



**प्रभु** HEIGHTS

**3 & 4 BHK MAGNIFICENT  
APARTMENTS & SHOPS**



AN EVENTUAL  
QUINTESSENTIAL



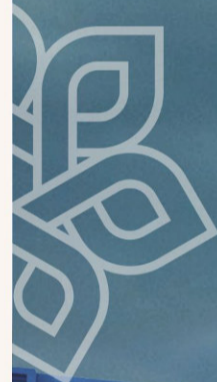
## INTRODUCTION

Home- it's not just a place, it's an emotion that carries infinite memories, unconditional caring and endless affection. In the current generation home is not just a home, it's a tone of luxury, it's a medium of showing class and in this project, we have tried to deliver everything that you might have desired. That's why we call it an Eventual Quintessential because nowadays there is a lot more lavishness being delivered wisely but rarely it signifies the word economical. So yes it would be the first to have both the qualities together eventual and economical. Here we are presenting

**PRABHU HEIGHTS.**



UNQUESTIONABLY CAPTIVATING &  
EXCEEDINGLY SATISFYING.





BETTER PLANNING,  
GLITTERING LIFE.





It's been well said that good memories bring merriment to life and the club house consists of many indoor games amenities that can enlighten the moments.

CLUB HOUSE  
AMENITIES LIST



Yoga & Meditation



Carrom



Chess



Pool Table



Board Games



Playing Cards



Table Tennis



CHILD SAFETY  
LOCK



Kids Soft Area



Out Door  
Game Court



Cricket Pitch

In current times, more than fulfilling child's eagerness and innocence the major thing to be taken care of is safety but we ensure that their curiosity won't be compromised as here they would be having cricket pitch surrounded by a net, outdoor games court, playing area with slides, swings and many more.



OWN THE  
MYSTERIOUSLY  
AWESOME



Swimming Pool

Yes, you are mistaken it's not a 5-star resort! These are the premises of which we have done promises to deliver throughout the space. There is a pool, garden, benches to sit and much more to cherish.



EXCEPTIONALLY  
EXCEPTION



Terrace Garden



Open Air Theatre



Gazebo



Rooftop Terrace  
Sit-Out

On a first note, you might feel that you are virtually visiting a place that happens to be in megacities like Mumbai, Delhi, Bangalore, or something but yes, you read it right. This multi-storey would be having a terrace garden, gazebo, an open-air theatre & sunlight chair sitting at the top.







ROMAN THEME  
BASE STRUCTURE



**AIIMS**

It's a very fortunate moment to find a dream home that is genuinely accessible, where everything necessary is in the vicinity. State of the art health care facility AIIMS is at a stone's throw distance.



**ATAL LAKE**

What kind of awesome feeling that would be if a spot of blissful memories is close to your heart and closer to your home! Yes, the aspirational Atal Lake would be meters away from your eyes.




**NEW RACE COURSE**

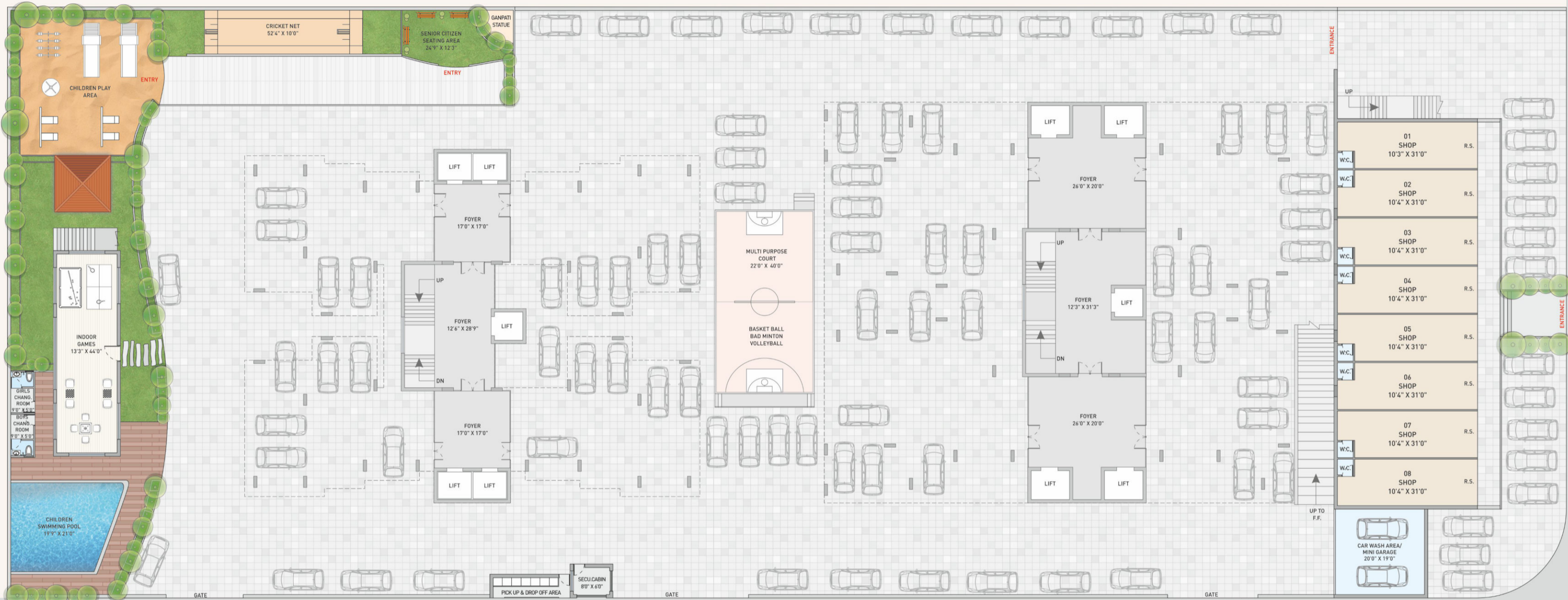
Being a Rajkotian you must be knowing what Racecourse means to us, it's like a fellow companion to share good times and the upcoming new Racecourse would be at very little distance from your dream home.



**COURT**

There are few places, if those are around your home then that area is considered to be popular. Such as court, fly over bridge, bus stand, etc and all these attractions would not be far anymore.

 **Ground Floor Plan**



15.00 MT. WIDE T.P. ROAD

18.00 MT. WIDE T.P. ROAD



 1<sup>st</sup> Floor Plan

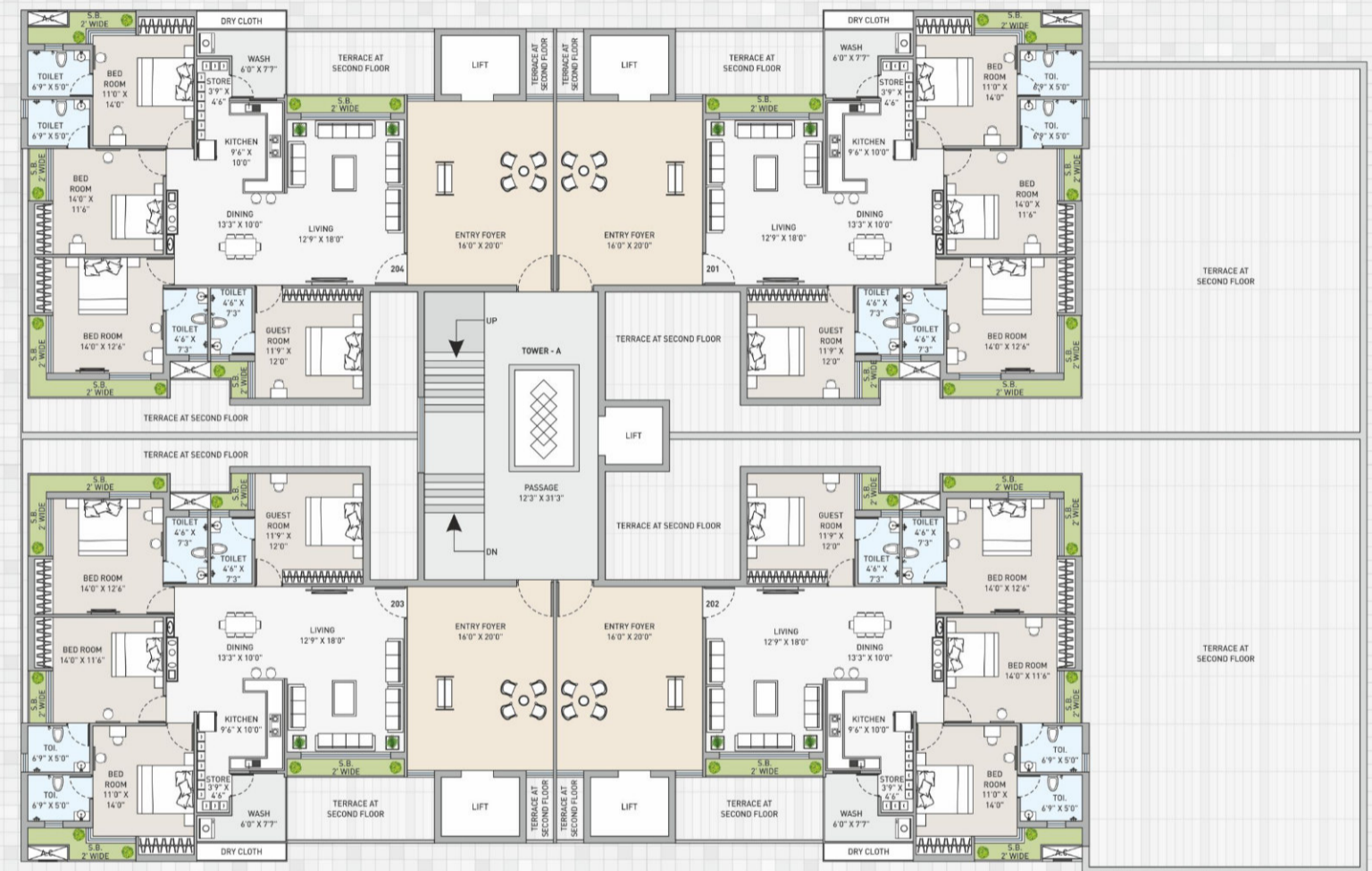
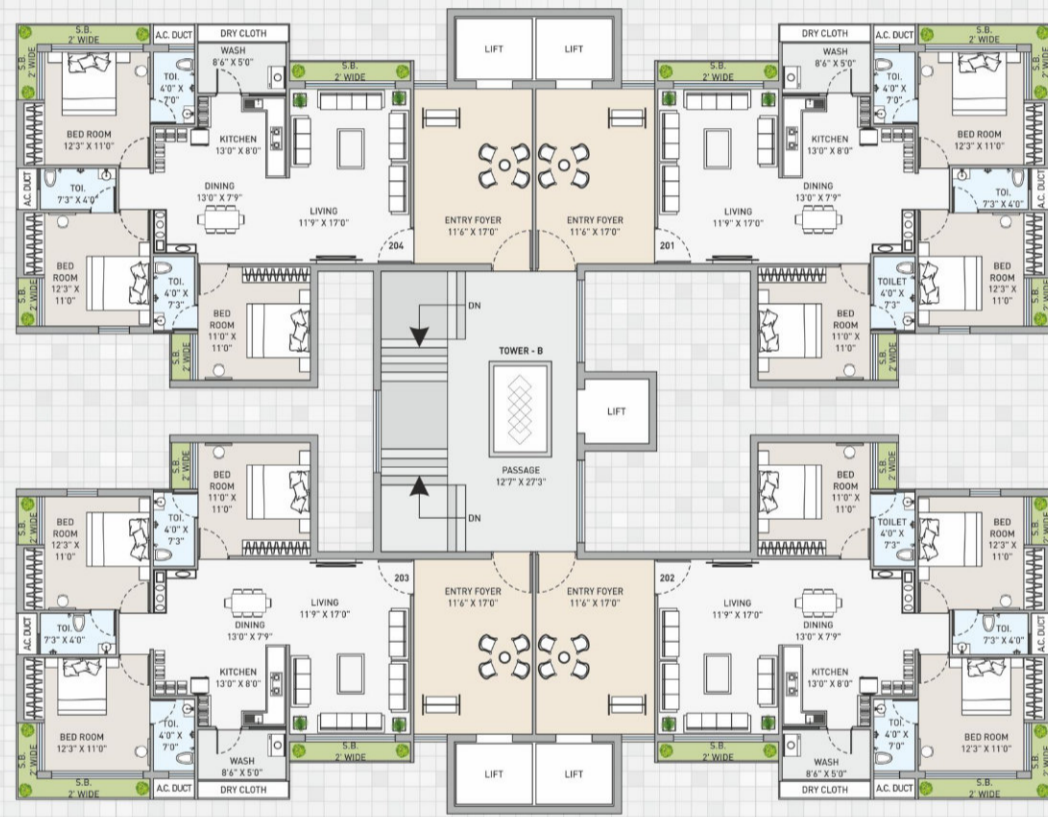


15.00 MT. WIDE T.P. ROAD

18.00 MT. WIDE T.P. ROAD




 2<sup>nd</sup> Floor Plan



15.00 MT. WIDE T.P. ROAD



 **3<sup>rd</sup> to 13<sup>th</sup>**  
Floor Plan



15.00 MT. WIDE T.P. ROAD





RESPIIDENT  
ENOUGH TO BE  
PENCHANT




Entrance Foyer



Private Lift with  
fingerprint control

Sometimes it happens that you get something unimaginably engrossing before you were about to get it and this would happen with you at Prabhu heights. Because when your highly technologic private lift would open, first you would see your distinctive veranda in front of you.


 **3 BHK**  
Typical Floor Plan

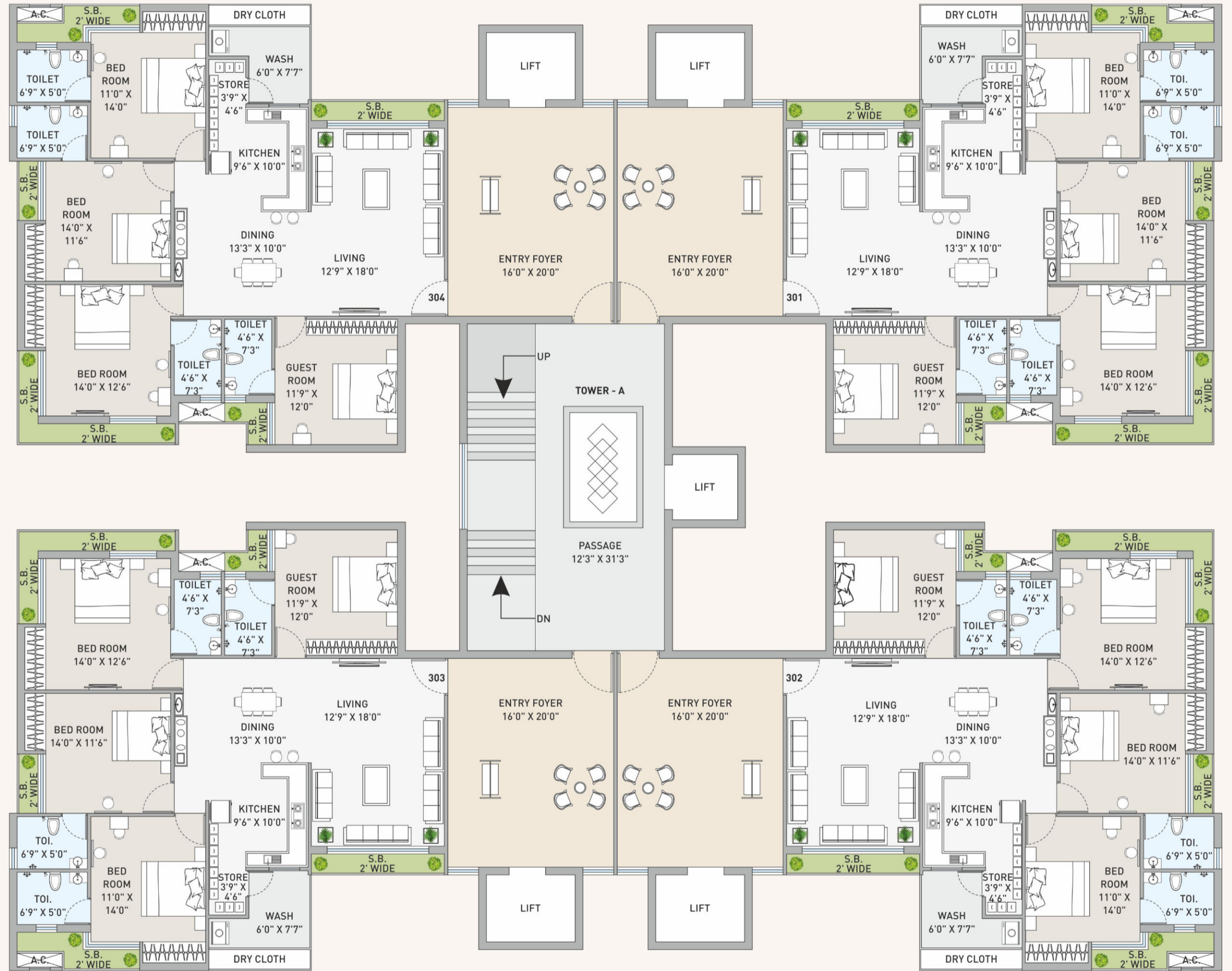


 **3 BHK**  
Section View





 **4 BHK**  
Typical Floor Plan



 **4 BHK**  
Section View





STRIKING PORTAL

When the embryonic is striking, you get to know about the whole upcoming journey and its grandness. This exact scenario seems to be at Prabhu Heights because the entrance narrates the whole definition of its regality.



## SPARKLING SAPPHIRE

The spark flows out much more if the assurance of safety seems visible even during nights and at Prabhu Heights, you would witness the heights of safety, and the brand stores escalate its charming beauty even more significantly.



## AMENITIES



Garden



Temple



Decorative Lighting



Sr. Citizen Garden



Stunning Architectural Structures

## GENERAL FACILITIES



Entrance Foyer



CCTV Camera



24X7 Security



AC Drainage System



Common Bore



Loanable Title Clear



Alloted Car Parking



Solar



Common Lift



Provision For Double Height Parking



Seat Out



Fire Fighting System



Private Lift With Fingerprint Control

## SPECIFICATIONS



### FLOORING

Vitrified flooring in living, dining areas, kitchen and all bedrooms. Kota stone or similar in wash area.



### ELECTRIFICATION

Single phase concealed ISI Copper wiring with Adequate AC geyser, TV and telephone points in each unit.



### WALL FINISH

Internal : putty finish.  
External : 100% acrylic paint.



### DOORS & WINDOWS

Decorative laminated main door with wooden frame & S.S. fittings. Fully glazed anodized / powder coated aluminum sliding windows with stone revile.



### BATHROOMS

Glazed / ceramic Tile up to lintel level in all bathrooms. Jaquar or equivalent sanitary ware & C.P. Fittings.



### KITCHEN

Polished natural granite platform. Stainless steel kitchen sink. Glazed tile up to lintel level on wall above kitchen platform.

## KEY PLAN



Scan for location



Architect  
Deepak Nathvani

Structure Engineer  
Varun Suchak

Legal Advisor  
Kirit Gohel  
Chandresh Parmar

Developers  
Rajnikant Pobaru • Rajendra Pobaru  
Siddharth Pobaru • Dishit Pobaru

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Note: All furniture / object shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product. All the elements, objects, treatments, equipments & color scheme are artisan's impression & purely for presentation purpose. By no means it will form a part of the amenities, features or specification of our final product. Note: All rights for alteration / modification & development in design or specifications by architects & / or developer shall be binding to all the members. • B.U.C. (Building use certificate) as per RUDA rules clear title for loan purpose. This brochure is for private circulation only. By no means it will form part of any legal contract. • Stamp duty, Registration charges, Legal charges, PGVCL / RUDA charges, Society maintenance deposit, etc. shall be borne by the purchaser. • VAT, TDS, GST & / or any other taxes levied in future will be borne by the purchaser as applicable. • Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • Any RCC member (Beam, Column, Slab) must not be damaged during your interior work. • Low-voltage cables such as Telephone, TV and internet cable shall be strictly laid as per consultant's service drawing with prior consent of Developer/ Builder's office. No wire/cables/conduits units shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscaped areas are not allowed to be used for personal purpose. • Possession will be given after one month of settlement of all account. • Developers will not be responsible for any delay in Water Supply, Light Connection & Drainage work by Authority. • All disputes to be resolved under Rajkot Jurisdiction.

Project By :

**प्रभु** GROUP

**Site Address :** Prabhu Heights, Crystal City, Vardhman Nagar, Near SRP Camp, Ghanteshwar, Rajkot.

**Booking Contact :** 98243 15970 • 91251 91251