

# The High Line Park

INNER ] [ SPACES

2, 3 & 4 BHK Condominiums

Indulge in  
the epitome  
of opulence



Theme

Transit oriented location

Exquisite Architecture & Design

Exclusive Amenities

High-end Materials & Finishes

Privacy & Security

To find the perfect  
home, first ask  
yourself...

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What does  
perfect mean?

The hunt for the perfect home is an arduous one. Some are too big. Some are too small. Some don't have any amenities. Some have way too many. But what do you need?

A place to settle down?

A community?

Amenities for your lifestyle?

The right price tag?



Your search ends here.

Welcome to the most beautiful and practical homes that are built for the lifestyle of today, and every kind of tomorrow.



THE HIGH LINE PARK

Everything  
you want.

Nothing  
you don't.

The High Line Park is designed and built for the young at mind and heart, who value the perfect balance between simple and elaborate. That's the spot we call "just right" and we've built a whole project around that very concept.

Striking design.

An elegant, young build.

Modern architecture.

Better amenities.



THE HIGH LINE PARK



THE HIGH LINE PARK

# Why choose The High Line Park?

The High Line Park was built for the new generation of Indians. Those who want their privacy, but want community. Those who work from home, but also value office space. Those who want a fulfilling lifestyle, but not the investments that come with it.

The High Line Park is the answer to all of the above, and then some.



# 55 homes

## full of love and freedom

The High Line Park = Enhanced living

Beautiful homes, perfect location, valuable amenities... this is the space to live the ideal life.



It is what it is. A home that's ready to be what you want. A private pad, a workspace, a rest area... whatever you need.

# IN

→ to your home

# OUT

→ on your own

Come, feel the excitement of living on your own, surrounded by your peers. Step out on your own and create your own destiny at The High Line Park.

Everything  
is connected.

750 m  
from Challaghatta metro station

1 km  
from Nice Road

And you're in the midst of it all.

3 Metro Stops  
from Sattva Global City

# This is your home base.

Designed for your lifestyle, wants and needs.



Just right for... **Work. Play.**

**Recreation. Love. Hobbies. Life.**

In your gut, you'll feel that living here is perfect. It ticks all your boxes (even some you didn't know you wanted).

# Looks just right. Feels just right.

## Community

Made for the young and young of heart, to live as one intertwined community.

## Diverse apartments

New kinds of homes for a generation that's defining their own way to live.

## Sustainability

Built for a wholesome, holistic life where all resources are used, shared and preserved.

## Practical floor plans

A home layout optimised for you to live your best life.

## Safety

The High Line Park takes care of everyone within its community with the latest tech and constant vigilance.

## Purposeful amenities

A lean and useful list of amenities that will add value and joy to your life.



*Come on in.*

Your life. Your rules. Your way of living. We've adapted to you, so you can revel in the lifestyle you've created for yourself.



# The right home is right here.

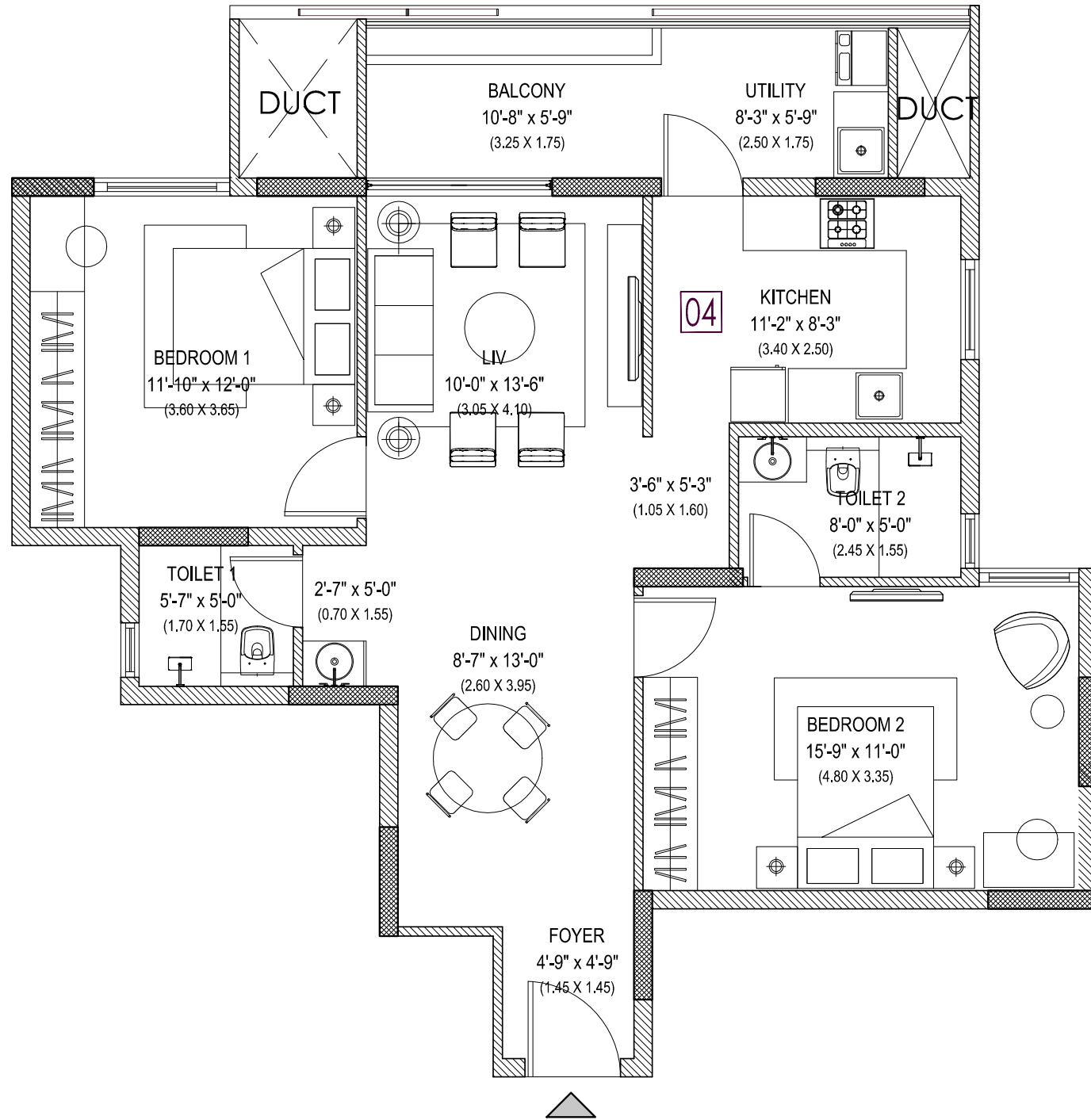
The High Line Park homes are built for today's youth, and the various ways they choose to live their lives.

Partners. Soulmates. Parents. Pet parents. Your traditional family. Friends as family. Work from home. Innovate from home. Start something new. Don't leave home until it's done.

The High Line Park has the right home for all of those mindsets and then some.

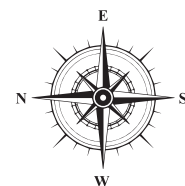
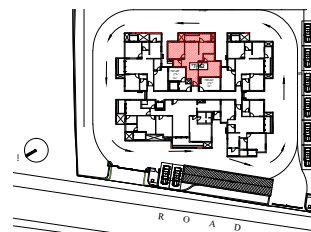


Unit - 2 BHK



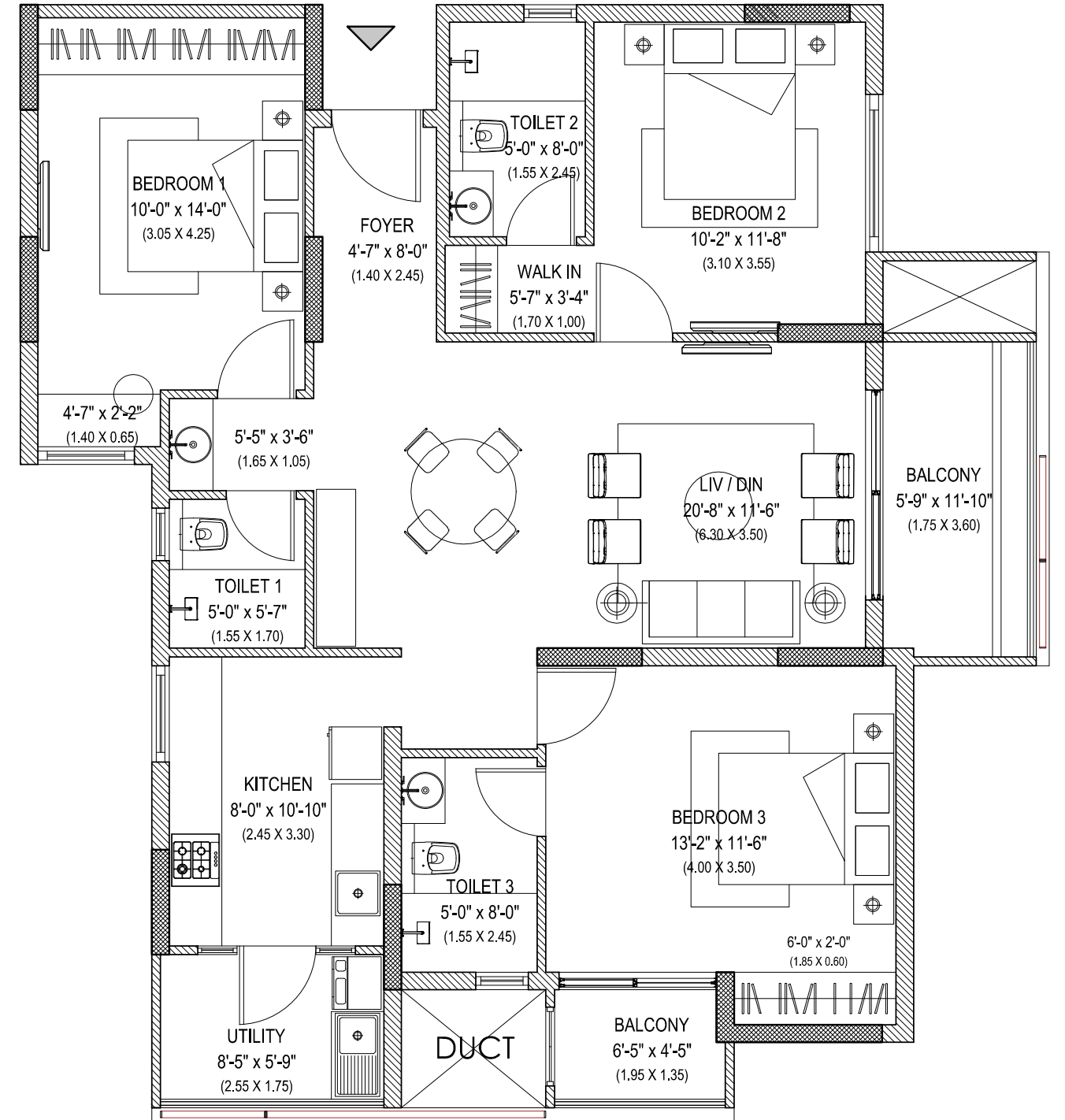
Two bed-room unit

Carpet area	804 Sq ft
Balcony area	112 Sq ft
Saleable area	1,181 Sq ft



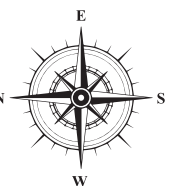
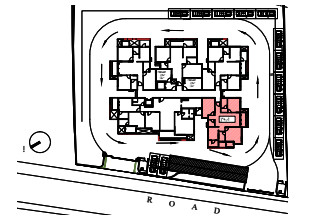
Super Built-up Area : 1,181 sqft.

Unit - 3 BHK



Three bed-room unit

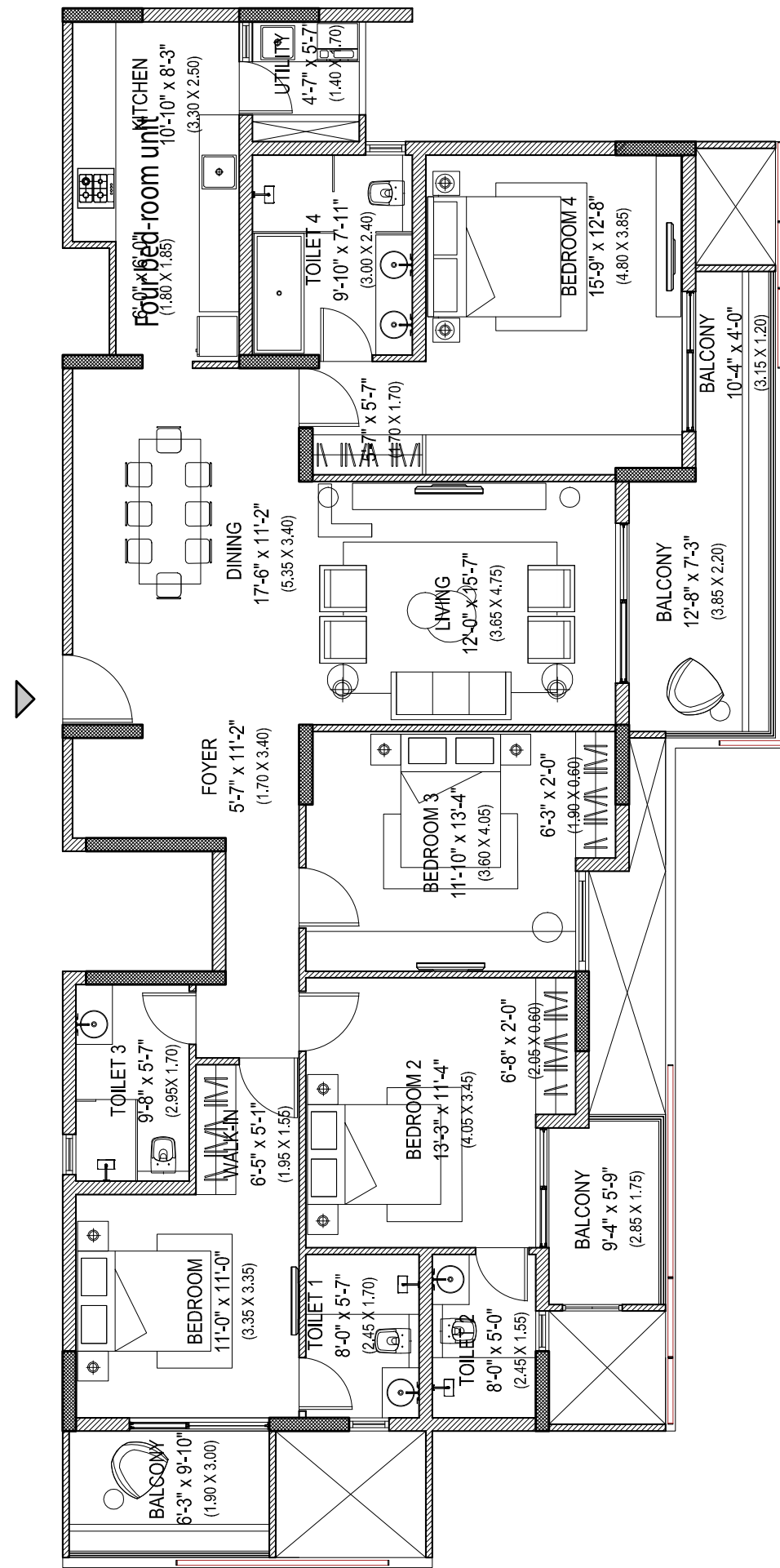
Carpet area	1004 Sq ft
Balcony area	153 Sq ft
Saleable area	1,462 Sq ft



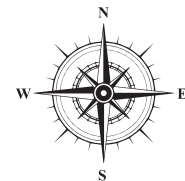
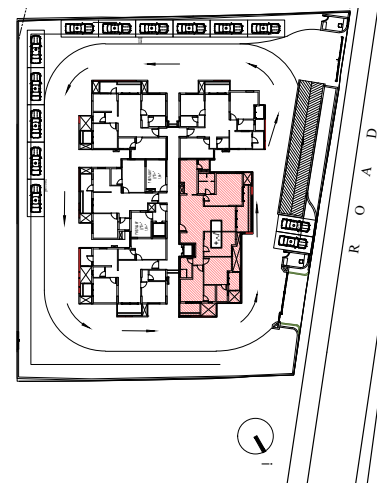
Super Built-up Area : 1,462 sqft.

Unit - 4 BHK

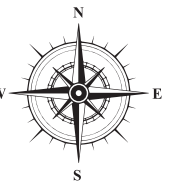
Typical Floor Plan



Carpet area	1,645 Sq ft
Balcony area	253 Sq ft
Saleable area	2,383 Sq ft



Super Built-up Area : 2,383 sqft.





Where are you headed?

Amenities inside. All of Mysore road just outside.  
There's no dearth of options for living a good life at The High Line Park.

# Amenities that just make sense.

Having sprawling luxurious amenities may seem aspirational but let's face it, you won't use most of them after the first month. Once the novelty wears off, you'll settle into a routine and find your niche. We've skipped that step and built that niche for you. You don't have to wear these homes in. They come feeling just right.





## Yoga centre

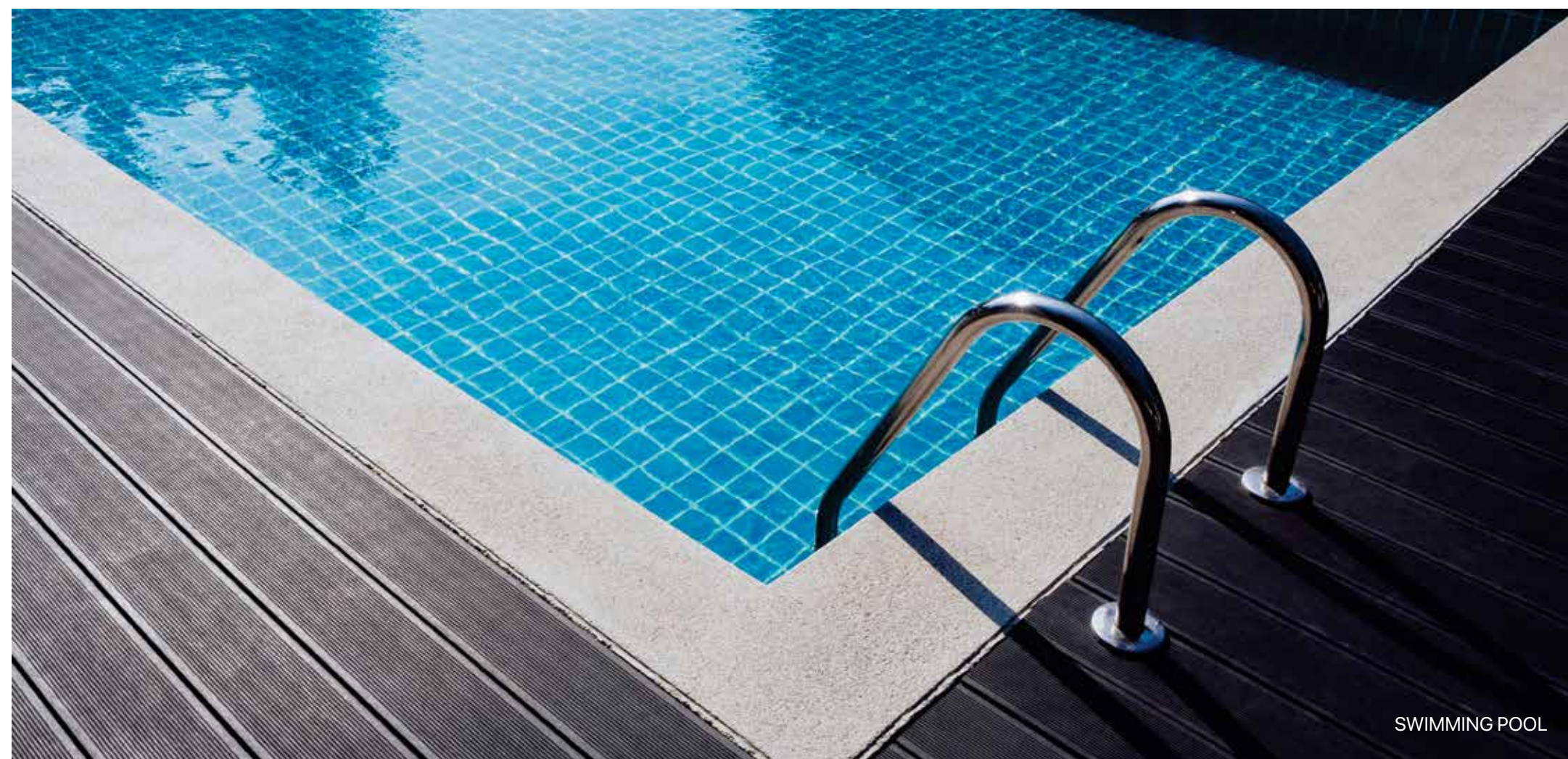
Stretch. Breathe. Bend. Find your zen and get centred with The High Line Park indoor and outdoor yoga facilities.

## Swimming pool

You know you're going to fancy a cool-down, a few hard laps, or a pool party every so often. The High Line Park pool is ready.

## Fitness centre

Get your steps in and get your pump on at the well-equipped fitness centre. Pick your kind of workout, lace up your shoes and get moving.



Live  
amidst your  
community.



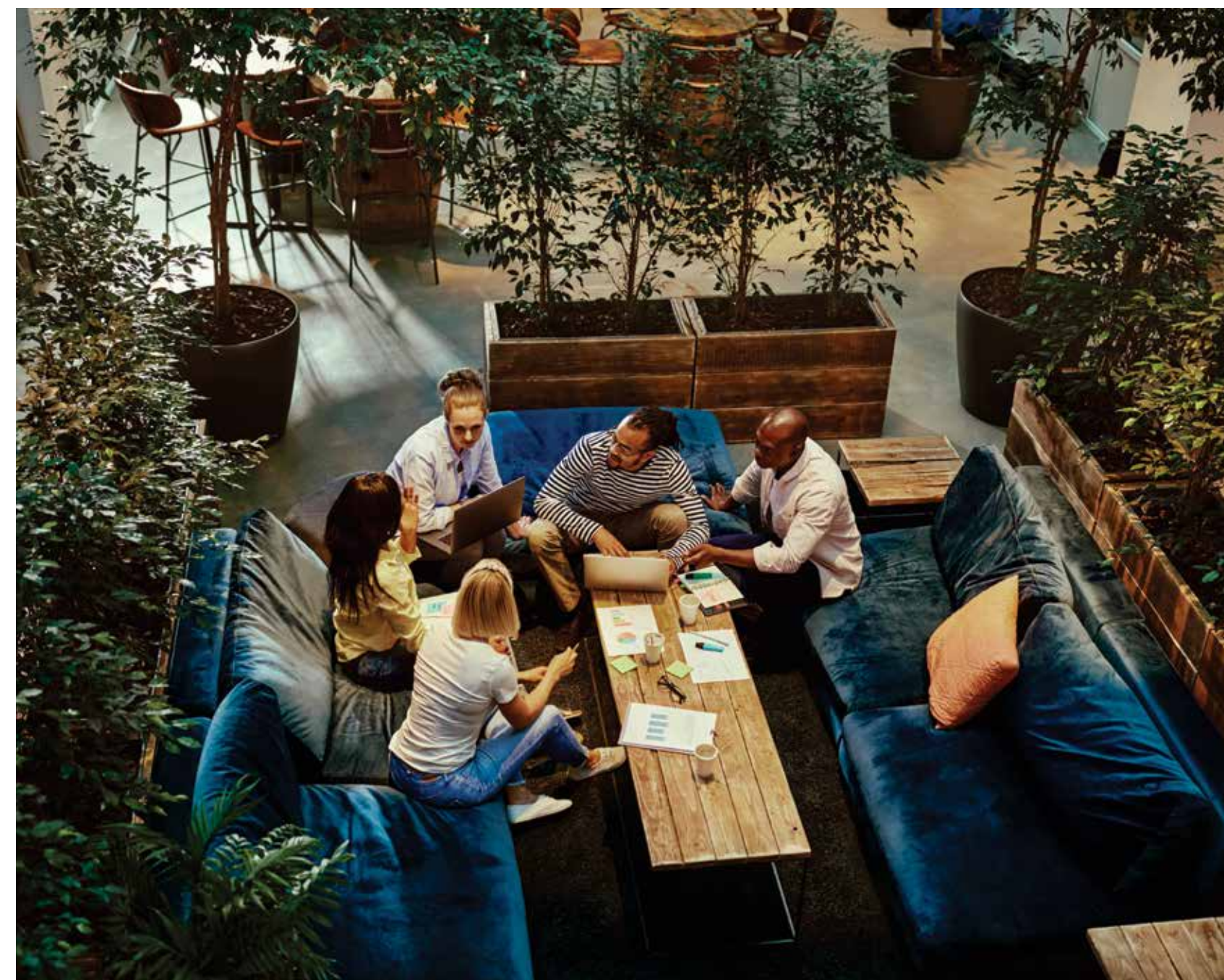


## Stepping out is the new LinkedIn

The High Line Park is designed to attract birds of a feather. Here, you'll find colleagues and collaborators aplenty.

## Meet your new tribe

Community living FTW. Get ready to meet diverse new people who share your values, choices and lifestyle.







# Easy on the wallet.

This is a home that's spacious, luxurious and has every amenity you actually need, without the bloat you never use but end up paying for. Our practical approach gives you the perfect home at the perfect price tag, with excellent ROI on every rupee spent.

## Great terms

The price tag comes with a solid, slow and steady payment plan that's easy to manage no matter what income bracket you fall in.

## Best investment

Mysore road is developing at a rapid rate and will continue to be the hub of Bangalore's IT industry for decades to come.

## RERA compliant

The High Line Park is fully RERA compliant, protecting you during and after purchase and giving a boost to the value of the property!

## Security

Moving into a place of your own might sound daunting in theory, but in practise it's safe. The High Line Park has the best security system to ensure that you're safe and secure at all times.

# Specs that are just right.

## Structure

RCC frame structure as per IS requirements. The majority of concrete work in Ready Mix Concrete (RMC) of required strength is formed using film-faced shuttering grade plywood.

## Walling & Plaster

These are of Sobha Engineered block or equivalent construction. 6" cavity walls on the exterior envelope reduce heat ingress and provide comfort all year round. 4" cavity walls in the interior partitions separate the homes. Exterior walls are of cement plaster finish and interior walls are of gypsum putty smooth finish.

## Flooring

Interiors – Matt finish grade-A vitrified tiles with shades ranging from white to beige by RAK, Kajaria, or equivalent as per the architect's choice.

Exteriors – Landscape-integrated flooring for deck and outdoor seating areas with terracotta and unpolished local granite.

Toilets – Combination grade-A ceramic tiles for flooring & walling by Kajaria or equivalent as per the architect's choice.

Utility Areas – Neutral colored vitrified tiles with floors and ceramic wall finish by RAK, Kajaria, or equivalent as per the architect's choice.

## Railings & Grills

MS railings are coated with synthetic enamel paint over zinc chromate primer.

## Glass

Neutral colored high performing glass with low heat and high light ingress, to be specified as per architect's choice.

## Wall Finish

All internal paint is in premium emulsion from Berger or Nippon. Exteriors are finished as per the architect's choice.

## Sanitary & Plumbing

Water Closets – Wall-mounted concealed cisterns by Toto or equivalent as per the architect's choice.

Faucets & Health Faucets – Stainless steel fittings by Toto or equivalent as per the architect's choice.

Wash Basins – Countertop washbasins by Toto or equivalent as per the architect's choice.

Overhead Showers – Shower by Toto or equivalent as per the architect's choice.

Plumbing – PVC pipes for waste water lines & CPVC for hot & cold water lines.

## Electrical

Wiring – Fire retardant multi-strand copper wires of Panasonic or equivalent with PVC conduits.

Switches – Modular switches of Legrand (Artior series) or equivalent as per the architect's choice. DG backup for lighting & heating circuits in all units in case of power outages.

Elevators – Schindler elevators with the latest technology.

## Doors & Windows

Sliding Doors & Windows – Grade-A UPVC sliding windows and balcony doors.

Doors – All doors with solid wood frame & flush core shutters per the architect's choice.

Hardware – All hardware in brush-finished stainless steel. All internal doors have Mortise or tubular/ cylindrical locks.

Door Stoppers – Magnetic door stoppers for all main & bedroom doors.



The High Line Park Address:

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