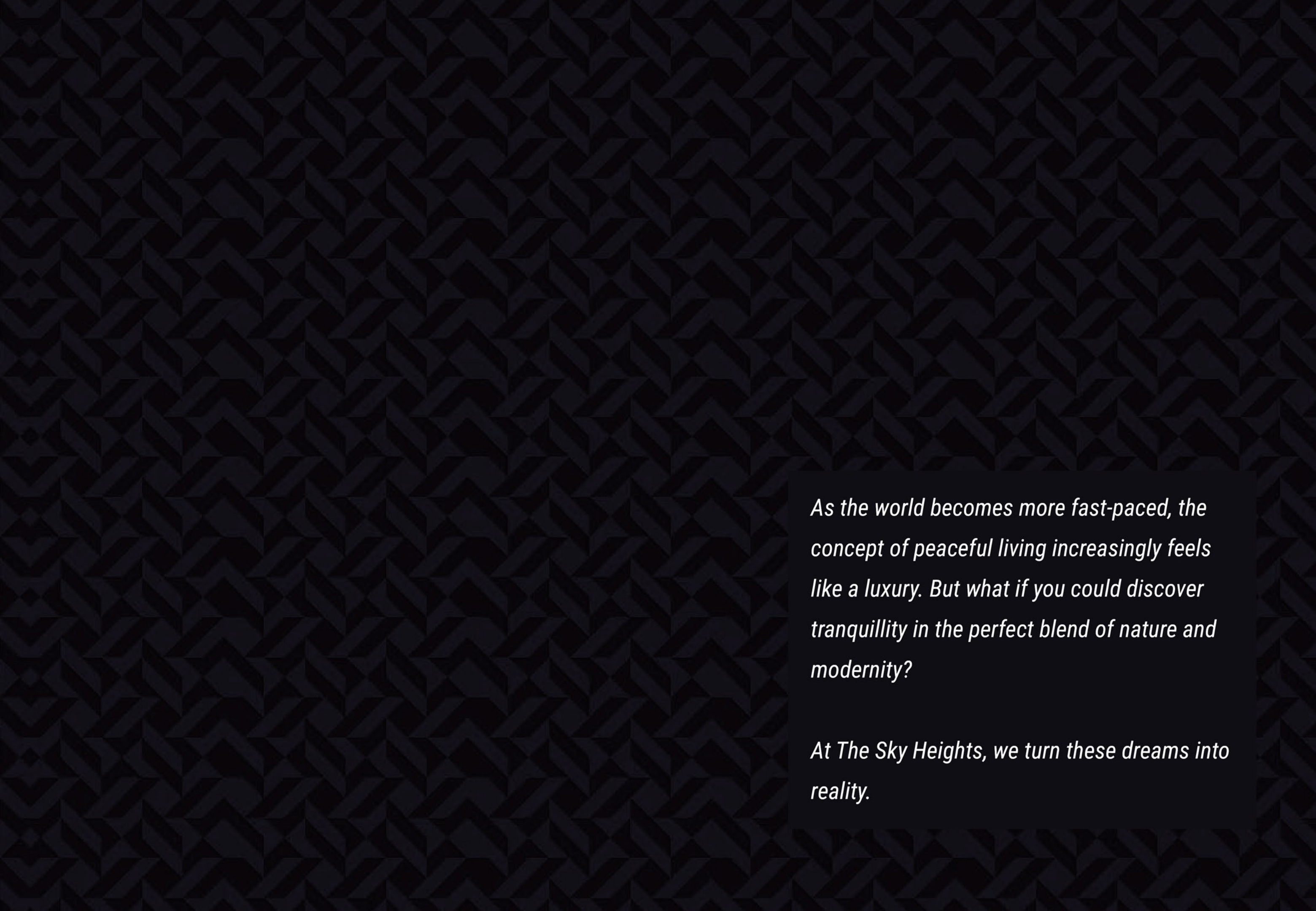




**The Sky  
Heights**  
Luxury Residential Apartments



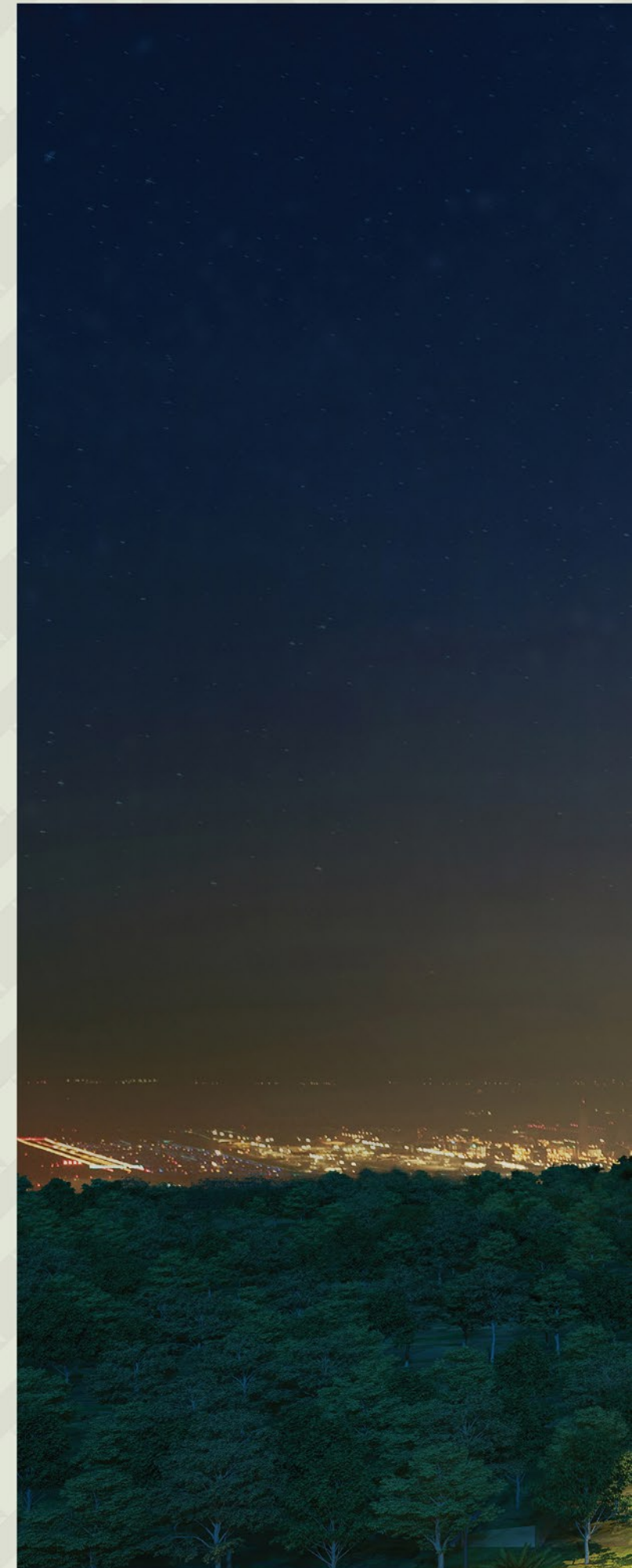


*As the world becomes more fast-paced, the concept of peaceful living increasingly feels like a luxury. But what if you could discover tranquillity in the perfect blend of nature and modernity?*

*At The Sky Heights, we turn these dreams into reality.*

# WE value long term relationships

Innovation, Sustainability, Excellence. These values are the foundation of everything we create at The Sky Heights. It is through these principles, along with your trust and our commitment to cutting-edge design, that will shape your dream project to reality.









# Live in the Sky...

## An Iconic Experience Awaits.

A landmark high rise that stands as one of the tallest residential project in Panchkula, complete with all the amenities, unparalleled accessibility, and a new perspective on life—all made possible by your presence.

# Let's embrace it.

This isn't just 24 storeys; it's here your dreams are realized. Welcome to your ultimate abode—we are the writers turning your visions into realism, the reason behind your celebrations, and the address you'll call home. Indulge in a top-tier experience, filled with nostalgia to cherish for a lifetime and views that soar above all. With the elevation of your home, elevate your lifestyle to new heights- an epitome of luxury.









# Capturing the essence of Architectural Brilliance

Welcome to The Sky Heights, where exquisite living meets thoughtful design. Our 4 BHK apartments and penthouses redefine luxury, creating a sanctuary that beautifully combines elegance with modern functionality. Each space showcases meticulous architecture, where comfort and opulence coexist in harmony.

The Sky Heights is more than just a residence; it stands tall and instantly recognizable, offering an unparalleled experience. Adorned with a gleaming crown, every element of this landmark embodies a rich contemporary architectural style.

With grand entrances and picturesque drop-offs, The Sky Heights is a true testament to landmark living. Your extraordinary journey begins here.

# Visual Splendor

## Seamless blend of Greenery

The Sky Heights is a green haven with ....% of the residential complex dedicated to open spaces. Out here, expansive greens beckon you to come together and mingle with other like-minded people. Designed to soften the city's hustle, this thoughtfully planned landmark offers cozy, green nooks where you can unwind with a book, enjoy a relaxing evening walk, or immerse yourself in hours of conversation.

The expansive lawn is perfect for hosting beautiful outdoor gatherings, while seating plazas are peppered across the landscaped areas, providing places to sit and savor the greenery.

A place where tranquility surrounds your soul.



# Where the air that surrounds you is purer

Flexible spaces and Ample margins.

Boundary margin of 8 mtrs facilitating more open space between buildings. Encouraging free and unconstrained living spaces









# Take a plunge into the World of True Luxury

Our sports club seamlessly blends with an outdoor swimming pool, offering residents an unparalleled, resort-like experience.

Our towers are more than residences, they are the fortress of luxury that prioritize the safety of our residents. Boasting sophisticated entry systems, vigilant surveillance and well lit common areas, our commitment to security is unparalleled.





# No vehicles, Only verdant Beauty

Vehicle access is confined to periphery, and the ramp takes all the vehicles directly to the basement , leaving the podium level absolutely vehicle free . This not only enhances the natural beauty of the podium , but also makes it a worry free zone for kids and residents to move about freely and enjoy the open space.

**Double basements for vehicular parking**

# A Touch of Care in Every Breath of Fresh Air

Welcome to a home where every aspect be it large or small, looks out for your well-being. You see, an advanced Filterless Magnetic Air Purification (FMAP) system circulates clean air in every corner of the home. This ensures that the air here is purer and germ-free with a great CO<sub>2</sub> management process in place. And the best part is, this air purification system requires very little maintenance, all year round







Luxury Residence

RECEPTION

RECEPTION



The Sky  
Heights  
Residential Apartments

RECEPTION

RECEPTION

# A Grand Welcome, Every Time You Come Home

The tower lobbies greet residents with a striking double-height design. Crafted in a contemporary, modern style, this impressive entrance creates an inviting and elegant space that feels both warm and sophisticated.

# The Pinnacle of Landmark Living

Where Modern Vibes Meet Timeless Elegance

Well built Customer focussed approach





# A Balcony That Lets the World Know Where You Stand

## A balcony that makes a statement

The thoughtfully designed at Panchkula come with balconies that stretch out to offer you panoramic views of the city landscape and greenery. With the stories to be shared and made, the picturesque views you get from these balconies serve as an amazing backdrop to any conversation. With a landscaped garden below and the warm sun above, out here, you will find yourself lost in the moment, whether you choose to spend time with your loved ones or yourself





# Where Every Detail Caters To Convenience

A Place Where Memories Are Made and Seasoned with Love





# Presicion and Perfection in every details

Where dinning becomes a nightly celebration







Serenity in every thread,  
Comfort in every corner



Where  
Dreams & Design  
Intertwine



Relax, Refresh, Revive



Luxury in Every Detail, Relaxation  
in Every Moment



A modern, two-story house with a white facade and large glass windows. The house features a balcony with a glass railing on the upper floor. The house is surrounded by lush greenery, including a large tree on the right and various plants in the foreground. The sky is a mix of orange and blue, suggesting a sunset or sunrise. The overall scene is bright and airy, with a focus on natural light and greenery.

# Experience

## The Vivid Joys of Your Successful Life

Here, the horizons align with your perspective, expanding your vision. Witness tranquil sunrises and perfect sunsets as light pours in through expansive doors of opportunity. Living becomes truly fulfilling when it is filled with joy, and we are dedicated to making that happen.

Large window size for better air ventilation . Spacious area planning that suits modern interior concepts

# Multi Purpose Club





An Address That  
Serves As Your  
Introduction

**LANDSCAPE PLAN**



## LEGEND

- 1 Entry Gate
- 2 Club
- 3 Park Entry
- 4 Jogging Track
- 5 Sitting Area
- 6 Senior Citizen's zone
- 7 Walking Area
- 8 Kids Play Area
- 9 Amphitheater
- 10 Swimming Pool
- 11 Pump & UG Area

# Where Design meets, Opulence

**Expansive 4 BHK residences-**

Only Two Flats On Each Floor.

Homes that are open from all sides  
the benefit of privacy.

With no common walls.





## TYPICAL FLOOR PLAN

COVERED AREA - 1492.199 sq.ft

BALCONY AREA - 956.588 sq.ft

SUPER AREA - 3120.277 sq.ft



## PENTHOUSE LOWER FLOOR PLAN

COVERED AREA - 1241.401 sq.ft

BALCONY AREA - 1230.152 sq.ft

SUPER AREA - 3037.610 sq.ft

## PENTHOUSE UPPER FLOOR PLAN

COVERED AREA - 699.901 sq.ft

BALCONY AREA - 1378.533 sq.ft

SUPER AREA - 2678.021 sq.ft

## TOTAL PENTHOUSE

COVERED AREA - 1941.302 sq.ft

BALCONY AREA - 2608.685 sq.ft

SUPER AREA - 5044.141 sq.ft



# Unit Features & Specification

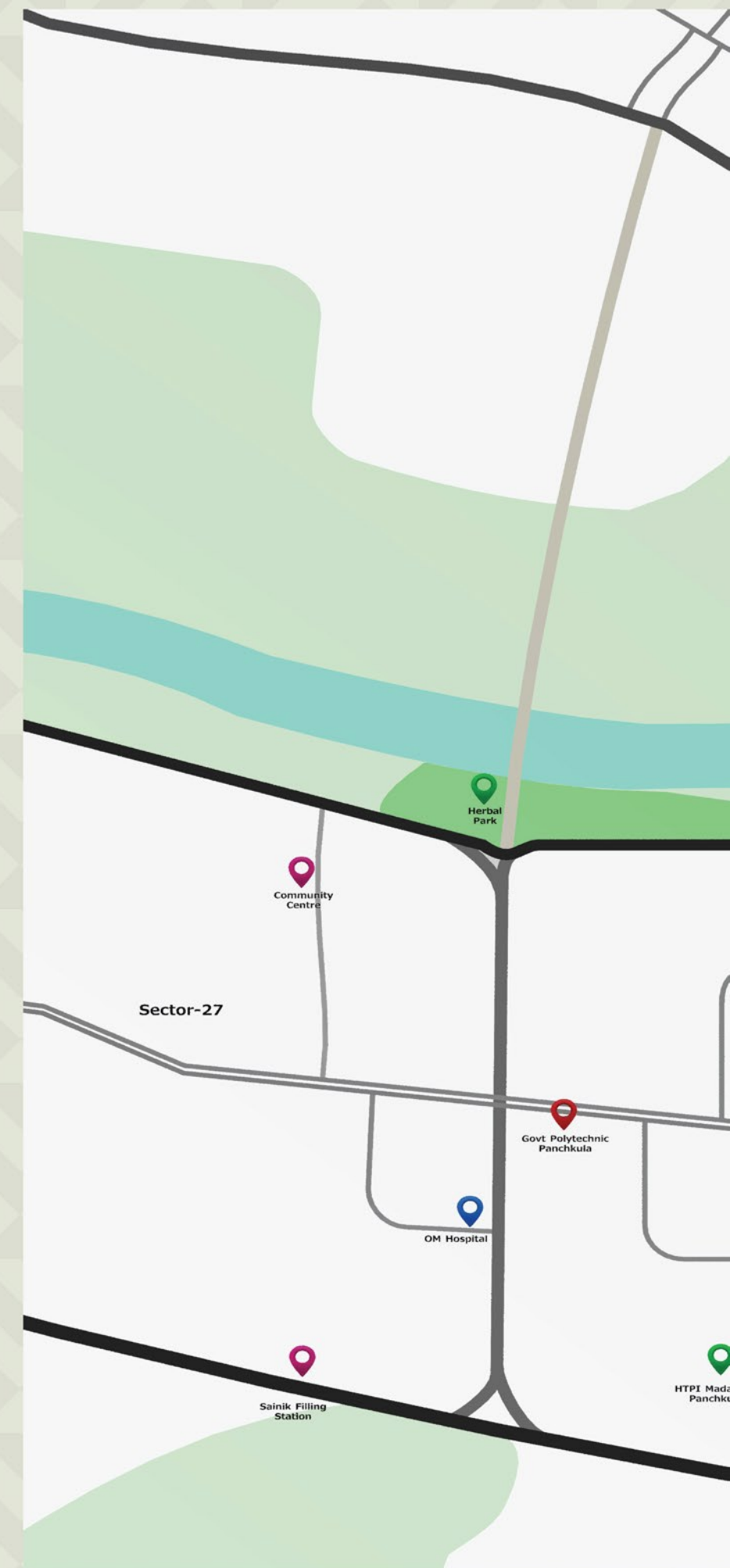
APARTMENTS SPECIFICATIONS			
HVAC SYSTEM	• VRV system to each apartments	MASTER TOILET	<b>Floor, Wall &amp; Ceiling</b> <ul style="list-style-type: none"> <li>Imported marble flooring, vitrified wall tiles on dado upto 8 feet, grid false ceiling above. Sanitaryware ( wash basin and wall hung wc ) brand kohler, jaquar or equivalent. CP fittings of grohe / kohler or equivalent. Geyser, exhaust fan, paper holder, towel rack, mirror will be provided</li> </ul>
LIVING, DINING, LOBBY & PASSAGE	<b>Floor, Walls &amp; Ceiling</b> <ul style="list-style-type: none"> <li>Imported marble flooring, acrylic emulsion paint on walls and ceiling</li> </ul>		<b>OTHER TOILETS</b> <ul style="list-style-type: none"> <li>Flooring - vitrified tiles wall - vitrified tiles for dado &amp; grid false ceiling above Sanitaryware ( wash basin and wall hung wc ) &amp; CP fittings ( shower panel, taps, health foucet paper holder, towel rack etc. ) of imported band grohe, koheler or equavalent geyser and exhaust fan</li> </ul>
MASTER BEDROOM	<b>Floor, Walls &amp; Ceiling</b> <ul style="list-style-type: none"> <li>Wooden laminated flooring, acrylic emulsion paint on walls and ceiling &amp; modular cupboard will be provided</li> </ul>		
KITCHEN	<b>Floor, Walls &amp; Ceiling</b> <ul style="list-style-type: none"> <li>Imported marble flooring, acrylic emulsion paint on ceiling fully modular kitchen with RO, HOB and chimney, ss sink double, microwave, granite/quartz top counter, vitrified tiles on dado</li> </ul>	DOORS	<ul style="list-style-type: none"> <li>Main door, flush door laminated frame shutter security door with all necessary accessories required. Internal door lami-nated flush door</li> </ul>
OTHER BEDROOMS	<b>Floor, Walls &amp; Ceiling</b> <ul style="list-style-type: none"> <li>Vitrified flooring tiles of kajaria / somani or equivalent, acrylic emulsion paint on walls and ceiling &amp; modular cupboard will be provided</li> </ul>		<b>EXTERNAL DOOR &amp; WINDOW</b> <ul style="list-style-type: none"> <li>Auminium / UPVC sliding doors, windows &amp; ventilators</li> </ul>
BALCONY	<b>Walls, Ceiling &amp; Railing</b> <ul style="list-style-type: none"> <li>Antiskid vitrified tiles, weathershield paint on walls and ceiling, glass railing with ss top handrail</li> </ul>	<b>OTHER SPECIFICATIONS</b> <ul style="list-style-type: none"> <li>High speed elevators of schindlers, hitachi, fuzitech, toshiba, kone or equavalent</li> <li>Rain water harvesting</li> <li>Recycle water from STP for flushing and irrigation</li> <li>Air - conditioned entrance lobby</li> <li>Earthquake resistance structural design</li> <li>One light fixture will be provided in all rooms</li> </ul>	
ELECTRICALS	<ul style="list-style-type: none"> <li>Modular switches of schneider, legrand, panasonic or equavalent. FRSL/ZHFR internal wiring. Optical network terminal ( ONT ) to each apartment for data &amp; TV connection</li> </ul>		
FIRE FIGHTING SYSTEM	<ul style="list-style-type: none"> <li>Fire fighting sprinkler, smoke detection and automatic fire alarm system</li> </ul>		

We have prepared the specifications mentioned above for conceptual Understanding of buyer. All illustrations and pictures shown here are the artist's impressions only & they are just for the idea of the buyer.



# Location With All The Right Connections

A Panchkula landmark situated in an excellent location, this prestigious address is close to one of the finest areas in Panchkula. One of its standout features , however, remains the easy connectivity.











Sky Real Estates, C-9/3, Bhagwan Mahavir Marg, Rohini Sector-7, New Delhi-110085