

*Premium*  
**HIGH-RISE**  
2BHK APARTMENTS



*Welcome to*  
**ELEVATED LIVING**

An address designed for those who aspire for more!  
where location, lifestyle and luxury come together in  
perfect harmony.



Vilasa Heights is envisioned to redefine premium living in Neemrana with a perfect blend of comfort, elegance, and modern architecture. Strategically located in one of the fastest-growing destinations, this thoughtfully planned residential community is designed to offer seamless connectivity, serene surroundings and a lifestyle that inspires. With well-laid spaces, upcoming world-class amenities and a vibrant neighborhood, Vilasa Heights is set to become an address of pride, where every moment reflects sophistication and exclusivity.



# *Redefining* **AFFORDABLE LUXURY**



Inspired by the evolving needs of modern urban families, this project brings together the elegance of high-rise living with thoughtfully designed 2BHK homes.

Every detail, from the layout to the amenities, is crafted to offer a perfect balance of comfort, convenience and contemporary lifestyle, making it not just a residence, but a smarter way to live.

## MODERN DESIGN TIMELESS APPEAL

### ICONIC DESIGN WITH PURPOSE

The tower has been thoughtfully designed to offer a modern yet timeless silhouette in the city skyline. With optimal use of space, cross ventilation, and natural light, the structure promotes a harmonious blend of aesthetics and functionality, providing residents with both comfort and style in everyday living.

### GREEN LIVING, SMART CHOICES

The project integrates smart green features to promote a healthier and more responsible way of living. From rainwater harvesting and energy-efficient lighting to ample green landscaping and cross-ventilated layouts, every aspect has been designed to ensure both environmental sustainability and everyday comfort.

### SMART & STYLISH ARCHITECTURE

The architectural vision focuses on maximizing liveable space while maintaining a strong design identity. Every element, from the layout to the elevation, has been designed with careful attention to natural flow, light, and ventilation, ensuring a seamless balance between practicality and modern lifestyle needs.



ARTISTIC VIEW

## MODERN DESIGN TIMELESS APPEAL

2BHK + 2 WASHROOMS

SUPER AREA:

89.65 SQ.MTR (965 SQ.FT.)



\*Designs are subject to change without prior notice.

## INTELLIGENTLY PLANNED CLUSTER LAYOUT

12 FLOORS | 108 UNITS

2 LIFTS | 2 STAIR CASE | WIDE CORRIDORS



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SMARTLY ZONED  
FOR LIFE, LEISURE & LIVING



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LOCATION  
STRATEGICALLY CONNECTS EVERYTHING



5 minutes from RICCO & Japanese Industrial Area.

10 minutes from Local Markets.

15 minutes from Ghiloth Industrial Area.

Easy access to Delhi Jaipur Highway.

Surrounded by renowned schools and healthcare centers.

80 minutes distance from Gurugram.

Proximity to proposed RRTS metro connectivity and key infrastructure projects.

Nearby shopping centers, restaurants and entertainment destinations for a vibrant lifestyle.

# AMENITIES

ENHANCE LIFE EVERY DAY

CLUBHOUSE

GYM

INDOOR GAMES

COMMUNITY HALL

SWIMMING POOL

PARK

TEMPLE

KIDS PLAY ZONE

SHOPPING COMPLEX

JOGGING TRACK

# SPECIFICATIONS

## LIVING/ DINING/ LOBBY/ PASSAGES

Floor: Tiles (24"x48")  
Walls: OBD Paint  
Ceiling: POP Cornice in Lobby

## BEDROOMS

Floor: Tiles (24"x48")  
Walls: OBD Paint  
Ceiling: POP Cornice Ceiling

## KITCHENS

Floor: Tiles (24"x48")  
Walls: Tiles Up to Two - Feet high above the Counter  
Ceiling: OBD Paint  
Counter: Granite  
Fittings & Fixtures: CP Fittings, Single Bowl S.S. Sink as per Layout

## BALCONY

Floor: Ceramic Tiles (12"x12")  
Railing: M.S. Railing

## TOILETS

Floor: Vitrified Tiles (12"x12")  
Matt Finish  
Walls: Designer Tiles as per Sample Flat  
Fittings & Fixtures: CP Fittings, Wash Basin, WC, Shower

## PLUMBING

CPVC & UPVC Piping for Plumbing in Toilets & Kitchen

## FIRE FIGHTING SYSTEM

Fire Fighting System as per NBC Norms

## DOORS

Door Frames and Architrave: All doors in Hardwood, Main door with Mica Cladding & All Internal doors are Flush doors with Enamel Paint.

## EXTERNAL GLAZING

Windows / External Glazing: UPVC Openable / Fix Glass as per layout.

## ELECTRICAL FIXTURES / FITTINGS

PVC Conduits wiring (ISI Marked), MCB, Modular Switches & Socket, Fans and Lights Fixtures In Rooms & Balconies of Anchor or Equivalent

## EXTERNAL FINISH

Wall Care Putty with Weather Shield Paint.

## SECURITY SYSTEM

Gated colony with Security

## LIFT

1 Nos. Passenger Lift 6-8 Passenger & 1 No. Cargo Lift 12-13 Passenger

## COMMON AREA

Corridor Antiskid Tiles (18"X18")

## STAIRCASES

Floor: Granite  
Railing: M.S. Designer Railing

## FACILITY

Lush Green Park, Open Gym, Swings, Yoga Area, Kids Play Area, Joggers Track, Play Ground

## NOTE:

1. Tiles area subject to availability colour & lot variation can happen.
2. Common society Maintenance will be chargeable