



The Sky Heights

Luxury Residential Apartments

RERA Registration No. HRERA-PKL-PKL-632-2024

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 we will shape your dream project into reality.





Live in the Sky

An Iconic Experience Awaits

A landmark high rise that stands as one of the premier 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 that your dreams are realized.

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 memories to cherish for a lifetime and views that soar above all. With the elevation of your home, elevate your lifestyle to new heights, the epitome of luxury.





Capturing The Essence Of Architectural Brilliance

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 as an iconic landmark, 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.

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Visual Splendor

Seamless Blend Of Greenery

The Sky Heights is a green haven with 100% of the residential complex dedicated to open spaces. Out here, expansive greenery beckons 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 meters facilitates greater open space between buildings. Encouraging free and unconstrained living.



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 CO₂ management process in place. The best part? this air purification system requires very minimal maintenance, all year round.



A wide-angle photograph of a modern luxury resort pool area. In the foreground, several blue lounge chairs are arranged on a stone-paved deck. A large, rectangular swimming pool with clear blue water occupies the middle ground. Several people are swimming and sunbathing. In the background, a multi-story building with a glass facade and balconies is visible. The balconies are adorned with lush greenery and palm trees. The overall atmosphere is one of relaxation and high-end luxury.

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 fortresses of luxury that prioritize the safety and well-being of our residents. Boasting of sophisticated entry systems, vigilant surveillance and well-lit common areas, our commitment to security is unmatched.



No Vehicles, Only Verdant Beauty

Vehicle access is confined to the 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 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

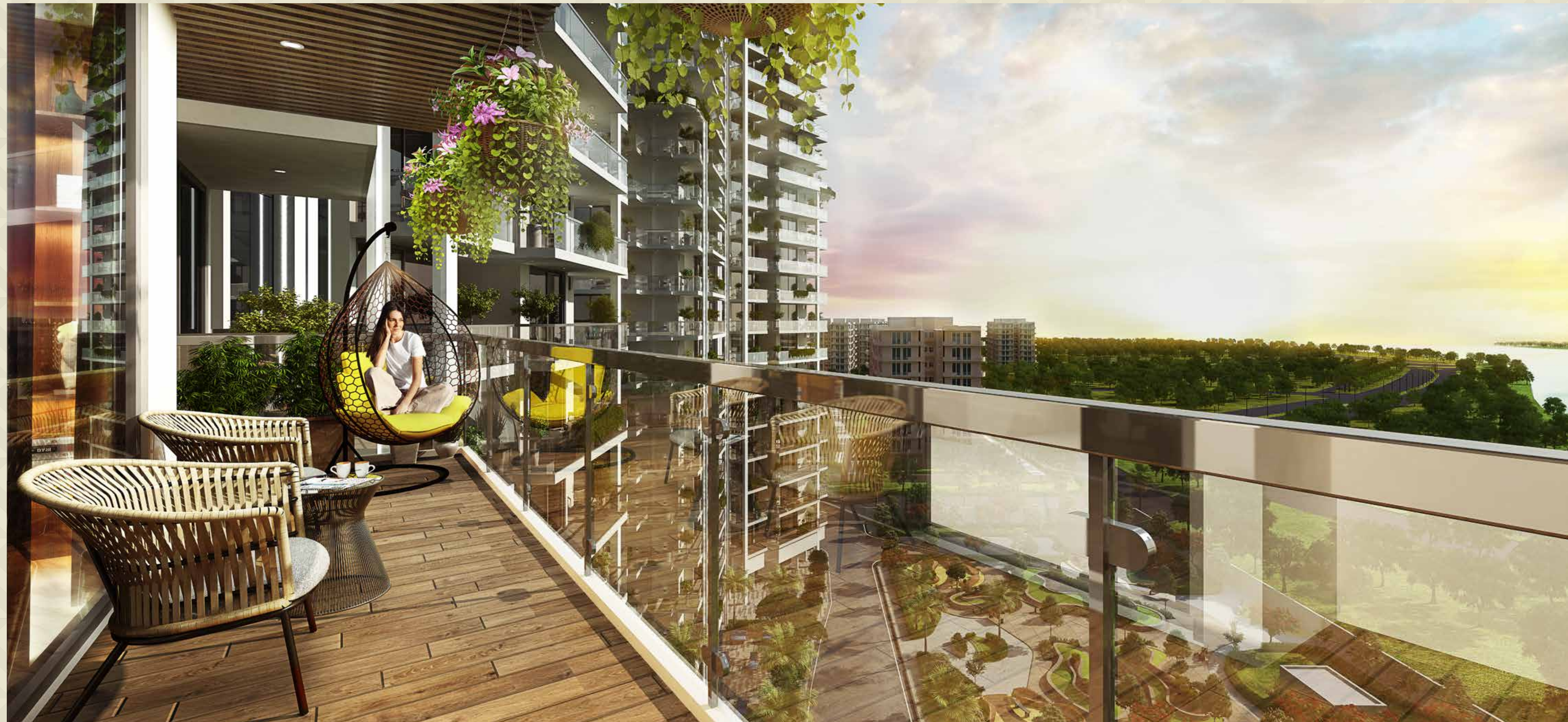
Where Modern Vibes Meet Timeless Elegance
Well-Built, Customer-Focussed Approach.



A Balcony That Lets The World Know Where You Stand

A balcony that makes a statement

The thoughtfully designed residences 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 memories to be 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

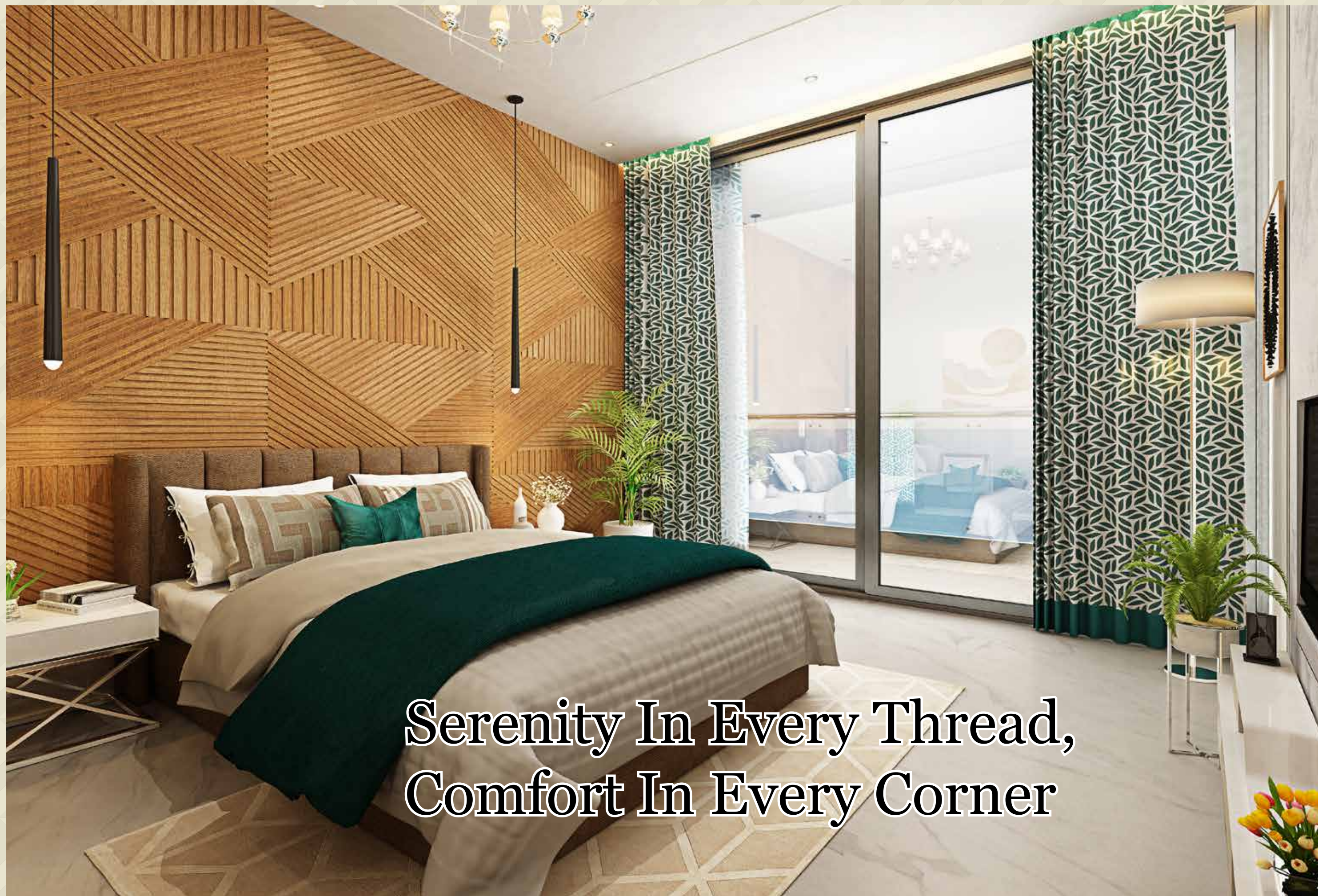
A place where memories are made and seasoned with love.



Precision And Perfection In Every Details

Where dining becomes a daily celebration.

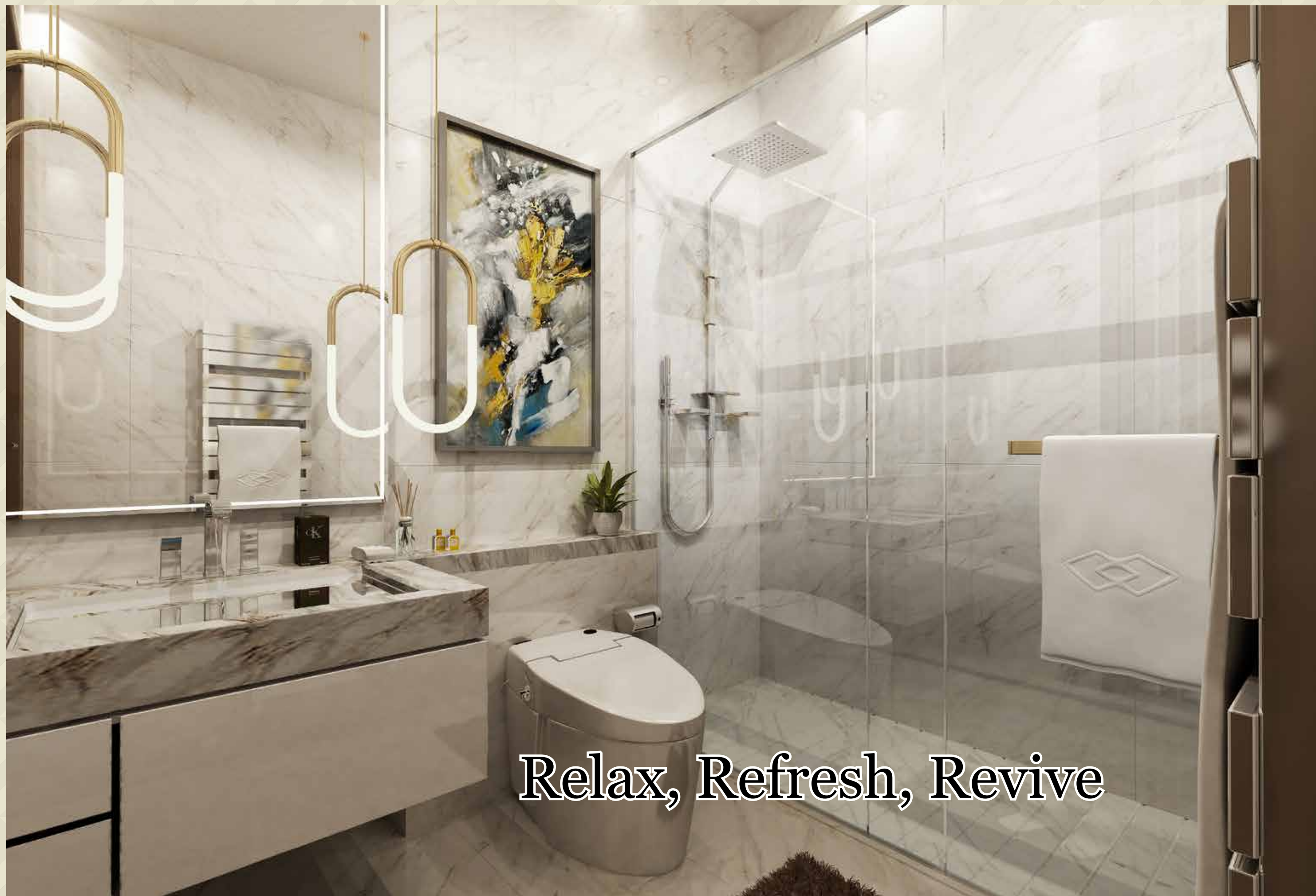




Serenity In Every Thread,
Comfort In Every Corner



Where
Dreams & Design,
Are Intertwined



Relax, Refresh, Revive



Luxury In Every Detail,
Relaxation In Every Moment



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 windows for better air ventilation and spacious floor plans that embrace modern interior concepts.

Multi-Purpose Club



An Address That Serves As Your Introduction

LANDSCAPE PLAN



LEGEND

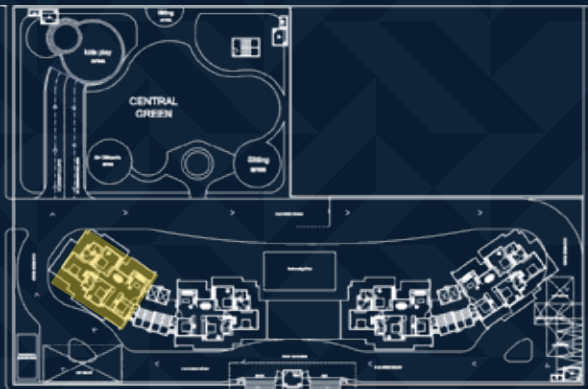
- 1 Entry Gate
- 2 Clubhouse
- 3 Park Entry
- 4 Jogging Track
- 5 Sitting Area
- 6 Senior Citizen's zone
- 7 Walking Area
- 8 Kids' Play Area
- 9 Amphitheater
- 10 Swimming Pool
- 11 Pump & UG Area



Where Design Meets, Opulence

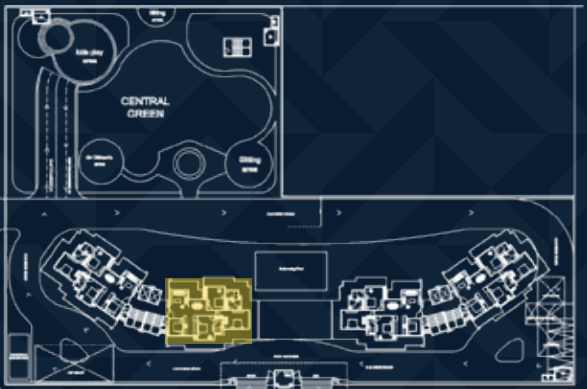
Expansive 4 BHK residences-
With only two flats on each floor, offer
homes that are open on three sides,
ensuring maximum privacy with no
common walls.

UNIT 2 PEARL



TOWER	UNIT NO.	APARTMENT TYPE		SUPER AREA
PEARL	2	4 BEDROOMS	SIMPLEX	3120 SQFT
COVERED AREA		BALCONY AREA	COVERED+BALCONY	
1492.199 SQFT		956.588 SQFT	2448.787 SQFT	

UNIT 1 PEARL



TOWER	UNIT NO.	APARTMENT TYPE		SUPER AREA
PEARL	1	4 BEDROOMS	SIMPLEX	3120 SQFT
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UNIT 2 RUBY



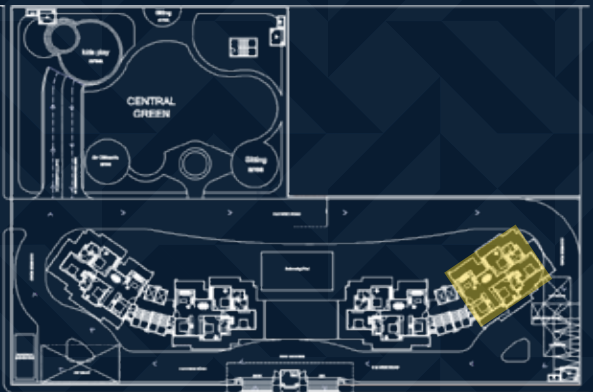
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PENTHOUSE
UNIT 2 PEARL



25th FLOOR UPPER PLAN



TOTAL PENTHOUSE

COVERED AREA - 1941.302 sq.ft
BALCONY AREA - 2608.685 sq.ft
SUPER AREA - 5044.141 sq.ft

24th FLOOR LOWER PLAN



TOWER	UNIT NO.	APARTMENT TYPE		SUPER AREA
PEARL	2	3 BEDROOMS	DUPLEX	3037 SQFT
COVERED AREA		BALCONY AREA	COVERED+BALCONY	
1241.401 SQFT		1230.152 SQFT	2471.553 SQFT	

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PENTHOUSE
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25th FLOOR UPPER PLAN

24th FLOOR LOWER PLAN

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699.901 SQFT		1378.533 SQFT	2078.434 SQFT	

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Unit Features & Specifications

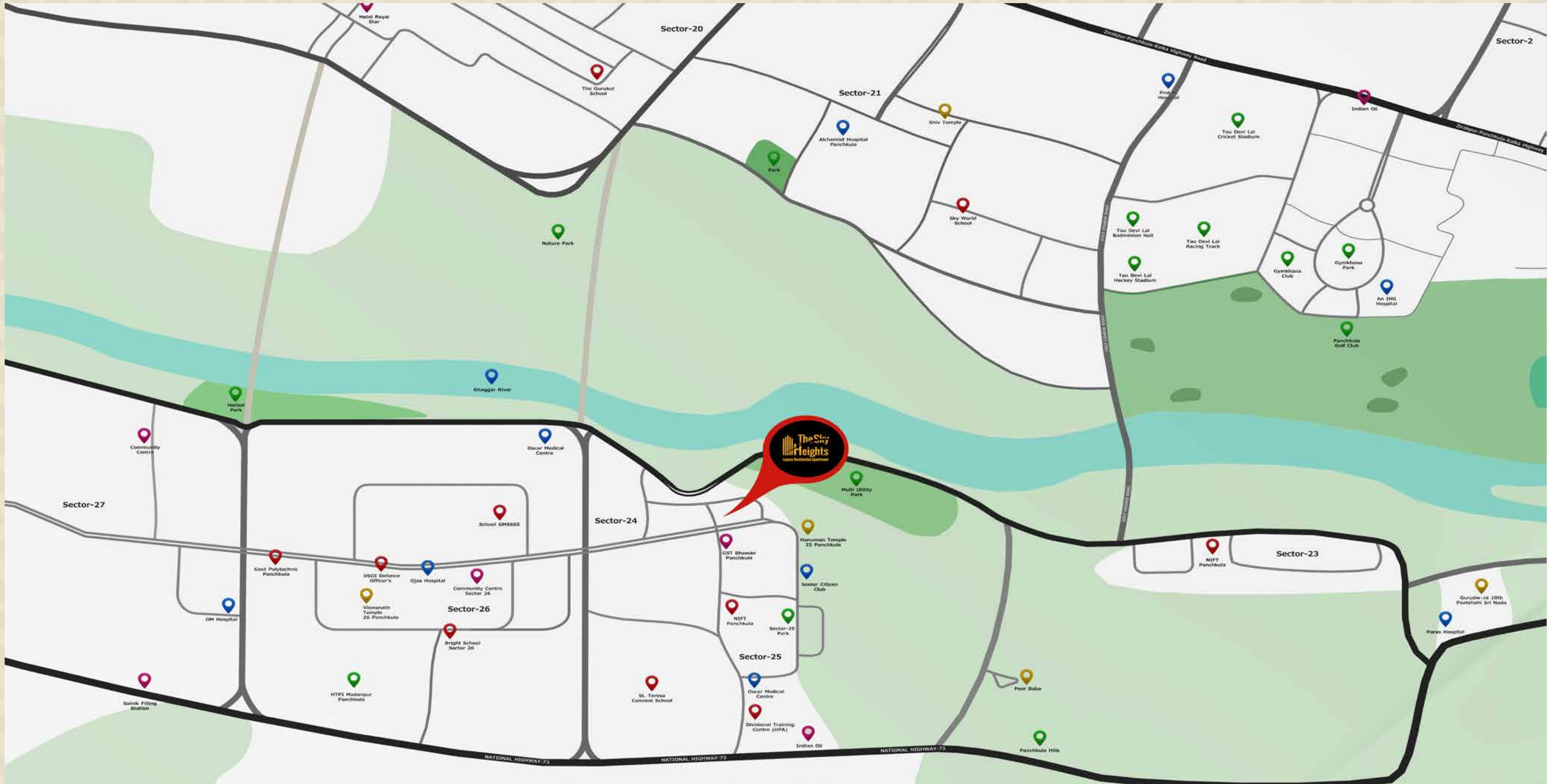
Apartment Specifications			
HVAC SYSTEM	VRV system in each apartment	MASTER TOILET	Floor, Wall & Ceiling Imported marble flooring, vitrified wall tiles on dado upto 8 feet, grid false ceiling above. Sanitaryware (wash basin and wall hung WC) from Kohler, Jaquar or equivalent brands. CP fittings from Grohe, Kohler or equivalent. Geyser, exhaust fan, paper holder, towel rack, mirror will be provided
LIVING, DINING, LOBBY & PASSAGE	Floor, Walls & Ceiling Imported marble flooring, acrylic emulsion paint on walls and ceiling		
MASTER BEDROOM	Floor, Walls & Ceiling Wooden laminated flooring, acrylic emulsion paint on walls and ceiling & modular cupboard		
KITCHEN	Floor, Walls & Ceiling Imported marble flooring, acrylic emulsion paint on ceiling, fully modular kitchen with RO, HOB and chimney, SS double sink, microwave, granite/quartz top counter, vitrified tiles on dado	OTHER TOILETS	Floor, Wall & Ceiling <ul style="list-style-type: none">• Flooring: Vitrified tiles,• Walls: Vitrified tiles for dado & grid false ceiling above• Sanitaryware: Wash basin and wall hung WC & CP fittings (shower panel, taps, health foucet paper holder, towel rack etc.) of imported brands Grohe, Kohler or equivalent.• Additional fixtures: Geyser and exhaust fan
OTHER BEDROOMS	Floor, Walls & Ceiling Vitrified flooring tiles of Kajaria / Somani or equivalent, acrylic emulsion paint on walls and ceiling & modular cupboard will be provided	DOORS	<ul style="list-style-type: none">• Main door, Flush door laminated frame shutter security door with all necessary accessories required.• Internal door, Laminated flush door
		EXTERNAL DOOR & WINDOW	System Aluminium Engineered / UPVC sliding doors, Windows & Ventilators
BALCONY	Walls, Ceiling & Railing Anti-skid vitrified tiles, Weathershield paint on walls and ceiling, Glass railing with SS top handrail	Other Specifications	
ELECTRICALS	Modular switches of Schneider, Legrand, Panasonic or equavalent, FRSL/ZHFR internal wiring. Optical network terminal (ONT) to each apartment for data & TV connection	<ul style="list-style-type: none">• High-speed elevators from Schindlers, Hitachi, Fuzitech, Toshiba, Kone or equivalent• Rainwater harvesting• Recycle water from STP for flushing and irrigation• Air-conditioned entrance lobby• Earthquake-resistant structural design• One light fixture will be provided in all rooms	
FIRE FIGHTING SYSTEM	Fire fighting sprinkler, smoke detection and automatic fire alarm system		

We have prepared the specifications mentioned above for the conceptual understanding of the buyer. All illustrations and pictures shown here are the artist’s impressions only & are meant to give the buyer an idea.



Location With All The Right Connections

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





Registered Office: C-9/3, Bhagwan Mahavir Marg, Rohini Sector-7, New Delhi-110085

Site Office: IT Park, Plot No. 6, 4th Floor, Sector 22, Panchkula, Haryana-134112

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All statutory approvals obtained