

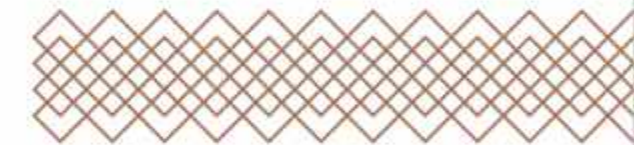


UPTOWN SKYLLA

EPITOME OF EXCLUSIVITY



Artique
Infratech



Experienced. Reputed. Futuristic.

Artique Infratech is shaped by a team of professionals with diverse qualifications and over 15 years of proven track record of developing and completing residential & commercial projects strategically across Zirakpur's property hotspots. We deliver exceptional design which is highlighted by strong partnership that we share with leading contemporary architects, engineers and interior designers.

Artique Infratech's hallmark is architecturally stunning buildings that deliver a new standard in contemporary living. La Prisma, The Eminence, Hollywood Heights I (HH 1), Hollywood Heights II (HH 2), Savitry Heights II, Cherry Hill, etc. are some of our key projects that are catering to more than 900 happy and satisfied families.



Experience an
Uptown Lifestyle!



Uptown Skylla , a reward for your relentless pursuit of luxury.
It's where each day immerses you in the moment,
the here and now. And it's where life leads you forward,
onward, to the future.

There's no address like this.



CHANDIGARH

PANCHKULA

MOHALI

ZIRAKPUR

A world class development at a world class Location.

Situated in the heart of the city, Uptown Skylla is directly located on PR 7, 200 ft. Airport Road. Here, you can discover many landmarks as the city has plenty to offer for families, working professionals and students. The project conveniently connects you to every modern amenity, including retail to nearby transport hubs. Living in an area that is so close to every facility is just an added advantage that every family would love to enjoy.

UPTOWN SKYLLA
EPITOME OF EXCLUSIVITY

Gurudwara Shri Guru Singh Shaheedan

Tribune Chowk

Chandigarh International Airport

NH 22

To Chandigarh

To Pinjore / Kalka / Shimla

Ramada Plaza
Hotel Radisson

PARAS DOWNTOWN MALL

Gurudwara Shri Baoli Sahib

To Kharar / Ludhiana

To Airport

IT City Road

PR 7

Airport Road

Pattiala Road

Gopal
Pizza Hut
Metro

VIP Road

Park Plaza
Cosmo Plaza

Best Price
Subway

Manav Mangal Smart School

PR 7

To Panchkula / Shimla

THE EMINENCE
UNLIMITED LUXURY

Nagla Road
LA FRISMA

Singhpura

The Palms Banquet

St. Xavier's International School

Airport Road

Burger King
D Mart
INOX

McDonalds
KFC
Decathlon

To Patiala

NH 22

To Ambala

Chhatbir Zoo

An Inimitable neighborhood.

Uptown Skylla benefits from being within walking distance of great lifestyle amenities that are scattered in the vicinity. Being in such a great neighbourhood, you can always drive or walk to commercial plazas, fast food restaurants and eateries. You can feel the buzz and enjoy the convenience of a modern lifestyle right at your doorstep.



Venture out & explore.

It is very important that your abode must be well connected to all the convenient amenities within a short distance. Uptown Skylta's strategic location ensures that your all daily or immediate needs are met at the earliest. Being close to education centres, health care facilities, banks and much more, you are sorted on different aspects of everyday life.

2 Minutes Drive

St Xavier's International school Mc Donald's KFC INOX Theater Palms Resort Decathlon D Mart Mall Burger King Fuel station

5 Minutes Drive

Chandigarh Hotel Park Plaza AMCARE Hospital J.P. Hospital Manav Mangal School GuruKul School Walmart Best Price & Metro Cash & Carry Cosmo Mall Zirakpur Bus Stand Hotel Radisson

10 Minutes Drive

International Airport Elante Mall Chatbir Zoo IT City IISER GMCH Sector 32 Sector 20 Panchkula

20 Minutes Drive

Fortis Hospital Railway Station PGI Hospital Timber Trail Alchemist Hospital Punjab University Sukhna Lake Rock Garden DT Mall Chandigarh IT Park

An Impression of
True Opulence!



Celebrate the debut of a modern lifestyle landmark.

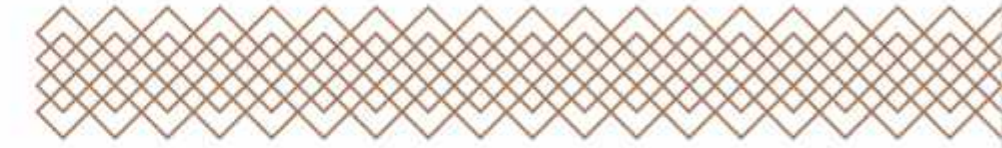
Uptown Skylla redefines luxury living in rental accommodation by setting new standards with its on-site amenities. The unmatched suite of facilities is the perfect complement to the stunning apartments. Every day, you can take in the panoramic views of the entire city from your private balcony. Exercise or rejuvenate to your desire at the on-site health and leisure club- 'Club Skylla' or relax in the luxurious green spaces with impressive courtyard and fountain gardens.

UPTOWN
SKYLLA



A striking balance
of luxury and functionality.





Boosting of ample green area, Uptown Skyla is where true tranquility lies. As soon as you step inside the impressive gates, the garden area will welcome you with open arms. Every morning or evening, you can make most the running track that cuts through the park. This will ensure that you breathe fresh air while working out. The sitting area makes a perfect setting for the elderly. The fountain place and water bodies offer peace to the soul and mind. You can also make most of the amphitheatre to celebrate big and small moments of life.



Lush green parkland
at your doorstep.





IGBC (INDIAN GREEN BUILDING COUNCIL)
GOLD CERTIFICATION

The hallmark of thoughtful human impact on environment.



Environment Friendly Features

- Energy saving by using AAC blocks & energy saving glass to reduce ac load & increase operational energy savings.
- Low VOC paint to reduce adverse health due to toxic elements & to enhance indoor environment quality.
- Better air quality as we are using native plants & organic soil which also helps in healthy plantation.
- We are using water harvesting and inside every home, Jaquar green taps are provided to reduce water wastage.
- Organic waste composting for on site treatment for kitchen & garden waste.
- Energy efficient lights throughout the complex.
- Reflective glass in each flat.
- Reduce absenteeism, illness & fatigue.
- Garbage recycling.
- Energy saving could range from 20-30% & 30-50% water saving.



Project Features

- Highrise Residential Development with stilt parking
- 2/3/4 BHK with choice of 6 layouts
- Earthquake Resistant RCC Frame Structure
- Secured & Gated Society
- Mini Market
- Intercom Facility Available
- CCTV Surveillance
- Lavish Club House
- Adequate Water Supply & Power Backup
- Rain Water Harvesting System



The landscape

- Open Air Theatre
- Jogging Track
- Meditation Area
- Gazebo
- Multi Purpose Play Court
- Swings & Sandpit for kids
- 2 Central Parks
- Recreational Area
- Water Bodies & Fountains



Safety & Security

- 24x7 Centrally monitored CCTV in complex including main entrance, basement, tower entrance, lobbies & lifts
- 24x7 manned security at Main Entrance / Exit



Interior Features

- Spacious Balconies with Bedrooms
- Stain Free Floorings & Finishes
- Semi-Modular Kitchen with Modern Fittings
- Elegant Wardrobes
- Provision for Lighting, DTH, Split AC & Geyser



Club Features

- Centrally Air-Conditioned
- Swimming Pool
- State of the art Gymnasium
- Pool Table
- Indoor Games
- Multi Purpose Party Hall



Convenience Features

- Grocery/Daily Need Stores within the Society
- All Parkings are Reserved
- Separate Guest Parking

A woman with long dark hair, wearing a purple dress, is sitting on a tufted sofa. She is holding a white mug with her right hand, which is adorned with several rings. She is looking directly at the camera with a slight smile. The background is a dark, tufted sofa.

All suite
Sophistication!

Amazing 2/3 BHK units offer you privilege like none other.
Here, there's room for a life filled with the finest pursuits.

No where else captures the city at its very best.

Each luxury unit has its private balcony that offers some of the best views of Zirakpur's iconic skyline. But that's not it! Every day, you can enjoy the sunrise with a coffee mug in your hand and make most of the sunset with your loved ones and a nice drink to top it up. The ample balcony space lets you indulge in your distinctive desires. You can also either set up a sitting lounge or a home garden to make most the area available.



Retreat to a realm of pampered luxury.



Step in and witness a space that is inviting, elegant, stylish and comfortable. Uptown Skylla is a place that offers optimum relaxation in an open-plan setting. Benefiting from street and internal courtyard views, your home at Uptown Skylla will receive plenty of bright and natural light. Bespoke fully integrated kitchens, ensuite bedrooms and ample storage will ensure utmost convenience and comfort at every level. This is the place for those who crave exclusive luxury.



Stunning private amenities for the fortunate few.

An exclusive lifestyle awaits you at Uptown Skylla. The spacious penthouses are just a start because the rooftop amenities give a whole new definition to opulence. You will enter a new dimension the moment you will step foot on the roof. Clear blue swimming pool, open dining area, sitting lounges and tastefully furnished gazebos will give you many reasons to enjoy life in a luxurious way.



CLUB SKYLLA

Leisure
Sublime!





The pleasure culture is alive at Uptown Skylla. After a hectic and stressful day you feel the need to unwind, simply head towards the club house to take a refreshing swim in the lap pool. You can also play a plethora of games to rekindle your competitive spirit and sweat out the tension. Being in the club and around your friends and family will rejuvenate your soul. If you feel like enjoying some 'me-time', the club will be the perfect place for that too. The area surrounded by nature will give you plenty of reasons to be here every day.



Escape to a pleasure paradise everyday.

A home, designed for life.





Site Plan & Legends

- | | | | |
|------------------|---------------------|-------------------|------------------------|
| 1. Entry / Exit | 6. 3 BHK Executive | 11. Water Body | 16. Landscaped Park |
| 2. 4 BHK+Utility | 7. 2 BHK | 12. Club House | 17. Convenience Stores |
| 3. 3 BHK+Utility | 8. Basketball Court | 13. Swimming Pool | 18. Reserved Parking |
| 4. 3 BHK Grande | 9. Amphitheatre | 14. Pergola | 19. Commercial Plaza |
| 5. 3 BHK Premium | 10. Landscaped Park | 15. Fountain | 20. Commercial Parking |

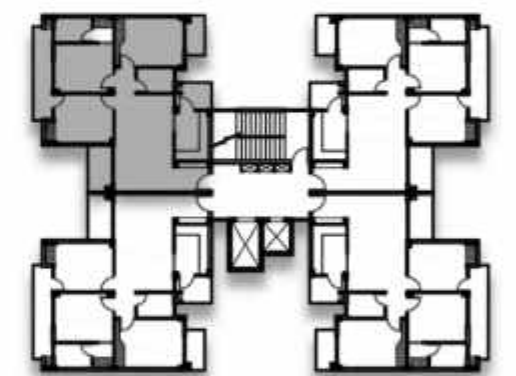


2 BHK



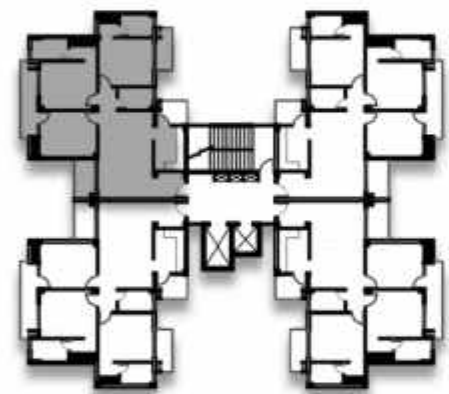
Unit Area - 797.00 sq.ft | Balcony - 170.00 sq.ft
 Common Area - 153.00 sq.ft | Super Area - 1120.00 sq.ft

3 BHK Executive



Unit Area - 989.00 sq.ft | Balcony - 207.00 sq.ft
 Common Area - 170.00 sq.ft | Super Area - 1366.00 sq.ft

3 BHK Premium



Unit Area - 1130.00 sq.ft | Balcony - 196.00 sq.ft
 Common Area - 179.00 sq.ft | Super Area - 1505.00 sq.ft

3 BHK Grande



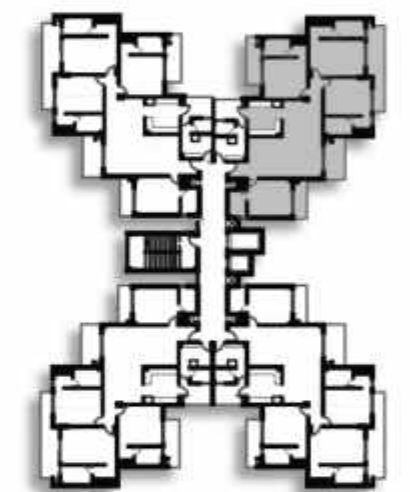
Unit Area - 1247.00 sq.ft | Balcony - 242.00 sq.ft
 Common Area - 176.00 sq.ft | Super Area - 1665.00 sq.ft

3 BHK + Utility



Unit Area - 1320.00 sq.ft | Balcony - 348.00 sq.ft
 Common Area - 347.00 sq.ft | Super Area - 2015.00 sq.ft

4 BHK + Utility



Unit Area - 1790.00 sq.ft | Balcony - 375.00 sq.ft
 Common Area - 265.00 sq.ft | Super Area - 2430.00 sq.ft

Technical Specifications



STRUCTURE : RCC earthquake resistant frame structure, vetted from IIT Roorkee

LIVING/DINNING

Doors : Laminated Flush Doors/Skin Doors
Flooring : Vitrified Tiles
Walls : Acrylic Emulsion Paint Finish
External Windows/ Glazing : UPVC With Toughened Reflective Glass
Switches : Modular
Others : Provision for Split AC & DTH

BEDROOMS / DRESS ROOMS

Doors : Laminated Flush Doors / Skin Doors
Flooring : Vitrified Tiles
Walls : Acrylic Emulsion Paint Finish
External Windows / Glazing : UPVC With Toughened Reflective Glass
Wardrobes : Elegant Modular Wardrobe of best quality in all the bedrooms except servant room
Switches : Modular
Others : Provision for Split AC & DTH

WASHROOM

Doors : Laminated Flush Doors/Skin Doors
Flooring : Vitrified Tiles/Anti Skid Tiles of Premium Quality
Walls : Premium Tiles till Ceiling Height
CP Fittings & China Ware : Jaquar / Kohler or equivalent
Others : Granite Counter on RCC Slab, Exhaust Fan & Provision for Geyser

MODULAR KITCHEN

Flooring : Premium Quality Vitrified Tiles
Walls : Premium Quality Tiles 2 Ft. Above Counter
Wardrobes : Semi Modular Kitchen With Double Bowl Sink
External Windows / Glazing : UPVC With Toughened Reflective Glass
Others : Granite Counter on RCC Slab, Exhaust Fan & Provision For Geyser

STAIRCASE / COMMON CORRIDORS

Walls : Acrylic Emulsion
Flooring : Granite / Absolute through body tiles
Other : MS Railing

BALCONIES

Flooring : Anti Skid Tiles
Others : MS Railing

LIFTS : 2 Hi-Speed Lifts in each tower. 8 Passenger & 13 Passenger Capacity

ARTIQUE INFRATECH

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Disclaimer: The specifications and images used in this project brochure are conceptual. This brochure provides general information and can not form the basis of any legal commitment. The company reserves the right to make amendments as and when required. The construction of the project will be carried out as per the plans approved by the competent authorities.