

URBAN LIVING *Reimagined*



Panchkula Master Plan

Located in the new growth corridor of the Chandigarh Tri-city region.



Location & Benefit:

Well Located In Panchkula Ext. Sec. 14 | Strategically Located 19 Miles From Western Command & Army Hospital
Market Place In Sec 14 Panchkula | Project Under Deen Dyal Awasth Yojna | HSIIDC Township, 200 Mtrs From Hill View Estate
8 Miles From Golf Course Panchkula | Proximity To Transport | Ambiance

EDUCATION:

Satluj International School Sec 2 | Manav Mangal School Sec 11
Litra Heritage 1st School Sec 14 extension | Bhavan Vidyalaya, Sec 15
The Gurukul school, Sec 20 | Doon Public School 21
Solitier Public School, Sec 21 | Chitkara International School Sec 28

MEDICAL FACILITIES :

Alchemist Hospital 10 Min. | Ojas Hospital 15 Min. |
Paras Hospital 25 Min.

ENTERTAINMENT ZONES :

Fun City 10 Min. | Gym Khana Club 24 Min. | Sports Complex 20 Min.

SEAMLESS CONNECTIVITY :

International Airport 30 Min. | Bus Stand 20 Min. | Railway Station
20 Min.

Site Plan



AR VALI
INFRA TECH





A vision crafted for modern lifestyles where architecture, nature and connectivity come together to create an address of distinction.

HILL VIEW ESTATE

Green Living, Elevated Lifestyle, Trusted by **Aravali Infra**



A LIFESTYLE BEYOND LIVING

A modern vision where architecture, nature, and connectivity create a distinguished address.

Crafted for those who value comfort, connectivity, and community, Hill View Estate stands as a symbol of elevated living in the heart of Aravali.

**offering 2 BHK / 3 BHK Builder Floors /
Villas Stilt + 4 floors**



LIFESTYLE FEATURES:

- Expansive Landscaped Parks
- Peaceful Surroundings With Scenic Hill Views
- Dedicated Play Areas For Children
- Jogging And Walking Tracks
- Investment-Friendly Plotted Development
- Wide Internal Roads
- Safe And Secure Gated Environment



A LANDMARK ADDRESS IN SECTOR 14, PANCHKULA EXTENSION

Welcome to Hill View Estate, an exclusive 28 acres to 40 acres residential development in Sector 14, Panchkula Extension. Strategically located near NH-73, it offers excellent connectivity, strong growth potential, and a premium lifestyle in the expanding Greater Chandigarh region.



2 BHK **Builder Floor**

Plot No: 172 to 177 (Plot Size: 127.77 sq.yards)

AR VALI
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UNIT SIZE :

1176.53 sq.ft

PLOT SIZE :

127.77 sq.yards

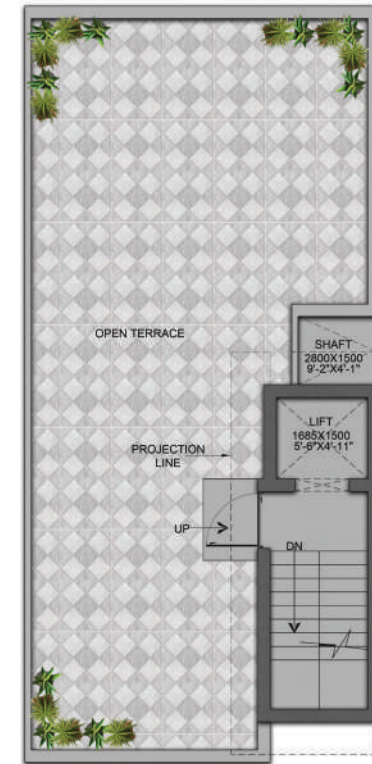
ARAVALI
— I N F R A —



STILT FLOOR PLAN



TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN

3 BHK

Builder Floor

Plot No: 491 (Plot Size: 184.355 sq.yards)

AR VALI
— I N F R A —



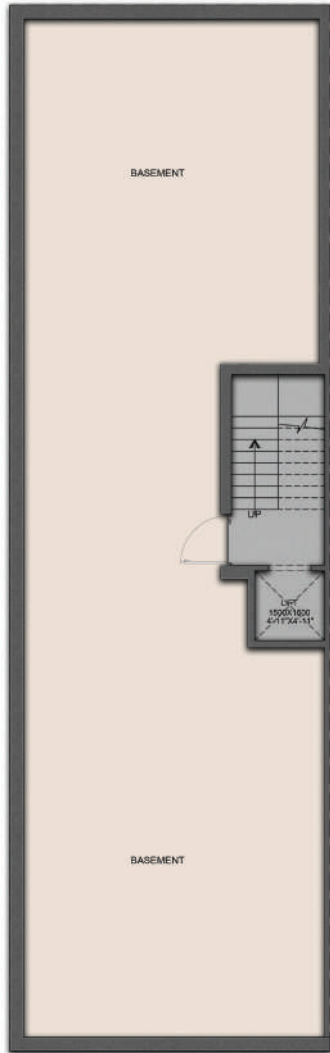
UNIT SIZE :

1648.67 sq.ft

PLOT SIZE :

184.355 sq.yards

ARAVALI
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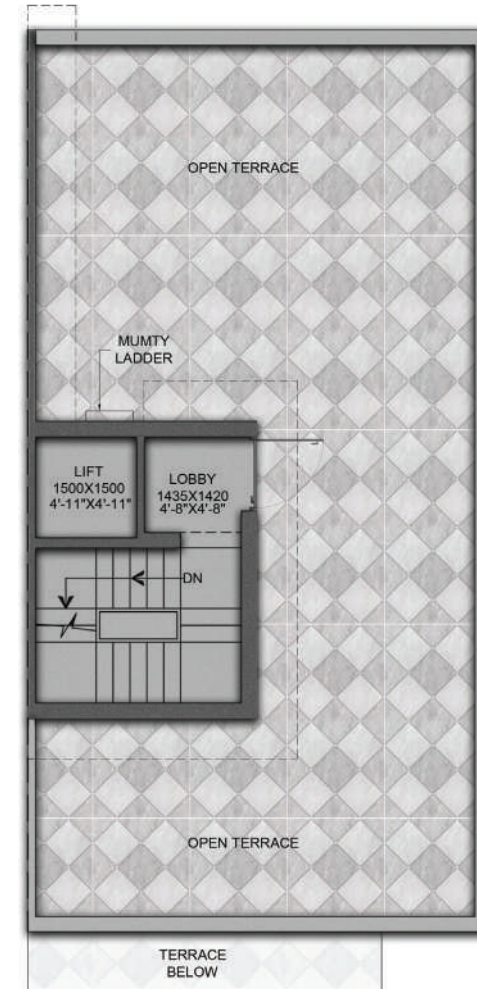
BASEMENT FLOOR PLAN



STILT FLOOR PLAN



1ST TO 4TH FLOOR PLAN



TERRACE FLOOR PLAN

2 BHK Builder Floor

Plot No: 490 (Plot Size: 138.041 sq.yards)

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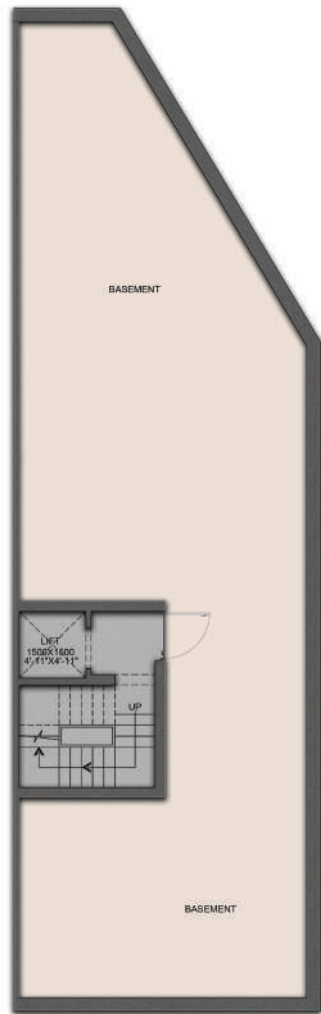
UNIT SIZE :

2120.16 sq.ft

PLOT SIZE :

138.041sq.yards

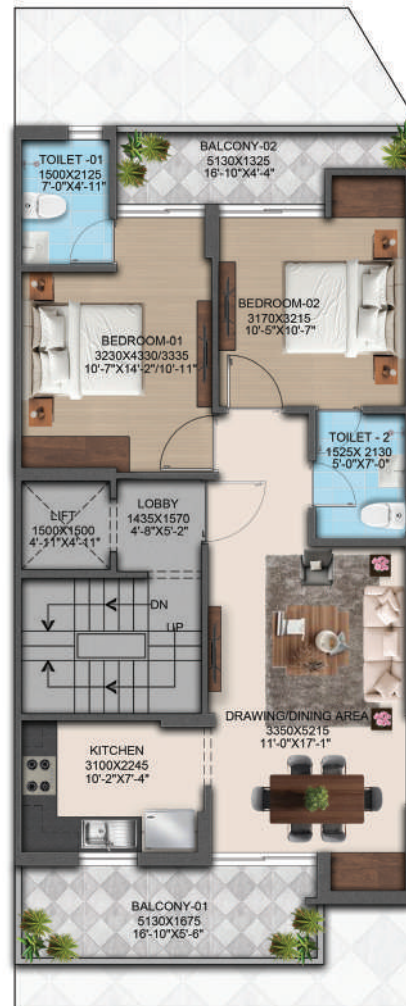
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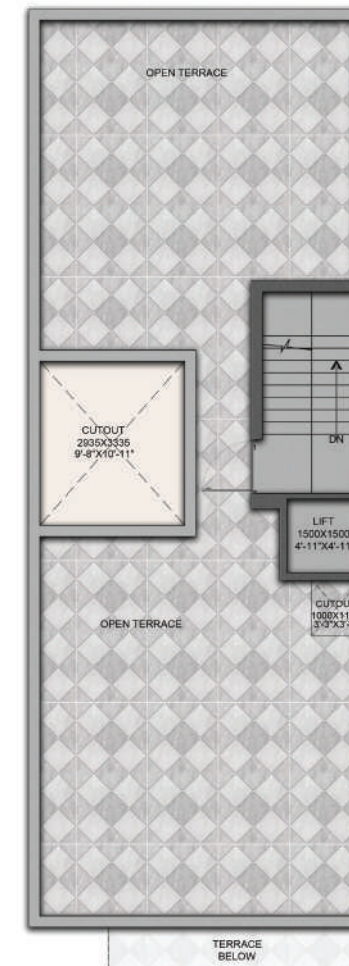
BASEMENT FLOOR PLAN



STILT FLOOR PLAN



1ST TO 4TH FLOOR PLAN



TERRACE FLOOR PLAN

2 BHK

Builder Floor
Plot No: 201 TO 202 (Plot Size: 144.453 sq.yards)

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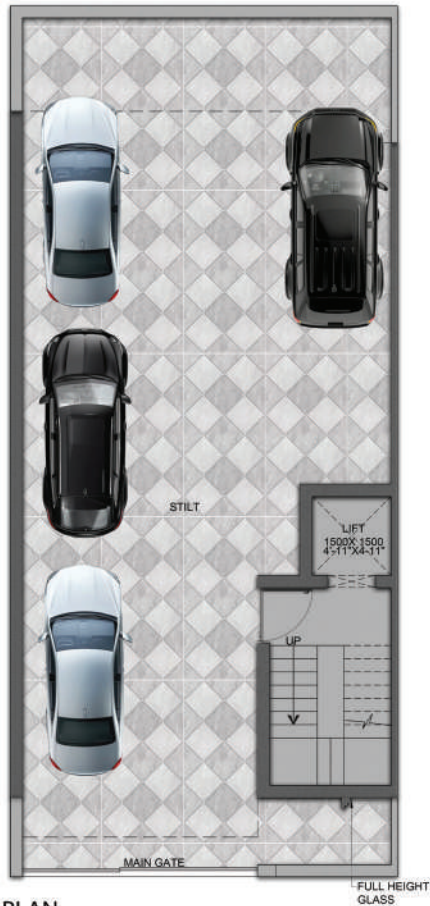
UNIT SIZE :

1331.78 sq.ft

PLOT SIZE :

144.453sq.yards

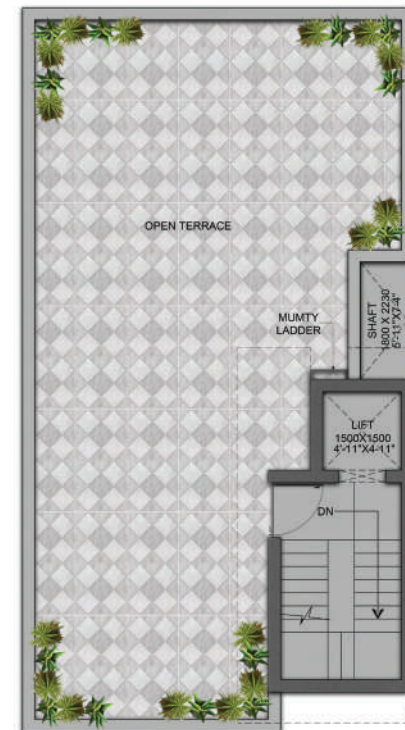
ARAVALI
— I N F R A —



STILT FLOOR PLAN



TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN

3 BHK VILLA

Plot No: 17,18,12A (Plot Size: 90.98 sq.yards)

ARAVALI
— I N F R A —



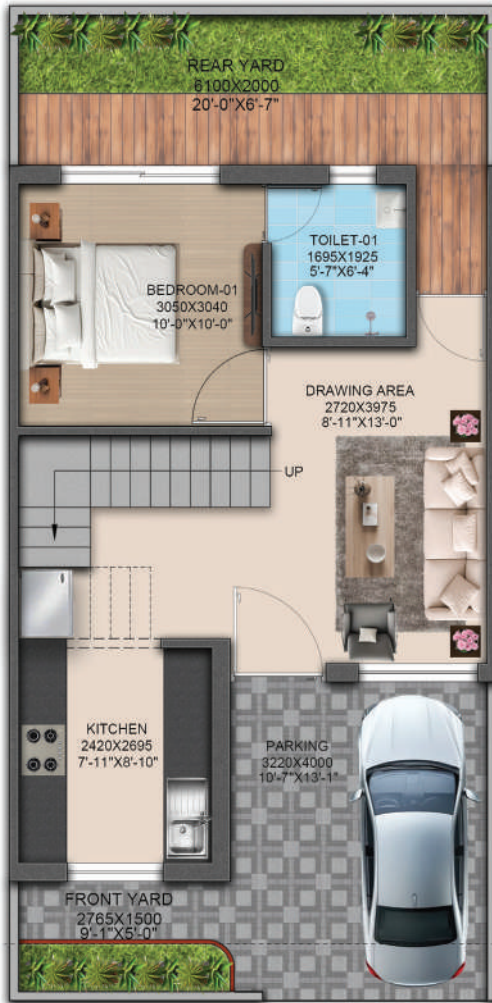
UNIT SIZE :

1382.53 sq.ft

PLOT SIZE :

90.98sq.yards

ARAVALI
— I N F R A —



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

TECHNICAL SPECIFICATIONS

Category	Material Description
Structure	• Earthquake Resistant RCC framed structure design. • Kamdhenu TMT, ACC/Ambuja Cement, Best Quality Bricks
Plumbing	• Supreme & Astral PVC & CPVC Pipes • Jaguar CP fittings
Flooring	• Premium Vitrified tiles for bedrooms, toilets, balconies and utility area • Granite flooring in stilt parking and staircase
Doors & Windows	• TOSTEM (LIXIL) aluminum sliding outer doors and windows • Wooden internal doors
Electricals	• Philips lighting • Legrand Arteor switches • Havells wires • Heavy gauge copper AC piping from Totaline

Category	Material Description
Bathrooms	• Jaquar toiletries and fittings • Vitrified tiles of full height • PU painted vanity with granite countertop • Concealed single lever mixer for shower & washbasins
Kitchen	• Modular kitchen with premium accessories from MODA • Premium quality granite platform with stainless steel sink • Extra height kitchen cabinets
Woodwork	• Spacious wardrobes in all bedrooms, fitted with premium • Ply, Merino Mica and best hardware • Magnificent LED Panels in all the rooms & drawing areas • Provision for Pooja Room with beautiful décor • Beautiful Teak Margin work in Lobby Roof for enhanced looks
Painting / Polishing	• All internal walls smoothly plastered with POP punning • All internal walls painted with Asian Royal Paints • Exterior wall painted with Asian Apex Ultima • Tasteful combination of Duco Paint & Melamine Polish on LED Panels

Category	Material Description
Lift	• Schindler Lift with centre opening doors • High speed with 6 people capacity • Stainless steel hairline walls • Wheelchair friendly
Security	• CCTV surveillance cameras at strategic common locations with live feeds • Video Doorbell with Remote Door Opening • Digital lock for main entrance
Parking	• Pillerless design for maximum parking space • Guard Room/Servant Quarter with bathroom and Kitchen • Full height tiles for parking walls for easy maintenance • Provision for vehicle electrical charging • Facing green belt for additional open parking space

FIXTURES

Category	Material Description
Lights	• Installed
Fans	• Installed
Exhaust Fans	• Installed
CCTV	• Installed
ACs	• Optional
Chimney	• Optional
Geysers	• Optional
RO System	• Optional

THANK

you

 **99999-24446**

 **Hill view estate Sector 14
Panchkula extension**