

 **ANSAL HOUSING**
ENRICHING LIVING STYLES



ansals

HIGHLAND PARK

SECTOR-103, GURGAON

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It's time to discover the high life.
Welcome to

HIGHLAND PARK

Gurgaon's very own Scottish-style
residential enclave.
So come and be a part of this enriched life.



Bird Eye View of Highland Park



A sense of calm. A breath of fresh air. Life at your own pace.

Come belong to 11.70 acres of a brilliant living experience
balanced with the invigorating vibrancy of everything under the sun.

Perspective View of 2BHK Apartments



A place where life is good

Highland Park draws its inspiration from the perfect harmony between nature and people, evident from its 8 towers existing seamlessly to create a balanced life.

With open green spaces, walking trails, beautiful water bodies and much more, you will find a serene sanctuary in every possible corner.

A living experience for people to relax, enjoy themselves and experience a wonderful quality of life with family and friends.



Actual picture of Dwarka Expressway



An unrivaled location

Highland Park is located in the most distinctive environs of Sector 103, Gurgaon



Located alongside 150 mtr. wide Dwarka Expressway, in Gurgaon Sector-103
Minutes drive from Dwarka, Delhi and close proximity to IGI airport and Domestic airport
Adjacent to proposed Metro Station

Disclaimer : This is a graphical representation of the actual map and we cannot guarantee the validity of information shown here. The information on this map is for informational purposes only. Please refer to actual map for accurate details and clarification before making any investment decisions.

Site Plan

- A 3B + 1 ROOM + UTILITY TOWER (S+16)
- B 3B + UTILITY TOWER (G+17)
- C 3B TOWER (G+17)
- D 2B TOWER (G+13)
- X UNIT LEGEND

- 1 ENTRY
- 2 EXIT
- 3 DROP OFF
- 4 KIDS PLAY AREA
- 5 PARK
- 6 WATER BODY
- 7 BADMINTON COURT
- 8 JOGGING TRACK
- 9 CENTRAL PARK
- 10 LAWN
- 11 RAMP FOR BASEMENT
- 12 THEME GARDEN
- 13 TOT-LOTS
- 14 SWIMMING POOL
- 15 COMMERCIAL
- 16 CLUB
- 17 NURSERY SCHOOL
- 18 EWS
- 19 PARKING



A sanctuary

Drive through the entrance court of Highland Park, and you enter a serene world. Manicured lawns, trees and meandering green bands follow you on your way home. This arrival experience continues further with layers of open and covered spaces into the private domain of one's own apartment.

At Highland Park, residents will discover a fine balance of form and function that fills your every need.

Gated high-rise development with controlled entry/exit points
 Choice of 2BHK, 3BHK, 3BHK + Utility & 3BHK + 1Room + Utility
 Only 620 Units spread through 8 towers
 Abundant green open spaces with inviting Central Park
 Landscaped courtyards

Jogging track & cosy sit-outs
 Soothing water bodies
 Adequate power back-up
 24x7 security
 Pedestrian walkways
 Facilities management



Perspective View of 3BHK Apartments



Perspective View of 3BHK + Utility



A harmony of well planned spaces
&
refreshing views



Reference picture only



A space that will become your home

The moment you enter your residence at Highland Park, you'll know it is where you were meant to be. You'll find decorative detailing where you least expect it, expansive kitchen with elegant finishes and large windows offering exceptional views.

Soothing colour palettes for the interior sets the mood for a joyful living space. Enhanced finishes will elevate your lifestyle and transform this space into a beautiful home for you and your family.



Spacious home | Large windows | Well thought cross ventilation | Abundance of natural daylight
Fine fixtures & fittings | Study / servant room



Inspired amenities let you escape into your own world

24x7 security monitoring

Clubhouse

Swimming Pool

Lawn for yoga, meditation & Jogging Track

Convenient Shopping

Adequate Power back-up

Garden and open lawns

Ample parking

Modern elevators

Kids play area

Party lawn / Hall

Theme garden

Water bodies

Nursery school

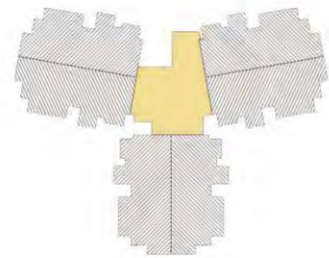
Gymnasium



Floor Plan

2BHK

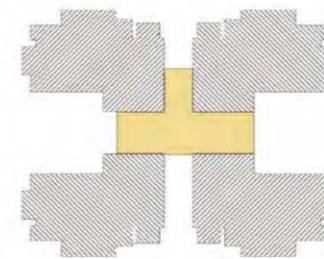
Unit Saleable Area : 1361 sq.ft. (approx.)



Floor Plan

3BHK

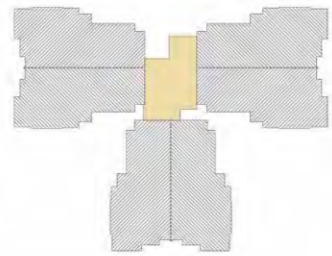
Unit Saleable Area : 1762 sq.ft. (approx.)



Floor Plan

3BHK + Utility

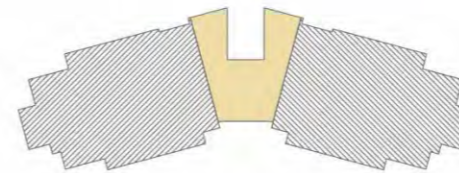
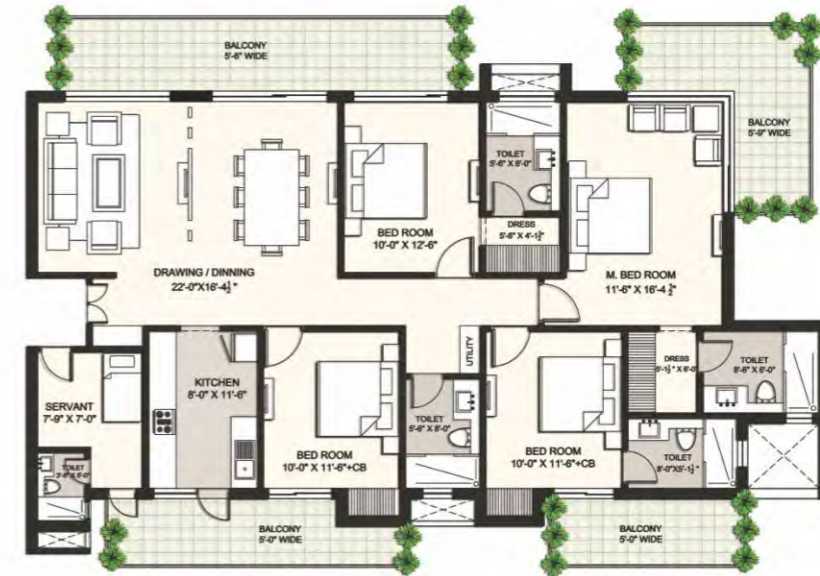
Unit Saleable Area : 1940 sq.ft. (approx.)



Floor Plan

3BHK + 1 Room + Utility

Unit Saleable Area : 2670 sq.ft. (approx.)





Open doors to exquisite craftsmanship

Earthquake resistant R.C.C. framed construction with infill brick walls.

FLOORING

Living / Dining / Family Lobby :	Italian stone finish vitrified tile (2'x2')
Master Bedroom :	Wood finish vitrified tile (2'x2')
Other Bedrooms :	Italian stone finish vitrified tile (2'x2')
Kitchen:	Italian stone finish vitrified tiles
Toilet / Balcony / Terrace :	Anti – skid ceramic tiles
Staircase :	Granite Stone / Marble

TOILET

Master Toilet :	Designer combination of ceramic tiles dado upto door level
Wash Basin :	Wash basin of standard make
Fittings / Fixtures :	Granite / Marble counter, White sanitary fixtures, single lever CP fittings of standard make
Other Fixtures :	Looking mirror, Towel Rail / Ring
Water Supply :	GI/CPVC pipes of reputed make

KITCHEN

Kitchen :	Modular kitchen
Dado :	Ceramic tiles dado upto 2'-0" height above working platform
Working top :	Granite Counter
Sink :	Stainless steel sink with single bowl & drain board
Fittings :	Single lever CP fittings of reputed make
Water supply :	G.I. / CPVC pipes of reputed make

INTERNAL FINISH

Walls :	Punning with Oil bound distemper in pleasing colour
Ceiling :	Oil bound distemper - White colour

JOINERY

Door Frame:	Well seasoned wooden door frames with Architrave
Door Shutters	
1. Main Door:	Both side teak veneered / laminated flush door
2. Bedroom:	Both side teak veneered / laminated flush door
3. Toilet:	Both side teak veneered / laminated flush door
4.Mummy:	Commercial door with paint

Window:

Window:	UPVC / Powder coated glazed aluminium window
Wardrobes:	Only niches shall be provided
Railing:	Designer Railing

ELECTRICAL & PLUMBING

Electrical Work:	Conduit copper electrical wiring for all light & power points with designer modular switches
Plumbing Work:	G.I. / CPVC pipes of reputed make
Security:	Basic intercom within the complex

ENTRANCE LOBBY – GROUND FLOOR

Entrance Ground Floor Lobby will be air-conditioned in all towers

EXTERNAL FINISH

Texture paint / Weather proof paint

EXTRA FEATURES

Secured Gated Community with access control at entrances & CCTV for Entrance Lobby at Ground Floor in all the towers.

Fire fighting system provided as per NBC norms.

Disclaimer : All floor plans, layout plans, elevation & specifications are indicative & are subject to change as per Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.

Project Spectrum



Ansal Heights, Mumbai



Estella, Sector 103, Gurgaon



Ansal Heights, Sector 92, Gurgaon



Ansal Town, Karnal



Ansal Town, Alwar



Ansal Town, Agra



Ansal Town, Meerut



Ansals Palm Court, Jhansi



Ansal Plaza, Vaishali

 **ANSAL HOUSING**

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Ansal Housing & Construction Ltd. has worked relentlessly in its pursuit of adding value to the life of people by developing infrastructure through world-class residential & commercial projects, retail space, hotels, etc. across India and abroad, delivering the best to its customers, investors & stakeholders. In these three decades, Ansal Housing has built some landmark projects like the Statesman House & Vikas Minar in New Delhi, Ansal Heights in Worli, Mumbai, Fair View Tower in Bangkok, Thailand, Tahrir Square in Iran, amongst several others.

Over the years, Ansal Housing has successfully developed real estate projects in the NCR region namely Gurgaon, Noida, Greater Noida, Ghaziabad, Alwar, Meerut and Rewari and India's Tier II & Tier III cities like Lucknow, Yamunanagar, Karnal, Jhansi, Agra, Jammu, among others, building state-of-the-art residential and commercial infrastructure & giving the residents of these areas a taste of superior living standards, at par with the lifestyles in the metros.

At Ansal Housing, the most cherished thing is our customer's unflinching trust which we have earned through our commitment to quality & delivery. As India's realty industry experiences an exponential growth in demand for quality modern residential and commercial buildings, Ansal Housing is fully geared up to take advantage of this demand and will keep no stone unturned to meet its promises towards all its stakeholders.



For More Details Contact:

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No. & Date of License: License No. 32 of 2012 dated 12.4.2012. Name of colonizer: Identity Buildtech Pvt. Ltd. & others. Type of colony & its area: Group Housing measuring 11.70 acres, Building Plans approved vide Memo no. ZP-851/AD(RA)/2013/36610 dated 16.4.13. No. of units: 620. Community facilities: Community Building, Convenient Shopping, Nursery School, Clubhouse with swimming pool, Kid play area. Name of colony: Ansals Highland Park. All necessary approvals can be checked at the office of the developer.

Disclaimer

This brochure is purely conceptual and not a legal offering. All floor plans, layout plans, pictures, elevation & specifications are indicative & are subject to change as per Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats. 1 sq. mtr. = 10.764 sq. ft.