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An Upcoming Luxury Landmark



RERA NO.: PBRERA-BTI08-PR0825



We are here

to fulfill

your wish

of a

Dream Home





Experience

The World Of

Luxury



Tranquility

Home is a starting place for Love, Peace, and Dreams. At Skyline you can enter a world full of opulence that lets your soul rejuvenate and calm your mind.



Your Quest for a Fine Location Ends At Sheesh Mahal Skyline.

We know how paramount the location is.

Presenting Sheesh Mahal Skyline which is just:

M.R.S TECHNICAL UNIVERSITY	1 KM
AIIMS BATHINDA	2.5 KMS
CIVIL HOSPITAL	3.5 KMS
CIVIL LINE	4.5 KMS
BUS STAND	5 KMS
RAILWAY STATION	7.5 KMS
MITTAL'S CITY MALL	8 KMS
CENTRAL UNIVERSITY	19 KMS
BATHINDA AIRPORT	29 KMS

Jour Address

Skyline -

will be your

favourite

Holiday

Destination



A project that is truly made for the individuals who want to live a peaceful life outside the chaos of the city. Moreover, this project is fully going to make your life more convenient as well as rejuvenated.

Here, you get mesmerizing green views from almost all 3 BHK, 3 BHK + Study, 4 BHK + Study, 4 BHK Penthouse, 5 BHK + Study, 5 BHK + Study Penthouse spacious apartments.

Situated inside a Fully Developed and Integrated Township by Mittal Group





Stilt and Basement Parking

Stilt parking provides protection from weather and provides safe space for your vehicles. Every flat will have a dedicated space allotted to them.

Kids Play Zone | Lift facility





Excellent Sewage System | Swimming Pool

Tulip Club and Stadium

Sheesh Mahal Skyline offers an exclusive and rich lifestyle for you and your family. The Tulip Club and Stadium at Sheesh Mahal Skyline provides you with world-class amenities like cafeteria, health club, etc with Tennis Court, Basketball Court and Cricket Ground to fill your life with recreational activities along with calmness.

Sheesh Mahal Plaza

It is the upcoming commercial center catering to the needs of everyone living in and around Dabwali Road. It will feature double story building with the benefit of high footfall in the area. Daily Need Shop | Paved Compound | Wide Balconies





Landscaped Garden | Spacious Bedrooms

Lawn/Gardens

Large lush green lawns and Gardens that give you the reason to live happily. The spacious Lawns and Gardens at Sheesh Mahal Skyline will definitely fill your life with indulgence and give you a million reasons to smile and rejoice.



A Place

to Live a

Serene

Life



Aesthetically Pleasing Bedroom

The apartments at Sheesh Mahal Skyline offer spacious bedrooms that have enough spaces and well-ventilation to indulge and live your life to the fullest.





Stunning Drawing Room

Sheesh Mahal Skyline offers beautifully integrated drawing rooms that provide luxurious and comfortable space perfectly developed to foster high-end living conditions for the residents.





Lavish Dining Area .

The premium Dining room at Sheesh Mahal Skyline can be your own kingdom where you can relish comfortability and enjoy your quality time with your kith and kin. Dining Room at Sheesh Mahal Skyline is perfect for you.





Modern Modular Kitchen

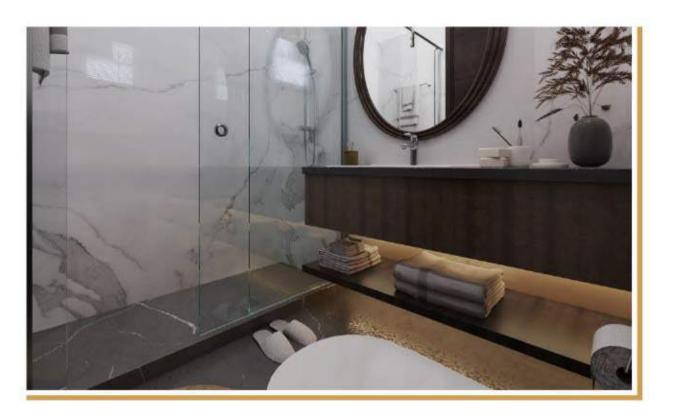
The aesthetically designed modular kitchens at Sheesh Mahal Skyline offer you positive vibes and you can cook your favorite food for your dear ones. Your contemporary as well as modular kitchen that makes your work comfortable and seamless.





Elegant Bathroom

Apartments at Sheesh Mahal Skyline have exquisitely designed bathrooms that offer luxurious personal space to the residents while giving them ample indulgences to suffice their life with extravagance.







Indulge In

The Luxury

Like

Never Before



nly and may change at any time up to the final "as built" status in accordance with final designs of the project.

The Master Plan

66

RERA NO.: PBRERA-BTI08-PR0825 LEGEND:-1. ENTRY/ EXIT 2. CIRCULATION
3. DROP OFF
4. PEDESTRIAN JOGGING/WALKING
TRACK
5. SERVICES 7. KID'S PLAY ZONE 8. LAWN/ GARDENS 9. ENTRY/EXIT RAMP FOR BASEMENT 10. WATER BODY 11. GAZEBO 12. PARKING 13. SHOP

*Map not to scale.

3 BHK

Floor Plan (Unit-1)

Built Up Area 1578.6 sq.ft

Carpet Area 1110.0 sq.ft

Balcony Area 373.5 sq.ft

Super Area 1973.0 sq.ft

SEGMENT FEATURES

3 Bedroom + 3 Toilet Utility/ Store Room



3 BHK Cluster

Floor Plan (Unit-1)

SEGMENT FEATURES

3 Bedroom + 3 Toilet Utility/ Store Room



*Map not to scale.

3 BHK + S

Floor Plan (Unit-2)

Built Up Area 1843.6 sq.ft

Carpet Area 1318.5 sq.ft

Balcony Area 435.3 sq.ft

Super Area 2304.0 sq.ft

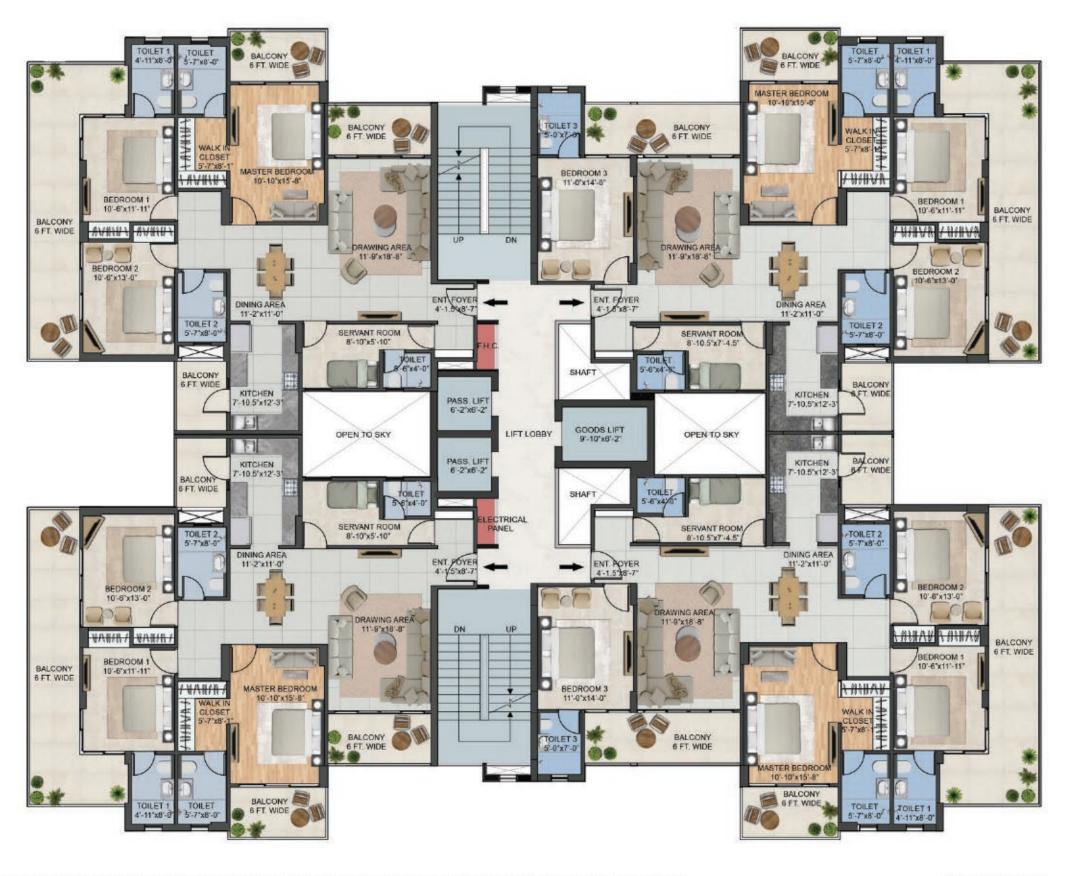
SEGMENT FEATURES

3 Bedroom + 4 Toilet + Servant Master Bedroom with Walk In Closet



3 BHK + S Cluster

Floor Plan (Unit-2 & 3)



4 BHK + S

Floor Plan (Unit-3)

Built Up Area 2089

Carpet Area 1515.2 sq.ft

Balcony Area 466.7 sq.ft

Super Area 2611.0 sq.ft

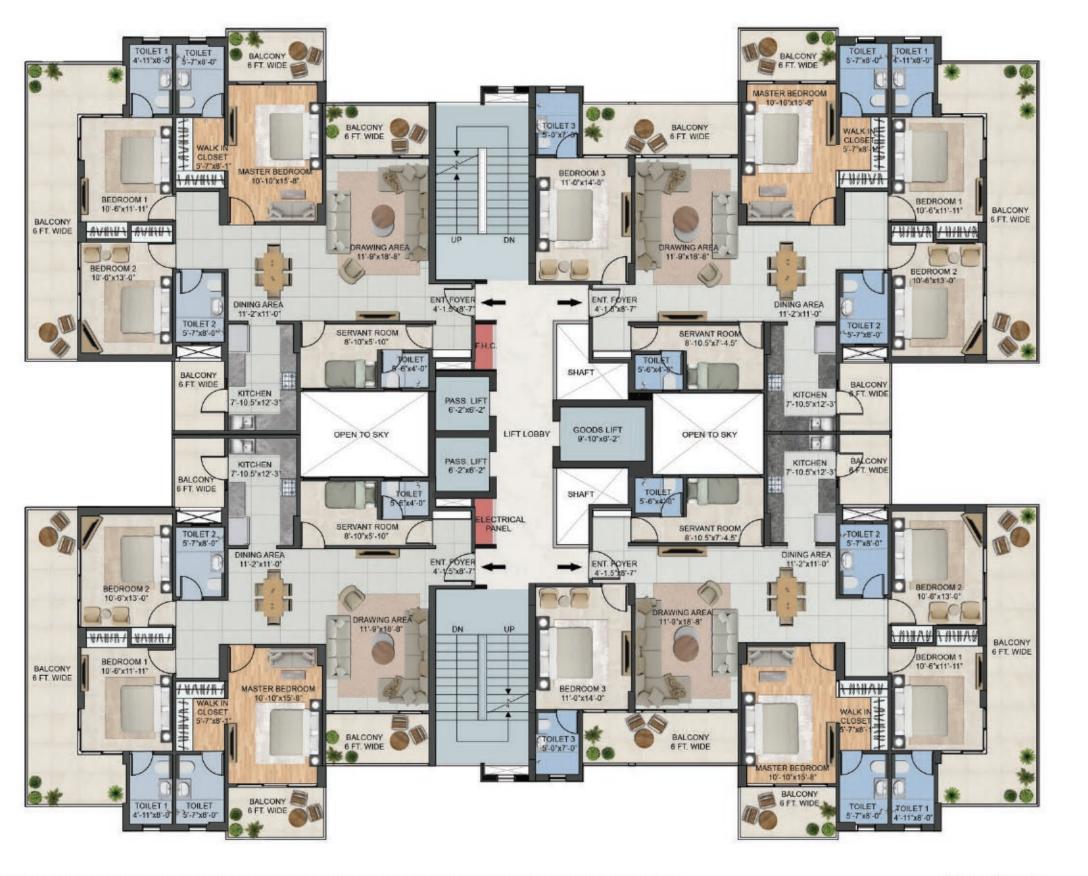


SEGMENT FEATURES

4 Bedroom + 4 Toilet + Servant Master Bedroom with Walk In Closet

4 BHK + S Cluster

Floor Plan (Unit-2 & 3)



4 BHK Penthouse

Floor Plan (Unit-4A) Lower Duplex

Built Up Area 2140.5 sq.ft 1610.3 sq.ft Carpet Area 373.5 sq.ft Balcony Area 2675.0 sq.ft Super Area 955.6 sq.ft Terrace Area

SEGMENT FEATURES

4 Bedroom + 4 Toilet + Store Room + Open Terrace Master Bedroom with Walk In Closet



4 BHK Penthouse

Floor Plan (Unit-4B) **Upper Duplex**

2140.5 sq.ft Built Up Area 1610.3 sq.ft Carpet Area 373.5 sq.ft Balcony Area 2675.0 sq.ft Super Area 955.6 sq.ft Terrace Area

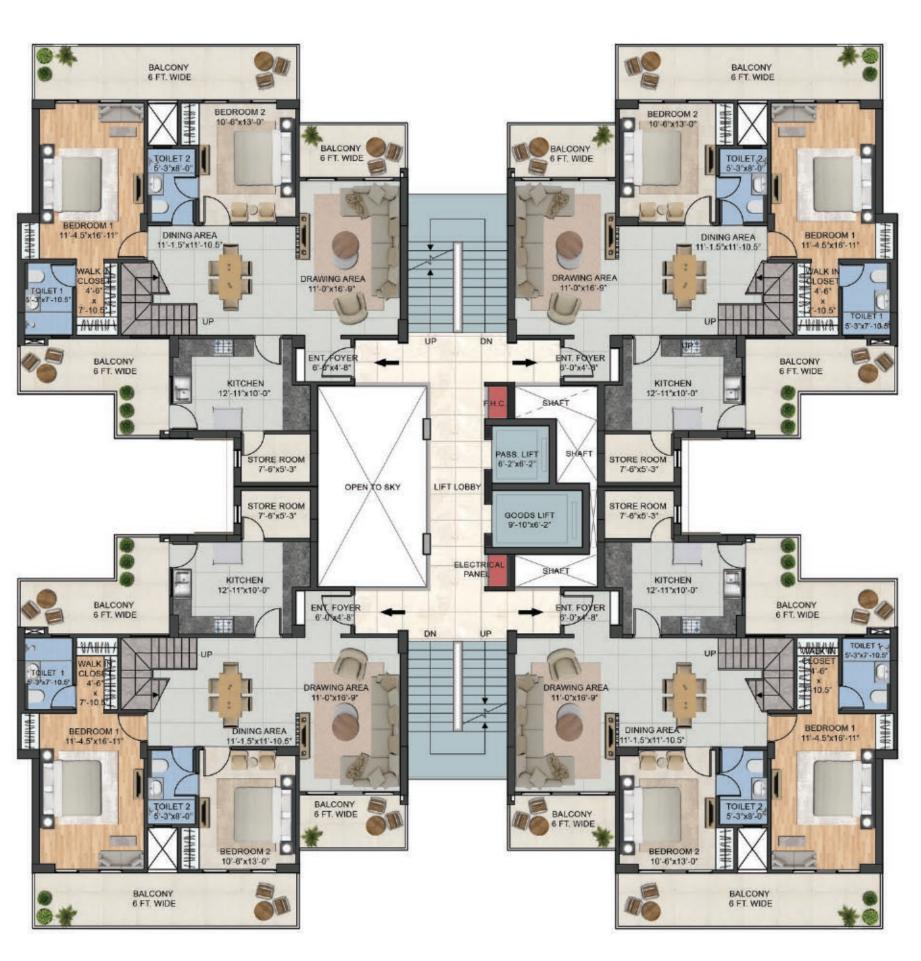
SEGMENT FEATURES

4 Bedroom + 4 Toilet + Store Room + Open Terrace Master Bedroom with Walk In Closet



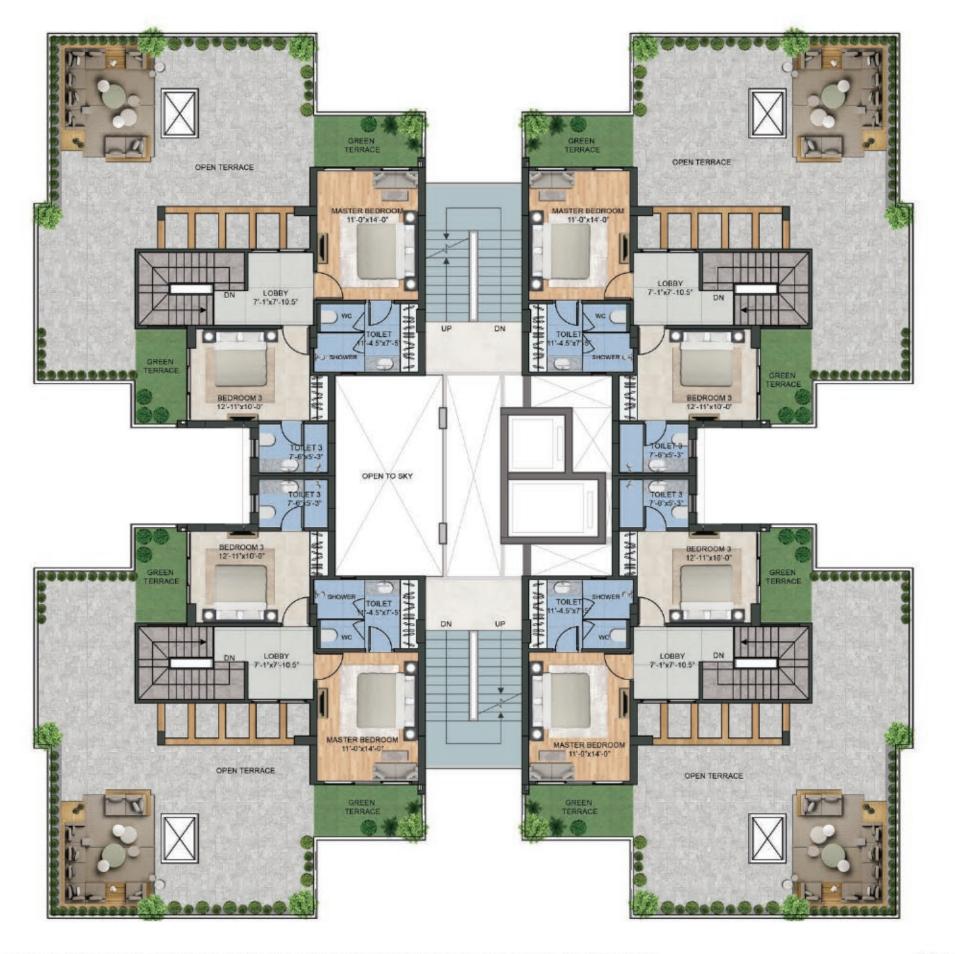
4 BHK Penthouse Cluster

Floor Plan (Unit-4) Lower Duplex



4 BHK Penthouse Cluster

Floor Plan (Unit-4) Upper Duplex



4 BHK + S Penthouse

Floor Plan (Unit-5A) Lower Duplex

 Built Up Area
 2567.9 sq.ft

 Carpet Area
 2016.2 sq.ft

 Balcony Area
 385.0 sq.ft

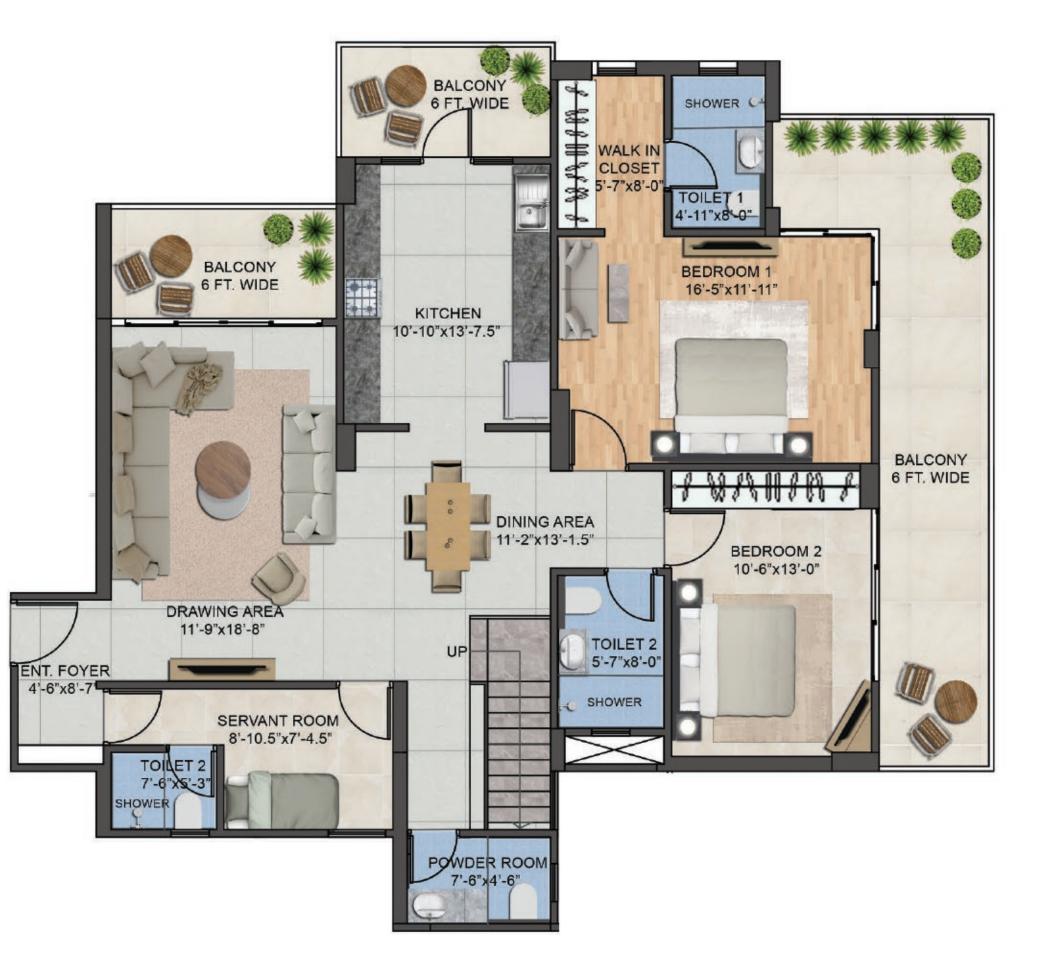
 Super Area
 3209.0 sq.ft

 Terrace Area
 895.5 sq.ft

SEGMENT FEATURES

4 Bedroom + 6 Toilet + Servant Room + Open Terrace

2 Master Bedrooms with Walk In Closet



4 BHK + S Penthouse

Floor Plan (Unit-5B) Upper Duplex

Built Up Area 2567.9 sq.ft

Carpet Area 2016.2 sq.ft

Balcony Area 385.0 sq.ft

Super Area 3209.0 sq.ft

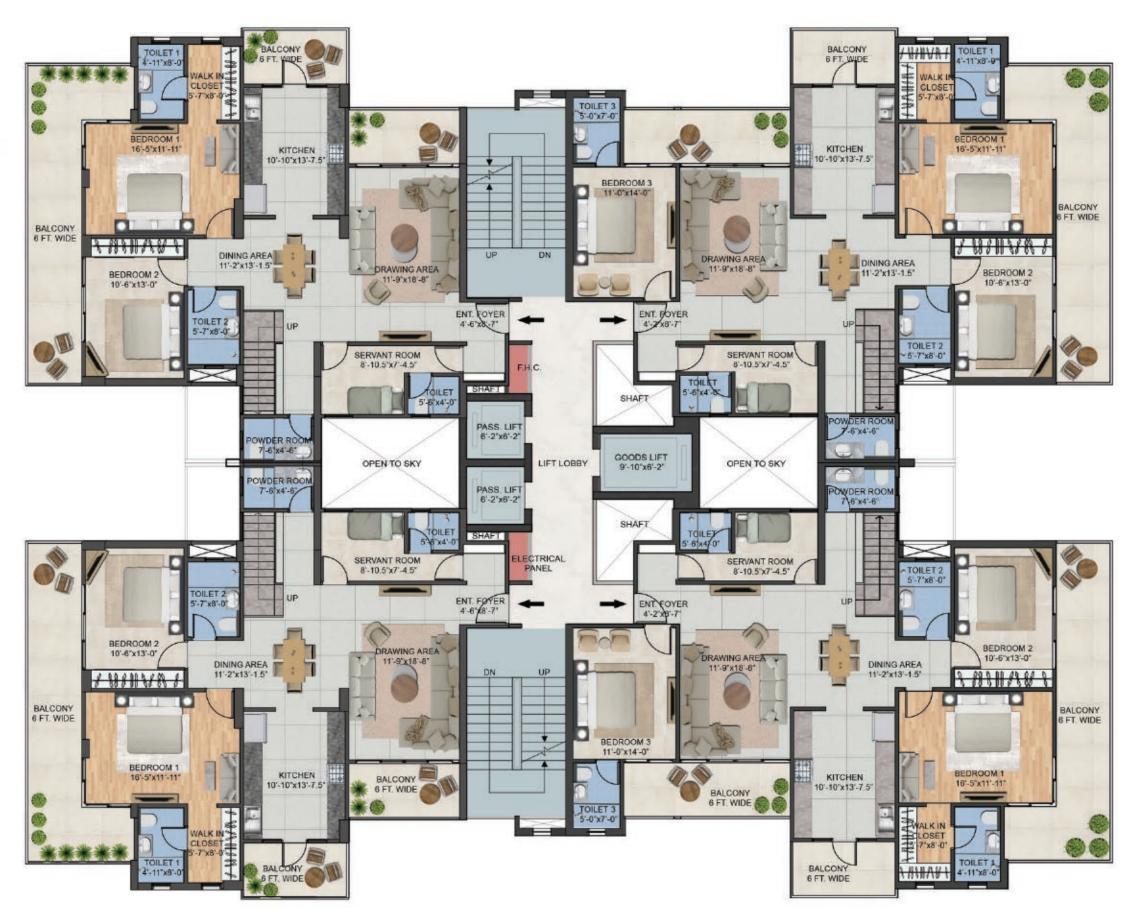
Terrace Area 895.5 sq.ft

SEGMENT FEATURES

- 4 Bedroom + 6 Toilet + Servant Room + Open Terrace
- 2 Master Bedrooms with Walk In Closet



4 BHK + S Penthouse Cluster Floor Plan (Unit-5 & 6) Lower Duplex



4 BHK + S
Penthouse Cluster
Floor Plan (Unit-5 & 6)
Upper Duplex



*Map not to scale.

5 BHK + S Penthouse

416.5 sq.ft

974.8 sq.ft

Floor Plan (Unit-6A) Lower Duplex

Built Up Area 2980.1 sq.ft 2295.8 sq.ft Carpet Area

3725.0 sq.ft Super Area

Terrace Area

SEGMENT FEATURES

2 Master Bedrooms with Walk In Closet

Balcony Area



5 BHK + S Penthouse

3725.0 sq.ft

Floor Plan (Unit-6B) **Upper Duplex**

Super Area

Built Up Area 2980.1 sq.ft Carpet Area 2295.8 sq.ft 416.5 sq.ft Balcony Area

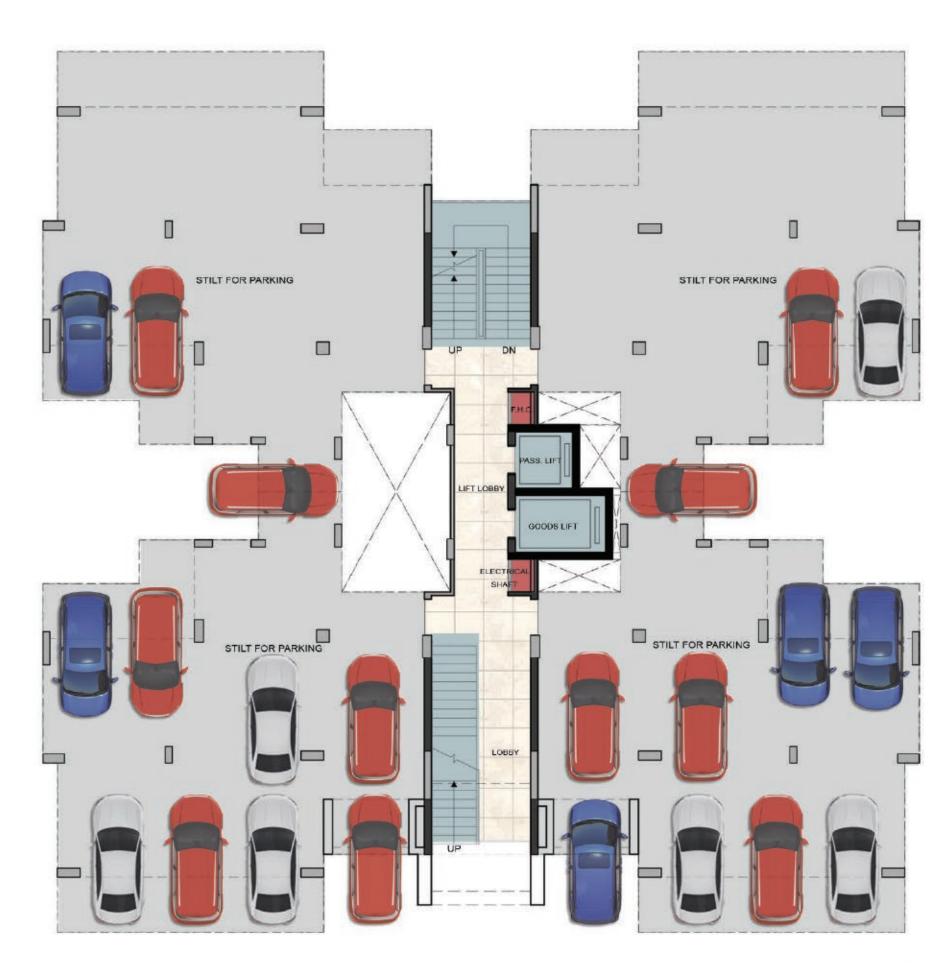
974.8 sq.ft Terrace Area

OPEN TERRACE JACUZZI 5'-3"x10'-1.5" TOILET BEDROOM 4 5'-4.5"x14'-0" SHOWER LOBBY 10'-6"x14'-11" 10'-10"x9'-0" 5'-7"x8'-0' MASTER BEDROOM

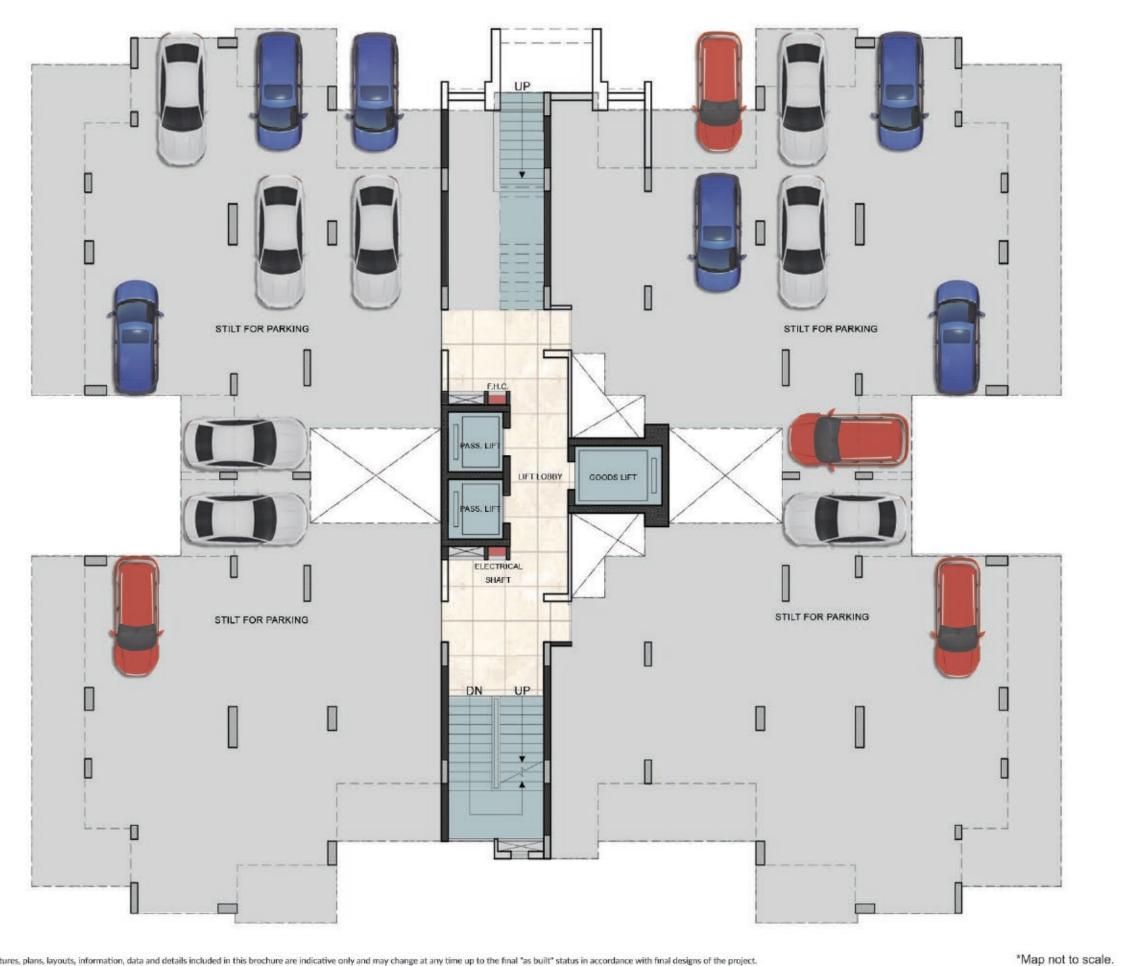
SEGMENT FEATURES

- 5 Bedroom + 7 Toilet + Servant Room + Open Terrace
- 2 Master Bedrooms with Walk In Closet

Stilt Floor Floor Plan (Tower Type-1)



Stilt Floor Floor Plan (Tower Type-2)



Specifications _____

STRUCTURE:

 Design for seismic zone 3 R.C.C frame structure with non-load bearing brick wall.

FLOORING:

- Vitrified tile flooring 800x800mm in drawing room, dining room, bedrooms & kitchen.
- Italian marble in drawing room and dining room in Duplex units only.
- Laminated wood flooring in master bedroom.
- Antiskid tile flooring in balconies / terraces.
- Ceramic / vitrified tile flooring in toilets.
- Vitrified step flooring in staircase.
- Granite / Indian marble flooring in lift lobby & common passages.
- Italian marble flooring in entrance lobby on stilt level only.
- Tremix flooring in basement parking area.
- Granite / Indian marble in basement common passages & lobbies.
- Pavers / Sand stone / Kota stone in stilt parking.

CEILING:

- POP punning finished with acrylic paint in the dwelling units (internal).
- POP punning finished with acrylic paint in common passages on typical floors.
- Partial false ceiling in lift lobby on typical floors.
- Partial false ceiling in entrance lobby on stilt level.

DOORS AND WINDOWS:

- All internal doors Skin door shutter with wooden frame (painted) with SS hinges & mortise lock.
- Main door veneered finish door with wooden frame (polished) with SS hinges & mortise lock.
- External glazing- Aluminium / UPVC frames/sliding (anodised or powder coated). Twin track in rooms and casement windows / ventilators in toilets & kitchen.

KITCHEN:

- Granite counter top with stainless steel sink.
- Wall dado up to 2' from counter.
- Provision for Geyser and RO.

TOILETS:

- Sanitary fixtures (White / off white): EWC & Counter top Wash

 Basin
- CP fittings Single lever mixer on wash basin, single lever mixer with diverter in bathing area. Overhead shower with hand shower & spout.
- Mirror in toilets.
- Wall cladding with ceramic / vitrified tiles up to lintel level.
- Provision for Geyser.

Specifications _____

ELECTRICAL:

- All electrical copper wiring in concealed conduits, provision of adequate light & power points.
- DTH / Cable & TV outlets in drawing room, dining room & all bedrooms.
- Telephone, Internet, Intercom at single location in the common area of typical floors & at two locations in duplex floors.
- Modular switches, sockets & fan regulators & switches plates (plastic-white).
- DB with protective MCB's.
- Location earmarked for inverter with inlet and outlet sockets.

PAINT:

- Internal lobbies & common area with acrylic emulsion paint.
- In basement oil bound distemper on ceiling & enamel paint on columns with marking.
- External finish of weather proof texture paint.

ELEVATORS:

Stainless steel finish all side, rear side with half mirror, LCD display.

PROVISION FOR AC:

Copper piping from room to outdoor unit with drain pipe provision.

RAILING:

 Designer powder coated MS railing or concrete baluster with concrete ledge as per elevation.



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final "as built" status in accordance with final designs of the project





A @mplete



Delivered Projects

We are a company known for our transparency and commitment to customer service excellence that are built upon years of successfully delivering quality real-estate projects in a timely manner in both the residential and commercial sectors.





Ganpati Enclave



Sheesh Mahal Colony



Sushant City-I

















Mittal City Mall



BCL Industries (Distillery & Refinery Unit)

Sheesh Mahal Plaza (Upcoming)

Tulip Club & Stadium

Comfort Inn

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MIHM Institute

Sushant City-II