

CONCEPT NOTE

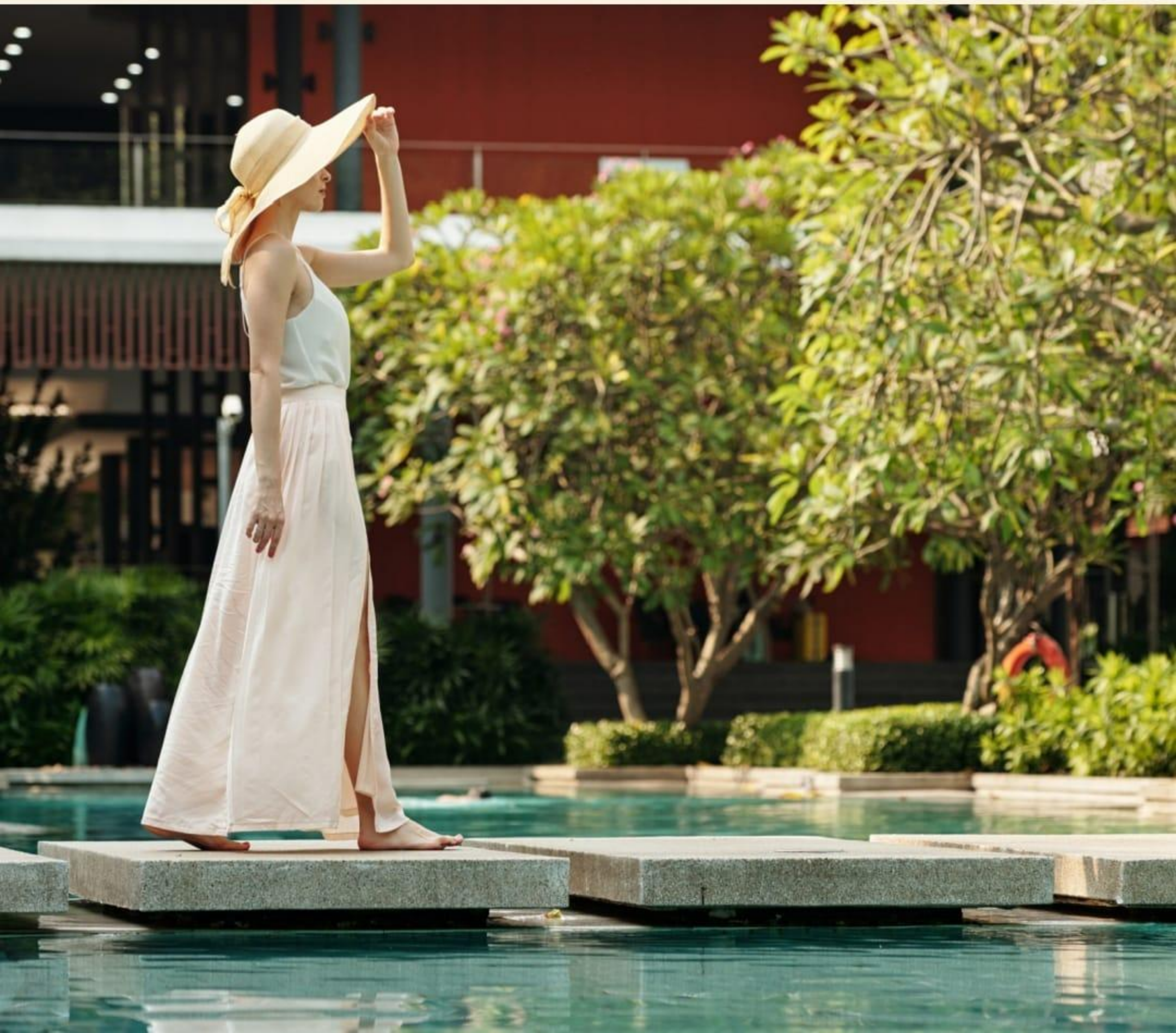
NOW
LUXURY
HAS A NEW
ADDRESS



LEROY TOWERS
SECTOR 99, MOHALI

RESORT STYLE LIVING

Leroy Tower is envisioned as a green sanctuary with resort-style living. Thoughtfully designed green zones include fruit-bearing trees, all-season flowering gardens, aromatic herb patches, and waterbodies that enhance the microclimate and bring natural tranquility to everyday life. Meandering walking trails, shaded sitting decks, and interactive landscape pockets provide a serene environment for all age groups.







LUSH GREEN LIVING

70% of the area is dedicated to greenery. Bio-climatic landscaping improves biodiversity, reduces urban heat, and promotes a healthier lifestyle with urban farming, seasonal gardens, and tree-lined pathways.

MOHALI

Love it, Live it.





Concept Note

Proposed Project:

LEROY TOWERS, Sector 99, Mohali

Description:

Leroy Towers - A life befitting the royalty.

It offers a luxurious lifestyle with all the features and amenities needed to live lavishly. Come live the life of royalty in your personal palatial apartment that will offer all the comforts and luxuries of life.

Leroy Tower is a thoughtfully planned boutique development offering an exquisite blend of luxury, greenery, and modern urban living. Low-density planning ensures less traffic, more peace, and a tightly-knit community.

It is located at Sector 99, Mohali which has finest development all around with clean environments and wide roads.



Proposed Features Of The Project



Grand Entrance Lobby with High Security



Basement Car Parking



Sprinkler System & Smoke Detection System



High Speed Elevators



Separate Elevators for Services



Vastu Compliant



24 Hrs Security,



Fully Automated, Wi-Fi Enabled



Earthquake Resistant Structure



Mivan Construction



World Class Landscaping by International Consultant





Project Features

TOTAL LAND

3.52 Acres

LOCATION

Wave City, Sector 99, Mohali

CONCEPT

Luxury Apartments Offering All The Royal Comforts

PROPOSED PRODUCT & UNITS

2 BHK BHK Luxury Apartments - 1200 Sq. Ft. (Approx)
3 BHK BHK Luxury Apartments - 2050 Sq. Ft. (Approx)
3+1 BHK Luxury Apartments - 2150 Sq. Ft. (Approx)
(Super Built-up Area)

PROPOSED FLOORS

Basement + Stilt + 19 Stories

ARCHITECTS

Gian P. Mathur & Associates (GPMA)

PROPOSED RATE OF PRODUCT

On Request

PROPOSED BOOKING AMOUNT

20% OF B.S.P.

Special Offer For Investors

DOORS & WINDOWS:

Keyless Entry, Video Door Phone, Flush Doors & Frames with Teakwood Veneer.
UPVC Doors & Windows and Mesh Doors.

FLOORING:

Complete Flooring with Italian Marble in Kitchen, Bedrooms & Living area & Anti-Skid Tiles in Washrooms & Balconies.

PAINT:

Premium Emulsion Paint Work Inside all Apartment(s).

CEILING:

False Ceiling with Ambient Lighting.

AIR CONDITIONING:

- 3 Air Conditioners (1.5 Ton) in 2 BHK Apartment.
- 4 Air Conditioners (1.5 Ton) in 3 BHK Apartment.

KITCHEN:

Modular Kitchen with Branded R.O., Chimney, Geyser, Built-in HOB, Built-in OTG, Dish Washer, Refrigerator, Microwave Oven, False Ceiling with Ambient Lighting, Anti-Skid Tiles, respectively as per size of an Apartment.

WASHROOMS:

Fully Equipped Washrooms with Luxury Branded Fittings False Ceiling with Ambient Lighting.

WARDROBES:

Up to Full Height Wall-to-Wall Modular Wardrobes.

LEISURE BALCONIES:

Anti-Skid Tiles.

SAFETY:

LPG Gas Line Fitting, Fire Fighting System as per by laws.

ELECTRICALS:

Luxury Electric Fittings, Provision for DTH, Telephone & Internet Etc.

Additional Offer

- Covered Car Parking (2 Nos. for 3 and 3+1 BHK & 1 No. for 2 BHK)
- Power Backup (5 KVA in 3BHK & 3 KVA in 2BHK).
- Smart Home Package (Home Automation).
- Club Membership.

The Location



Map Only Indicative. Not To Scale.

Proposed Club House Features

Large Size Luxury Club having all World Class Facilities



Aerobics & Pilates



Gymnasium



Library



Café with all day dining



Guest Suites



World Cuisine Restaurant



Billiards



Badminton Court



Pool



Double Height Entrance Lobby
with Reception and Concierge



Drop Off Porch



Table Tennis



Carrom



Chess



GET READY
FOR THE
LUXURY
LIFESTYLE
ICON IN
MOHALI



LEROY TOWERS
SECTOR 99.MOHALI