls. Your home is not a mixture of rooms and tiles but of space and ventilation.

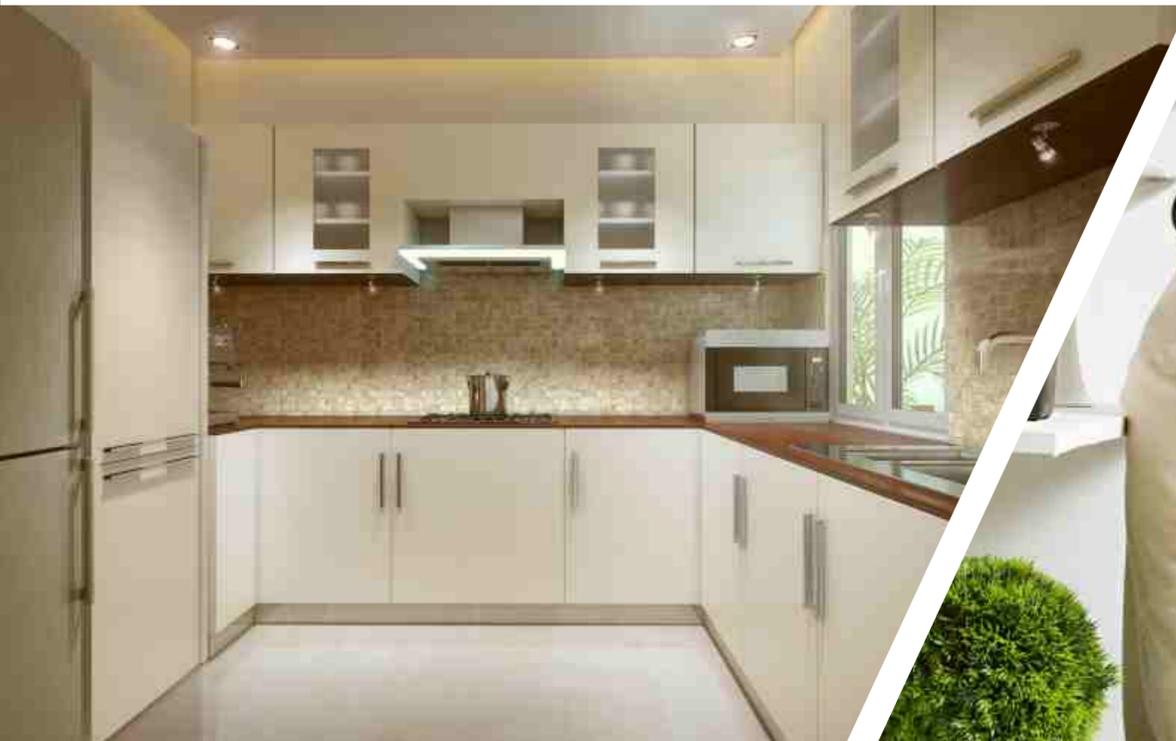
### INTERIOR FEATURES

- Spacious balcony with master bedroom
- Independent utility balcony with kitchen
- Durable and stain free flooring and finishing
- Maximum cross ventilation and openness
- Provision for ACs in Bedrooms & Living Area

FIND SOLACE IN A SERENE  
COCOON OF THOUGHTFULLY  
CRAFTED INTERIORS.  
LOUNGE, REST OR JUST  
SIMPLY, ENJOY THE VIEW.



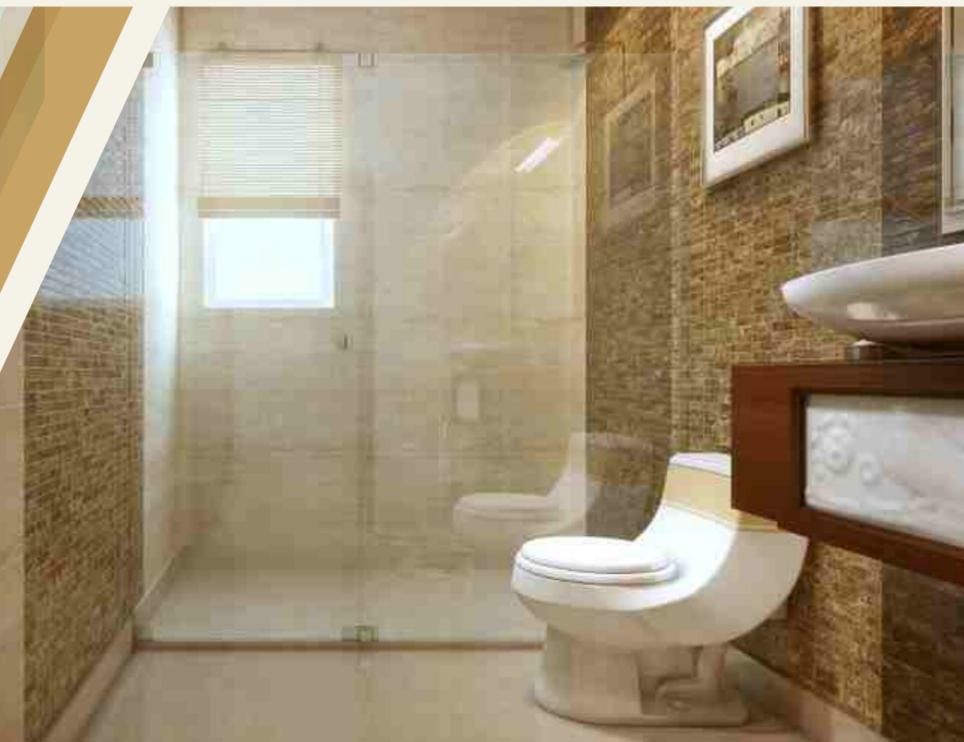
Artist's impression of the elevation.



Modular Kitchen



Dining Area



Modern Bathroom



HIGHLAND PARK TAKES COMMUNITY LIVING TO A WHOLE NEW LEVEL. TAKE A DIVE INTO THE SWIMMING POOL OR CHALLENGE YOUR NEIGHBOUR TO A GAME OF BADMINTON OR SIMPLY LOUNGE WITH FAMILY AND FRIENDS AT THE BBQ CORNER. WHATEVER YOUR MOMENT OF JOY, THE SYLVAN CLUB IS WHERE YOU'LL FIND IT.

# THE SYLVAN CLUB

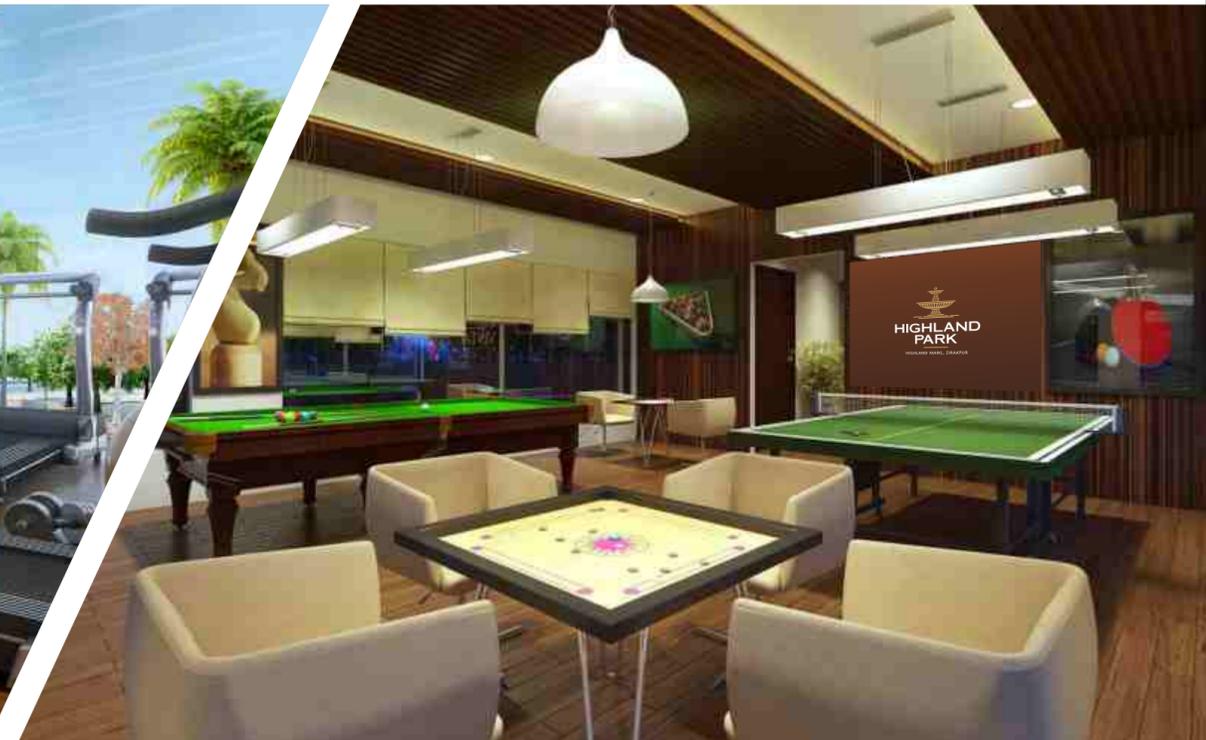


Swimming Pool

Living is but the art of keeping yourself fit and delighted! Highland Park crafts for you an access to the legendary services and amenities within the finest location, design and construction that brings for you fitness and much more. Be it an outdoor terrace to spend a dinner date, or a club to party with your crew; we have room for each one of you. Wake up to the sunrise hues and give yourself an adrenaline rush with a game of badminton or swim in the blues for a perked up day at work. Witness all these modern innovations and various other that have been styled for you!



Fitness Centre



Games Room

WELCOME TO A  
WORLD WITHOUT LIMITS.  
A WORLD THAT  
YOU CALL YOUR HOME





## SITE PLAN & LEGENDS

1. Entry / Exit
2. Floral Landscape
3. Landscaped Park
4. Water Features
5. Sitout Areas
6. Gazebos
7. Jogging Track
8. Spacious Parking
9. Drive
10. Skating Rink
11. Creche
12. Club House
13. Swimming Pool
14. Children's Play Area
15. Badminton Courts
16. Studio Apartments

# FIRST FLOOR CLUSTER PLAN

TOWER - 1, 1A, 5, 6, 7 & 7A



FIRST FLOOR UNIT PLAN  
AREA - 1450 SQ.FT.

TOWER - 1, 1A, 5, 6, 7 & 7A

# TYPICAL FLOOR CLUSTER PLAN

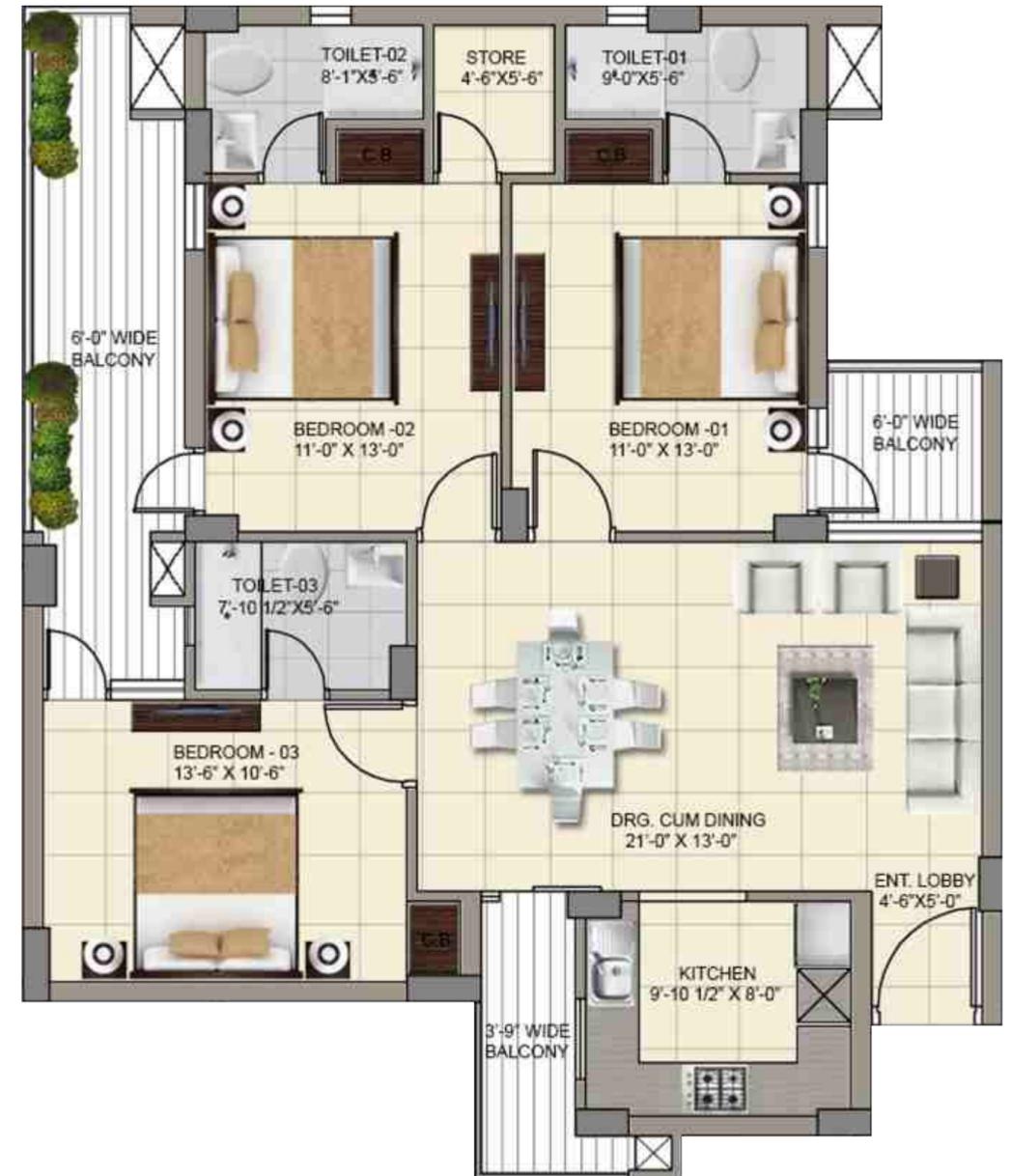
TOWER - 1, 1A, 5, 6, 7 & 7A



TYPICAL FLOOR UNIT PLAN  
AREA - 1450 SQ.FT.  
TOWER - 1, 1A, 5, 6, 7 & 7A

# CLUSTER PLAN

TOWER - 4 & 8



UNIT PLAN  
AREA - 1650 SQ.FT.  
TOWER - 4 & 8



# LUXURY IS IN THE DETAILS



## Structure

Earthquake resistant RCC framed structure

## External Finish

Apex Exterior Grade (Asian)

## Living / Dining Room / Family Room

Flooring - Premium / Vitrified Tiles

Walls - Emulsion / OBD Paint

Ceiling - OBD Paint

## Bedrooms

Wardrobe - Wardrobe in all bedrooms with Hettich Fittings

Flooring - Anti Skid Ceramic Tiles

(Somany / Marbitto / Ellegance or equivalent)

Wall Finishes - Emulsion / OBD Paint

Ceiling - OBD Paint

Windows / Balcony Doors - UPVC

## Toilets

Flooring - Anti Skid Ceramic Tiles

(Somany / Marbitto / Ellegance or equivalent)

Walls - Ceramic Tiles upto 8'

Ceiling - OBD Paint

CP Fittings - Jaquar / Cera / Parryware or equivalent

Chinaware - Cera / Hindware / Parryware or equivalent

## Kitchen

Cabinets - Modular Kitchen with Hettich Fittings

Flooring - Anti Skid Vitrified Tiles

Dado - Premium Vitrified Tiles up to 2ft. above counter

Wall Finishes - Vitrified Tiles / Plastic Emulsion Paint

Ceiling - OBD Paint

Counter - Pre Polish Premium Granite

CP Fittings - Jaquar / Cera / Parryware or equivalent

## Staircases

Risers & treads - Granite Stone

Wall Finishes - Emulsion / OBD Paint

Ceiling - OBD Paint

Handrail - MS Railing

## Balcony

Flooring - Anti Skid Ceramic Tiles

Wall - Finishes Water proofing external paint

Ceiling - Water proofing external paint

Handrail - MS Railing

## Doors & Windows

Doors - Skinned Flush Doors

Windows - UPVC Sections

## Entrance Lobby

Flooring would be of appropriate Mix of Marble/Granite, walls and ceiling would be of Plastic emulsion paint and use of other products for decor as per architect views.

## Lifts

One Service Lift (6 ft. x 10 ft.) and one regular Lift (6 ft. x 6 ft.) of Otis / Kone or equivalent brand to be provided in each tower.

## Electrical Fittings

All electrical fittings of

Legrand / Anchor / SSK / ABB or equivalent

## Projects of Ubber Group

- Palm Heights, Derabassi - Near Possession
- Golden Palms, Derabassi - Ongoing
- Palm Meadows, Kharar - Ongoing

## Projects of APS Group

- Panchkula Heights, Peer Muchaila - Delivered
- Tricity Homes, Peer Muchaila - Delivered
- Tricity Plaza, Zirakpur - Delivered
- Tricity Trade Tower, Zirakpur - Ongoing



# HIGHLAND PARK

HIGHLAND MARG, ZIRAKPUR

Highland Marg, Patiala Highway, Zirakpur

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[www.highlandparkhomes.in](http://www.highlandparkhomes.in)