

# **HARBINGER HEIGHTS**

.....  
a modern home for easy living

## men with a mission

Harbinger Real Estate Pvt Ltd (HREPL) has been formed through a joint venture agreement between the Harbinger group in Jaipur and the International Venture Group (IVG), a group of successful entrepreneurs in Silicon Valley, USA. HREPL strives to create value by building intelligent homes with a powerful combination of quality construction and technology and to provide a world class living environments that are comfortable, secure, and provide for healthy lifestyles and social interactions among its residents.

The Harbinger Group was formed in 1998, with interest in the construction and IT industries. The construction business is carried under Harbinger Design and Engineering Pvt Ltd (HDEPL). Since its inception, HDEPL has had a successful track record of completing construction projects on time. The company believes in building never-ending relationships with customers by sharing professional and ethical values.

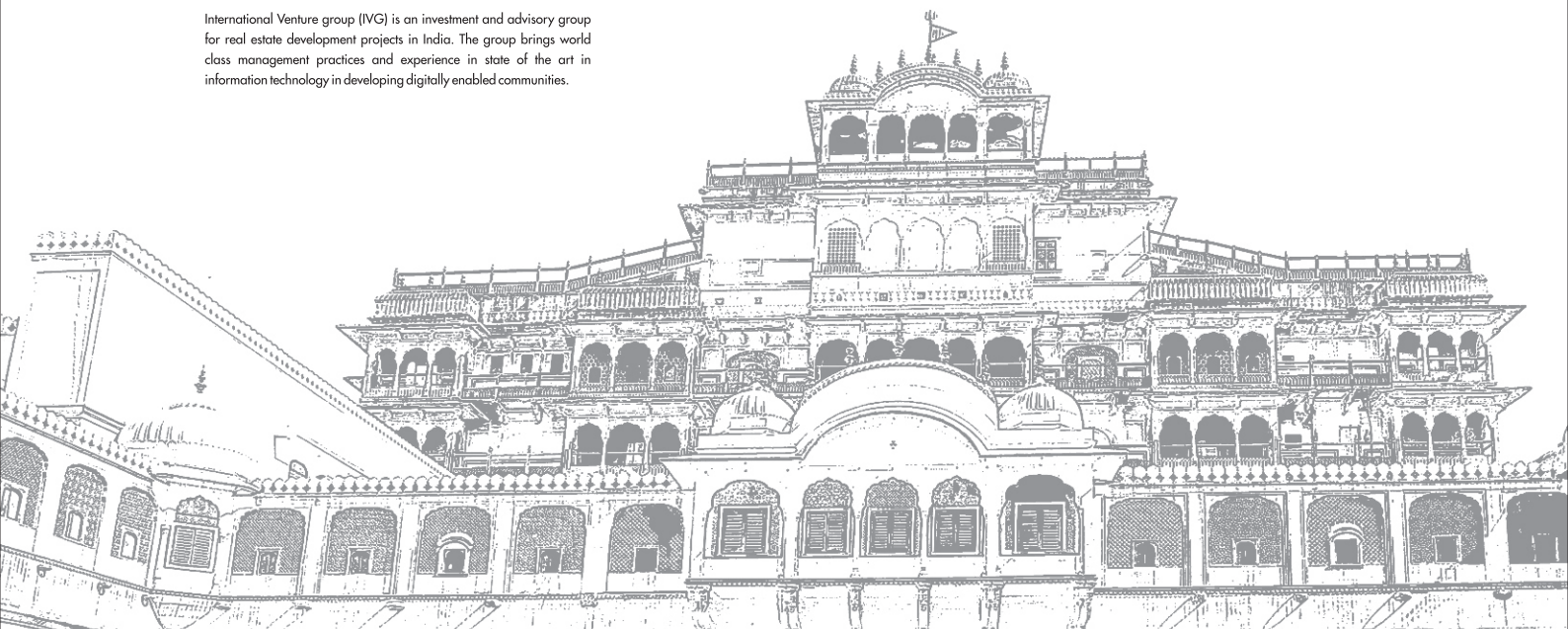
International Venture group (IVG) is an investment and advisory group for real estate development projects in India. The group brings world class management practices and experience in state of the art in information technology in developing digitally enabled communities.

## setting standards

Jaipur is a city that has many things to be proud of, be it the planned walled city, the Astrological observatory, the first Polo-Victory to India, heritage hotels, world class stadium and a lot more.....

The sons of the soil continue to contribute to a tradition of planning, executing and keeping a world class standard with the essential elegance and style.

Harbinger Heights is a world class living environment that provides a lifestyle of comforts and security that you have so far been dreaming of. A Home that speaks of your values and adds confidence to your stride...





## HARBINGER HEIGHTS

A modern home for young urban professional couples that prompt growth nurtured in care of warm and social environment of belonging and security. A home with the comfort of living and lifestyle of freedom aided with technically intelligent systems. A place that inspires a lifetime of memories.



an eternal desire... your home

70% of plot area open for facilities

All major institutions, university, colleges and offices in a radius of 2-8 kms.

On 200 ft. road connecting Mansarovar towards East & SEZ towards west

Exterior with an imposing frontage

Beautiful landscaping with exclusive recreational area

Naturally lighted and ventilated apartments

Balconies giving open view greenery

Green trees and foliage to accentuate the green effect

Number of apartments: 128 Nos

Number of Towers/ blocks: 2

Floors: Ground + 9 floors

Type: Affordable modern homes

Type of flats: 1/2/3 BHK and Duplex & Penthouse 4BHK

Area of apartments : 735sq.ft /965sq.ft /1420sq.ft upto 2000sq.ft aprx in variable options

Club house: Modern club house

USP of the project: Hi tech luxury homes at affordable prices



artists impression of the proposed elevation

# HARBINGER HEIGHTS

State of the art 128 multi storied homes for a common young urban professional couple

Located on 200 sq feet wide sector road adjacent to upcoming JDA Patrakar Colony and within 2-8 Kms

## landmarks

Mahendra World City Sez

Mansarovar

Terminal Market

New proposed interstate bus stand

8 km from International Airport.



## institutions

Delhi Public School

India International School

Indian College of Girls

Indian Institute of Rural Management

Maharishi Engg. College

Neerja Modi School

IIIM

Apex Institute of Management

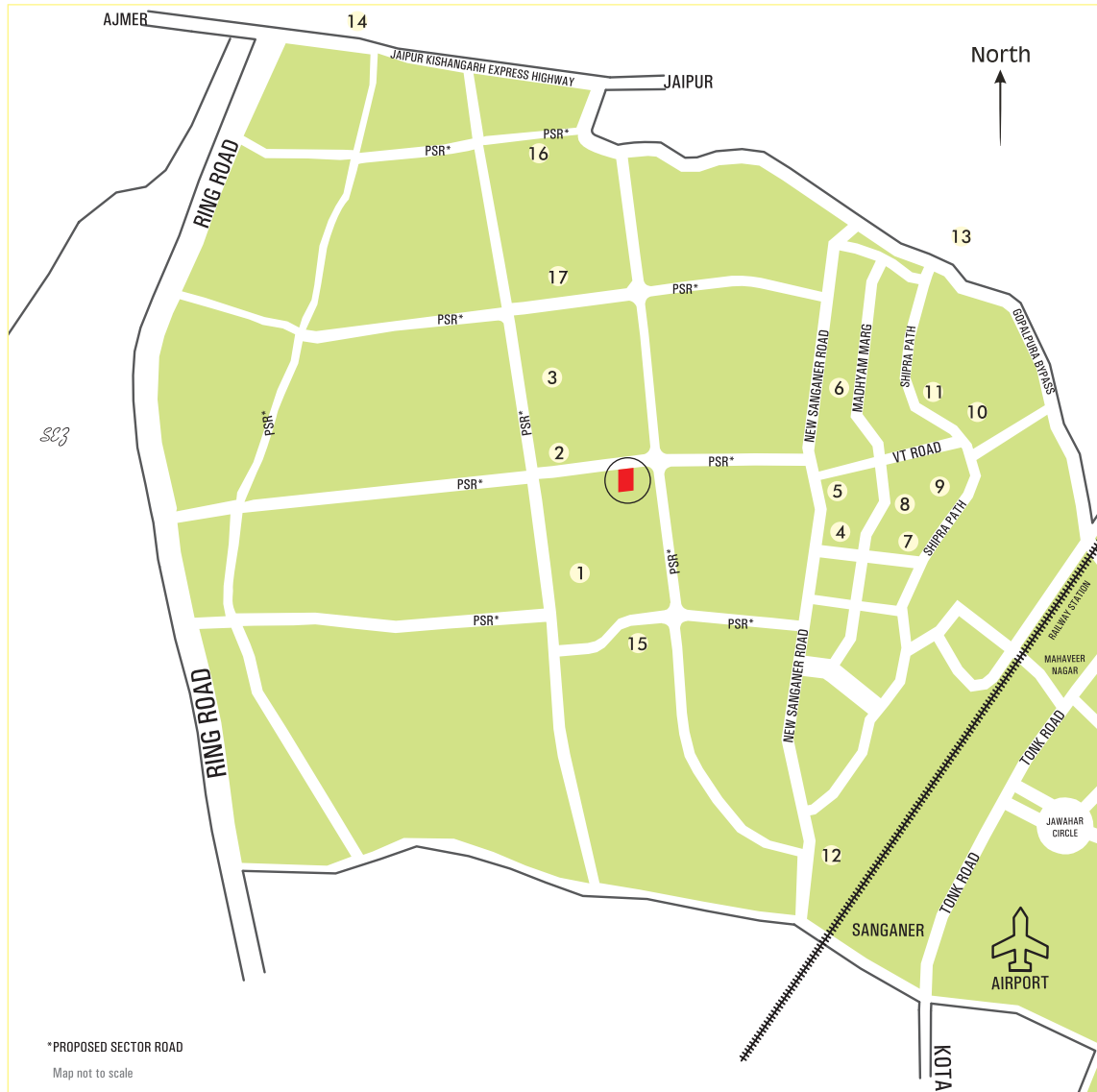
The Play House (IIS)

St. Wilfred law College

St. Wilfred School



## a promising future



- 1 Patrakar colony
- 2 Jain Temple
- 3 Vardhman Nagar
- 4 St. Wilfred's College
- 5 Cambridge Court
- 6 Mansarovar
- 7 Tagore Hospital
- 8 Kendriya Vidyalaya 5
- 9 Tagore NRI School

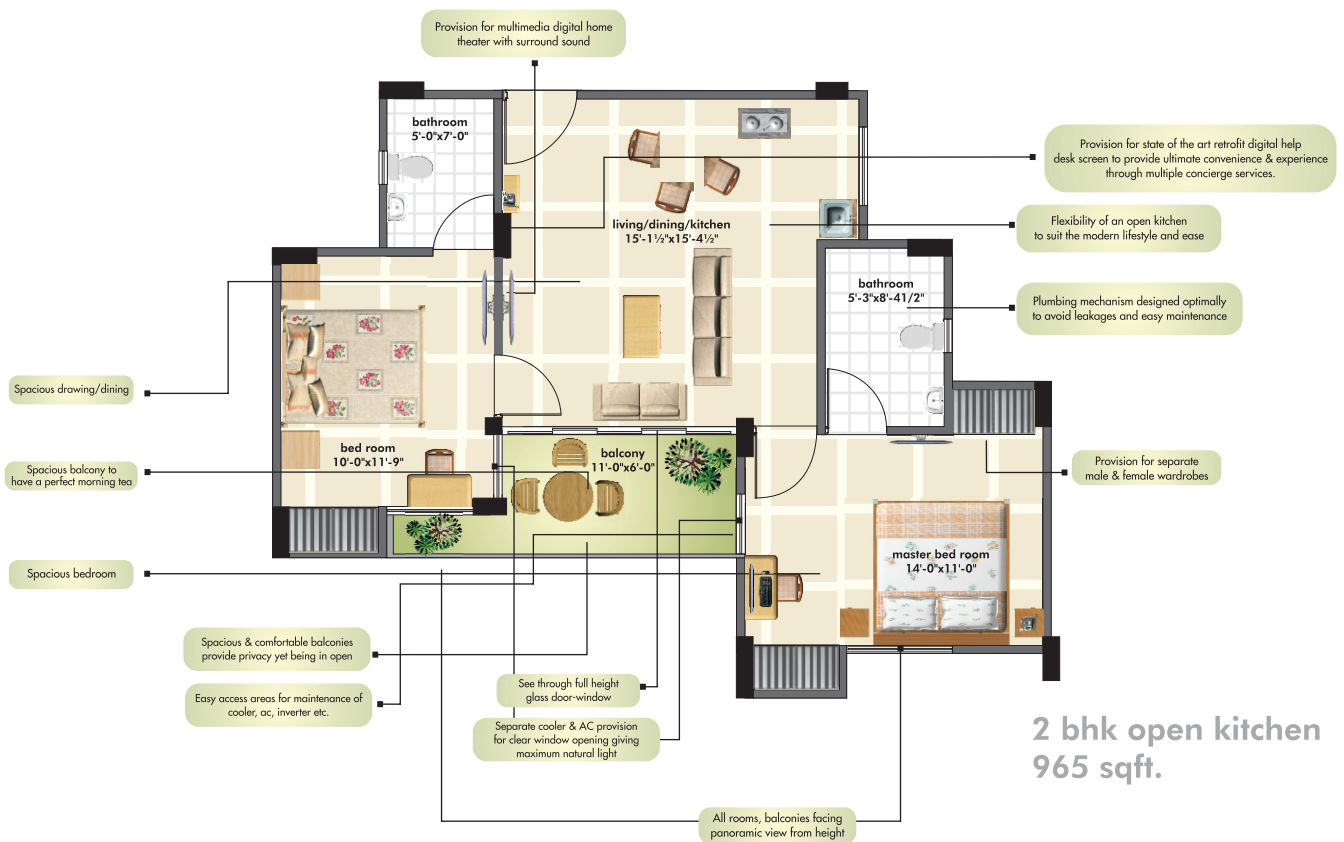
- 10 India International School
- 11 Neerja Modi School
- 12 International College for Girls
- 13 Ryan International School
- 14 Delhi Public School
- 15 ISKON Temple
- 16 Transport Nagar
- 17 Narayan Vihar

Site Office: **HARBINGER HEIGHTS** Near Patrakar Colony, Golyawass, Mansarovar, Jaipur

**HARBINGER  
HEIGHTS**



*artist's impression of the proposed elevation*



\*1bhk, 2 bhk and 3 bhk options along with both open as well as close kitchen are also available.



# HARBINGER HEIGHTS

## club

Health Club with Gymnasium, Jacuzzi, Sauna and Steam

Party hall

Swimming Pool

Cafeteria

Gaming Zone with pool table and table tennis



## campus

Seismic zone III compliant structure

Modern elevators

Well designed entrance lobby and lift lobbies on all floors

Power backup for common light load and elevators

Water Recycling system

Provision for Centralized LPG system

Waste disposal arrangement

Fire Fighting system

Water Harvesting System

Centralized guard room manned by well-trained security personnel

Access control system through video phone and CCTV for entry



## features at a glance



### apartment

Vitrified Tile Flooring in living, dining and bedrooms

Wooden doors

Anti skid ceramic tiles in bathrooms and balconies

7 ft high dado in bathrooms

Walls with P.O.P base and paint

Standard CP fitting

Granite kitchen counter with stainless steel sink

2 ft high glazed tile above kitchen platform

Modular switches with adequate points for lighting and appliances

Provision for separate male & female wardrobes in master bedroom

AC points in all rooms

Provision for separate circuit for inverter in each apartment

DTH connection provision in all apartments

Broadband environment in every home

# HARBINGER HEIGHTS

## DHD

Digital Help Desk (DHD) is an innovative endeavour from the developers of Harbinger Heights to provide its occupants with the most advanced technology to perform daily affairs. This technology is effective and easy to use with simple user interface. Imagine paying your electricity bill while sitting in your living room or for that matter booking an evening show of the latest block buster.



## hi tech luxury made affordable

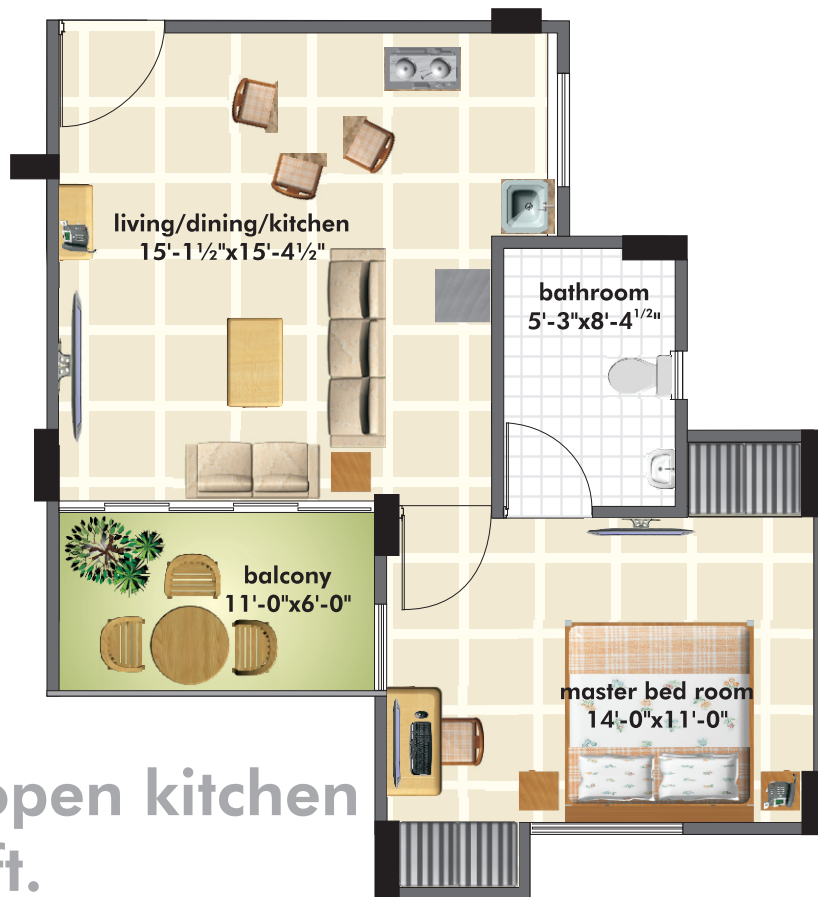
Harbinger Heights marks a new definition of smart and intelligent homes bringing hi tech luxury at an affordable price. These homes are an extension of a vision for India to become the best of knowledge based society in the world.

Its not merely an expression of smart homes but a home that aims to make you productive and efficient by saving your valuable time.

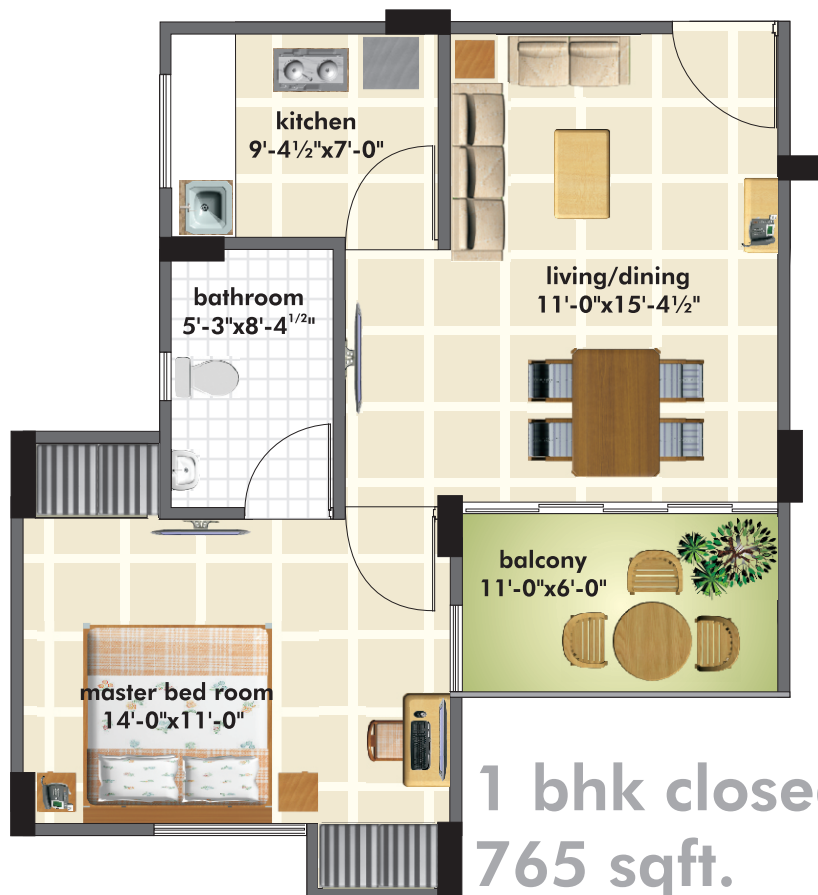
Harbinger Heights also boasts of a provision \* for a complete digital home solutions. It is a computer based control system for electrical appliances and security gadgets. An easier way to explain this facility would be like being able to switch on/off home lights/gadgets while sitting in your office or some other place.



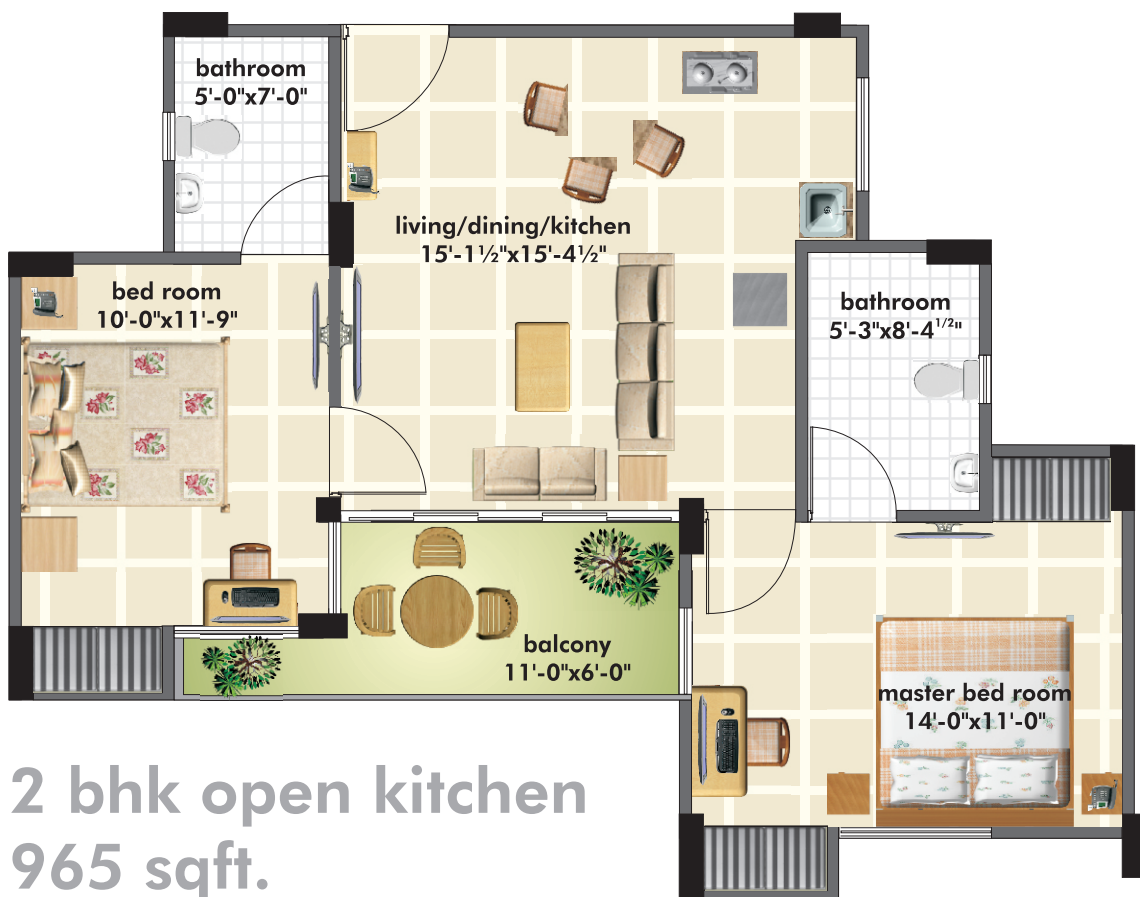
\*the above is provision only, the customer would be required to pay additional amount for the required gadgets and accessories.



1 bhk open kitchen  
735 sqft.



1 bhk closed kitchen  
765 sqft.



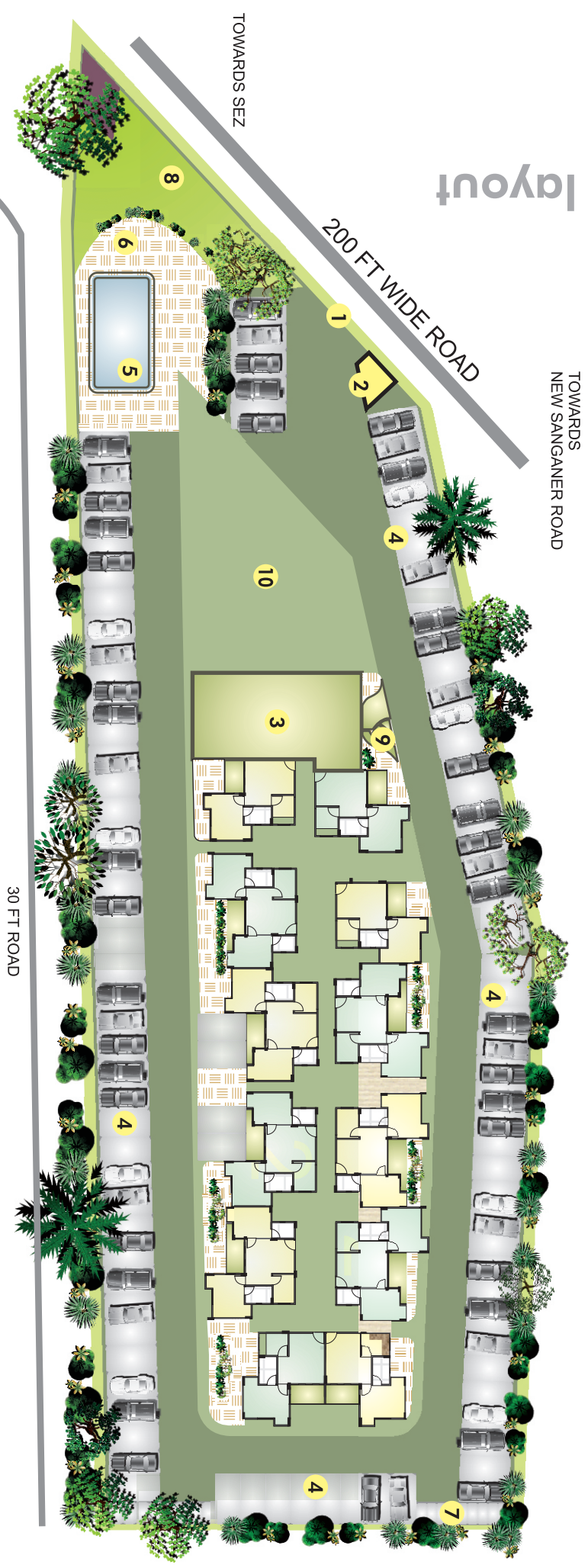




3 bhk  
1420 sqft.



# site layout



- 1 Entry on 200 ft road
- 2 Guard Room
- 3 Club House
- 4 Car Parking
- 5 Swimming Pool
- 6 Children Play Area
- 7 Two Wheeler Parking
- 8 Landscaping
- 9 Block Entry
- 10 Club terrace garden at FF level





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