



# HERITAGE HEIGHTS

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2 BHK LUXURIOUS FLATS

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Indira Nagar, Nashik

**MOVE TO  
WHAT MOVES  
YOU**

**Heritage Heights:**

**Rachana B-Orbit Group** welcomes you to a luxurious world of comfortable living. Heritage Heights signifies state-of-the-art infrastructure and comfort living that will match your dream home. Easy connectivity to the city as well as close to nature, this project is perfectly located in the most serene community of Nashik – Indira Nagar. As we all know, in recent years Indira Nagar has emerged as a coveted address for residential, commercial and retail projects.



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## Bigger Homes for Bigger Family, Means Better Lifestyle

Nestled amidst an adaptive environment of Indira Nagar for you and your family, Heritage Heights is designed to provide a tasteful, convenient and plush lifestyle for you and your family. These 2 BHK homes with 42 units, will rise as the pinnacle of new world of sophistication.

Heritage Heights is crafted to add more to family enjoyment with well-designed homes. Our architects and designers have paid attention to all the minute details in creating a beautiful home for you.





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Indira Nagar, Nashik



# Typical Odd Floor Plan



# Typical Even Floor Plan



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## A Smart Move – Amenities

- ▶ Designer entrance lobby
- ▶ 24/7 Security and CCTV cameras
- ▶ Power back up for common areas
- ▶ Rain Water harvesting



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## Why live in our Project

Centrally located - linking key destinations such as the retail, parks, hospitals, schools and residential communities.

- ▶ Luxurious flats at prime location.
- ▶ 500 Meters from Mumbai Agra National Highway.
- ▶ Separate utility area in every flat.
- ▶ L Shape road front for the project with 2 entrances.
- ▶ Ample ventilation & light to each flat.
- ▶ Nearby Educational facilities.
- ▶ High-Class Service with quality commitment.
- ▶ Perfectly planned with essential household amenities.
- ▶ Accessibility to key landmarks.
- ▶ Proper floor planning for each flat.

### Salient Features and Specifications

#### Structure

- ▶ Earthquake resistant R.C.C. frame structure as per national building code.

#### Wall

- ▶ 6" External and 4" Internal brick or AAC blocks brick wall.

#### Flooring

- ▶ 2' x 2' Vitrified flooring in all rooms
- ▶ Anti-skid flooring in all attached terrace & bathroom

#### Door

- ▶ All doors are flush doors with lamination.
- ▶ Decorative entrance door with quality fitting.
- ▶ Good quality waterproof internal flush door.

#### Windows

- ▶ 3 - Track powder coated Aluminum sliding windows (Mosquito net, Safety grill, Granite window sill)

#### Plaster

- ▶ Sand faced external and Gypsum finished internal plaster.

#### Paint

- ▶ Internal Oil-bound distemper paint or tractor emulsion paint, external weather proof apex paint for the entire building.

#### Kitchen

- ▶ Granite Kitchen platform with stainless steel sink.
- ▶ Dado tiles, glazed tiles upto 4' height kitchen
- ▶ Provision of Exhaust Fan.

#### Bathroom

- ▶ Anti - skid ceramic flooring with designer dado tiles.
- ▶ Glazed tiles upto 7' Height
- ▶ White sanitary ware (Jaguar / Hindware / Parryware or equivalent)
- ▶ CP fitting with Hot, Cold Mixer and shower (Jaguar /Hindware )
- ▶ Provision of Exhaust Fan.

#### Electrification

- ▶ Adequate concealed electrical points with fire resistance copper wiring in all rooms.
- ▶ A/C point in masterbed.

#### Plumbing

- ▶ Concealed plumbing in every flat.
- ▶ Provision for fixing water purifiers in kitchen.

#### Lift

- ▶ Johnson or equivalent.





## Right Balance of **Investment and Lifestyle**

Heritage Heights is a perfect balance of Investment and Lifestyle with healthy environment, pollution free zones, less traffic, great connectivity, and perfect lifestyle. The advantages and affordable housing opportunities rightly qualify Indira Nagar as a favourable locality in the Real Estate Arena in Nashik.

Nestled in Indira Nagar in Nashik, it is quite a peaceful living with great accessibility to the city.

Nashik one of the 100 smart cities to develop in India, which makes it an ideal choice.



## Location Advantage



Hospital - 5 Mins



School - 5 Mins



Hotels - 6 Mins



Bank - 3 mins



Mall & Shopping Area - 10 Mins



Restaurants - 6 Mins



# Project by one of the most trusted developers in Nashik



More than  
**1000**  
Happy  
Families

More than  
**10,00,000**  
sq. ft.  
Construction.

## Completed Projects:

- ▶ Orbit Bonneville, Moshi, Pune
- ▶ Orbit One, Gangapur Road, Nashik
- ▶ Orbit Residency, Tidke Colony, Nashik
- ▶ Rachna's Imperia, Indira Nagar, Nashik
- ▶ DSP Siddhivinayak, K.K. Wagh College, Nashik
- ▶ Rachana's Asteria, Nasvsha Ganpati, Gangapur Road, Nashik
- ▶ Sanskruti Row Houses, Ashoka Marg, Nashik
- ▶ Sapthanga Row Houses, Kamthwada, Nashik
- ▶ Orbit Casa, Gangapur Road, Nashik

## On Going Projects

- ▶ Rachana's Insperia, Wisdom High School, Gangapur Road, Nashik
- ▶ Shree Samarth Heights, Kamthwada, Nashik
- ▶ Prathamesh Park, Opp. Sapna Talkies, CIDCO, Nashik
- ▶ B-Orbit Palms, Meri, Mhasrul, Nashik

## Upcoming Projects

- ▶ Orbit Park, Adgoan, Nashik
- ▶ Rachana Galaxy, Karmayogi Nagar, Nashik
- ▶ NA Plots Mhasrul, Nashik
- ▶ NA Plot Adgoan, Nashik

Open doors  
to an  
upgraded  
lifestyle

**Architect**  
Ar. Pritesh Deo

**Structural Consultant**  
Reliable Consultant

**Legal Advisor**  
Adv. Pawan Chandratre

**Project Approved By**



☎ 7774049009 & 9604484512



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2 BHK LUXURIOUS FLATS

**Rachana B-Orbit Group**

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**Site Address:** Sr no 871, Plot no 15-18, Kamod Nagar, Near Gajanan Mandir,  
Indira Nagar, Nashik, Maharashtra 422009

maharera.mahaonline.gov.in  **Maha RERA No. - P51600027855**

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