

The logo for Suncity Heights features the word "SUNCITY" in a large, stylized, serif font, with "HEIGHTS" in a smaller, sans-serif font below it. To the right of the text is a white icon containing red vertical bars of varying heights, resembling a stylized sun or a city skyline. Below the logo, the tagline "HI-RISE APARTMENTS LIVING" is written in a small, sans-serif font.

SUNCITY HEIGHTS
HI-RISE APARTMENTS LIVING

Welcome to a Serene, Smart & Secure Lifestyle



Sec. 36 A, Opp. Rajiv Gandhi Stadium,
Rohtak, Haryana

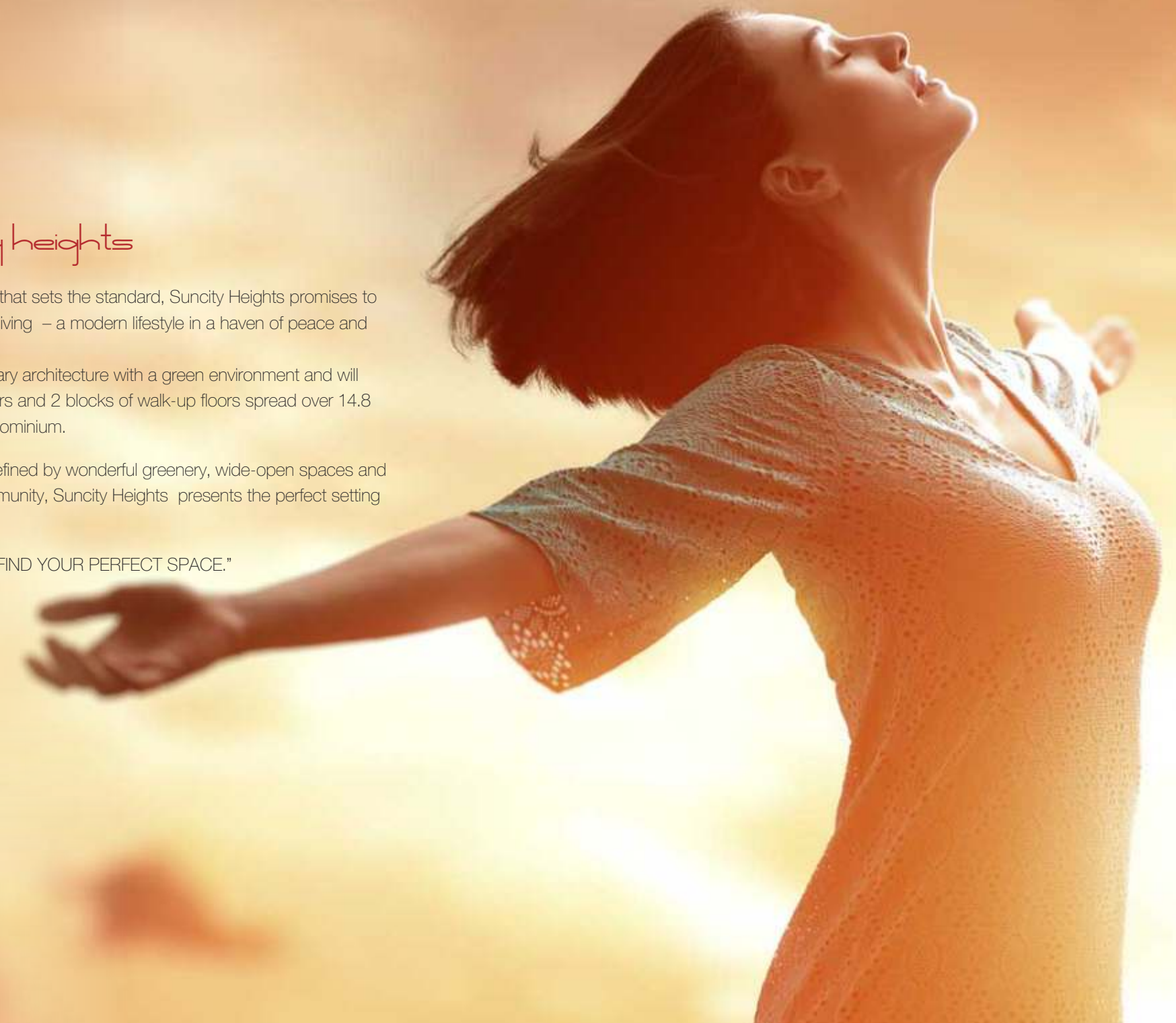
welcome to suncity heights

As part of Suncity's vision to create a lifestyle that sets the standard, Suncity Heights promises to be a community, designed for contemporary living – a modern lifestyle in a haven of peace and tranquility.

The design approach is to unify a contemporary architecture with a green environment and will include beautifully designed 12 high-rise towers and 2 blocks of walk-up floors spread over 14.8 acres to be Rohtak's First and the Best Condominium.

A neighborhood in Sector 36-A that will be defined by wonderful greenery, wide-open spaces and an uplifting sense of safety, security and community, Suncity Heights presents the perfect setting for you and your loved ones.

"THE IDEAL HOME TO SUIT YOUR NEEDS. FIND YOUR PERFECT SPACE."





OVERVIEW

Rohtak having its proximity to the capital and IMT-Rohtak already being developed, numerous industries and multinational companies have been attracted to Rohtak. Best known as one of most prominent education base, Rohtak is now emerging as an Industrial Hub with Maruti, Asian Paints and many other companies.

Suncity Heights enjoys a superb location in Sector 36-A, opposite to the grand stadium "Rajiv Gandhi State Sports HUDA complex" with easy access from New Delhi & Gurgaon and surrounding Urban Centers. Thanks to the excellent inter and intra city road network with flyovers & world class infrastructure development in the city of Rohtak.

The development and prosperity of the region has resulted in rapid growth in career opportunities, which has lead to an upsurge in demand for modern lifestyle alternatives driven by a demographic shift to a younger, more cosmopolitan, affluent and better-educated population.



GROUP HOUSING
First Group Housing Project in Rohtak



SECURITY
Campus with Security Camera & surveillance



GATED COMMUNITY
Entire campus is secured



COMPLEX
Beautiful Designed Complex



WELL CONNECTED
Strategic location & well connected



LANDSCAPE GREEN AREA
Large open spaces & landscaped green areas



Artistic Impression



THE PROJECT

Suncity Heights will undoubtedly be Rohtak's most desirable addresses. The emphasis is on modern & sleek designs with stylish finishing, and contemporary architecture. Whether you prefer the convenience of stylish apartment living, or the opulence and freedom of a beautiful low rise floors, Suncity Heights has the home to match your dreams.

SECLUDED, YET CLOSE TO IT ALL

Suncity Heights is located well away from the IMT industrial areas yet has an excellent connectivity through a 75M wide Northern Bye-Pass road in a serene setting. Surrounded on all sides by excellent infrastructure and access to the city's commercial sectors. Suncity Heights will have extensive recreational facilities that celebrate the outdoors, such as landscaped public areas, planted parks, jogging trails and walkways.

SURROUNDED BY GREEN OPEN SPACES AND NATURAL TRANQUILITY.

At Suncity Heights, enjoy the Club with Gymnasium, Swimming Pool & other facilities. Shop for your daily needs at convenient shopping within the complex. Enjoying outdoors is part of everyday life, whether you prefer a quiet picnic in the park or a family stroll in the evening, the choice is yours.

PURE LIVING PLEASURE.





ACTUAL SAMPLE FLAT





THE LAYOUT PLAN



BEDROOM

3 Bedroom +
3 Toilet + Store
Super Area = 1532 sq.ft



Key Plan
Tower T1, T2, T3, T5, T6,
T7, T8, T9, T10 & T12





THE MASTER PLAN

LEGEND

- | | |
|------------------|--------------------|
| 1. Main Entrance | 7. Central Lawn |
| 2. Swimming Pool | 8. Kids Play Area |
| 3. Pool Deck | 9. Club |
| 4. Pavilion | 10. Primary School |
| 5. Jogging Track | 11. Nursery School |
| 6. Amphitheatre | 12. Shopping |

- | | |
|--|---|
| | 955 SQ. FT. (approx) - 2 Bedroom + 2 Toilet + Store |
| | 1250 SQ. FT. (approx) - 3 Bedroom + 2 Toilet |
| | 1475 SQ. FT. (approx) - 3 Bedroom + 3 Toilet + Store / Puja |
| | 1532 SQ. FT. (approx) - 3 Bedroom + 3 Toilet + Store |
| | 1950 SQ. FT. (approx) - 4 Bedroom + 4 Toilet + Utility |





THE LAYOUT PLAN



BEDROOM

3 Bedroom +
2 Toilet
Super Area = 1250 sq.ft



Key Plan
Tower T1, T2, T3, T5, T6,
T7, T8, T9, T10 & T12

BEDROOM

3 Bedroom +
2 Toilet
Super Area = 1250 sq.ft



Key Plan
Tower T1, T2, T3, T5, T6,
T7, T8, T9, T10 & T12





THE LAYOUT PLAN



BEDROOM

2 Bedroom +
2 Toilet + Dress
Super Area = 1175 sq.ft.
(Only at Ground Floor)



Key Plan
Tower T1, T2, T3, T5, T6,
T7, T8, T9, T10 & T12

BEDROOM

2 Bedroom +
2 Toilet + Store
Super Area = 955 sq.ft



Key Plan
Tower T4 & T11





THE LAYOUT PLAN



BEDROOM

4 Bedroom +
4 Toilet + Utility
Super Area = 1950 sq.ft



Key Plan
Tower T15





THE LAYOUT PLAN



BEDROOM

3 Bedroom +
3 Toilet + Store / Puja
Super Area = 1475 sq.ft



Key Plan
Tower T14





THE SPECIFICATIONS



STRUCTURE

Earthquake resistant RCC frame strstructure



FINISHES

Exterior: Permanent external finish/ texture paint

Interior: Plastered with OBD paint after proper surface preparation



FLOORING

Living-Dining: Vitrified Tiles

Bedrooms: Vitrified Tiles



KITCHEN

Flooring: Ceramic Tiles

Dado: Ceramic Tiles upto 2' height above working counter

Counter: Granite working counter top with stainless steel sink



TOILETS

Flooring: Ceramic Tiles

Wall: Ceramic tiles upto7' height

Fixtures: Crome platted fitting (of reputed make), Sanitary wares white in colour.



DOORS

Hardwood door frame with flush shutter



WINDOWS

Composite Aluminium & Steel with Glass



ELECTRICAL

Copper wiring in concealed conduits, modular switches, outlets & junction boxes.



POWER BACKUP

1 KVA for 2 BHK & 2 KVA for 3 BHK flats



STAIRCASES

Flooring: Marble



BALCONY

Flooring: Anti-skid Tiles

Railing: M.S. railing with enamel paint



LIFTS

Facility of 2 lifts for each high rise tower



LANDSCAPING

Garden landscape with theme parks & tot-lots with swings



BOUNDARY WALL & GATE

Provided



ABOUT SUNCITY



La Lagune, Golf Course Road, Gurgaon



Time Tower, M.G. Road, Gurgaon



Essel Tower, M.G. Road, Gurgaon



Parikrama, Sector-20, Panchkula



Triton Mall, Jhotwara Road, Jaipur



Suncity Township, Sikar Road, Jaipur

Suncity Projects is one of the most eminent real estate companies in North India. The Group has built an unshakable reputation for quality, efficiency, trust and meticulous planning. Suncity Projects in North India are famous for offering top quality amenities, superlative designs, timely completion, guaranteed possessions and handing over of projects ranging from Townships to Group Housing to Luxury Apartments. In Corporate & Retail space Suncity Projects offers Shopping Malls to Office Complexes.

The organisation is backed with the unmatched experience and expertise of two of India's most reputed business conglomerates - The Essel Group and the Action Group.

To be the best in the area of Real Estate both within and outside the country and while doing so, to bring success for our patrons and the community. To build the walls of every architecture with integrity, morality and quality.

For more information about the other projects, visit our website: www.suncityprojects.com



THE LOCATION

MAJOR NEARBY DISTANCES

1 kms (2 min) from Rajiv Gandhi State Sports HUDA Complex

2.5 kms (3 min) from Film City & Fashion Designing College

2.5 kms (3 min) from Model School

3 kms (4 min) from Gymkhana Club

4 kms (4-5 min) from Bus Stand

4 kms (4-5 min) from Huda City Park

5 kms (5 min) from Sky Tech Mall

8 kms (8 min) from Baba Mastnath University

8 kms (12 min) from Institute of Hotel Management, Rohtak

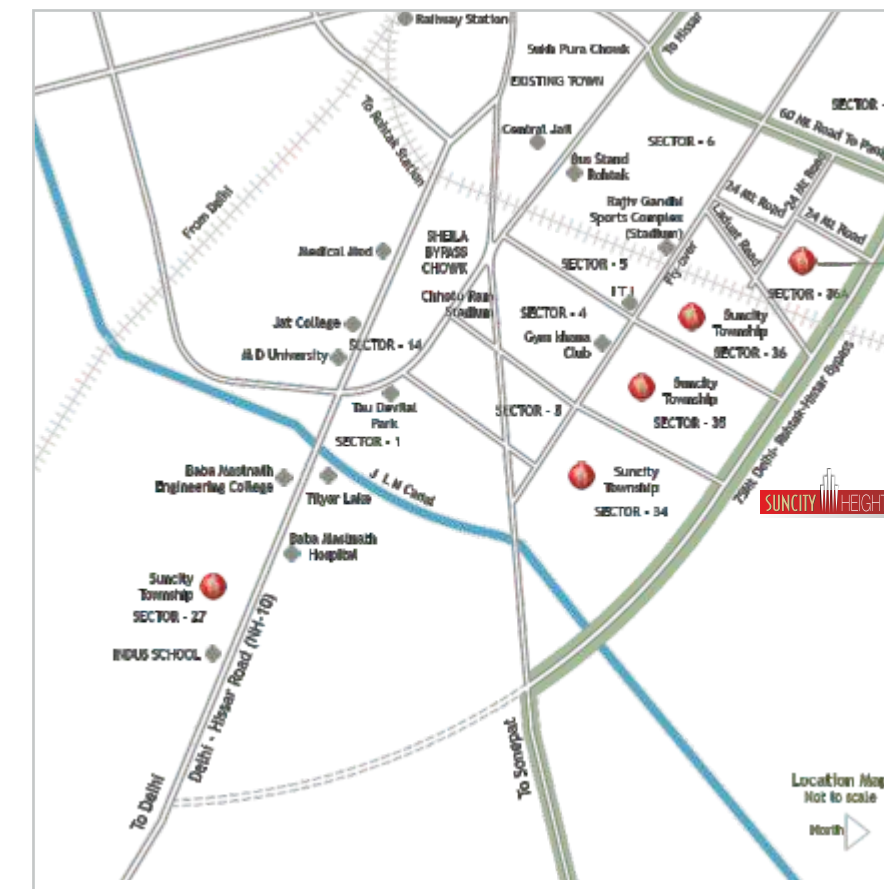
8.5 (10 min) kms from Maharshi Dayanand University

9 kms (10 min) from Tilyar Lake

9 kms (10 min) from 'All India Jat Heroes' Memorial College

9.5 kms (10 min) from Rohtak Railway Station

11 kms (12-13 min) from Medical College Rohtak





OUR PROJECTS



SUNCITY PROJECTS PVT. LTD.

Corp. Office: Suncity Business Tower, Second Floor, Golf Course Road, Sector - 54, Gurgaon - 122 002, Haryana, India | Ph: 0124 - 4691000 | Fax: 0124 - 4691010
Regd. Office: LGF - 10, Vasant Square, Plot -A, Sec - B, Pocket - V, Community Centre, Vasant Kunj, New Delhi - 110070 (India)
CIN: U45201DL1996PTC083915

Email: info@suncityprojects.com | Web: www.suncityprojects.com

DISCLAIMER: This brochure is not a legal document. It describes the conceptual / tentative plans for Group Housing. Asscesories/ fixtures /furniture/ shown are not part of the apartment. The plans and specifications are conceptual, indicative, tentative and are not legal offering. Further the Developer, Architect reserves the right to change/ modify/ the Layout plan, unit plan, elevation, dimensions, specifications and other details as per circumstances or if necessary.