




TRILOK
HEIGHTS

bringing dreams to life...



Today, **NABHRAJ GROUP** is a name that stands for trust, reliability, and long-lasting relationships. At Nabhraj, we don't just build homes, offices, giant structures, we believe in building trust.

For over a decade now, we have been helping people to live, shop, bank, entertain and conduct business meetings profoundly. We are known for frequently researching and adapting to incorporate the latest technology to improve caliber, and building methods. We provide quality life through luxurious, yet elegant and convenient residential and commercial spaces that are epitomes of creations.



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The Nabhraj Group Presents “Trilok Heights”, A project which has comfort soaked into the wave of Nature's bliss with ultra-modern Luxurious Living.

Experience the comfort and tranquility festooned with world-class amenities and more importantly, its location making your every moment happening and fruitful. 3 & 2 BHK Ultra-Modern Flats are the rambling destinations located in Aurangabad, marking richness to your persona that you have always cherished.

EXPERIENCE THE FUTURE AT YOUR DOORSTEPS



Be it exquisite views or instant connectivity, modern designs or bewitching landscapes, you will definitely have the perfect union of all your desires, right here at Nabhraj Trilok Heights.





ARCHITECTURALLY IMPRESSIVE RESIDENCES

Some things are eternal, like your dream home. It deserves impeccable style, fabulous luxuries, top class amenities and abundant natural beauty. It must be a source of infinite delight and invaluable memories. It must offer you a life you've always dreamt of.

Welcome to Trilok Heights, architecturally impressive 3 & 2 BHK residences set in a gated luxury development in the bustling locality of Aurangabad.

With spacious abodes nestled in majestic Apartments, Trilok Heights is designed to be much more than just a place to live. Detailed to perfection, these homes assure you a life of effortless ease and privilege. Intelligent planning has been invested to bring you both, the warmth of a close-knit community and the exclusivity of superspacious apartments.

The inclusion of smart retail besides the project enables enhanced everyday convenience for the residents.



The Project is located in the heart of Aurangabad and has lots of advantages, and the main one is that the Trilok Heights is surrounded by major malls & entertainment booths like Dmart at walking distance, the Reliance Mall and Inox Cinemas is at 2 km, More store within walking distance, and much more.

Having educational institutes around you has a lot of advantages for both the child and the parents. Trilok Heights also has many advantages of having educational institutes nearby like Gurukul Olympiad School, Podar International School & Jain International School within walking distance, Narayana E-Techno School a couple of km away, Deogiri College, Govt. Polytechnic college & Govt. Engineering college only a few km away.

Fitness in this era is preferred by almost everyone and when your gyms, garden, jogging track, etc are within the campus, you will not waste much of your precious time in travelling. Trilok Heights is also near to Garkheda sport complex for the sportsman within you.

Staying surrounded by the Restaurants makes your life super delicious. Trilok Heights is surrounded by delicious restaurants at a walking distances or 5 min driving distance Away,

Staying near a hospital has lots of advantages like :

- Quick access to medical and healthcare services
- Good investment value
- Less likely to face electricity outages.
- Trilok Heights has nearby hospitals like Ciigma Hospital, Roplekar Hospital, Hedgewar Hospital, Kamalnayan Bajaj Hospital, etc within few kms.

Transportation mediums from your homes should be nearby which proves helpful in an emergency. Local Bustands, Bus-Stops are just 2 mins away from Trilok Heights. Also, travel bus offices are pinned next to dmart. Also, Railway Station is approximately 3 km away.

Corporate spaces nearby your homes make a huge difference. Having a home close to the workplace gives you the flexibility to balance home & work more effectively. Near Trilok Heights, corporate spaces like SBI Bank is at 1 km, FM Office is within a walking distance, Finance offices are just 2 km away, and much more. Excellent spaces for businesses are also developed near by Shahnoorwadi area.

TRILOK
HEIGHTS



MAJESTIC INSIDE,
MAGNIFICENT OUTSIDE



ZENITH OF PREMIER HIGH-END LIVING.

Trilok Heights is a step into the globe of tranquillity and convenience. The luxurious, ultra-spacious 3 & 2 bhk High-End apartments are designed to provide the utmost flexibility for internal space designing to fit your unique tastes. A world designed and meticulously built with innovative ideas that are key to your happiness. The edifices are designed combining a distinctive look, immaculate planning and stunning landscapes.







LIVE ACTIVE

Filling every day with moments of joy, The Nabhraj Group spreads great priority on creating a vibrant and joyous lifestyle. Ensuring refreshing greenery and uplifted play zone area to lift your spirit, Trilok Heights brings to you the most active part of the structure where you can bring unending happiness and activeness to your kids.





SPACES THAT LETS YOU BREATHE

With wellness at its core, the open air gymnasiums, multipurpose lawns, offers you the best in fitness and rejuvenation. Keep your body, mind, and spirit in balance all day. Immerse in clear, pristine beauty and float in the pool of serenity, unwind and relax with fitness. Trilok Height's outdoor and indoor activities give you an engaging environment where the mind and body can crack life's puzzles.





PURE INDULGENCE

The Senior citizen deck uplifts the spirits and brings most of the fruitful time from them. Chit chat area, indoor games, and much more, it is just mind blowing and super relaxing.





WORLD-CLASS AMENITIES

Indulge in our world-class amenities that let you explore the best and the unique version of yourself. Perfect playing zone which is a perfect amalgamation of more than 3 sports, surrounded by a serene walkway makes you super lucky.



2 BHK FLAT ISO VIEW



2 BHK FLAT TOP VIEW



| | | | | | | | | |
|--------------|---------|-----------|---------|-----------|-----------|------------|---------|------------|
| | | | | | | | | |
| LIVING+DINN. | BALCONY | WASH AREA | KITCHEN | C. TOILET | A. TOILET | M. BEDROOM | BALCONY | C. BEDROOM |
| A | B | C | D | E | F | G | H | I |

3 BHK FLAT ISO VIEW



3 BHK FLAT TOP VIEW



| | | | | | | | | |
|-------------|---------------|------------|------------|------------|---------|-----------|-----------|-----------|
| | | | | | | | | |
| LIVING ROOM | KITCHEN+DINN. | G. BEDROOM | C. BEDROOM | M. BEDROOM | BALCONY | WASH AREA | C. TOILET | A. TOILET |
| A | B | C | D | E | F | G | H | I |

3 BHK FLAT ISO VIEW



3 BHK FLAT TOP VIEW



LIVING ROOM

A

KITCHEN+DINN.

B

G. BEDROOM

C

C. BEDROOM

D

M. BEDROOM

E

BALCONY

F

WASH AREA

G

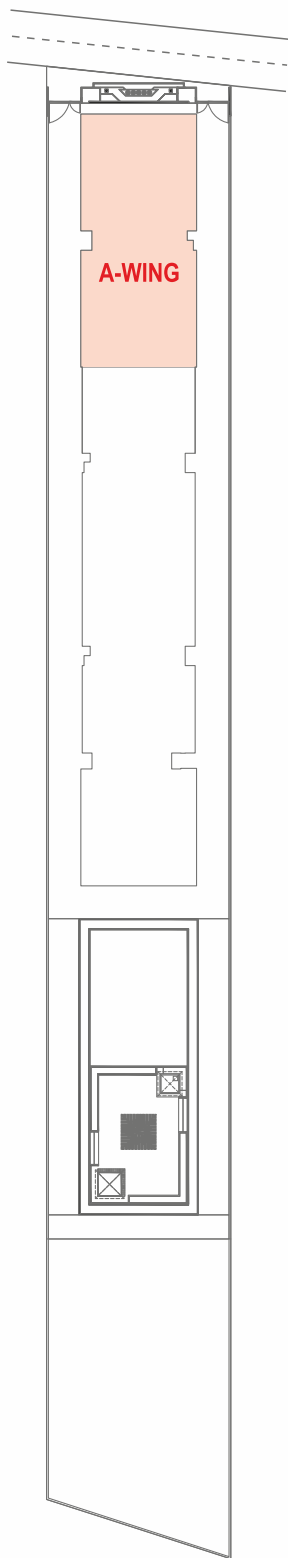
C. TOILET

H

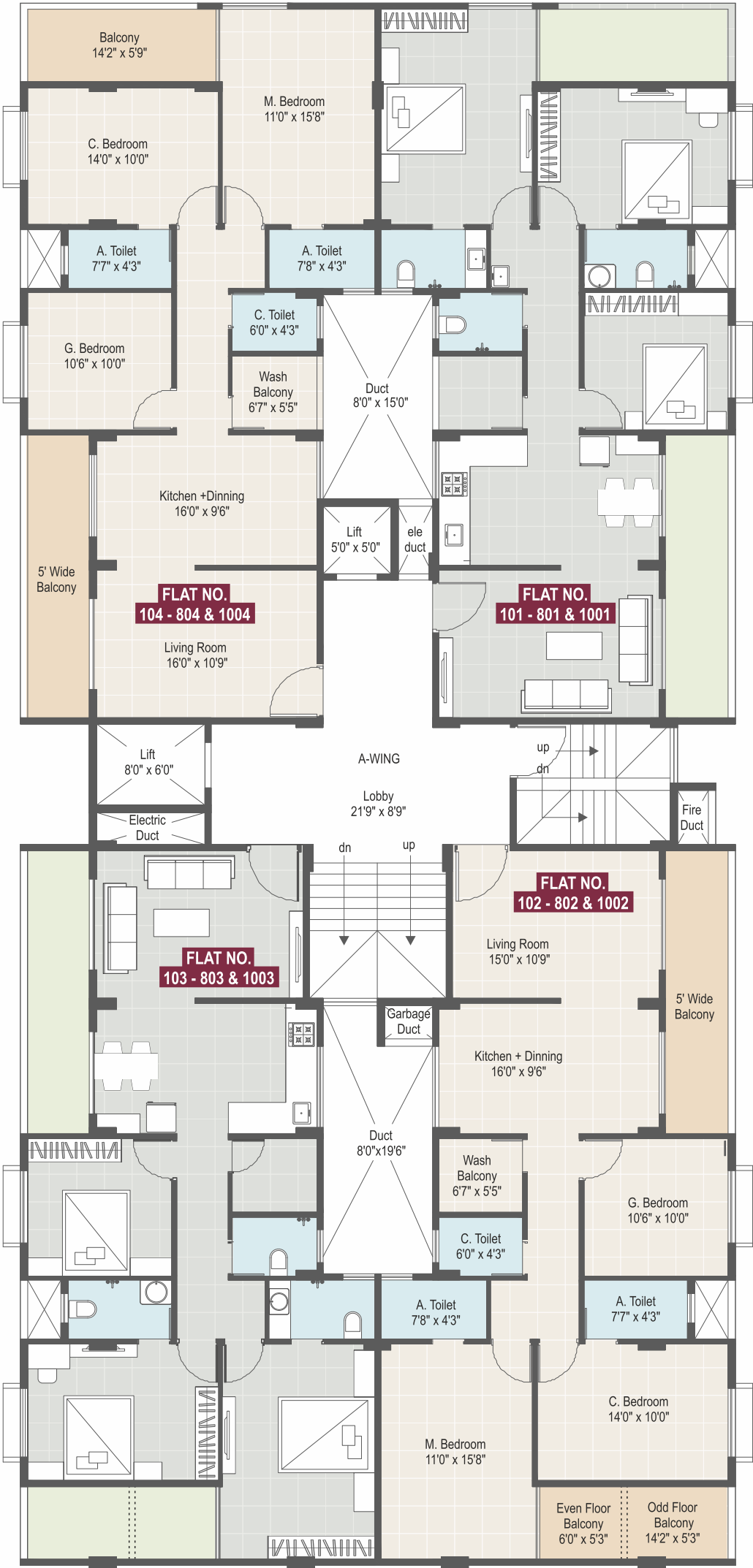
A. TOILET

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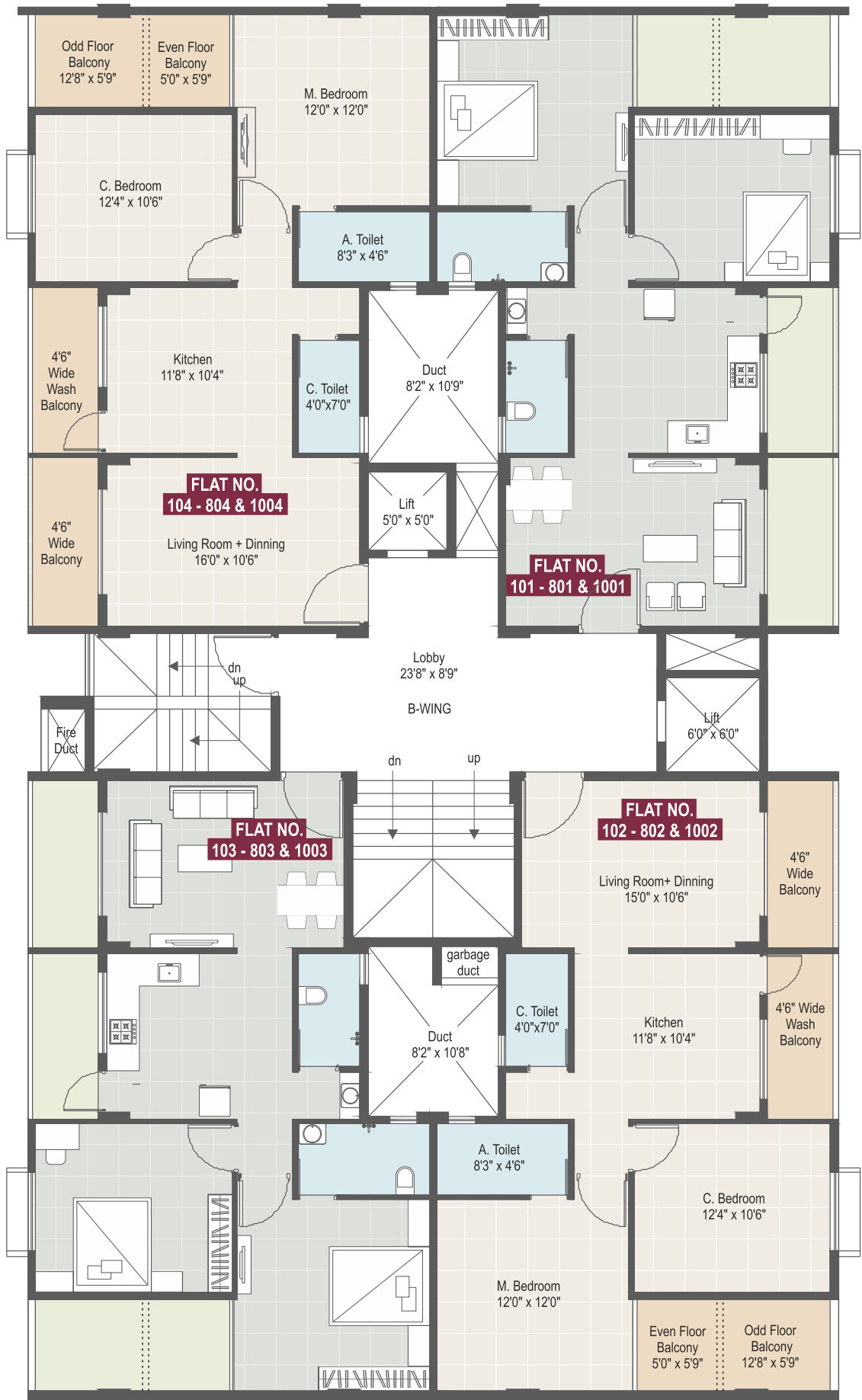
A-WING
TYPICAL FLOOR PLAN



Layout Plan



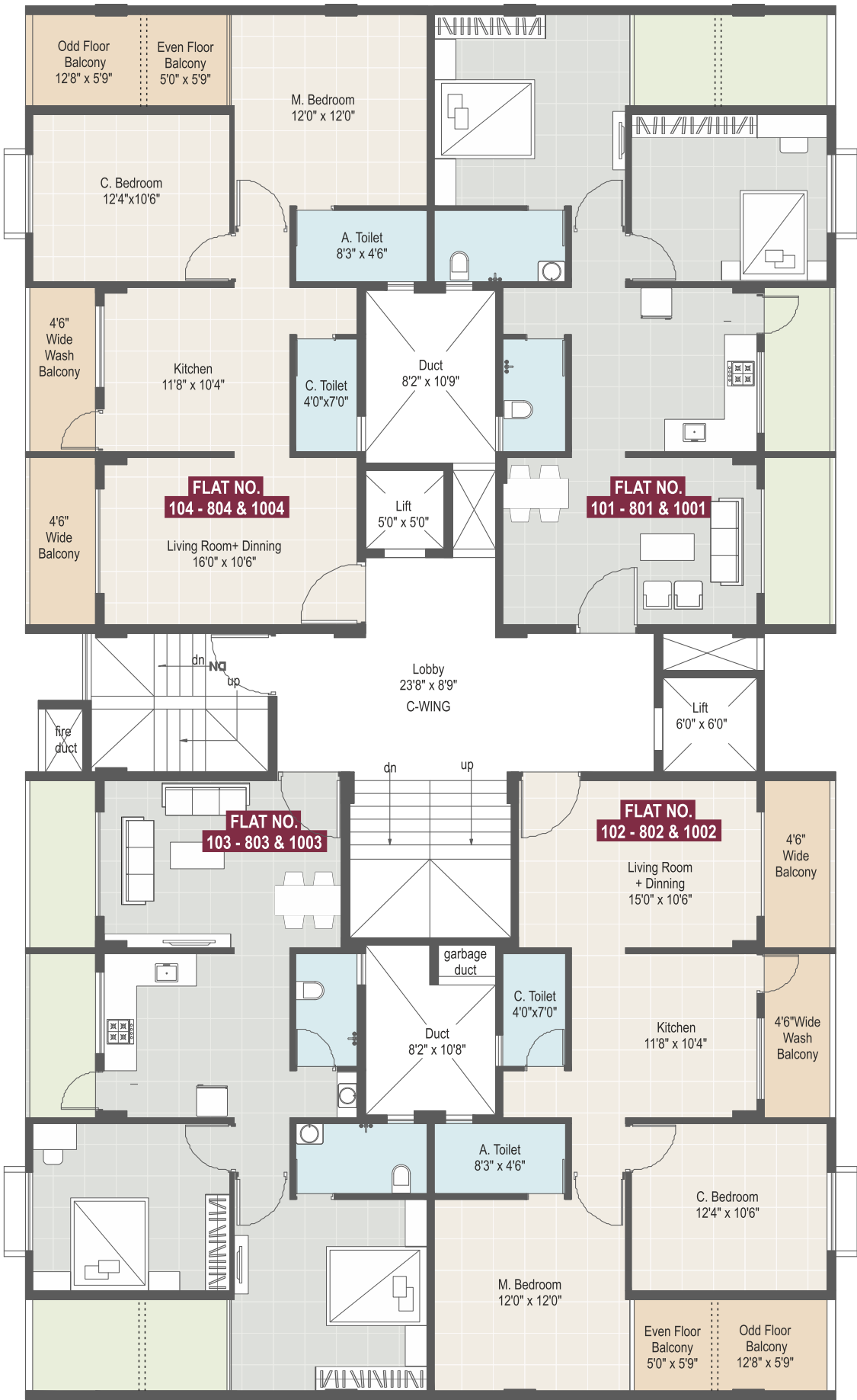
B-WING
TYPICAL FLOOR PLAN



Layout Plan



C-WING
TYPICAL FLOOR PLAN



Layout Plan



Specifications

- **STRUCTURE**
RCC framed structure with external walls of 6” thick & internal walls of 4” thick in AAC Block Work / Brick Work.
- **FLOORING**
All rooms & passage 1200x600 vitrified tiles.
Toilet Dado - 300x450 wall tiles upto lintel level.
Common Passage of Stair Cases- 600x600 (vitrified/ceramic) tiles.
Stair Case Steps- Natural stone / Vitrified Tiles.
- **DOORS**
Decorative main door with both side laminations with teak wood frame or plywood frame.
Toilet doors are of granite frame with pinewood flush doors with both side lamination.
Rest of the doors are of plywood/granite frame with pinewood flush doors with both side lamination.
- **WINDOWS**
Powder coated aluminum sliding windows / doors with mosquito net & granite window sill on all 4 sides of windows.
- **KITCHEN**
Kitchen platform in granite with S.S sink.
Wall tiles up to lintel level & provision of exhaust fan.
- **ELECTRICAL**
Concealed wiring with modular switches (GreatWhite / Legrand or Equivalent).
A.C point in all bedrooms & inverter point in each room.
- **PAINTING**
Internal : Wall putty / Gypsum wall punning & plastic paint for internal walls.
External : Premium quality acrylic paint for external walls.
- **PLUMBING**
Concealed plumbing with hot & cold mixer / diverter unit in each toilet (Jaquar or Equivalent).
Standard sanitary fitting in all the toilets.
- **PARKING**
Parking space with paving blocks / parking tiles / tremix.
- **WATER TANK**
Common overhead & underground water tank with separate partition for domestic use & potable water with electric motor.
- **LIFT**
Lift with battery backup (Otis / Kone or Equivalent)



Amenities

- Landscape Garden.
- Dedicated children's play area.
- Jogging Track.
- Open-air gym.
- Seating area near garden.
- Sewage treatment plant / Biodigester.
- Society office.
- Fire fighting & hydrant.
- Electronic vehicle charging point (optional).
- Artificial turf / Box cricket / Box football.
- Solar panels for common area lighting.
- Battery backup for each lift.
- Two Lifts for each Building.
- Mechanical stack parking. (Optional)
- CCTV at designated areas.
- Tremix concrete internal road.
- Security cabin.





LOCATION MAP



IDEALLY LOCATED

with easy access



02 min.



Hospitals



Vegetable Market



Highway



D-Mart Mall



School

05 min.



Restaurants



Multiplex



Garkheda Stadium

10 min.



Bus Stand



Railway Station



Waluj MIDC

15 min.



Airport



Prozone Mall

THE LUXURY OF LOCATION

Just a short drive from the centre of the city, and yet feels like a world away. The strategic location allows easy access to major highways and other networks that put the city within easy reach. Take the Gadiya Vihar Road and find yourself at the gates of Trilok Heights in few minutes.



*Located in the
heart of Aurangabad*



Project By



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| Financial Consultant R. B. Sharma & Co. C. A. Umesh Sharma | Vastu Consultant Dr. Satish Upadhyay | Rendering & Media 3D Power Ranjit Patil | |



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