



BRISTOL HOMES

*A Sense of Tranquility*

# LEADERSHIP WITH A DIFFERENCE

At the heart of Bristol Homes lies the vision of Mr. Sumit Bansal, a leader with years of experience in shaping homes and lifestyles. With successful experience in the dynamic real estate market of Dubai, he has helped countless families find their dream homes in one of the world's most dynamic markets. Inspired by this journey, he now brings the same expertise and global perspective back to his roots – to serve his own people and his own country.

Bristol Homes reflects his belief that real estate is not about selling, but about educating and empowering families to make confident decisions. Blending Dubai-inspired architecture with thoughtful planning, technical precision, and transparency, his vision is to create modern homes that stand as a promise of quality, trust, and pride for generations to come.



# PROJECT VISION

## VISION GROUNDED IN TRUST & TRANSPARENCY

At Bristol Homes, we don't just build structures. We craft thoughtful spaces inspired by timeless design and everyday functionality. Drawing influence from contemporary Dubai architecture, our vision blends global aesthetics with the warmth of Indian living. Every element from the elevation to the interiors is designed to reflect sophistication, transparency, and long-term value. We believe that a home should not only shelter but also elevate, offering families a lifestyle rooted in clarity, comfort, and community. Bristol Homes is where design meets trust. A home that grows with you, brick by brick.



# SPACES THAT INSPIRE

**Growth isn't always loud.**

Sometimes, it's found in the silence of a sunrise, the joy of a child learning to ride a bicycle, or the calm of a morning yoga session.

At Bristol Homes, you'll find the quiet luxury of self-discovery. A lifestyle shaped by moments that matter. Where every path leads to pause, and every corner sparks a sense of purpose. From the meditative Zen garden to cozy study corners bathed in natural light, inspiration is woven into every design of your surroundings.

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***Because the best version of yourself deserves a space that encourages it.***

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# THE SOUL OF HOME

There's a quiet kind of luxury in comfort.  
In waking up to natural light,  
In walking barefoot on warm floors,  
In brewing your morning coffee while the sky opens up  
beyond your balcony.

Bristol homes embraces this simplicity and elegance,  
offering a haven where you instantly feel at ease.  
Where the design doesn't just impress, it embraces you.  
Where light, space, and stillness work  
together to create peace.

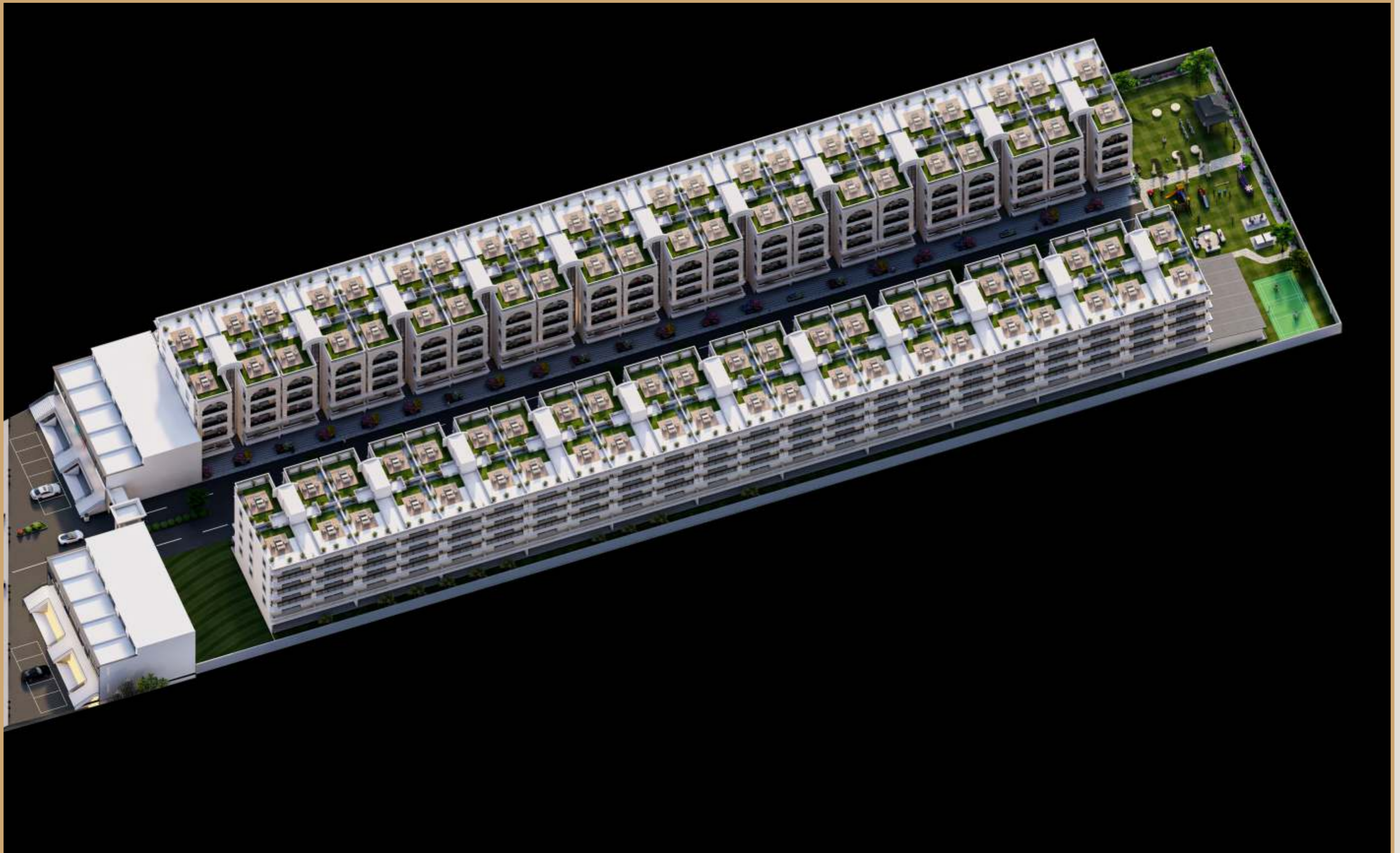
It's not just about architecture.  
It's about feeling rooted, welcomed, and truly at home.







# BRISTOL HOMES – SITE PLAN



# OUR HIGHLIGHTS

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- ✓ Stilt+4 Concept (S+4)
- ✓ Wide 40-ft Internal Road
- ✓ 3 Acre Township
- ✓ Open skyline, better airflow, easy vehicle movement
- ✓ Prime location
- ✓ Premium Amenities
- ✓ Lifestyle comforts without added cost
- ✓ Builder-Owned Land
- ✓ Legal clarity, faster approvals, greater trust
- ✓ Gated community with 24x7 security for peace of mind
- ✓ Dubai-Inspired Architectural Design
- ✓ Modern, timeless elevation inspired by global living
- ✓ Spacious 3 & 4 BHK apartments designed for comfort
- ✓ Thoughtfully planned layouts with large balconies
- ✓ Rooftop Rights with gazebo for 3rd and 4th Floor Units
- ✓ Well-Ventilated Homes with Ample Natural Light and Airflow.





## 3 BEDROOM- 1800 SQFT



# 3- BEDROOM

Thoughtfully Designed Spaces That Balance Beauty,  
Comfort, and Functionality.







SERENE BEDROOMS CRAFTED FOR REST,  
REFLECTION, AND REFINED COMFORT





WHERE SOFT LIGHT, WARM TONES, AND  
THOUGHTFUL DESIGN EMBRACE YOU





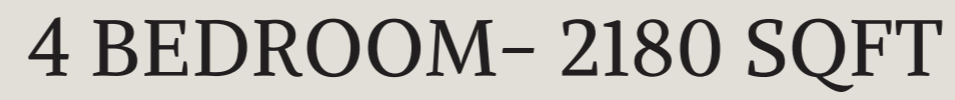
REFINED DETAILS THAT TURN EVERYDAY  
MOMENTS INTO QUIET LUXURY





MINIMALIST, SOPHISTICATED,  
DESIGNED TO COMPLEMENT YOUR CALM







## 4 BEDROOM- 2180 SQFT



# 4- BEDROOM

Crafted for Larger Families, Gracious Hosting,  
and Elevated Lifestyles







UNDERSTATED LUXURY AND COMFORT,  
TAILORED FOR YOUR LIFESTYLE





A DESIGN DETAIL THAT SPEAKS  
QUIETLY, YET LEAVES A LASTING IMPRESSION





WHERE COMFORT EMBRACES ELEGANCE- YOUR  
PERSONAL HAVEN TO UNWIND AND DREAM





## MINIMAL, MODERN, AND MADE TO ELEVATE- A STATEMENT WALL THAT SPEAKS LUXURY





THE HEART OF YOUR HOME, DESIGNED FOR  
EFFORTLESS ELEGANCE AND EVERYDAY LIVING





A SLEEK, MODERN KITCHEN DESIGNED FOR  
EFFORTLESS LIVING AND REFINED TASTE



# AMENITIES

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Amenities like never before- crafted to enrich your Lifestyle with  
Comfort, Leisure, and Inspired Living at every step.





**4-TIER SECURITY**



**ROOFTOP GAZEBO**



**WALK-IN CLOSET**



**COMMUNITY PARK**



**ZEN-INSPIRED MEDITATION GARDEN**



**KIDS PLAY ZONE**



**2 SIDE OPEN FLATS**



**HIGH EFFICIENCY LIFTS**



**ECO-HARVESTED WATER SYSTEM**



**YOGA & WELLNESS DECK**



**PEDESTRIAN PROMENADE**



**STILT CAR PARKING**

# A SPACE TO STILL THE MIND

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Find balance in our zen-inspired meditation garden. a sanctuary designed to quiet the noise and reconnect you to the present moment. Surrounded by natural textures, calming greens, and gentle, grounding energies, this is where the day slows down and the mind finds its rhythm. Each element- from the smooth stone pathways to the whispering trees invites stillness. Here, the breeze feels intentional, the silence feels alive.

Your personal escape to breathe deeper, sit still, and simply be.  
To let go of the rush, and return to yourself. Because true luxury begins with inner peace and here, it begins with you.





# WHERE LAUGHTER GROWS FREELY

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Our thoughtfully designed kids' play zone offers a safe, vibrant, and engaging environment with swings, slides, and plenty of open space to run, explore, and imagine. It's more than just a playground, it's where friendships are made over shared giggles, where scraped knees turn into stories, and curiosity has the freedom to bloom.

From sunlit mornings to dusky evenings, this is a place where every day becomes an adventure. A space designed to nurture joy, movement, and growth. All just steps from home. Where childhood feels like it should carefree and full of wonder. Where laughter grows freely.





# TRANQUILITY AT NEW HEIGHTS

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Where luxury meets mindfulness. Unwind under the open sky in your private rooftop gazebo a space thoughtfully designed for yoga at sunrise, evening tea under the stars, or soulful conversations that stretch into the night.

Crafted with natural textures and zen-inspired landscaping, this elevated corner is more than just a feature it's a personal sanctuary above the city, beyond the ordinary. Let the gentle breeze accompany your thoughts.

Let starlight replace screen time, and let moments of stillness become your new daily ritual. A rooftop retreat that redefines luxury not in grandeur, but in peace, privacy, and purpose.





# WHERE ENTRANCE FEELS LIKE A STATEMENT

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Step through an entrance that speaks of stature, serenity, and refined living. Where every return home feels like an arrival calm, composed, and unmistakably yours. Thoughtfully designed to offer both elegance and security, this iconic gateway is more than just a point of entry.

It's the threshold to a lifestyle curated with care. Grand pillars, tasteful lighting, and meticulous detailing create an ambience of quiet sophistication. It welcomes residents, impresses guests, and sets the tone for what lies within.

At bristol homes, the gate isn't just functional- it's meaningful. It stands for grace, grandeur, and a deep sense of belonging because the journey home should begin beautifully.





# MORE THAN JUST A BALCONY

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At bristol homes, the balcony isn't just an architectural feature. It's an experience. A space where you can slow down, take a breath, and reconnect with what matters most. It's where mornings begin with golden light and the scent of fresh tea, and where evenings unwind with soft breezes and heartfelt conversations.

Grow your own little green haven with potted herbs and flowering plants. Watch your children giggle in the sunlight or stargaze with your loved ones under the open.





# STROLL THROUGH SERENITY

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Morning walks, evening breezes, or a quiet pause under the trees.

Life at bristol homes moves at the pace of peace. Our wide internal roads and thoughtfully designed green walkways invite you to slow down, disconnect from the noise, and reconnect with yourself.

Whether it is a brisk walk to start your day, a child learning to cycle, or simply watching the sun dip below the horizon, these paths are more than just thoroughfares. They are spaces for reflection, bonding, and breath.

Lined with lush landscaping, shaded corners, and safe pedestrian zones, every step within the society is crafted to feel scenic, secure, and soul-refreshing. Here, serenity is not a destination. It is part of your everyday journey.





# A THOUGHTFULLY DESIGNED LOUNGE MORE THAN JUST A SOCIETY OFFICE

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At bristol homes, every space is designed with intent.

Instead of a conventional clubhouse that often feels distant or underutilized, we have created something more intimate, functional, and truly valuable.

A beautifully designed society lounge nestled within the society office itself.

This space is not just an office– it's a warm, welcoming environment where residents can relax, hold conversations, or simply take a moment for themselves. Thoughtfully furnished and softly lit, the lounge invites you to unwind after a long day, meet neighbours over coffee, or host small, meaningful discussions in a peaceful setting.

Adding to its charm is a curated library corner – a quiet haven for readers, thinkers, and remote workers a like. Whether you're diving into a novel, catching up on reading, or working on your laptop in a calm atmosphere, the space adapts to your lifestyle.







# STRATEGICALLY LOCATED SEAMLESSLY CONNECTED

Bristol homes is nestled in a prime location with effortless access to key destinations- schools, hospitals, shopping hubs, and highways ensuring convenience, comfort, and connectivity every day.

## NEARBY LANDMARKS

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➤ 11 KM	International Airport	➤ 5 KM	Cosmo Mall
➤ 6 KM	Railway Station	➤ 60 M	Vishal Mega Mart
➤ 5 KM	Bus Stand, Panchkula	➤ 1.0 KM	D-Mart
➤ 3 KM	Alchemist Hospital	➤ 1.8 KM	Delhi World Public School
➤ 350 M	MC Donald's	➤ 350 M	KFC
➤ 1.9 KM	Sector 20, Panchkula	➤ 200 M	Elevate Gym

# TECHNICAL SPECIFICATION

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## BALCONY

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Anti-skid Ceramic Tile Flooring, Balustrade Balcony Railing, MS Railings, Weatherproof Paint & Utility Point for Washing Machine.

## STAIRCASE & CORRIDORS

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Staircase to Finished in Granite, Tiles in Corridors with Emulsion-Painted Walls, Elegant Hand Railings For Added Safety. Fire Fighting System for Enhanced Safety.

## KITCHEN

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Modular Kitchen with Soft-Close Cabinets (Premium Brand), Vitrified Tile Flooring & Premium Wall Tiles, Double Bowl Stainless Steel or Ceramic Sink, Adequate Space for Chimney & Water Purifier.

## WASHROOMS

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Anti-skid Ceramic Floor Tiles & Wall Tiles. Premium CP Fittings (Premium Brand), Wall-Hung WC, Ventilation Windows & Provision for Exhaust Fans.

## STRUCTURE & BUILD QUALITY

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Earthquake - resistant RCC Frame with Brick Wall Construction. Premium - Grade Cement & Structural Steel.

## DOORS & WINDOWS

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**Main Door :** Hardwood Frame with Premium Flush Shutter in Superior Finish.

**Internal Doors :** Flush Doors in Premium Finish.

**Windows:** UPVC or Powder Coated Aluminum with Mosquito Mesh.

## POWER SUPPLY & ELECTRICAL

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24x7 Power Backup, Concealed Fire-Resistant Copper wiring, Adequate Sockets & Provisions for Split ACs, Geysers, Microwave, Etc. Provision for Inverter in Each Unit.

## ELEVATORS

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High-speed Elevators (Premium Brand) With Power Backup In Each Tower.

## SPACIOUS LAYOUT

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Spacious Layout With Large Window Openings For Natural Light. Premium Vitrified Tiles & False Ceiling.

## PLUMBING

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UPVC Pipe For Waste Water. CPVC Pipe for Fresh & Hot Water. Terrace Water Tank with Adequate Storage Capacity.

## EXTERNAL FINISH

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Exterior Paint with Weather-Protective Coating. Premium Finishes by Asian/Nerolac/Dulux or Equivalent. MS/SS Railings where Applicable.

## ADDITIONAL SMART PROVISIONS

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Main Gate Security & CCTV Surveillance in Common Areas.

## WATER SUPPLY

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Tubewell With Hydro Pneumatic System, Adequate Storage in Underground Water Tank

## WARDROBE

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Waterproof Plywood/HDHMR with Anti-Termite Protection.



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