Elegancia
The Essence of Fine Living

A PRELAUNCH ADDRESS ON NH-05

A LIFE IN FULL CIRCLE

Architecture. Landscape. Everyday life.

KHARAR-LUDHIANA HIGHWAY

THE ESSENCE OF FINE LIVING

CONCEPTUAL COVER ARTWORK





FORM - FLOW - FULL CIRCLE

THE IDEA

Luxury that returns to you

Architecture, movement and calm, composed as one address.

More life within it

Elegancia
The Essence of Fine Living

EVERYDAY ARRIVAL

COME HOME TO YOUR BEST HOURS

Designed around the way contemporary families live.

ARRIVE - EXHALE - BELONG



A CONSIDERED HOMECOMING

Coming back feels just as good

CONCEPTUAL LIFESTYLE IMAGERY



ARTIST'S IMPRESSION FOR REPRESENTATIONAL PURPOSES

ELEGANCIA

An elevation with its own signature

Circular portals and vertical gold fins give the facade instant recall.

ARCHITECTURE AS IDENTITY

THE FACADE

THE CIRCLE BECOMES AN ADDRESS

Vertical frames and circular openings create a skyline with its own rhythm.

ARCHITECTURE BY

ARETE DESIGN STUDIO



ARTIST'S IMPRESSION - FOR REPRESENTATIONAL PURPOSES

ARRIVAL

A composed first impression

A landscaped threshold with controlled access.



WELCOME HOME

Arrival, considered.

ARTIST'S IMPRESSION - FOR REPRESENTATIONAL PURPOSES



LOCATION ADVANTAGE

ON NH-05 KHARAR-LUDHIANA HIGHWAY

5 min
CHANDIGARH UNIVERSITY

10 min
MAX HOSPITAL

3 min
BHARATMALA EXPRESSWAY

Education, healthcare and regional mobility stay within easy reach.

Travel times as stated in the supplied project material.



THE COMPLETE SITE PLAN

THE WHOLE SITE ONE VIEW

TOWERS - GREENS - CLUBHOUSE - SPORTS

14
ACRES TOTAL DEVELOPMENT

3.35
ACRES OF GREENS

1.8
ACRES COMMERCIAL ZONE

FULL SUPPLIED MASTERPLAN

LANDSCAPE - BREATHE

THE ART OF STILLNESS

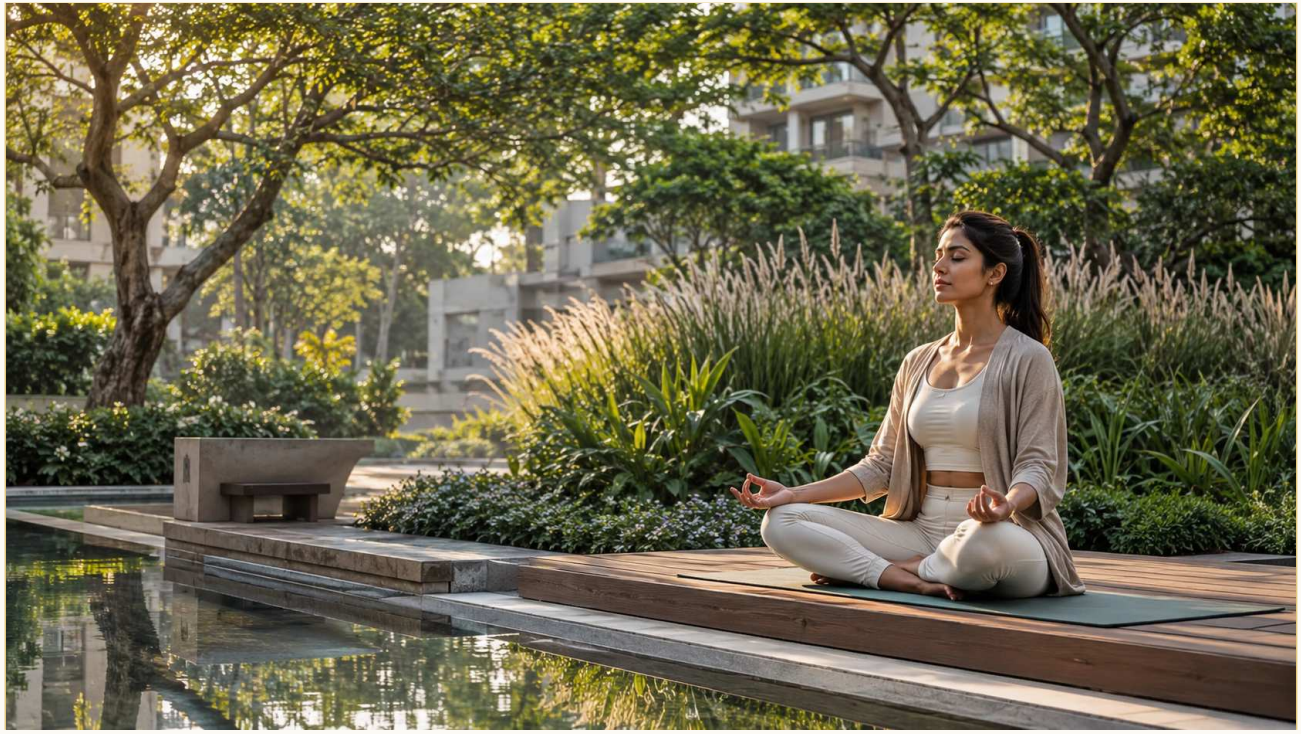
A quieter rhythm within the landscape.

MEDITATION DECK

WATER COURT

YOGA LAWN

CONCEPTUAL LIFESTYLE IMAGERY



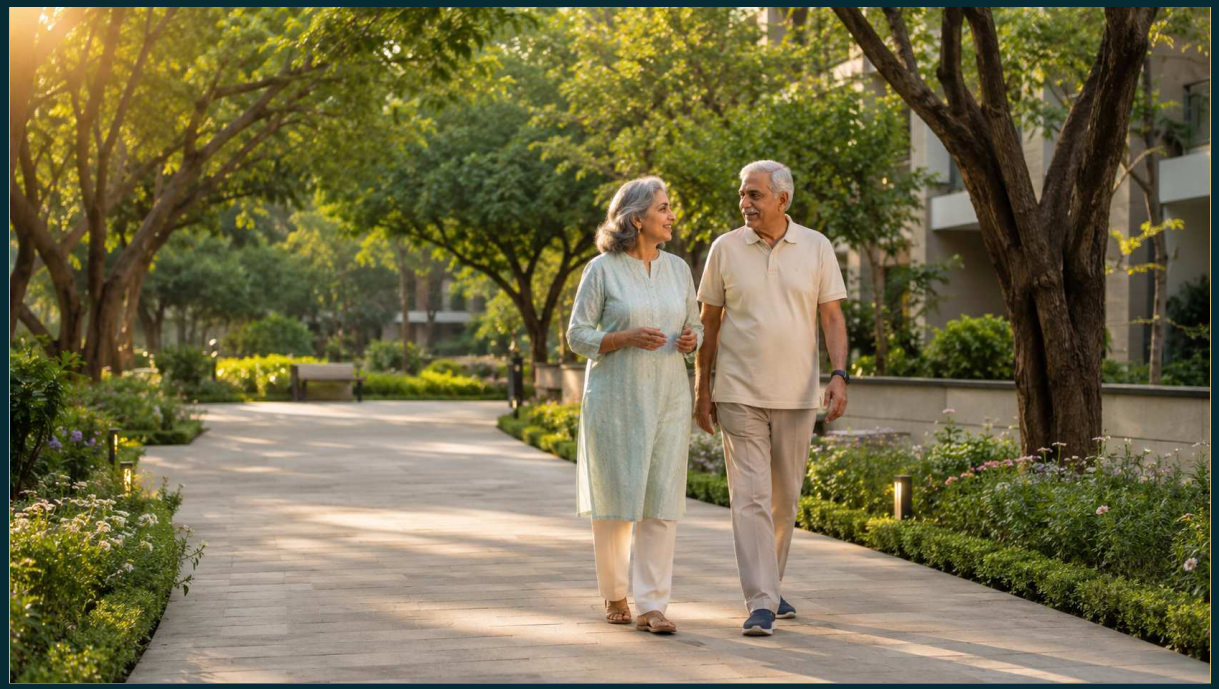
A ROOM OPEN TO THE SKY

Pause becomes part of the plan

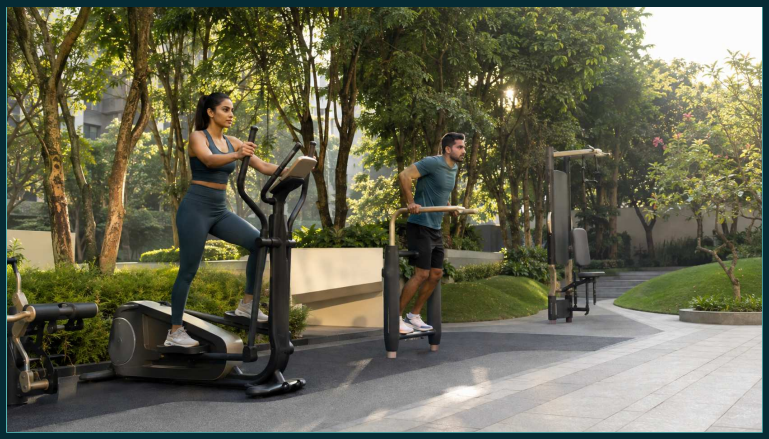
Water, shade and planting soften the pace.

THE GARDEN IN FOUR MOODS

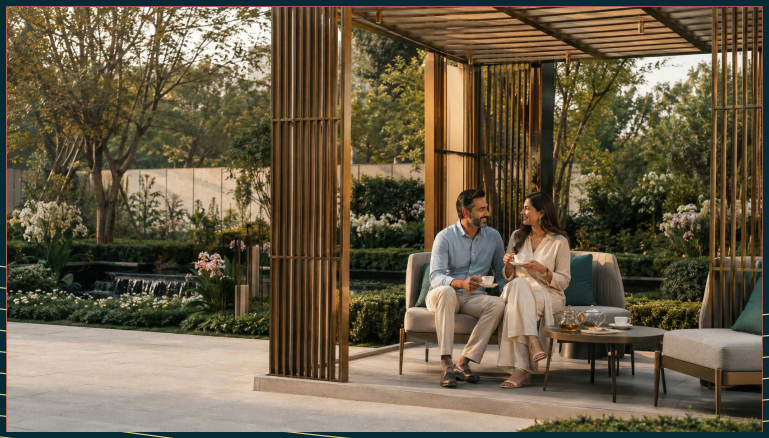
WALK - SHADED PATHWAYS



MOVE - OUTDOOR FITNESS



GATHER - PERGOLA MOMENTS



ONE LANDSCAPE - MANY RITUALS

Walk Move Gather Breathe

Four moods. One landscape.

ALSO WITHIN THE LANDSCAPE - KIDS' PLAY - OPEN-AIR THEATRE - WATER BODY - MULTIPURPOSE LAWN

CONCEPTUAL LIFESTYLE IMAGERY

WELLNESS - GYMNASIUM

THE LUXURY OF A STRONGER YOU

Focused training, right inside the clubhouse.



WELLNESS NOTE

Train Refuel Recover

After training, choose a protein-rich meal or snack to support muscle recovery.

CONCEPTUAL LIFESTYLE IMAGERY. GENERAL WELLNESS GUIDANCE ONLY.



WELLNESS - POOL

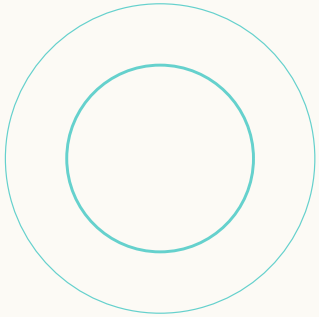
MAKE ROOM FOR BLUE

Swimming and splash pools make recovery part of the day.

SWIMMING POOL - SPLASH POOL

Recovery built into the day

SWIM - RESET - RETURN



CONCEPTUAL LIFESTYLE IMAGERY



OUTDOOR SPORT

THE RALLY STARTS HERE

Pickleball and badminton, steps from home.

CONCEPTUAL LIFESTYLE IMAGERY

OUTDOOR SPORT

ONE MORE GAME

HALF BASKETBALL COURT



CONCEPTUAL LIFESTYLE IMAGERY



OUTDOOR SKATING

WHEELS IN MOTION

A purpose-built rink for growing confidence.

CONCEPTUAL LIFESTYLE IMAGERY



THE CLUBHOUSE

25000 SQ FT
ONE CLUBHOUSE

FITNESS - PLAY - LEISURE

ARTIST'S IMPRESSION - FOR REPRESENTATIONAL PURPOSES

CLUBHOUSE - ARRIVAL

THE WELCOME SETS THE TONE

Soft light. Quiet confidence.

ARRIVE - PAUSE - BELONG



AN ADDRESS WITH A SENSE OF ARRIVAL

Hospitality begins at the door

CONCEPTUAL LIFESTYLE IMAGERY

CLUBHOUSE - HOME THEATRE

A NIGHT OUT WITHOUT GOING OUT

Films. Matches. Family nights.

SCREEN - SETTLE IN - STAY AWHILE



PRIVATE SCREENING

Tonight the plan is downstairs

CONCEPTUAL LIFESTYLE IMAGERY

CLUBHOUSE - SQUASH

THE GAME STAYS CLOSE

A dedicated court, ready when you are.

PROFESSIONAL INDOOR COURT



MOVEMENT, ON DEMAND

A faster rhythm right downstairs

CONCEPTUAL LIFESTYLE IMAGERY

CLUBHOUSE - INDOOR GAMES

PLAY STAYS IN THE PLAN

Pool. Table tennis. Foosball.

COMPETE - CONNECT - UNWIND



THE SOCIAL GAME ROOM

Friendly rivalry lives here

CONCEPTUAL LIFESTYLE IMAGERY



CLUBHOUSE - YOUNG MINDS

ROOM TO IMAGINE MORE

Read. Make. Climb. Meet.

CREATE - DISCOVER - PLAY

CONCEPTUAL LIFESTYLE IMAGERY

CLUBHOUSE - PARTY HALL

A GRAND ROOM TO CELEBRATE

Milestones and evenings of your own.

GATHER - HOST - CELEBRATE



AN EVENING OF YOUR OWN

A grand evening without leaving home

CONCEPTUAL LIFESTYLE IMAGERY

CLUBHOUSE - CAFE & LOUNGE

STAY FOR ONE MORE CUP

Coffee. Conversation. Time well spent.

MEET - SIP - UNWIND



THE EVERYDAY SOCIAL TABLE

Stay for one more cup

CONCEPTUAL LIFESTYLE IMAGERY

LIFE INSIDE

LIFE LIVED IN

A home that makes room for togetherness.

EVERYDAY BELONGING



CONCEPTUAL LIFESTYLE IMAGERY



LIFE AROUND THE TABLE

THE TABLE BRINGS IT HOME

Everyday rituals, beautifully placed.

GATHER - SHARE - STAY

CONCEPTUAL LIFESTYLE IMAGERY



THE RESIDENCES

MORE SKY MORE HOME

OPEN TO LIFE

CONCEPTUAL LIFESTYLE IMAGERY



CONSTRUCTION SYSTEM

BUILT WITH MIVAN PRECISION

Monolithic reinforced-concrete walls and slabs, cast with aluminium formwork.

- Faster construction cycles
- Monolithic structural strength
- Smooth, uniform finish
- Dimensional accuracy

STRENGTH - SPEED - PRECISION

THE DEVELOPER

A foundation built since 2017

Residential, commercial and mixed-use destinations.

60+
ACRES DEVELOPED AND DELIVERED

35
ACRES ONGOING

LEADERSHIP

Experience behind the address



MR RAMESH SHARMA

LEGAL & COMPLIANCE HEAD

31+ years of experience



MR HARISH ANEJA

SALES & MARKETING HEAD

26+ years of experience

57+ YEARS OF COMBINED EXPERIENCE

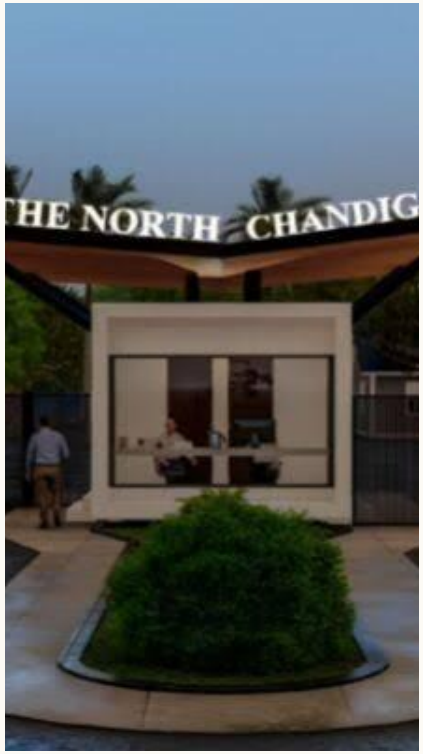
DELIVERED PORTFOLIO

Places already brought to life



VILLAS PALACIO I & II

11 acres - Greater Mohali



THE NORTH CHANDIGARH

14.5 acres - Kurali corridor



THE NORTH PAVILION

26 showroom units

TECHNICAL APPENDIX

THE PLANS BEHIND THE PROMISE

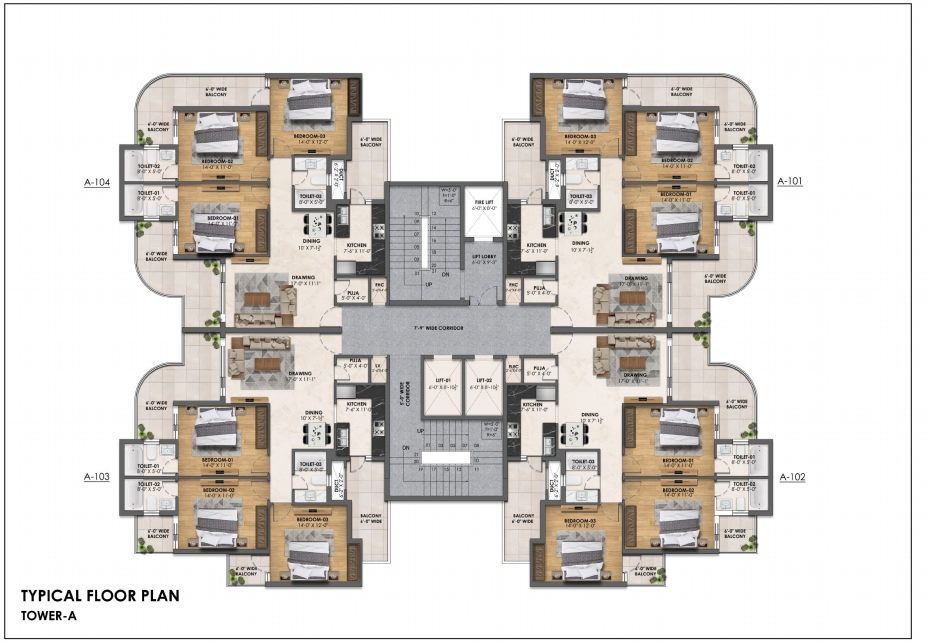
Every supplied layout sheet follows.

32 SHEETS · 16 PAGES

Tower A - Typical Floor / Tower A - Unit 01

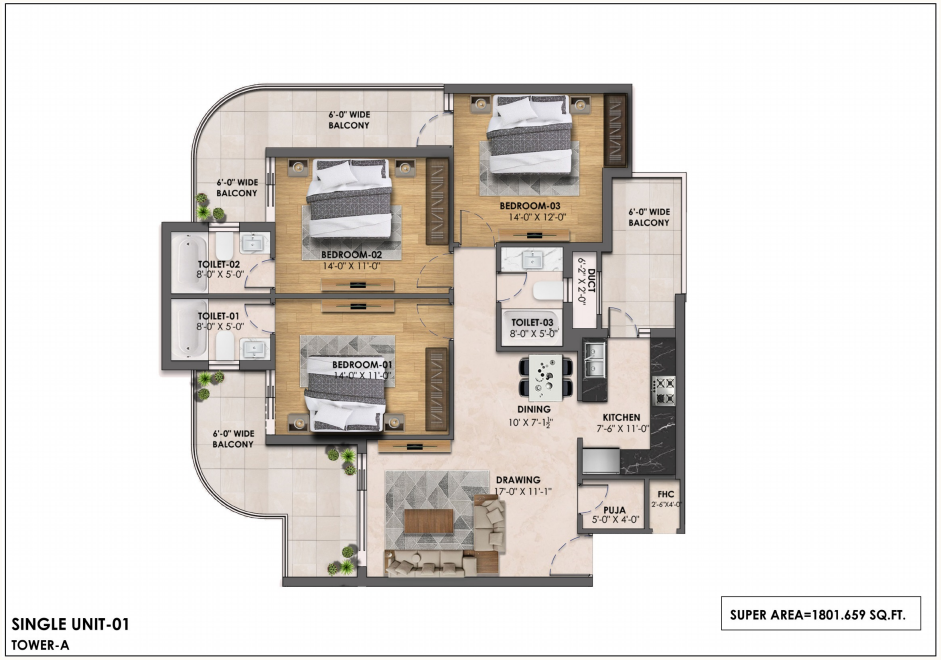
Tower A - Typical Floor

ORIGINAL SHEET 03



Tower A - Unit 01

ORIGINAL SHEET 04

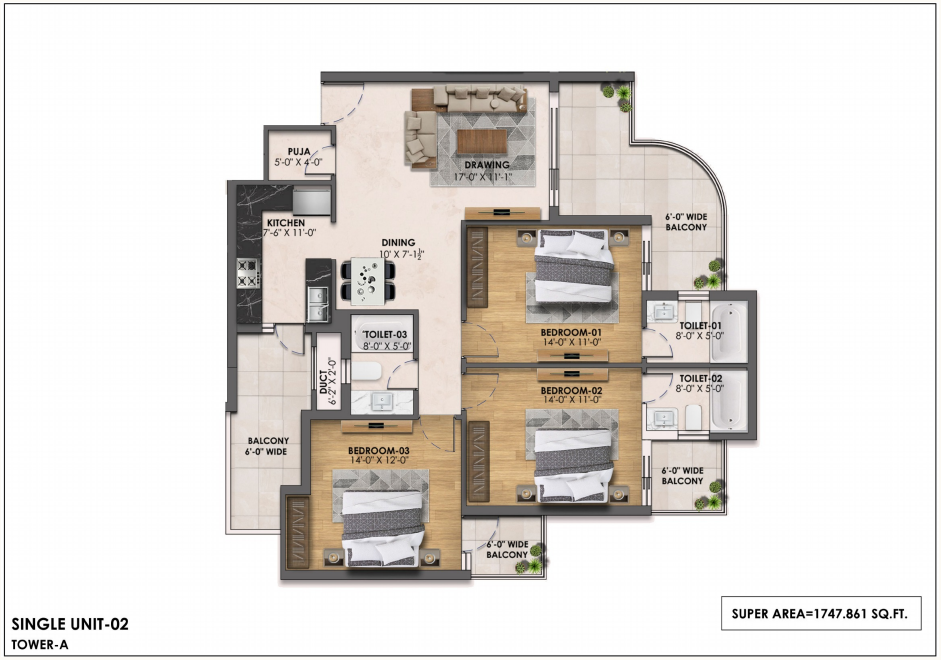


ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower A - Unit 02 / Tower B - Typical Floor

Tower A - Unit 02

ORIGINAL SHEET 05

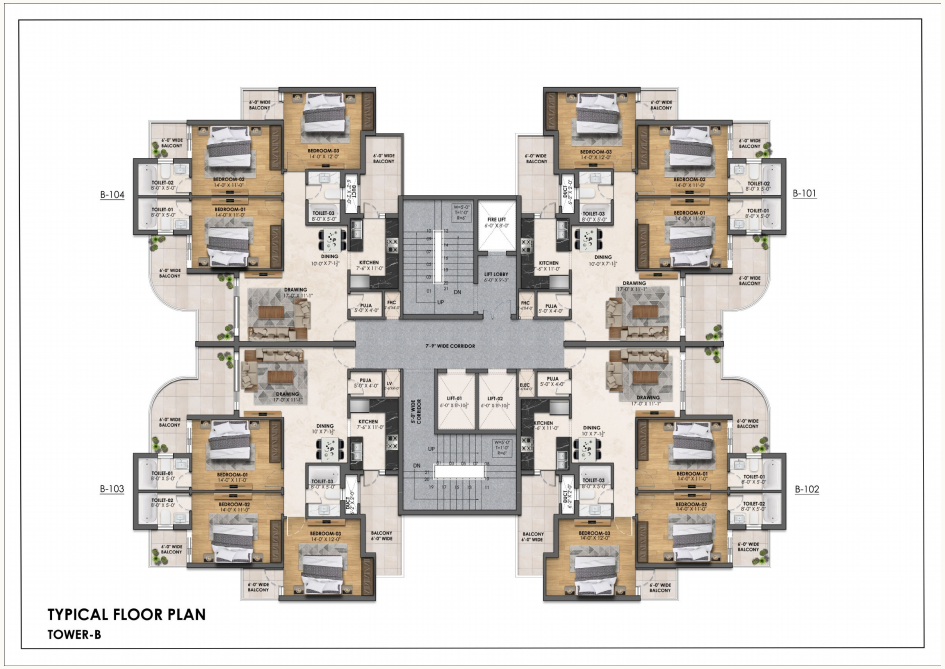


SINGLE UNIT-02
TOWER-A

SUPER AREA=1747.861 SQ.FT.

Tower B - Typical Floor

ORIGINAL SHEET 06



TYPICAL FLOOR PLAN
TOWER-B

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower B - Unit 01 / Tower B - Unit 02

Tower B - Unit 01

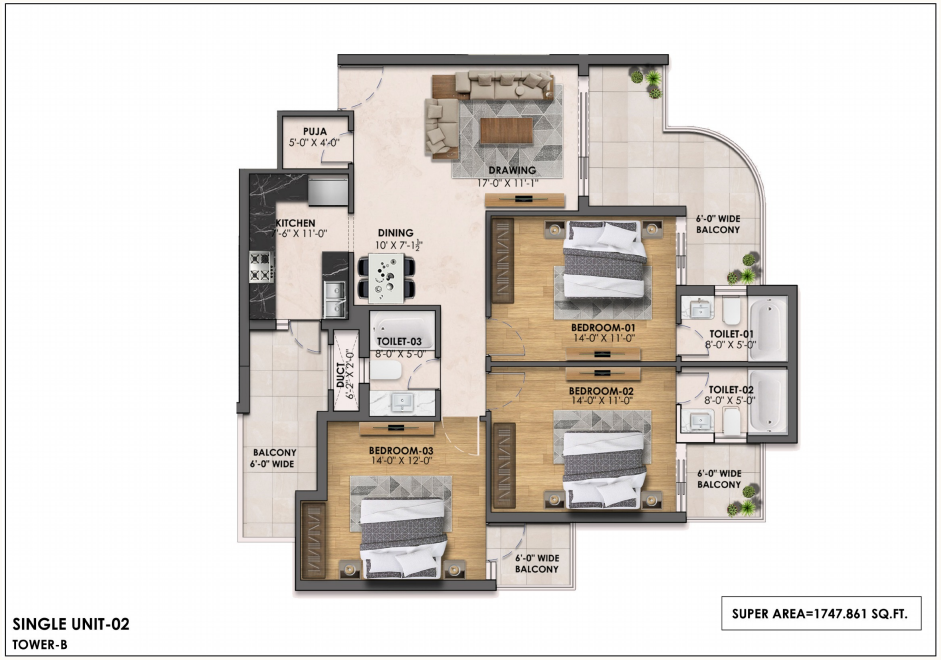
ORIGINAL SHEET 07



SINGLE UNIT-01
TOWER-B

Tower B - Unit 02

ORIGINAL SHEET 08



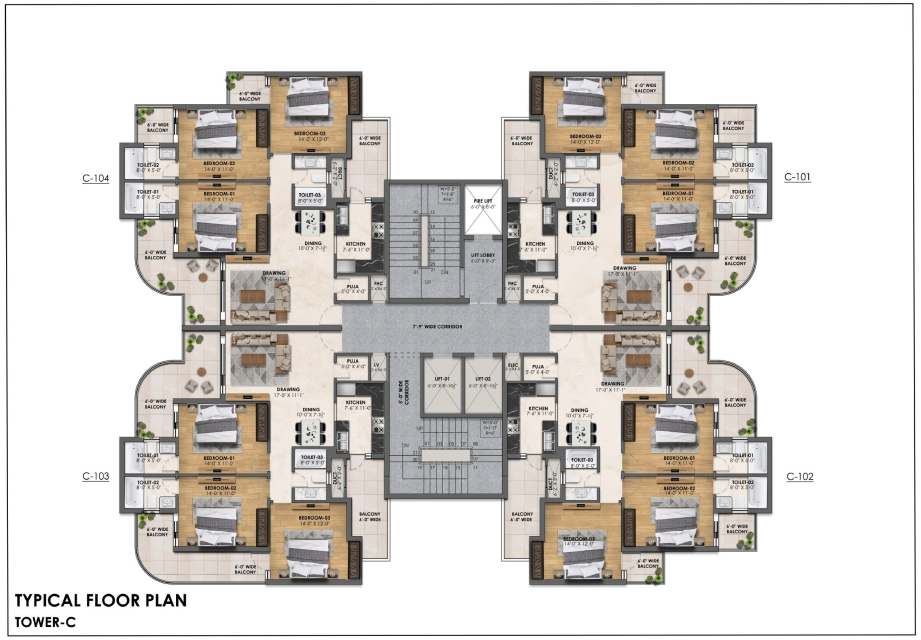
SINGLE UNIT-02
TOWER-B

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower C - Typical Floor / Tower C - Unit 01

Tower C - Typical Floor

ORIGINAL SHEET 09



TYPICAL FLOOR PLAN
TOWER-C

Tower C - Unit 01

ORIGINAL SHEET 10



SINGLE UNIT-01
TOWER-C

SUPER AREA=1735.612 SQ.FT.

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower C - Unit 02 / Tower C - Unit 03

Tower C - Unit 02

ORIGINAL SHEET 11



SINGLE UNIT-02
TOWER-C

SUPER AREA=1747.861 SQ.FT.

Tower C - Unit 03

ORIGINAL SHEET 12



SINGLE UNIT-03
TOWER-C

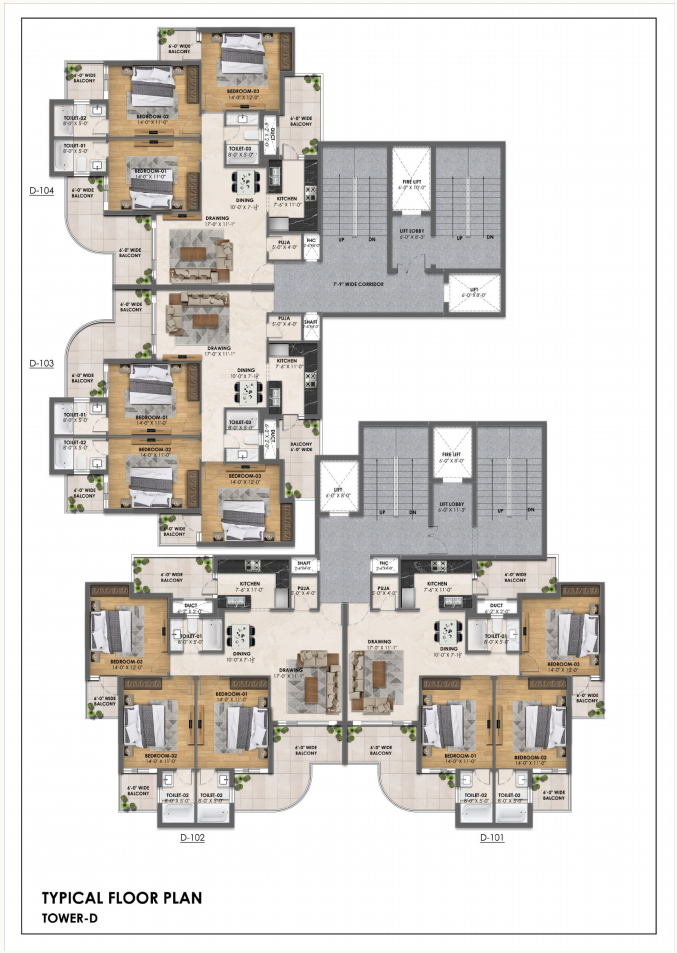
SUPER AREA=1813.909 SQ.FT.

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower D - Typical Floor / Tower D - Unit 01

Tower D - Typical Floor

ORIGINAL SHEET 13



Tower D - Unit 01

ORIGINAL SHEET 14

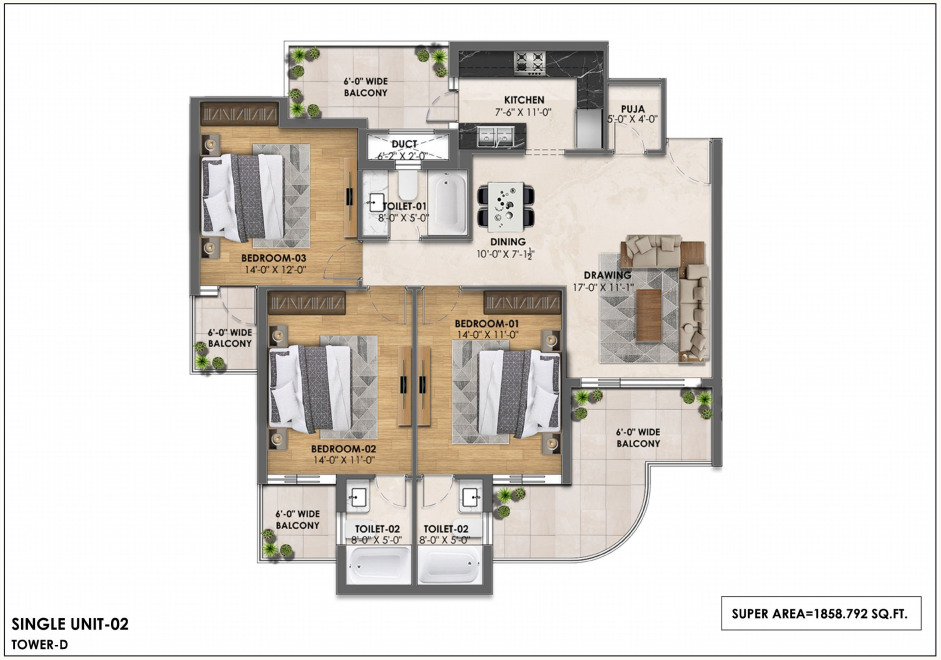


ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower D - Unit 02 / Tower D - Unit 03

Tower D - Unit 02

ORIGINAL SHEET 15

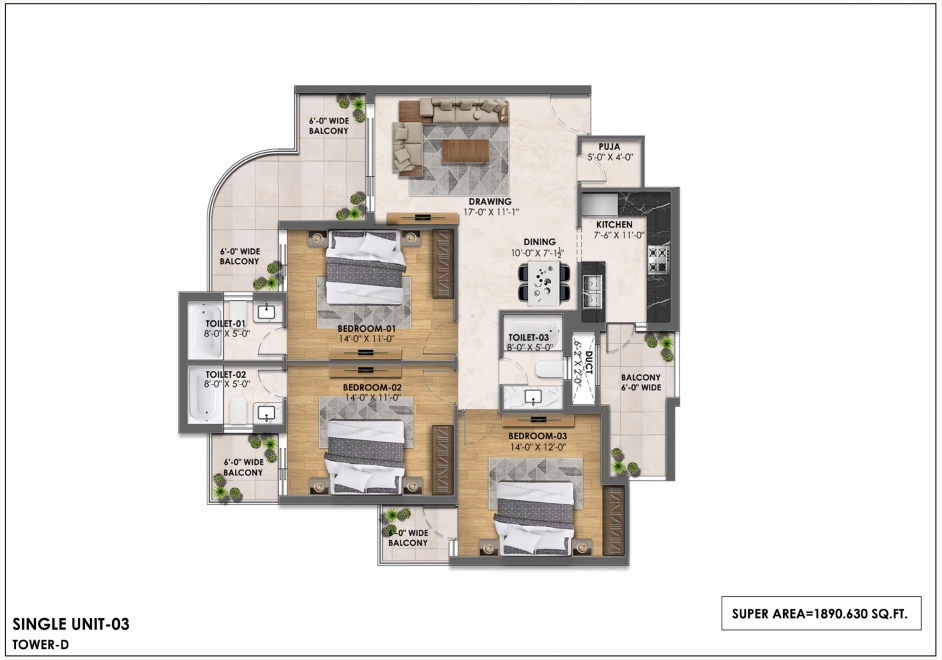


SINGLE UNIT-02
TOWER-D

SUPER AREA=1858.792 SQ.FT.

Tower D - Unit 03

ORIGINAL SHEET 16



SINGLE UNIT-03
TOWER-D

SUPER AREA=1890.630 SQ.FT.

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower D - Unit 04 / Tower E - Typical Floor

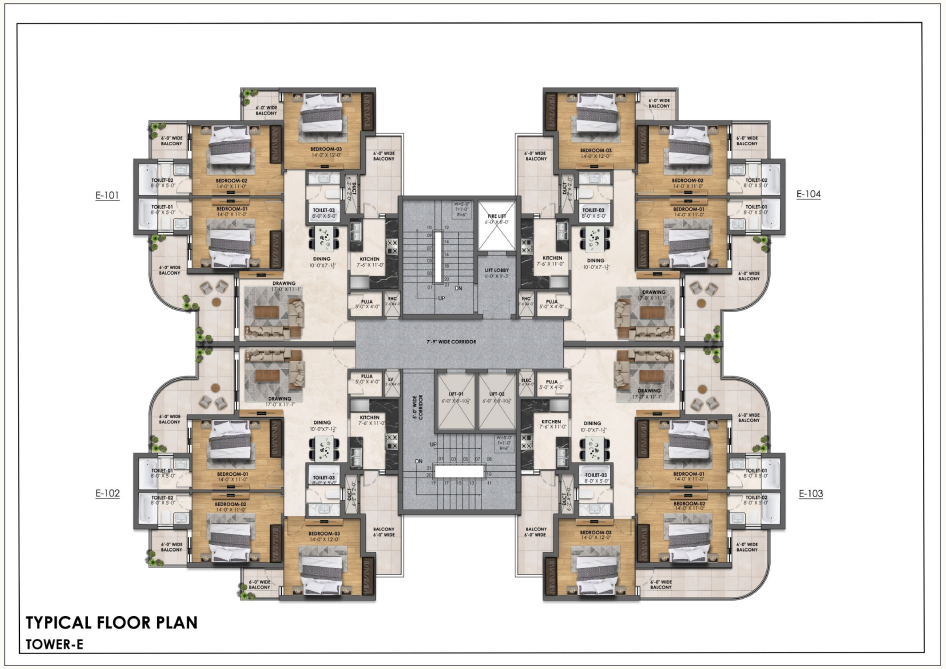
Tower D - Unit 04

ORIGINAL SHEET 17



Tower E - Typical Floor

ORIGINAL SHEET 18

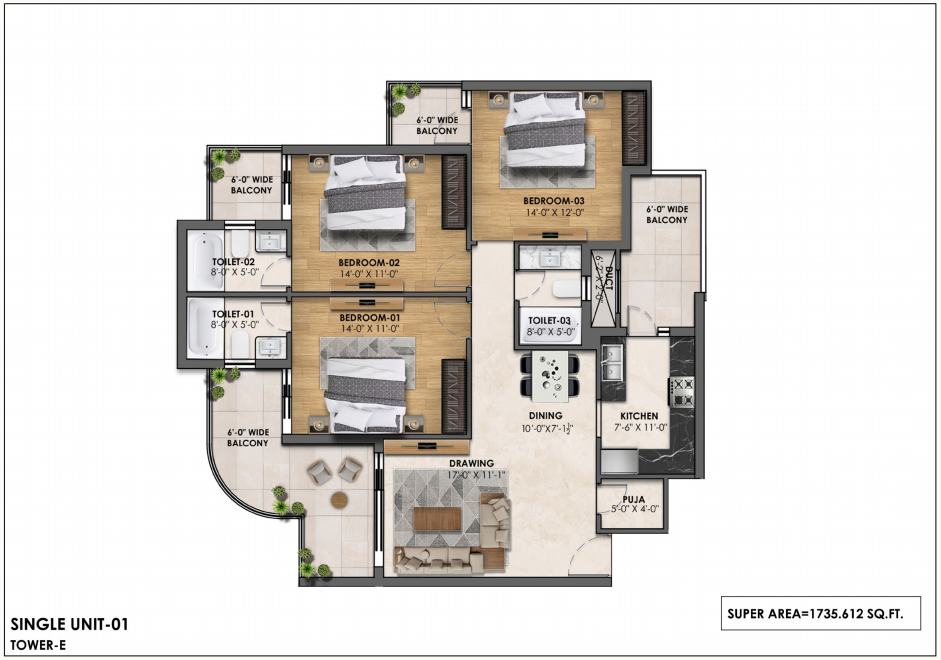


ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower E - Unit 01 / Tower E - Unit 02

Tower E - Unit 01

ORIGINAL SHEET 19



SINGLE UNIT-01
TOWER-E

SUPER AREA=1735.612 SQ.FT.

Tower E - Unit 02

ORIGINAL SHEET 20



SINGLE UNIT-02
TOWER-E

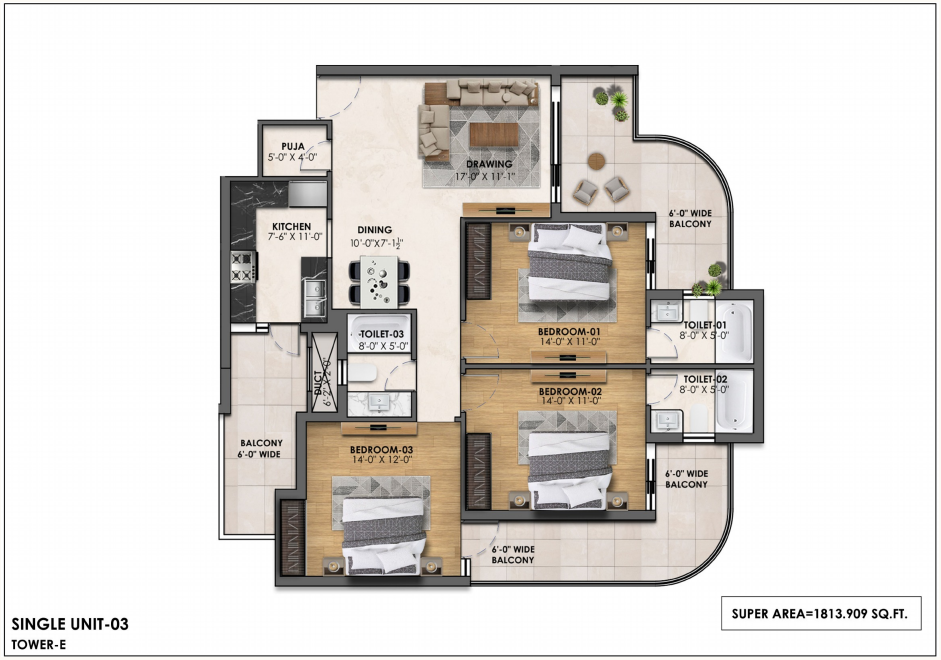
SUPER AREA=1747.861 SQ.FT.

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower E - Unit 03 / Tower F - Typical Floor

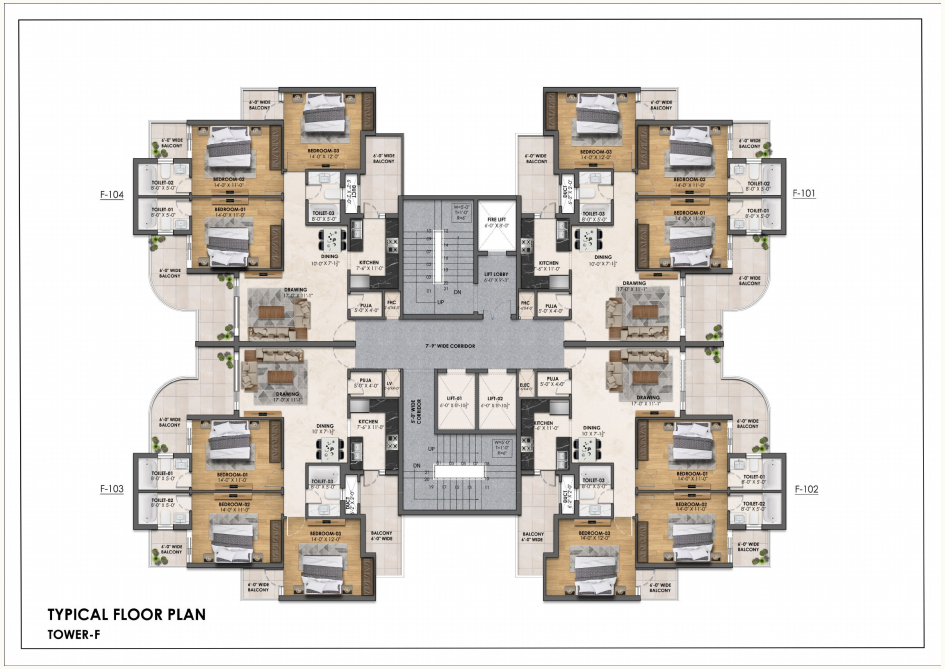
Tower E - Unit 03

ORIGINAL SHEET 21



Tower F - Typical Floor

ORIGINAL SHEET 22



ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower F - Unit 01 / Tower F - Unit 02

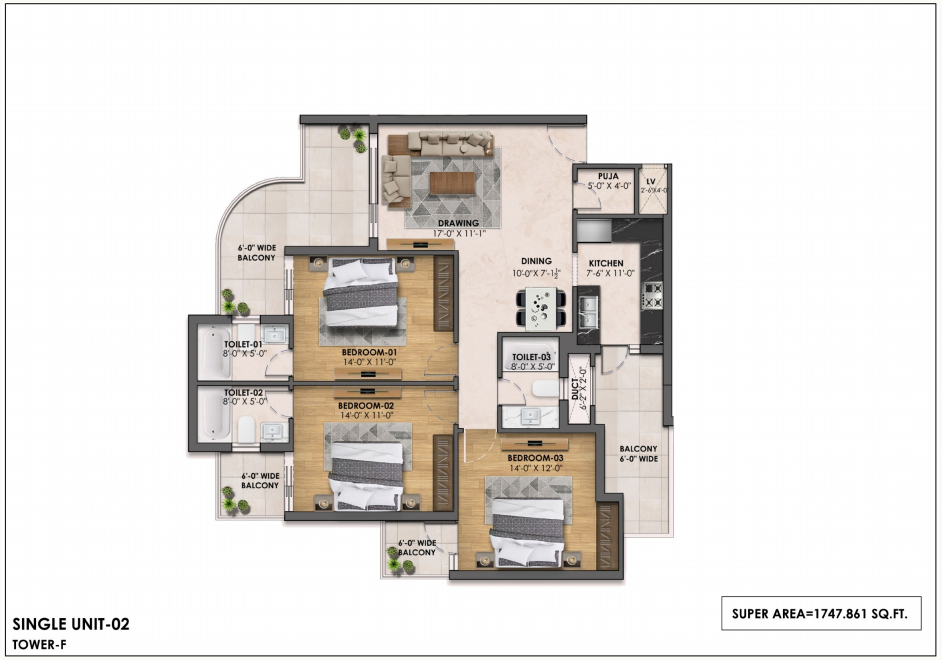
Tower F - Unit 01

ORIGINAL SHEET 23



Tower F - Unit 02

ORIGINAL SHEET 24

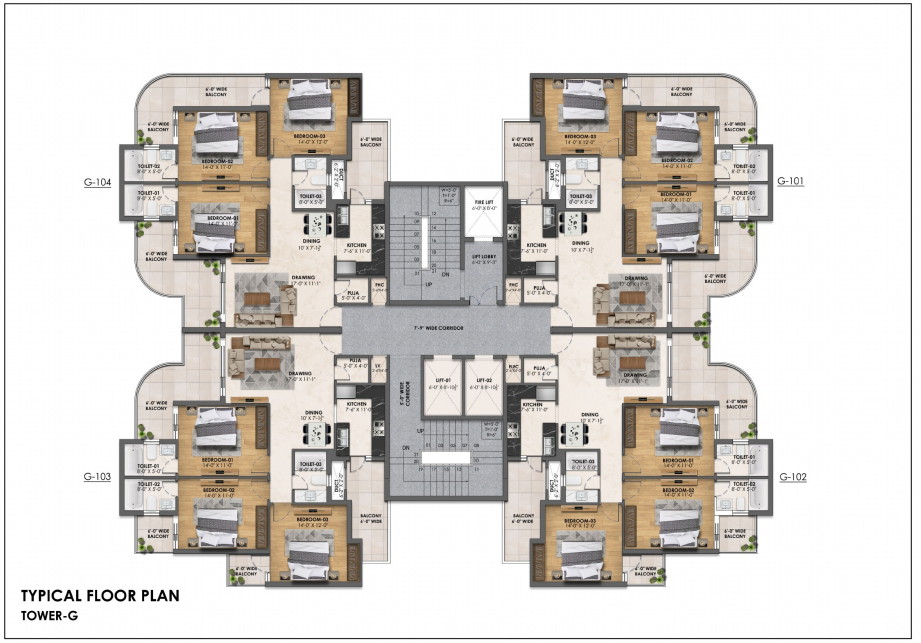


ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower G - Typical Floor / Tower G - Unit 01

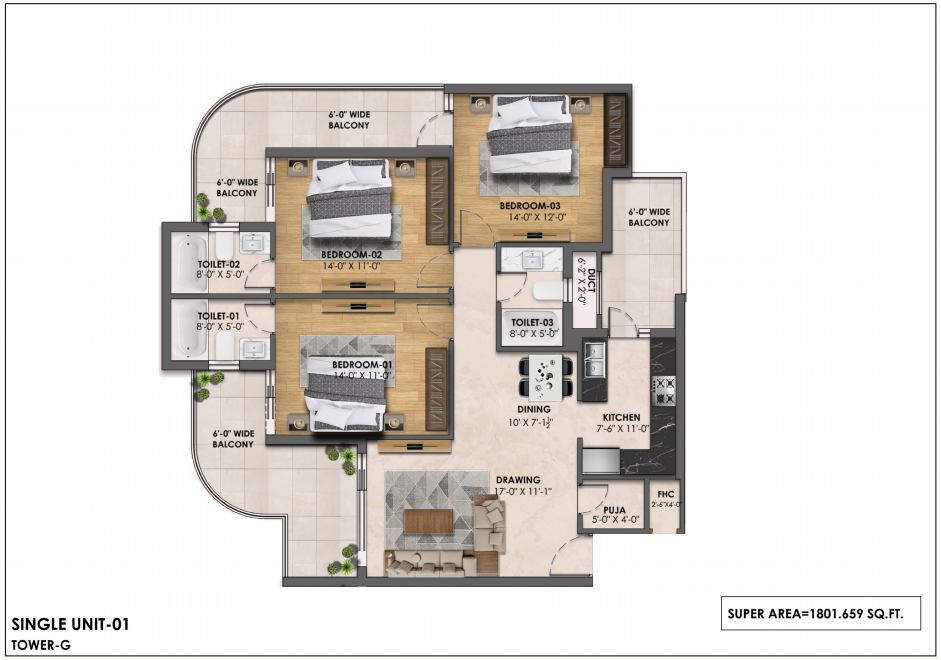
Tower G - Typical Floor

ORIGINAL SHEET 25



Tower G - Unit 01

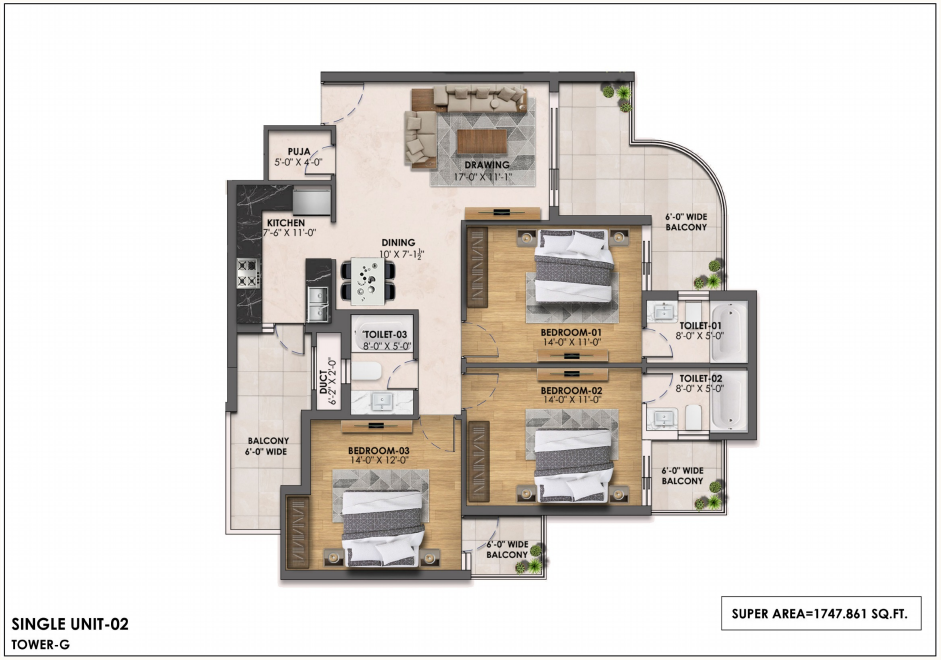
ORIGINAL SHEET 26



Tower G - Unit 02 / Tower H - Cluster

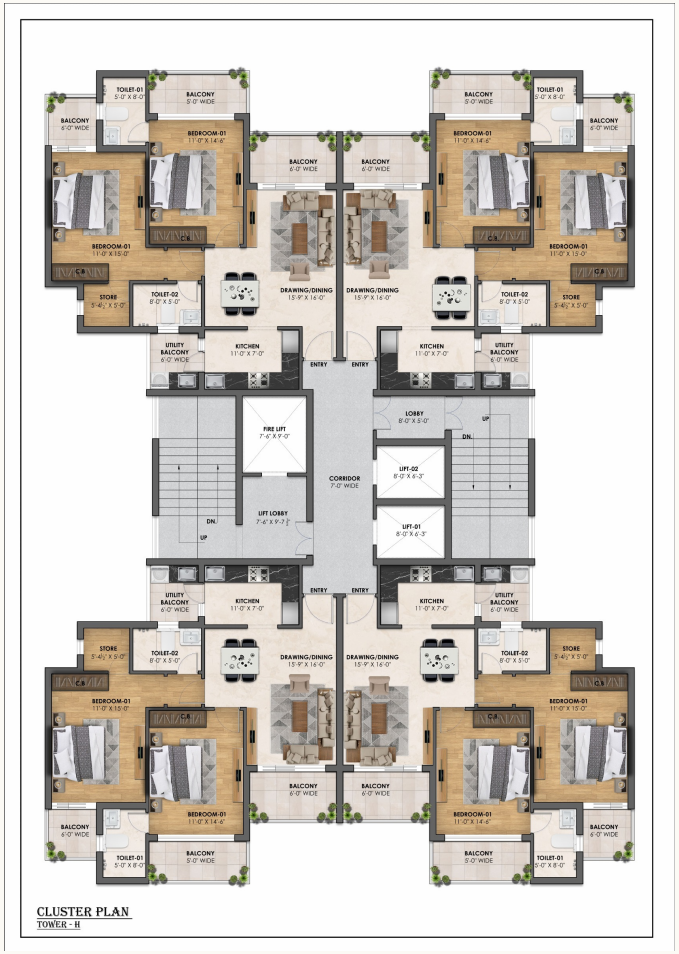
Tower G - Unit 02

ORIGINAL SHEET 27



Tower H - Cluster

ORIGINAL SHEET 28



ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower H - Single Tower / Tower I - Typical Floor

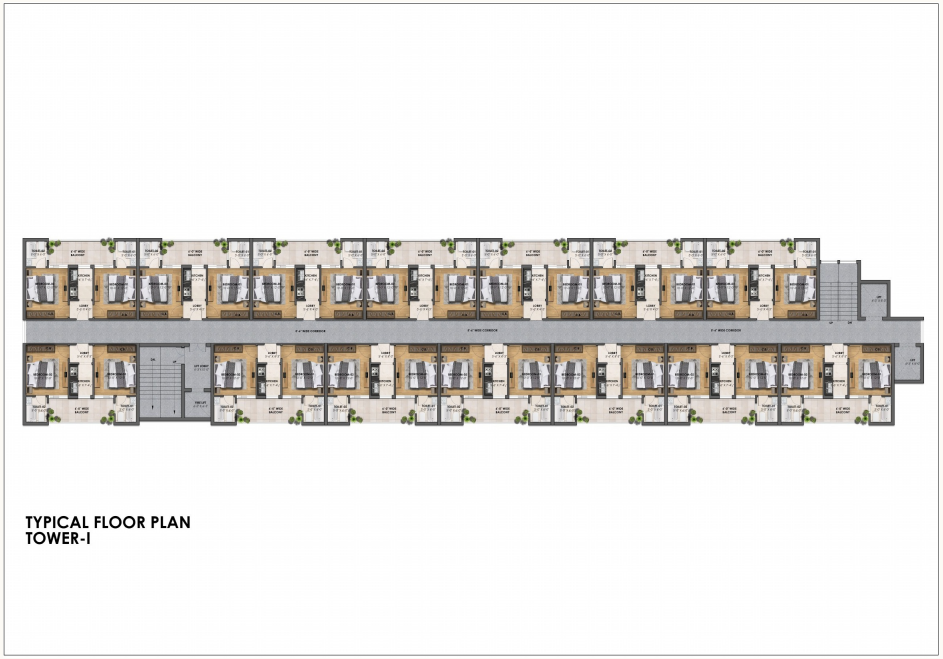
Tower H - Single Tower

ORIGINAL SHEET 29



Tower I - Typical Floor

ORIGINAL SHEET 30



TYPICAL FLOOR PLAN
TOWER-I

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Tower I - Single Tower Unit / Clubhouse - Ground Floor

Tower I - Single Tower Unit

ORIGINAL SHEET 31



SINGLE UNIT FLOOR PLAN
TOWER - I

SUPER AREA = 701.560

Clubhouse - Ground Floor

ORIGINAL SHEET 32



GROUND FLOOR PLAN

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

Clubhouse - First Floor / Clubhouse - Second Floor

Clubhouse - First Floor

ORIGINAL SHEET 33



FIRST FLOOR PLAN

Clubhouse - Second Floor

ORIGINAL SHEET 34



SECOND FLOOR PLAN

ORIGINAL SUPPLIED LAYOUT SHEETS SHOWN WITHOUT ALTERATION

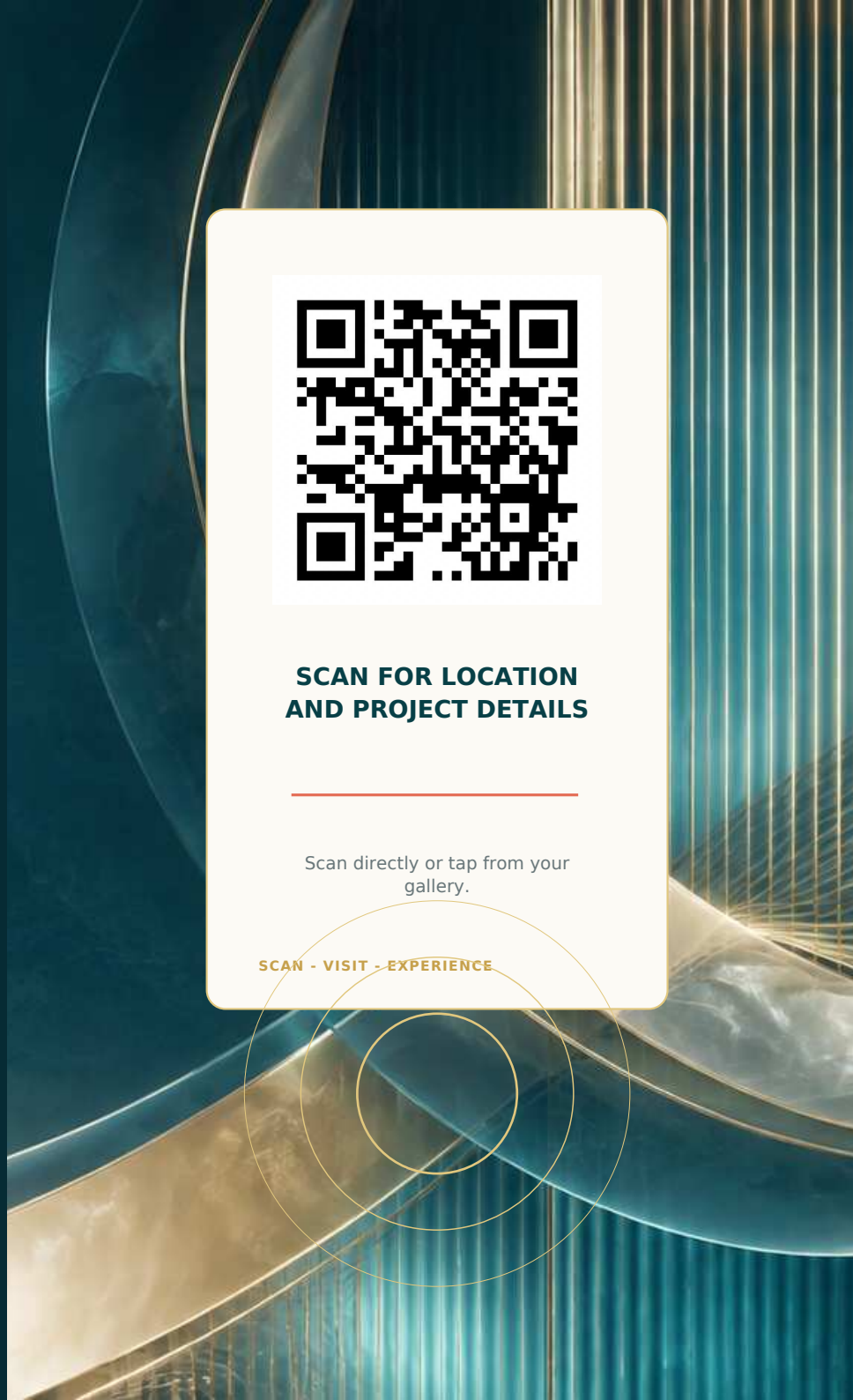
Elegancia
The Essence of Fine Living

DISCOVER ELEGANCIA

YOUR NEXT CHAPTER STARTS HERE

NH-05 - KHARAR-LUDHIANA HIGHWAY

Location - project details - floor plans



SCAN FOR LOCATION AND PROJECT DETAILS

Scan directly or tap from your gallery.

SCAN - VISIT - EXPERIENCE