

Developer



www.pegasusinfracon.com

Booking Contact: 9377990088

Structure Engg: Bhavesh Desai

Architect: Hemal Bhatt

www.eyecodeesign.in



At the height of hi-end lifestyle!

Highland Villa As magnificent as it can be!

On Bhavnagar-Alang Road, amidst the grassy foothills and abundantly sprinkled nature's beauty witness the dawn of an esteemed lifestyle. Welcome to Highland Villa – the Weekend Homes – A beautiful life sitting proudly on the top of the hill, eagerly awaiting those who knows and can enjoy lavishness in the real way.

Come explore these heavens on earth. Heavens?

Yes! Because at Highland Villa you can live a 'GRAND' life...or you can be at the 'PINNACLE' of luxury or simply wear the 'CROWN' of indulgent lifestyle. Amazing...isn't it?

So just take a tour of, just 22 kms away from Bhavnagar and embark on a lifetime trip, luxury at Highland Villa.





Actual Site Photos



Enough of trailing deadlines Time to trail the beautiful nature!

Overlooking the lush green valley, let the rays of rising sun wake you up to complete refreshment. Let the time go by at its own pace as every moment holds the promise of beautiful moment to come. In this little indulgent kingdom, every little wish of yours has been taken care of and the moment you cross the threshold of Highland Villa, you leave behind your urban side and ready to explore your earthen side in the most luxurious way.

Highland Villa – This is where you should be!!

- Just 1.9kms away from National Highway 8E
- Peacefully nestled in a valley away from the chaos of both city & village
- Equipped with state of the art and extremely lavish amenities
- Three majestic villa options to choose from: Grand Villa, Pinnacle Villa, Crown Villa
- Equipped with amazing features like roof terrace parking, double parking, all round open terraces
- Extremely elegant and aesthetic design constructed with intelligent use of glass, wood and stone giving very royal and imposing appearance



Fall in love
once again with
nature
of course!

Be in your elements once again and let the power of earthen elements rejuvenate you; refresh you from the core...in the purest way. Chase the butterflies or go on treasure hunt to find the treasure called...real joy.





Recreation in a royal way...

Enter Highland Villa and the pace of life slows and takes you to the royalty era when one had the time to enjoy the indulgence. Forget about everything and remember only one thing...you solely deserve this indulgence.



Common Amenities

- Automated Entry Gate
- Club House
- Banquet hall
- Vanishing Edge Swimming Pool
- Recliner Theatre
- Party Lawns
- Gym
- Discotheque
- Indoor Games
- Multi-Cuisine Restaurant
- Dedicated Children Play Area
- Nakshatra Garden
- Fountain Circle
- Vertical Garden at Entrance

A tranquil trove of leisure and pleasure!

Futuristic and contemporary royal homes surrounded by set of the refreshing and pleasurable amenities. It's a cocoon...you would love to be enwrapped in forever.



SWIMMING POOL



LANDSCAPE GARDEN



GYMNASIUM



RECLINER THEATER



PARTY LAWNS



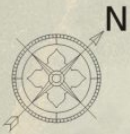
LAYOUT PLAN

LEGENDS

- 01) Entrance Gate
- 02) Security Cabin
- 03) Water Body
- 04) Garden
- 05) Club Entrance
- 06) Swimming Pool
- 07) Gymnasium
- 08) Recliner Theater
- 09) Landscape Garden
- 10) Party Lawn

- PINNACLE VILLA
- GRAND VILLA
- CROWN VILLA

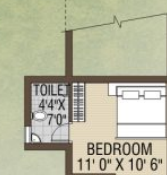
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1	Premium	2494.21	22447.89	27	Normal	942.35	8481.17
2	Premium	1404.43	12639.84	28	Normal	1178.23	10604.05
3	Premium	972.36	8751.24	29	Normal	1269.22	11422.97
4	Normal	620.72	5586.52	30	Normal	1293.99	11645.91
5	Normal	683.93	6155.39	31	Normal	1102.57	9923.12
6	Normal	902.36	8121.22	32	Normal	1082.24	9740.13
7	Normal	1073.35	9660.15	33	Normal	856.48	7708.32
8	Normal	1103.68	9933.13	34	Normal	737.49	6637.41
9	Normal	1054.01	9486.10	35	Normal	1355.76	12201.86
10	Normal	1009.46	9085.14	36	Normal	1097.01	9873.06
11	Normal	808.48	7276.36	37	Normal	812.48	7312.31
12	Normal	826.93	7442.34	38	Premium	2171.24	19541.18
13	Normal	1031.68	9285.13	39	Premium	1072.79	9655.09
14	Normal	1570.30	14132.70	40	Premium	1353.87	12184.85
15	Normal	1709.62	15386.60	41	Premium	1116.35	10047.12
16	Normal	1798.28	16184.54	42	Premium	1059.68	9537.12
17	Normal	1337.88	12040.93	43	Premium	899.14	8092.27
18	Normal	1097.89	9881.03	44	Premium	1182.89	10646.03
19	Normal	878.14	7903.25	45	Premium	1841.49	16573.44
20	Normal	1281.88	11536.96	46	Premium	1486.53	13378.79
21	Normal	1269.33	11423.94	47	Premium	1472.42	13251.78
22	Normal	910.25	8192.27	48	Normal	1265.55	11389.93
23	Normal	1247.55	11227.93	49	Normal	1198.00	10781.98
24	Normal	1129.67	10167.03	50	Normal	1060.35	9543.15
25	Normal	775.15	6976.36	51	Normal	1084.13	9757.14
26	Normal	671.39	6042.48				





PINNACLE
—VILLA—

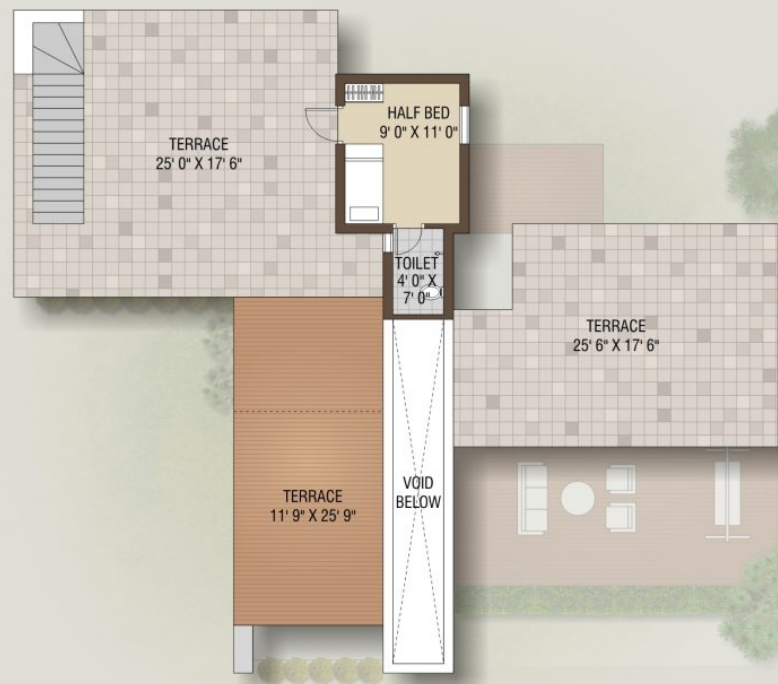
3 BHK UNIT PLAN



PINNACLE
—VILLA—



GRAND
—VILLA—



GRAND
—VILLA—

3 BHK UNIT PLAN

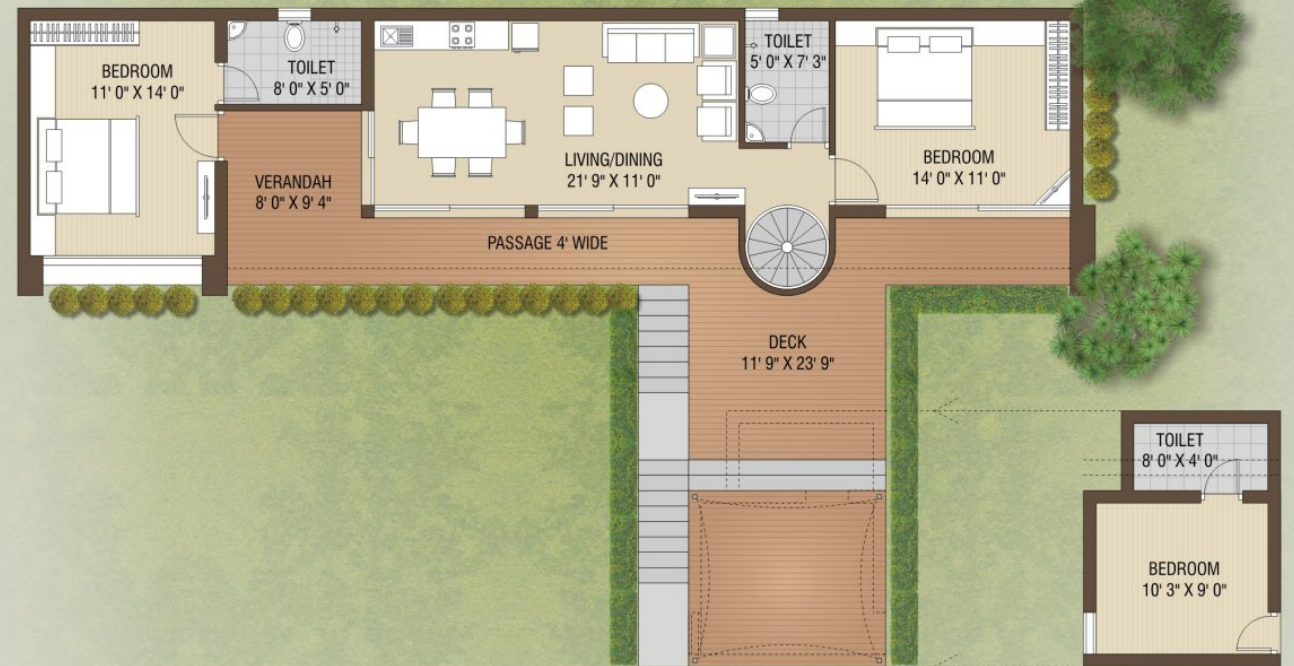




CROWN
—VILLA—

3 BHK UNIT PLAN

CROWN
—VILLA—



SPECIFICATIONS

STRUCTURE:

- Earthquake resistant composite structure.

FLOORING:

- Superior quality vitrified tiles flooring for all the rooms.
- Superior quality vitrified/Porcelain flooring on deck areas for lavish and aesthetic exterior look of all the Villas.
- Kota stone flooring in utility area.
- Ceramic tile floor in terrace to resist heat and leakage.

BATHROOMS:

- Designer quality vitrified tiles upto 7 feet height in all toilets.
- Anti skid and leak proof flooring.
- Standard quality bath fittings with 7 years guarantee from manufacturer (Jaguar/Bravat or equivalent) and C.P.V.C. plumbing fittings.
- SWR Drainage system.

DOORS AND WINDOWS:

- Anodized aluminum sliding doors & windows of reputed brand.(Jindal/ Banco)

PAINTS:

- All inner walls immaculately finished with acrylic lapi.
- All exterior walls with long lasting acrylic paint of standard made with the designed cladding.

ELECTRICALS:

- Concealed electrical wiring.
- Ample electrical points in each area.
- ISI copper wire.
- ISI electrical accessories with min 2 years guarantee from manufacturer.
- Electric Main Double door D.B. with EL and MCB to ensure 100% safety.
- Geyser point in bathroom.
- Intercom facility.
- Arrangements to install Inverter for emergency power supply.
- Air Condition points in all the rooms as well living room.

KITCHEN:

- Modular granite platform.
- Designer tiles cladding.
- Enough light points for electrical appliances.
- Exhaust fan/Chimney provision point.
- Stainless Steel Sink.

COMMON FACILITIES:

- Emergency power supply for common lighting.
- Tree lined wide road and decorative street lights.
- Underground water storage tank on the top of the hill aswell at the bottom for 24 hours water supply.
- In-house sewerage treatment plant for the project.



LOCATION MAP

DISCLAIMER

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- Legal charges stamp duties, registration charges, G.E.B., Service Tax Bada & Gas connection charges etc. to be borne by the members.
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- Internal R.C.C structure shall not be allowed to damage by members and also external changes shall not be allowed.
- Any new taxes announced by the government / Authority will be borne by the member/buyer during the project.
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