

# Live a GRAND LIFE





## About Arttech Affordable Housing LLP

**Bringing affordable housing while upholding the highest standards of professionalism.**

Arttech Affordable Housing LLP is promoted by veterans in the real estate industry. To their credit they have successfully developed, delivered & well habited group housing, commercial projects such as The Ozone Park Apartments, Sai Park Apartments, Sai Vatika Apartments and the prestigious commercial project Ozone Centre in Faridabad







\*Perspective view may vary

\* READ DISCLAIMER

# Welcome to Maulshree Heights

## Affordable housing in Faridabad's prime location

For those who like to live life on their own terms, affordability must never get in the way of dreams. This is why we have taken it upon ourselves to turn this dream into reality.

In the heart of Faridabad's Sector 84, Arttech Affordable Housing LLP brings its new project – Maulshree Heights. Spanning an expansive area of approx 7 acres, the project brings 1, 2, and 3 BHK houses for those who seek a life of comfort and convenience. The entire project has been designed with keeping in a healthy environment wherein it encompasses ample sunlight and fresh air, with open spaces all around.



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# SITE PLAN



DISCLAIMER: SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO CONVEY THE CONCEPT AND VISION OF THE PROJECT. THEY ARE FOR GUIDANCE ONLY. MAY ALTER AS WORK PROGRESSES AND DO NOT NECESSARILY REPRESENT A TRUE AND ACCURATE DEPICTION OF FINISHED PRODUCT AND SPECIFICATION MAY VARY.



\*PLEASE REFER DISCLAIMER & SPECIFICATION PAGE  
\*PRICE SHALL BE BASED ON AFFORDABLE HOUSING POLICY HARYANA

# 1BHK UNIT PLAN

| AREA STATEMENT |                 |
|----------------|-----------------|
| DESCRIPTION    | AREA            |
| LOBBY/DINING   | 12'-0" x 11'-0" |
| KITCHEN        | 6'-0" x 10'-0"  |
| BEDROOM        | 15'-0" x 10'-0" |
| TOILET-1       | 7'-6" x 4'-1"   |

## UNIT AREA DETAIL

- CARPET AREA = 372.133 SQ.FT.
- BALCONY AREA = 23.440 SQ.FT.



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## 2 BHK UNIT PLAN

| AREA STATEMENT |                 |
|----------------|-----------------|
| DESCRIPTION    | AREA            |
| LOBBY/DINING   | 10'-0" x 14'-8" |
| KITCHEN        | 6'-0" x 10'-0"  |
| BEDROOM-1      | 11'-0" x 14'-0" |
| TOILET-1       | 7'-6" x 4'-1"   |
| BEDROOM-2      | 15'-0" x 10'-0" |

### UNIT AREA DETAIL

- CARPET AREA = 594.711 SQ.FT.
- BALCONY AREA = 178.704 SQ.FT.

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# 3BHK UNIT PLAN

| AREA STATEMENT |                 |
|----------------|-----------------|
| DESCRIPTION    | AREA            |
| LOBBY/DINING   | 10'-0" x 14'-5" |
| KITCHEN        | 6'-0" x 9'-6"   |
| BEDROOM-1      | 10'-0" x 12'-0" |
| TOILET-1       | 4'-5" x 6'-10"  |
| BEDROOM-2      | 10'-0 x 12'-0"  |
| BEDROOM-3      | 10'-0 x 13'-0"  |
| TOILET-2       | 4'-8" x 7'-0"   |

## UNIT AREA DETAIL

- CARPET AREA = 645.517 SQ.FT.  
- BALCONY AREA = 164.883 SQ.FT.

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## It's All in the Details

At Maulshree Heights, we have planned every detail with meticulousness to give residents the comfort of a grand and modern lifestyle.

### **Spacious Room Size:**

Every room in individual units are designed to maximize space and give you convenience.

### **Feature-laden Units:**

Live amidst the freshness of lush green trees in surrounding earthquake-resistant RCC units with dedicated green areas and ample parking.

### **Podium Park:**

The residential project features the first-of-its kind podium park with play areas for children and dedicated walkways and tracks for the fitness enthusiasts and leisure seekers.

### **State-of-the-art Commercial Complex:**

The project includes a State of ART commercial complex with amenities including cafes, restaurants, and shopping facilities for the convenience of residents.

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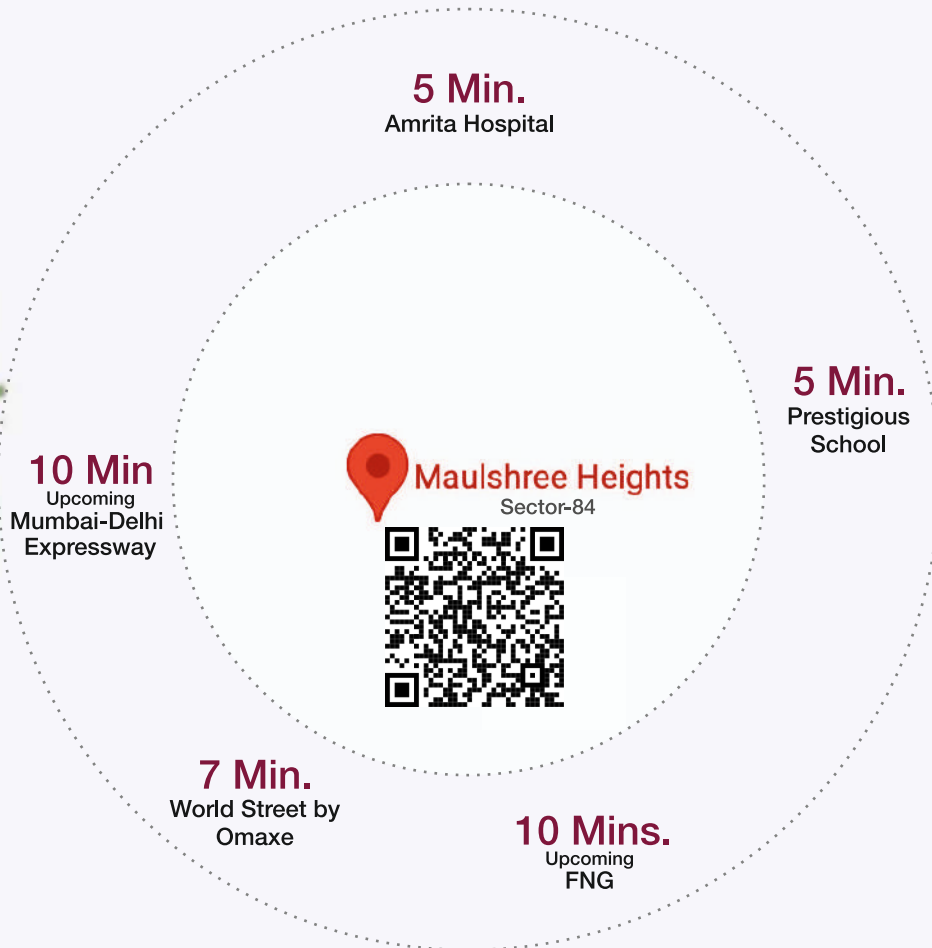
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## Specification

|                                  |                                                                                                                                                                               |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                  | Rooms / Kitchen / Toilet : Ceramic tiles<br>Balcony : Ceramic tiles Class II<br>Common Areas : Ceramic tiles/Stones or any other materials as may be decided by the developer |
| <b>Door/Window frame</b>         | MS Z section frame /Press Steel/Aluminium or any other material as may be decided by the developer                                                                            |
| <b>Door shutter</b>              | Flush Doors Painted with Paint or any other material as may be decided by the developer                                                                                       |
| <b>Wall Tiles</b>                | Bathroom Ceramic Tiles upto 5 feet height<br>Kitchen Ceramic Tiles upto 2 feet height above counter                                                                           |
| <b>Kitchen Counter top</b>       | Stone / IPS                                                                                                                                                                   |
| <b>Wall finish</b>               | Colour wash /Dry distemper                                                                                                                                                    |
| <b>Plumbing fitting</b>          | PPR Pipes/CPVC Pipes/UPVC Pipes or equivalent                                                                                                                                 |
| <b>Sanitary fitting</b>          | Chinaware and CP Fittings                                                                                                                                                     |
| <b>Electric Switches /Wiring</b> | ISI Marked or equivalent                                                                                                                                                      |
| <b>Structure</b>                 | RCC frames Structure designed for SESMIC forces as per latest IS Code                                                                                                         |

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Turn your dream home into a reality with us  
in Greater Faridabad's well developed sector-84.



ARTTECH AFFORDABLE HOUSING LLP

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Finance Facility Available

