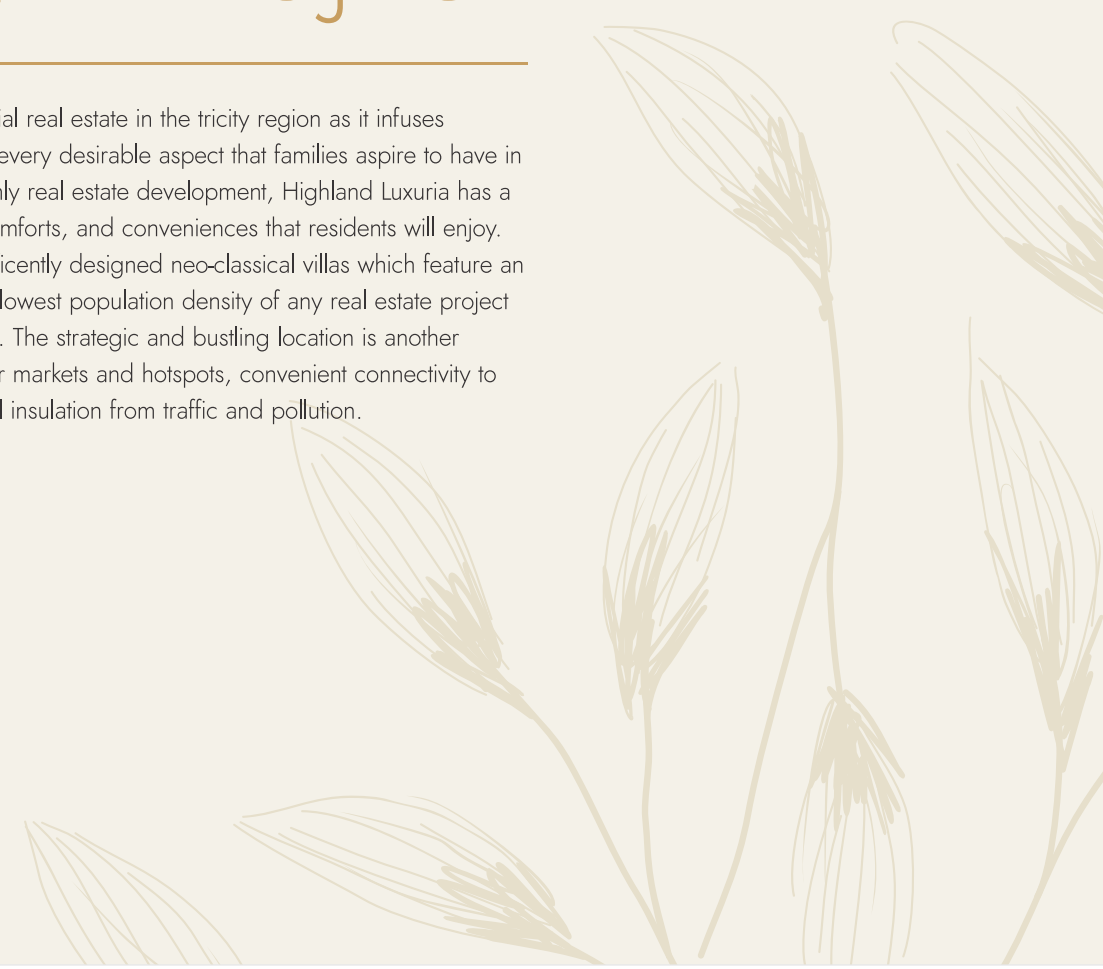


PRIME. PRIVATE. PRIVILEGED



REGION'S FIRST VILLA ONLY PROJECT

Highland Luxuria is the epitome of residential real estate in the tricity region as it infuses together a supreme living experience with every desirable aspect that families aspire to have in a dream home. As the region's first villa only real estate development, Highland Luxuria has a unique collection of amenities, features, comforts, and conveniences that residents will enjoy. The highlights of the project are the magnificently designed neo-classical villas which feature an expansive amount of living space, and the lowest population density of any real estate project in the region with only 16 families per acre. The strategic and bustling location is another highlight - offering instant access to popular markets and hotspots, convenient connectivity to key highways and roads, along with crucial insulation from traffic and pollution.





“ There is no place like home, it is often said.

A home where you feel the warmth of being welcomed.

A home where your loved ones feel safe.

A home where you build joyous memories.

A home that you have always aspired for.

**But now, experience homes where
your aspirations become reality.”**”



Highland LifeSpaces is the real estate vertical of the Highland Group, a renowned and versatile business house with a diverse portfolio of investments and interests. The journey began 30 years ago with a paper mill incorporated in 1993.

Over the years, Highland Group has expanded its ventures into various sectors including hospitality, and food and beverage. Based in Chandigarh and operating in Upper North India, Highland LifeSpaces expands into key functioning areas across real estate, including township development in Mohali, logistics parks, warehousing, hotels, commercial buildings, and high-end apartments. Each project by Highland LifeSpaces has been a resounding success, with a proven track record of on-time delivery and 100% occupancy.

✦✦ A STRATEGIC LOCATION WITH SIGNIFICANT CONNECTIVITY

Your sanctuary of luxury is purposefully located in the bustling backdrop of Zirakpur's High Ground Road. Away from the overcrowded alleyways, but in the vicinity of all the crucial marketplaces, yet a stone's throw away from key highways and roads to offer unparalleled connectivity.



 PALATIAL AND
OPULENT VILLAS





✦ ✦ ✦
A SCENIC
SPECTACLE
AWAITS

The beautifully crafted neo-classical villas at Highland Luxuria create an atmosphere of elegance that is absolutely unmatched. The elegance extends beyond the surface as you come home to a community of like-minded individuals and families with matching ideals and ethics. The sprawling landscape and wide-open spaces create a nurturing setting that soothes your senses as you comfortably retire into your home after a long day. As you comfortably retreat into a private sanctuary, stay cocooned from all the chaos of the outside world.



✧ A HAVEN OF SPACE
THAT EVOKES JOY



✦ ✦ ✦
DISCOVER
TRANQUILLITY
WITH THE
LOWEST
POPULATION
DENSITY IN A
RESIDENTIAL
PROJECT IN
THE REGION,
OF ONLY
16 FAMILIES
PER ACRE.



MASTER
PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



QUICK FACTS



2.53 Acres (Approx.)
Gated Community



Designer Classic
Street Lights



Neo Classical
Architecture



Professional Facility
Management Services



Themed
Garden



24x7 Security with
CCTV Surveillance

TECHNICAL SPECIFICATIONS

ELEGANCE

KITCHEN

Modular Kitchen Appliances - Chimney, Inbuilt Hob

VILLA FLOORING

Premium Finished Vitrified Tiles

ENTRY GATE

Sliding Gate

ROOF

Tile Work/ Coba

DOORS

Premium Wooden Doors

WINDOWS

UPVC Frames

BATHROOM FIXTURES

Premium Sanitary/ Chinaware (ROCA/JAQUAR/CERA) +Vanity

ENTRY DOOR LOCK

Digital locks

AIR CONDITION

Provision in All 4 Bedrooms and Drawing Area

HOME AUTOMATION

NA

WARDROBES

Complete in all Rooms

FALSE CEILING

POP False Celing with Design & Light

INTERNAL WALL FINISH

POP Punning on Walls + Complete Internal Paint work

TRELLIS

NA

SECURITY/CAM

NA

EXTERNAL PAINT

Texture

DINING AREA CROCKERY STAND

NA

WATER SOLUTIONS

NA

TECHNICAL SPECIFICATIONS

MAJESTIC

KITCHEN

Modular Kitchen : Appliances - Chimney, inbuilt Hob Instant Gyser
Built-in Microwave & OTG, RO Water Purifier

VILLA FLOORING

Premium Finished Vitrified Tiles

ENTRY GATE

Sliding Gate

ROOF

Tile Work/ Coba

DOORS

Premium Wooden Doors

WINDOWS

UPVC Frames

BATHROOM FIXTURES - Premium Sanitary/ Chinaware
(ROCA/JAQUAR/CERA)+ Shower Glass Partition, Vanity, Exhaust Fans

ENTRY DOOR LOCK

Digital locks

AIR CONDITION

Spilt AC in All 4 Bedrooms and Drawing Area

HOME AUTOMATION

Smart Home Package to control Lights, Air Conditioning & Curtains

WARDROBES

Complete in all Rooms

FALSE CEILING

POP False Ceiling with Design & Light

INTERNAL WALL FINISH

POP Punning on Walls + Complete Internal Paint work

TRELLIS

Trellis on Roof

SECURITY/CAM

YES

EXTERNAL PAINT

Texture

DINING AREA CROCKERY STAND

YES

WATER SOLUTIONS

Pressure Pump, Water Softener & Boiler

PROJECTS
UPCOMING/ONGOING/DELIVERED



Highland Mayfields
Mohali

Residential

UPCOMING



Highland Norwoods
Mohali

Residential

UPCOMING



Mewsgate
Kharar

Residential & Commercial

ONGOING



Highland Industrial City
Lalru

Industrial & Residential

ONGOING



Highland Park Rise
Zirakpur

Residential

DELIVERED



Tricity Trade Tower
Zirakpur

Commercial

DELIVERED



Highland Park Terraces
Zirakpur

Residential

DELIVERED



IT Building
Panchkula

Commercial

DELIVERED



Corporate Office

SCO 159, 160, 2nd Floor
Sector 117, Mohali

Site Office

Highland Park Luxuria, High Ground Road, Near Air Force Station
Patiala Highway, Zirakpur, SAS Nagar - 140603



Call +91-90689-90689

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