

More To Life, More To Luxury...!



# GLOBAL HEIGHTS 89

SECTOR 89, GURUGRAM



A PROJECT BY



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CORPORATE OFFICE

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SOHNA ROAD, GURUGRAM - 122018

# GLOBAL HEIGHTS 89

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Disclaimer: The drawings and graphics apart from actual images, given in this brochure is for preliminary purposes. Further the Promoter/Architect reserves the right to add / delete specifications mentioned, if so warranted by the circumstances.



# AT BREEZ WE ARE, NOT JUST CREATING HOMES BUT CREATING A DESTINATION.

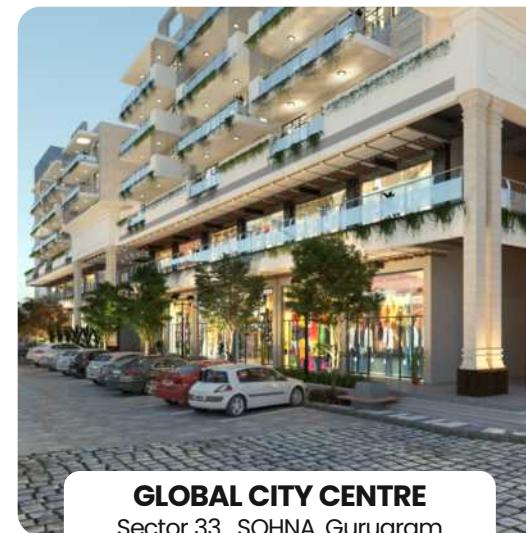
Over the years we have developed a keen understanding of people, their values, expectations of a home and all that goes into creating a world of special experiences that they will cherish.

With a successful background that goes back a decade, our business is poised to set its sights even higher. Beginning with achieving new milestones in a diverse set of projects through Gurugram-Haryana, we only plan to fly higher. Persistent long term planning, thinking out-of-the-box and unquestionable service has set us apart, not just as a company you work with but as a community you can bank on.

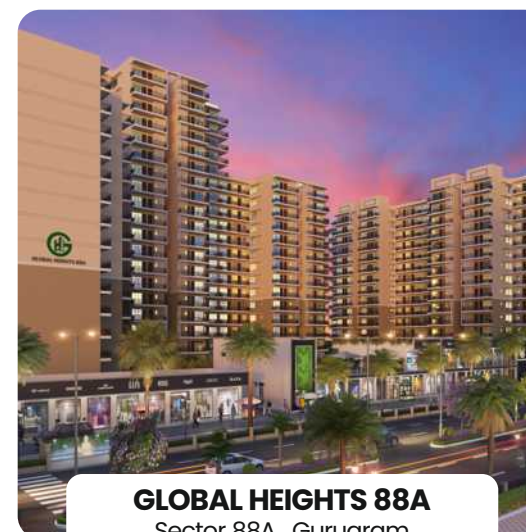
**We look forward to helping you achieve a smooth and easy transition into the field of real estate.**



**GLOBAL HEIGHTS**  
Sector 33 , SOHNA, Gurugram



**GLOBAL CITY CENTRE**  
Sector 33 , SOHNA, Gurugram



**GLOBAL HEIGHTS 88A**  
Sector 88A , Gurugram

## PARTNERING WITH THE BEST

With a host of ambitious projects rapidly taking shape, today 'BREEZ' as a brand stands at the threshold of bringing in more landmarks and more innovative concepts of home, retail and business. The future beckons and Brand 'BREEZ' is ready for it



**GLOBAL HILLVIEW**  
Sector 11 , SOHNA, Gurugram



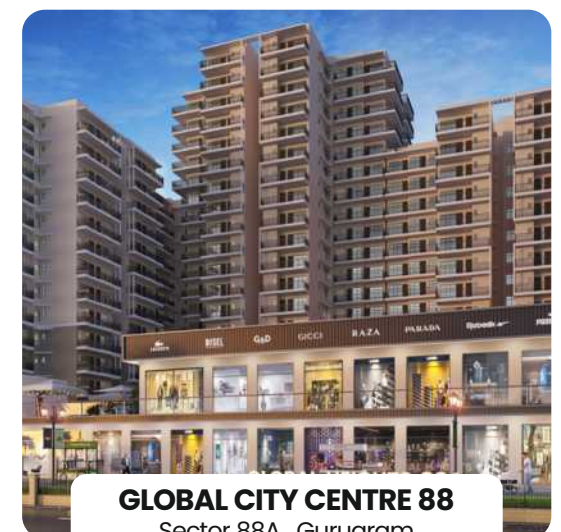
**GLOBAL PLAZA**  
Sector 11 , SOHNA, Gurugram



**FLORA AVENUE 33**  
Sector 33 , SOHNA, Gurugram



**GLOBAL CITY CENTRE - 2**  
Sector 33 , SOHNA, Gurugram



**GLOBAL CITY CENTRE 88**  
Sector 88A , Gurugram



# A **complete world** comes together in the **heart of the city!**

## **Sky High Towers with a fabulous view**

Global Heights 89 has a majestic elevation with sky-high towers rising upto 19 floors each. The Residential structure is a contemporary elevation and the homes have highly efficient floor plans. Each and every unit is carefully designed which ensures a functional layout. Minute planning has gone into maximising space and presenting a comfortable and convenient lifestyle.

## **A housing that promises a complete and fulfilling lifestyle!**

Being in the close vicinity of Dwarka Expressway, NH-8 and Pataudi Road, Global Heights brings closer to the best in life. Spread across 8.69 acres, this project brings world-class amenities such as toddlers play area, skating rink, jogging track, senior sitting and many more. What else could you wish for! The smart life awaits you at Global Heights 89.



Images and Photographs shown are an artistic illustration or impression of the project only and are indicative of the aspects of the development and construction.



75 MTR ROAD

24 MTR ROAD

Easy reach makes life  
more vibrant

Let your journey to a modernistic lifestyle begin here...

*Welcome to Global Heights 89. Life and energy permeate the entire development, bringing together nature, community and exciting new ways of urban living. Situated in sector 89, Global Heights 89 enjoys a premium location in the heart of Gurugram. A location where life extends beyond the home to embrace the everyday.*



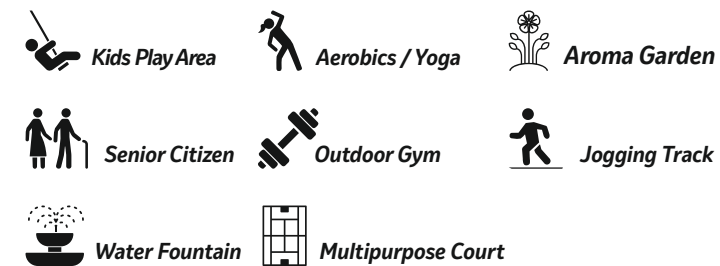
# Happiness is recreation to set your spirits free

At Global Heights 89, We've thought about everything, to keep your spirits soaring. With the best of recreational amenities to make life here fulfilling and carefree! There's something for everyone here!



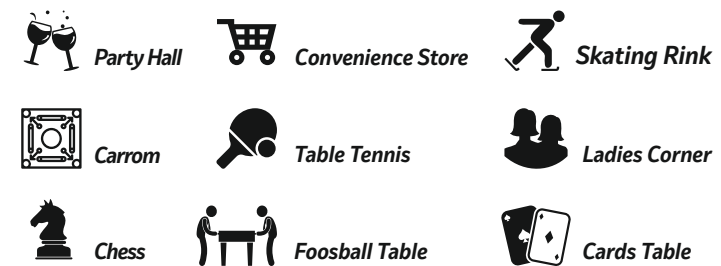
## Outdoor Amenities

Our outdoor amenities that include sensory gardens, barbeque areas, and exercise zones are beautifully designed for all age groups. Well laid out open spaces, party areas and paved pavilions, add both allure and elegance to the outdoors.



## Indoor Amenities

Aesthetically designed with modern facilities, our indoor amenities are something you wouldn't have imagined in a residential apartment. While supermarkets and reading lounges offer sheer convenience and comfort, an indoor dance studio exemplifies ultimate in recreation.



## A World of Convenience

Right around the corner, Near everywhere you want to be

Nestled in the lively Sector-89, the apartments are thoughtfully designed with the idea of conveying feelings of comfort and absolute convenience. With easy accessibility & proximity to major roadways, basic social infrastructure such as healthcare & education facilities, this location is perfect for those looking for a little respite from the everyday bustle.



# Location & Connectivity

The special ingredient for a special offering, a home that is ideally located...

There is no doubt about the fact that in case of the residential houses, the location plays the main role. Marked with the presence of most upscale residential projects in the vicinity, apartments at Global Heights 89 are entitled to the lucrative catchment, while enjoying proximity to renowned schools and hospitals.

## Here are some of the location advantages of Global Heights Sector 89, Gurugram

- Proximity to the planned **Metro Station**.
- **Dwarka Expressway** just few meters away( walking distance ).
- **Connected by 3 National Highways:** Delhi-Jaipur Highway (NH 48), Dwarka Expressway(NH 248BB) & Pataudi Road (NH 352W)
- The location is close to commercial sector occupied by **DLF for Cyber City 2**.
- Emerging as one of the prominent destinations for **IT/ITeS companies**.

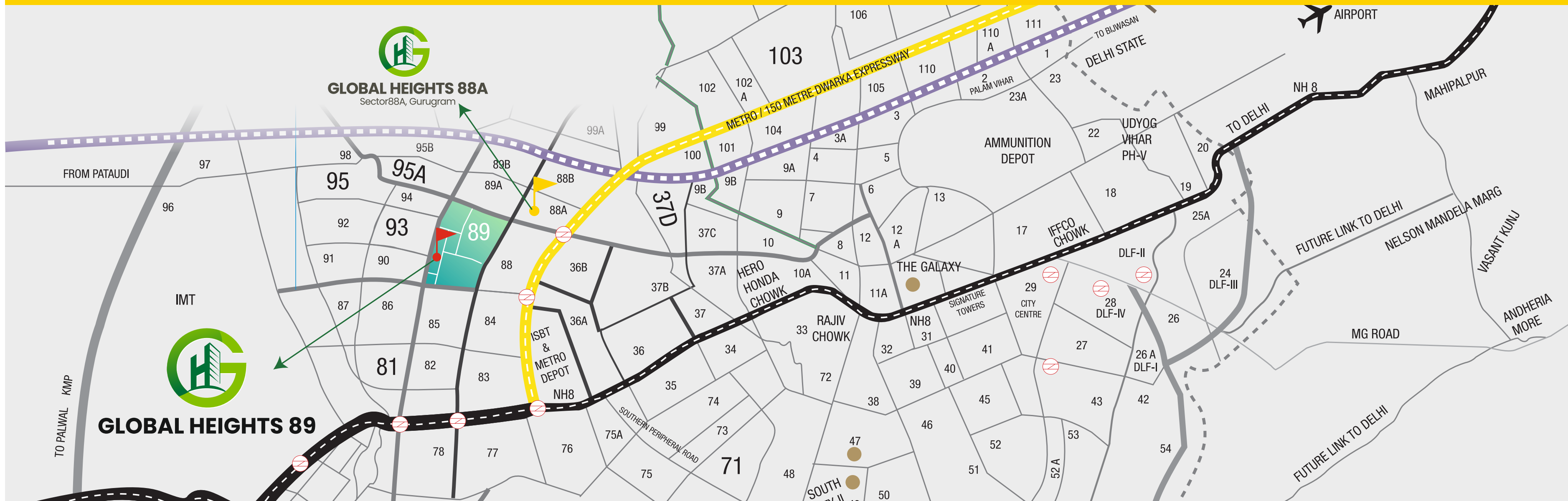
### Key Locations distances in nearby vicinity

- **Airport** | 20 minutes
- **Railway Station** | 06 minutes
- **Cyber Hub** | 20 minutes

- **Manesar IMT** | 10 minutes
- **AIIMS OPD** | 10 minutes
- **Matrikiran by Vatika School** | 7 Mins

- **Gurugram ISBT** | 15 minutes
- **DPS School** | 05 minutes
- **Hospitals** | 15 minutes

- **HUDA City Center** | 25 minutes
- **RPS International School** | 5 minutes





# Site Plan Global Heights 89 Sector 89, Gurugram

## THE PROJECT HIGHLIGHTS

- Located in **Sector 89**, Gurugram
- Sector 89 is one of the most **rapidly developing** areas of Gurugram
- **2/3 BHK Affordable** Modern Apartments
- Premium Vicinity with **best Amenities** on offer like Table Tennis & badminton court for Kids along with jogging track, senior citizen park and many more...!
- **Easy accessibility** & conveniently connected to Nh8
- Adjoining posh **Commercials, Shopping Malls & Residential Apartments**
- Apartments Starting **Just Rs. 23 Lakhs\***



## Project Flat Layouts

Flat Layout in Affordable Group Housing colony proposed to be developed by Breez Builders at Sector 89, Gurugram, Haryana

### TYPE 1

#### FLOOR PLAN 3BHK

CARPET AREA = 645.73 Sqft  
BALCONY AREA = 100 Sq.ft

- Bedroom 1 - [ 10'-6"x10'-0" ]
- Bedroom 2 - [ 11'-0"x10'-0" ]
- Bedroom 3 - [ 10'-6"x10'-0" ]
- Toilet 1 - [ 4'-6"x6'-8" ]
- Toilet 2 - [ 4'-6"x6'-8" ]
- Kitchen - [2150 x 2560 mm ]
- Lobby - [10'-1"x15'-6" ]
- A Sit-out Balcony - [1.5 mtr wide]



### TYPE 2

#### FLOOR PLAN 3BHK

CARPET AREA = 645.30 Sq.ft  
BALCONY AREA = 100 Sq.ft

- Bedroom 1 - [11'-0"x10'-0" ]
- Bedroom 2 - [10'-0"x10'-6" ]
- Bedroom 3 - [10'-0"x10'-6" ]
- Toilet 1 - [4'-6"x6'-10" ]
- Toilet 2 - [4'-6"x6'-8" ]
- Kitchen - [6'-0"x10'-0" ]
- Lobby - [14'-3"x10'-0" ]
- A Sit-out Balcony - [1.5 mtr wide]



**TYPE 3  
FLOOR PLAN 3BHK**

CARPET AREA = 645.52 Sq.ft  
BALCONY AREA = 100 Sq.ft

- Bedroom 1 - [10'-0"x10'-6"]
- Bedroom 2 - [10'-0"x10'-0"]
- Bedroom 3 - [11'-0"x10'-0"]
- Toilet 1 - [4'-9"x6'-4"]
- Toilet 2 - [7'-10"x4'-6"]
- Kitchen - [6'-0"x10'-0"]
- Lobby - [15'-6"x10'-0"]
- A Sit-out Balcony - [1.5 mtr wide]



**TYPE 2  
FLOOR PLAN 2BHK**

CARPET AREA = 530.56 Sq.ft  
BALCONY AREA = 100 Sq.ft

- Bedroom 1 - [11'-0"x10'-0"]
- Bedroom 2 - [10'-6"x10'-0"]
- Toilet 1 - [4'-7"x6'-8"]
- Toilet 2 - [4'-7"x6'-8"]
- Kitchen - [10'-0"x6'-0"]
- Lobby - [10'-0"x15'-0"]
- A Sit-out Balcony - [1.5 mtr wide]



**TYPE 1  
FLOOR PLAN 2BHK**

CARPET AREA = 524.75 Sq.ft  
BALCONY AREA = 100 Sq.ft

- Bedroom 1 - [10'-0"x10'-6"]
- Bedroom 2 - [10'-0"x11'-0"]
- Toilet 1 - [4'-6"x6'-8"]
- Toilet 2 - [5'-9"x5'-3"]
- Kitchen - [6'-0"x10'-0"]
- Lobby - [15'-2"x10'-0"]
- A Sit-out Balcony - [1.5 mtr wide]

**TYPE 3  
FLOOR PLAN 2BHK**

CARPET AREA = 566.94 Sq.ft  
BALCONY AREA = 100 Sq.ft

- Bedroom 1 - [10'-6"x10'-0"]
- Bedroom 2 - [11'-0"x10'-0"]
- Toilet 1 - [6'-8"x4'-6"]
- Toilet 2 - [4'-11"x6'-2"]
- Kitchen - [8'-5"x7'-1"]
- Lobby - [10'-0"x15'-3"]
- A Sit-out Balcony - [1.5 mtr wide]





**TYPE 4  
FLOOR PLAN 2BHK**

CARPET AREA = 572.86 Sq.ft  
BALCONY AREA = 92.36 Sq.ft

Bedroom 1 - [10'-0"x10'-6"]  
Bedroom 2 - [10'-0"x10'-6"]  
Toilet 1 - [6'-2"x4'-11"]  
Toilet 2 - [6'-2"x4'-11"]

Kitchen - [7'-1"x8'-4"]  
Lobby - [14'-9"x10'-0"]  
A Sit-out Balcony - [1.5 mtr wide]



**TYPE 4A  
FLOOR PLAN 2BHK**

CARPET AREA = 572.86 Sq.ft  
BALCONY AREA = 92.36 Sq.ft

Bedroom 1 - [10'-0"x10'-6"]  
Bedroom 2 - [10'-0"x10'-6"]  
Toilet 1 - [6'-2"x4'-11"]  
Toilet 2 - [6'-2"x4'-11"]

Kitchen - [7'-1"x8'-4"]  
Lobby - [14'-9"x10'-0"]  
A Sit-out Balcony - [1.5 mtr wide]

**TYPE 5  
FLOOR PLAN 2BHK**

CARPET AREA = 529.37 Sq.ft  
BALCONY AREA = 100 Sq.ft

Bedroom 1 - [11'-0"x10'-0"]  
Bedroom 2 - [10'-6"x10'-0"]  
Toilet 1 - [4'-6"x6'-8"]  
Toilet 2 - [4'-6"x6'-8"]  
Kitchen - [8'-6"x6'-11"]  
Lobby - [15'-02"x10'-0"]  
A Sit-out Balcony - [1.5 mtr wide]



**TYPE 6  
FLOOR PLAN 2BHK**

CARPET AREA = 530.56 Sq.ft  
BALCONY AREA = 98.81 Sq.ft

Bedroom 1 - [11'-0"x10'-0"]  
Bedroom 2 - [10'-6"x10'-0"]  
Toilet 1 - [4'-7"x6'-8"]  
Toilet 2 - [4'-7"x6'-8"]

Kitchen [10'-0"x6'-0"]  
Lobby [10'-0"x15'-0"]  
A Sit-out Balcony [1.5 mtr wide]





# Tentative Project Specification

LOBBY FLOORING	CERAMIC / VITRIFIED TILES / IPS
LOBBY WALL CEILING FINISH	OIL BOND DISTEMPER/ COLOUR WASH
BEDROOM FLOORING	CERAMIC / VITRIFIED TILES / IPS
BEDROOM WALL CEILING FINISH	OIL BOND DISTEMPER / COLOUR WASH
TOILETS WALL FINISH	CERAMIC TILES TILL 4'/7' & OIL BOND DISTEMPER / COLOUR WASH
TOILETS FLOORING	ANTI SKID CERAMIC TILES / IPS
KITCHEN FLOORING	CERAMIC / VITRIFIED TILES / IPS
KITCHEN PLATFORM	STONE / TILES
KITCHEN WALL FINISH	TILES UP TO 600MM ABOVE COUNTER AND OIL BOND DISTEMPER / COLOUR WASH IN BALANCE AREA
FIXTURE AND FITTINGS	SINGLE BOWL STAINLESS STEEL SINK & MODERN CP FITINGS
BALCONY FLOORING	ANTI SKID TILES / IPS
WINDOW	HARDWOOD / MS Z-SECTION / FIBER / COMPOSITE/
DOOR FRAME / DOORS	HARDWOOD / M.S / COMPOSITE DOOR- SHUTTER
COMMON AREA/STAIRCASE FLOORING	STONE / TILES / IPS   WALLS : TILES SKIRTING & OIL BOUND DISTEMPER
LIFT LOBBY	STONE / TILES / IPS
CHINWARE	STANDARD FITTING
ELECTRICAL	ISI MARK PRODUCTS FOR WIRING, SWITCHES AND CIRCUITS
SECURITY	GATED COMPLEX

Disclaimer: \*Specifications and layouts mentioned in the brochure are tentative and subject to change.

## Payment Plan

PARTICULARS	INSTALLMENTS	PARTICULARS	INSTALLMENTS
- At the time of submission of the application for allotment	5% of BSP	- Within twenty four months of the date of issuance of allotment letter on completion of construction of RCC slab upto 19th floor level.	12.5% of BSP
- Within Fifteen days of the date of issuance of allotment letter	20% of BSP	- Within thirty months of the date of issuance of allotment letter on completion of internal finishing	12.5% of BSP
- Within six months of the date of issuance of allotment letter on completion of construction of raft and RCC slab upto ground floor level	12.5% of BSP	- Within thirty six months of the date of issuance of allotment letter on completion of external finishing and on application of occupation certificate.	12.5% of BSP
- Within twelve months of the date of issuance of allotment letter on completion of construction of RCC slab upto 8th floor level.	12.5% of BSP		
- Within Eighteen months of the date of issuance of allotment letter on completion of construction of RCC slab upto 14th floor level.	12.5% of BSP		

\* Payment Plan for the applicant who applied under PMAY shall be applicable as per the PMAY policy

# Project Details

PARTICULARS	DETAILS
<b>PROJECT AREA</b>	8.69 Acres
<b>LOCATION</b>	SECTOR 89
<b>NUMBER OF FLATS</b>	1258
<b>NUMBER OF TOWERS</b>	15
<b>NUMBER OF FLOORS (TOWERS WISE)</b>	Tower 1-9, S+19   Tower 10, S+5   Tower 11, S+6 Tower 12-13, S+8   Tower 14, S+13   Tower 15, S+14
<b>SALE PRICE (ON CARPET AREA)</b>	4200/- PSF (Additional cost of 1000/- PSF on Balcony) + GST etc.

### Eligibility Criteria:

Any person can apply, however, the PMAY beneficiaries which include their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Aawas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licensed colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this effect.

## Apartment Details

3 BHK UNIT TYPE	TOTAL FLATS	CARPET AREA IN SQ. FT.	BALCONY AREA IN SQ. FT.	*CARPET AREA PRICE (in )	*BALCONY PRICE (in )	*SALE PRICE (in )	BOOKING AMOUNT
TYPE 1	334	645.732	102.366	27,12,074	1,00,000	28,12,074	1,35,604
TYPE 2	180	645.302	100.213	27,10,268	1,00,000	28,10,268	1,35,513
TYPE 3	088	645.517	103.227	27,11,171	1,00,000	28,11,171	1,35,559

### 2 BHK UNIT TYPE

TYPE 1	312	524.745	102.689	22,03,929	1,00,000	23,03,929	1,10,196
TYPE 2	156	530.558	100.105	22,28,344	1,00,000	23,28,344	1,11,417
TYPE 3	020	566.940	106.994	23,81,148	1,00,000	24,81,148	1,19,057
TYPE 4	010	572.860	092.355	24,06,012	92,355	24,98,367	1,20,301
TYPE 4A	010	572.860	092.355	24,06,012	92,355	23,23,371	1,11,169
TYPE 5	101	529.374	100.320	22,23,371	1,00,000	23,23,371	1,11,169
TYPE 6	047	530.558	98.814	22,28,344	98,814	23,27,158	1,11,417

\*GST as applicable on basic sale price is payable. Any change in the GST rate or any fresh tax levy will be accordingly be made applicable to the allottee.

**\*Note:** - Area is tentative and is subject to change as allowed under Affordable Housing Policy, 2013.

- Final price of the flat will be based on actual area handed over to the allottee.

- Cheque/DD in favour of **BREEZ INFRA-GLOBAL HEIGHTS 89 - COLLECTION A/C**

- For bank transfer ACCT NAME: **BREEZ INFRA-GLOBAL HEIGHTS 89 - COLLECTION A/C**, ACCT NO: **6446335928**, BANK: **KOTAK Mahindra Bank**, IFSC CODE: **KKBK0004266**