



REDEFINING THE SMART LIFESTYLE

STEP INTO  
**FUTURE**  
WITHOUT A  
COMPROMISE



## Embrace The Magnificence of Grandeur Living

Introducing SB Heights II, our exquisite project of 54 premium 3,4 & 5 BHK residential flats. Experience luxurious and comfortable living in the heart of the city, with meticulously designed spaces that cater to all your needs. Each apartment combines style and functionality, offering modern amenities for an elevated lifestyle. Discover the perfect blend of luxury and convenience at SB Heights II.



# “The Epitome of Opulent Living”

Discover the captivating harmony of innovation and elegance at **SB Heights-II**. Step into the Drawing Dining hall where elegance reigns supreme, surrounded by curated art pieces and rich textures that ignite your imagination. Retreat to the bedroom, a serene sanctuary adorned with soft colours and carefully selected accessories, offering tranquillity and rejuvenation. Enjoy a gourmet kitchen with top-of-the-line appliances and chic finishes, perfect for culinary adventures. Our thoughtfully designed spaces extend to expansive balconies with breathtaking views, seamlessly merging indoor and outdoor living. Each detail is crafted to perfection, ensuring functionality and visual splendour. Discover the pinnacle of luxurious living at **SB Heights-II**.

# LUXURIOUS & FABULOUS CLUB HOUSE

CHESS



KIDS PLAY AREA



TABLE TENNIS

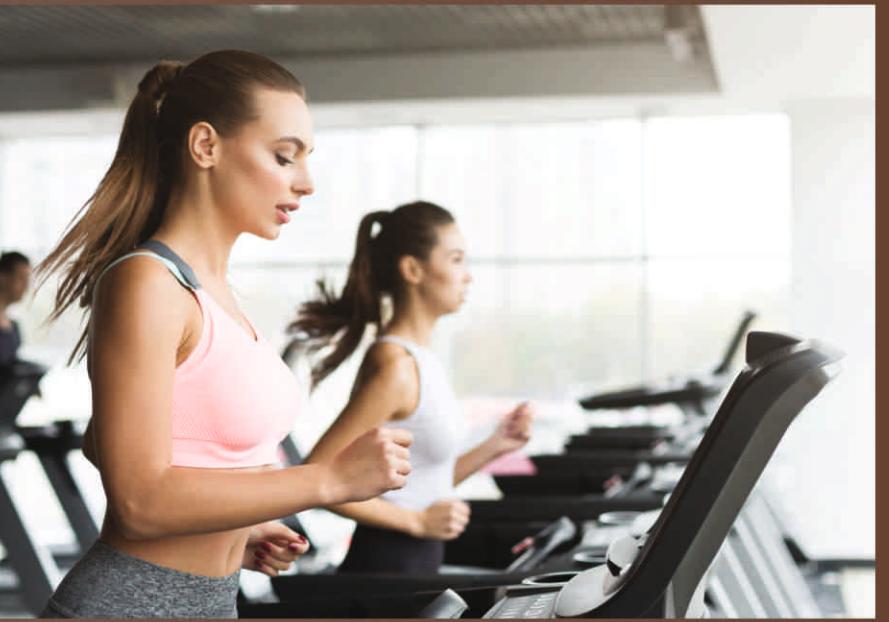
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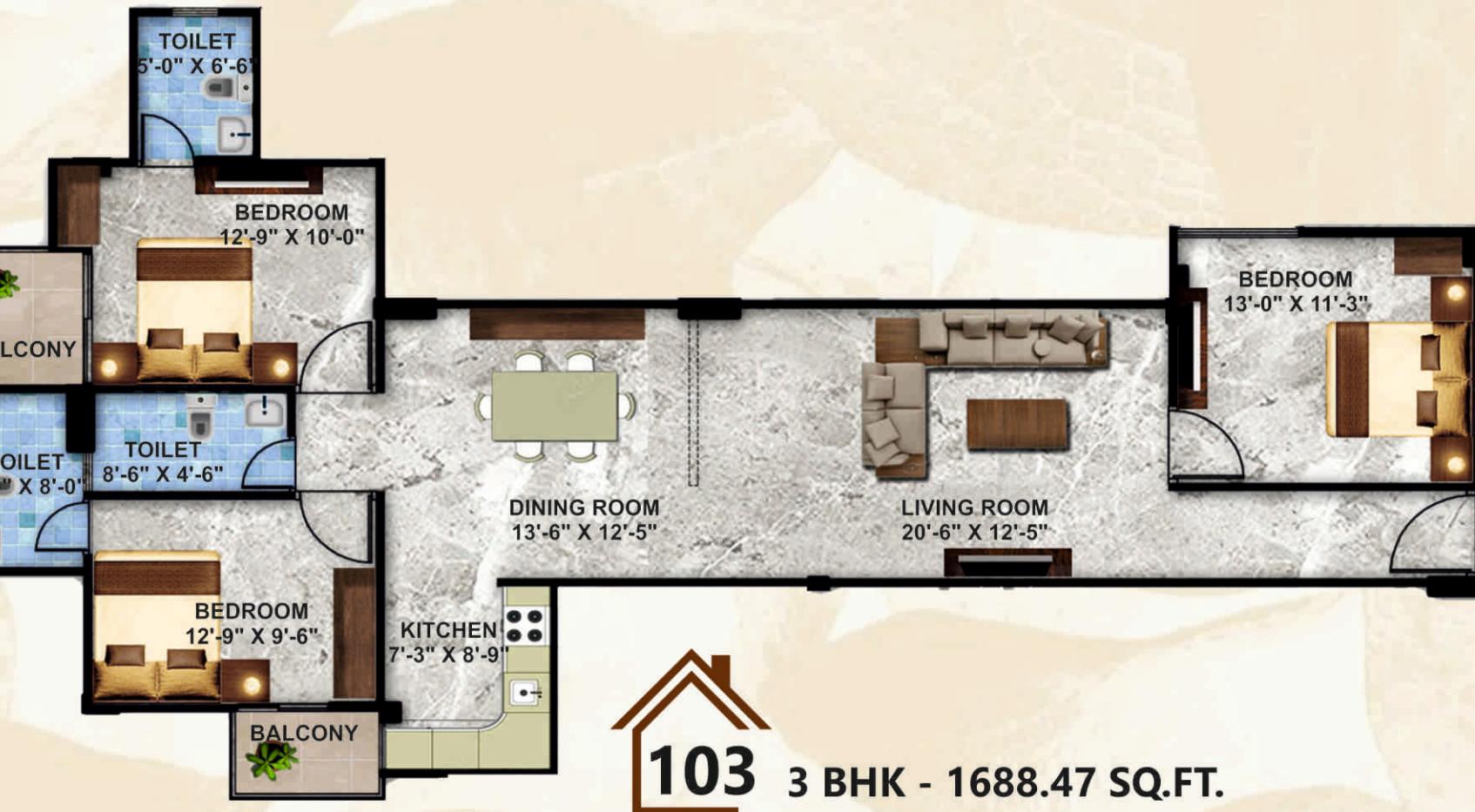


# WHERE LIFE IS BEAUTIFUL ALL DAY LONG...

**Reconnect with your inner sanctuary** at the Club House that redefines social life and sets a new benchmark for lifestyle excellence with its exclusive and diverse amenities. Each feature enhances the idea of luxurious living. From top-tier games facilities to unparalleled entertainment, bud to new heights and relieve yourself of daily stresses. SB Heights II offers the finest amenities without a compromise. Here you will find everything you need to enjoy luxury at your own convenience.



# FLOOR PLAN



**101**  
3 BHK -  
1445.07 SQ.FT.



# BEDROOMS



# FLOOR PLAN

**105**

**3 BHK -  
1235.02 SQ.FT.**



**106**

**2 BHK -  
968.74 SQ.FT.**



# LIVING ROOM



# FLOOR PLAN



**107**  
4 BHK -  
1690.48 SQ.FT.



**108**  
3 BHK -  
1435.32 SQ.FT.



**109** 4 BHK - 2123.17 SQ.FT.

# DINING ROOM





(COMBINE)  
5 BHK (OPTIONAL)  
2203.76 SQ.FT.



SIGN YOURSELF IN FOR A  
**SPLENDOROUS REGAL  
EXPERIENCE**



# PROJECT SPECIFICATIONS

## Living/Dining

- POP Finished Walls and False ceiling
- Premium Quality Paints With Bright Finish.
- Flooring Vitrified Tiles.
- Domal Gates or Widows with wire mesh.
- Provision for AC (Split AC Piping).
- Main Door With Sun mica Finish and Grooves with Golden Strip.
- Well Designed Wooden TV Panel.

## Balcony

- Premium Quality Water Proof Paint.
- Premium Quality Tiles in Ruff Elastic Look.
- SS Railing with Toughened Glass.
- Water Tap.

## Kitchen

- Modular Kitchen with Over Head Cabinet.
- Neno White Working Top.
- 2 Ft Tiles Dado From Granite Top.
- False Ceiling With Attractive Architectural Designs.
- Domal Window with wire mesh..
- SS Sink and Hindware CP Fitting.
- Branded Chimney, Geyser & R.O.

## Electrical

- Power Backup with Silent DG Set for Common Areas.
- Transformer.
- Light Fixtures in Individual & Common Areas.
- Branded Fan, Led Lights.
- Modern Electrical System with Branded ISI Cooper Wiring.
- Premium Quality Modular Switches and Accessories with ISI marked.
- Branded MCB Distribution Box and MCB.
- Standard Power Panel Distribution System.
- Inverter Line for Every Point.
- TV / Telephone / AC Point.

## Toilets

- Tiles with modern design up to 8'-0" Height.
- Anti Skid Ceramic Tiles in flooring with combination of Wall Tiles.
- Standard Flush Door with Sun Mica finish.
- Domal Ventilators.
- Branded Geysers & Exhaust.
- Premium Quality Hindware Sanitary & Wall Hung water closet.
- Hindware CP Fitting with Diverter.
- Hindware Conceal Tank.

## Bedroom

- Premium Quality Paints on wall with bright finish.
- POP Finished Walls and False Ceiling.
- Flooring Vitrified Tiles.
- Flush Doors with Sun Mica finish and Grooves with Golden Strip.
- Wooden Wardrobe with Drawers.
- Provision for AC (Split AC Piping).

## Safety

- RCC Framed earthquake Resistant Structure.
- Appropriate Fire Fighting Arrangements.



## Club House Amenities

- Gymnasium
- Yoga Desk
- Billiards / Table Tennis
- Kids Play Area
- Mini Theatre
- Gated Community
- Library / Co-working Space
- Multipurpose Hall
- Rooftop Party Area
- Gazebo Seating Area
- Ample Parking
- Safety & Security

## Features

- Durable and Elegant Exterior Finish.
- DTH Connection.
- Secure & Well Organized Parking.
- Johnson Modern Elevators.

## Water Supply

- 24 Hours Water Supply.
- Water Harvesting.

## Security

- CCTV & 24 Hours Security Guard.
- Intercom Facility EPABX System.





## LOCATION ADVANTAGE

This strategically positioned development boasts exceptional connectivity to key city landmarks, providing residents with convenient access to educational institutions, healthcare facilities, shopping centers, and recreational areas. The area is well-served by robust public transport networks, including metro and bus services, ensuring efficient travel throughout Jaipur. With its serene environment and meticulously planned infrastructure, SB Heights II offers an idyllic setting for happy and peaceful living. Experience the perfect synergy of accessibility and tranquility at SB Heights II, ideal for both residential and commercial ventures.



## KEY DISTANCE

### TEMPLE

ISKCON	8 Min
JAIN MANDIR	6 Min

### SCHOOL

CAMBRIDGE COURT SCHOOL	11 Min
IIS SCHOOL	14 Min
IIS DEEMED TO BE UNIVERSITY	16 Min
UNIVERSITY	

### HOSPITAL

APEX HOSPITAL	10 Min
SAKET	12 Min
METRO MASS	14 Min

### BANKS

HDFC	4 Min
SBI	7 Min
ICICI	5 Min

### SHOPPING MALL

MANSAROVAR PLAZA	11 Min
ELEMENTS MALL	10 Min

### ENTERTAINMENT

INOX SUNNY TRADE CENTRE	15 Min
CITY PARK	11 Min
FUN KINGDOM	18 Min

### STATION

MANSAROVAR METRO	9 Min
JAIPUR STATION	21 Min
AIRPORT	20 Min

### WELL-KNOWN SPOT

MUHANA MANDI	11 Min
HOTEL HYATT REGENCY	6 Min

Where dreams become reality.



**Site Add :**

**SB Heights-II**, Plot Number 6, Adinath Vihar,  
Vande Matram Marg, Mansarovar, Ext, Jaipur

Call us :

( **7821 800 900**)