

RUSHIRAJ
HIGHLANDS
THE LIMITED EDITION



ONE
FLOOR
ONE
RESIDENCE



FOUR
BHK
FOUR
SIDE
OPEN

WITH SERVANT ROOM



SIX
BALCONIES
FOR
BLISSFUL
VIEWS



TWENTY
THREE
PRIVILEGED
RESIDENCES

PRESENTING

RUSHIRAJ
HIGHLANDS
THE LIMITED EDITION

4 BHK ONE FLOOR ONE RESIDENCE
WITH SERVANT ROOM

GANGAPUR ROAD, NASHIK

Artist Impression



24 STOREY
TOWER

23 PRIVILEGED
RESIDENCES

RUSHIRAJ
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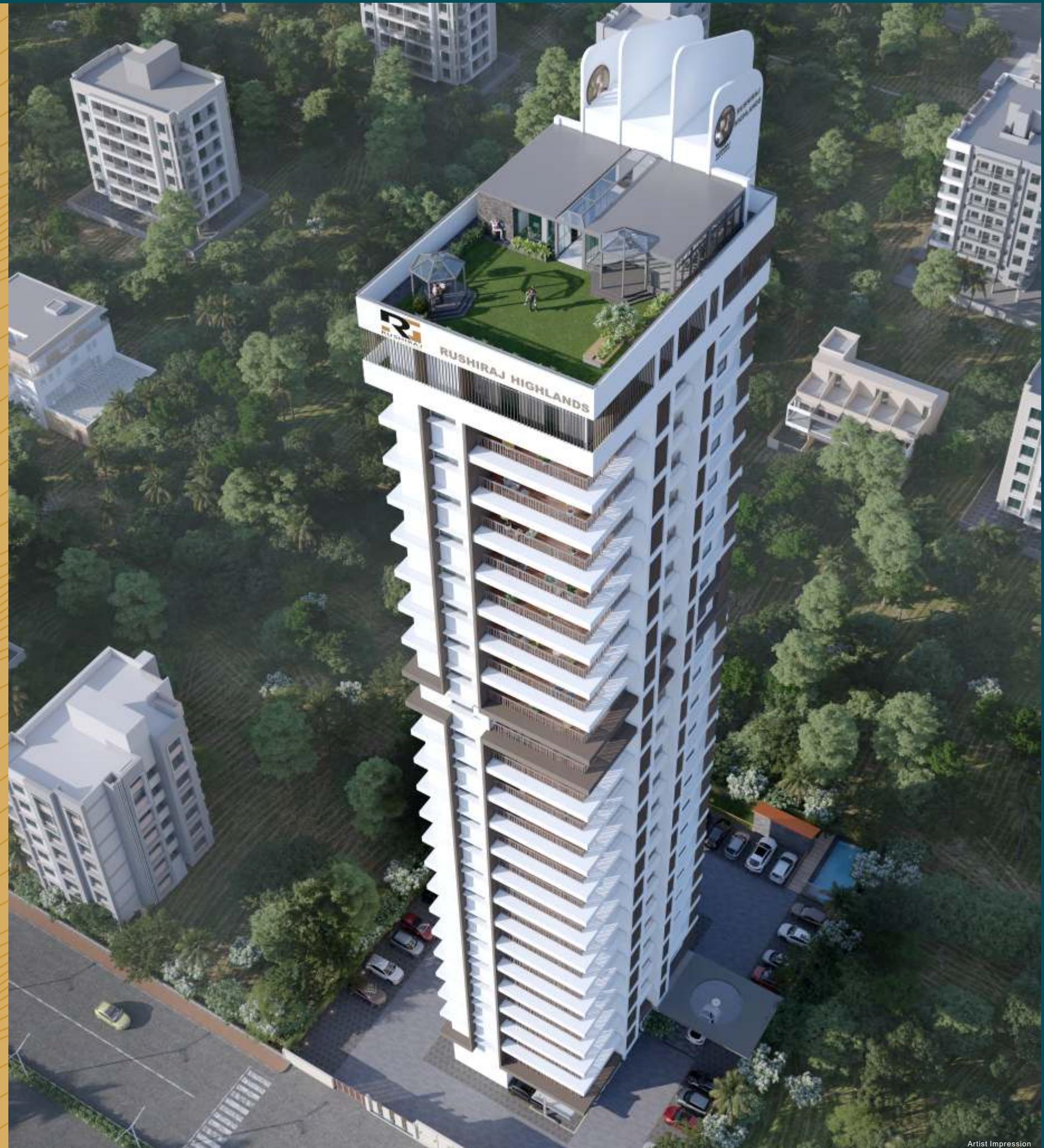
SPACES THAT
REFLECTS YOUR FINESSE



Artist Impression

HOME WITH A DISTINCTIVE DESIGN

EXPERIENCE
THE DIFFERENCE
WITH 4 SIDE OPEN
RESIDENCES



Artist Impression

THE
LIMITED-EDITION
PANORAMIC
VIEWS —



HIGHLANDS BY RUSHIRAJ GROUP

Artist Impression



RUSHIRAJ HIGHLANDS



Artist Impression

RUSHIRAJ
HIGHLANDS
THE LIMITED EDITION

DESIGNED FOR LUXURY

Who said you can't have the best of both worlds? Introducing Highlands by Rushiraj, a thoughtfully crafted life of choice.

Immerse yourself in the opulence of Gangapur Road, where you can indulge in serene morning walks or savor a hot cup of coffee on your balcony while admiring the mesmerizing city skyline.

Highlands by Rushiraj is the perfect embodiment of luxury, poised to redefine the concept of premium living.



A PRIVATE LIFE THAT PRIORITIZES THE MOST SIGNIFICANT ASPECTS

LIVELY LIGHT

Only the playful beams of light dare to invade your personal space and peek in from every direction, improving the mood of the day.

PERFECT VENTILATION



The four-sided openness of these homes allows the winds to playfully move around, bringing a delightful freshness to every corner.



Please
Do
Not
Disturb

UTMOST PRIVACY

Now, you have the wonderful privilege of immersing yourself in your favorite activities, such as writing, reading, listening to music, or even taking a peaceful nap. Every floor at the Highlands by Rushiraj is dedicated to one family, ensuring you can experience uninterrupted peace and maintain your privacy.



TOP SECURITY

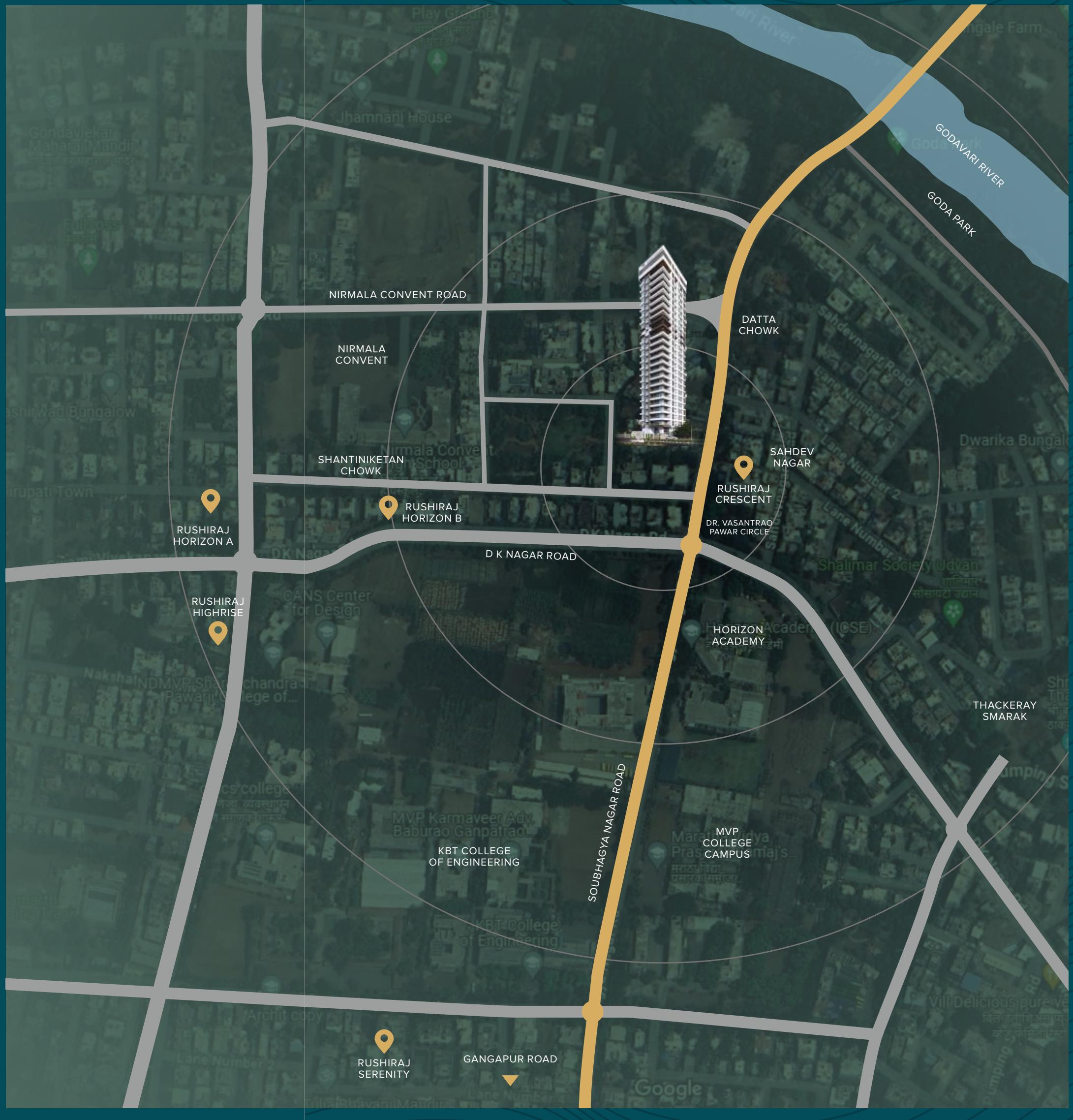


The advanced security features, like restricted floor access, 24/7 security personnel, and surveillance systems provide a safe and secure environment for residents, instilling a feeling of reassurance.

AN ADDRESS WHERE YOU CAN EXPERIENCE LUXURY & CONVENIENCE

Located amidst schools and Colleges, Highlands ensures that the child in you stays alive forever. Your vegetable market, schools, colleges, garage, grocery, riverside, dine-out spaces, coolest cafes are at a 10 min walking distance. Isn't this the exact location you aspired!

RUSHIRAJ HIGHLANDS,
Datta Chowk, Near Horizon School,
Gangapur Road, Nashik



Education

Nirmala Convent : 02 Min
Horizon School : 01 Min
Ebenezer, Chandshi : 10 Min
Ashoka Universal, Chandshi : 13 Min
Ashoka Education Foundation : 10 Min
NDMVP College of Architecture : 06 Min
Bhonsala College : 08 Min
Motiwala Medical College : 12 Min
HPT, RYK & BYK College : 06 Min

Health

NMS Hospital : 06 Min
Leelavati Hospital : 07 Min
Shri Guruji Hospital : 06 Min

Entertainment

Movie Max : 04 min
City Center Mall : 06 Min
Sula Vineyards : 20 min
Gangapur Backwaters : 25 min

Restaurants

Tamara Restaurant : 04 Min
Grape Embassy : 04 Min
Palm Shells : 02 Min
Riverdine Restaurant : 04 Min
The Hensington Club : 05 Min
Curry Leaves : 05 Min
Asian Wok & Grill : 06 Min



Images For Representation Purpose Only

RUSHIRAJ
HIGHLANDS
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Artist Impression



Artist Impression

STEP INTO
A REALM OF
ELEGANCE

LIFE AT HIGHLANDS - CRAFTED FOR EXCLUSIVITY

Indulge in an unparalleled sense of opulence with our meticulously designed luxury experience, adding excitement and vibrancy to your everyday life. Experience a warm and graceful welcome with a grand entrance. Only 23 families will enjoy exclusive access to the luxurious amenities offered here. With its impeccable design, stunning city views, and opulent amenities, the Homes at Highland will set a new standard for luxurious living that the entire city aspires to.



Artist Impression

HIGH ON LIFE
HIGH ON HEALTH

WELLNESS
CARDIO | GYMNASIUM | YOGA | MASSAGE ROOM
STEAM ROOM | SKY WALK



Artist Impression

WELL-EQUIPPED HOME GYM FOR YOUR FITNESS AND WELLNESS.

RACE YOUR HEART
WHILE YOU LEAD IN LIFE



Artist Impression

LIVE HIGH
LIVE ACTIVE

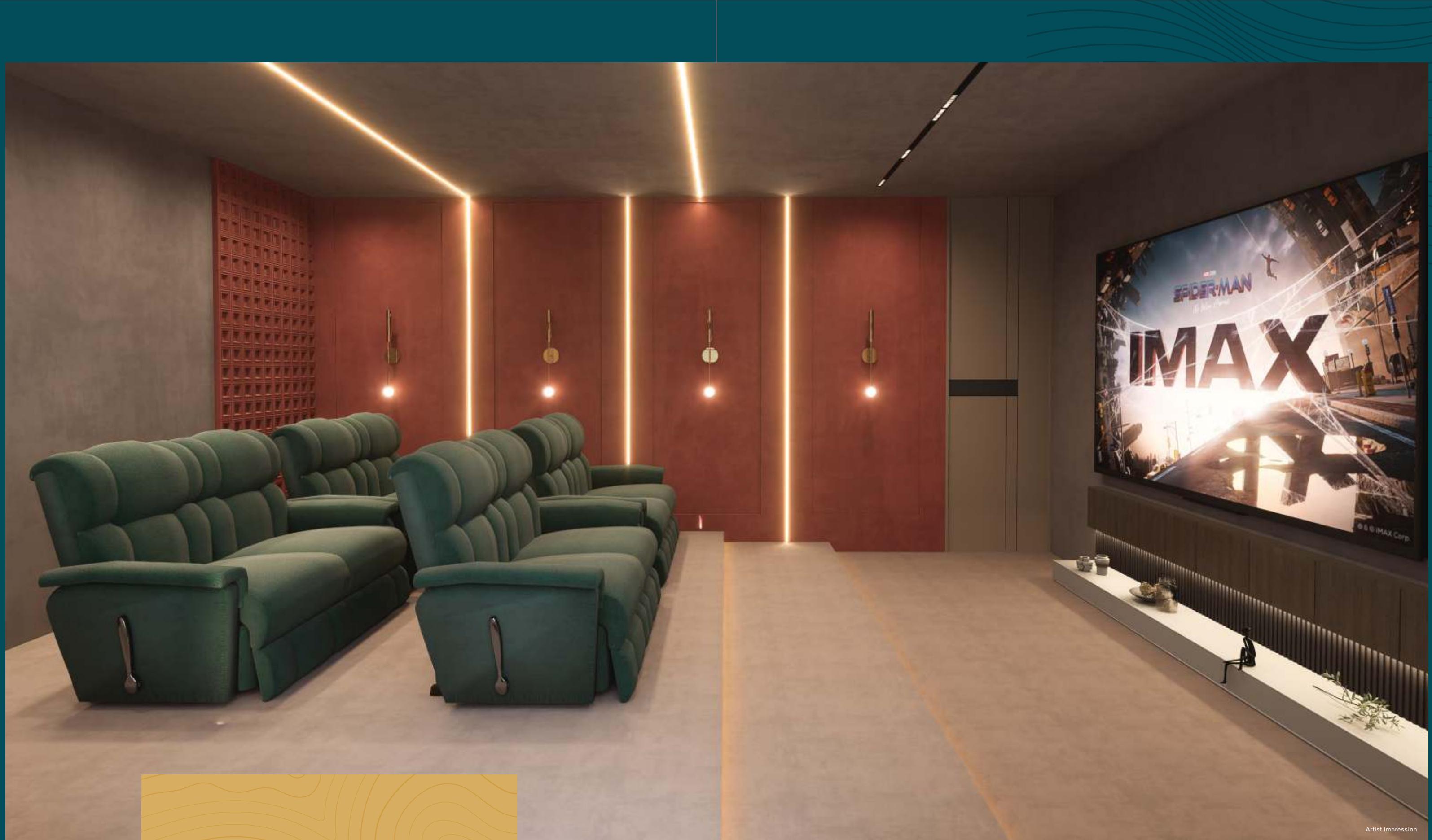
ACTIVITY
DECK AREA | INDOOR GAMES AREA
MULTIPURPOSE HALL | CONFERENCE ROOM



Artist Impression

DEDICATED INDOOR GAMES AREA FOR ENTERTAINMENT & LEISURE

CHAMPIONSHIPS WON,
CHAMPIONSHIPS LOST,
EVERY MOMENT TREASURED!



Artist Impression

MINI THEATER

WORK &
HAVE FUN



SPACIOUS BANQUET HALL FOR GATHERINGS AND SPECIAL OCCASIONS.

CELEBRATIONS WITH
UNMATCHED GRACE!

Artist Impression



WELL-EQUIPPED CONFERENCE ROOM FOR MEETINGS AND TUTORING SESSIONS

CONFERENCE ROOM & LIBRARY

Artist Impression



Artist Impression

MEET
TRANQUILITY

PEACEFUL CORNER

JACUZZI | SWIMMING POOL | OPEN AMPHITHEATER



SOOTHING JACUZZI FOR A RELAXING AND REJUVENATING EXPERIENCE.



SWIMMING POOL

LOSE TRACK OF TIME
WHILE YOU DIVE IN LUXURY.



Artist Impression

DESIGNED TO
SERVE THE
AFFLUENT

HOMES OFFERING THE QUINTESSENTIAL SPACE

Every family's needs are carefully considered in the design of each of the 23 homes. Experience a warm and inviting atmosphere in a spacious living room that welcomes both you and your guests.



Artist Impression

The Kitchen at Highlands by Rushiraj is a place of magic and love. We have exclusively designed your domain to reflect the warmth and love you pour in to your delicacies

CULINARY SPACES THAT IGNITE THE
ZEAL FOR TANTALIZING INVENTIONS



Artist Impression

Every room, every window and every balcony offers you a different view. So be the game changer amongst your family and friends, as you have a variety of backdrops for every mood and celebration

SPACES DESIGNED TO
REFRESH AND REJUVENATE YOU



Artist Impression

DESIGNED FOR
PURE RELAXATION.



PARKING PLAN



MRN - P51600056460
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RUSHIRAJ
HIGHLANDS
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24TH FLOOR PLAN (RECREATIONAL FLOOR)



MRN - P51600056460
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----- 18.00 M . W I D E R O A D -----

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TERRACE FLOOR PLAN



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----- 18.00 M . W I D E R O A D -----

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TYPICAL FLOOR PLAN 1ST TO 23RD		
CARPET AS PER RERA	246.48	SQ.M.
SERVANT ROOM AS PER RERA	11.94	SQ.M.
ENCLOSED BALCONY	0.00	SQ.M.
OPEN BALCONY AREA	44.57	SQ.M.
TOTAL	302.99	SQ.M.
TOTAL	3261	SQ.FT.

TYPICAL 1ST TO 23TH FLOOR PLAN



MRN - P51600056460
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18.00 M . W I D E R O A D



STRUCTURE AND WALL

- EARTHQUAKE-RESISTANT RCC MIVAN STRUCTURE.
- WALLS MADE OF AAC BLOCK MASONRY
- PROVISION OF RAINWATER HARVESTING SYSTEM.



LIFESTYLE FEATURES

- DESIGNER ENTRANCE LOBBY
- HOME THEATER
- CONFERENCE ROOM
- COVERED DECK
- TODDLER POOL
- INDOOR GAMES AREA
- MASSAGE ROOM
- STEAM ROOM
- JACUZZI
- GYM
- BANQUET HALL
- ARTIFICIAL LAWN

DELIGHT IS
IN THE DETAILS

- VASTU SHASTRA BASE DESIGN
- PLASTER SMOOTH FINISH FOR A SMOOTH LIFESTYLE.
- THE INNER SIDE OF THE BUILDING WILL BE FINISHED WITH GYPSUM PLASTER, WHILE THE OUTER SIDE WILL HAVE A TEXTURED FINISH.
- WE PROVIDE THE BEST INTERCOM SYSTEM TO OFFER CONVENIENCE, SECURITY, AND SEAMLESS COMMUNICATION FOR ALL RESIDENTS.
- TWO LIFTS WITH HIGH SPEED ELEVATORS.



KITCHEN

- Beautifully designed kitchen platform crafted from artificial granite, complemented by a sleek quartz sink.
- Glazed dado tiles up to the lintel level for an elegant finish.
- An AquaGuard water purifier point is provided for safe and clean drinking water.
- A dedicated point for a mixer grinder, ensuring ease of use in your kitchen.
- A designated point for a microwave, offering added convenience in your kitchen.
- We offer a dedicated point for your fridge, enhancing functionality in your kitchen.



PAINT

- **Exteriors :** Water proof Paint.
- **Interiors :** Pleasant shades in Premium Emulsion Paints.
- Smooth gypsum-finished walls for a sleek and polished look.
- Water-resistant Paint in high-moisture areas like kitchens & bathrooms



TOILETS & BATHROOM

- Designer bathroom with tiles up to the lintel level height.
- Best quality Hot & Cold mixture system with quality Sanitary and Bath fittings.
- Complete CP and sanitary fittings from Jaquar or an equivalent brand, ensuring quality and durability.
- Shower area diverter with provisions for both hot and cold water.
- Hand shower with a 1.5-meter pipe and a convenient button spout for effortless use.
- We offer an overhead shower for a refreshing bathing experience.
- We provide a stylish counter top basin for your convenience.
- a wall-mounted tap for the basin, adding a sleek touch to your space.
- We provide a high-quality wall-hung toilet with an antibacterial soft-close seat cover for added comfort and hygiene.
- We supply a health faucet with a 1 meter pipe for your convenience.
- Counter top made of artificial granite for a sleek and durable finish.



PARKING

- We offer individual G+1 stack parking



PLUMBING

- Concealed plumbing fittings for a clean and streamlined look
- Overhead & underground water tank with plumbing arrangement for the building.
- All plumbing designs are in accordance with the MEP design for optimal functionality.
- The water system is designed in accordance with the MEP plan for optimal performance.
- The sanitary system is designed according to the MEP plan for improved efficiency.
- Nahani trap provided in the utility area for efficient drainage.
- The utility area slope is provided as per the plan for proper drainage.



FLOORING

- Vitrified tiles/GVT for the living, kitchen, and bedroom flooring, offering a durable and elegant finish.
- Anti-skid flooring and dado tiles in the utility area, ensuring safety and functionality.
- Artificial granite door frames for all bathrooms, adding durability and elegance.
- Anti-skid flooring tiles are provided in all balcony areas for enhanced safety.



WINDOWS & GRILL

- 3 Track Aluminium Anodised sliding window.
- High-quality Artificial Granite Window Frames for durability and elegance
- Toughened glass windows are used for enhanced safety and clear visibility.
- Mosquito Mesh or Netting for improved ventilation and protection from insects.
- High-quality grills are provided to ensure safety and security.



WATER

- Both municipal water connection and bore well are provided for a reliable water supply.
- Sufficient RCC underground and overhead water tanks are provided to ensure a steady and reliable water supply.
- Separate underground and overhead water tanks are provided for domestic and drinking purposes, ensuring clean and reliable water supply



SECURITY

- Two security cabins are provided for enhanced safety and monitoring.
- Video door phones are provided for added security and convenience.
- Closed Circuit Television (CCTV)
- We provide the best Intercom system to offer convenience, security, and seamless communication for all residents.



RAILING

- MS steel railings are provided to ensure safety.



UTILITY

- A provision for a washing machine is provided for your convenience.
- A provision for a dishwasher is included for your convenience.
- A service platform with a stainless steel sink is provided in the utility area for added convenience.
- Water Proof Treatment on terrace & toilet.



ELECTRICAL

- Concealed wiring using Polycab, RR, or equivalent brands, ensuring safety & reliability.
- Modular switches and sockets from Legrand or an equivalent brand, offering ease of use and a modern design
- A provision for an inverter is provided, ensuring uninterrupted power supply
- A provision for an exhaust fan is included in the bathroom for improved ventilation.
- AC points are provided in all bedrooms for your comfort and convenience.
- A dedicated electrical geyser point is provided in all bathrooms for added convenience.
- Each flat is equipped with sufficient ELCB and MCB for enhanced safety and protection.
- Telephone & TV Cable points in Living Room.
- We are pleased to offer fiber optic services.
- Multiple Electrical Sockets in each room for convenience.
- Light Points - 65 Nos | Power Point - 6 Nos | Bell Point - 1 | Telephone Point - 5 | TV Cable Point - 5 | AC Point - 6 | VDP Point - 1 | Fan Point - 9



DOORS

- Door frames with plywood and veneer finish are provided for the main door and all bedrooms, adding elegance and durability.
- Flush door shutters with veneer on both sides are provided for the main door and all bedrooms, offering a sleek and durable finish.
- High-quality security hardware is provided for the main doors, ensuring safety and peace of mind.
- Internal doors with a Europa or equivalent finish, offering a stylish and contemporary look.
- Flush door shutters with PVC laminate on both sides are provided for all bathroom doors, ensuring durability and a sleek finish.



ELEVATORS

- Automatic sensor doors are provided for enhanced convenience and modern functionality.
- Branded elevators from KONE, OTIS, or an equivalent brand, ensuring smooth and reliable service.
- A generator backup is provided to ensure uninterrupted power supply.
- An Automatic Rescue Device (ARD) is provided in each lift for added safety and peace of mind.
- High-speed elevators offer a smooth and efficient experience.

A PROJECT BY
JHALA INFRATECH



A NAME THAT EVOKES TRUST

When it comes to shaping the magnificent skyline of Gangapur road, Rushiraj Group has always been at the forefront. Rushiraj Group has received immense love and satisfaction from over 2000 happy families, thanks to their meticulously designed projects with unparalleled convenience and top-notch amenities. Thanks to our emphasis on quality and utilization of cutting-edge construction technology, we have been honored with over 12 awards.

Discover the charm of Highlands by Rushiraj and immerse yourself in a lifestyle that is both luxurious and rooted in love and care.



37+
YEARS YOUNG



2000+
HAPPY FAMILIES



2000+
HOMES ARE
BEING CONSTRUCTED



20,00,000
SQ. FT. COMPLETED
CONSTRUCTION AREA

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MEMBER OF

CREDAI
NASHIK METRO

 **NAREDCO**
NASHIK