

A Project by  
MBPL GROUP



# FUTURE HEIGHTS

NEW WAVE OF LUXURY AND QUALITY

Future Heights is situated in the lap of convenience, NH-205, Kharar – Kurali Highway, Greater Mohali where the best of the city's establishments are located, just mere metres away.

Owning a home in this burgeoning locale holds not only the promise of a life well-sorted for today, but for the years to come. Having seen a rapid exponential growth spurt, the region is subject to continue on this trajectory, resulting in high residential and economic demand. With a huge emphasis on innovation and modernism, it's being constructed with latest Mivan Technology.



# LIVE THE HIGH LIFE





# HOMES THAT MATCH YOUR WISH LIST

Life in Future Heights is so much larger than life anywhere else. Unwind in generously spacious apartments, spilling onto sunlit decks. Soak in the quiet green corners while reveling in world-class luxury amenities. Take leisurely strolls with family and friends. Because people like you, who've seen it all, deserve to have it all.







## WHERE THINGS ARE ALWAYS LOOKING UP

Each home comes with great rooms with larger-than-life windows, seamlessly connected to private decks, tastefully designed ancillary spaces, and more. These homes reflect modern history, which is appropriate because they're designed for people who will create history if they haven't already.



# EFFORTLESSLY

**25 Min**  
Elante Mall

**23 Min**  
International Airport

**20 Min**  
Railway Station

**20 Min**  
PGI Chandigarh

**15 Min**  
Bestech Mall

**15 Min**  
Sector 43 Bus Stand

**13 Min**  
Fortis Hospital

**05 Min**  
Civil Hospital

**05 Min**  
Chandigarh University

**03 Min**  
Doaba College

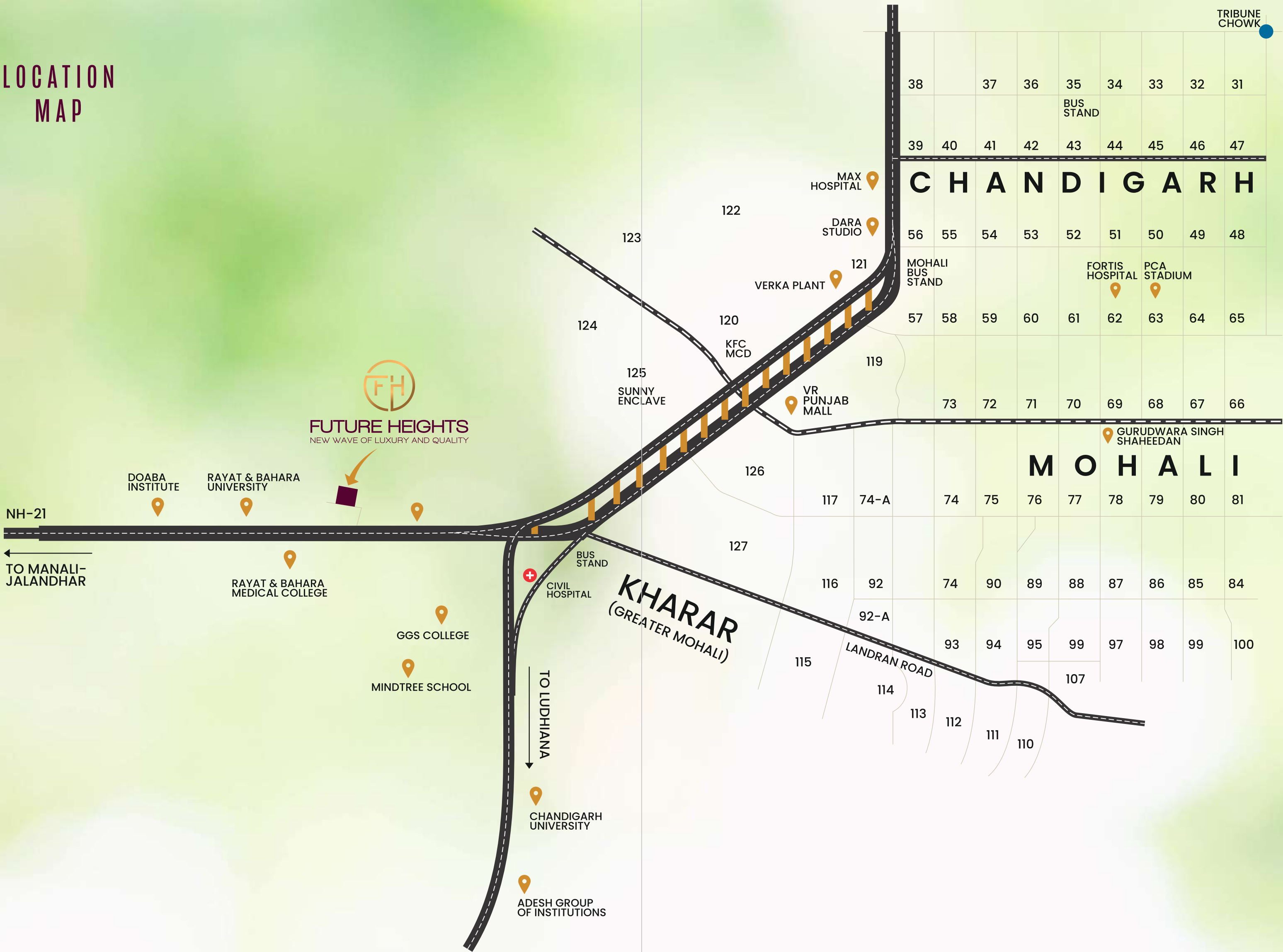
**02 Min**  
Mind Tree School

**02 Min**  
Rayat Bahra University

# CONNECTED



LOCATION  
MAP





# AN UNIQUE BLEND OF LUXURY AND COMFORT

Sharp structures defining the elevation, its charming hues offering a unique counterbalance to the exuberant accents, its a cozy space made for you. Each room has been planned with a thoughtfully designed approach to luxury to provide you with one of the finest living experiences.





## WHERE GENERATIONS EAT TOGETHER

Good family. Good friends. Good food. Great dining! We at Future Heights have worked every little inch to make your dining area a truly multi-functional space, a place where you can eat and entertain - all to your heart's content.





# THERE'S SPACE FOR ALL YOUR LIFE STORIES

With vast spaces like a 'great' living room seamlessly blending in with ancillary bedrooms and balconies, these 2 & 3 BHKs are designed for larger-than-life living. Each home presents intricate planning and a well-laid out design.





## A SLICE OF PARADISE

Sit conveniently among the aromatic ambience. Not to mention, the incredible world - a world filled with things to do and things to eat, things to discover, and things to remember. A world that the rest of the city envies.







GREEN GARDEN



SWIMMING POOL



EARTHQUAKE RESISTANT STRUCTURE



YOGA SPACE



GYMNASIUM



LANDSCAPE PARKS



3 TIER SECURITY



KIDS PLAY AREA

## ROOM FOR EVERYTHING EXCEPT THE ORDINARY

There are two types of people in this world, those who have fun doing everything and those who have fun just going with the flow. Future Height caters to both. The inhabitants of this place are provided with nothing short of everything. From a dip in the pool, to a trip to the spa, to an evening of kids serene walk, we've accommodated it all. Be it young or old, our myriad of world-class amenities caters to all walks of life.

# AMENITY RICH



24X7 POWER BACKUP



CAR WASH



CYCLE TRACK



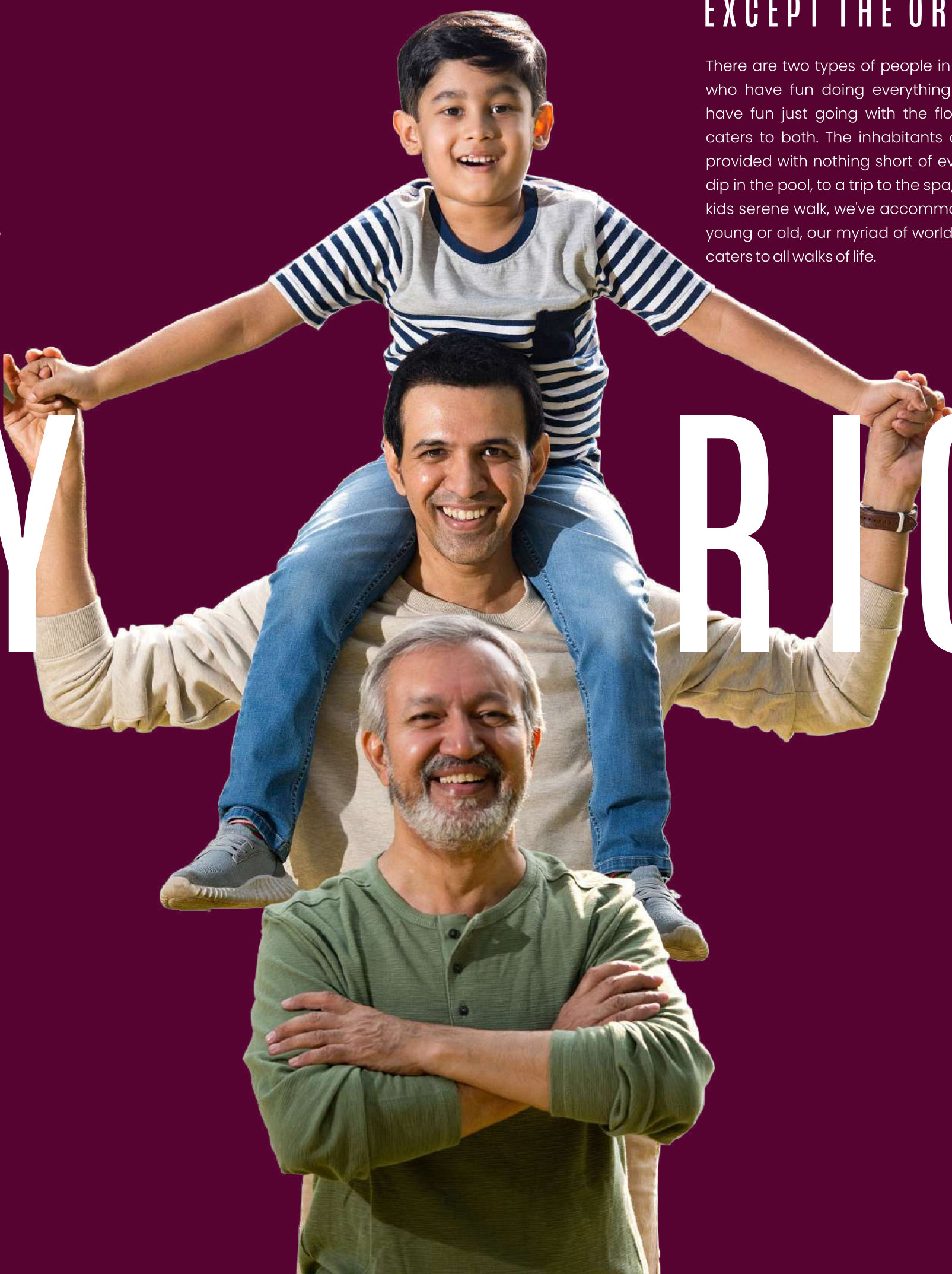
WORK SPACE



CLUB HOUSE



GAMES ROOM





WHEN YOU'VE  
SEEN IT ALL,  
YOU DESERVE TO  
HAVE IT ALL.





# PERFECT ANTIDOTE TO THE STRESS

A luxurious lifestyle with the best-in-class swimming pool awaits your arrival. Life at Future Heights is one of quality time spent with friends and family. Each and every amenity has been cherry-picked and tastefully crafted to present a premium living experience.





## PERFECT TO BEGIN THE HEALTHY LIFESTYLE

Experience the buzz, the energy, the  
verve and the joy that make life  
worth living through the exclusive  
jogging track calling you up for a  
morning stroll in the lush greenery -  
all just outside your door.





# IT'S ALL ABOUT WELLBEING

## WELLNESS CENTRE

Imagine a tranquil space to relax and revitalise – without leaving home. The Future Heights Wellness Centre offers a resort-standard spa, pool, gym and yoga facilities.



## GYMNASIUM

Cardio. Weights. Pilates. Spin. Whatever be your workout, the smartly designed and fully equipped gymnasium at Future Heights is the ideal place to do it.



## YOGA SPACE

A relaxing haven of calm, the private yoga space is the perfect place to escape and recalibrate at the start of the day, or the end.







## ADVENTURES FOR YOUR LITTLE EXPLORERS

Let your little champs explore, play, learn and enjoy at the exclusively designed kids play area for them. The joyful ambience of the place would surely make your kids relax and rejuvenate with their like-minded little folks.







# NATURE'S TRANQUIL LANDSCAPES

Nestled amid acres of resplendent greenery, Future Height, blends seamlessly into the natural topography. A project that offers you natural green recreation to delight, to enlighten and to inspire.



FLOOR PLAN  
2 BHK



Super Area - 1293 Sq.ft.  
Covered Area - 1150 Sq.ft.  
Balcony Area - 261 Sq.ft.  
Carpet Area - 842 Sq.ft.

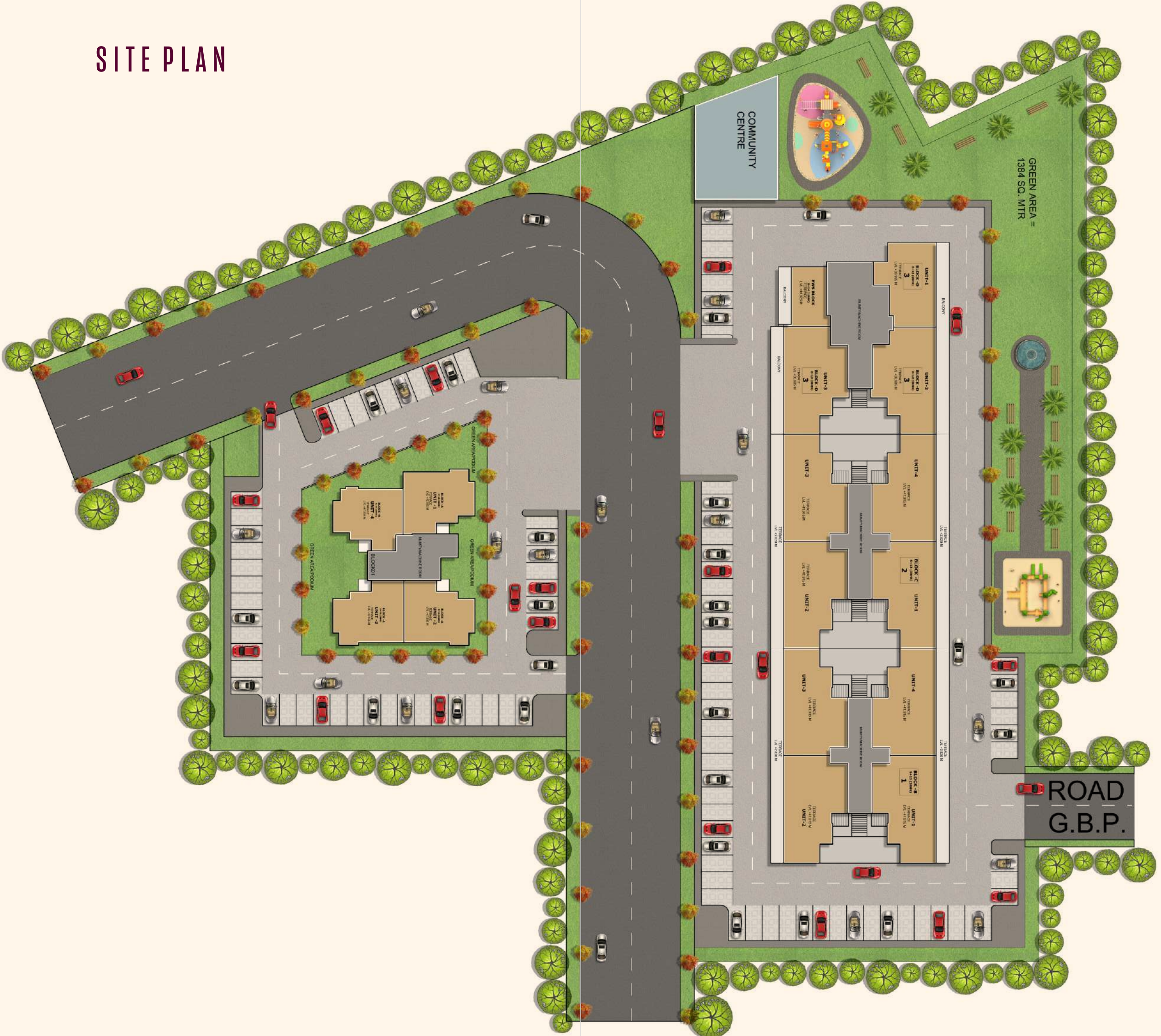
FLOOR PLAN  
3 BHK



Super Area - 1765 Sq.ft.  
Covered Area - 1398 Sq.ft.  
Balcony Area - 320 Sq.ft.  
Carpet Area - 967 Sq.ft.



SITE PLAN







# QUALITY, TRUST CREDIBILITY.

Over the last years, Mahavir Builders Pvt. Ltd. has been committed to provide the best options in Residential, Commercial & Retail segments of Real Estate to their Investors, Patrons and Business Associates, with sustainable environment being the key guiding factor. While the focus of the Company is on providing "Value for Money", Sentiments & Aspirations of Investors and End-Users remains the basic fibre that guides and inspires Vision of the Group. Besides ensuring Quality Benchmarks: timely delivery and transparent dealings are some of the important factors that constitute Core Ethics and Core Values of the Company. Every project is visualized, planned and executed as a Special Mission, the Mission being Dreams & Aspirations of hundreds and thousands of End-Users and Investors whose hard-earned money is at stake. So, for us it is all about Quality, Trust & Credibility.

The Group has proudly marched ahead with conceptualization and vision of developing an amazing & a Beautiful Township Future Heights; a township that offers multiple Residential options to aspiring Home-Seekers from across the country, key factors being "Value for Money" and 'Clean and Green environment' supported & supplemented by world class amenities.

# TECHNICAL SPECIFICATION

## MIVAN TECHNOLOGY

Speed of development	7 days/floor
Resistant	Seismic resistant
Brick Work	No Brick Work
Corrosion	No corrosion problem
Finishes	Smooth finish

## MODULAR KITCHEN

Walls	Ceramic Tiles upto 2ft.
Flooring	Vitrified Tiles/Ceramic Tiles, Anti Skid
Doors	Flush Door Shutter/Skin Doors
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular (Goldmedal/Havells or Equivalent)
Others	Granite Counter Top, Double Stainless Steel Sink

## TOILETS

Walls	Plastic Emulsion Paint & Ceramic Tiles Upto Roof
Flooring	Anti Skid Tiles
Doors	Flush Door Shutter/Skin Doors
Fittings & Fixtures	Jaguar/Hindware/Kohler (or Equivalent)
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular (Goldmedal/Havells or Equivalent)

## STAIRCASE

Walls	Plastic Emulsion Paint
Flooring	Granite/Premium Kota Stone/ Marble
External Window & Glazing	Frames & Shutters

## BALCONIES

Flooring	Anti Skid
Switches	Modular (Gold medal/Havells or Equivalent)
Others	MS Railing

## FLOORING

Flooring	Superior quality vitrified tiles
Balconies & utility Areas	Ceramic Tiles
Others	Anti Skid ceramic Tile floors & glazed ceramic tile cladded toilel

## PAINTS

Internal Walls	Plastic Emulsion Paint
External walls	Anti-Fungal weather shield paint

## DOORS & WINDOWS

Internal	Doors with Seasoned wood frame & paint finish flush shutter
External	Windows/Glazing in UPVC/Powder coated aluminum



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