



imperialHeights

Rera Reg. No. UPRERAPRJ487319/02/2024
UP RERA Website - www.up.rera.in
Rera Collection A/c No. 628205028689
Bank ICICI Bank, IFSC Code - ICICI0006282



Site Address : Dhanuha-Rewa Road, Prayagraj

NOW, LUXURY AT A PRICE THAT WILL BE A SURPRISE

Elegantly designed and well-appointed

2BHK/3BHK
apartments

SUNSHINE IMPERIAL HEIGHTS

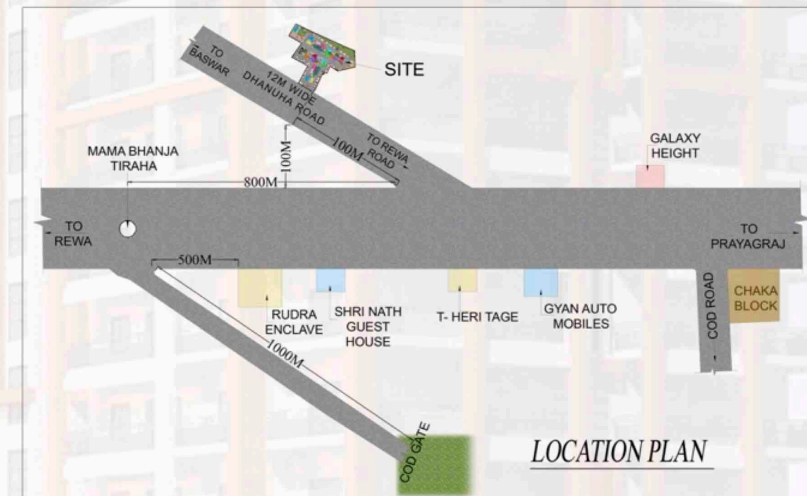
ARAZI NO. 18



LEGEND:-

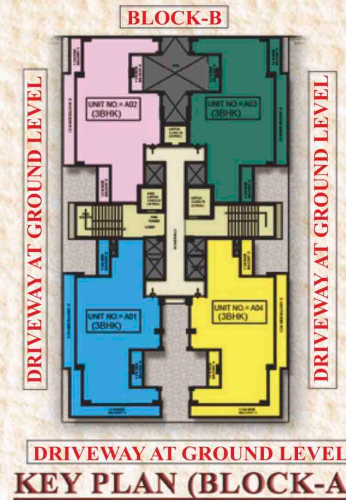
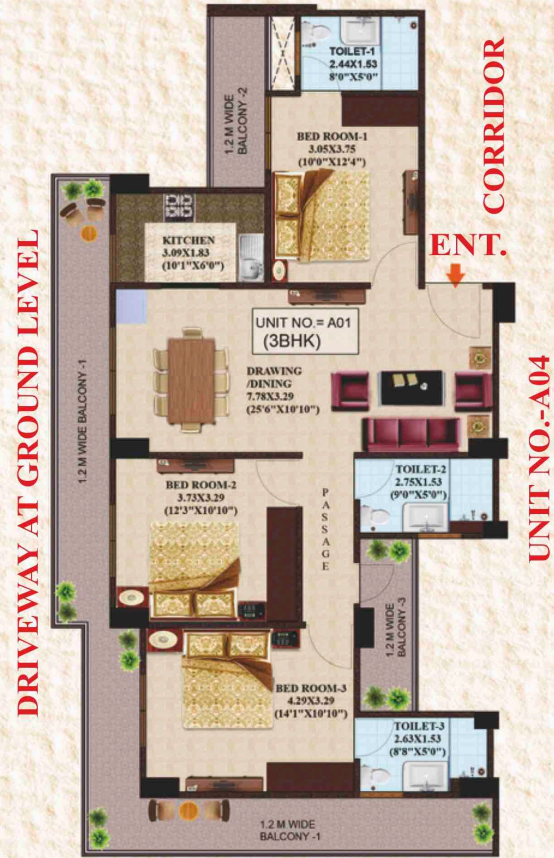
- 1- BLOCK-A, BLOCK-B & BLOCK-C
- 2- BLOCK-D, BLOCK-E & BLOCK-F
- 3- COMMUNITY & AMENITIES
- 4- GUARD ROOM
- 5- PARK & CHILDREN'S PLAYGROUND
- 6- PARKING
- 7- SWIMMING POOL

PART OF ARAZI NO. 145 & ABADI

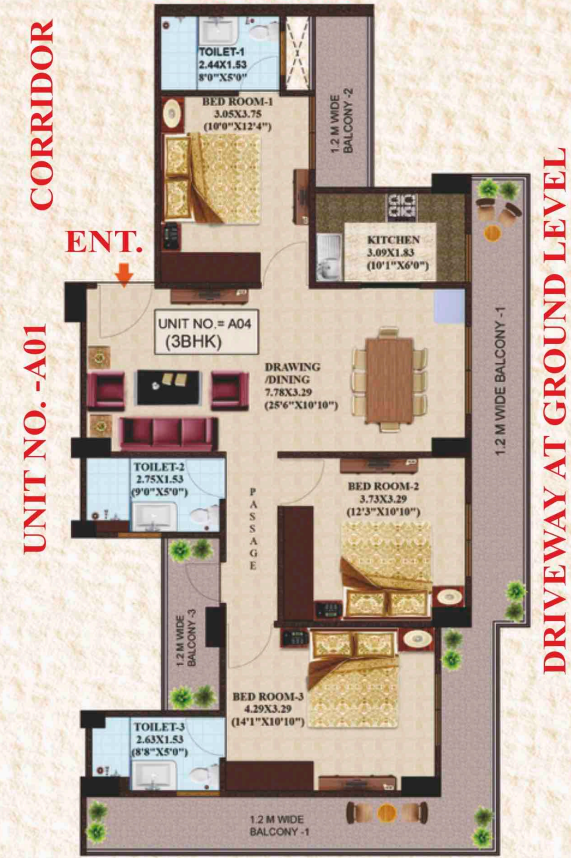


MASTER SITE PLAN

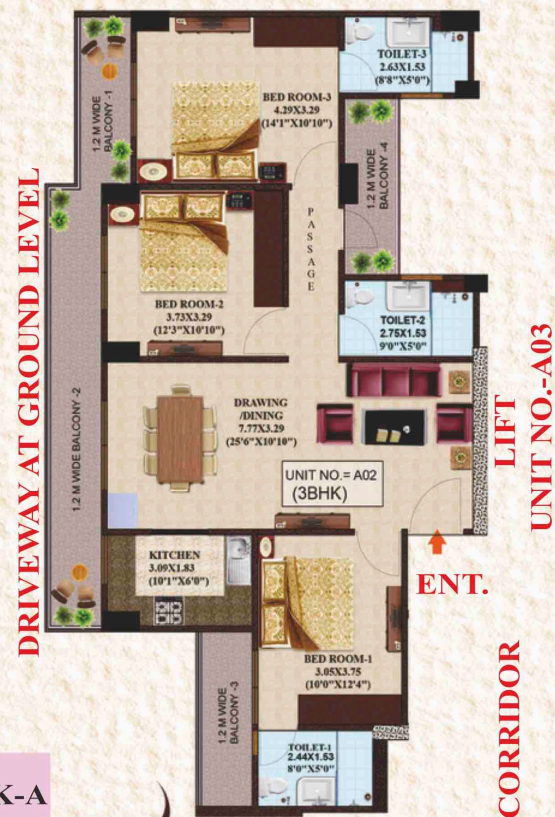
**UNIT NO. A02
FIRE TOWER**



**UNIT NO. A03
STAIRCASE**



BLOCK-B



BLOCK-B



**FIRE TOWER
UNIT NO. A01**

**STAIRCASE
UNIT NO. A04**

UNIT A01 (3BHK) BLOCK-A

- AREA (UNIT A01):-
1. CARPET AREA = 89.15 SQMT. OR 959.61 SQFT.
 2. BUILT-UP AREA = 129.85 SQMT. OR 1397.71 SQFT.

UNIT A02 (3BHK) BLOCK-A

- AREA (UNIT A02):-
1. CARPET AREA = 88.68 SQMT. OR 954.55 SQFT.
 2. BUILT-UP AREA = 118.94 SQMT. OR 1280.27 SQFT.

UNIT A04 (3BHK) BLOCK-A

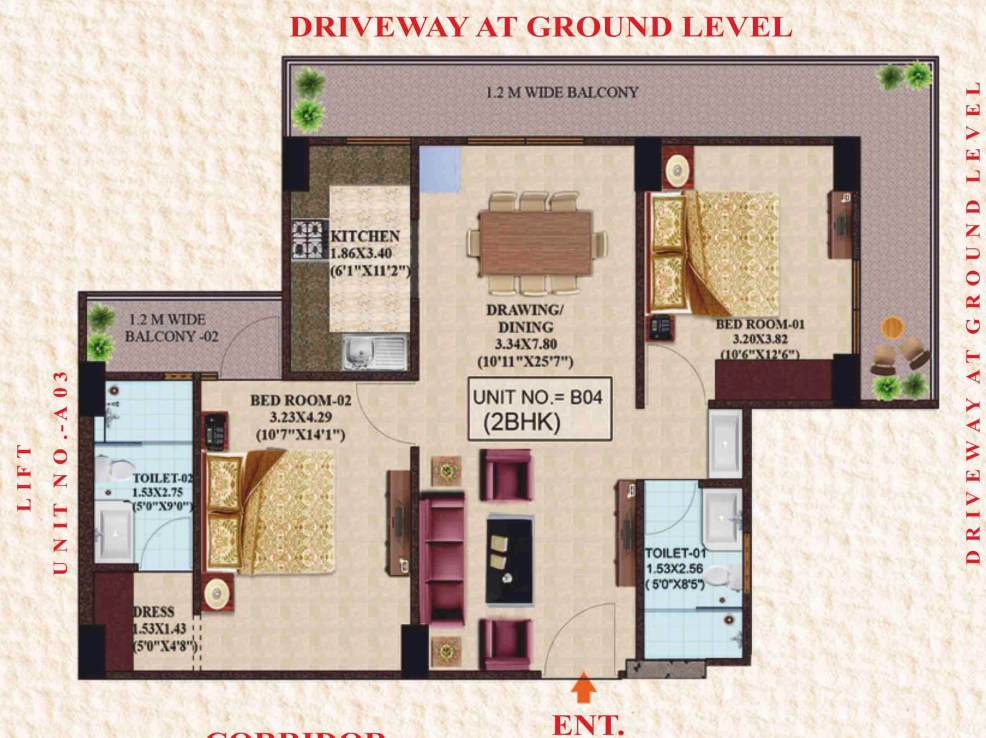
- AREA:-
1. CARPET AREA = 88.68 SQMT. OR 954.55 SQFT.
 2. BUILT-UP AREA = 129.85 SQMT. OR 1397.71 SQFT.

UNIT A03 (3BHK) BLOCK-A

- AREA:-
1. CARPET AREA = 89.15 SQMT. OR 959.61 SQFT
 2. BUILT-UP AREA = 118.94 SQMT. OR 1280.27 SQFT

BLOCK-A

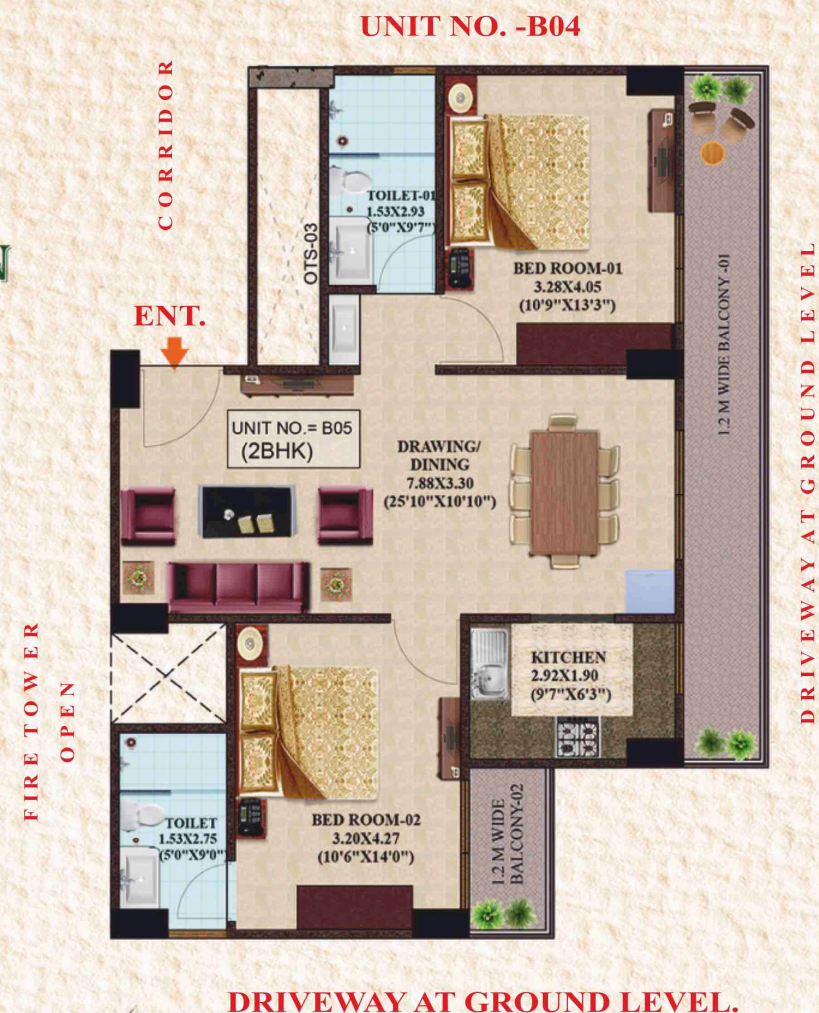
KEY PLAN (BLOCK-B)



UNIT B04 (2BHK) BLOCK-B

AREA:-

1. CARPET AREA = 73.57 SQMT. OR 791.91 SQFT.
2. BUILT-UP AREA = 99.25 SQMT. OR 1068.33 SQFT.



UNIT B05 (2BHK) BLOCK-B

AREA:-

1. CARPET AREA = 71.35 SQMT. OR 768.01 SQFT.
2. BUILT-UP AREA = 90.85 SQMT. OR 977.91 SQFT.

DRIVEWAY AT GROUND LEVEL



ENT. CORRIDOR
UNIT NO. -C02

UNIT C05 (2BHK) BLOCK-C

AREA:-
1. CARPET AREA = 72.21 SQMT. OR 777.27 SQFT.
2. BUILT-UP AREA = 90.94 SQM .OR 978.88 SQFT.

DRIVEWAY AT GROUND LEVEL



DRIVEWAY AT GROUND LEVEL

KEY PLAN (BLOCK-C)

UNIT C06 (2BHK) BLOCK-C

AREA:-
1. CARPET AREA = 72.17 SQMT. OR 776.84 SQFT.
2. BUILTUP AREA = 91.16 SQMT. OR 981.25 SQFT.

DRIVEWAY AT GROUND LEVEL



CORRIDOR ENT.
UNIT NO. -C01

UNIT NO. -C06
CORRIDOR ENT.

UNIT C01 (2BHK) BLOCK-C

AREA:-
1. CARPET AREA = 72.17 SQMT. OR 776.84 SQFT.
2. BUILT-UP AREA = 90.81 SQM . OR 977.48 SQFT.

UNIT C02 (2BHK) BLOCK-C

AREA:-
1. CARPET AREA = 72.21 SQMT. OR 777.27 SQFT.
2. BUILT-UP AREA = 90.47 SQMT. OR 973.82 SQFT.

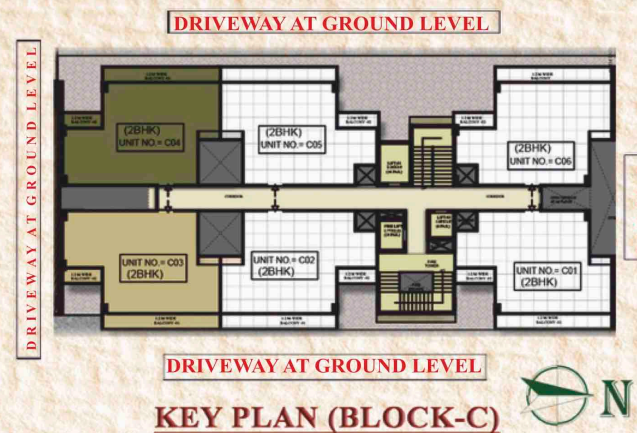
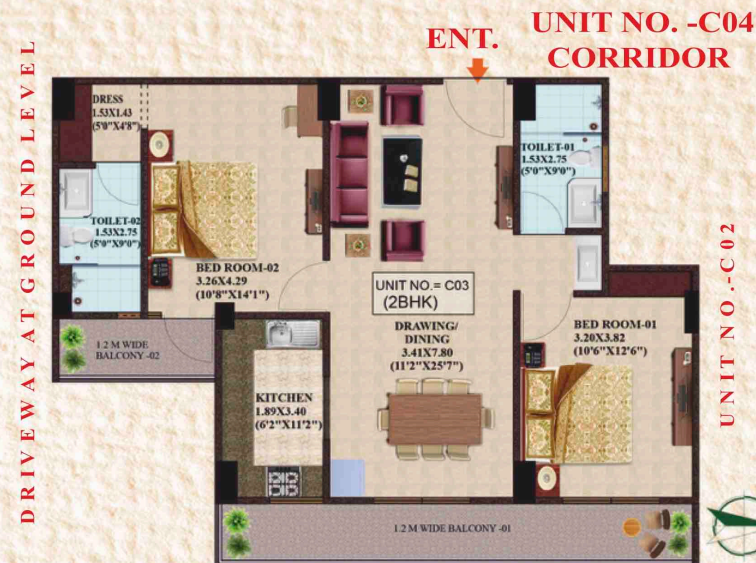
ENT. UNIT NO. -C05
CORRIDOR



DRIVEWAY AT GROUND LEVEL



DRIVEWAY AT GROUND LEVEL



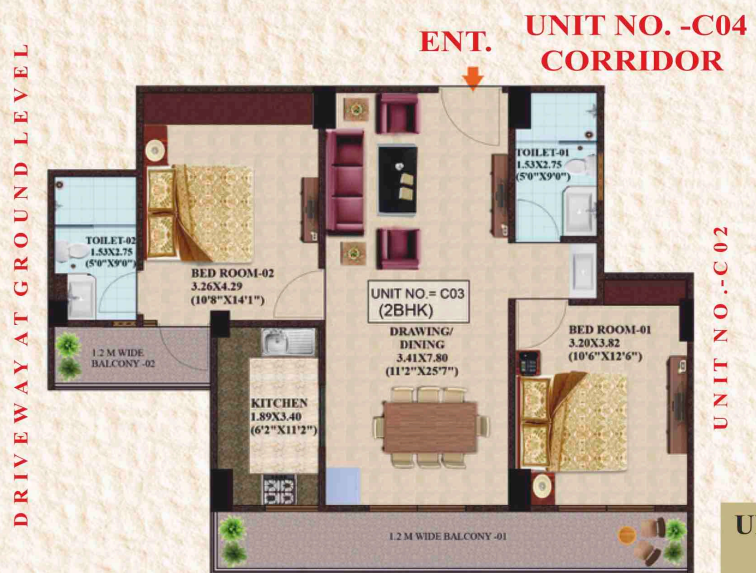
DRIVEWAY AT GROUND LEVEL

UNIT C03 (2BHK) BLOCK-C
1st TO 9th FLOOR

AREA:-
1. CARPET AREA = 75.66 SQMT. OR 814.40 SQFT.
2. BUILT-UP AREA = 94.22 SQMT. OR 1014.18 SQFT.

UNIT C04 (2BHK) BLOCK-C
1st TO 9th FLOOR

AREA:-
1. CARPET AREA = 75.66 SQMT. OR 814.40 SQFT.
2. BUILT-UP AREA = 94.22 SQMT. OR 1014.18 SQFT.



UNIT C04 (2BHK) BLOCK-C
10th TO 14th FLOOR

AREA:-
1. CARPET AREA = 73.04 SQMT. OR 786.20 SQFT.
2. BUILT-UP AREA = 91.59 SQMT. OR 985.87 SQFT.

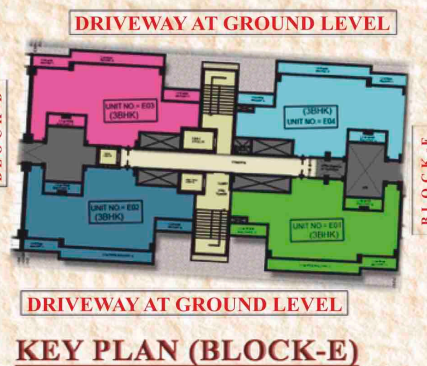
UNIT C03 (2BHK) BLOCK-C
10th TO 14th FLOOR

AREA:-
1. CARPET AREA = 73.04 SQMT. OR 786.20 SQFT.
2. BUILT-UP AREA = 91.59 SQMT. OR 985.87 SQFT.



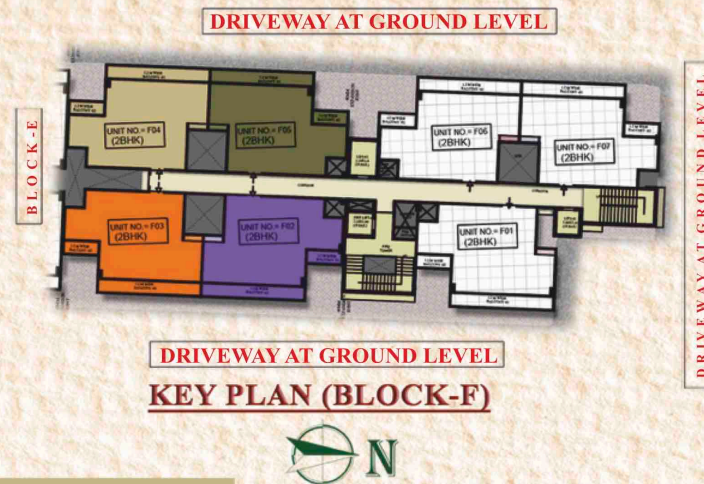
DRIVEWAY AT GROUND LEVEL

ENT. CORRIDOR
UNIT NO. -C03





AREA:-
1. CARPET AREA = 72.08 SQMT. OR 775.87 SQFT.
2. BUILT-UP AREA = 90.54 SQMT. OR 974.57 SQFT.

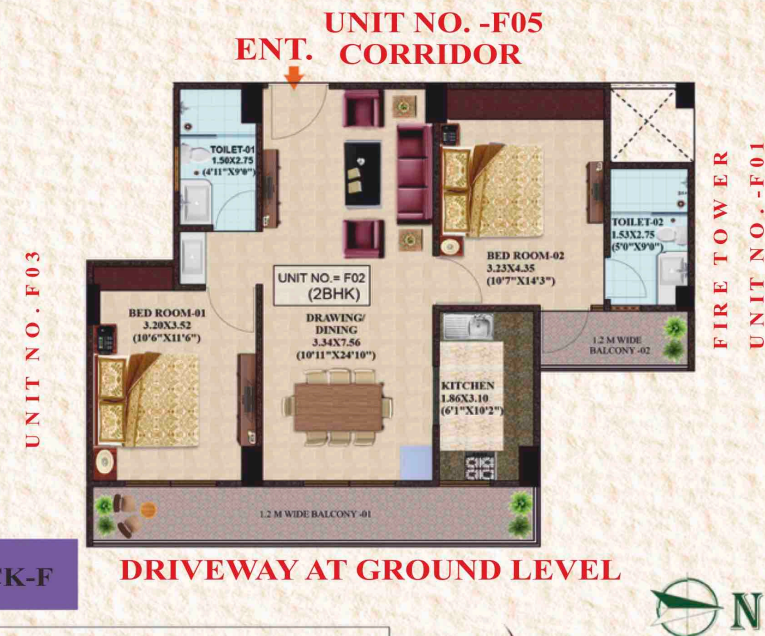


UNIT F05 (2BHK) BLOCK-F

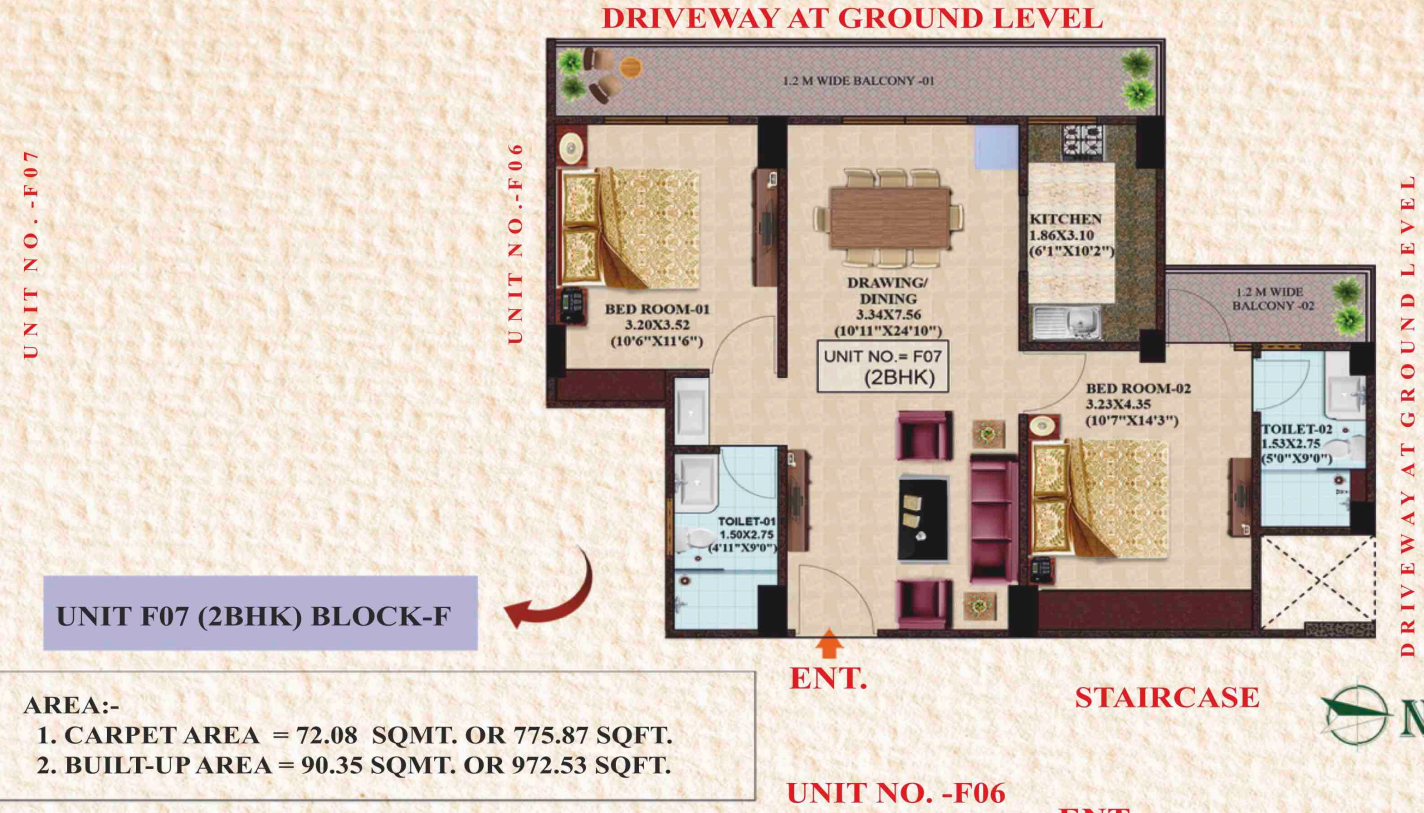
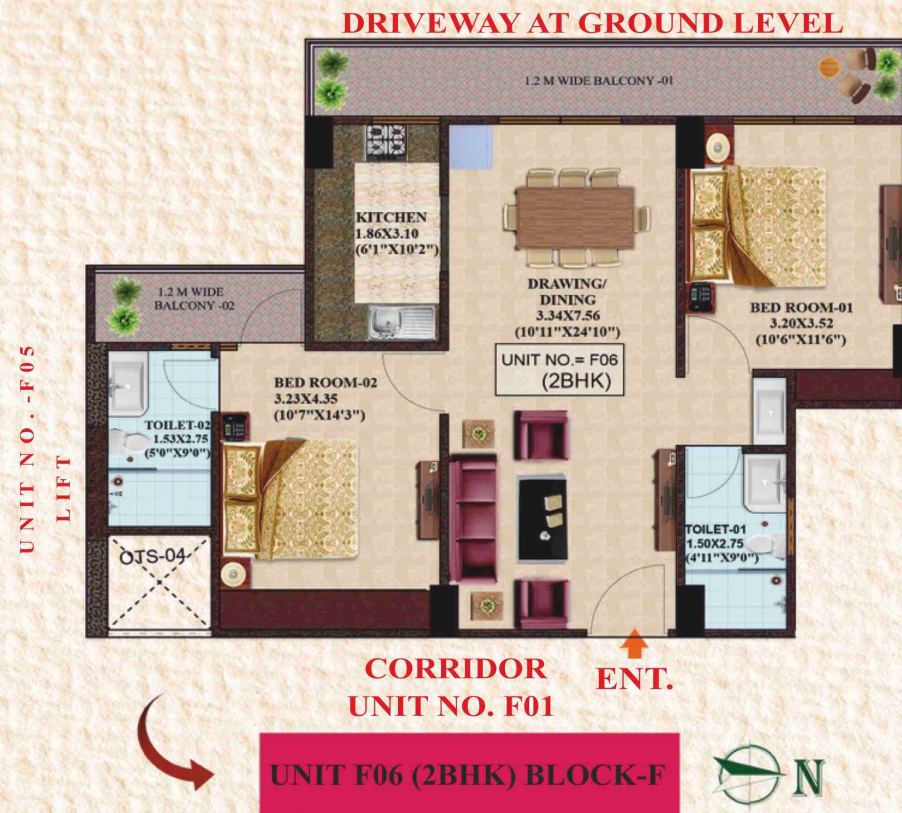
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imperialHeights

HK INFRAZONE PVT. LTD.

Project- Sunshine Imperial Heights

SPECIFICATIONS

FOUNDATION : RCC Structure as per Design.

LIVING/DINING ROOM :

- **Flooring/Skirting** – Vitrified Tiles.
- **Wall Finishes** – Base Work with putty & Acrylic Emulsion Paint.
- **Ceiling Finishes** – Base Work with putty & Acrylic Emulsion Paint.

ALL BED ROOMS :-

- **Flooring/Skirting** – Vitrified Tiles.
- **Wall Finishes** – Base Work with putty & Acrylic Emulsion Paint.
- **Ceiling Finishes** – Base Work with putty & Acrylic Emulsion Paint.

TOILETS :-

- **Flooring** – Anti Skid Ceramic Tiles.
- **Wall** – Tiles upto 7 feet height there above painting.
- **Ceiling Finishes** – Base Work with putty & Acrylic Emulsion Paint.
- **Sanitary** – CPVC Water Supply Lines & Sanitary Fixtures of Jaquar or equivalent.

C.P.FITTINGS & ACCESSORIES: Jaquar Toilet Fittings or equivalent, single lever fittings in all toilets, provision for hot water point.

KITCHEN :-

- **Flooring/Skirting** – Vitrified Tiles with granite top platform thereafter dado tile upto 2 feet height.

BALCONIES:-

- **Flooring / Skirting** – Vitrified Tiles.
- **Wall Finishes** – Base work with Putty & Exterior grade Paint.
- **Ceiling Finishes** – Base work with Putty & Acrylic Emulsion Paint.
- **Handrail & Parapets** – Combination of Parapets walls & Painted M.S. Handrails as per the functional and elevation design.

EXTERNAL WALL FINISHES : Exterior grade paint with base work.

STAIRCASE:-

- **Flooring/ Skirting** – Granite/Tiles
- **Wall Finishes** – Base work with putty & Acrylic Emulsion Paint.
- **Ceiling Finishes** – Base work with putty & Acrylic Emulsion Paint.
- **Handrail** – Painted M.S. handrails.

DOOR & WINDOWS:-

- **Internal/External Door** – Internal Door of Good Quality Venerred Flush Door with wooden Chauhats.
- **External Door/Window** – High Quality Powder coated Aluminium/UPVC Sliding Doors/ Window with toughened Glass.

ELECTRIAL WIRING :

- **Modular Switches** – North West or Equivalent Company.
- **Circuit Breaker** – L&T make or Equivalent.
- **Electrical Wiring** – Copper wiring of RR. Kabel or Equivalent in concealed conduits. Adequate provision for light points, fan points and power points in all rooms. Electrical points for exhaust fans in kitchen and toilets.

PLUMBING FIXTURES : Jaquar or Equivalent & FITTINGS

Amenities/Features

1. WIDE RANGE OF EFFICIENTLY DESIGNED 2 & 3 BHK APARTMENTS
2. WELL VENTILATED FLATS FOR NATURAL LIGHTS AND CROSS VENTILATION
3. EARTHQUAKE RESISTANT RCC FRAME STRUCTURE DESIGNED PER IS CODE.
4. LIFTS FITTED WITH ARD FOR EASY ACCESS TO ALL FLOORS WITHIN EACH TOWER.
5. POWER BACK-UP THROUGH D.G SET SHALL BE PROVIDED FOR ALL COMMON FACILITIES SUCH AS PASSENGER LIFT, COMMON LIGHTING, WATER PUMP, FIRE PUMP, CAMPUS LIGHTNING ETC.
6. SECURITY SYSTEM, WITH CCTV CAMERA INSTALLED AT IMPORTANT LOCATION & INTERCOM FACILITY.
7. HOT WATER SUPPLY IN KITCHEN THROUGH CENTRAL SOLAR HEATING AT TERRACE OF EACH TOWER.
8. FIRE FIGHTING ARRANGEMENTS AS PER NORMS.
9. COMMUNITY HALL
10. SWIMMING POOL
11. SOLAR PANEL ENABLED LIGHTS ON FOOTPATH AND GARDEN/ PARK
12. CONVENIENCE SHOPS TO CATER TO DAILY AND NECESSARY REQUIREMENTS.
13. HUGE PARK & OPEN SPACE.
14. KIDS PLAY AREA
15. JOGGING TRACK
16. MODERN LAND SCAPING & FOUNTAIN
17. YOGA & MEDITATION SPACE
18. S.T.P.
19. SINGLE GATED ENTRY
20. AMPLE PARKING SPACE.
21. ELECTRIC CAR CHARGING POINT



Sunshine Residency
Lok Sewa Ayog, Civil lines, Prayagraj



Sunshine Heights
Lohia Marg, Civil lines, Prayagraj



Sunshine Royal Palace
Dandi Rewa Road, Naini, Prayagraj



Sunshine Royal Residency
Preetam Nagra, Prayagraj

Address

3rd Floor, Grace Mall, (Near Maruti Nexa Showroom)
25, Stretchy Road, Civil Lines, Prayagraj-211001
 sunshineipl32@gmail.com
 sunshineipl.in
 9554953833

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