

ARTIQUE INFRATECH
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Disclaimer: The specifications and images are 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.



Experience an
Uptown Lifestyle!

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.



Venture out & explore.

It is very important that your abode must be well connected to all the convenient amenities within a short distance. Uptown Skylla'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

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



Lush green parkland at your doorstep.

Boosting of ample green area, Uptown Skylla 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.



IGBC (INDIAN GREEN BUILDING COUNCIL)
GOLD CERTIFICATION

The hallmark of thoughtful human impact on environment.



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



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.



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

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.



2 BHK

Unit Area - 797 sq.ft
Balcony - 170 sq.ft.
Common Area : 253 sq.ft.
Total Area : 1220 sq.ft.



3 BHK Executive

Unit Area - 989 sq.ft
Balcony - 207 sq.ft.
Common Area : 224 sq.ft.
Total Area : 1420 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 sq.ft
Balcony - 348 sq.ft.
Common Area : 352 sq.ft.
Total Area : 2020 sq.ft.



4 BHK + Utility

Unit Area - 1790 sq.ft
Balcony - 390 sq.ft.
Common Area : 325 sq.ft.
Total Area : 2505 sq.ft.



Site Plan & Legends



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

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