



Trust built on Performance

Taking life to new Heights



KLJ Heights
Sector - 15
BAHADURGARH

NOW MORE VALUE
FOR EVERY SQUARE FOOT





Welcome to KLJ Heights

KLJ, a company with over 40 years of running successful business ventures is now all set to take the real estate industry by storm. **KLJ Heights** - a picture Group Housing Project, placed at the destination next to Delhi NCR - Bahadurgarh.

With NCR Properties touching new heights, Bahadurgarh holds tremendous potential for both investors & actual users. With modern & up-to-date specifications, tastefully done interiors, **KLJ Heights** is set to take life to new Heights.

The interiors of the spaces within **KLJ Heights** are designed to make your dream home luxurious, stepping inside the apartment you will notice the quality of construction is at par with international standards. Space has been optimally utilised without cutting the corners. The finish and the fittings are beyond your expectations and the layout options are designed to suit your family needs. The trademark 'KLJ' specifications are all here at **KLJ Heights**.

Project Highlights

- Exclusive 2 BR & 3 BR with best of class Fittings & Fixtures
- World Class Earthquake resistant construction
- Well Planned Internal Layout for Optimal space utilization
- Industrially Progressive Location
- Prominent Educational Institute such as PDM Medical College & Schools like DPS, DAV & Sainik School in close vicinity
- Ventilated & Sunlit Apartments with High Speed Elevators & Modern Amenities
- Secured complex with High Boundary wall with 24x7 Security & Water supply
- Modern Street Lighting & Fire-Fighting systems, Centralised Communication System Facility
- 100% Power Back-up
- Shopping area for basic needs
- Private Balconies with every Apartment



Tentative Specifications for Standard Flat

Structure	Earthquake resistant R.C.C. Framed Structure with infill brickwork
Wall Finish	Internal -All internal walls plastered & painted in pleasing shades of oil bound distemper & P.O.P Cornica in drawing & dining areas. External -Aesthetically designed classical exterior with texture paint finish
Flooring	Living/Dining - Vitrified Tile Flooring/Marble Flooring Bedrooms - Vitrified Tile Flooring Balconies - Anti Skid Ceramics Tiles
Toilets	Dado - Selected Ceramics Tiles Flooring - Anti Skid Ceramic Tile Flooring & Granite counter top for wash basins Fittings - Wash Basin, EWC, A Mirror, Tower Rail, Hot & Cold Water Mixer Fittings (Without Geyser)
Kitchen	Flooring - Anti Skid Ceramic Tile Flooring Dado - Ceramic tiles up to 2'-0" height above Working platform, rest with acrylic emulsion paint Platform - Working platform in granite top with stainless steel sink
Windows	Powder coated Aluminium windows/ equivalent with shutters
Doors	All doors shall be hardwood Frame/Quality Flush Doors All Doors shutters shall be flush type except main entrance door, which shall be of decorative type with eye piece, night latch, safety chain & good quality brass fittings
Water Supply	Hot & Cold Water mixing arrangement in each flat, 24 hours water supply ensured with large underground & over-head tank with boosting arrangement
Electrical	PVC recessed copper wiring with provision of A/C point in all rooms with convenient & adequate provision of light & power as well as T.V. & Telephone points in all rooms
Lifts	Granite finish lift lobby for electrically controlled lifts with 100% power backup
Fire System	Fire protection system in accordance with the latest NBC code
Power Supply	3 Phase connection in all flats with mandatory power backup facilities of 3 K.V.A
Stair/Passage	Kota Stone Flooring

Note: All building layouts/unit plans, specifications etc. are tentative & subject to variation & modification by the developer/architect/authorities sanctioning such plans.



**KLJ
Heights**



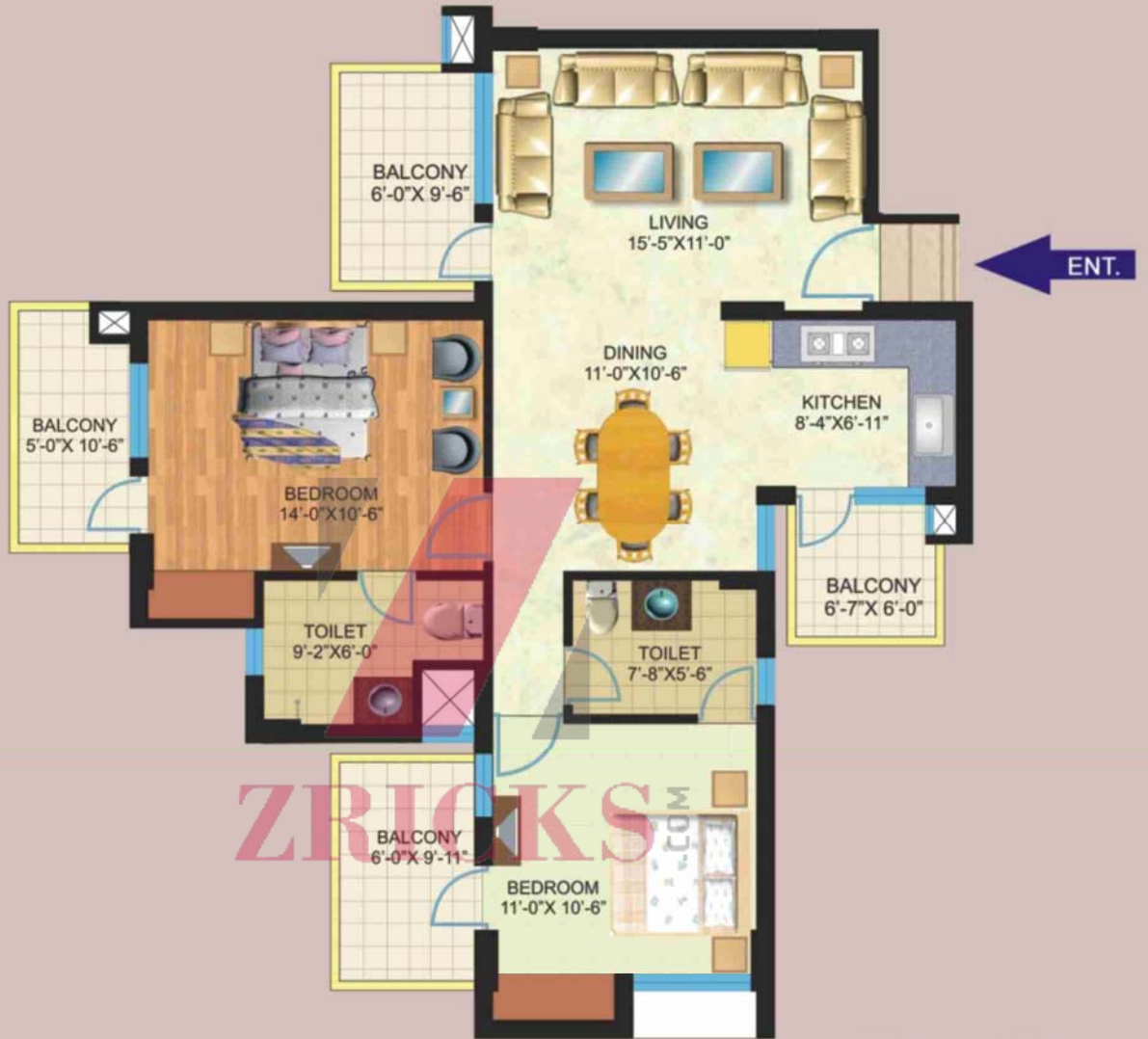
Location Features

- Prime Location Sector on NH 10
- Close to North & West Delhi
- 6 Kms from Delhi Border
- Upcoming Malls/Complexes in close proximity
- Industrial Activity Hub
- Adjoining Major Industrial Belt
- Approved Metro Connectivity
- Ideally located near upcoming K.M.P. Expressway
- Modern Public Transport
- Benefits of NCR territory
- Adjoining 250 acres City Park & City Centre



LOCATION MAP

LAYOUT PLAN



ZBRICKS

2BR Unit (1250 sq. ft)





3BR Unit (1600 sq. ft)

LAYOUT PLAN

Other Projects of KLJ



KLJ TOWN PLANNERS PRIVATE LIMITED

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