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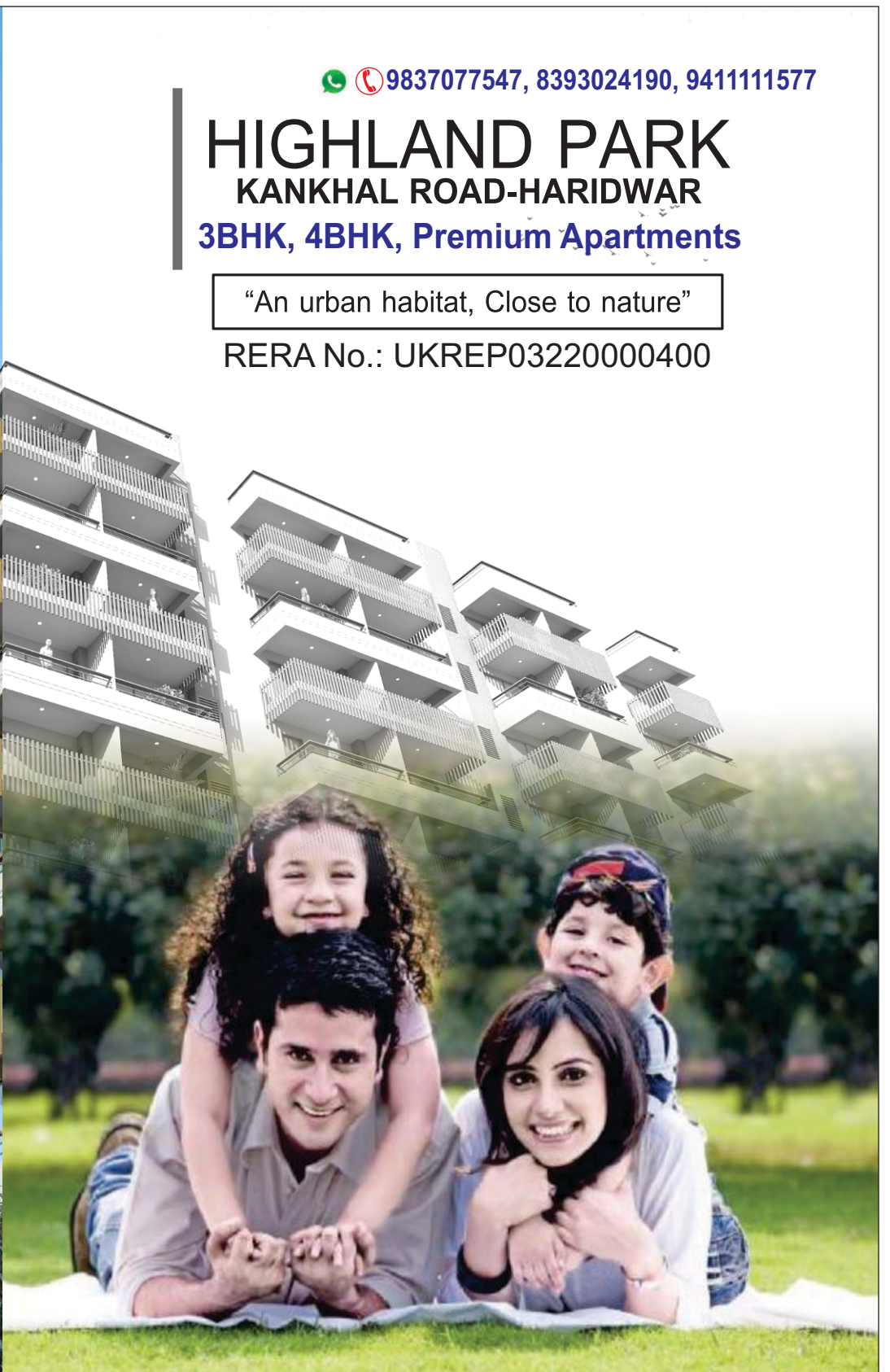
HIGHLAND PARK

KANKHAL ROAD-HARIDWAR

3BHK, 4BHK, Premium Apartments

"An urban habitat, Close to nature"

RERA No.: UKREP03220000400





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HIGHLAND PARADISE is the luxury offering by **(YASH ASSOCIATES)** as a one of its kind and the most prestigious project in the Holy Land of Uttarakhand at Kankhal Haridwar.

Its unparalleled connectivity with all the major hot-spots of the city, such as **Har Ki Pauri, SIDCUL, Patanjali Yogpeeth, the International and Domestic airport** makes it every home seeker's first choice.

Moreover, the enchanting view of the **Shivalik Hills** and the **Holy River 'GANGA'** adds to its natural beauty and gives a sense of tranquil living.

Highland Paradise is well equipped with all the modern facilities and amenities. Adequate lighting, ventilation, and spaciousness of the modern urban apartments are crafted perfectly.

Amenities At Highland Park

Working with the best-in-class consultants, internationally acclaimed architects, light and design experts, sound and acoustic specialists and experienced facility management teams, we have earned a name for building high quality Apartments. These aesthetically designed premium apartments are a fine balance of the optimum use of space and architectural flair.

- **Gated Complex with 3 Tier Security system.**
- **100% Power back up for Lifts & Common Areas.**
- **Latest fire-fighting standards**
- **High-speed elevators**
- **Reserved car Parking for every Apartment**
- **Spacious Balconies for Maximum Sunlight & Air**
- **Beautifully designed by renowned Architect**
- **Mesmerising View of Shivalik Hills & Holy River -Ganga**

Specification

STRUCTURE	: Earthquake Resistant RCC Frame Structure as per Seismic zone-5
FLOORING	: 4x2 ft Premium GVT titles in entire apartment
KITCHEN	: Modular Kitchen with Chimney, Geyser
LIGHTS	: Ceiling Fans & Fancy Light
TV	: Master Bedroom & Drawing room
AC	: 3 (3BHK) & 4 (4BHK)
TOILETS	: Premium Jaguar Sanitary fittings with hot & cold water provision. 4x2 ft Premium tiles on walls
DOORS	: All Door frames in with quality wood & Flush Doors
WINDOWS	: 3 Track UPVC Windows with fly mesh
POP	: False ceiling in Bedrooms & Living/Dining room.
PAINT & FINISHES	: Plastic paint in entire apartment.
WOOD WORK	: Wardrobes/ Cupboards in all Bedrooms.
ELEVATOR/ LIFT	: Branded Lift facility for every floor
CAR PARKING	: Covered Car Parking space for every apartment



Disclaimer: Color & Design can be changes without any prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture colour and grain variations and cracks and behavior. Specifications are indicative and are subject to change as decided by th Company/Architect or Competent Authority. Marginal Variation May be necessary during construction. The extent / number/variety of the equipments / appliance and their make/brand thereof are tentative and liable to change at sole discretion of the company. Applicant/Allotee shall not have any right to raise objection in this regard.

Location Advantages



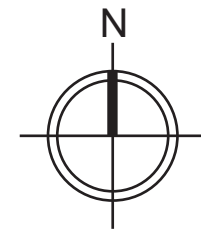
- ❖ Haridwar-Delhi, NH-58
- ❖ Crystal World Water Park 10 Minute Drive
- ❖ Patanjali Yogpeeth just 10 Minutes Drive
- ❖ Rishikesh, Laxman Jhula, Ram Jhula 30 Minutes.
- ❖ COER just 15 Minutes Drive
- ❖ AIIMS / JOLLYGRANT Hospital Just 30 Minutes.
- ❖ SIDCUL Just 10 Minutes Drive
- ❖ Shivalik Nagar Just 7 Minutes Drive
- ❖ Pentagon Mall Just 7 Minutes Drive
- ❖ District Head Quarter Just 10 Minutes Drive
- ❖ IIT Roorkee Just 25 Minutes Drive
- ❖ Railway Station Just 5 Minutes Drive
- ❖ Har-Ki-Pauri Just 5 Minutes Drive
- ❖ Jolly Grant Airport Just 30 Minutes Drive
- ❖ Mansa Devi / Chandi Devi Ropeway Just 10 Minutes.





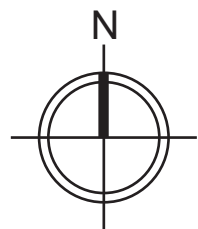
HIGHLAND PARK

KANKHAL ROAD-HARIDWAR



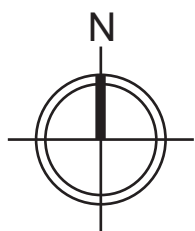
SITE LAYOUT

4BHK- UNIT A1 (1 st , 3 rd , 5 th , 7 th Floor)	
AREA	1,877.13 SQFT.



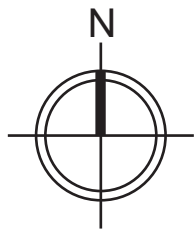
KEY PLAN

4BHK- UNIT A1 (2 nd , 4 th , 6 th , 8 th Floor)	
AREA	1,860 SQFT.



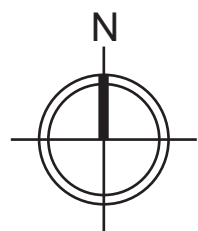
KEY PLAN

4BHK- UNIT A2	
AREA	1,850.7 SQFT.



KEY PLAN

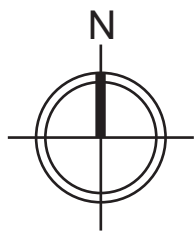
4BHK- UNIT A3	
AREA	2,011.35 SQFT.



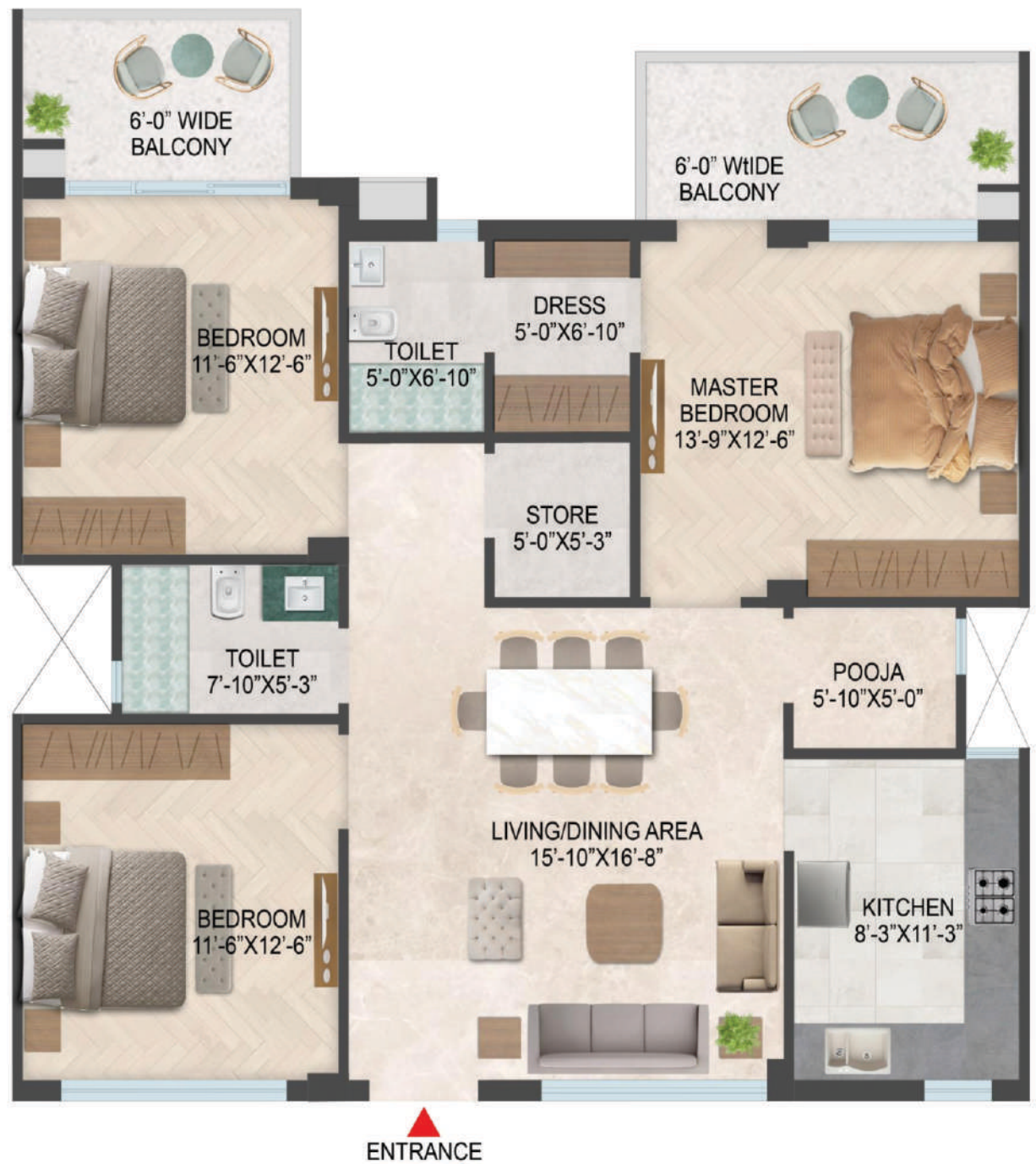
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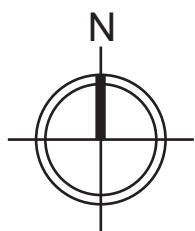
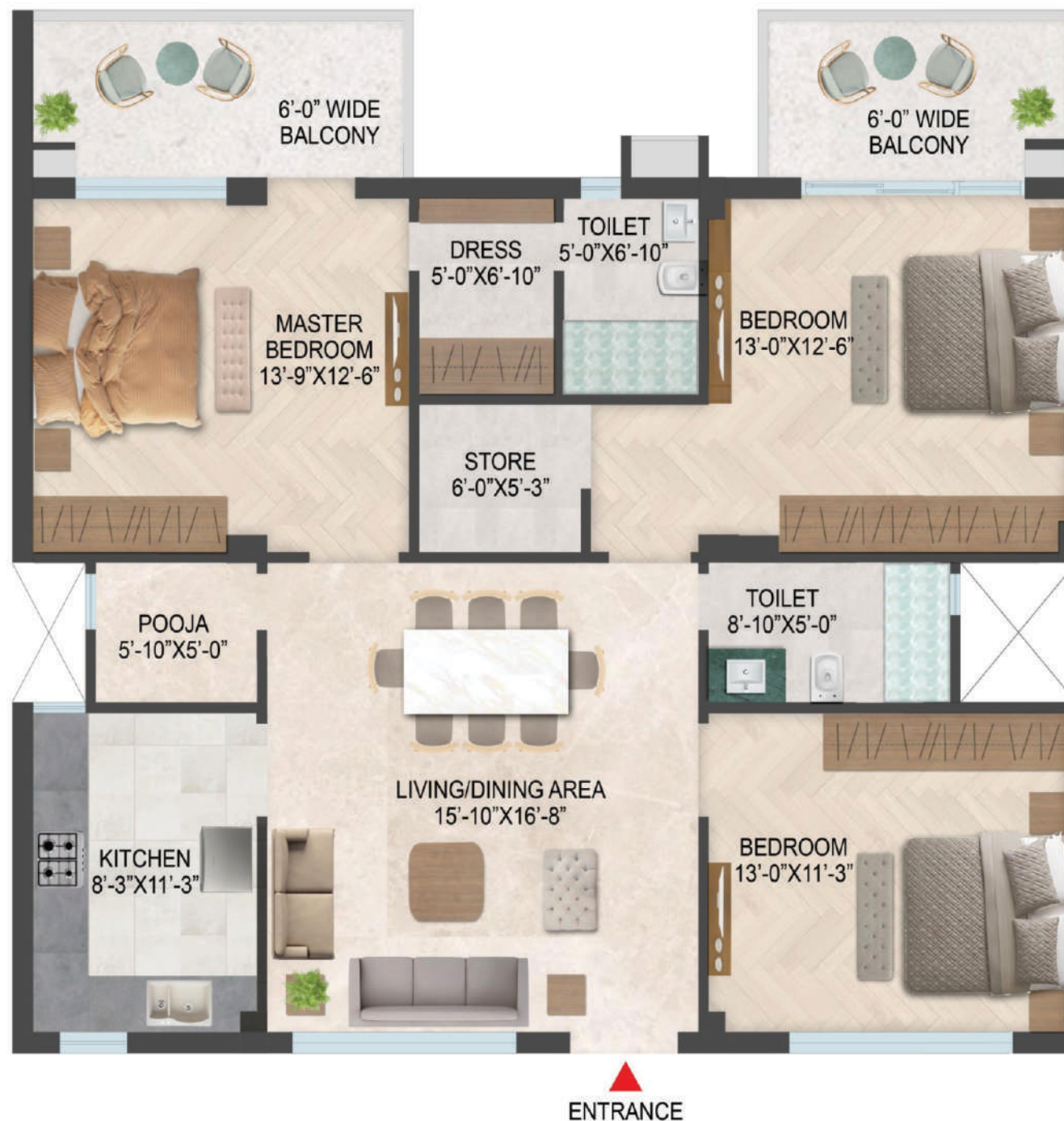
3BHK- UNIT B1	
AREA	1,506.63 SQFT.



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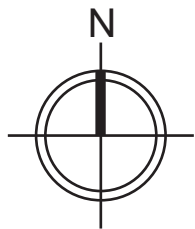


3BHK- UNIT B2	
AREA	1,539.80 SQFT.



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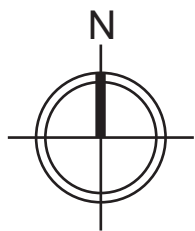
3BHK- UNIT B3	
AREA	1,564.02 SQFT.



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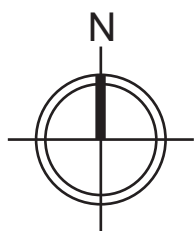
3BHK- UNIT B4	
AREA	1,713.84 SQFT.



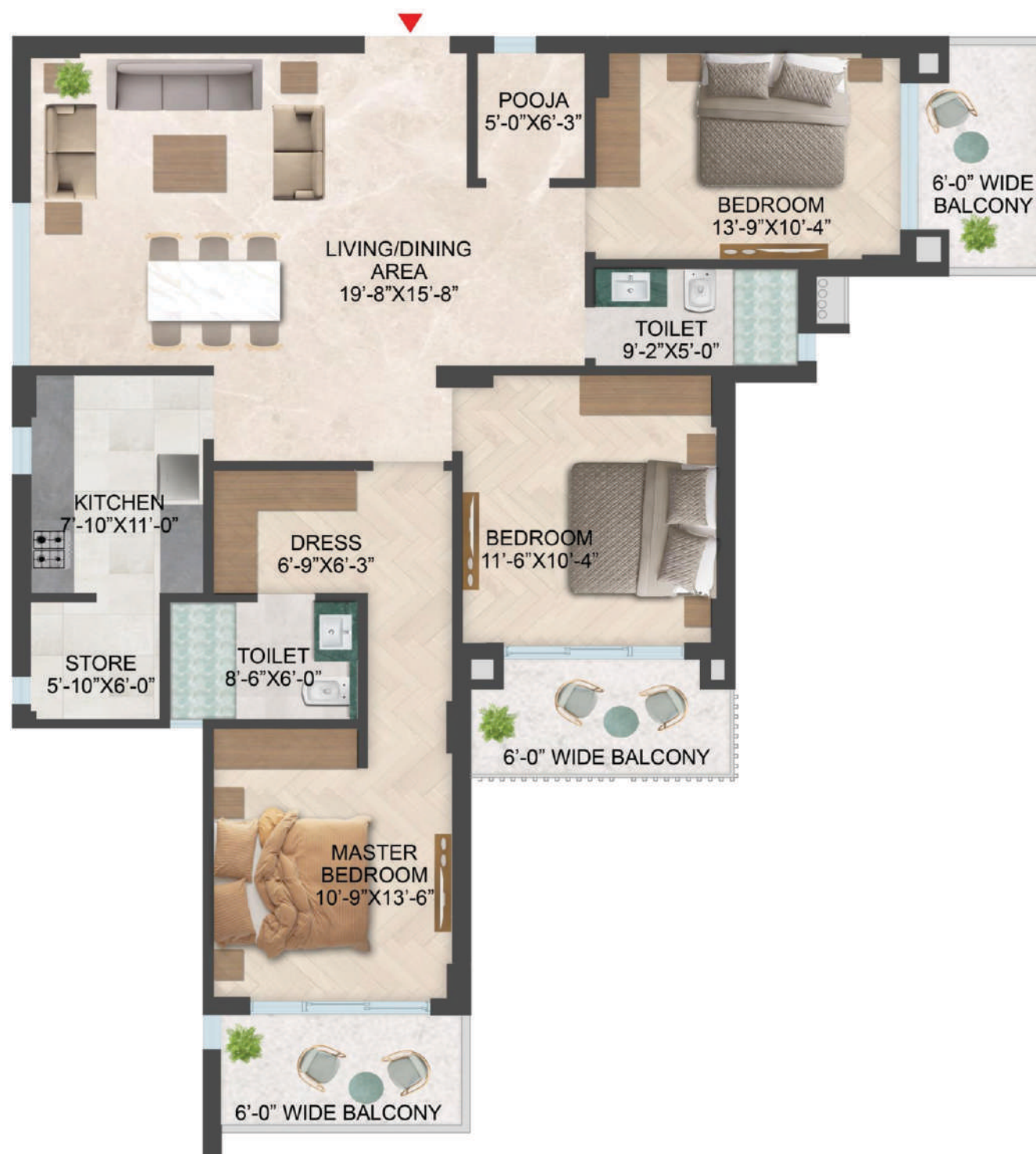
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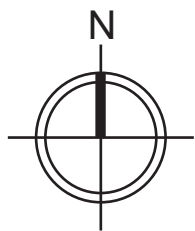
3BHK- UNIT B5	
AREA	1,802.32 SQFT.



KEY PLAN

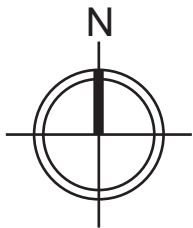


3BHK- UNIT B6 (1 st , 3 rd , 5 th , 7 th Floor)	
AREA	1,571.97 SQFT.



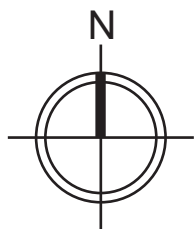
KEY PLAN

3BHK- UNIT B6 (2 nd , 4 th , 6 th , 8 th Floor)	
AREA	1,606.73 SQFT.



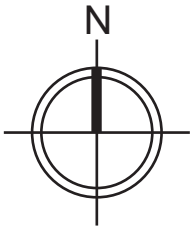
KEY PLAN

3BHK- UNIT B7 (1 st , 3 rd , 5 th , 7 th Floor)	
AREA	1,678.75 SQFT.



KEY PLAN

3BHK- UNIT B7 (2 nd , 4 th , 6 th , 8 th Floor)	
AREA	1,683.16 SQFT.



KEY PLAN

An architectural rendering of a modern, multi-story apartment complex named Highland Park. The building features a prominent yellow-orange facade and numerous balconies with glass railings. Some balconies have small plants. The building is set against a clear blue sky with a few birds. In the foreground, there is a green lawn with several trees and a few people walking. The overall scene is bright and sunny.

HIGHLAND PARK

**Near Prem Nagar Ashram Chowk
Bhairav Mandir Road Kankhal, Haridwar**

UK RERA No.: UKREP03220000400

Contact No. 9837077547, 8393024190, 9411111577