

HAVANNA  
HEIGHTS  
LUXURY RESIDENCES



ANSAL PROPERTIES & INFRASTRUCTURE LTD.  
(An ISO 9001 : 2000 Company)

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AN EXPERIENCE FROM ANSAL API



## SKY LIFE

HEIGHTEN INDULGENCE GAZING AT THE SKY ON A MOONLIT NIGHT ALLOWING THE QUIETUDE TO PERMEATE YOUR BEING. A FIRST OF IT'S KIND IN KUNDLI, THE SKY VIEW ADDS A LUXURIOUS DIMENSION TO PRIVILEGED LIVING, FEATURING POOL, SPA, GYM AND LOUNGE. STEP UP PRIVACY TO NEW LEVELS WHILE ENTERTAINING YOUR GUESTS IN A PLUSH SETTING WITHOUT EVER STEPPING OUT.

### UNIQUE ROOF TOP LUXURY AT HAVANNA HEIGHTS



POOL



GYM



SPA



LOUNGE



## HAVANNA HEIGHTS

LUXURY RESIDENCES

USHERING IN KUNDLI TO THE HALLOWED CIRCLE WITH NEVER-BEFORE LUXURY AND CONVENIENCES SEEN IN A PROJECT OF THIS STATURE.

INTRODUCING SKYDECK - A GRAND SWIMMING POOL, VIEWING DECK, GYMNASIUM, YOGA AND MEDITATION ZONE, SPA AND LOUNGE. IT'S A PRIVATE ESCAPE TUCKED ABOVE IT ALL. TRAVEL UP THE ELEVATOR FROM YOUR PRIVATE LOBBY AND ENTER NIRVANA.

CREATED FOR THE DISCERNING, HAVANNA HEIGHTS IS PURE JOY.

HERE, BRILLIANT DESIGN MEETS UNBRIDLED CREATIVITY MELDING SPACE AND FORM SEAMLESSLY. TIME FLOWS UNPERTURBED, HEART BEATS TO A SOOTHING RHYTHM AND THE MIND HUMS MELLIFLUOUSLY.

TRUE LUXURY RESIDES HERE.

YOU KNOW  
YOU WANT  
TO LIVE  
HERE.





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TO SOAK IN PEACE,  
STROLL UPSTAIRS TO  
THE POOL FOR A SWIM

SWIM IN THE POOL OF LUXURIOUS HEIGHTS  
A SWIM IN THE ROOFTOP POOL WILL UNDOUBTEDLY TAKE YOU ABOVE THE CHAOS OF LIFE.  
BEGIN YOUR DAYS WITH A REVITALIZING SWIM ENVIRONED IN THE SERENE BEAUTY OF  
SUNRISE OR SIMPLY REVIVE YOUR BODY AND SOUL AFTER A HECTIC DAY.



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# FEEL RENEWED, JOGGING AMIDST NATURE, ABOVE YOUR HOME

ELEVATE YOUR FITNESS SCHEDULE  
ENHANCE YOUR DAILY WORKOUT SCHEDULES WITH THE PICTURESQUE SKYLINE VIEW.  
NO LONGER WILL THE FITNESS ROUTINES BE STUCK IN DINGY BASEMENTS, THE NEW CONCEPT  
ROOFTOP GYMS WILL ADD THE REQUIRED LIFE TO DULL GYM SESSIONS.



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## TO REVIVE, A PRIVATE LUXURY SPA AWAITS RIGHT ABOVE YOUR HOME

TAKE PLEASURE IN THE NEW HEIGHTS OF REJUVENATION AT THE BRACING ROOFTOP SPA  
LET NATURE SWAY YOU AWAY FROM THE WORRIES OF THE CITY LIFE.  
THE APARTMENT ROOFTOP SPA WILL BE YOUR PERFECT GETAWAY FROM  
THE CONCRETE CITY LIFE.



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TO FEAST OR UNWIND,  
CHECK IN TO THE PRIVATE  
ROOFTOP RESTAURANT

ROOFTOP LOUNGE : FORM TREASURED MEMORIES EVERYDAY  
CREATE CHERISHED MEMORIES WITH YOUR LOVED ONES OR SIMPLY ENTERTAIN YOUR GUEST WITH  
THE PICTURESQUE ROOFTOP VIEW. YOU NEED NOT EVEN LEAVE YOUR APARTMENT FOR A  
WORLD-CLASS CULINARY EXPERIENCE.





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IMAGINE A HOME WHERE  
THE BEST THINGS  
COME TO YOU IN LIFE WITHIN  
YOUR APARTMENT COMPLEX

WELCOME TO  
HAVANNA HEIGHTS  
A HOME FOR SOMEONE  
WHO HAS IT ALL.

HAVANNA HEIGHTS HAS TWO TOWERS WITH 39 APARTMENTS  
EACH COMPLETE WITH A POOL, SPA, GYM & TERRACE LOUNGE  
AT THE ROOFTOP OF THE APARTMENT COMPLEX.





APARTMENT LIVING & DINING



THE ARTY  
INTERIORS  
ENVELOP YOU  
AND TAKES YOU  
TO A SERENE PLACE



THE PETAL SOFT  
TOUCH OF COMFORT  
LULLS YOU TO SLEEP  
WHILE ROLLING  
GREENS AWAKEN  
YOU TO A  
WONDERFUL  
MORNING

APARTMENT MASTER BEDROOM





PLUSH  
SURROUNDINGS  
IN EVERY BEDROOM  
TO EXUDE A FEELING  
OF SPACE, ARTISTIC  
INTERIORS AND  
A COZY AMBIENCE

3-SIDE OPEN HOMES





SMART HOMES



## COMPUTER CONTROLLED LIGHTING & ROUND-THE-CLOCK SECURITY AT YOUR FINGER TIPS

Single Remote system for Air-conditioners,  
T.V., Music System in each room | Light control  
Video door phone | CCTV camera at entry door  
CCTV in drawing room and kitchen with recording  
facility | Motion Sensors in drawing room  
LPG gas leakage detector | Passive door sensors in  
all balconies | Tablet Controller with  
Automation Apps | Wi-Fi Router



LUSH GREEN



OPEN SPACES  
AND LUSH  
LANDSCAPE  
FOR LEISURE,  
RECREATION &  
SPORTING  
ACTIVITIES

# FLOOR PLAN



- 4 Bedroom
- 1 Living Room
- 1 Kitchen
- 4 Toilet
- 3 Balcony

# SPECIFICATIONS

STRUCTURE	Framed Structure conforming to BIS codes with RCC Columns and beams arrangement with Brick Masonry/Block Masonary filler walls	
FLOOR FINISHES	Living/Dining Bedrooms Stairs Balconies	Imported marble Laminated wooden flooring with skirting, master bedroom vetrified tiles Marble/Kota Non-skid Ceramic tiles
TOILETS	Flooring Walls Chinaware CP fittings Counter Water Supply Other Fixtures Additional	Non-skid Ceramic Tiles/ Porcelain Tiles Ceramic tiles as per design European type WC white Single Lever CP fittings Granite counter and washbasin Provision for Hot and Cold water supply Looking Mirror, Towel Ring/Rod, Paper holder, Soap dish & Shower cubical 25 ltr Geysers in each toilet, exhaust fans in each toilet
KITCHEN	Flooring Dado Counter Water Supply Additional	Non-skid Ceramic tiles or equivalent Ceramic tiles cladding above kitchen counter as per design Modular kitchen with granite counter with chimney and hub complete Provision for Hot and Cold water supply, Treated drinking water point 15 ltr capacity Geysers will be provided
JOINERY	Windows Doors	UPVC / Aluminium with float glass Machine made Moulded Door shutters with S.S Fittings
WALL FINISHES	Internal  External	All walls of Drawing and Dining Rooms/Bedrooms shall be painted with plastic emulsion paint by Asian Paints with the colour choice of the owner within the prescribed price range. One wall will be painted as designer wall in each room. Pleasing elevation with Semi-Permanent Finish/All weather Exterior Paints
OTHER FEATURES	Electrical Telecommunication  Others A/C Internet Security System  Power Backup	Copper wiring in conduits with Modular Switches Provision of Telephone points in Drawing Room, Dining Room and all Bedrooms Provision of TV Aerial Points in Drawing Room/Lobby and all Bedrooms All communication, entertainment, security system will be through optical fibre upto the flat Modular wardrobes shall be provided Split air-conditioning unit will be provided Wi-Fi enabled Intercom system from main tower gate to the unit CCTV around the complex Video phone with electrically operated main door lock Security system within the flat with recording facility 6 kw power backup will be provided

\* All services used by the flat owners will be charged as per the agreed rates.



# ABOUT ANSAL API

ANSAL API, ONE OF THE LEADING REAL ESTATE COMPANIES IN INDIA, IS A PRESTIGIOUS NAME IN THE FIELD OF REAL ESTATE, CONSTRUCTION & INFRASTRUCTURE. THE COMPANY LARGELY DEALS IN RESIDENTIAL AND COMMERCIAL PROPERTIES LOCATED IN THE AREAS OF DELHI - NCR, U.P, HARYANA, PUNJAB AND RAJASTHAN.

## Our Prestigious Projects



Sushant Golf City, Lucknow



Tulip & Carnation, Mohali



Green Escape, Sonipat



Ansal Plaza, New Delhi

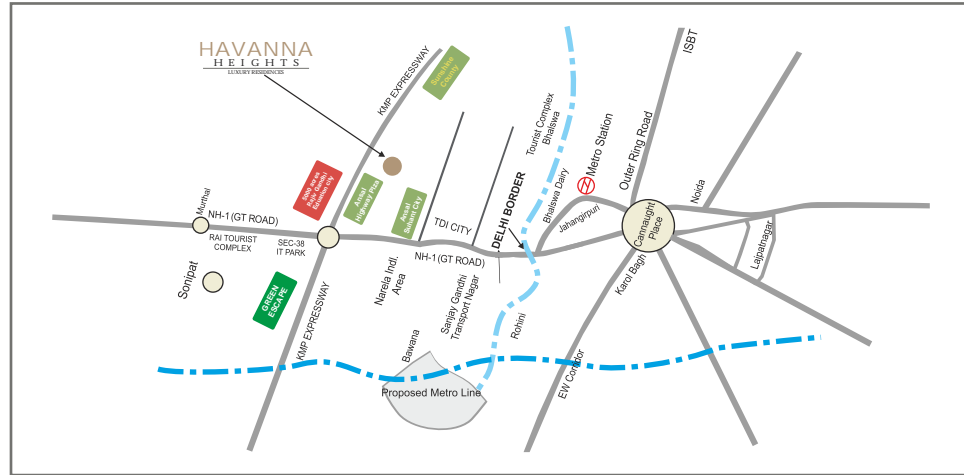


Esencia, Haryana



Sushant Megapolis, Greater Noida

## LOCATION MAP



### Great Location Great Advantage

- 15 minutes drive from Rohini and Pitampura through the signal free Mukarba Chowk
- Adjacent to Punjabi Bagh, Shalimar Bagh, Paschim Vihar, Ashok Vihar and Civil Lines
- Proposed Rapid Rail Transit System (RRTS), linking Kundli to Delhi in just 20 mins
- Metro Line to be connected between Delhi and Kundli
- Adjacent to KGP and KMP Expressways decongesting Delhi roads
- Adjacent to 5000 acre Rajiv Gandhi Education city ( home to IIT Delhi extension campus, National Law University, SRM University, Ashoka University in collaboration with University of Pennsylvania and many more)