



# UPTOWN SKYLLA

EPITOME OF EXCLUSIVITY

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## ARTIQUE INFRATECH

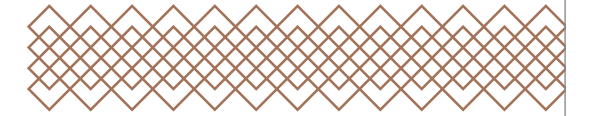
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Disclaimer: The specifications and images are used in this project brochure are conceptual. This brochure provides general information and can not form the basis of any legal commitment. The company reserves the right to make amendments as and when required. The construction of the project will be carried out as per the plans approved by the competent authorities.



Artique  
Infratech



Experienced.  
Reputed.  
Futuristic.

Artique Infratech is shaped by a team of professionals with diverse qualifications and over 15 years of proven track record of developing and completing residential & commercial projects strategically across Zirakpur's property hotspots. We deliver exceptional design which is highlighted by strong partnership that we share with leading contemporary architects, engineers and interior designers.

Artique Infratech's hallmark is architecturally stunning buildings that deliver a new standard in contemporary living. La Prisma, The Eminence, Hollywood Heights I (HH 1), Hollywood Heights II (HH 2), Savitry Heights II, Cherry Hill, etc. are some of our key projects that are catering to more than 900 happy and satisfied families.





Experience an  
**Uptown Lifestyle!**

Uptown Skylla , a reward for  
your relentless pursuit of luxury.  
It's where each day immerses you  
in the moment, the here and now.  
And it's where life leads you forward,  
onward, to the future.  
There's no address like this.



## A world class development at a world class Location.

Situated in the heart of the city, Uptown Skylla is directly located on PR 7, 200 ft. Airport Road. Here, you can discover many landmarks as the city has plenty to offer for families, working professionals and students. The project conveniently connects you to every modern amenity, including retail to nearby transport hubs. Living in an area that is so close to every facility is just an added advantage that every family would love to enjoy.





## Venture out & explore.

It is very important that your abode must be well connected to all the convenient amenities within a short distance. Uptown Skylla's strategic location ensures that your all daily or immediate needs are met at the earliest. Being close to education centres, health care facilities, banks and much more, you are sorted on different aspects of everyday life.

### 2 Minutes Drive

St Xavier's International school    Mc Donald's    KFC    INOX Theater    Palms Resort    Decathlon    D Mart Mall    Burger King    Fuel station

### 5 Minutes Drive

Chandigarh    Hotel Park Plaza    AMCARE Hospital    J.P. Hospital    Manav Mangal School    GuruKul School    Walmart Best Price & Metro Cash & Carry    Cosmo Mall    Zirakpur Bus Stand    Hotel Radisson

### 10 Minutes Drive

International Airport    Elante Mall    Chatbir Zoo    IT City    IISER    GMCH Sector 32    Sector 20 Panchkula

### 20 Minutes Drive

Fortis Hospital    Railway Station    PGI Hospital    Timber Trail    Alchemist Hospital    Punjab University    Sukhna Lake    Rock Garden    DT Mall    Chandigarh IT Park



# Celebrate the debut of a modern lifestyle landmark.

Uptown Skylla redefines luxury living in rental accommodation by setting new standards with its on-site amenities. The unmatched suite of facilities is the perfect complement to the stunning apartments. Every day, you can take in the panoramic views of the entire city from your private balcony. Exercise or rejuvenate to your desire at the on-site health and leisure club- 'Club Skylla' or relax in the luxurious green spaces with impressive courtyard and fountain gardens.

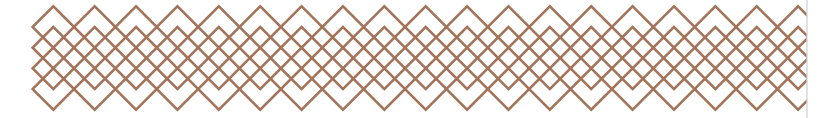




A striking balance  
of luxury and functionality.







Boosting of ample green area, Uptown Skylla is where true tranquility lies. As soon as you step inside the impressive gates, the garden area will welcome you with open arms. Every morning or evening, you can make most the running track that cuts through the park. This will ensure that you breathe fresh air while working out. The sitting area makes a perfect setting for the elderly. The fountain place and water bodies offer peace to the soul and mind. You can also make most of the amphitheatre to celebrate big and small moments of life.



Lush green parkland  
at your doorstep.







IGBC (INDIAN GREEN BUILDING COUNCIL)  
GOLD CERTIFICATION

The hallmark of  
thoughtful human impact  
on environment.



### Environment Friendly Features

- Energy saving by using AAC blocks & energy saving glass to reduce ac load & increase operational energy savings.
- Low VOC paint to reduce adverse health due to toxic elements & to enhance indoor environment quality.
- Better air quality as we are using native plants & organic soil which also helps in healthy plantation.
- We are using water harvesting and inside every home, Jaquar green taps are provided to reduce water wastage.
- Organic waste composting for on site treatment for kitchen & garden waste.
- Energy efficient lights throughout the complex.
- Reflective glass in each flat.
- Reduce absenteeism, illness & fatigue.
- Garbage recycling.
- Energy saving could range from 20-30% & 30-50% water saving.



### Project Features

- Highrise Residential Development with stilt parking
- 2/3/4 BHK with choice of 6 layouts
- Earthquake Resistant RCC Frame Structure
- Secured & Gated Society
- Mini Market
- Intercom Facility Available
- CCTV Surveillance
- Lavish Club House
- Adequate Water Supply & Power Backup
- Rain Water Harvesting System



### The landscape

- Open Air Theatre
- Jogging Track
- Meditation Area
- Gazebo
- Multi Purpose Play Court
- Swings & Sandpit for kids
- 2 Central Parks
- Recreational Area
- Water Bodies & Fountains



### Safety & Security

- 24x7 Centrally monitored CCTV in complex including main entrance, basement, tower entrance, lobbies & lifts
- 24x7 manned security at Main Entrance / Exit



### Interior Features

- Spacious Balconies with Bedrooms
- Stain Free Floorings & Finishes
- Semi-Modular Kitchen with Modern Fittings
- Elegant Wardrobes
- Provision for Lighting & DTH



### Club Features

- Centrally Air-Conditioned
- Swimming Pool
- State of the art Gymnasium
- Pool Table
- Indoor Games
- Multi Purpose Party Hall



### Convenience Features

- Grocery/Daily Need Stores within the Society
- All Parkings are Reserved.
- Separate Guest Parking.





No where else captures the city at its very best.

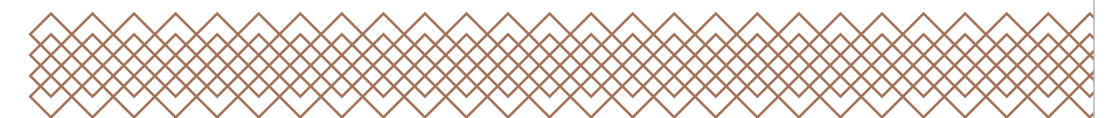
Each luxury unit has its private balcony that offers some of the best views of Zirakpur's iconic skyline. But that's not it! Every day, you can enjoy the sunrise with a coffee mug in your hand and make most of the sunset with your loved ones and a nice drink to top it up. The ample balcony space lets you indulge in your distinctive desires. You can also either set up a sitting lounge or a home garden to make most the area available.



Retreat to a realm of pampered luxury.



Step in and witness a space that is inviting, elegant, stylish and comfortable. Uptown Skylla is a place that offers optimum relaxation in an open-plan setting. Benefiting from street and internal courtyard views, your home at Uptown Skylla will receive plenty of bright and natural light. Bespoke fully integrated kitchens, ensuite bedrooms and ample storage will ensure utmost convenience and comfort at every level. This is the place for those who crave exclusive luxury.





An aerial night view of a modern, multi-story apartment building. The building features a central vertical shaft and multiple wings with balconies. The interior lights of the units are on, and the balconies are illuminated. The rooftop amenities include a swimming pool, dining areas, and lounge spaces. The building is surrounded by lush greenery and a city skyline is visible in the background.

## Stunning private amenities for the fortunate few.

An exclusive lifestyle awaits you at Uptown Skylla. The spacious penthouses are just a start because the rooftop amenities give a whole new definition to opulence. You will enter a whole new dimension the moment you will step foot on the roof. Clear blue swimming pool, open dining area, sitting lounges and tastefully furnished gazibos will give you many reasons to enjoy life in a luxurious way.



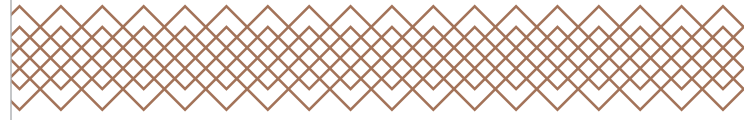
CLUB SKYLLA

Coffee Cafe

Leisure  
Sublime!







The pleasure culture is alive at Uptown Skylla. After a hectic and stressful day you feel the need to unwind, simply head towards the club house to take a refreshing swim in the lap pool. You can also play a plethora of games to rekindle your competitive spirit and sweat out the tension. Being in the club and around your friends and family will rejuvenate your soul. If you feel like enjoying some 'me-time', the club will be the perfect place for that too. The area surrounded by nature will give you plenty of reasons to be here every day.



Escape to a pleasure paradise everyday.



A home, designed for life.





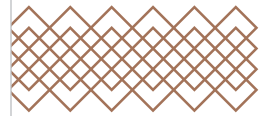


# Site Plan & Legends

- |                    |                     |                   |                        |
|--------------------|---------------------|-------------------|------------------------|
| 1. Entry / Exit    | 6. 3 BHK Standard   | 11. Water Body    | 16. Landscaped Park    |
| 2. 4 BHK+U         | 7. 2 BHK            | 12. Club House    | 17. Convenience Stores |
| 3. 3 HK+S          | 8. Basketball Court | 13. Swimming Pool | 18. Reserved Parking   |
| 4. 3 BHK Grande    | 9. Amphitheatre     | 14. Pergola       | 19. Commercial Plaza   |
| 5. 3 BHK Executive | 10. Landscaped Park | 15. Fountain      | 20. Commercial Parking |





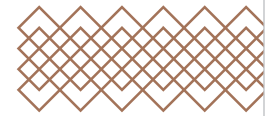


## 2 BHK



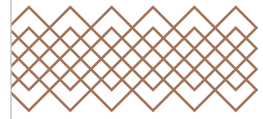
Unit Area - 797.00 sq.ft | Balcony - 170.00 sq.ft  
 Common Area - 228.00 sq.ft | Super Area - 1195.00 sq.ft

## 3 BHK Executive



Unit Area - 989.00 sq.ft | Balcony - 207.00 sq.ft  
 Common Area - 209.00 sq.ft | Super Area - 1405.00 sq.ft



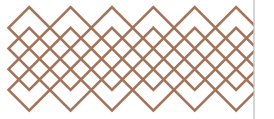


# 3 BHK Premium



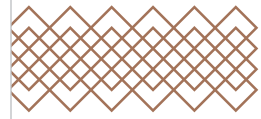
Unit Area - 1130.00 sq.ft | Balcony - 196.00 sq.ft  
Common Area - 179.00 sq.ft | Super Area - 1505.00 sq.ft

# 3 BHK Grande



Unit Area - 1247.00 sq.ft | Balcony - 242.00 sq.ft  
Common Area - 176.00 sq.ft | Super Area - 1665.00 sq.ft



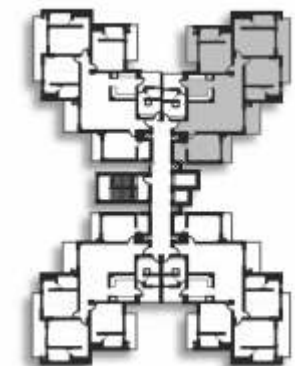
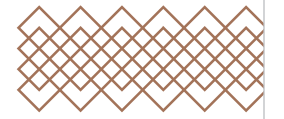


### 3 BHK + Utility



Unit Area - 1320.00 sq.ft | Balcony - 348.00 sq.ft  
Common Area - 347.00 sq.ft | Super Area - 2015.00 sq.ft

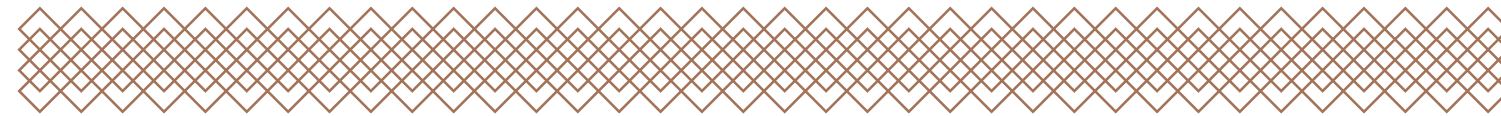
### 4 BHK + Utility



Unit Area - 1790.00 sq.ft | Balcony - 375.00 sq.ft  
Common Area - 290.00 sq.ft | Super Area - 2455.00 sq.ft



# Technical Specifications



STRUCTURE	:	RCC earthquake resistant frame structure, vetted from IIT Roorkee
<b>LIVING/DINNING</b>		
Doors	:	Laminated Flush Doors/Skin Doors
Flooring	:	Vitrified Tiles
Walls	:	Acrylic Emulsion Paint Finish
External Windows/Glazing	:	UPVC With Toughened Reflective Glass
Switches	:	Modular
Others	:	Provision for Split AC & DTH
<b>BEDROOMS / DRESS ROOMS</b>		
Doors	:	Laminated Flush Doors / Skin Doors
Flooring	:	Vitrified Tiles
Walls	:	Acrylic Emulsion Paint Finish
External Windows / Glazing	:	UPVC With Toughened Reflective Glass
Wardrobes	:	Modular Wardrobe of best quality in all bedrooms except servant room
Switches	:	Modular
Others	:	Provision for Split AC & DTH
<b>WASHROOM</b>		
Doors	:	Laminated Flush Doors/Skin Doors
Flooring	:	Vitrified Tiles/Anti Skid Tiles of Premium Quality
Walls	:	Premium Tiles till Ceiling Height
CP Fittings & China Ware	:	Jaquar / Kohler or equivalent
Others	:	Granite Counter on RCC Slab, Exhaust Fan & Provision for Geyser
<b>MODULAR KITCHEN</b>		
Flooring	:	Premium Quality Vitrified Tiles
Walls	:	Premium Quality Tiles 2 Ft. Above Counter
Wardrobes	:	Semi Modular Kitchen With Double Bowl Sink
External Windows / Glazing	:	UPVC With Toughened Reflective Glass
Others	:	Granite Counter on RCC Slab, Exhaust Fan & Provision For Geyser
<b>STAIRCASE / COMMON CORRIDORS</b>		
Walls	:	Acrylic Emulsion
Flooring	:	Granite / Absolute through body tiles
Other	:	MS Railing
<b>BALCONIES</b>		
Flooring	:	Anti Skid Tiles
Others	:	MS Railing
LIFTS	:	2 Hi-Speed Lifts in each tower. 8 Passenger & 13 Passenger Capacity