



CITY  
CENTER   
HEIGHTS

Truly Exceptional Residential Twin Tower Apartments



the exceptional address for you.....



ATTITUDE  
GETS FORM

Creations | Lifestyle | Classic



At one moment, ordinary ceases to exist.

Extraordinary takes over.

In thought. In design. In style. In lifestyle.

CITY CENTER HEIGHTS IS THAT MOMENT

Twin Towers formed with attitudes, designed with grace

bestowed with substance, elevated with space,

it's a rare concept of living by

Shubham Group

that comprehends how the

spaces around us matters.

COME, LIVE A QUALITY LIFE .....

Arawali Tower | Everest Tower





## Creation

Shubham's City Center, an exclusive Twin Tower Project located on New CC Canal Link Road, Bajrang Nagar offers 93 Super Luxurious Apartments ( 2,3 & 4BHK ). These apartments are designed especially for the few who are looking for something unique and contemporary for their family. It has all the elements to give you a grand lifestyle and quality living at the same address.

## taste the luxury...

Large space, liberal amenities, premium specifications and much more that makes for fine living at a premium address. We raise a toast to your prosperous life here, so come and relish the brew of luxury...

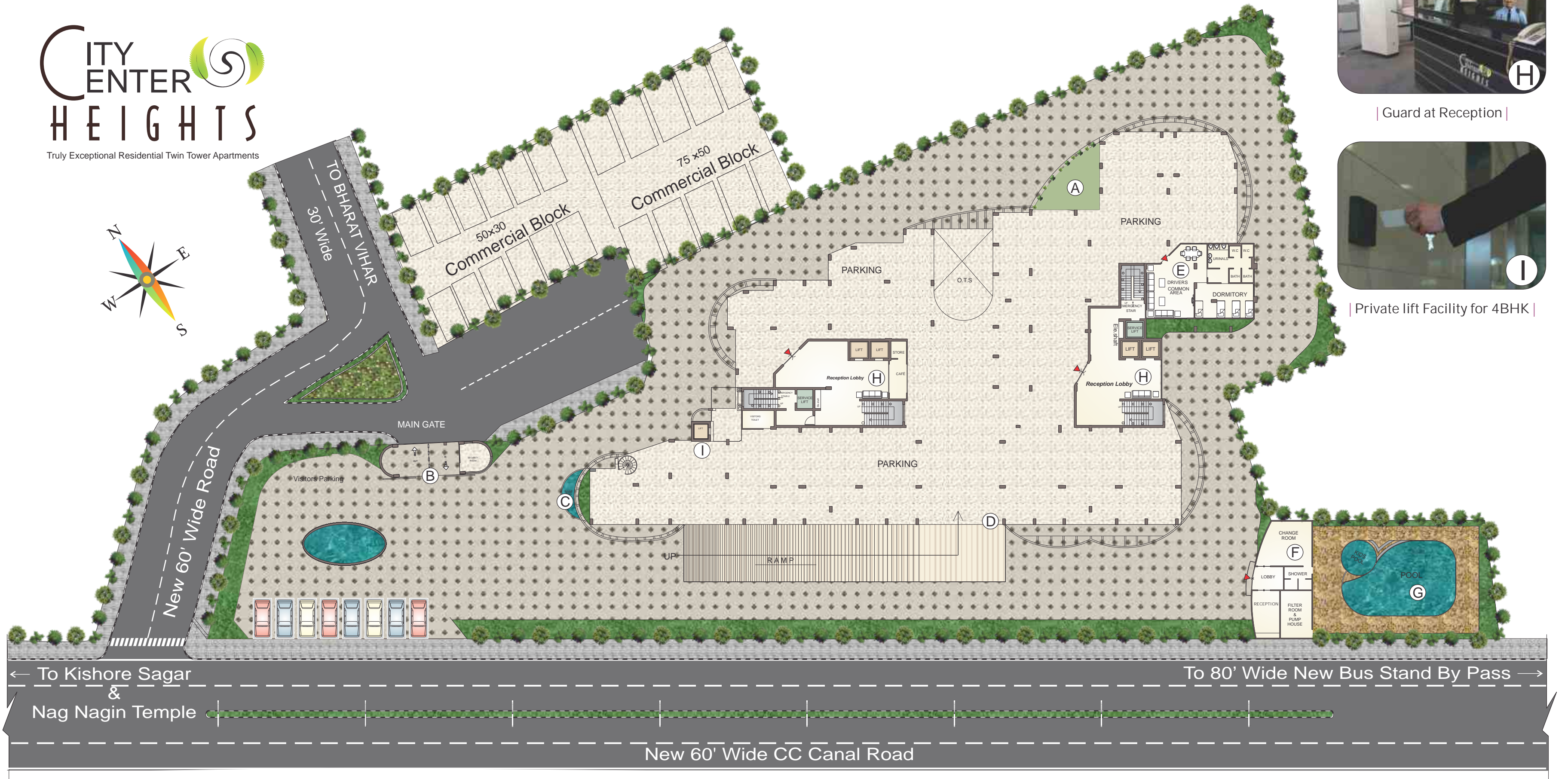
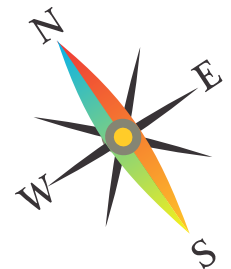
## Highlights

- Luxury Sitings in Lift Lobby on Each Floor
- Granite/ Vitrified Tiles Designer Floor & sparkling wall tile cladding in Lobby Area
- Reserved Parking with Each Flat
- Fully Automatic Private Lift for 4 BHK Residents
- State of art 'CLUB HOUSE' with extraordinary amenities
- Well Equiped Indoor Mini Theater for the entertainment of Residents
- Semi Automatic Lift for House Keeping and Maintenance Staff in each tower
- Two Fully Automatic Lifts of Reputed Make of High Specifications for Residents in Each Tower
- Two Fully Furnished Guest Apartments for their private & comfortable stay



# Lower Ground Floor Plan

**CITY CENTER HEIGHTS**  
Truly Exceptional Residential Twin Tower Apartments



| Guard at Reception |



| Private lift Facility for 4BHK |



| Kids Play Area |



| Secured Entrance Gate |



| Sparkling Water Bodies |



| Parking Slots |



| Driver's Dormitory |



| Steam Chamber along Pool Side |



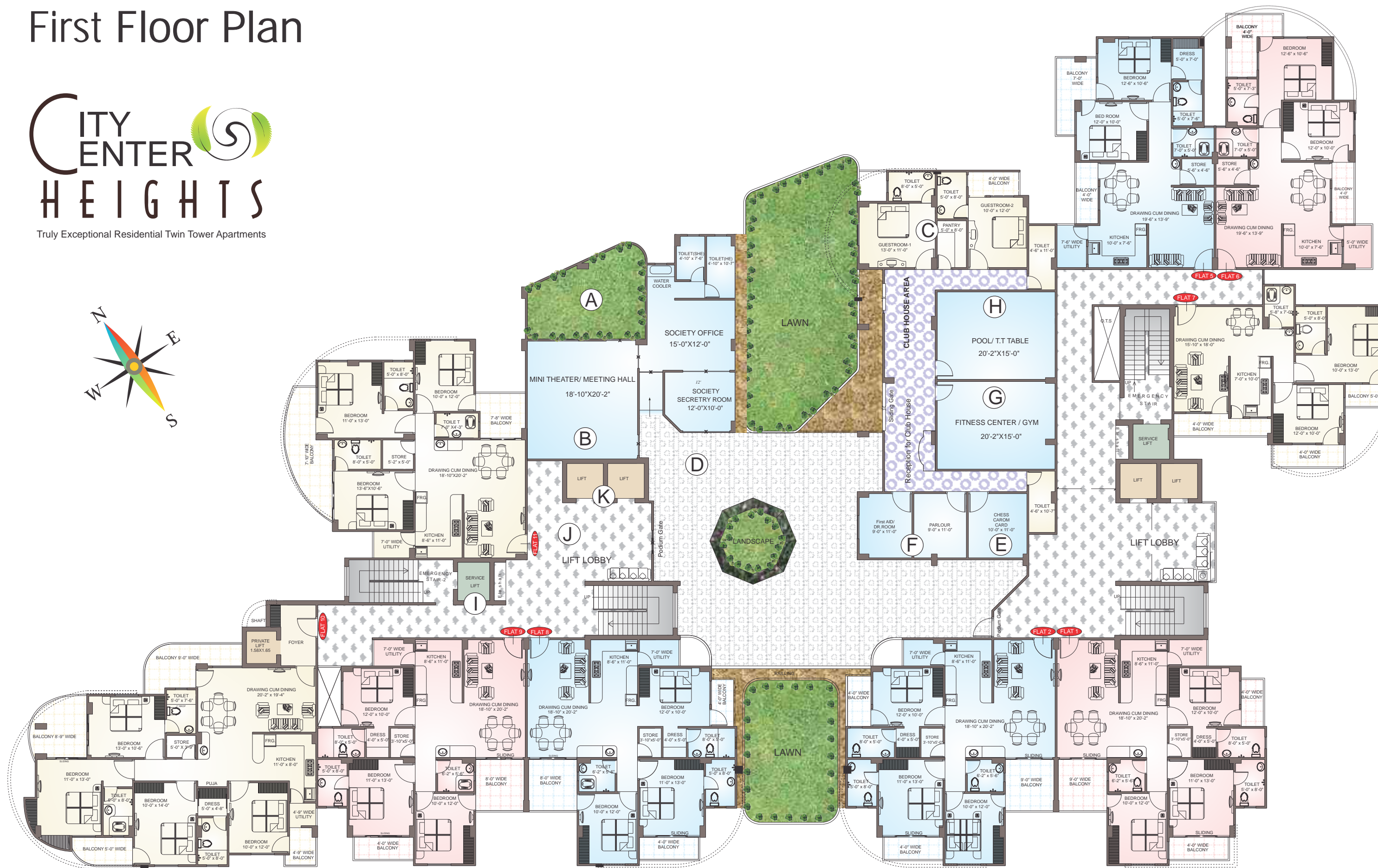
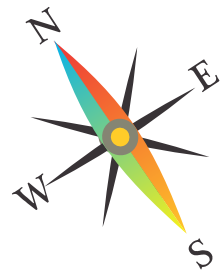
| Swimming Pool |



# First Floor Plan



Truly Exceptional Residential Twin Tower Apartments



Arawali Tower

Everest Tower



| Party Zone & Lawn |



| Mini Theater for Residents |



| Two Furnished Guest Apartments |



| Secured Wi-Fi & Landscaped Campus |



| Branded Automatic Lifts |



| Resident Lobby on Each Floor |



| Semi Automatic Service lift |



| Pool Table Room |



| Fitness Center / Gymnasium |



| Beauty Salon |



| Chess / Card Room |

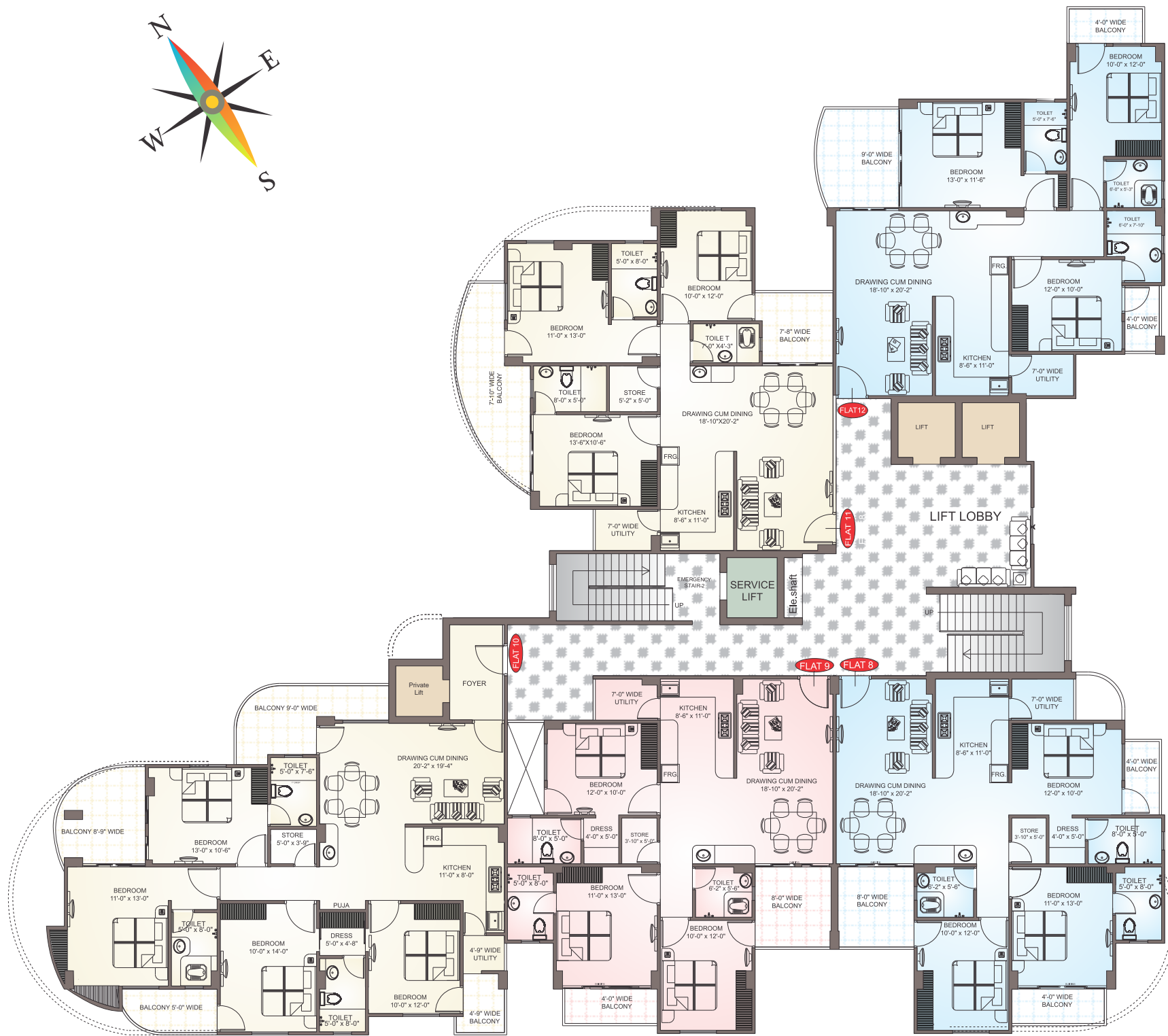
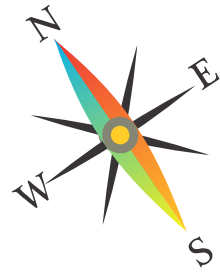


# Typical Floor Plan

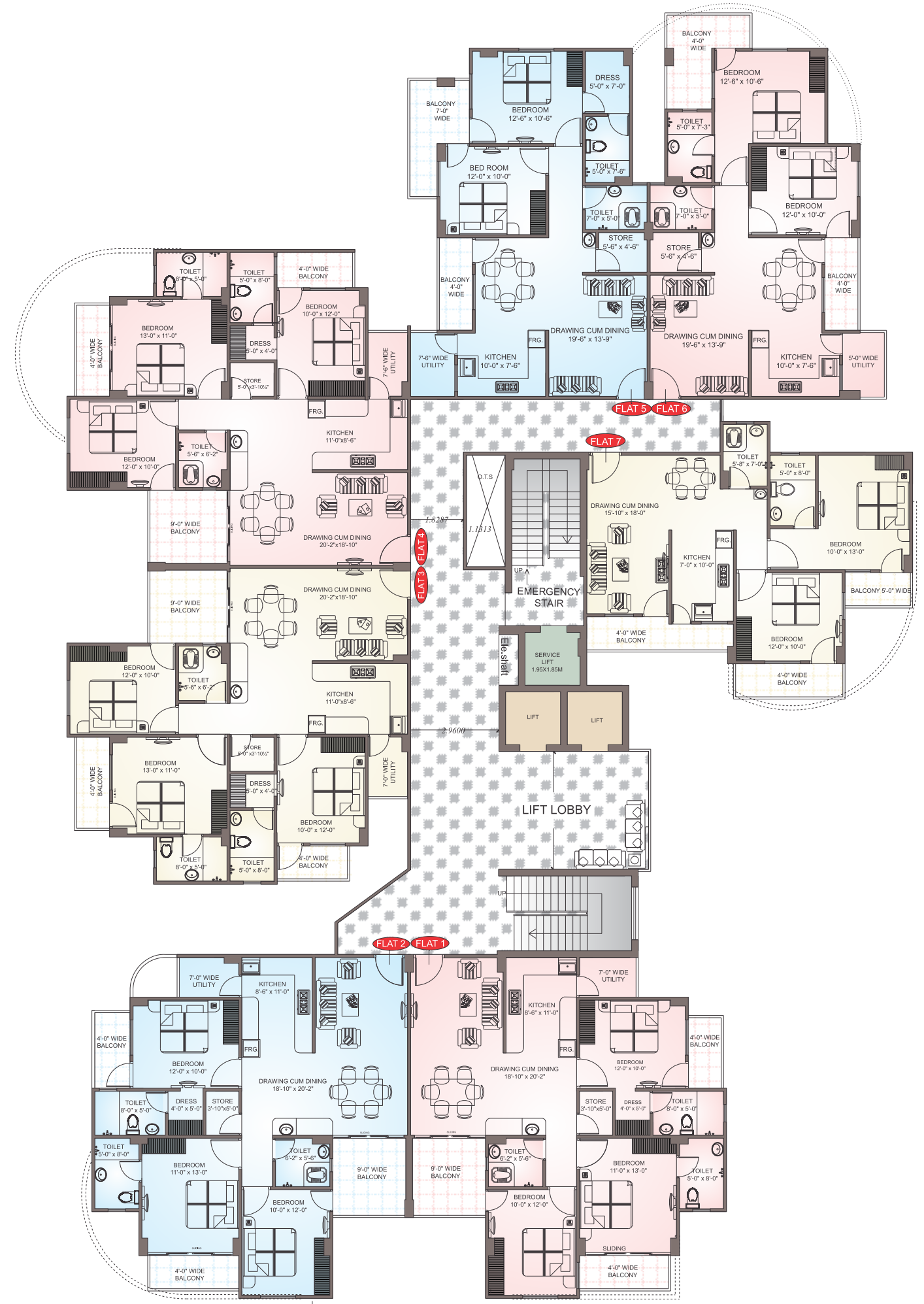
(2nd Floor - 8th Floor)



Truly Exceptional Residential Twin Tower Apartments



Arawali Tower



Everest Tower





# CITY CENTER HEIGHTS

Truly Exceptional Residential Twin Tower Apartments

We offer a cozy and an isolated bedroom where you can relish your moments of ecstasy..... the secluded confines to house your private moments ..... a privilege to relish for a lifetime.

## Lifestyle

... the grand way of living!

One aspires to live the way he dreams and at Shubham's City Center Heights we strive to convert your dreams into reality. At our new creation, we have an elegant architecture that will please your eyes and spacious apartments that will take care of your comfort. The amenities are also specially designed to suit the lifestyle of Kings, Queens and You.

### Invigorating Master Bedroom



- Themed Designer Wall
- French Windows towards Balcony
- Pre-Installed EPBX and DTH (MDO- TV Facility)
- Prefixed Sleeve for Split Air Conditioner
- Wooden Laminated Flooring for Master Bedroom

### Spacious LIVING ROOM



### Breathe in the freshness...

Designed, keeping in mind the modern day requirements and meeting them with apt amenities, the living room adds a breath of fresh air, be it the uninterrupted inrush of bright light or the sense of warmth at all times. Simply put, comfort living embodied in residences overlooking ambiance and water bodies.



# CITY CENTER HEIGHTS

Truly Exceptional Residential Twin Tower Apartments





## Touch to believe

Spacious and magnanimous, the kitchens have been designed tastefully using the best and the latest accessories. Modern, but not sleek. Clean lines that are texturally designed, intimate enough for few but big enough for entertaining the whole family. Plus the state-of-the-art Dado Fittings and a huge window to flood in natural light.



Kitchen, the heart of Your Magnificent home

- Prefixed R.O. system and Geyser
- Disjoint washing and cleaning area
- Utility Balcony attached with kitchen
- Separate preparation and cooking area
- Other Fittings from top indigenous brands
- Contemporary styled Modular Kitchen till counter level
- Granite platform with stainless steel sink & 2' high glazed tile cover



## Classic

...only known to the connoisseur!

A home should confer pride on its owner as a throne brings to its king. We have designed our new project Shubham's City Center Heights, to bring pride, joy and gratification that you always aspired. We present you magnificence which is an epitome of class, quality and luxury!

For your master bathroom, nothing less than top of the charts would do. Fashionable and aesthetic accessories, branded C.P. Fittings- pleasant in its appeal, yet durable, exclusive line of bath fittings will add to all the luxury.



Washroom, Urbane Indulgence

- Anti skid eramic flooring
- Branded sanitary fittings
- Full height designer tiles and dado
- Glass separated dry and wet area
- Uniquely designed huge washroom
- Grohe/ Marc equivalent 'A' class fittings
- Prefixed shower set and geyser in master bathroom





City CENTER HEIGHTS, gives you the Best Convenient Location in the Heart of the Kota City having a wide 432 ft frontage on well Connected New 60 feet wide C.C. Canal Road (Kotdi Circle Flyover - New Bus Stand 80' Road) surrounded by the fastest developing Residential area of Kota City. The easy accessibility from main road to City CENTER HEIGHTS, gives you and your family the complete prime location advantage at an unbelievable Price. Exclusively designed 93 units of 2,3,& 4 BHK super luxurious apartments with lower & upper ground floor covered car parking plus 8 residential floors.

## Unmatched Specification

AREAS	WALLS	FLOOR	DOORS	WINDOW / GLAZING	SWITCHES	ADDITIONAL FEATURES
LIVING ROOM / DINNING	P.O.P Punning With Plastic Emulsion Paint	Vitrified Tiles	Entrance Door : Designer Laminated Flush Door/ Designer Compressed Door	Aluminium / UPVC	Modular Switches	Specious With French Windows
MASTER BED ROOM	P.O.P Punning With Plastic Emulsion Paint	Wooden Laminated Floor	Wooden Flush Door/ Designer Compressed Door	Aluminium / UPVC	Modular Switches	Spacious Wooden Flooring
OTHER BED ROOMS	P.O.P Punning With Plastic Emulsion Paint	Vitrified Tiles	Wooden Flush Door/ Designer Compressed Door	Aluminium / UPVC	Modular Switches	Spacious with Vitrified Flooring
Kitchen	Tiles Upto 2 Feet Above The Counter Area	Porstlene Tiles	Wooden Flush Door/ Designer Compressed Door	Aluminium / UPVC	Modular Switches	Modular Kitchen Till Counter Level, Granite Counter Top With S.S.Sink, RO system and Geyser.
Balconies / Terraces	Weather Proof Paint	Ceramic Tiles	Wooden Flush Door/ Designer Compressed Door	Aluminium / UPVC	Modular Switches	Utility Balcony with Kitchen
Toilets	Designer Ceramic Tiles Till Door Height	Ceramic Tiles	Wooden Flush Door/ Designer Compressed Door	Aluminium / UPVC	Modular Switches	Premium Quality C.P Fittings, 24 Hours Water Supply
Facilities	High Speed Elevators, 100% Power Back-up For Common Areas, Adequate covered parking on lower and upper ground floors, Landscaped Areas With Sitting Space, Pedestrian Pathway, Rain Water Harvesting System, 24 Hours Water Supply, two fully furnished Guest apartments on upper ground floor.					
Club House	At City Center you will have numerous ways to rejuvenate yourself. Go for a refreshing swim or choose a quite corer in the library with your favorite book. You can also workout at the fully equipped Gymnasium or tone up at the Aerobics Room. We encourage you to display your skills at the Pool table room and Chess room . If you are too tired from all the above, you can watch a movie with family at Mini Theater for Residents or Spend a lazy weekend hosting dinners with your nears and dears in the state of art party zone.					
Security	CCTV, EPBAX System & Perimeter Security, 24 hours manned and monitored access to complex. Visitor's & house keeping staff entry only on cards, Security controlled entry to lift lobbies, Surrounded by high compound wall.					
Parking	Two level covered Parking and Open Parking available, Rubber fenders on the pillars of Parking Area.					
Water Proofing & Chemical Treatment	<ul style="list-style-type: none"> <li>Advanced water proofing material and process for critical areas like toilets, balcony, terraces, utility etc,</li> <li>Silicon sealant filling in all corners to toilets and utility to avoid water seepage, accumulation of dust and growth of fungus</li> <li>Anti-termite treatment to protect the structure from termites and insects, crack reduction in topmost floors by limiting thermal expansion/ contraction of the structure.</li> </ul>					



# 3D PLANS



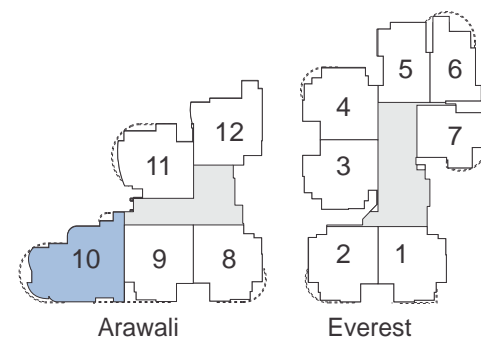
4BHK | Diamond | 8 Units



3BHK | Gold | 45 Units

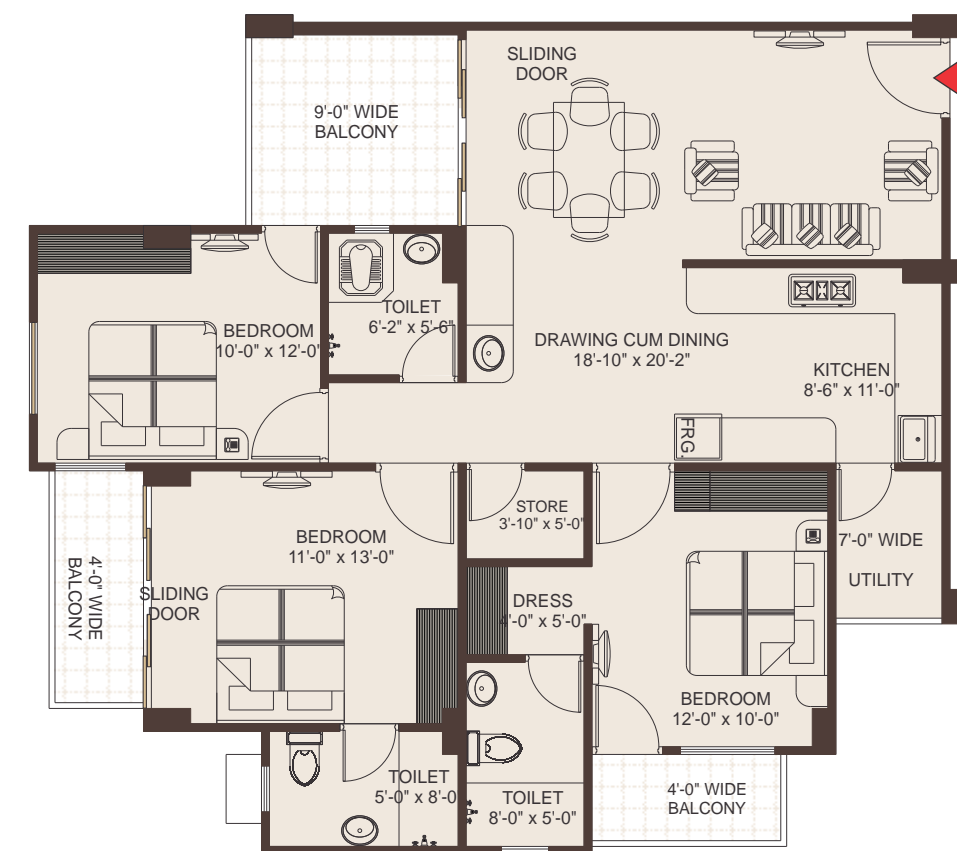


Key Plan

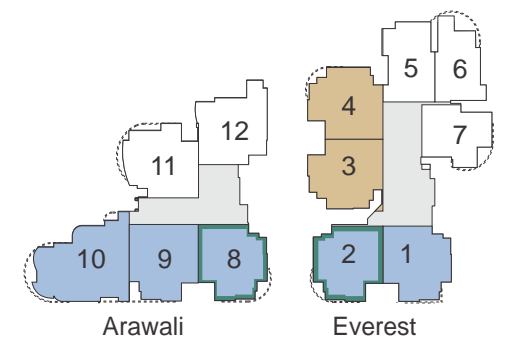


Arawali

Flat No.	Saleable Area
110-810	2403 Sq. Ft.



Key Plan



Arawali & Everest

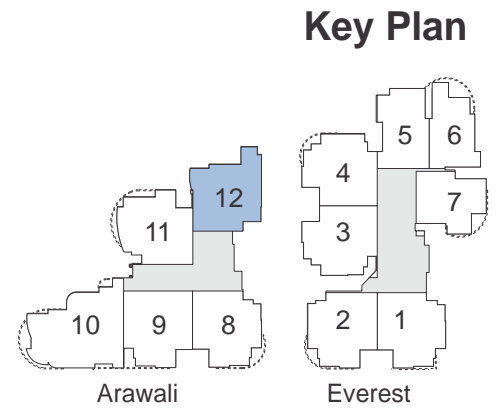
Type	Block	Flat No.	Saleable Area
Gold	Everest	101-801	1890 Sq. Ft.
Gold	Everest	202-802	1890 Sq. Ft.
Gold	Arawali	208-808	1890 Sq. Ft.
Gold	Arawali	109-809	1790 Sq. Ft.
Gold(G)	A & E	102 & 108	1890 Sq. Ft. (with Private Garden)
Gold(P)	Everest	203-803	1890 Sq. Ft.
Gold(P)	Everest	204-804	1890 Sq. Ft.



# 3BHK | Platinum | 8 Units



# 3BHK | Silver | 8 Units

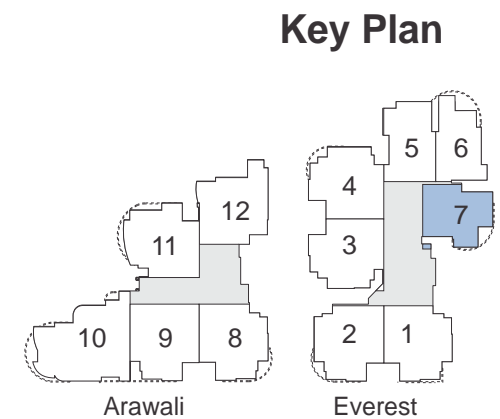
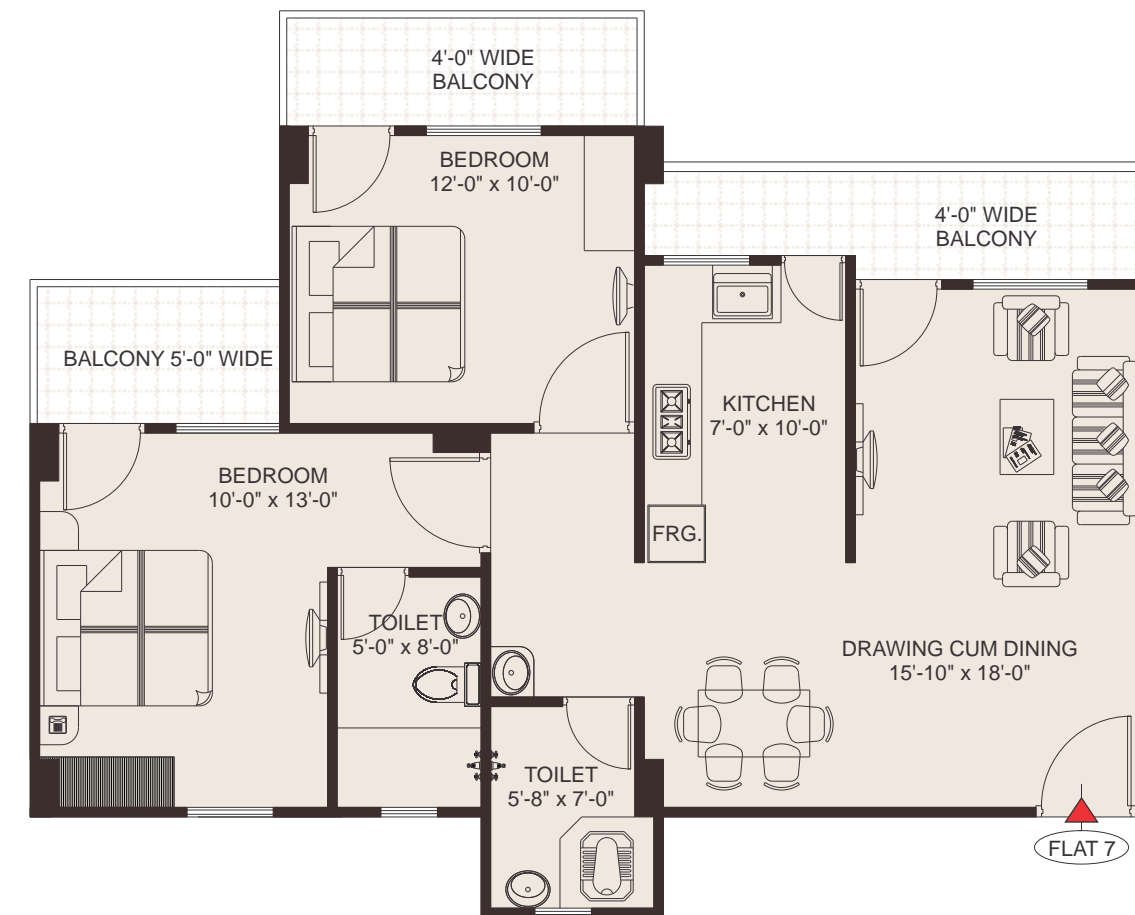


**Key Plan**

**Arawali**

Flat No.	Saleable Area
212-218	1881 Sq. Ft.

# 2BHK | Silver | 8 Units

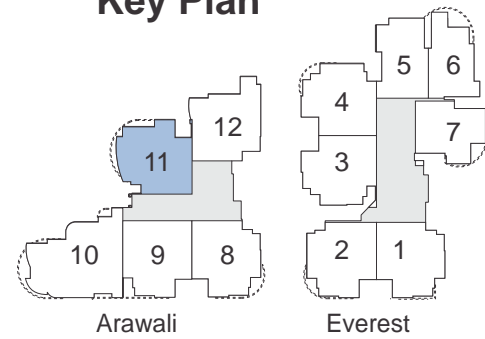


**Key Plan**

**Everest**

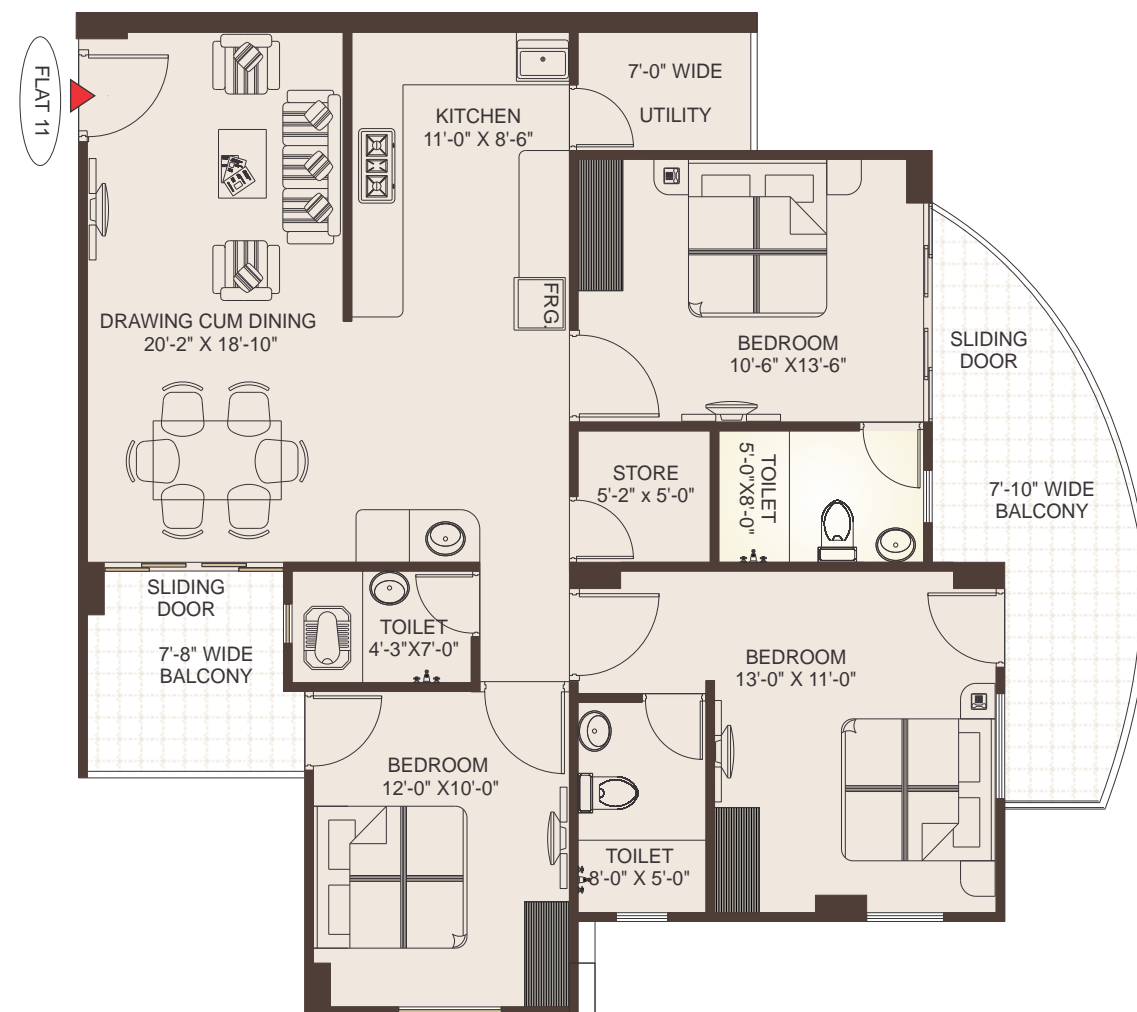
Flat No.	Saleable Area
107-807	1386 Sq. Ft.

**Key Plan**



**Arawali**

Flat No.	Saleable Area
111-811	1836 Sq. Ft.





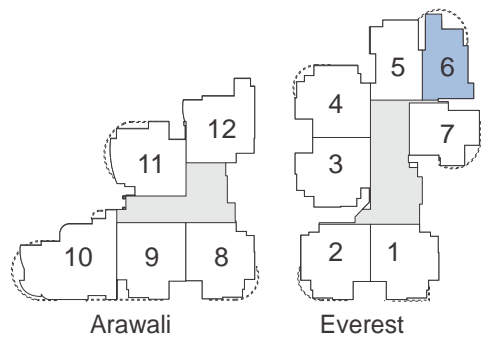
2BHK | Gold | 8 Units



2BHK | Platinum | 8 Units

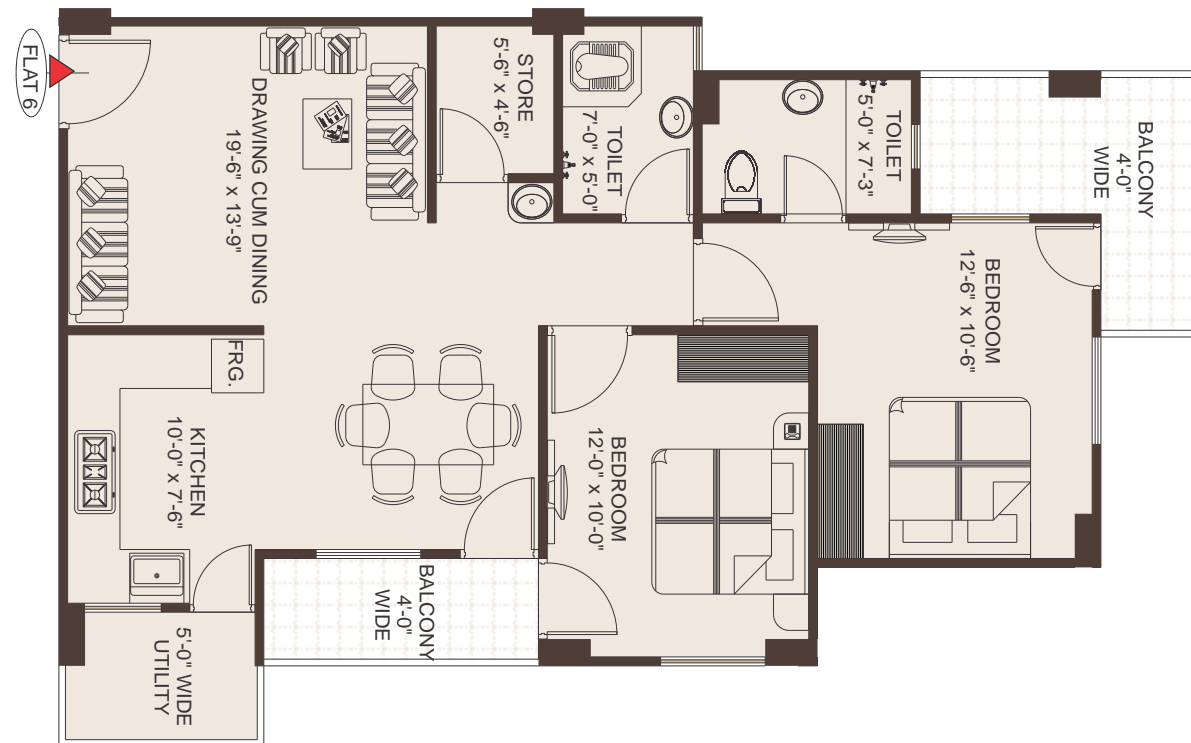


Key Plan

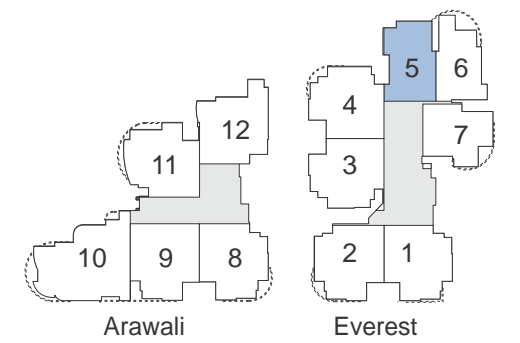


Everest

Flat No.	Saleable Area
106-806	1467 Sq. Ft.

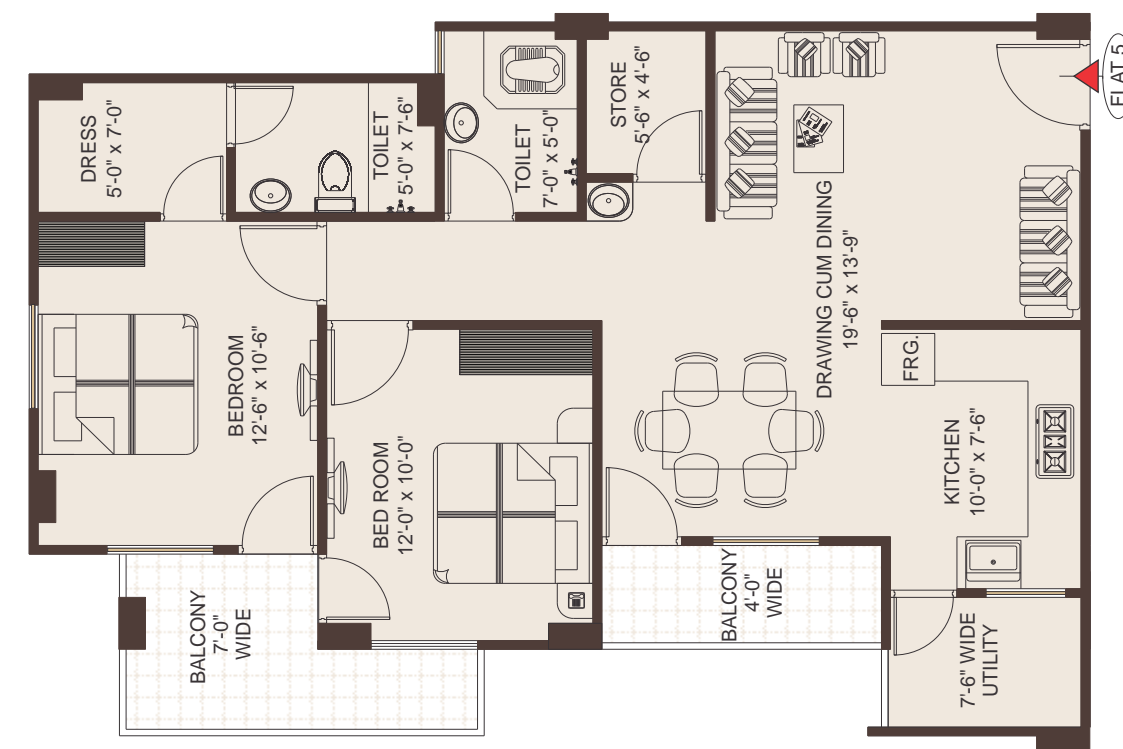


Key Plan



Everest

Flat No.	Saleable Area
105-805	1503 Sq. Ft.





## Completed Projects



**Mahalaxmipuram Phase-I**  
Baran Road, Kota



**Surya Residency**  
Near Railway Station, Kota

## On Going Projects



**Mahalaxmipuram Phase-II**  
New 2BHK & 3BHK Towers  
Baran Road, Kota



**Landmark City Homes**  
An Integrated Township  
Bundi Road, Kota

## Up Coming Projects



**Pink Pearl**

**Pink Pearl Apartments**



**Golf City, Kota**

## Harmony with Nature



An Artistic View From Bharat Vihar, Bajrang Nagar

Living at City Center Heights by itself is a lofty experience. Each apartment is lavish in spread and commands a panoramic view. The striking facade with its unique shape makes a definitive architectural statement, high ceilings and living spaces add to the expansive look. Rest assured, you can absolute luxury in an absolute privacy.

- Drivers Dormitory created separately
- Semi Automatic Lift for House Keeping and Maintenance Staff
- Emphasis on easy 2 Level Parking and Smooth internal circulation
- Contemporary style with extreme emphasis on functionality and comfort
- Architecture maximizes light and ventilation without compromising privacy
- Twin Towers designed with compact detailing, maximize open space and green areas
- Podium space effectively utilized as a community space, green landscaping and play area

## the GROUP

Shubham Group has established its reputation in over 7 projects comprising of 3 projects under development and 4 completed projects. These include Residential Flats, Out Houses, Group Housing, Integrated Township, and Commercial Complexes in Rajasthan.

Since the Group's inception, Director's Deepak Rajwashi and Arun Mehta thrived to transform innumerable dreams into reality. Their vision has inspired the group to create residential edifices for all cross-sections of the society. With its onward march towards excellence, the group intends to induce innovative changes in the lives of people at basic level and create lifestyle avenues for the people at higher level. The group's strength is more than 1000 satisfied customers and investors. This is due to the Group's quality consciousness and prompt after sales service.

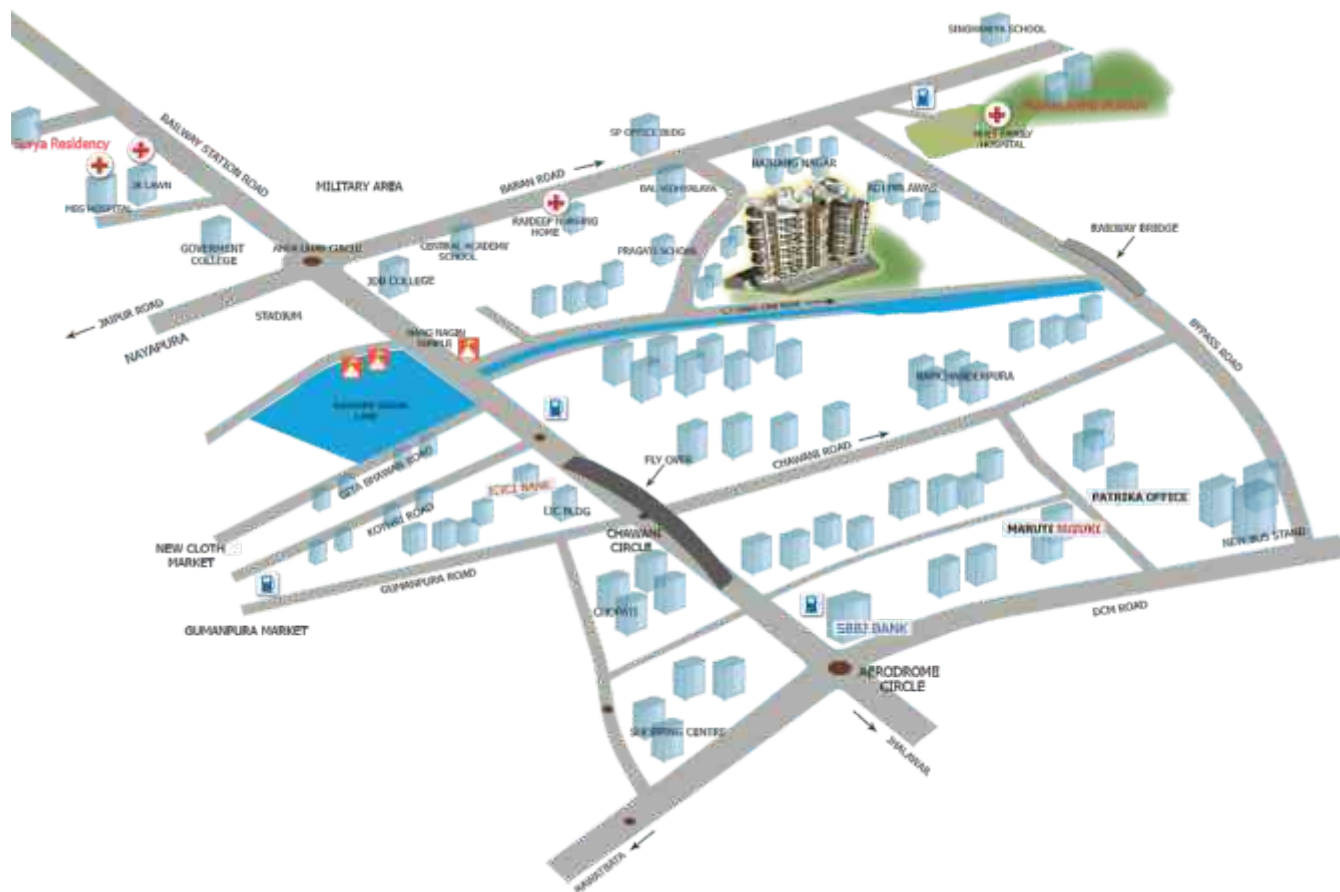
To meet the demands of honorable customers who seek for elegant architecture with unique and contemporary designed apartment to suit the lifestyle of Kings, Queens and themselves, Shubham Group is coming up with Truly Exceptional Residential Twin Tower Apartments namely "City Center Heights", Kota.





# Location Map

(Map not to scale)



## Shubham Group

Corporate Office : Choudhary Hotel Premises,  
Near Aerodrome Circle, Kota (Raj.) 324007  
Ph. : 0744 2363949, 6451444

## Shubham Green Builders Pvt. Ltd

Site Address: New C.C. Canal Road,  
Adjoining Bharat Vihar, Bajrang Nagar,  
Kota(Raj.)-324007

## Architect

**Lahoty Associates**  
Danik Navjyoti Press Road,  
Near Chawani Circle, Kota (Raj.)  
Ph. : 9414186040

**For Sales Assistance : 9214447951-55 (5 lines)**

Disclaimer: This brochure is an imaginary concept and the plan shown need not be to scale. All plans are subject to accommodate changes as per the sanctioning authorities. All amenities and specifications are as per availabilities and discretion of the developer. Nature and location of all amenities and proposed development shown in proposed master plan can be added, omitted or shifted as per the developer's discretion. Apartments will be sold on the basis of Saleable areas, built-up areas are shown for information purpose only. Areas of all structural projections like RCC columns and RCC walls are included in the carpet area. All furniture items/accessories shown are indicative. Advertisement, brochure and all price information sheets are merely invitation to the offers. Terms and conditions as applicable