



# HOMES THAT STATE YOUR STATUS



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A Project By  
**VIPIN CHAUHAN**



Design By **CIRCLE MARKMM**

A black and white photograph of a man from the chest up, wearing a three-piece suit (jacket, vest, and tie) and a white shirt. He has a beard and is looking slightly to the side. The background is a plain, light-colored wall.

IF CLASS  
IS WHAT  
YOU  
HAVE,  
IT'S  
CLASS  
WHAT  
WE GIVE

Finding a home is not a big deal when there is a market flooding with me too products. But if you are the one who doesn't believe in settling with anything ordinary or run of the mill things then you are heading in the right direction. Ultimate Heights is the place where you'll find an ultimate home, ultimate lifestyle and above all, ultimate satisfaction of making an excellent choice. **Ultimate Heights** claims to offer exceptionally brilliant homes and a lifestyle that will transform you from a person to a personality.



**ULTIMATE HEIGHTS**  
Living at its best





# HOMES THAT EXUDE LUXURY & SOPHISTICATION

Ultimate Heights are the homes of high stature. These are the summit of sophistication touching the heights of luxury living. It's built on a sturdy cornerstone of delivering a lifestyle par excellence and homes that satiates the towering aspirations of all its customers. Not to say, when it comes to comforts and magnificence, these homes are truly ultimate.

**Luxurious 3,4 & 5 BHK Apartments**

# HOMES THAT ARE AS DISTINCT AS YOU

Wow! That's the exclamation that comes from every heart with the very first sight of its sophisticated club house. Designed and developed for the fitness freaks and leisure lovers, Club house at Ultimate Heights is a haven for the enthusiastic residents who love to live a carefree life.

# HOMES THAT ARE A REFRESHING RETREAT



## CLUB HOUSE AMENITIES

- Swimming Pool
- Party Hall
- Strength Unit & Yoga Room
- Changing room with shower
- Card Table, Pool Table, Carom Board, Chess & Table Tennis
- Kids Garden, Acupressure Garden, Senior Citizen Friendly Features



SWIMMING POOL



KIDS GARDEN



GYM



YOGA ROOM

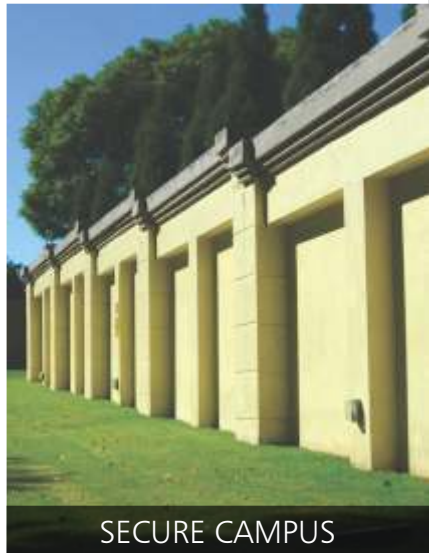


POOL TABLE

# HOMES THAT OFFER A NO COMPROMISE LIFESTYLE

## CAMPUS AMENITIES

- Massive 500 feet wide frontage on the main road
- Entrance lobby with visitors lounge
- Special space outside every window for placing air conditioning door units
- Dedicated waiting area for school bus
- Safe and secure campus monitored 24/7 by electronic surveillance, CCTV cameras, security & manual patrolling
- Hassle free parking system with reserved parking & visitors parking area
- Automatic high speed elevators
- At 80 feet Road
- Full proof fire fighting system
- 100% power backup in common area



# HOMES THAT COME WITH A CONCERN FOR MOTHER NATURE

## ECO FRIENDLY FEATURES

- Reducing consumption of potable water by reusing on site water for landscaping and other purposes
- Collecting rain water for purposes which do not demand potable water, like car cleaning and gardening
- No use of incandescent lamp
- Low flow plumbing fixtures to save water
- Sustainable landscaping design
- Common car wash area
- Recycle water for gardening and other such needs
- Adequate water supply
- Solid waste management
- Four side open campus with lavish greenery





# HOMES THAT ARE PLACED THE BEST WAY

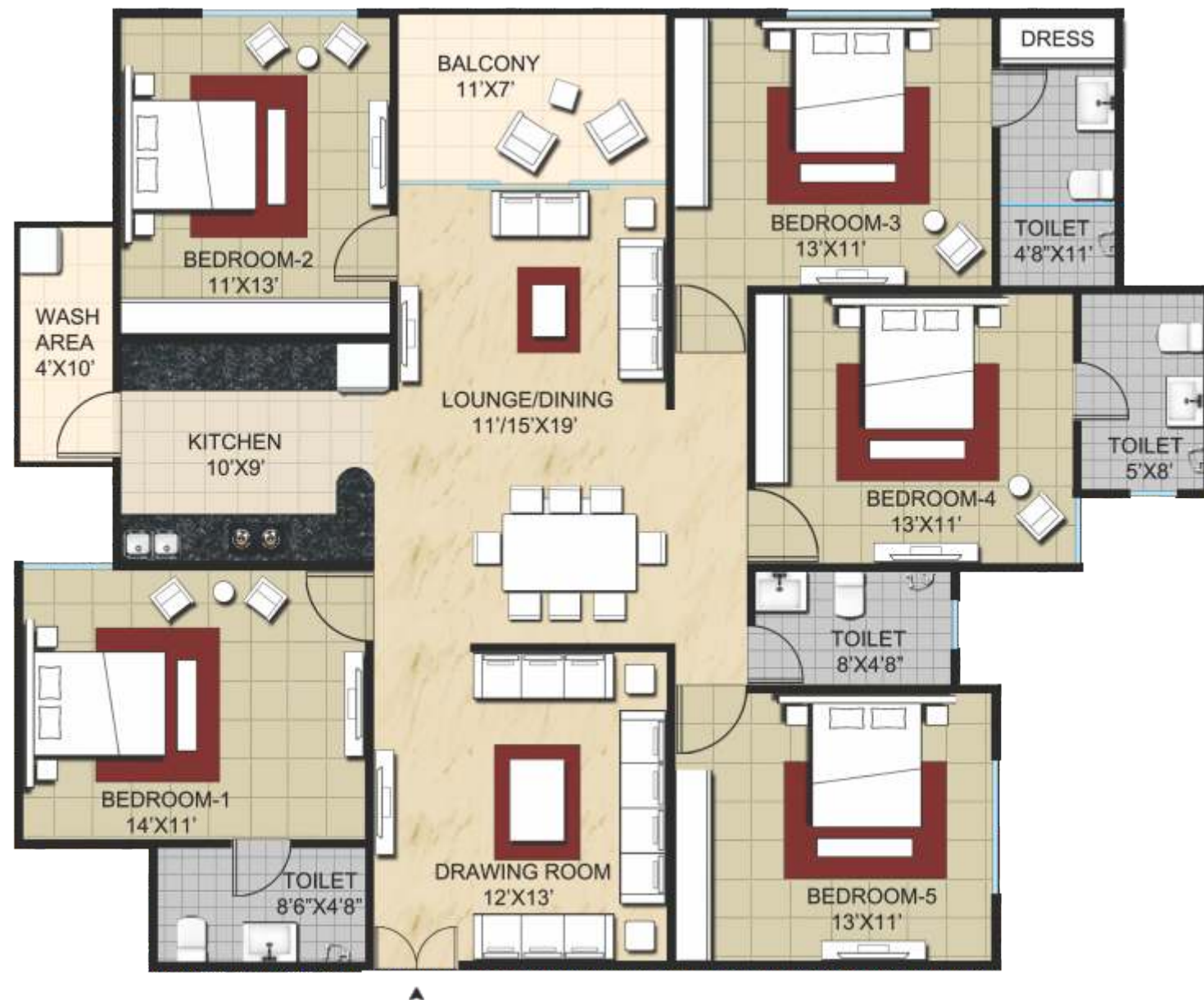
LAYOUT PLAN



# PLANNED WITH CLASS, PLANNED FOR CLASS

Area	Dimension
Drawing Room	12'X13'
Lounge/Dining	11'/15' X 19'
Bedroom 1	14'X11'
Toilet 1	8'6" X 4'8"
Bedroom 2	11' X 13'
Balcony	11' X 7'
Kitchen	10'X9'
Wash Area	4' X 10'
Bedroom 3	13' X 11'
Toilet 2	4'8" X 11'
Bedroom 4	13' X 11'
Toilet 3	5' X 8'
Bedroom 5	13' X 11'

5 BHK FLATS  
Built-up Area  
1642 Sq.ft.



Area	Dimension
Drawing Room	11' X 13'
Living & Dining Room	10'/14'8" X 20'4"
Kitchen	10' X 9'
Wash Area	4' X 10'
Bedroom 1	14' X 11'
Toilet 1	8'6" X 4'8"
Bedroom 2	11' X 13'
Balcony	10' X 7'
Bedroom 3	11' X 14'
Toilet 2	7'8" X 5'
Bedroom 4	14' X 11'

4 BHK FLATS  
Built-up Area  
1390 Sq.ft.



Area	Dimension
Drawing Room	11' X 21'6"
Living & Dining Room	14'5" X 10'8"
Kitchen	8' X 10'6"
Wash Area	5' X 8'
Bedroom 1	11' X 13'
Toilet Common	7'6" X 4'4"
Bedroom 2	11' X 13'
Balcony	11' X 5'
Toilet 2	7'6" X 4'4"
Bedroom 3	11' X 12'
Toilet 3	7'6" X 4'4"

**3 BHK FLATS**  
Built-up Area  
1056 Sq.ft.



# HOMES THAT HAVE A TOUCH OF PERFECTION

## SPECIFICATIONS



### STRUCTURE

- Safe & sound • Quality controlled RCC frame structure with best material components • Earthquake resistant design



### PLASTER WORK

- Double coat plaster on external walls
- Single coat plaster in inside area



### FLOORING & WALL

- Tiling - Vitrified Tiles flooring having greater strength in the entire area
- Easily maintainable & modern designer tile concept up to 7' heights in bathrooms



### DOORS & WINDOWS

- Decorative main door with wooden frame & safety locks • All internal doors with wooden frame and flush shutter doors • Good quality S.S. finished hardware fittings • Powder coated three track aluminium windows



### PLUMBING & SANITATION

- Good quality designer sanitary ware for spotless & sparkling toilets • High quality plumbing fixtures • Corrosion free & leak proof CPVC/ UPVC pipe & fitting (ISI)
- SWR drainage system



### ELECTRICAL WORKS

- 3-Phase concealed & fire resistant right gauge wiring of ISI copper wire
- Distribution board MCB • ISI mark modular electrical accessories
- Ample electrical points in all areas
- Landline phone conduit • Cable TV wiring conduit • Separate line for inverter connection • Provision of A.C. point in master bedroom



### PAINTING

- Long lasting & weather resistant acrylic paint of standard make to all external walls • All internal walls with white cement based putty finish with OBD



### KITCHEN

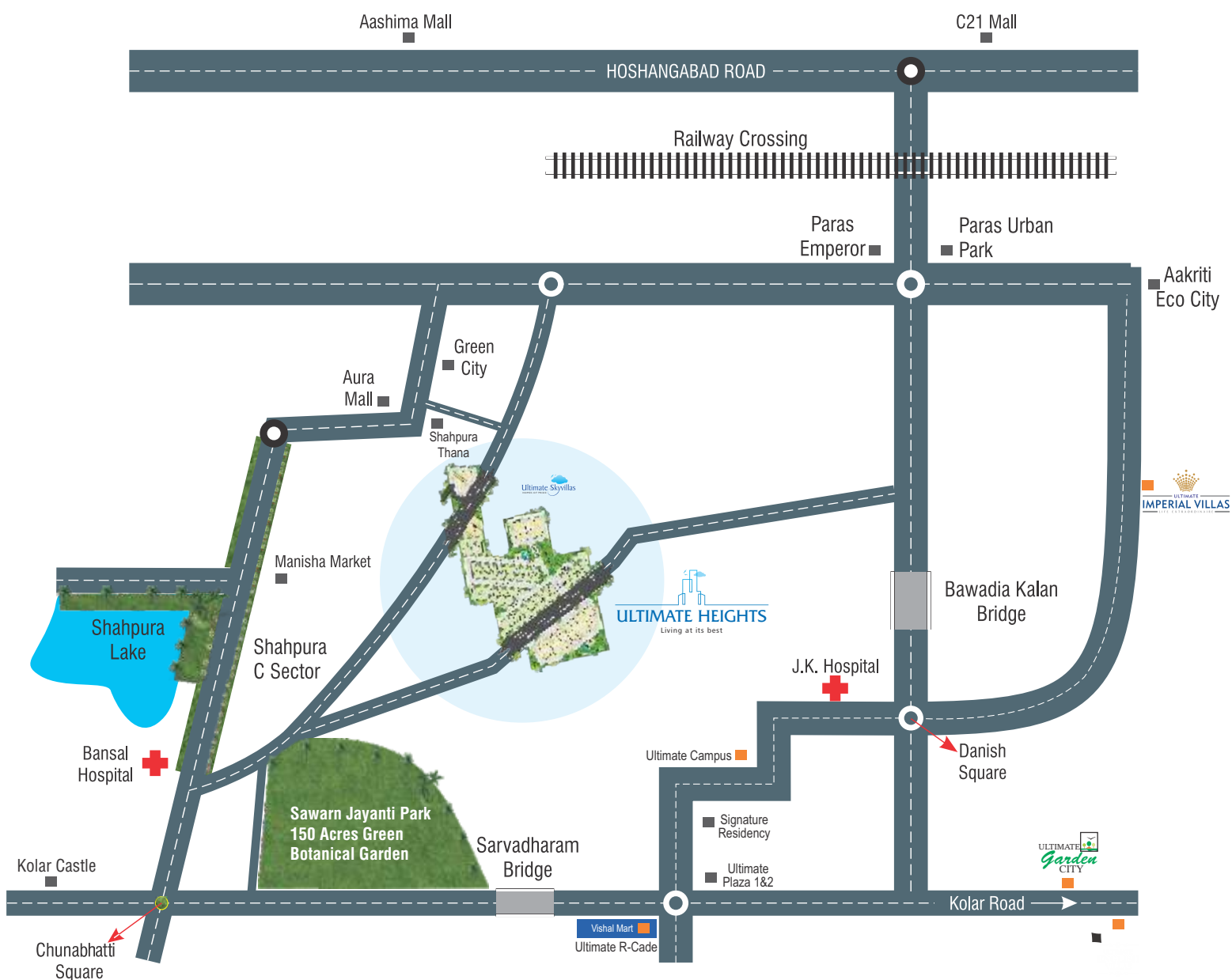
- Black granite platform ceramic tiles dado up to 2' height • Stainless steel sink in kitchen • Aqua guard point • Connection for washing machine in wash area.



### LOBBY

- All lobbies, staircase and corridors in soothing granite stone with S.S. railing

# HOMES THAT TAKE YOU CLOSER TO A RELAXED LIFE



**ULTIMATE HEIGHTS**  
 Living at its best

## CAMPUS CONNECTIVITY

- 1 km away from Chunabhathi
- 1 km away from Bansal Hospital
- 1.5 km away from Shahpura Lake
- 0.2 km away from Swarn Jayanti Park
- 0.5 km away from Aura Mall
- 0.5 km away from Shahpura Police Station.
- Campus has four side connectivity through Chunabhathi, through Gulmohar & Shahpura, through Danish.