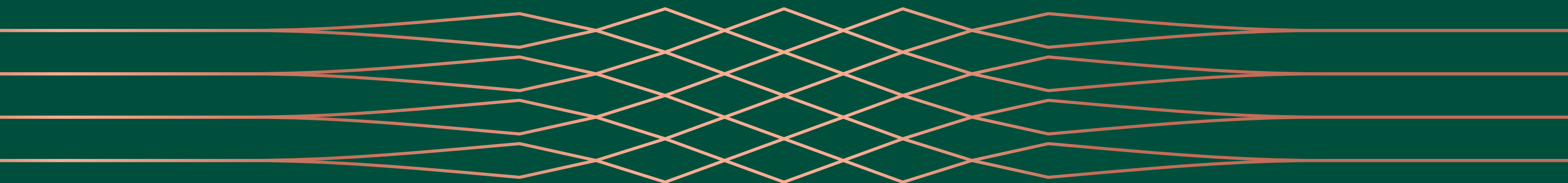




— VISTA —
PALENCIA





FROM THE SOUL OF PALENCIA, THE CENTRE OF SPANISH HERITAGE,
RISES ZIRAKPUR'S NEW ADDRESS OF PRIVILEGE.

INSPIRED BY EUROPEAN SOPHISTICATION, VISTA PALENCIA IS A
MASTERFUL CONFLUENCE OF ARTISTRY AND ARCHITECTURE,
DESIGNED TO EMERGE AS A COVETED ABODE OF MODERN COMFORTS
AND CONTEMPORARY ELEGANCE.

A PROJECT BY



At Vista, we take pride in being a trusted name in the real estate and construction industry. With years of expertise and a strong presence in the market, our projects reflect modern architecture, sustainable practices, and a deep understanding of customer needs.

Backed by a team of skilled professionals, cutting-edge technology, and a customer-centric approach, we aim to shape the future of real estate by creating landmark developments that enhance lifestyles and drive growth.





A VISION REALISED BY I.E. DESIGN

THE MASTER ARCHITECT

With a legacy of over three decades, I.E. Design, led by Mr. Vijay Kataria, is one of Delhi's distinguished architectural firms. Mr Kataria's exceptional design sensibility and strong fundamentals bring an aspect of practicality to every project he works on. His rich and versatile experience of designing buildings in tandem with the Indian climatic and social context has earned him great recognition as a highly accomplished professional across the Tricity of Chandigarh and its peripheral belt.

Landscaping By
Architect Sorabh Raina
Setu Design Studio

Interiors By
Aarti Dhariwal
Stories with AD

AN ADDRESS IN THE HEART OF RAPIDLY BUSTLING HI-GROUND RD., ZIRAKPUR

WHERE ALL YOU NEED IS ALWAYS WITHIN REACH.

With a home on the rapidly developing Hi-Ground Road of Zirakpur, every comfort and convenience is at your disposal all the time. Merely minutes away from Panchkula, with excellent connectivity to Chandigarh and Mohali, the finest educational, medical, commercial and entertainment avenues are never too far away.

- 10 min. drive to Best Price & Metro
- 07 min. drive to Amcare Hospital
- 10 min. drive to IT Park Mohali
- 15 min. drive to International Airport
- 20 min. drive to Chandigarh
- 20 min. drive to Panchkula





— VISTA —
PALENCIA

A PRIVILEGE
CRAFTED FOR YOU.

AN ELEVATED ENSEMBLE OF RESIDENCES

FOR THE DISCERNING FEW

A thoughtful collection of high-rise residences replete with the conveniences of the highest quality, Vista Palencia is crafted to embody elegance while ensuring amenity-rich living for its privileged residents. An ascent to the life you have always aspired to live, let the essence of distinction define your lifestyle at Vista Palencia.

- 4 ACRES PROJECT
- GROUND+15 FLOORS
- 7 TOWERS
- 3 BHK RESIDENCES
- 25,000 SQ.FT. CLUB
- 40+ AMENITIES
- 3-TIER SECURITY





A COMMUNITY OF GRACEFUL LIVING.

Vista Palencia redefines what it means to come home. Here, you will find not just a place to live, but a community brimming with premium amenities designed for every member of the family.

Conveniences surrounding Vista Palencia cater to your everyday needs, saving your precious time and effort.

Landscaped gardens and play areas offer a perfect blend of tranquillity and adventure, right outside your door, fostering a sense of belonging.

With refreshing pool, well equipped gymnasium, multipurpose courts and facilities to pursue your hobbies and interests, Vista Palencia caters to your complete well-being.



THE GATEWAY TO
GRANDEUR.

THE PRELUDE TO UNMATCHED
SOPHISTICATION.



YOUR LIVING SPACE, REFINED TO ITS FINEST FORM.

At Vista Palencia, the expansive living areas welcome natural light while the intimate corners offer warmth and repose. Here, the interiors celebrate a way of living where luxury is not declared, but quietly experienced.



FOR THOSE WITH A TASTE
FOR FINER THINGS.



THE ULTIMATE HAVEN
OF COMFORT.



SURROUND YOURSELF WITH SERENITY, IN LANDSCAPES NURTURED BY NATURE.

With landscapes that breathe beauty and green spaces that evoke serenity, Vista Palencia embraces nature at its finest. Manicured lawns and verdant gardens invite you to pause and unwind, nurturing wellness and tranquillity in a space you call home.



STEP IN, SLOW DOWN.

Your perfect retreat for relaxation and recreation, the Clubhouse at Vista Palencia is designed to give you the lifestyle you truly desire. From premium fitness facilities to the pristine swimming pool, it is a space where leisure comes alive and you create memories that last a lifetime.



AN AQUATIC ESCAPE,
HIGH ABOVE.

WORLD-CLASS FITNESS,
WITHIN REACH.



THE MANY FLAVOURS
OF INDULGENCE.



WHERE UNINTERRUPTED
FUN THRIVES.



THE ZEN ZONE
TO PRESS PAUSE.

A PERSONAL CINEMATIC EXPERIENCE
FROM THE COMFORT OF HOME





FEATURES & AMENITIES

PROJECT FEATURES

- Elegant Facade with Striking Elevation
- Arrival / Drop-off Plaza
- Modern Landscaping with Water Features
- Grand Entrance Lobby for Each Tower
- Welcome Desk & Designer Lift Lobbies
- 3-Tier Security
- Cycle Hub Spot
- Pet Zone
- Well-equipped Club House
- Ample Open & Covered Car Parking
- Kids Play Area with Slides, Swings & Sandpit
- Senior Citizen Zone
- Round the Clock Water & Electricity Supply
- Panic Button / App
- Medical Room
- Banquet Hall
- EV Charging Station
- Guest waiting Lounge
- Library / Modern Work Spaces

RECREATIONAL FEATURES

- Rooftop Swimming Pool
- Rooftop Lounge
- Well-equipped Fitness Centre
- Yoga & Meditation Room
- Café & Restaurant
- Mini Cineplex
- Spa & Sauna
- Games Room
- Indoor Sports Court
- Outdoor Sports Plaza
- Dance & Music Zone
- Indoor Kids' Play Area

THE MASTER PLAN



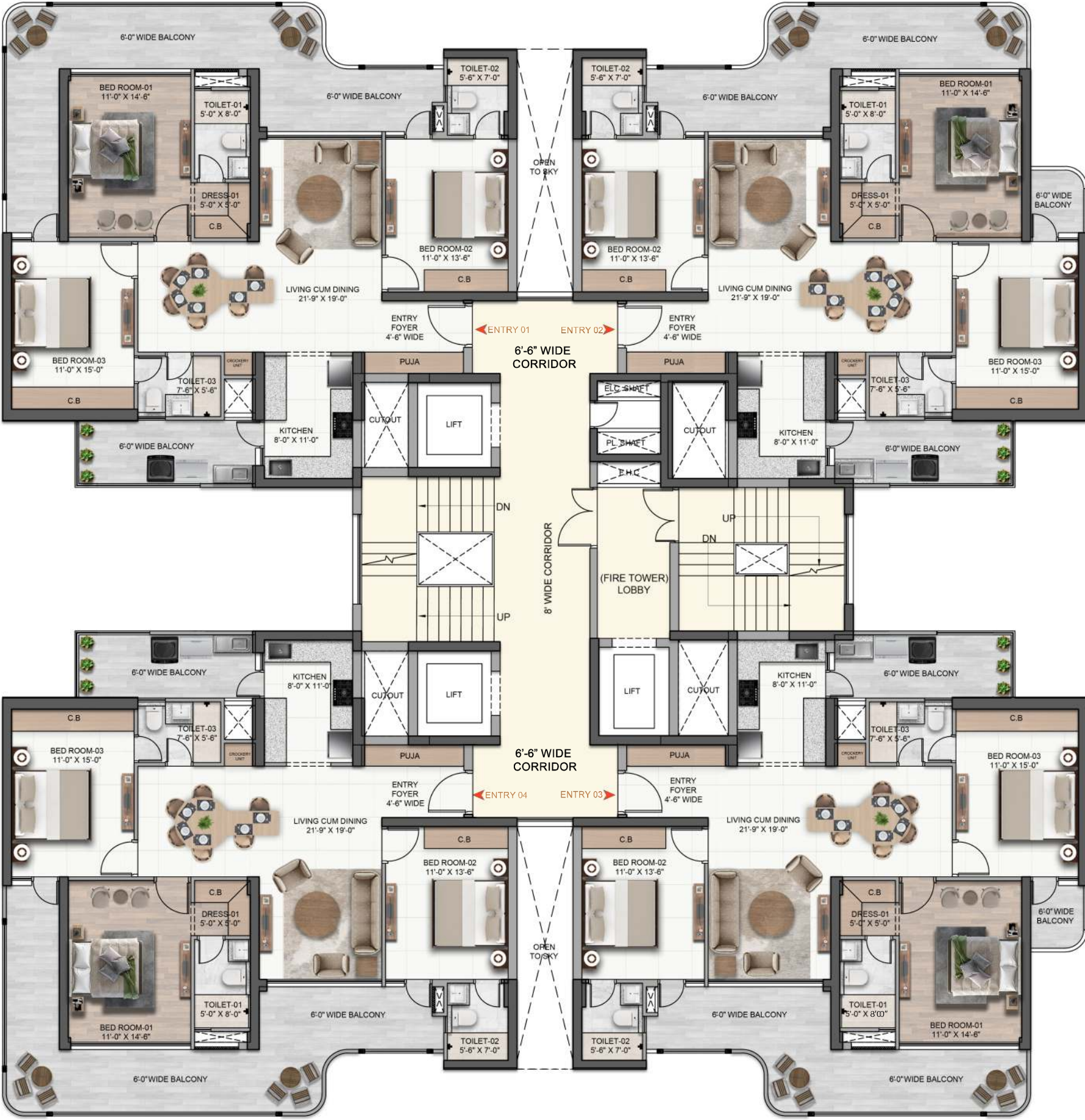
- 1. ENTRY 01
- 2. EXIT 01
- 3. EXIT 02
- 4. GUARD ROOM
- 5. CLUBHOUSE
- 6. CRICKET PITCH
- 7. TOWER G
- 8. TOWER F
- 9. TOWER E
- 10. TOWER D

- 11. TOWER C
- 12. TOWER B
- 13. TOWER A
- 14. RAMP 1
(DN TO BASEMENT)
- 15. RAMP 2
(UP FROM BASEMENT)
- 16. PET AREA
- 17. CYCLE HUB
- 18. OPEN PARKING 1

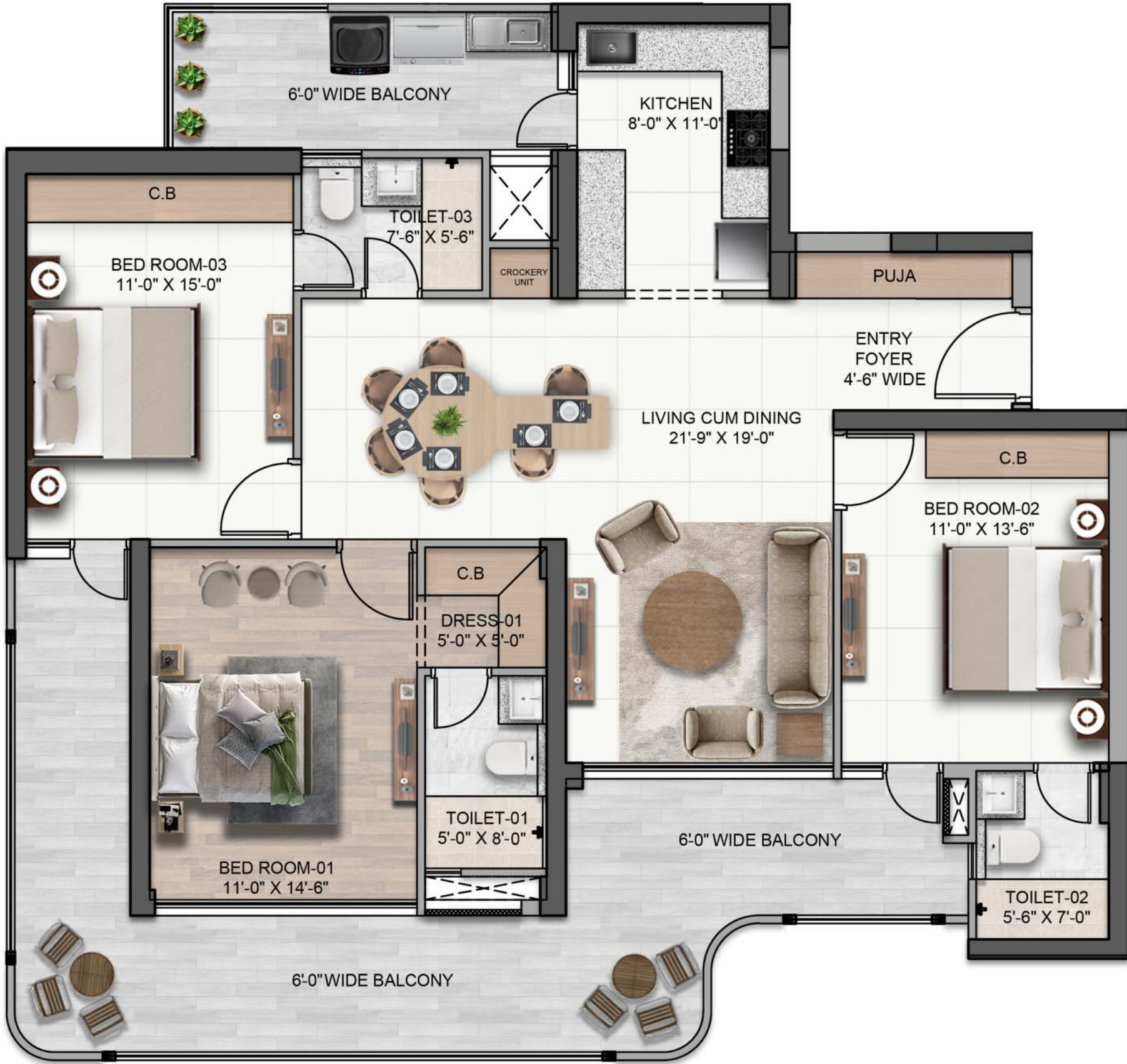
- 19. OPEN PARKING 2
- 20. COMMERCIAL AREA
- 21. INTERNAL SITTING1
- 22. INTERNAL SITTING 2
- 23. OPEN AIR THEATRE
- 24. KIDS PLAY AREA
- 25. PICKLE BALL COURT
- 26. BADMINTON COURT/
MINI VOLLEYBALL
COURT

TYPICAL FLOOR PLAN

TOWER - A

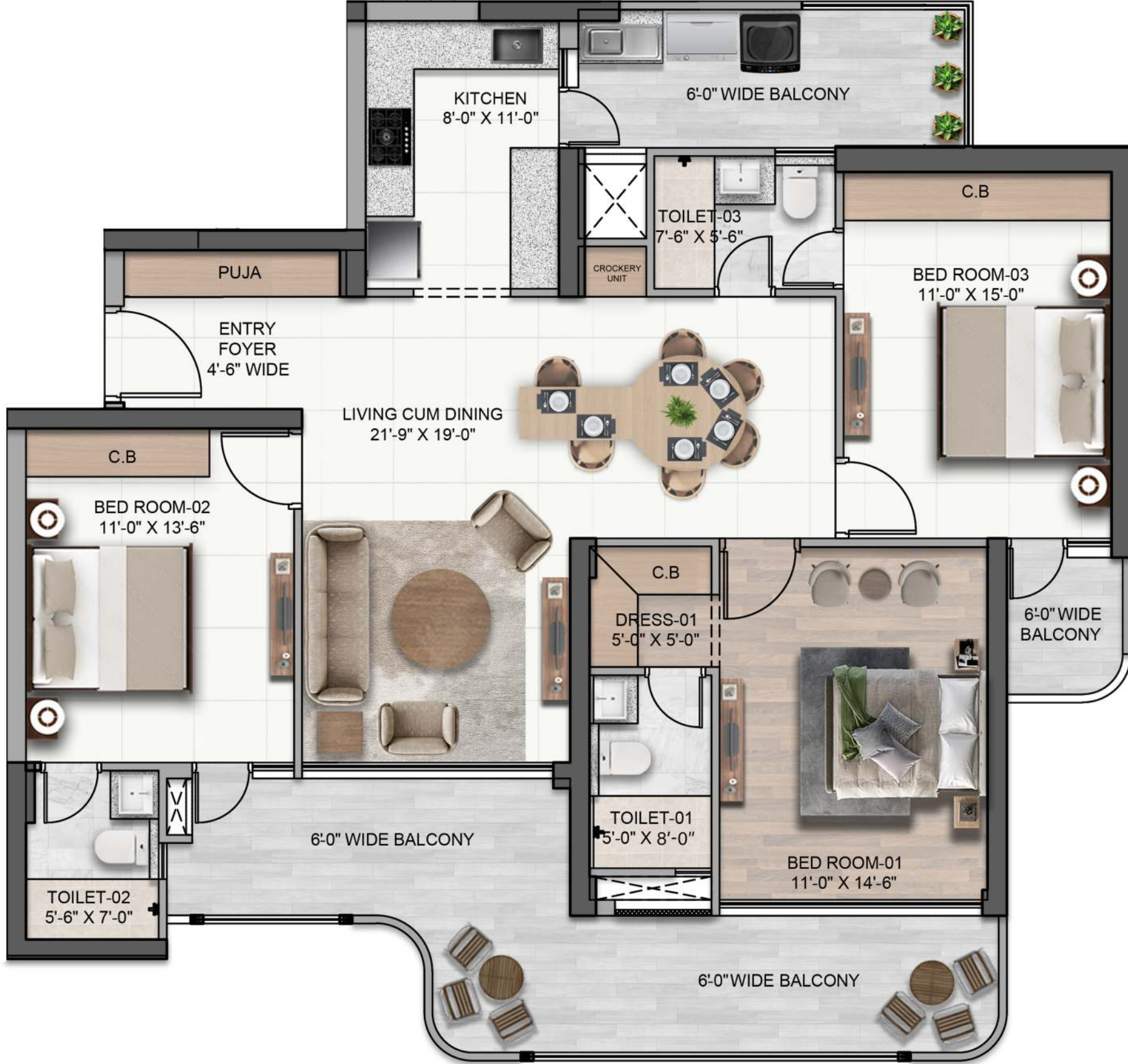


3 BHK - TYPE 1



FOUR CORE (Non-Corner)	
CARPET AREA	968.54
BUILT-UP AREA	1593.00
SUPER AREA	2045.00

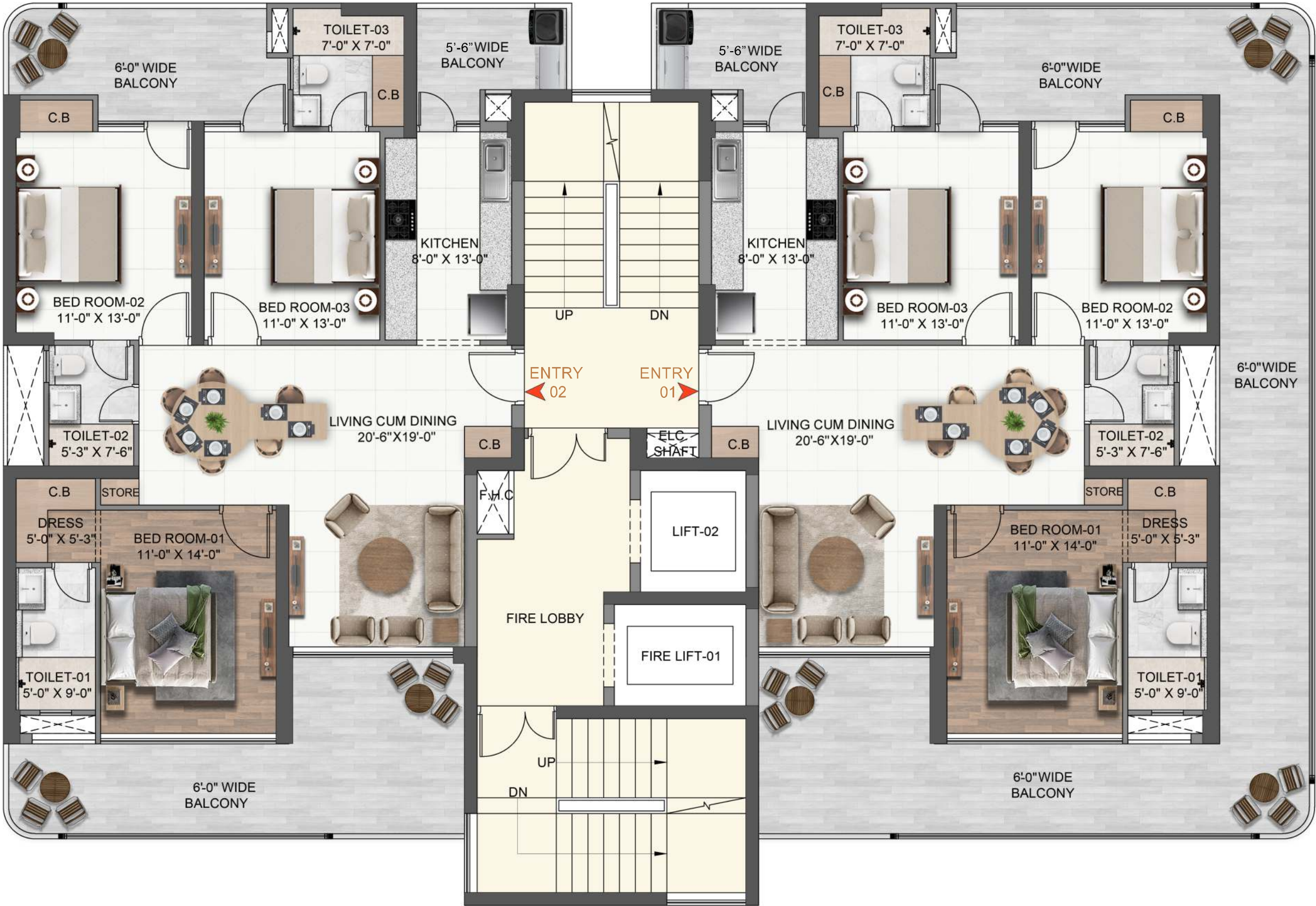
3 BHK - TYPE 2



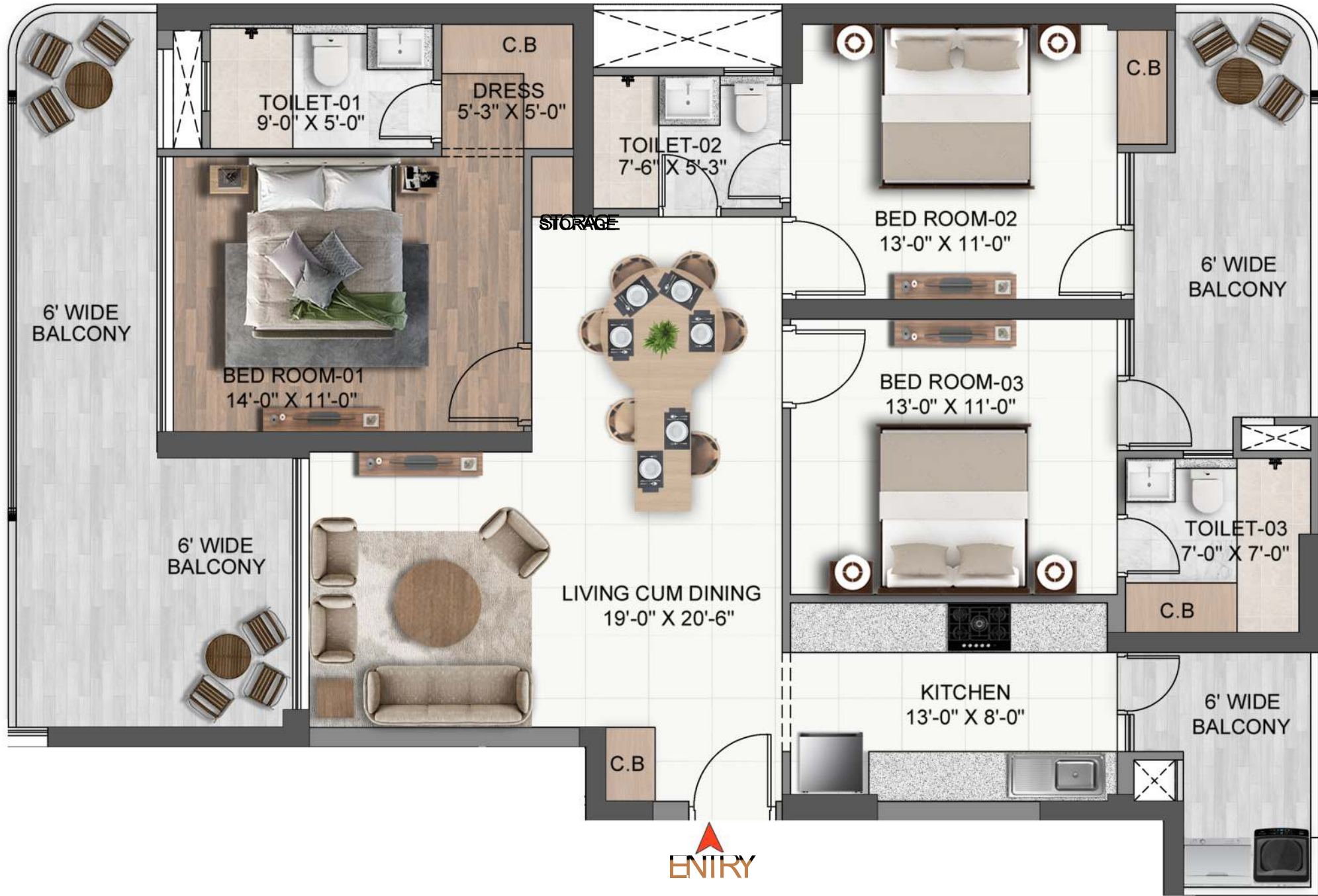
FOUR CORE (Corner)	
CARPET AREA	968.54
BUILT-UP AREA	1666.00
SUPER AREA	2120.00

TYPICAL FLOOR PLAN

TOWER - G

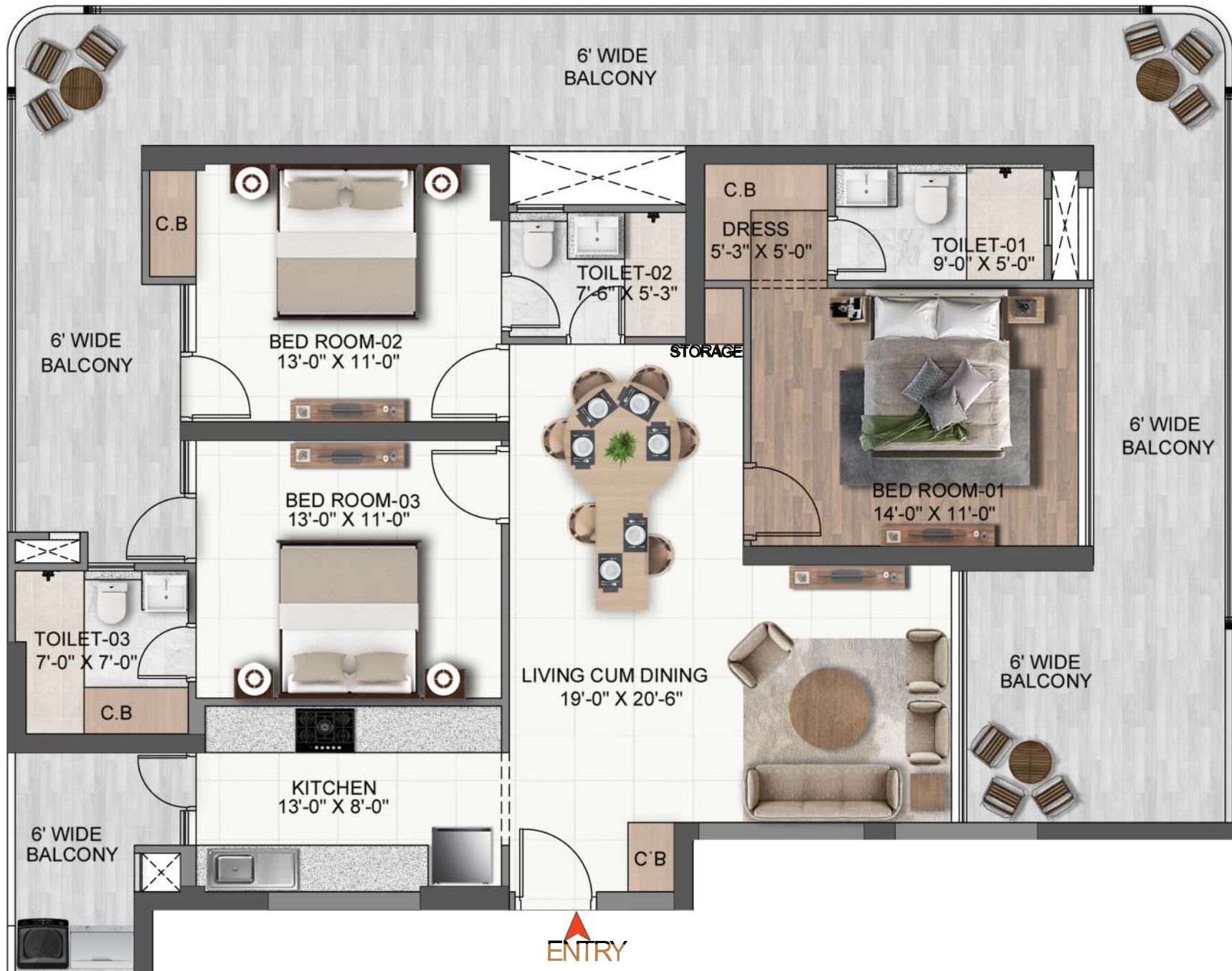


3 BHK - TYPE 3



TWO CORE (Non-Corner)	
CARPET AREA	968.22
BUILT-UP AREA	1623.00
SUPER AREA	2160.00

3 BHK - TYPE 4



TWO CORE (Corner)	
CARPET AREA	968.22
BUILT-UP AREA	1931.00
SUPER AREA	2460.00

TECHNICAL SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC framed structure (MIVAN TECHNOLOGY)

EXTERNAL FINISH

Textured Paint of exterior grade and Glass on specific sections, Aluminium Composite Panel, Alteno Alpha Series Mat, Mild Steel Sections, GRC jaali, Structural Glazing, Vertical Garden on ramp wall.

ENTRANCE LOBBY

Flooring would be of appropriate Mix of Marble/Granite/Premium Tiles, walls and ceiling would be of Plastic emulsion paint and use of other products for decor as per architect views.

LIVING / DINING ROOM / FAMILY ROOM

Flooring - Premium / Vitrified Tiles
Walls - Plastic Emulsion Paint
Ceiling - Plastic Emulsion & POP

BEDROOMS

Wardrobe - Wardrobe in Bedrooms
Flooring - Laminated wooden flooring in Master Bedroom & Premium / Vitrified Tiles in other Bedrooms
Wall Finishes - Plastic Emulsion Paint
Ceiling - Plastic Emulsion Paint, POP

KITCHEN

Cabinets - Premium Modular Kitchen Cabinets of Appropriate Finish
Flooring - Anti Skid Vitrified Tiles
Dado - Premium Vitrified Tiles up to 2ft. above counter
Wall Finishes - Vitrified Tiles / Plastic Emulsion Paint
Ceiling - Plastic Emulsion Paint
Counter - Pre Polish Premium Granite

TOILETS

Flooring - Premium Anti Skid Vitrified Tiles
Wall - Premium Tiles
Ceiling - Plastic Emulsion
Fittings - Premium Sanitary fixtures of Jaquar/Grohe/Kohler or equivalent, Mirror, Other CP Fittings of Jaquar/Grohe/Kohler or equivalent including Showers

BALCONY

Flooring - Anti Skid Vitrified Tiles
Wall - Finishes Water proofing external paint
Ceiling - Water proofing external paint
Handrail - MS Railing & Glass Railing

DOORS & WINDOWS

Internal Doors - Flush Door Painted/Polished
Windows - UPVC Sections
External Wall Sliding Door – UPVC Sections

LIFTS

Tower- A to C & E to G

One Service Lift (6'-4". x 8'-3") and one regular
Lift (6'-7" x 7'-7") of Otis / Kone or equivalent brand to be provided

Tower- D

One Service Lift (6'-7". x 7'-10") and one regular
Lift (6'-7" x 6'-7") of Otis / Kone or equivalent brand to be provided

STAIRCASES

Risers & treads - Granite Stone / Premium Antiskid Tiles
Wall Finishes - Plastic Emulsion Paint
Ceiling - Plastic Emulsion Paint I OBD
Handrail - MS Railing

ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & protective MCB's.

Electrical Points for Kitchen Chimney, Hob of ISI Mark.

Disclaimer: This brochure is purely conceptual and do not constitute a legally binding offer. All images are artist's impressions and not necessarily fully representative. In the interest of maintaining high standards, the contents herein, including all services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specifications, elevations, and perspectives views are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different apartments. Soft Furniture, furniture, and gadgets are not part of the offering. All images are an artistic conceptualization and does not purport to replicate the exact products. Vista Palencia is a government approved group housing project.



VISTA LAND PROMOTERS LLP

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