

Proud Member of



**NAREDCO
VIDARBHA**

HILLTOP HEIGHTS - 11



**HILLTOP
HEIGHTS - 11**

A PROJECT BY



Site Address: Plot no. 158, Hilltop layout, Mouza: Ambazari, Nagpur - 440033

ABOUT

PADOLE INFRASTRUCTURE

(A venture of Siddhivinayak Groups)

VISION:

Building affordable luxury

MISSION:

Your dream, Your budget, Your home

Padole Infrastructure (A venture of Siddhivinayak Groups) is a reputed construction and land development firm, with over a decade of expertise in quality infrastructures, Padole Infrastructure has played an important role in shaping the urban housing needs and commercial spaces in the No.1 Smart city, Nagpur.

Padole Infrastructure (A venture of Siddhivinayak Group) has been an insignia of trust and transparency, with a commitment to quality construction & a customer centric approach. We are the preferred choice for affordable luxurious housing schemes.

We envision every project with minute detail to ensure that the customer experience is rewarding and investment friendly. Quality and Innovation are the strong pillars imbibed in our each precious project. So with a solid track record of all 9 successful projects, we have carved a niche as a renowned and reputed brand within a short span of time.

HILLTOP HEIGHTS - 11

Padole Infrastructure (A venture of Siddhivinayak Groups) launches HILLTOP HEIGHTS – 11 in the most strategic and most demanded location Hilltop, Ram Nagar, Nagpur.

The apartments are crafted with sprawling 7 floors and with elegant elevation and aesthetics. The building is planned keeping in mind comfort of the home buyers.

HILLTOP HEIGHTS – 11 gives you easy access for daily convenience, ease of travel to almost all parts of Nagpur, well connected by Banks, Hotels, Fuel station, Metro connectivity, Inner ring road, Railway station and Airport. A Home which will bless you and family with peace, comfort and joy of living.

Highlighting Features of HILLTOP HEIGHTS - 11

- » Building Crafted with **7 (Seven) floors** with a **Duplex Penthouse**.
- » **Vastu-Compliant Homes**
- » **3BHK Spacious Homes** with 3 Spacious Toilets, Balconies with each bedroom.
- » Designed to provide **Excellent Light and Ventilation**.
- » **Elegant Sized Main entrance** door for each apartment.
- » **False Ceiling** with LED lights for entire flat.
- » **Touch Panel** switch board, **Lighting Motion Sensors** and **Amazon Alexa** in **Living Room**.
- » **Analog Door Phone** Systems per flat.
- » **Branded Lift** with **Automatic restoring device** and **Backup**.
- » Provision of **CCTV camera** to ensure **24 X 7 Security**.
- » Apartment with **Automatic Water Level Controller**.
- » Switch to ensure Uninterrupted water supply.
- » **Spacious Roof top terrace** for common activities.
- » **Rain Water Harvesting** for maximum water sustainability.

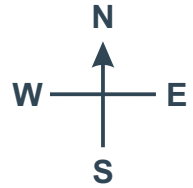


3D VIEW

**SPACIOUS
WELL CRAFTED
3BHK
FLATS**

INCH BY INCH – Planned for Comfortable living

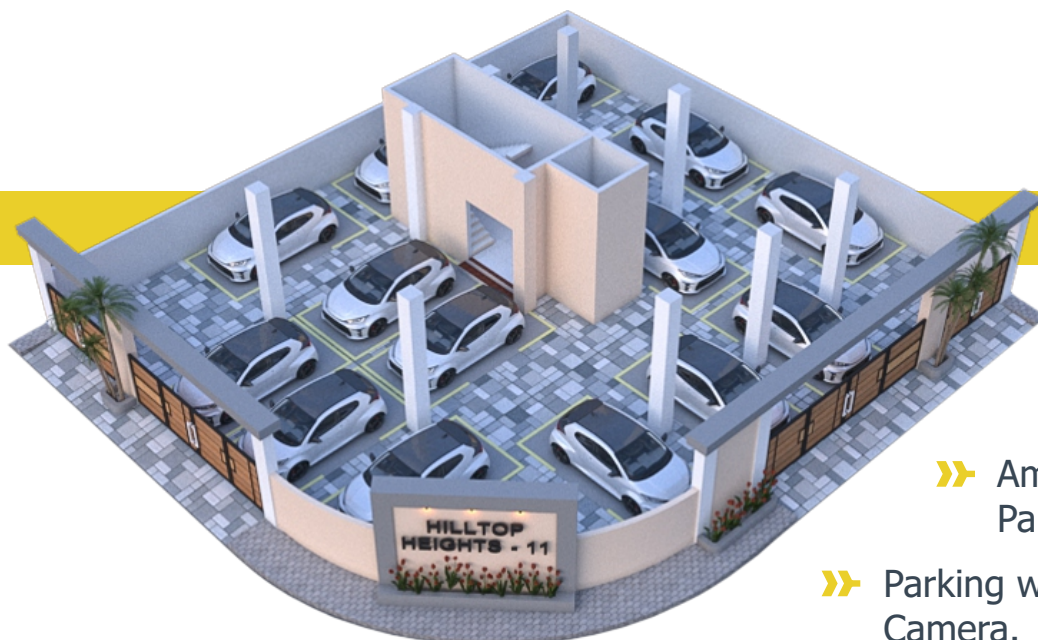
- » Provision of Hooks to place Torran on Main door.
- » Spacious planned living area.
- » 3 Channel Windows with provision of mosquito mesh.
- » Spacious designed Washroom.
- » Terrace provided with Coffee/Tea cups tops and charging points.
- » Loft for extra storage inside apartment.
- » BAY Window seating inside living room and bedroom.
- » Full length Kitchen platform with service platform.



TOP VIEW



PARKING



- » Ample Car and 2-wheeler Parking space.
- » Parking with provision of CCTV Camera.
- » Parking with combination of Paved blocks and Vitrified flooring.
- » Large size Main gate for easy parking.

PENTHOUSE PLAN

(Duplex Flat - Super Built Up Area
3118 sq ft)

- » Luxurious Penthouse Living: A Beacon of Opulence.
- » Grand Entrance and Spectacular Views.
- » Stylish Living Spaces.
- » Tranquil Bedrooms and Elegant Bathrooms.
- » Exclusive Amenities and Services.

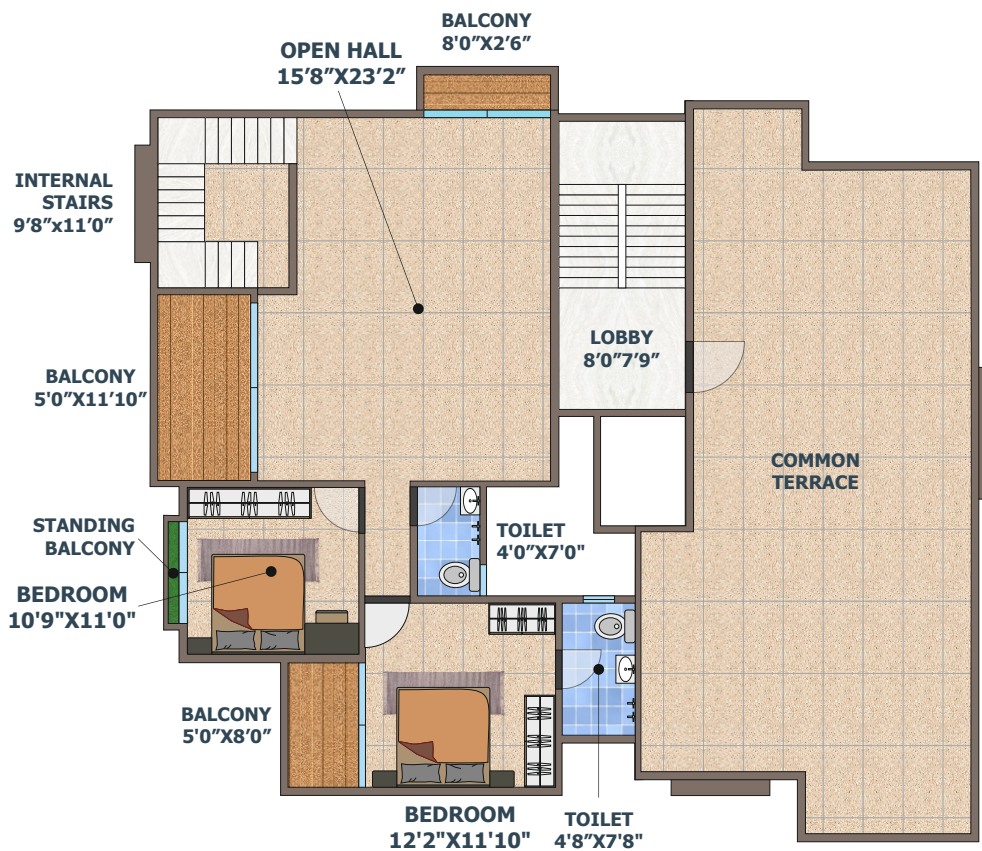


PENTHOUSE LOWER FLOOR





PENTHOUSE UPPER FLOOR



SPECIFICATIONS

Structure:

- RCC framed structure
- External wall 150 MM thick and internal wall 115 MM thick

Plaster:

- 20MM thick smooth cement plaster to internal walls
- Sand faced plaster to external surface

Painting:

- Internal walls of the flat with OBD on putti finish surface
- External walls with cement-based water proof paint, ACE brand or equivalent to external side

Electrical:

- Fully concealed with branded wires (Polycab or equivalent), Electrical switches Modular switches of Anchor brand or equivalent. One ELCB for each unit and one MCB for each room.
- AC's power points in living, dining and all bedrooms

Doors:

- Main door full size 4X8 with wooden door frame & rest doors internal molded doors with granite door framing / wooden / RCC door frame

Windows:

- Aluminum white/grey powder coated windows with mosquito mesh and MS Grills

Flooring:

- Kajaria or equivalent vitrified tiles 2X4 throughout the apartment, Kota/Stone tiles in staircase, Glass fitting in balconies

Kitchen:

- Granite black stone kitchen platform, Stainless steel washing Sink, Designer tiles above kitchen platform (Otta), Provision for exhaust fan, Water purifier, Refrigerator and microwave point, dry balcony with provision of washing machine and utensils washing platform

Toilets:

- Kerovit (Kajaria) or equivalent fitting in all toilets, designer tiles up to 2.2Mtr height, Provision of power plug points for geysers in all washrooms, exhaust fan points inside toilet

Terrace balcony for flat:

- Coffee and tea table top and Charing points

Water supply:

- 24 Hours water supply through Water sump and overhead water tanks

Lift facility:

- 6 passengers branded with ARB device and backup

Salient Features:

- CCTV camera for parking and each floor, Automatic water controller switch for overhead tank

**AUTOMATED
LIFT**



**BAY
WINDOW**



**SPACIOUS
TERRACE**



**24 HRS CCTV
SECURITY**



**AMPLE PARKING
SPACE**



**VASTU
COMPLIANT**



AMENITIES

OUR VENTURES / ASSOCIATION



**KUNAL PADOLE
GROUP**



**PADOLE INFRASTRUCTURE
PVT. LTD.**



**Siddhivinayak
INFRASTRUCTURE**



**Siddhivinayak
BUILDERS & ASSOCIATES**



**Siddhivinayak
DEVELOPERS**



**Siddhivinayak
INFRAVENTURE**



**ACTICS
TECHNOLOGIES**



MAULI NAVNIRMAN



**EGENIX FOODS
PVT. LTD.**



**YUVA
FOUNDATION**



**NAREDCO
VIDARBHA**



**GNI
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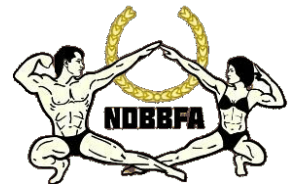
ECPA



MaTPO



**BNi
BLANCO**



NOBBFA



**SIDDHIVINAYAK
RESIDENTIAL - I**
(Zingabai Takli)



**SIDDHIVINAYAK
RESIDENTIAL - II**
(Prasad Nagar)



**SIDDHIVINAYAK
RESIDENTIAL - III**
(Prasad Nagar)



**SIDDHIVINAYAK
EMBASSY - IV**
(Hanuman Nagar)



**SIDDHIVINAYAK
EMBASSY - V**
(Suyog Nagar)



**SIDDHIVINAYAK
RESIDENTIAL - VI**
(Ulhas Nagar)



**SIDDHIVINAYAK
EMBASSY - VII**
(Bank Colony)



**SIDDHIVINAYAK
RESIDENTIAL - VIII**
(Shahu Nagar)



**LUXURIA
TOWNSHIP**
(Narsala)



**SIDDHIVINAYAK
EMBASSY - 10**
(Hanuman Nagar)



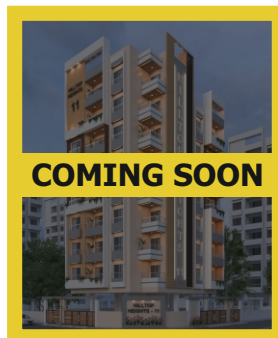
**HILLTOP
HEIGHTS - 11**
(Hilltop, Ram Nagar)



**NARENDRA
REGENCY - 12**
(Narendra Nagar)



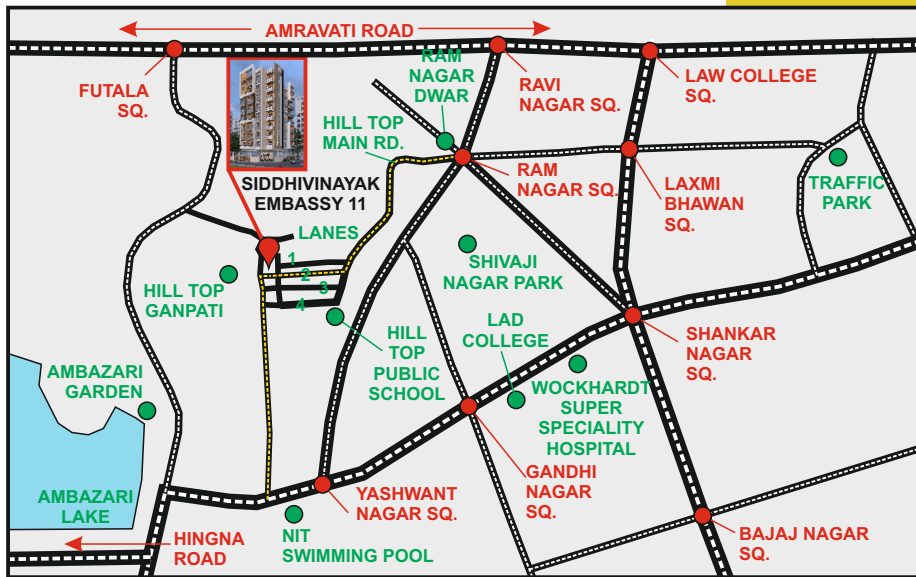
**NARENDRA
REGENCY - 13**
(Narendra Nagar)



**HILLTOP
HEIGHTS - 14**
(Hilltop, Ram Nagar)

COMPLETED / SOLD OUT / ONGOING PROJECTS

SITE LOCATION:



Key destination and Landmark from Hilltop Heights – 11

Sakkardara Office:

Quarter no 1/3, 731, Raje Raghuji Nagar,
Opp. Kamala Nehru College Girls Gate,
Nagpur-440009

Home Office:

Padole House, Plot no 88B, Bajrang Nagar,
Manewada Road, Nagpur-440027

Planning Consultant

Ar. Alok Lunia

Structural Consultant

Ashish Soni

Legal Advisor

Adv. Mahesh Wagh

Promoters

Dr. Kunal G. Padole
Avanti Tekade

- Wockhardt Cancer Institute
- Wockhardt Multispeciality Hospital
- NIT Swimming Pool
- Ambazari Garden
- Ambazari Lake
- Futala Lake
- Dharampeth/Gokulpeth Market
- VNIT College
- LAD College
- IT Park
- Ambazari Metro Station
- Hingna MIDC
- Ordnance Factory

FOR BOOKING CALL

98232 60303 | 77092 50377

NOTE

This brochure is not a legal document, it is only for concept. The promoter reserve the right to add, delete or alter the above specification and plans as deemed fit.