



Ingenious Heights

Built on Trust, Driven by Faith ...

3 BHK Luxurious Flats



*Live in an environment
where each element has been hand-picked,
just for you.*

Welcome to Ingenious Heights – Where Exceptional Living Awaits You!

Ingenious Heights is an exclusive residential enclave featuring just 24 thoughtfully designed flats, each complemented by premium amenities tailored for those who value comfort, privacy, and sophistication.

Every residence offers smart layouts, abundant natural light, and superior construction quality, delivering a lifestyle defined by elegance and excellence.

As a boutique project, Ingenious Heights harmoniously blends modern architecture with a warm sense of community living. Perfectly positioned in a prime, well-connected location, it invites you to embrace the elevated lifestyle you truly deserve.

Your journey to extraordinary living begins here – Welcome Home!



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Entrance Lobby



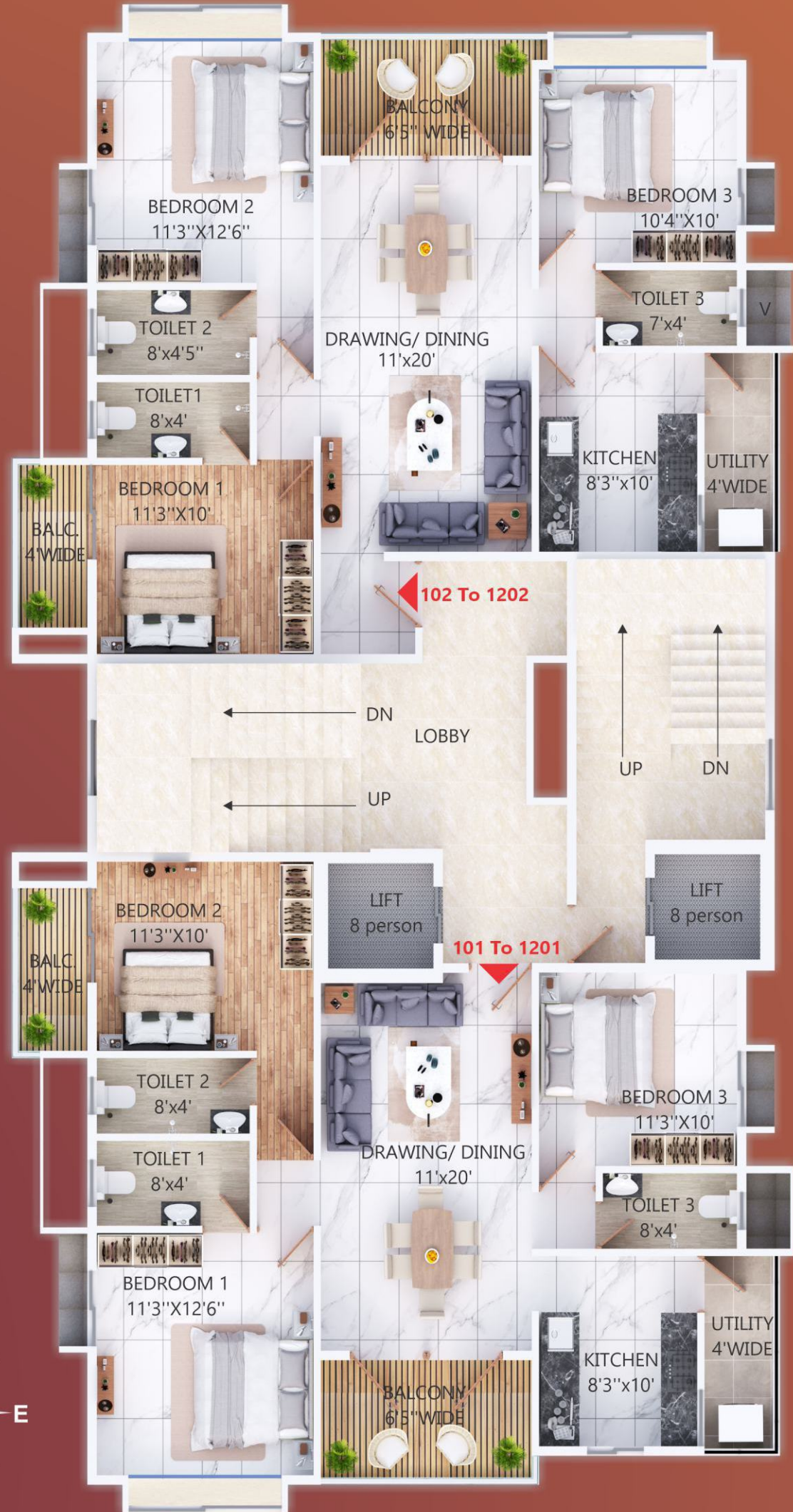
Artistic Impression



Ground Floor Plan



Typical 1st To 12th Floor Plan



ISOMETRIC VIEW

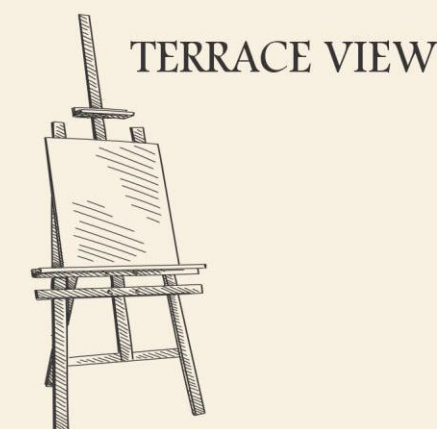


3 BHK Flat No. 101 To 1201

ISOMETRIC VIEW



3 BHK Flat No. 102 To 1202



EXCLUSIVE AMENITIES



• Entrance Gate



• Vastu Compliance



• Terrace Garden & Recreational Hall



• Video Door Phone



• Solar Power in Common Area



• CCTV Surveillance



• EV Charging Point



• Guard Room



• Fire Safety



• Automatic Elevators


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SPECIFICATION



STRUCTURE

- Earth-quake resistant, RCC framed structure



WALLS

- Internal : 115mm thick brick wall
- External : 150mm thick brick wall



DOORS & WINDOWS

- Main Door - Decorative Door with Safety features
- Inner Door - Flush door With Frame
- Toilet Door - Flush door With Granite Frame
- Windows - Powder coated Aluminum windows & M.S. safety grill



BATHROOM

- Ceramic Tiles
- Washbasin
- Branded fittings and premium sanitary ware
- Designer dado up to 7'
- Hot & Cold water connection



KITCHEN

- Modular kitchen Platform with SS Sink Granite Top with dado up to 2'
- Wash area



BED ROOM & LIVING

- Digital Tiles flooring in all room
- Cable TV connection in Hall
- POP in all room



ELECTRICAL

- All electrical wiring is concealed and standard and modular switches
- Sufficient power outlet and light points provided
- A/C Point in All Bed Rooms



PLUMBING

- Internal branded concealed fittings and fixtures



PAINTING

- External - Weather Protective Paint with 2 coat water proof Primer
- Internal - Plastic paint with full putty



PARKING

- Ample car Parking



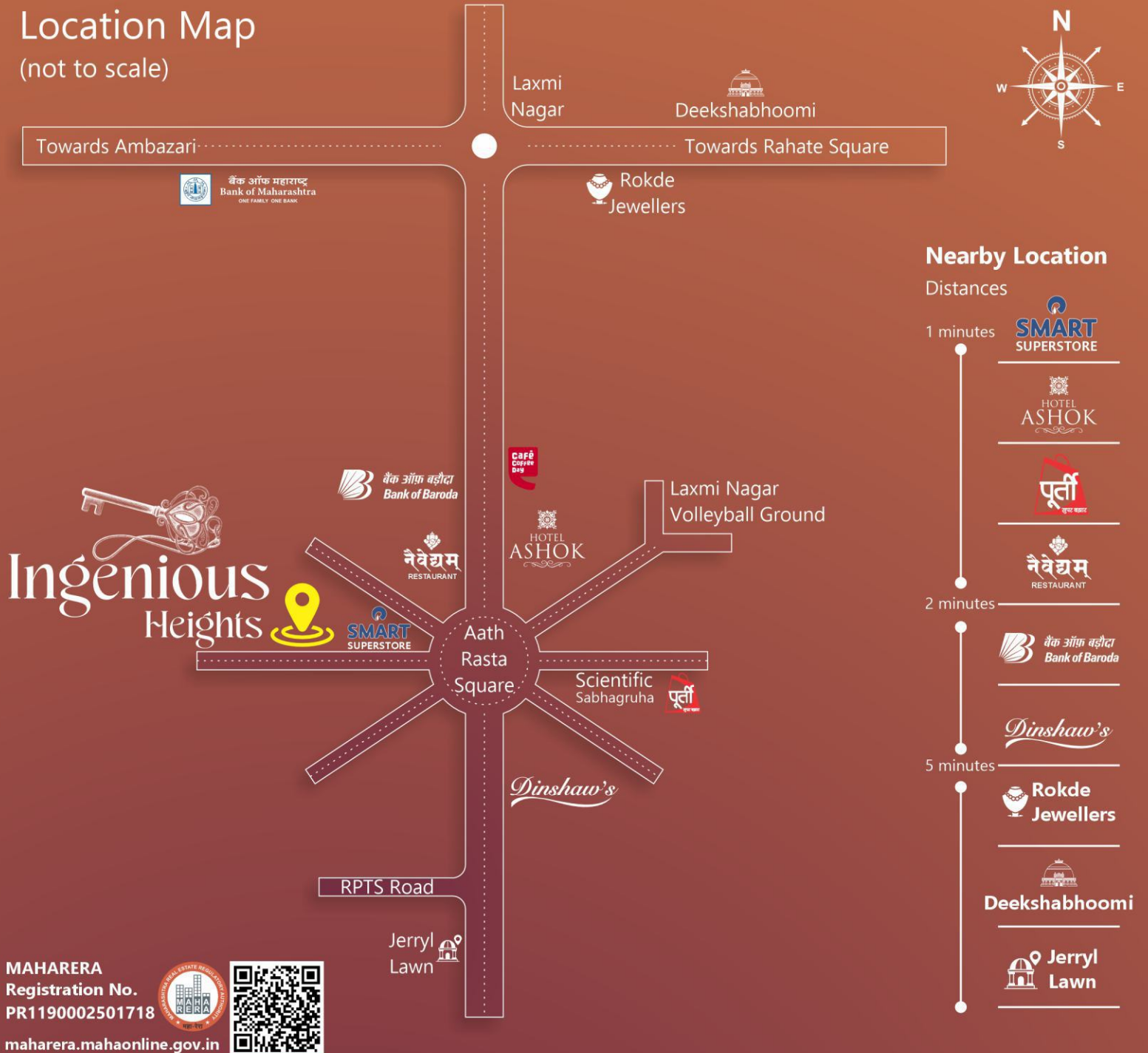
LIFT

- High Speed Lift with ARD with Generator power backup



Location Map

(not to scale)



MAHARERA
Registration No.
PR1190002501718



maharera.mahaonline.gov.in

Site Address:

"Ingenious Heights" Plot No. S-2, Scientific Society, Mouza Ajni, Aath Rasta Square, Nagpur-440022

A Project By

**NARESH
BALDWA**

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Architect
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Structural Designer
Er. Prashant Ghushe

Legal Advisor
Adv. Anant Lulay

Financial Consultant
CA. Atul Deo

This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make any changes in the elevation, plans and specifications as deemed fit, elevation mentioned herein. All units are unfurnished. Furniture wherever shown is for illustrative purpose only. No furniture is to be supplied to the purchaser by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.