

LIVE SMART. LIVE GRAND.

BREEZ
BUILDERS & DEVELOPERS



GLOBAL HEIGHTS 88A

SECTOR 88A, GURUGRAM



AT BREEZ WE ARE, NOT JUST CREATING HOMES BUT CREATING A DESTINATION.

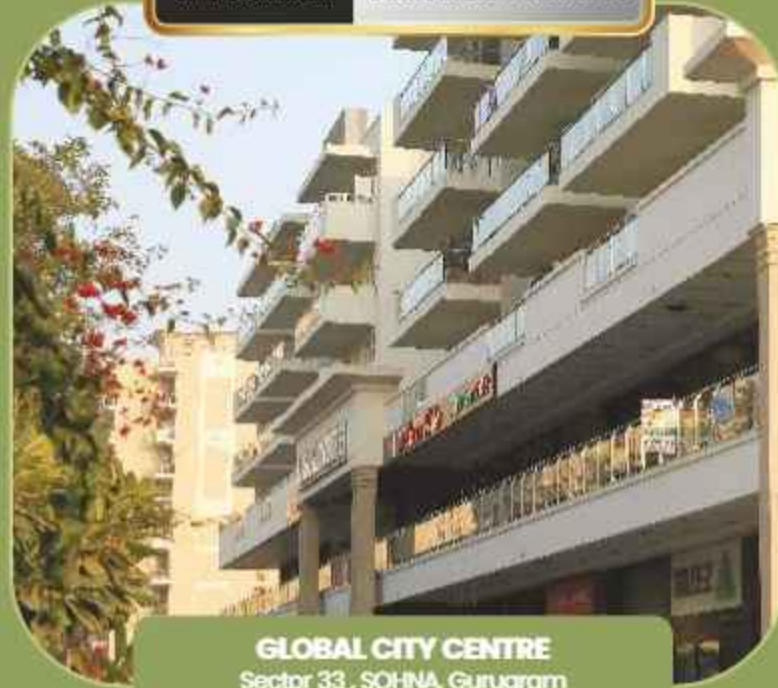
Over the years we have developed a keen understanding of people, their values, expectations of a home and all that goes into creating a world of special experiences that they will cherish.

With a successful background that goes back a decade, our business is poised to set its sights even higher. Beginning with achieving new milestones in a diverse set of projects through Gurugram-Haryana, we only plan to fly higher. Persistent long term planning, thinking out-of-the-box and unquestionable service has set us apart, not just as a company you work with but as a community you can bank on.

We look forward to helping you achieve a smooth and easy transition into the field of real estate.

100%
ON TIME COMPLETION

**SUCCESSFULLY
DELIVERED PROJECTS**



GLOBAL CITY CENTRE
Sector 33, SOHNA, Gurugram



GLOBAL PLAZA
Sector II, SOHNA, Gurugram



GLOBAL CITY CENTRE - 2
Sector 33, SOHNA, Gurugram



GLOBAL HEIGHTS
Sector 33, SOHNA, Gurugram



GLOBAL HILLVIEW
Sector II, SOHNA, Gurugram



FLORA AVENUE 33
Sector 33, SOHNA, Gurugram

**COMMERCIAL & RESIDENTIAL
PROJECTS UNDER CONSTRUCTION**



Live. Work. Play. Thrive.
Right in the heart of Gurugram.

Years from now you will thank yourself for this!

Homes That Ensure You **Move With The Times.**

You don't choose a home in Global Heights 88A, you choose a smart life, well-being and savings at one of the most promising locations of Gurugram.

Welcome to the world of the future. Homes built with the perfect blend of everything futuristic - location, community & technology. Situated in one of the most sought after locations in sector 88A Gurugram, Global Heights88A offers a new age contemporary architecture. Being in the close vicinity of Dwarka Expressway, NH-8 and Pataudi Road, Global Heights brings closer to the best in life. Spread across 6.5 acres, this project brings world-class amenities such as toddlers play area, skating rink, jogging track, senior sitting and many more.

What else could you wish for! The smart life awaits you at Global Heights88A.



Away from the crowd, yet in the heart of Gurugram

Write your own story to an **unmatched living experience.**

Everyone appreciates opulence, but few recognize the subtle nuances about it, which transcends the entire experience into something ambrosial.

Global Heights 88A, a wonderful enclave of modern yet exclusive homes. The perfect address for those who wish to beat the daily commute to work and yet be insulated from the bustle of urban life.

Amenities that make the smart life smarter

At Global Heights 88A, there's something for everyone. An outdoor gym where fitness enthusiasts could pursue their goals. A party lawn for you to celebrate under the skies. And a aroma garden where you could hang out on weekends.



Kids Play Area



Aerobics / Yoga



Aroma Garden



Senior Citizen



Jogging Track



Water Fountain



Outdoor Gym



Multipurpose Court



Convenience Store



Party Hall



Table Tennis



Skating Rink



Kids Tot-Lot Area



Walking Trail



*Car Parking Available



Ladies Corner

SITE PLAN GLOBAL HEIGHTS 88A Sector 88A, Gurugram



THE PROJECT HIGHLIGHTS

- Located in **Sector 88A**, Gurugram
- Sector 88 is one of the most **rapidly developing** areas of Gurugram
- **2/3 BHK Affordable** Modern Apartments
- Premium Vicinity with **best Amenities** on offer like Table Tennis & badminton court for Kids along with jogging track, senior citizen park and many more..!
- **Easy accessibility** & conveniently connected to Nhb
- Adjoining posh **Commercials, Shopping Malls & Residential Apartments**
- Apartments Starting **Just Rs. 23 Lakhs***

Live SEAMLESSLY

The special ingredient for a special offering,
a home that is ideally located...

There is no doubt about the fact that in case of the residential houses, the location plays the main role. Marked with the presence of most upscale residential projects in the vicinity, apartments at Global Heights 88A are entitled to the lucrative catchment, while enjoying proximity to renowned schools and hospitals.

Here are some of the location advantages of Global Heights Sector 88A, Gurugram project:

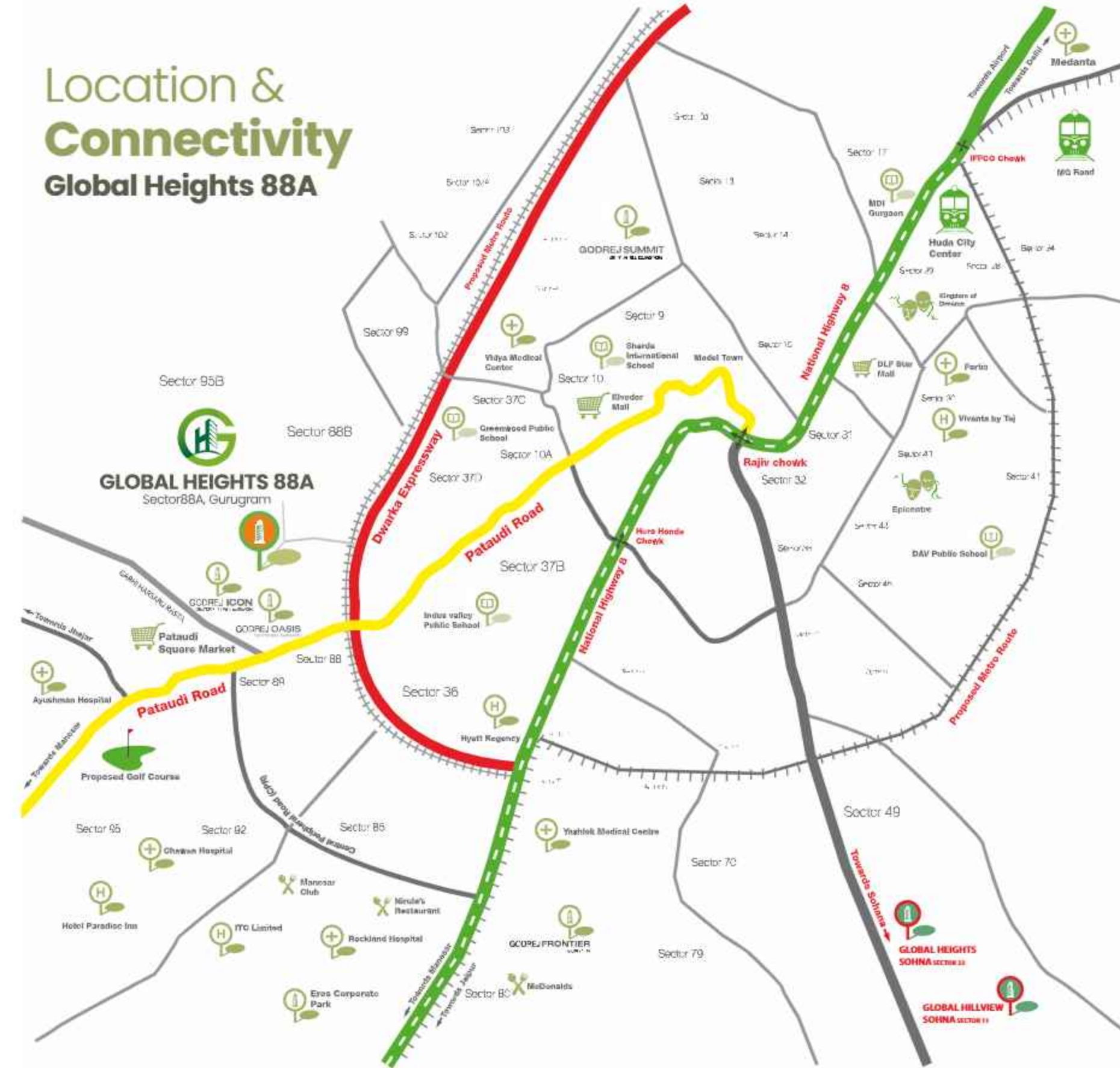
- Proximity to the planned Metro Station.
- Dwarka Expressway just few meters away (walking distance).
- Connected by 3 National Highways: Delhi-Jaipur Highway (NH 48), Dwarka Expressway (NH 2488B) & Pataudi Road (NH 352W)
- The location is close to Sector 88, a commercial sector occupied by DLF for Cyber City 2.
- Emerging as one of the prominent destinations for IT/ITeS companies.

Key Locations distances in nearby vicinity

- Airport | 20 minutes
- Gurugram ISBT | 15 minutes
- Railway Station | 06 minutes
- DPS School | 05 minutes
- Cyber Hub | 20 minutes
- Hospitals | 15 minutes
- Manesar IMT | 10 minutes
- HUDA City Center | 25 minutes
- AIIMS OPD | 10 minutes
- RPS International School | 5 minutes
- Matridran by Vatika School | 7 Mins



Location & Connectivity Global Heights 88A



Project Flat Layouts

Flat Layout in Affordable Group Housing colony proposed to be developed by Breez Builders at Sector 88A, Gurugram, Haryana



TYPE A FLOOR PLAN 3BHK

CARPET AREA = 59.997 Sq.m.
BALCONY AREA = 9.308 Sq.m.

- Master Bedroom [12'-0" x 10'-0"]
- Parents Bedroom [11'-3.75" x 10'-0"]
- Kids Bedroom [8'-3.5" x 9'-9.25"]
- Bedroom Toilet [4'-10" x 6'-2.75"]
- Guest Toilet [4'-9" x 6'-8.75"]
- Kitchen [6'-6" x 7'-2.5"]
- Lobby [11'-0" x 10'-9"]
- A Sit-out Balcony [1.705 mtr wide]

3D PERSPECTIVE
Representation of
Flat Type A



2D TOP VIEW
Representation of
Flat Type A

TYPE B FLOOR PLAN 3BHK

CARPET AREA = 59.928 Sq.m.
BALCONY AREA = 9.293 Sq.m.

- Master Bedroom: [10'-0" x 12'-0"]
- Parents Bedroom: [10'-0" x 11'-0"]
- Kids Bedroom: [8'-0" x 10'-0"]
- Bedroom Toilet: [6'-5.25" x 4'-8"]
- Guest Toilet: [6'-5.25" x 4'-8"]
- Kitchen: [5'-10" x 10'-1"]
- Lobby: [13'-8.5" x 9'-0"]
- A Sit-out Balcony: [1.475 + 1.085 mtr wide]

3D PERSPECTIVE
Representation of
Flat Type B



2D TOP VIEW
Representation of
Flat Type B

*Sq. ft. calculated by converting meters to feet by multiplying number of meters by 3.28084.

3D PERSPECTIVE
Representation of
Flat Type B1



TYPE B1
FLOOR PLAN 3BHK
CARPET AREA = 59.928 Sq.m.
BALCONY AREA = 18.941 Sq.m.

- Master Bedroom [10'-0" x 12'-0"]
- Parents Bedroom [10'-0" x 11'-0"]
- Kids Bedroom [8'-0" x 10'-0"]
- Bedroom Toilet [6'-5.25" x 4'-8"]
- Guest Toilet [6'-5.25" x 4'-8"]
- Kitchen [5'-10.75" x 10'-1"]
- Lobby [13'-8.5" x 9'-0"]
- A Sit-out Balcony [1.8+1.48+1.1 mtr wide]

TYPE C
FLOOR PLAN 2BHK
CARPET AREA = 50.622 Sq.m.
BALCONY AREA = 9.301 Sq.m.

- Master Bedroom [13'-11" x 10'-0"]
- Parents Bedroom [10'-8.25" x 10'-0"]
- Bedroom Toilet [4'-8" x 6'-5.75"]
- Guest Toilet [4'-8" x 6'-5.75"]
- Kitchen [6'-0" x 10'-0"]
- Lobby [12'-3" x 10'-9"]
- Foyer [1.25 mtr wide]
- A Sit-out Balcony [1.42 mtr wide]

3D PERSPECTIVE
Representation of
Flat Type C



2D TOP VIEW
Representation of
Flat Type B1



2D TOP VIEW
Representation of
Flat Type C



*Sq. ft. recalculated by converting meters to feet by multiplying number of meters by 3.28084.

3D PERSPECTIVE
Representation of
Flat Type D



**TYPE D
FLOOR PLAN 2BHK**

CARPET AREA = 50.440 Sq.m..
BALCONY AREA = 9.308 Sq.m.

- Master Bedroom [10'-9.75" x 12'-9.5"]
- Parents Bedroom [10'-6" x 11"]
- Bedroom Toilet [6'-9" x 4'-8"]
- Guest Toilet [6'-5.25" x 4'-8"]
- Kitchen [6'-1.75" x 9'-8.25"]
- Lobby [10'-6.75" x 9'-0"]
- A Sit-out Balcony [1.69 mtr wide]

2D TOP VIEW
Representation of
Flat Type D



**TYPE E
FLOOR PLAN 2BHK**

CARPET AREA = 48.366 Sq.m..
BALCONY AREA = 9.296 Sq.m.

- Master Bedroom [9'-0.25" x 12'-7"]
- Parents Bedroom: [10'-0" x 10'-5.25"]
- Bedroom Toilet: [6'-2.75" x 4'-10"]
- Guest Toilet: [5'-3" x 5'-9"]
- Kitchen: [8'-2.5" x 5'-10.75"]
- Lobby: [10'-9" x 12'-1"]
- Foyer: [1.25 mtr wide]
- 2 Sit-out Balcony: [1.8 & 1.05 mtr wide]

2D TOP VIEW
Representation of
Flat Type E



3D PERSPECTIVE
Representation of
Flat Type E



*Sq. ft. calculated by converting meters to feet by multiplying number of meters by 3.28084.

Tentative Project Specification

LOBBY FLOORING	CERAMIC / VITRIFIED TILES / IPS
LOBBY WALL CEILING FINISH	OIL BOND DISTEMPER/ COLOUR WASH
BEDROOM FLOORING	CERAMIC / VITRIFIED TILES / IPS
BEDROOM WALL CEILING FINISH	OIL BOND DISTEMPER / COLOUR WASH
TOILETS WALL FINISH	CERAMIC TILES TILL 4'/7' & OIL BOND DISTEMPER / COLOUR WASH
TOILETS FLOORING	ANTI SKID CERAMIC TILES / IPS
KITCHEN FLOORING	CERAMIC / VITRIFIED TILES / IPS
KITCHEN PLATFORM	STONE / TILES
KITCHEN WALL FINISH	TILES UP TO 600MM ABOVE COUNTER AND OIL BOND DISTEMPER / COLOUR WASH IN BALANCE AREA
FIXTURE AND FITTINGS	SINGLE BOWL STAINLESS STEEL SINK & MODERN CP FITINGS
BALCONY FLOORING	ANTI SKID TILES / IPS
WINDOW	HARDWOOD / MS Z-SECTION / FIBER / COMPOSITE/
DOOR FRAME / DOORS	HARDWOOD / M.S / COMPOSITE DOOR- SHUTTER
COMMON AREA/STAIRCASE FLOORING	STONE / TILES / IPS WALLS : TILES SKIRTING & OIL BOUND DISTEMPER
LIFT LOBBY	STONE / TILES / IPS
CHINAWARE	STANDARD FITTING
ELECTRICAL	ISI MARK PRODUCTS FOR WIRING, SWITCHES AND CIRCUITS
SECURITY	GATED COMPLEX

Disclaimer: *Specifications and layouts mentioned in the brochure are tentative and subject to change.

Payment Plan

PARTICULARS	INSTALLMENTS	PARTICULARS	INSTALLMENTS
- At the time of submission of the application for allotment	5% of BSP	- Within twenty four months of the date of issuance of allotment letter on completion of construction of RCC slab upto 19th floor level of Tower 5 and completion of brick work of all the towers.	12.5% of BSP
- Within Fifteen days of the date of issuance of allotment letter	20% of BSP	- Within thirty months of the date of issuance of allotment letter on completion of internal finishing	12.5% of BSP
- Within six months of the date of issuance of allotment letter on completion of construction of raft and RCC slab upto ground floor level	12.5% of BSP	- Within thirty six months of the date of issuance of allotment letter on completion of external finishing and on application of occupation certificate.	12.5% of BSP
- Within twelve months of the date of issuance of allotment letter on completion of construction of RCC slab upto 8th floor level			
- Within Eighteen months of the date of issuance of allotment letter on completion of construction of RCC slab upto 14th floor level	12.5% of BSP		

* Payment Plan for the applicant who applied under PMAY shall be applicable as per the PMAY policy

Project Details

PARTICULARS	DETAILS
PROJECT AREA	6.50 Acres
LOCATION	SECTOR 88A
NUMBER OF FLATS	936
NUMBER OF TOWERS	8
NUMBER OF FLOORS (TOWERS WISE)	Tower 1-4 & 6-8, Stilt + 14 Tower 5, Stilt + 19
SALE PRICE (ON CARPET AREA)	₹4200/- PSF (Additional cost of ₹1000/- PSF on Balcony) + GST etc.

Eligibility Criteria:

Any person can apply, however, the PMAY beneficiaries which include their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Awas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licensed colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this effect.

Apartment Details

3 BHK UNIT TYPE	TOTAL FLATS	CARPET AREA IN SQ. FT.	BALCONY AREA IN SQ. FT.	*CARPET AREA PRICE (in ₹)	*BALCONY PRICE (in ₹)	*SALE PRICE (in ₹)	BOOKING AMOUNT
TYPE A	272	645.808	100.0191	27,12,392	1,00,000	28,12,392	1,40,620
TYPE B	392	645.065	100.030	27,09,273	1,00,000	28,09,273	1,40,464
TYPE BI	020	645.065	203.881	27,09,273	1,00,000	28,09,273	1,40,464
2 BHK UNIT TYPE							
TYPE C	182	544.895	100.116	22,88,560	1,00,000	23,88,560	1,19,428
TYPE D	056	542.936	100.191	22,80,332	1,00,000	23,80,332	1,19,017
TYPE E	014	520.612	100.030	21,86,569	1,00,000	22,86,569	1,14,328

*GST as applicable on basic sale price is payable. Any change in the GST rate or any fresh tax levy will be accordingly be made applicable to the allottee.

*Note: - Area is tentative and is subject to change as allowed under Affordable Housing Policy, 2013.

- Final price of the flat will be based on actual area handed over to the allottee.

- Cheques/DD in favour of **GCC INFRA-MASTER COLLECTION A/C**

- For bank transfer ACCT NAME: **GCC INFRA-MASTER COLLECTION A/C**, ACCT NO: **50200065328455**, BANK: **HDFC**, **JMD megapolis**, IFSC CODE: **HDFC0003648**



GLOBAL HEIGHTS 88A

SECTOR 88A, GURUGRAM



HARERA LICENCE NO. 07 OF 2022

A PROJECT BY



PH. +91 - 124 - 2659076 / 77 / 78 (CORPORATE)

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CORPORATE OFFICE

UNIT NO. 903-905, C-WING, JMD MEGAPOLIS
SOHNA ROAD, GURUGRAM - 122018

Disclaimer:- The drawings and graphics apart from actual images, given in this brochure is for preliminary purposes. Further the Promoter/Architect reserves the right to add / delete specifications mentioned, if so warranted by the circumstances.