

 ansal HOUSING

ENRICHING LIVING STYLES

 SAMYAK  
PROJECTS

Reach out for the sky ...



  
ansal Heights  
86  
GURGAON

2, 3 & 4 BHK Apartments &  
Limited Edition Exclusive VILLAS

A photograph of two young women with long dark hair, smiling and looking at each other. The woman on the left is wearing an orange top, and the woman on the right is wearing a yellow top. They are outdoors in a bright, green environment with sunlight filtering through the leaves. A small blue butterfly is visible in the upper right background. The text "and touch the heights of exuberance ..." is centered in the middle of the image.

and touch the heights of exuberance ...



**ansal Heights**  
**86**  
— GURGAON —

**2, 3 & 4 BHK Apartments &  
Limited Edition Exclusive VILLAS**

A world of pure bliss where love blooms like the warmth of the first morning rays.  
Here happiness reflects in the laughter of your children and  
your beloved glows in the rejuvenating clear moonlight.



● Ansal Heights, Sector-92



● Ansal HUB 83, Sector-83



● Ansal TOWN WALK  
Sector-104



● Ansal Estella, Sector-103

DELHI  
L ZONE

NAJAFGARH

DWARKA

LOCATION MAP



● ANSAL HOUSING PRESENCE IN GURGAON

### LOCATION PAR EXCELLENCE

- Located on 60 mtr. wide Sector Road
- Easy access from 150 mtr. wide Dwarka Expressway and NH-8
- Minutes from IMT Manesar, IGI airport, Domestic airport, Delhi and all landmarks in Gurgaon
- Close to proposed Metro Station



● Ansal's Highland Park  
Sector-103





*Come home to*  
**The New High**

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Envisioned with your stature in mind, the homes reflect your true style.  
Living spaces that transcend beyond the ordinary  
to create an aura of fine balance between finesse and practicality.

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2 BHK, 3 BHK + 2 T, 3 BHK + 3 T + Utility, 3 BHK + 1 Room + Utility & 4 BHK + 1 Room + Utility spacious apartments

Limited edition Exclusive Villas | Designed for cross ventilation | Ample natural light inflow

Excellent space planning for 100% usage



SPACIOUS BEDROOM



BALCONY WITH A VIEW



SPACIOUS DINING AREA



PERSPECTIVE VIEW





ansal Heights

86

GURGAON





PERSPECTIVE VIEW



*Luxuriate in*  
**The Limited Edition Villa**

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A living proposition with a distinguished style.

A home dreamt of by all but possessed by the elite few.

A world of your own with meticulously crafted spaces in abundance. Sheer indulgence.

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5 Bedroom Villas

Family lounge

Personal parking







# *Cherish* The Pristine Lifestyle

To make life beautiful almost all your needs have been catered to right at your doorstep.  
World class features and amenities make sure  
you and your loved ones enjoy life peacefully in a tranquil environment.

Secured gated complex | Landscaped central park | Kid play area

Convenient Shopping | Primary & Nursery school | Jogging track

Power back-up for common areas | Fire safety arrangements | Earthquake resistant RCC structure



CONVENIENT SHOPPING



CENTRAL PARK



PRIMARY SCHOOL



ROAD 24.0M WIDE

15M WIDE DRIVEWAY

Project designed by :



# SITE LAYOUT PLAN

## LEGEND

①	ENTRY / EXIT FOR RESIDENTIAL	Ⓐ	3BHK + 1 ROOM + UTILITY TOWER
②	EXIT FOR RESIDENTIAL	Ⓑ Ⓒ Ⓓ	3BHK + 3 T + UTILITY TOWER
③	ENTRY FOR E.W.S.	Ⓔ Ⓕ Ⓖ	3BHK + 2 T TOWER
④	EXIT FOR E.W.S.	Ⓙ Ⓚ Ⓛ	2BHK TOWER
⑤	CLUB HOUSE	Ⓚ	4BHK + 1 ROOM + UTILITY TOWER
⑥	COMMERCIAL	Ⓜ	VILLAS
⑦	NURSERY SCHOOL		
⑧	PRIMARY SCHOOL		
⑨	E.W.S. APARTMENTS		
⑩	CENTRAL PARK		
⑪	PAVILION		
⑫	AMPHITHEATRE		
⑬	PEDESTRIAN PATHWAY		
⑭	POOL		
⑮	RAMP		
⑯	PARK		









# *Celebrate* The Good Life

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Rejuvenate with a cool splash or work out your stress at the gym.  
The fine club house will cater to all the leisure needs  
with most modern facilities and equipment.

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Swimming pool

Gymnasium

Cards / Rendezvous room

Yoga / Aerobics lounge



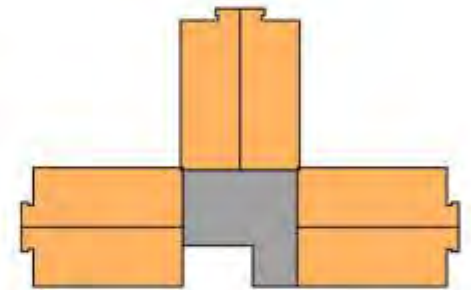
GYMNASIUM



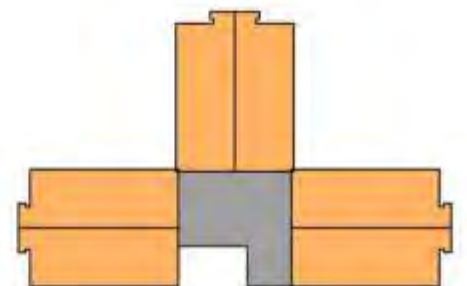
CARDS / RENDEZVOUS ROOM



2BHK  
UNIT SALEABLE AREA = 1360.00 sq.ft. (approx.)

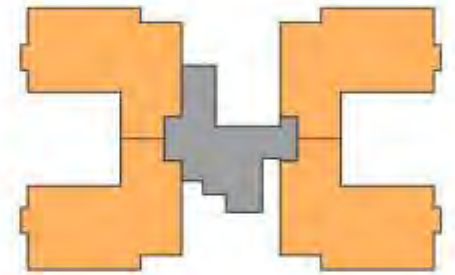


3BHK + 2 T  
UNIT SALEABLE AREA = 1690.00 sq.ft. (approx.)

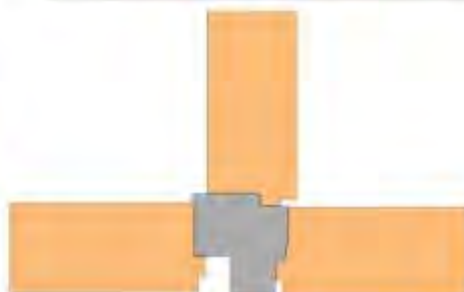




3BHK + 3 T + Utility  
 UNIT SALEABLE AREA = 1895.00 sq.ft. (approx.)



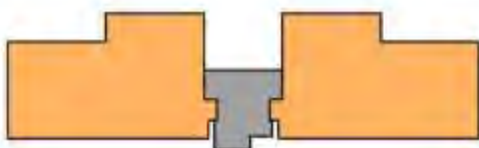
3BHK + 1 Room + Utility  
 UNIT SALEABLE AREA = 2786.00 sq.ft. (approx.)



# FLOOR PLAN



4BHK + 1 Room + Utility  
 UNIT SALEABLE AREA = 2990.00 sq.ft. (approx.)



LIMITED EDITION  
EXCLUSIVE VILLAS

GROUND FLOOR UNIT PLAN  
UNIT SALEABLE AREA = 4410.00 sq.ft. (approx.)



FLOOR PLAN

LIMITED EDITION  
EXCLUSIVE VILLAS

FLOOR PLAN

FIRST FLOOR UNIT PLAN



SECOND FLOOR UNIT PLAN



# CHANGING THE SKYLINE OF GURGAON

Sector-92



**ANSAL HEIGHTS**

Sector-103



**ANSALS HIGHLAND PARK**

Sector-103



**ANSALS ESTELLA**

Sector-104



**ANSALS TOWN WALK**





Ansal Housing & Construction Ltd. has worked relentlessly in its pursuit of adding value to the life of people by developing infrastructure through world-class residential & commercial projects, retail space, hotels, etc. across India and abroad, delivering the best to its customers, investors & stakeholders. In these three decades, Ansal Housing has built some landmark projects like the Statesman House & Vikas Minar in New Delhi, Ansal Heights in Worli, Mumbai, Fair View Tower in Bangkok, Thailand, Tahrir Square in Iran, amongst several others.

Over the years, Ansal Housing has successfully developed real estate projects in the NCR region namely Gurgaon, Noida, Greater Noida, Ghaziabad, Alwar, Meerut & Rewari and India's Tier II & Tier III cities like Lucknow, Yamunanagar, Karnal, Jhansi, Agra, Jammu, among others, building state-of-the-art residential and commercial infrastructure & giving the residents of these areas a taste of superior living standards, at par with the lifestyles in the metros.

At Ansal Housing, the most cherished thing is our customer's unflinching trust which we have earned through our commitment to quality & delivery. As India's realty industry experiences an exponential growth in demand for quality modern residential and commercial buildings, Ansal Housing is fully geared up to take advantage of this demand and will keep no stone unturned to meet its promises towards all its stakeholders.





# Masterstroke

## The Specifications

(Apartments)

### STRUCTURE

Earthquake resistant R.C.C. Framed construction with infill brick walls

### FLOORING

Living / Dining

Bedrooms : Italian stone finish vitrified tiles

Bedroom : Wood finish tiles in one bedroom

Toilets : Anti-skid Ceramic Tile

Balcony / Terrace : Anti-skid Ceramic tile

Staircase : Granite / stone

### TOILET

Dado : Selected Ceramic tiles dado upto door level

Fittings / Fixtures : Granite / Marble counter, wash basin and WC of reputed make, single lever CP fittings

Other fixtures : Looking mirror, towel rail / ring

Water supply : GI / CPVC pipes for water supply

### KITCHEN

Dado : Ceramic tiles dado upto 2'-0" height above the working platform

Counter : Granite counter with stainless steel sink

Flooring : Italian stone finish vitrified tiles

Fittings : Single lever CP fittings

Water supply : GI / CPVC pipes for water supply

### JOINERY

Door Frame : Well seasoned solid Wood door frames with Architrave

Door Shutters

(a) Main Door : Both side teak veneered / laminated flush door

(b) Bedroom / Kitchen : Both side teak veneered / laminated flush door

(c) Toilet : Both side teak veneered / laminated flush door

Window : Powder coated glazed aluminium / UPVC windows

Wardrobes : Only niches shall be provided

### ELECTRICAL & PLUMBING

Electrical work : Conduit copper electrical wiring for all light & power points with designer modular switches

Power Back-up : Adequate Power back-up for all apartments (at an extra cost)

### INTERNAL FINISH

Walls : Oil bound distemper with pleasant colour

Ceiling : Oil bound distemper - White colour

### EXTERNAL FINISH

Textured Paint / Weather proof paint

### EXTRA FEATURES

Secured Gated Community with access Control at Entrances and CCTV for Parking Area and Entrance Lobby at Ground Floor.

Intercom system for internal communication between flats and also with security gate.

Sprinkler, smoke detector and alarm system provided as per NBC norms.

Note : All floor plans, layout plans, elevation & specifications are indicative and are subject to change as per Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.

No. and date of License : License No. 48 of 2011 dated 29.05.2011 & License No. 100 of 2012 dated 07.09.2012 • Name of Colonizer : M/s Resolve Estates Pvt. Ltd. & others • Type of colony and its area : Group Housing measuring 17.962 acres • Building plans approved vide Memo No. ZP-781/JD(BS)/2013/50373 dated 03.09.2013. • No. of units : 688 • Community facilities : Community building, convenient shopping, nursery school, clubhouse with swimming pool, kid play area. • Name of the Colony : Ansal Heights86 • All necessary approvals can be checked at the office of the Developer

*Disclaimer :* This brochure is purely conceptual and not a legal offering. All floor plans, layout plans, pictures, elevations & specifications are indicative and are subject to change as per Developer's / Architect's / appropriate Authority's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats. 1 sq. mtr. = 10.764 sq. ft.



**Call : 011 - 30921317**

(Total 10 lines open from 8 am to 10 pm)

Developed & Marketed by :

 **ANSAL HOUSING & CONSTRUCTION LTD.**  
An ISO 9001:2008 Company



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