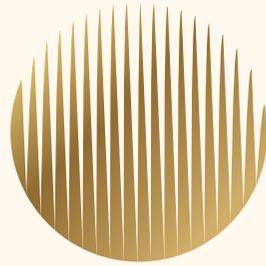


**LIVE • WORK • THRIVE**

A Project by  **STJ GROUP**



## STJ GROUP LEGACY

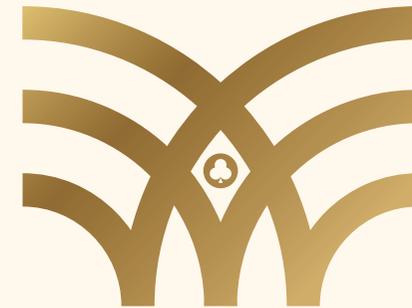
With decades of experience, trust, and innovation, STJ Group is a beacon of excellence in real estate. Our legacy reflects a commitment to quality and a passion for turning dreams into reality.

Now, we're proud to announce the launch of **Zirakpur's Biggest 16-Acre project.**

Join us in shaping the future of urban living & be a part of our enduring legacy.



WELCOME TO

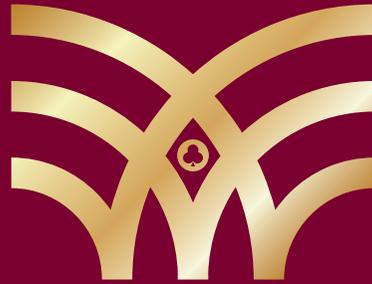


# GENESIS HEIGHTS

LIVE • WORK • THRIVE

LUXURY RESIDENCES & COMMERCIAL SPACES

Near The Palm Resort, NH-152, Zirakpur



**At Genesis Heights - luxury residential and  
Genesis Square - commercial spaces converge seamlessly,  
creating an unparalleled experience in modern living and business.**

**A Project by the esteemed STJ Group, Genesis Heights  
is going to stand as a testament to elegance, innovation,  
and excellence in real estate development.**



A

16

ACRE  
OASIS

# GENESIS HEIGHTS

LIVE • WORK • THRIVE

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As you embark on this journey with us, prepare to be immersed in a world where luxury meets lifestyle.

Planned with meticulous attention to detail, Genesis Heights promises to redefine your expectations of urban living and commercial success.



# RESIDENTIAL SPACES



Within the residential enclave of Genesis Heights, residents will discover opulent living spaces.

**From spacious 3 BHK apartments to lavish 4+1 BHK residences**, each home is a sanctuary of comfort & sophistication. Impeccable design, sprawling interiors, and modern amenities await within these luxurious abodes.

## 3 BHK

2000 sq ft  
to  
2400 sq ft

## 3+1 BHK

2400 sq ft  
to  
2800 sq ft

## 4+1 BHK

3000 sq ft  
to  
3600 sq ft



## COMMERCIAL SPACES



For entrepreneurs and investors seeking to make their mark, Genesis Square offers an unparalleled opportunity.

Our commercial spaces, including

SCO plots with sizes ranging from  
**15X60 & 18X80 sq ft**

(Tentative)

provide the perfect canvas for realizing your vision.

**With a FAR of 3 + Basement**

you can maximize your potential and create thriving business ventures within this dynamic environment.



## ELEVATING LIFESTYLE



Approx.

**30,000 sqft**  
**Lavish Club House**  
for leisure and recreation!

Here, residents and guests alike can indulge in luxury amenities and exclusive services, creating moments of relaxation amidst the hustle and bustle of daily life.



# LOCATION ADVANTAGES

## 2 Min. Drive

- Starbucks
- MC Donalds
- KFC
- Burger King
- INOX Theatre
- Decathlon
- D Mart
- St. Xaviers Int. School
- Fuel Station

## 5 Min. Drive

- Chandigarh
- Hotel Park Plaza
- Amcare Hospital
- J.P. Hospital
- Manav Mangal School
- Gurukul School
- Best Price - Metro
- Cosmo Mall
- Zirakpur Bus Stand
- Hotel Radisson

## 10 Min. Drive

- Chandigarh International Airport
- Elante Mall
- Chhatbir Zoo
- IT City - Mohali
- Indian School of Business - Mohali
- IISER - Mohali
- GMCH Sector 32
- Sector 20 - Panchkula

## 20 Min. Drive

- Fortis Hospital
- Railway Station
- PGI
- Alchemist Hospital
- Sukhna Lake
- Punjab University
- Rock Garden
- DT Mall
- Chandigarh IT Park



# LOCATION MAP





# WORLD-CLASS AMENITIES



**Gym, Indoor Swimming Pool** for your fitness and relaxation

Sports enthusiasts will love the **Badminton, Table Tennis & Squash Courts**

A **Library** for the avid readers

A **Kids Play Area** for the little ones

**Open Air Gym** to stay active outdoors

**Cricket Practicing Pitch** for sports enthusiasts

An exquisite **Restaurant and Bar** for a taste of the high life



# SPECIFICATIONS

Mivan Construction

Modular Kitchen with HOB,  
Chimney, Oven & Microwave

Wardrobes in All Bedrooms

Double Glazed Windows with  
Mesh Shutter (3 Tracks Aluminium)

Glass Partition in all washrooms

Geysers in all washrooms (Jaquar,  
AO Smith, Recold, Havells, or equivalent)

Exhaust Fans in all washrooms  
and Kitchen

Complete Bathroom/CP Fittings  
(Jaquar, Kohler, Grohe, or equivalent)

Full Height (Ceiling Height)  
Wall Tiles in all washrooms

False Ceiling with Lights  
(Philips, Havells, or equivalent, Orient)

Big Size Italian Shade Vitrified Floor Tiles

Wooden Flooring in Master Bedroom

Branded Switches and Lights  
(Legrand, Gold Medal, or equivalent)

Main Door Digital Lock System

All the above fittings and fixtures follow company norms of excellence.



**FLOOR PLANS**



# 3BHK CLUSTER - TYPE A & A1

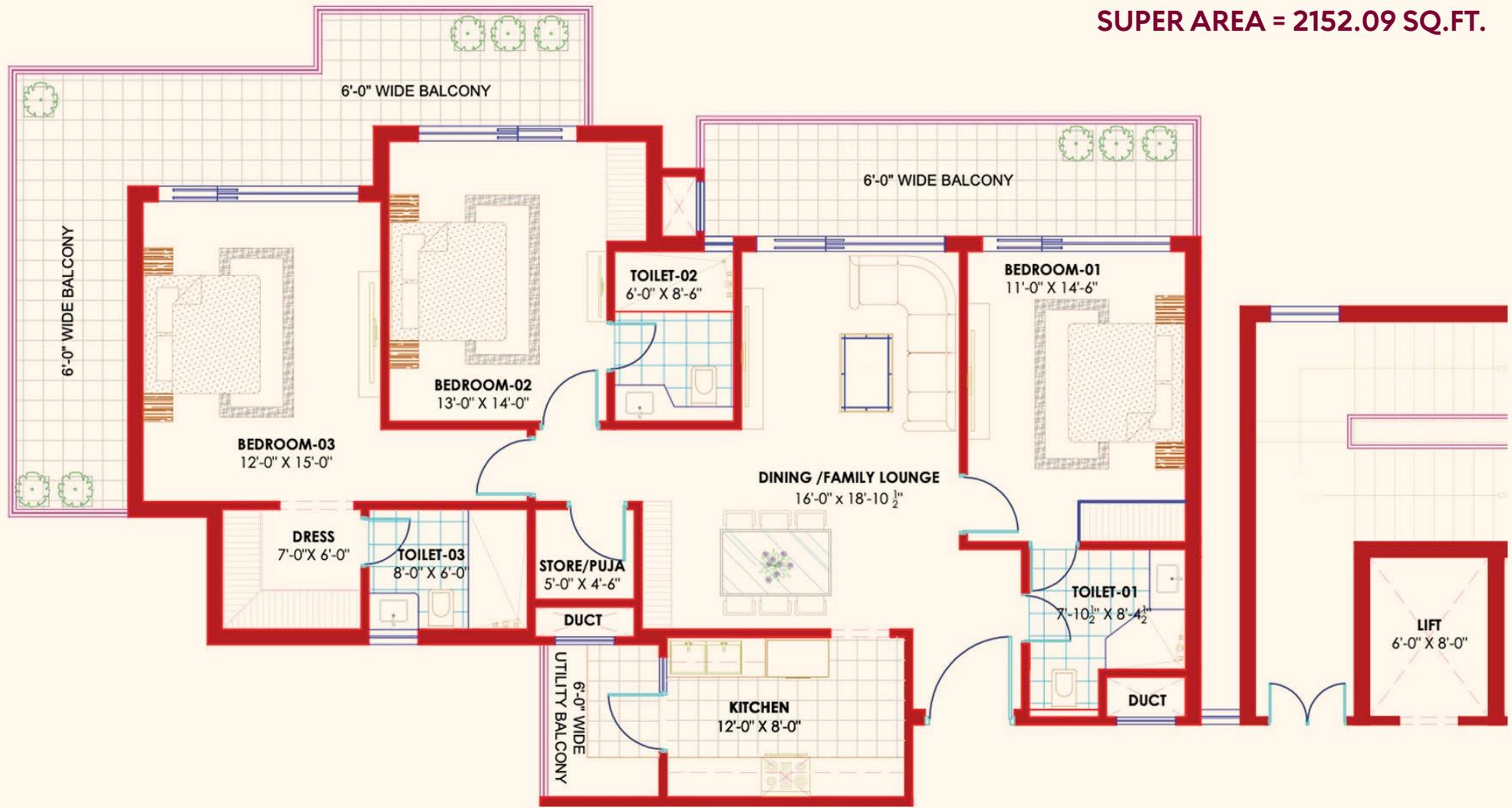






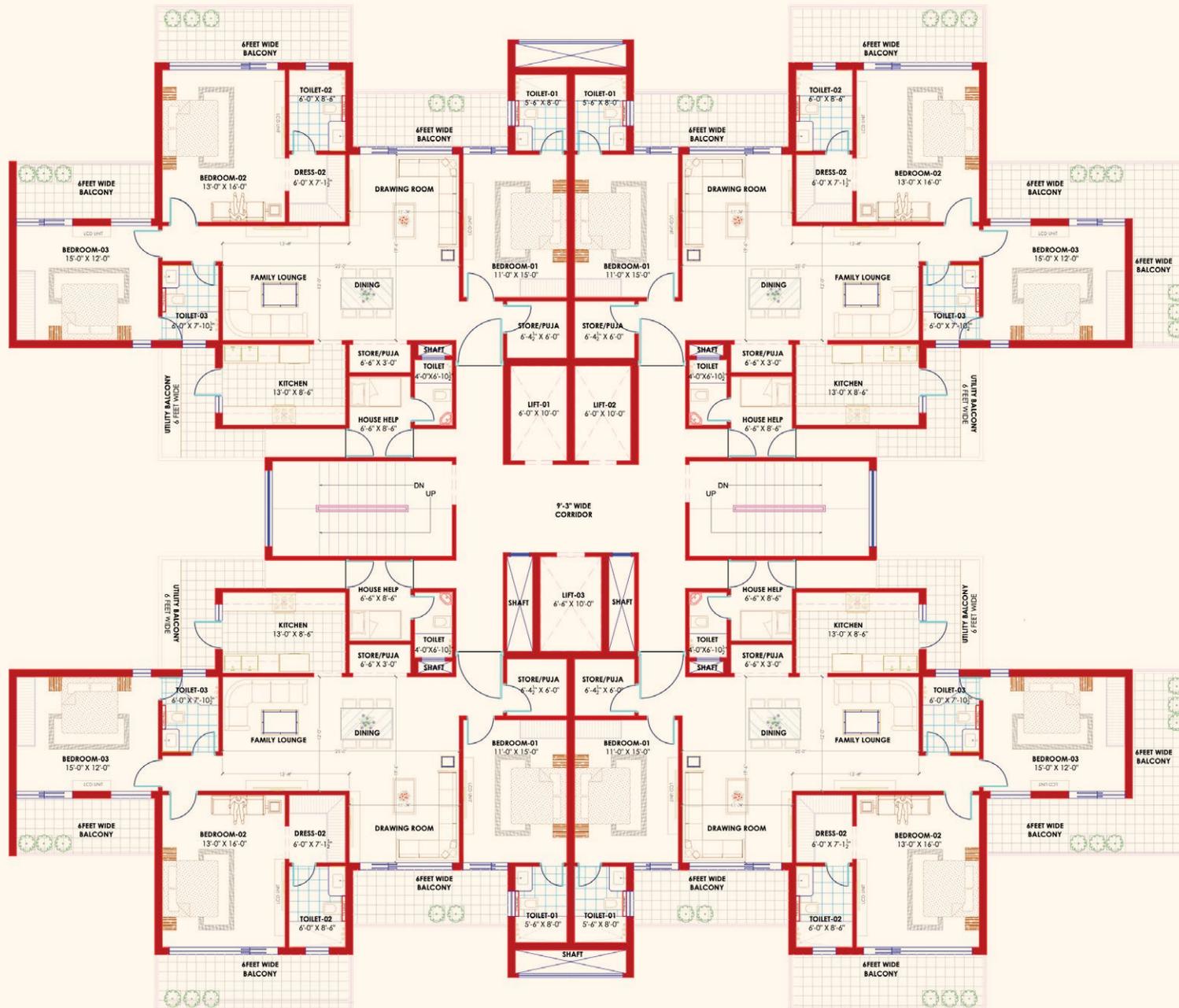
# 3 BHK FLAT - TYPE A1

3 BHK SINGLE FLAT AREA (TYPE-A1)  
(CORNER BALCONY)  
SUPER AREA = 2152.09 SQ.FT.





# 3+1 BHK CLUSTER - TYPE B & B1

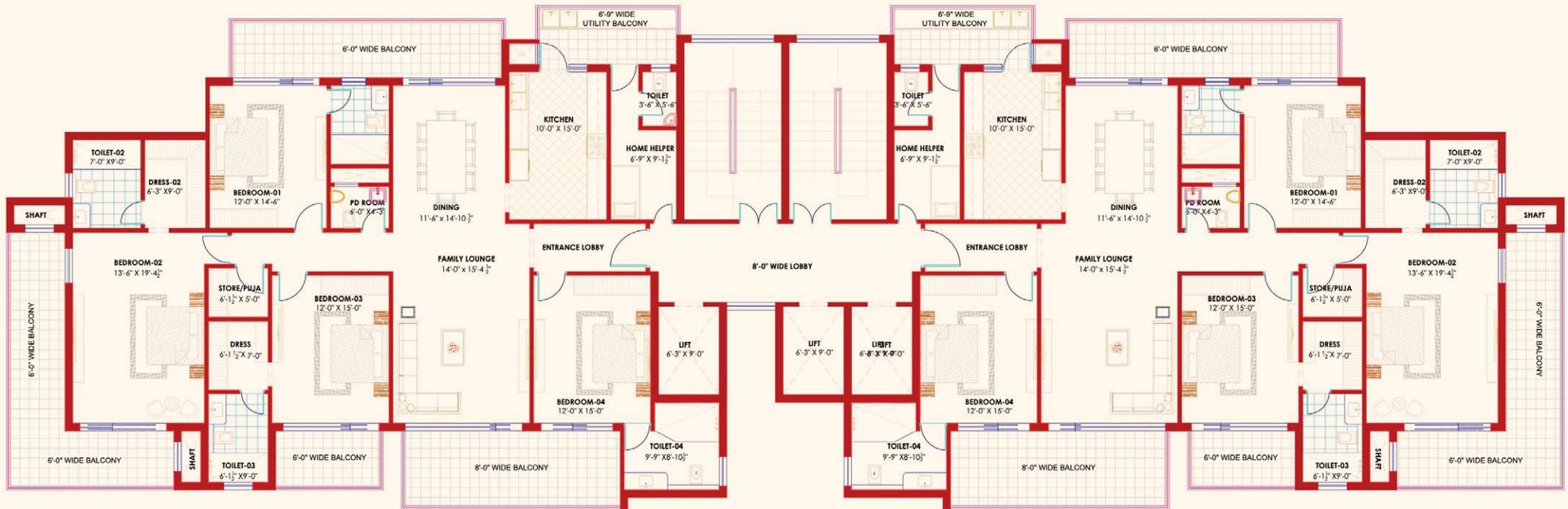








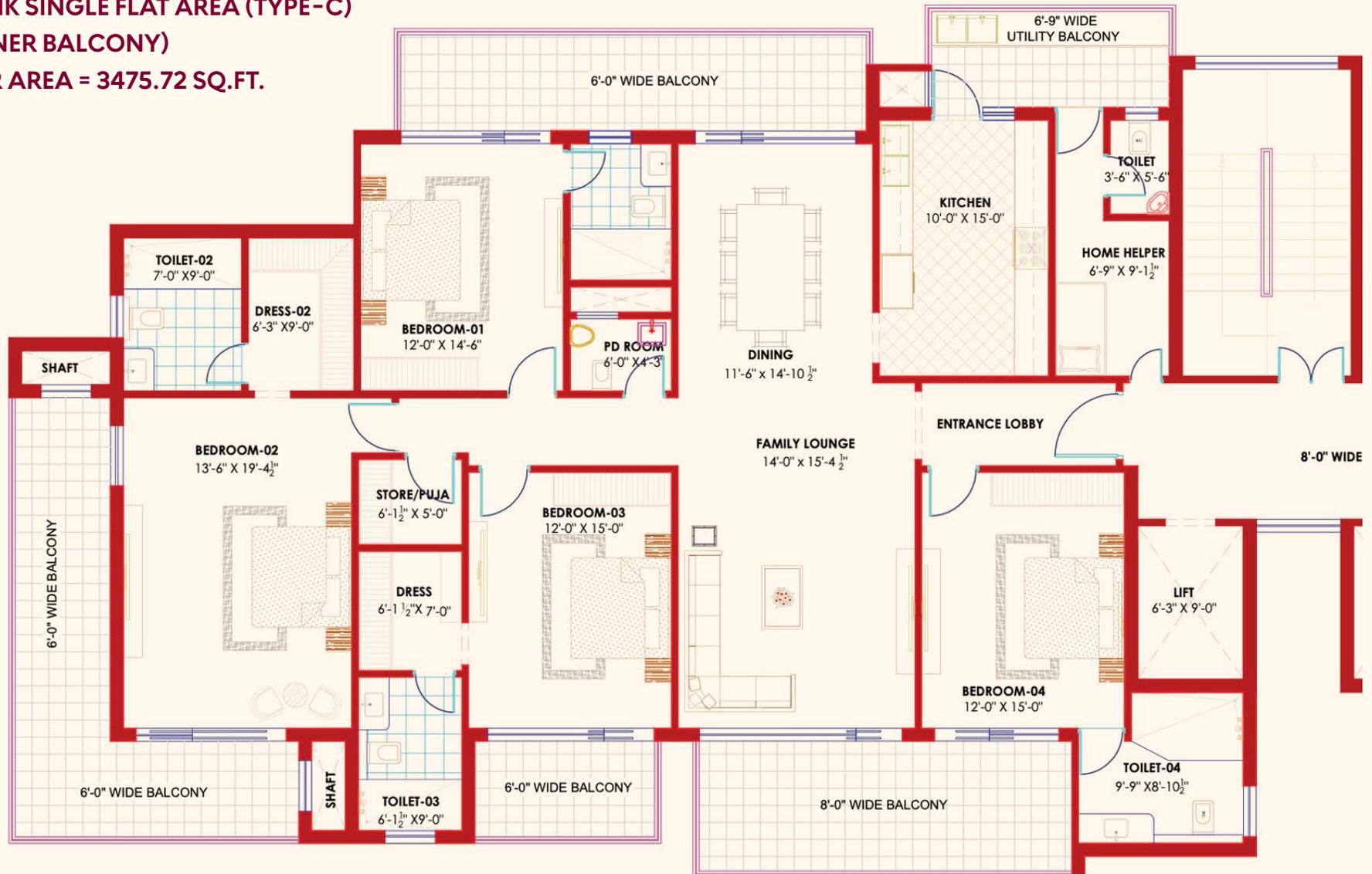
# 4+1 BHK CLUSTER - TYPE C





# 4+1 BHK FLAT - TYPE C

**4+1 BHK SINGLE FLAT AREA (TYPE-C)  
(CORNER BALCONY)  
SUPER AREA = 3475.72 SQ.FT.**

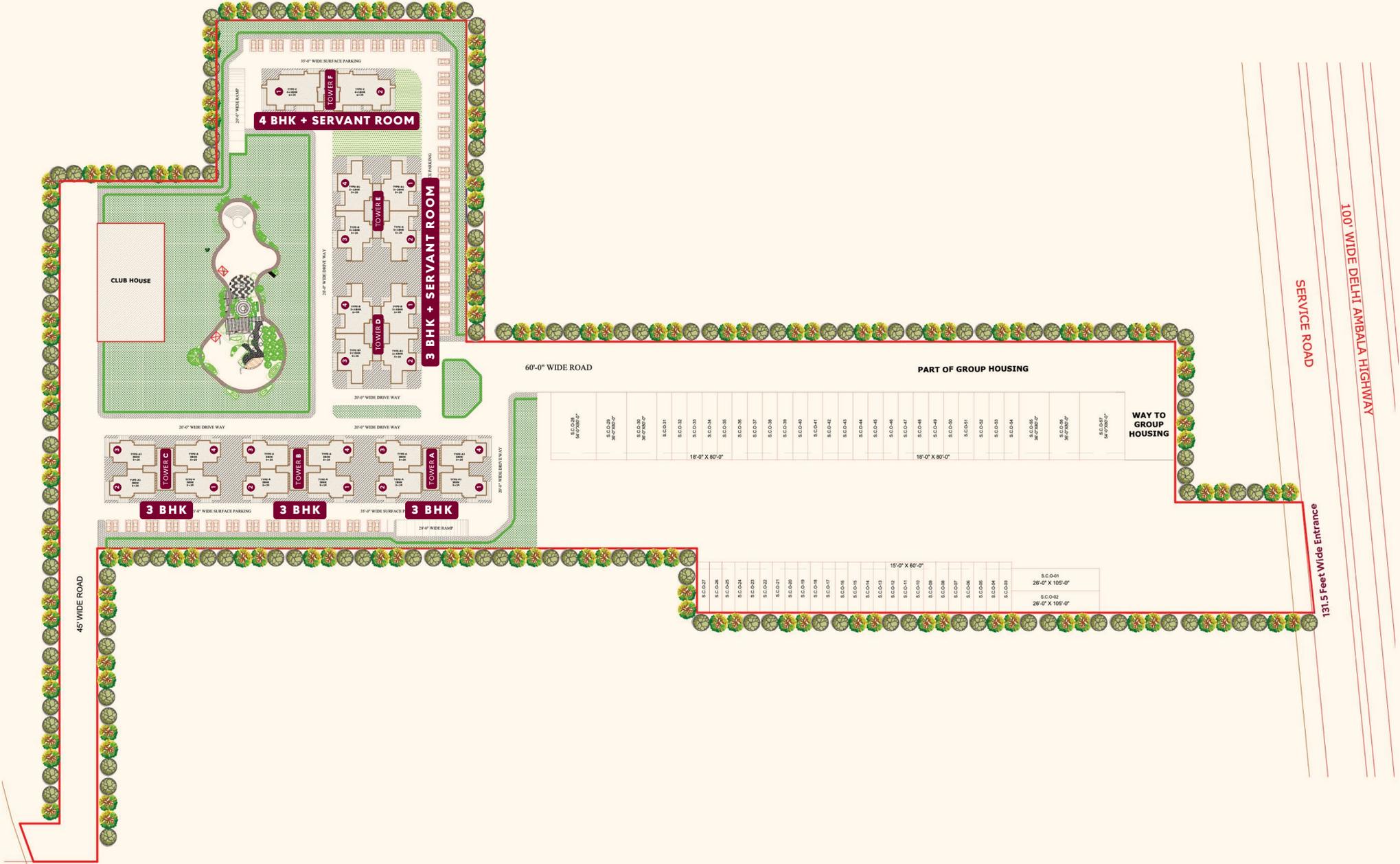




**SITE PLANS**



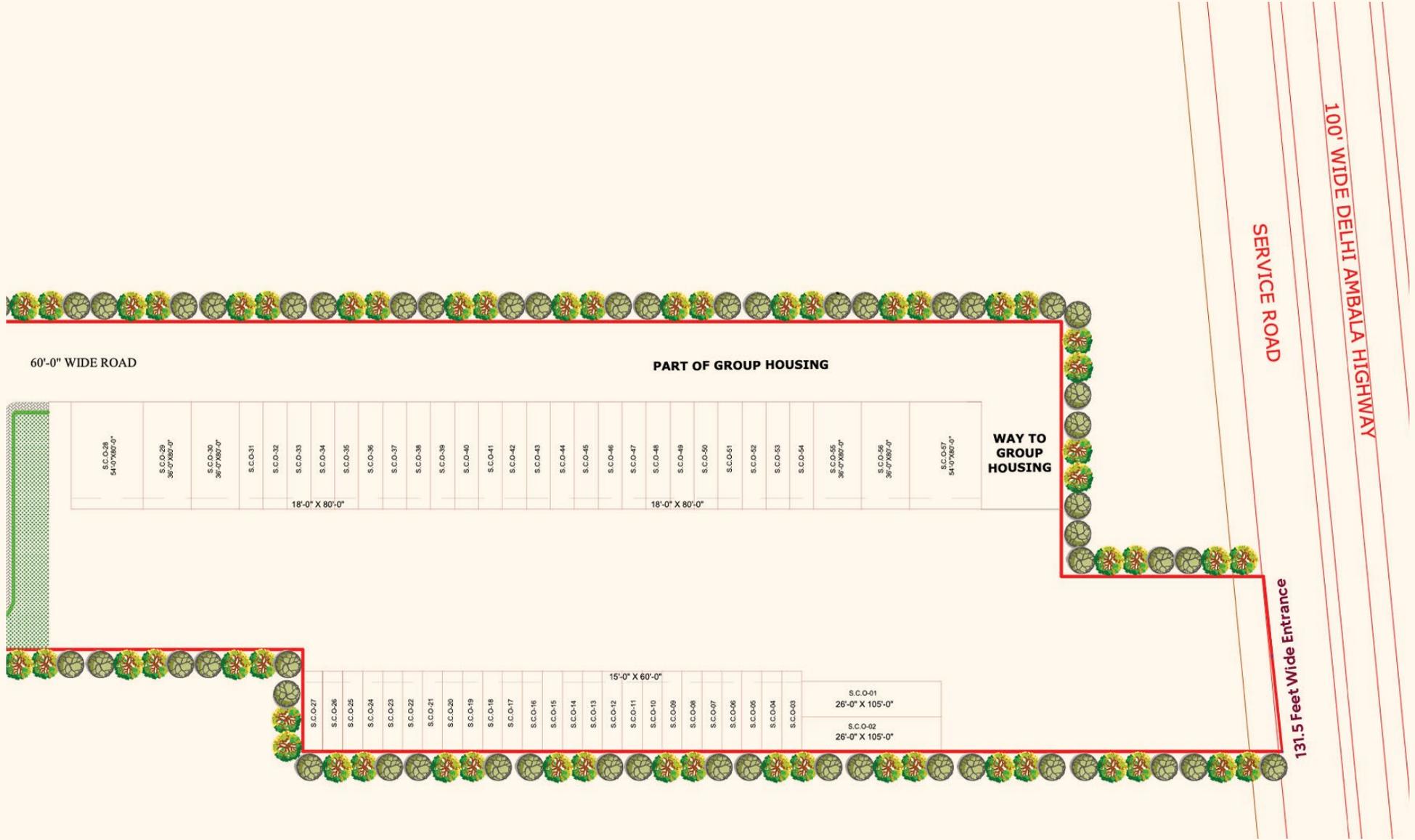
# SITE PLAN







# COMMERCIAL SITE PLAN



# INVEST IN TOMORROW

Why choose Genesis Heights? With its prime location, unmatched luxury, and unparalleled returns, Genesis Heights represents more than just a property investment, it's an investment in the future.

Join us as we pave the way for a new era of real estate excellence, where every investment is a testament to success and prosperity.



**GENESIS  
HEIGHTS**

LIVE · WORK · THRIVE

**TOGETHER, LET'S BUILD DREAMS  
AND CREATE LEGACIES!**

