



SECTOR-103, GURGAON





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.







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.





## 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 screne 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.



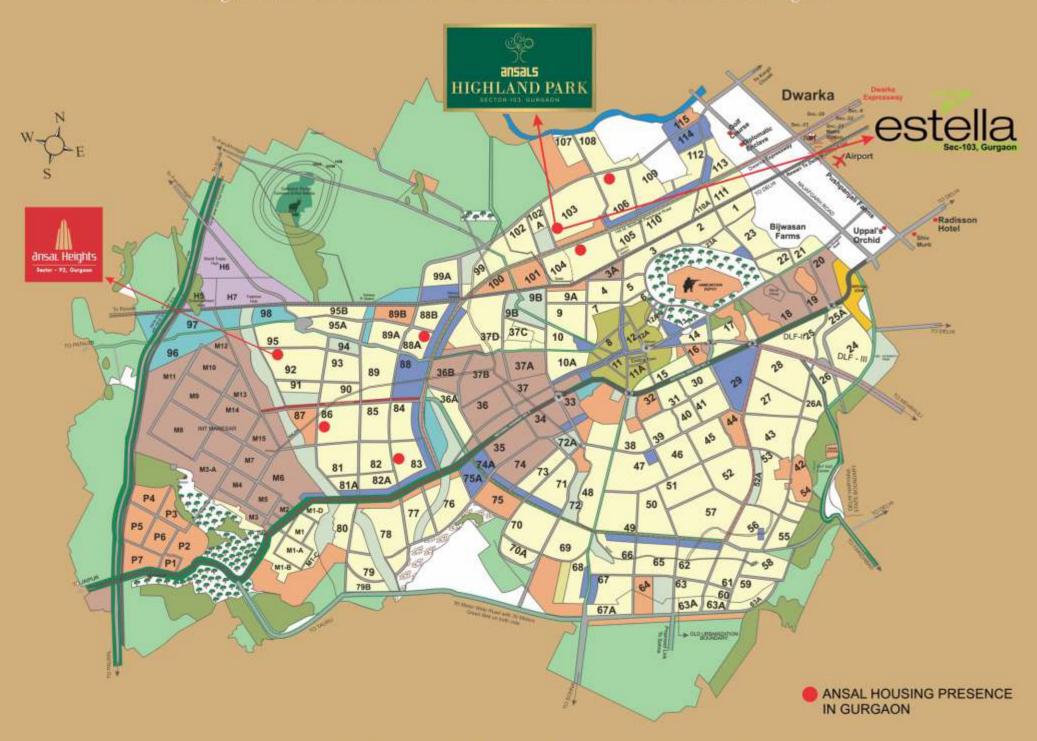






### An unrivaled location

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 represention 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.





### 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.

Cated 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

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









A harmony of well planned spaces &









### 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 Poo

Lawn for yoga, meditation & Jogging Track

Convenient Shopping

Adequate Power back-up

Garden and open lawns

Ample parking

Modern elevator

Kids play area

Party lawn / Hall

Theme garden

Water bodies

Nursery school

Gymnasium





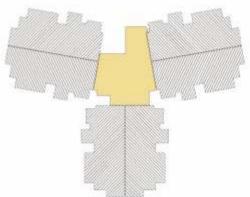


Floor Plan

2BHK

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









Floor Plan

3BHK

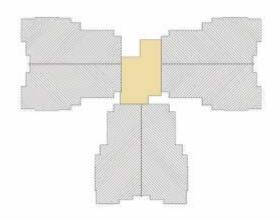
Unit Saleable Area: 1762 sq.ft. (approx.)



Floor Plan

3BHK + Utility







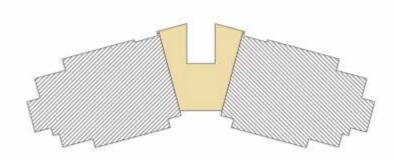


### Floor Plan

 $3BHK+1\ Room+Utility$ 

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













### Open doors to exquisite craftmanship

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

FLOORING

nly Lobby : Italian stone finish vitrified tile (2'x2')

Haster Bedroom:

Wood finish vitrified tile  $(2' \times 2')$ 

Other Bedrooms:

Italian stone finish vitrified tile (2'x2')

Total Control of the Control of the

Indian stand Guide site Gult day

Tollet / Ba

Anti — skid ceramic tiles

Staircase:

ranite Stone / Marble

TOHADI

Master Toilet: Designer combination of ceramic tiles dade

upto door level

Wash Basin: Wash basin of standard make

Fittings / Fixtures: Granite / Marble counter, White sanitar

fixtures, single lever CP fittings of

standard make

Other Fixtures: Looking mirror Towel Rail / Ring

Water Supply: GI/CPVC:

KITCHEN

Kitchen: Modular kitchen

Dado: Ceramie tiles dado upto 2'-0" height above

vorking platfor

Working top: Granite Counter

Sink: Stainless steel sink with single bowl & drain

board

Fittings: Single lever CP fittings of reputed make

Water supply: G.L. / CPVC pipes of reputed make

INTERNAL FINISH

Walls: Punning with Oil bound distemper in pleasing

colour

eiling: Oil bound distemper - White colour

OINERY

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. Tollate Both side teak veneered / laminated flush door

Mumpty: Commercial door with paint

Window: UPVC / Powder coated glazed aluminium

vindow

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.1. / CPVC pipes of reputed make

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







# Project Spectrum















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: Mob: +91 9899469386, +91 9868402337 So. & Bate of License: License No. 32 of 2012 dated 12.4.2012. Name of colonizer: Identity Buildtech Pyt. Ltd. & others. Type of colony & its area: Group Housing measuring 11.70 acres. Building Plans

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)/2012/36610 dated 16.4.13. No. of units: 620. Community familities: Community Building, Convenient Shopping, Nursery School, Clubbouse with swimming pool, Kid plays area. Name of colony: Angele Highland Park. All processary approvals can be checked at the office of the developer.

### Disclaime

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. intr. = 10.764 sq. ft.



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