



3 & 4 BHK LUXURY FLOORS

⑨ ON 200 FT. INTERNATIONAL AIRPORT ROAD,
TDI CITY, SECTOR 117, MOHALI



Nestled in the heart of Sector 117 Mohali, amidst a burgeoning urban landscape, lie the epitome of luxury living – the meticulously crafted luxury floors that redefine contemporary living standards. These residences stand as a testament to modern architectural brilliance, offering a harmonious blend of comfort, sophistication, and security.

Moreover, the construction quality of these floors is second to none, with emphasis placed on using premium materials and adhering to the highest standards of craftsmanship. From the foundation to the finishing touches, every aspect of the construction process is executed with precision and attention to detail, ensuring that residents enjoy a home that is not only aesthetically pleasing but also built to last for generations.





Choosing Mohali Instead of Kharar & Zirakpur

POINTS OF COMPARISON	MOHALI	KHARAR / ZIRAKPUR
WELL PLANNED SECTOR DEVELOPMENT	YES	NO
WORLD CLASS EDUCATION & HOSPITALS	YES	NO
HIGH-END SHOPPING MALLS & RESTAURANTS	YES	NO
INTERNATIONAL AIRPORT	YES	NO
UPCOMING METRO LINE	YES	NO
WIDE ROADS (100 TO 200 FT)	YES	NO
MULTIPLE CONNECTIVITY TO ALL SECTOR OF CHANDIGARH AND PANCHKULA	YES	NO
JOB, OPPORTUNITY, IT, AND TELECOM HUB	YES	NO
WELL MANAGED TRAFFIC	YES	NO

**HOME IS WHERE YOU SEE
YOUR HAPPIEST VERSION
AS YOU FIND INNER PEACE**





3 BHK LAYOUT PLAN

Plot Size - 216.33 Sq Yd

Super Area - 1666 Sq Ft (Approx.)



4 BHK LAYOUT PLAN

Plot Size - **232.72 Sq Yd**

Super Area - **1758 Sq Ft (Approx.)**

Specifications

LIVING DINING

- FLOORING
- WALL
- CEILING

BEDROOM

- FLOORING
- WALLS
- CEILING
- WARDROBES

KITCHEN

- COUNTER TOP & SINK
- FLOOR
- WALLS
- CABINETS
- APPLIANCES

BALCONY

- RAILING
- FLOOR
- WALL

LIFT / ELEVATOR

- OTIS 6 PASSENGER LIFT WITH POWER BACK-UP

BRANDED PREMIUM TILES (32" X 64")
PREMIUM EMULSION
POP FALSE CEILING WITH LED LIGHTS

WOODEN FLOORING IN ONE BEDROOM/
BRANDED PREMIUM TILES (32" X 64")
POP PUNNING + SUPERIOR ACRYLIC EMULSION PAINT
POP FALSE CEILING WITH LED LIGHTS
MODULAR WARDROBES IN ALL BEDROOMS

PREMIUM GRANITE WITH DOUBLE BOWL SINK & MIXER
PREMIUM QUALITY ANTI-SKID TILES
DESIGNER TILES UP TO 2 FT. ABOVE CABINETS / OIL
BOUND DISTEMPER
MODULAR KITCHEN CABINETS
CHIMNEY, R.O, (PREMIUM BRAND), PIPED GAS-LINE

DESIGNER MS / CAST IRON
PREMIUM ANTI SKID TILES
APEX WEATHER PROOF

BATHROOM

- FLOOR
- WALLS
- CP & SANITARY FITTINGS
- CEILING
- SHOWER CUBICAL
- MIRROR

PREMIUM ANTI-SKID TILES
PREMIUM CERAMIC TILES UP TO CEILING HEIGHT
GROHE
POP FALSE CEILING
IN 2 WASHROOM
MIRROR IN ALL WASHROOM

ELECTRICAL

- SWITCHES
- WIRING & MCB
- AIR CONDITIONER
- INVERTER

MODULAR SWITCHES (L&T, GOLD MEDAL)
COPPER WIRING (V-GUARD)
PROVISION OF SPLIT AC IN BEDROOMS / LIVING ROOM
WIRING FOR INVERTER BACK-UP

DOORS

- ENTRANCE
- INTERNAL
- EXTERNAL DOORS / WINDOWS

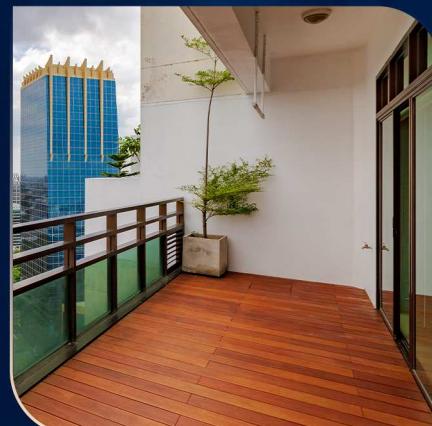
DESIGNER DOOR WITH DIGITAL LOCK
LAMINATED DESIGNER DOORS WITH LOCK
BRANDED UPVC WITH MESH

EXTERNAL FACADE

PASSAGE STAIRCASE

- FLOOR
- WALL
- RAILING

GRANITE
APEX WEATHER PROOF PAINT
DESIGNER MS RAILING





Amenities & Facilities

- CLUB HOUSE
- LUSH GREEN PARK
- CCTV CAMERAS
- 24X7 SECURITY
- HIGH SPEED LIFTS
- POWER BACK UP FOR COMMON AREAS
- 24X7 WATER SUPPLY
- SECURE COMMUNITY
- WELL CONNECTED TO SCHOOL, MALL ETC.
- STILT AMPLE CAR PARKING SPACE
- SURROUNDED BY LUSH GREEN AREA
- POLLUTION FREE FRESH AIR

Nearby Landmarks



INTERNATIONAL AIRPORT

15 Mins.



ISBT

Mohali Bus Stand 5 Mins.
Chandigarh Bus Stand 15 Mins.
Kharar Bus Stand 5 Mins.



HOSPITALS

MAX 5 Mins.
Fortis 10 Mins.
PGI - Chandigarh 15 Mins.



SCHOOL / COLLEGES

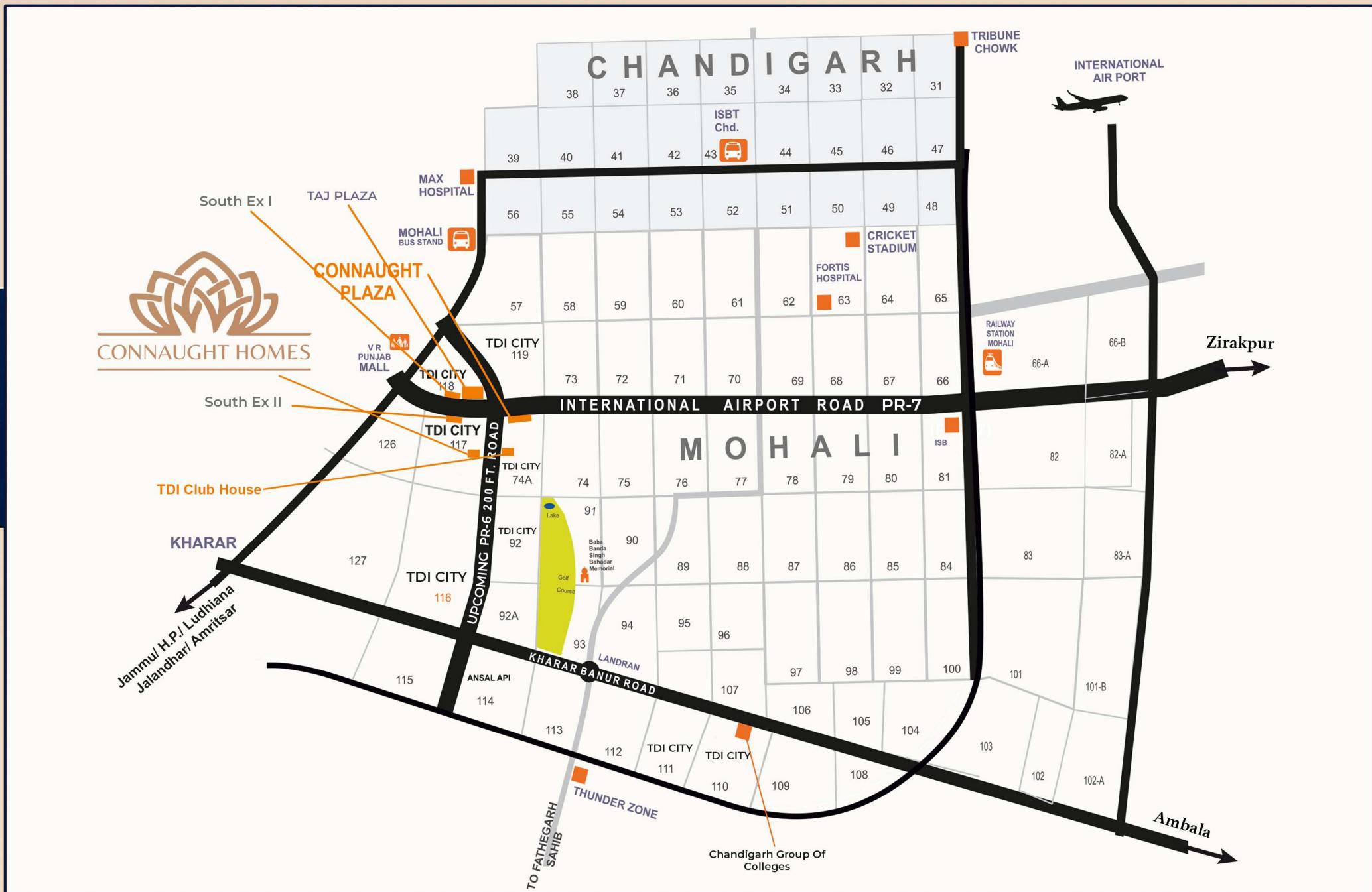
Delhi Public School	2 Mins.
Smart Wonder School	5 Mins.
Oakridge International	10 Mins.
CGC Landran	10 Mins.
Chandigarh University	10 Mins.
Narayana School	2 Mins.
HRA World School	1 Mins.



MARKET

Connaught Plaza	2 Mins.
VR Punjab	5 Mins.
South Ex-I	2 Mins.
South Ex-II	1 Mins.
Park Street	2 Mins.
Sadar Bazaar	0 Mins.
Taj Plaza	2 Mins.

Location Map



All these just at a few steps within TDI City

MEDICAL STORE



CONNAUGHT PLAZA



BANKS



HOSPITALS



BOUTIQUE



SALON



CLUB HOUSE



COMMERCIAL MARKETS



GROCERY STORE



RESTAURANTS



GYM

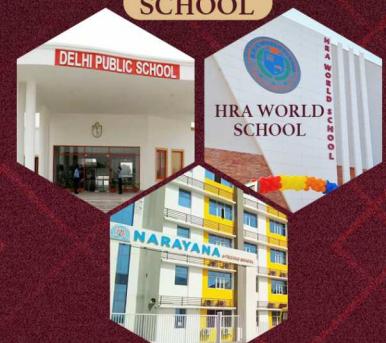
SOUTH EX II



TEMPLE



SCHOOL



HOTELS





For More Information Contact Sales Office At Site

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