



[www.suncityprojects.com](http://www.suncityprojects.com)



HI-RISE APARTMENTS LIVING

Welcome to a Serene, Smart & Secure Lifestyle



# SUNCITY HEIGHTS

Sec. 36 A, Opp. Rajiv Gandhi Stadium,  
Rohtak, Haryana

## welcome to suncity heights

As part of Suncity's vision to create a lifestyle that sets the standard, Suncity Heights promises to be a community, designed for contemporary living – a modern lifestyle in a haven of peace and tranquility.

The design approach is to unify a contemporary architecture with a green environment and will include beautifully designed 12 high-rise towers and 2 blocks of walk-up floors spread over 14.8 acres to be Rohtak's First and the Best Condominium.

A neighborhood in Sector 36-A that will be defined by wonderful greenery, wide-open spaces and an uplifting sense of safety, security and community, Suncity Heights presents the perfect setting for you and your loved ones.

"THE IDEAL HOME TO SUIT YOUR NEEDS. FIND YOUR PERFECT SPACE."



## OVERVIEW

Rohtak having its proximity to the capital and IMT-Rohtak already being developed, numerous industries and multinational companies have been attracted to Rohtak. Best known as one of most prominent education base, Rohtak is now emerging as an Industrial Hub with Maruti, Asian Paints and many other companies.

Suncity Heights enjoys a superb location in Sector 36-A, opposite to the grand stadium "Rajiv Gandhi State Sports HUDA complex" with easy access from New Delhi & Gurgaon and surrounding Urban Centers. Thanks to the excellent inter and intra city road network with flyovers & world class infrastructure development in the city of Rohtak.

The development and prosperity of the region has resulted in rapid growth in career opportunities, which has lead to an upsurge in demand for modern lifestyle alternatives driven by a demographic shift to a younger, more cosmopolitan, affluent and better-educated population.



**GROUP HOUSING**  
First Group Housing Project in Rohtak



**SECURITY**  
Campus with Security Camera & surveillance



**GATED COMMUNITY**  
Entire campus is secured



**COMPLEX**  
Beautiful Designed Complex



**WELL CONNECTED**  
Strategic location & well connected



**LANDSCAPE GREEN AREA**  
Large open spaces & landscaped green areas



Artistic Impression



## THE PROJECT

Suncity Heights will undoubtedly be Rohtak's most desirable addresses. The emphasis is on modern & sleek designs with stylish finishing, and contemporary architecture. Whether you prefer the convenience of stylish apartment living, or the opulence and freedom of a beautiful low rise floors, Suncity Heights has the home to match your dreams.

### SECLUDED, YET CLOSE TO IT ALL

Suncity Heights is located well away from the IMT industrial areas yet has an excellent connectivity through a 75M wide Northern Bye-Pass road in a serene setting. Surrounded on all sides by excellent infrastructure and access to the city's commercial sectors. Suncity Heights will have extensive recreational facilities that celebrate the outdoors, such as landscaped public areas, planted parks, jogging trails and walkways.

### SURROUNDED BY GREEN OPEN SPACES AND NATURAL TRANQUILITY.

At Suncity Heights, enjoy the Club with Gymnasium, Swimming Pool & other facilities. Shop for your daily needs at convenient shopping within the complex. Enjoying outdoors is part of everyday life, whether you prefer a quiet picnic in the park or a family stroll in the evening, the choice is yours.

PURE LIVING PLEASURE.



## ACTUAL SAMPLE FLAT



MASTER BEDROOM



GUEST ROOM



BATHROOM



DINING AREA



KITCHEN



LIVING ROOM

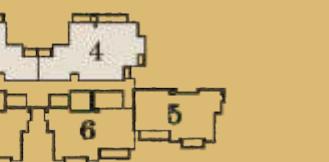


## THE LAYOUT PLAN



### BEDROOM

3 Bedroom +  
3 Toilet + Store  
Super Area = 1532 sq.ft



**Key Plan**  
**Tower T1, T2, T3, T5, T6,  
T7, T8, T9, T10 & T12**





# THE MASTER PLAN

ND

- n Entrance
  - mmer Pool
  - l Deck
  - illion
  - ging Track
  - phitheatre
  - 7. Central Lawn
  - 8. Kids Play Area
  - 9. Club
  - 10. Primary School
  - 11. Nursery School
  - 12. Shopping

F.T. (approx) - 2 Bedroom + 2 Toilet + Store

FT. (approx) - 3 Bedroom + 2 Toilet

FT. (approx) - 3 Bedroom + 3 Toilet + Store / Puja

FT (approx) - 3 Bedroom + 3 Toilet + Store

ET (approx) - 4 Bedroom + 4 Toilet + Utility





## THE LAYOUT PLAN



### BEDROOM

3 Bedroom +  
2 Toilet  
Super Area = 1250 sq.ft



Key Plan  
Tower T1, T2, T3, T5, T6,  
T7, T8, T9, T10 & T12

### BEDROOM

3 Bedroom +  
2 Toilet  
Super Area = 1250 sq.ft



Key Plan  
Tower T1, T2, T3, T5, T6,  
T7, T8, T9, T10 & T12





## THE LAYOUT PLAN



### BEDROOM

2 Bedroom +  
2 Toilet + Dress  
Super Area = 1175 sq.ft.  
(Only at Ground Floor)



Key Plan  
Tower T1, T2, T3, T5, T6,  
T7, T8, T9, T10 & T12

### BEDROOM

2 Bedroom +  
2 Toilet + Store  
Super Area = 955 sq.ft



Key Plan  
Tower T4 & T11





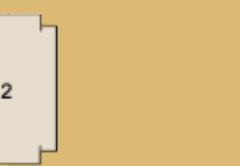
## THE LAYOUT PLAN



### BEDROOM

4 Bedroom +  
4 Toilet + Utility

Super Area = 1950 sq.ft



Key Plan  
Tower T15



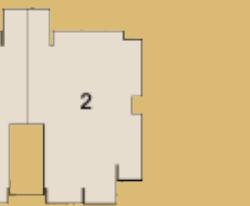


## THE LAYOUT PLAN

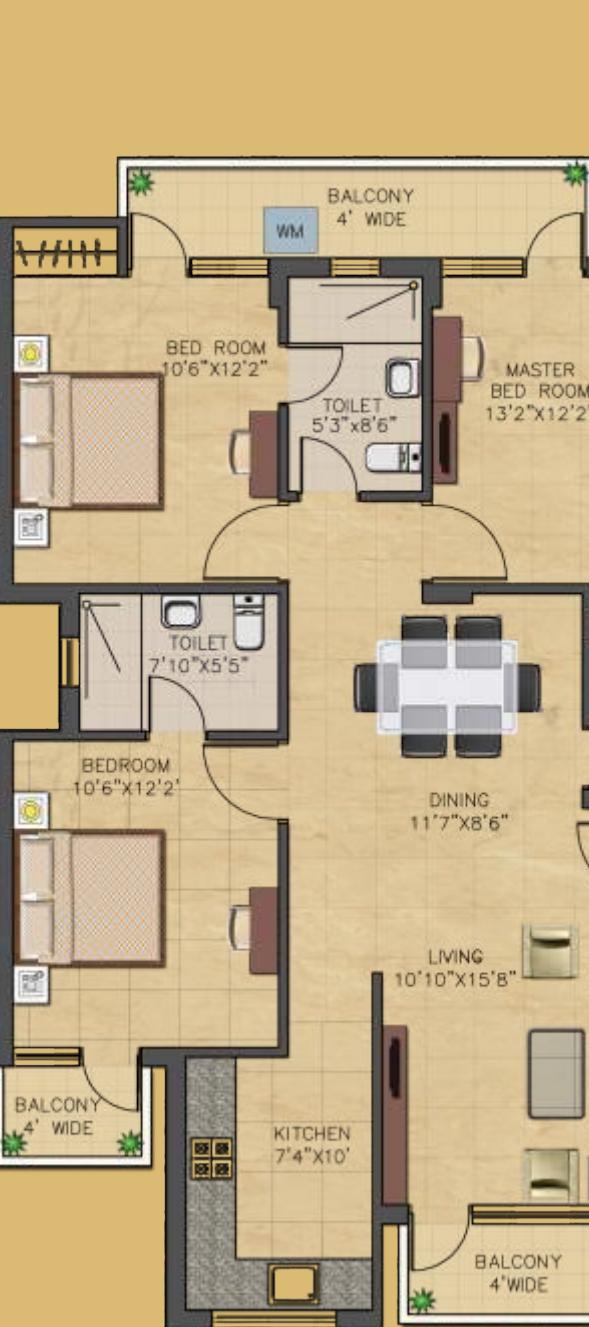


### BEDROOM

3 Bedroom +  
3 Toilet + Store /Puja  
Super Area = 1475 sq.ft



Key Plan  
Tower T14





## THE SPECIFICATIONS



### STRUCTURE

Earthquake resistant RCC frame structure



### FINISHES

Exterior: Permanent external finish/ texture paint  
Interior: Plastered with OBD paint after proper surface preparation



### FLOORING

Living-Dining: Vitrified Tiles  
Bedrooms: Vitrified Tiles



### KITCHEN

Flooring: Ceramic Tiles  
Dado: Ceramic Tiles upto 2' height above working counter  
Counter: Granite working counter top with stainless steel sink



### TOILETS

Flooring: Ceramic Tiles  
Wall: Ceramic tiles upto 7' height  
Fixtures: Crome plated fitting (of reputed make), Sanitary wares white in colour.



### DOORS

Hardwood door frame with flush shutter



### WINDOWS

Composite Aluminium & Steel with Glass



### ELECTRICAL

Copper wiring in concealed conduits, modular switches, outlets & junction boxes.



### POWER BACKUP

1 KVA for 2 BHK & 2 KVA for 3 BHK flats



### STAIRCASES

Flooring: Marble



### BALCONY

Flooring: Anti-skid Tiles  
Railing: M.S. railing with enamel paint



### LIFTS

Facility of 2 lifts for each high rise tower



### LANDSCAPING

Garden landscape with theme parks

& tot-lots with swings



### BOUNDARY WALL & GATE

Provided



## ABOUT SUNCITY



La Lagune, Golf Course Road, Gurgaon



Time Tower, M.G. Road, Gurgaon



Essel Tower, M.G. Road, Gurgaon



Parikrama, Sector-20, Panchkula



Triton Mall, Jhotwara Road, Jaipur



Suncity Township, Sikar Road, Jaipur

Suncity Projects is one of the most eminent real estate companies in North India. The Group has built an unshakable reputation for quality, efficiency, trust and meticulous planning. Suncity Projects in North India are famous for offering top quality amenities, superlative designs, timely completion, guaranteed possessions and handing over of projects ranging from Townships to Group Housing to Luxury Apartments. In Corporate & Retail space Suncity Projects offers Shopping Malls to Office Complexes.

The organisation is backed with the unmatched experience and expertise of two of India's most reputed business conglomerates - The Essel Group and the Action Group.

To be the best in the area of Real Estate both within and outside the country and while doing so, to bring success for our patrons and the community. To build the walls of every architecture with integrity, morality and quality.

For more information about the other projects, visit our website: [www.suncityprojects.com](http://www.suncityprojects.com)

## THE LOCATION

### MAJOR NEARBY DISTANCES

**1 kms** (2 min) from Rajiv Gandhi State Sports HUDA Complex

**2.5 kms** (3 min) from Film City & Fashion Designing College

**2.5 kms** (3 min) from Model School

**3 kms** (4 min) from Gymkhana Club

**4 kms** (4-5 min) from 'All India Jat Heroes' Memorial College

**4 kms** (4-5 min) from Huda City Park

**4.5 kms** (10 min) from Rohtak Railway Station

**5 kms** (5 min) from Sky Tech Mall

**8 kms** (8 min) from Baba Mastnath University

**8.5 kms** (12 min) from Institute of Hotel Management, Rohtak

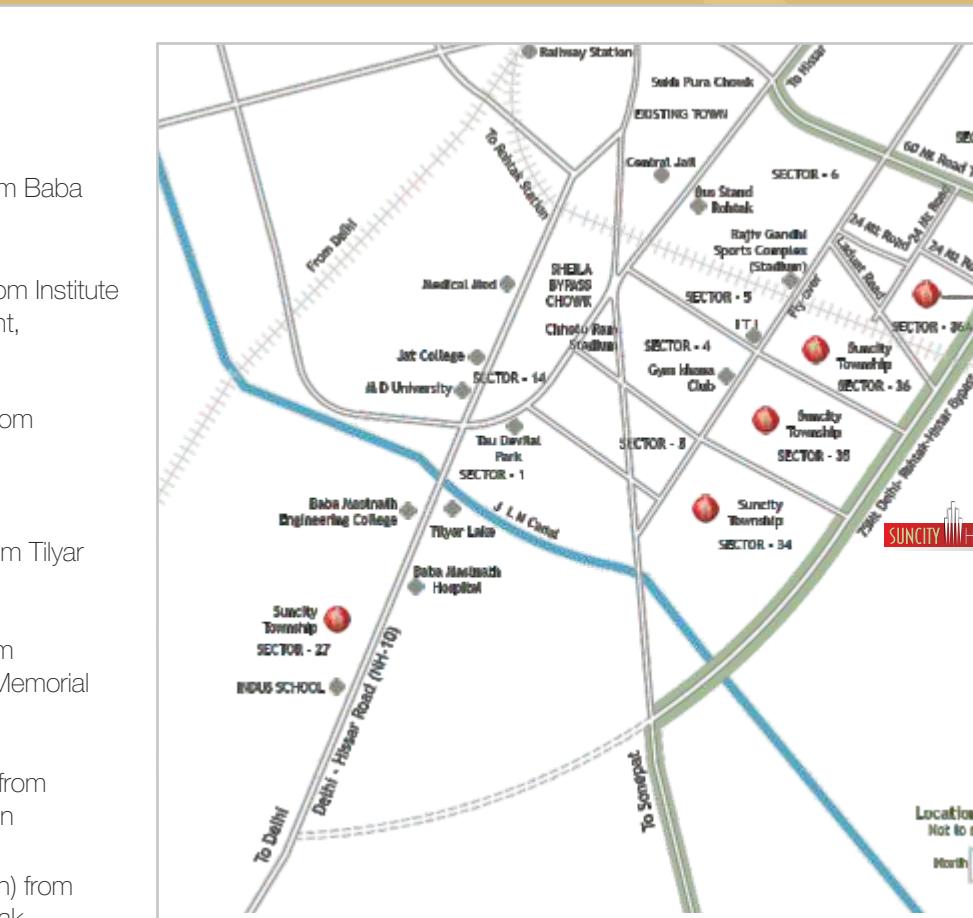
**8.5 kms** (10 min) kms from Maharshi Dayanand University

**9 kms** (10 min) from Tilyar Lake

**9 kms** (10 min) from 'All India Jat Heroes' Memorial College

**9.5 kms** (10 min) from Rohtak Railway Station

**11 kms** (12-13 min) from Medical College Rohtak





## OUR PROJECTS



Township



Township



Township



Township



Township



Township



Township, Indore



Group Housing, Punchukla



Luxury Apts, Jaipur



Luxury Apts, Gurgaon



Group Housing



Business Unit, Gurgaon



### SUNCITY PROJECTS PVT. LTD.

Corp. Office: Suncity Business Tower, Second Floor, Golf Course Road, Sector - 54, Gurgaon - 122 002, Haryana, India | Ph: 0124 - 4691000 | Fax: 0124 - 4691010

Regd. Office: LGF - 10, Vasant Square, Plot -A, Sec - B, Pocket - V, Community Centre, Vasant Kunj, New Delhi - 110070 (India)

CIN: U45201DL1996PTC083915

Email: [info@suncityprojects.com](mailto:info@suncityprojects.com) | Web: [www.suncityprojects.com](http://www.suncityprojects.com)



Business Unit, Gurgaon



Business Unit, Gurgaon



Business Square, Gurgaon



Business Unit, Gurgaon



Office Space, Vasant Kunj



Mall, Delhi



Mall, New Delhi



Mall, Jaipur

**DISCLAIMER:** This brochure is not a legal document. It describes the conceptual / tentative plans for Group Housing. Accessories/ fixtures/ furniture/ shown are not part of the apartment. The plans and specifications are conceptual, indicative, tentative and are not legal offering. Further the Developer, Architect reserves the right to change/ modify/ the Layout plan, unit plan, elevation, dimensions, specifications and other details as per circumstances or if necessary.