

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.



















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 · State of the art Gymnasium
- · Elegant Wardrobes
- · Provision for Lighting, DTH, Split AC & Geyser



Club Features

- · Centrally Air-Conditioned
- Swimming Pool
- 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.

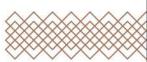


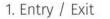


4 BHK + Utility

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

Site Plan & Legends





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

COMMERCIAL

PARKING 20

16. Landscaped Park

17. Convenience Stores

18. Reserved Parking

19. Commercial Plaza

20. Commercial Parking





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

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