

VISTA 45
LUXURY RESIDENCES

Indulgence
Begins
at Home



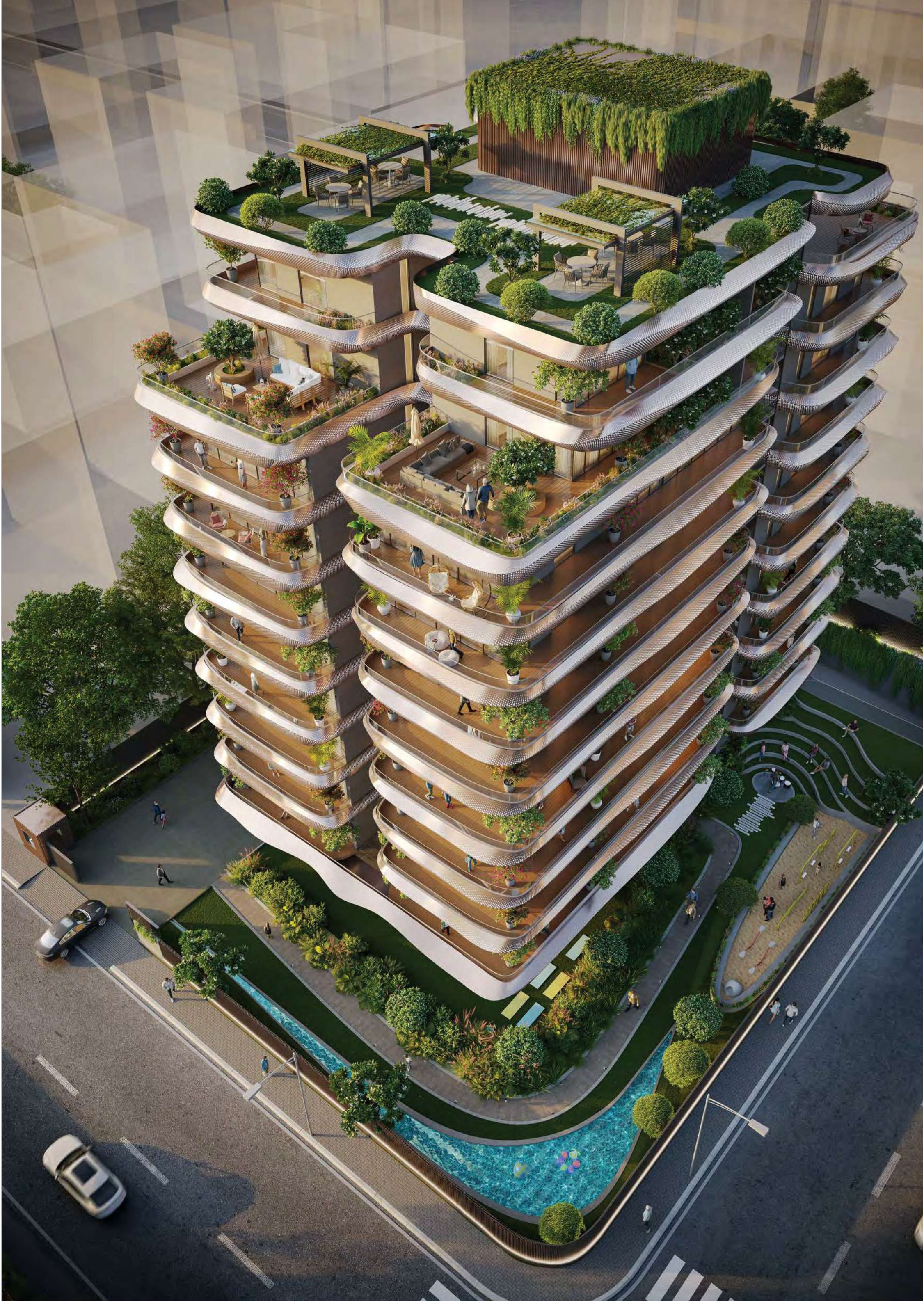
Luxury has
A New
Address



Experience
the Essence
of Pure Luxury



Step into
Serenity,
Step into
Home



Green Building

Finding peace and serenity in nature's embrace.

Panchkula's 1st Approved by IGBC (Indian Green Building Council) Building
(India's Premier Certification Body for Greening of Construction Projects)

Nature - the Soul of Our Existence

Enhanced Energy Efficiency

Green buildings employ energy-efficient technologies to cut down the consumption of limited energy resources. Vista 45 includes installation of energy-saving appliances and strategic layout of apartment structure leading to lower energy consumption bills and reduced carbon footprint.

Improved Indoor Air Quality

Vista 45 promotes healthier living spaces. It features improved ventilation and usage of low VOC (Volatile Organic Compound) paints enhancing indoor air quality and reducing the risk of respiratory issues and allergies for residents.

Efficient Water Management System

Sustainable water management is key focus area at Vista 45, featuring rainwater harvesting system and water-efficient bathroom fixtures. These practices conserve our water resources and lower water bills for residents.

Sustainable Waste Management

We focus on adaptation of waste reduction strategies for longer run. Vista 45 encourages recycling and proper waste segregation, minimizing landfill waste and fostering sustainability among residents.

Ample Access to Green Spaces

Vista 45 is thoughtfully designed with an abundance of green spaces to create a serene and balanced environment. These spaces aren't just visually appealing; they support mental well-being, foster community interaction, and improve air quality. Whether it's landscaped gardens, walking trails, or open parks, residents can enjoy a peaceful retreat right outside their doorstep, making Vista 45 a truly exceptional place to live.

Smart Building Technology

Key features include automated lighting and climate controls, allowing residents to tailor their environment for optimal comfort and energy savings. Smart security systems with access control, real-time surveillance, and remote monitoring provides peace of mind.

Green Building Certification

IGBC is India's leading authority that provide green building certification focusing on sustainable development standards, promoting eco-friendly practices in building projects. It certifies projects to ensure environmental efficiency and green compliance.

A Perfectly Selected Location for a Picturesque Life

Vista 45 is set in a perfectly chosen location, offering a picturesque lifestyle surrounded by natural beauty and modern conveniences. Each residence is thoughtfully designed to capture stunning views while ensuring privacy and comfort. The serene environment provides a peaceful retreat, yet you're just minutes away from key urban destinations. With seamless connectivity to Chandigarh, Mohali, and major highways, it offers the best of both worlds—tranquility and accessibility. Whether for work or leisure, Vista 45 places you at the center of it all, promising a life of elegance and ease.



Immediate access to Chandigarh and Mohali



International Schools like St. Xavier's High School & Doon Public School close by



Vedanta Hospital, Alchemist Hospital, & Paras Hospital in close vicinity



The best Colleges and Universities of Chandigarh are just a short drive away

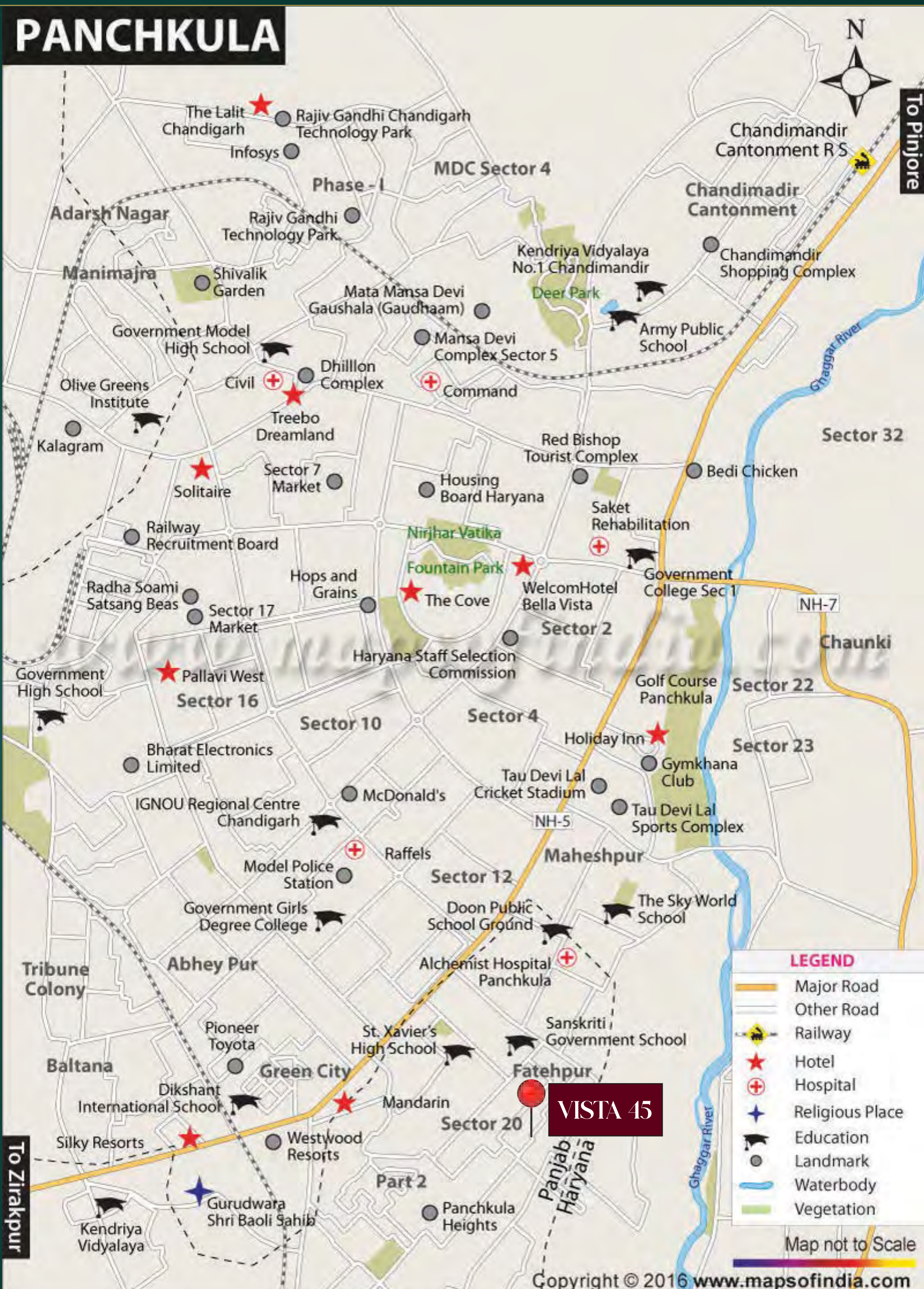


Close vicinity to Cactus Garden, Deer Park, Morni Hills & Gurudwara Nada Sahib



30 minutes drive to the Airport

PANCHKULA



To Pinjore

To Zirakpur

VISTA 45

LEGEND

- Major Road
- Other Road
- Railway
- Hotel
- Hospital
- Religious Place
- Education
- Landmark
- Waterbody
- Vegetation

Map not to Scale

Sector 20, Panchkula -

A Hub for Green Living & Urban Sophistication

Sector 20, Panchkula is emerging as a premier residential area, combining the charm of serene surroundings with eco-conscious developments. It is well-known for its green landscapes, creating a perfect blend of modern urban living and environmental sustainability.

Sustainable Urban Development

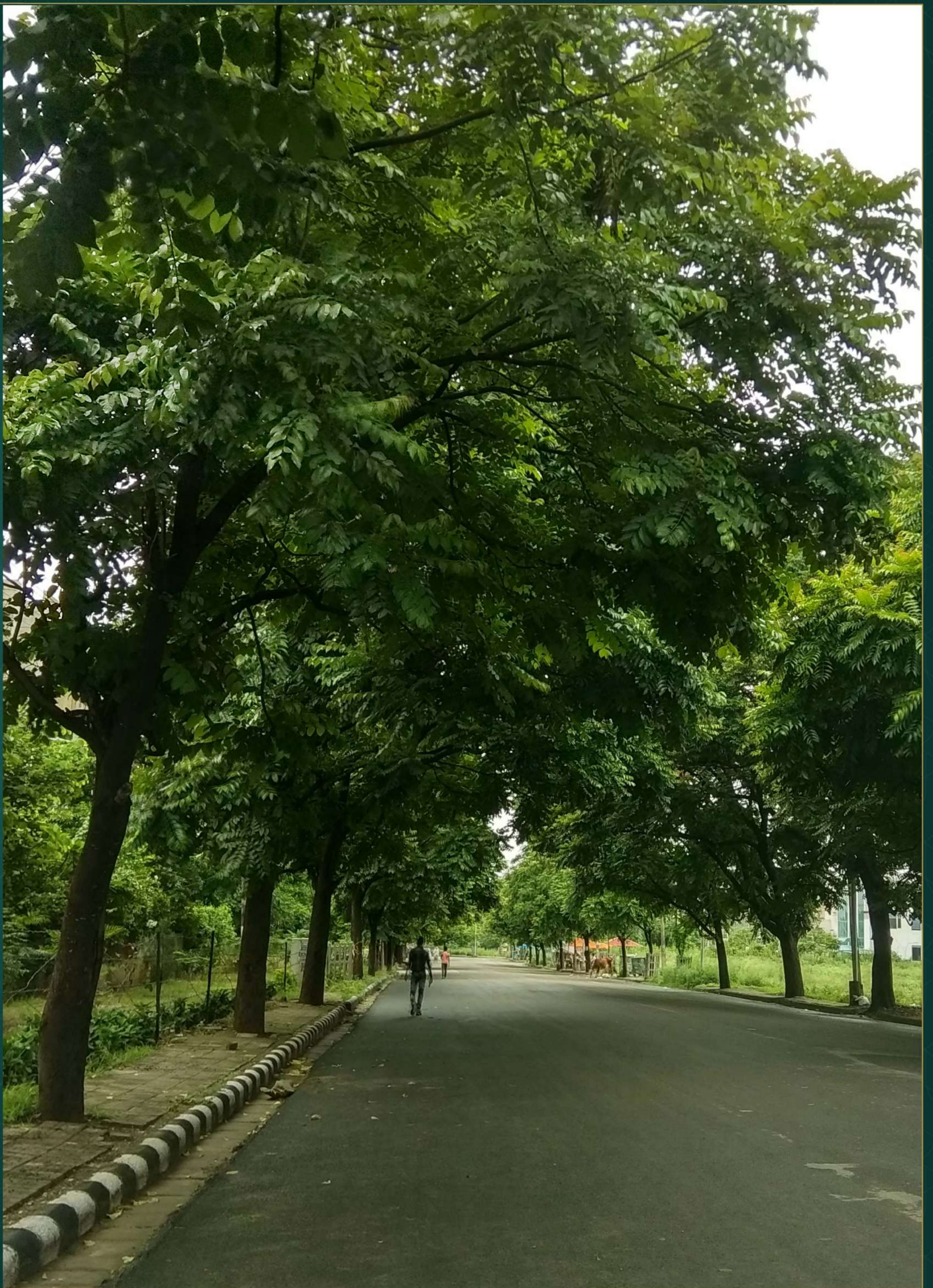
Sector 20, Panchkula is at the forefront of tricity's urban growth, promoting sustainable living through green building projects like upcoming Vista 45. The area is designed to incorporate open green spaces, rainwater harvesting systems, and energy-efficient infrastructure, aligning with the city's eco-friendly development goals.

Prime Location Advantage

Sector 20, Panchkula is home to some of tricity's most prestigious residential developments. The area offers upscale living, world-class amenities, and a peaceful environment, attracting discerning homeowners looking for luxury and comfort with the added benefit of sustainability.

Exclusive Residential Landmarks

With proximity to reputable schools like Hansraj Public School and prominent hospitals such as Alchemist and Paras Hospitals, Sector 20 Panchkula is ideal for families seeking quality education and healthcare services. It has easy access to shopping complexes, supermarkets, restaurants, and entertainment options. The nearby Elante Mall and Panchkula Golf Course add to the lifestyle appeal.





Healthcare and Education Excellence

Sector 20, Panchkula, is surrounded by some of the best healthcare and educational institutions in the region. Nearby healthcare facilities include Alchemist Hospital and Paras Bliss Hospital, while prestigious schools like St. Xavier School and The Skyworld School offer excellent education, making this area perfect for families.

Key Nearby Developments

Vista 45 provides an upscale lifestyle in the heart of Panchkula. With proximity to Elante Mall in Chandigarh, Panchkula Golf Club, and Sukhna Lake, residents enjoy a range of leisure and lifestyle amenities. The area also features local markets, high-end shopping, and fine dining options, enhancing its appeal for modern, luxury living.

Upscale Residential and Lifestyle Appeal

Sector 20 is at the forefront of Panchkula's urban growth, promoting sustainable living through green building projects like Vista 45. The area is designed to incorporate open green spaces, rainwater harvesting systems, and energy-efficient infrastructure, aligning with the city's eco-friendly development goals.

Nearby Getaways

Sector 20, Panchkula, offers a variety of recreational and outdoor spaces for residents to enjoy. Close to Morni Hills and Tikkar Taal, it provides easy access to nature, making it a haven for outdoor enthusiasts. Additionally, the Panchkula Golf Club and Yavnika Park are nearby, offering residents ample opportunities for relaxation, fitness, and leisure activities amidst the beauty of the natural landscape.



Welcome to **Vista 45**

Vista 45 proudly stands as the first green building in Panchkula, marking a new era of sustainable luxury living in the tricity. This ultra-luxury residence is not just a home but a statement of commitment to the environment and future growth. Thoughtfully designed with energy-efficient technologies, eco-friendly materials, and innovative green building practices, Vista 45 offers a lifestyle that harmonizes comfort and sustainability.

Strategically located in the heart of Panchkula, Vista 45 is seamlessly connected to Chandigarh and Mohali, making it a prime destination for those seeking both convenience and serenity. With breathtaking panoramic views, lush green spaces, and a plethora of modern amenities, residents enjoy the best of both worlds—urban sophistication with the tranquility of nature.

Vista 45 is more than just a building; it's a vision of the future. The development features cutting-edge innovations like rainwater harvesting systems, solar energy integration, and sustainable waste management. Its commitment to environmental conservation is reflected in every detail, ensuring a minimal carbon footprint while delivering maximum luxury. This one-of-a-kind project caters to the evolving needs of homeowners who value growth, wellness, and the environment.

Experience a new standard of living at Vista 45, where sustainability, growth, and the finest luxuries converge in one iconic address.

10 Floors **25** Flats **2** Penthouses

Ultra-Luxury living, Redefined

Vista 45 seamlessly blends sophistication with sustainability, offering a refined living experience. Each unit is thoughtfully crafted with the finest materials, combining luxury with eco-friendly features. Designed to maximize natural light and ventilation, these residences provide breathtaking views of the surrounding landscape.

State-of-the-art amenities, including a rooftop pool, clubhouse, and modern gym, ensure a life of comfort and convenience. Modular kitchens, premium flooring, and high-end fittings add a touch of elegance to every corner. Energy-efficient systems, solar panels, and green building practices promote an eco-conscious lifestyle.

Vista 45 offers the perfect balance of luxury and sustainability, located in the heart of Panchkula.

Key Highlights

- **Prime Location:** Strategically located in the heart of Panchkula.
- **Exclusive Units:** Limited number of ultra-luxury residences ensuring privacy.
- **Luxury Amenities:** Infinity pool, rooftop sky garden, and high-end fitness center.
- **Sustainable Features:** Integrated green technologies that set new environmental standards.

IGBC Certified Green Building.
Exclusive Nearby Landmarks



Vista 45

Vista 45



Highlights of the Vista 45 Residences



Iconic Building Facade



Air Conditioned 5 Star Entrance Waiting Lounge for Visitors



Building Manager at Concierge



2 Luxury High Speed Elevators for Residents and Guests



Rubber Matted Kids Play Area



Basement & Stilt for sufficient parking for residents and visitors



Yoga Park with Sitting Lounge



Highlights of the Vista 45 Residences



Abundant Natural Light



Floor to Floor Ceiling Height above 10.50 Ft.



Comfortable and Spacious Sitting Area



End-to-End, Large Window Panes



3 Tier Electronic Security



Electronic Entrance and Exit with RFID tags to residents only



Savour Life at New Heights

Experience a lifestyle that transcends expectations at Vista 45. Every detail speaks of elegance and sophistication.

The expansive residences offer panoramic views that bring the beauty of the surroundings right into your living space, creating a sense of openness.

Every feature, from the high-end finishes to the thoughtfully designed amenities, is crafted to elevate your daily experience.

Whether you're unwinding by the infinity pool, hosting in your spacious living area, or enjoying the lush sky garden, every moment is an opportunity to savour life at new heights.



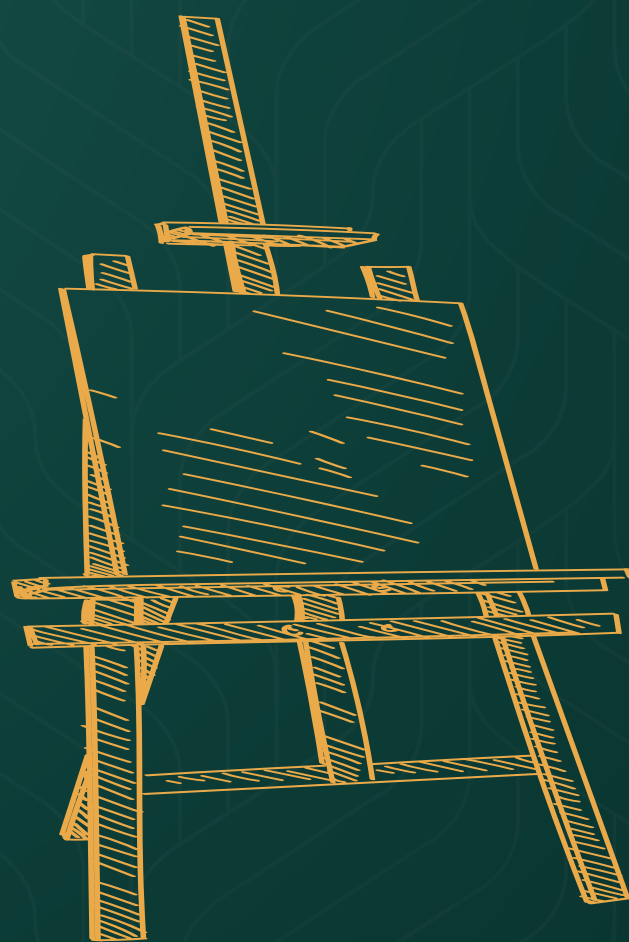
Sculpted for the pioneers of tomorrow

Living at Vista 45 is like stepping into a world curated exclusively for you. It begins with the very foundation of your home, where every detail is thoughtfully designed to elevate your lifestyle.

With a carefully curated array of amenities, Vista 45 creates the perfect environment for turning your grandest aspirations into reality while offering a level of peace and tranquility that few have ever experienced.

Vista 45 is a prestigious tower featuring expansive residences with breathtaking views and a private, serene living experience. Each floor hosts only two apartments, providing the privacy and space of a luxury retreat.

The lobby is a masterpiece, crafted to inspire both relaxation and productivity. Whether you're enjoying a quiet coffee by the mesmerizing water feature, reading in the dedicated zone, or simply admiring the sunset, every corner of Vista 45 is designed to seamlessly blend work and leisure.





Where your Legacy finds a Home

At Vista 45, your legacy takes center stage in a home crafted with timeless elegance and unmatched comfort.

Experience a space where every detail reflects your aspirations and preserves your legacy for generations to come.





Luxury Beyond

Imagination

Discover Vista 45, where every detail is thoughtfully designed to offer an unmatched luxury living experience.

Expansive windows bathe your home in natural light, while exquisite finishes radiate sophistication and style.

With integrated smart home technology, enjoy effortless control over your space, ensuring both comfort and convenience at your fingertips.

The opulent penthouses feature generous living areas, sun-drenched balconies, and private pools, epitomizing the very height of luxury.



Penthouse at the Vista 45

Available in two sizes



Sky Villa

(Penthouse with Sky Garden)
7040 Sq. Ft.



Gardenia

(Penthouse)
5925 Sq. Ft.



Cantilevered Floor

(Penthouse with Sky Garden)
3750 Sq. Ft.

Key Highlights



Large Bedrooms



Private Expansive
Outdoor Area



Spacious Layout
& High Ceilings



Premium Kitchens and
Bathrooms fixtures



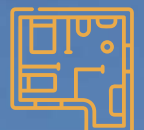
Private Rooftop Pool



Rooftop Garden



Panoramic Cityscape Views



Luxurious Interiors and Finishes



Dedicated Parking Spaces



Enhanced Privacy, 24/7 Security
and Concierge Services



Penthouse Living

Exclusivity Redefined

The penthouses at Vista 45 redefine luxury living, offering a private pool, expansive rooms, breathtaking views, and sunlit balconies—perfect for both entertaining guests and enjoying tranquil moments of relaxation.



Sky Villa Penthouse with Garden

Purely Elegant Living

Indulge in 7040 sq. ft. of grandeur with a penthouse featuring a breathtaking sky garden and unparalleled sophistication.



Gardenia Exclusive Penthouse

Elegance of Sophistication

Experience unmatched luxury with an exclusive 5925 sq. ft. penthouse offering spacious elegance and premium living.



Luxury Bedrooms - Ultimate

Rest and Rejuvenation

Designed for a luxurious and restful experience, each bedroom is crafted for your style ensuring deep relaxation.

Spacious bedrooms designed for tranquility, featuring large windows that invite natural light and fresh air. The soothing decor and serene ambiance create the perfect retreat for relaxation.



Expansive Windows - Natural, Brighter &

Spacious Living

Windows serve as gateways to natural light, fresh air, and breathtaking views, seamlessly blending beauty with functionality.

They frame lush greenery and invite the serenity of nature into your living space.



Your Luxury Culinary Haven Awaits

Cook, Create, and Connect

Indulge in a luxury kitchen that blends high-end appliances with stunning designs.
Elevate your cooking experience in a space crafted for both beauty and functionality.



Bathrooms Built for Rejuvenation

Elevate Your Routine

Transform your daily routine with bathrooms designed for ultimate unwinding in style.

Featuring premium finishes and modern elegance, every detail creates a relaxing sanctuary just for you.

High-End Interior Finishing Specifications

S. No.	ITEM NAME
01.	Kitchen
02.	Chimney & Hob
03.	Wardrobes
04.	Flooring of Kitchen, Living & Dining
05.	Bedroom Flooring
06.	Faucets and other Sanitary Fittings
07.	Thermostat Fittings
08.	Balcony Doors
09.	Balcony Rails and Glass
10.	False Ceiling
11.	Air Conditioner
12.	Geysers

Disclaimer: The products will be of the mentioned brands or equivalent brands.

SPECIFICATIONS

Modular Kitchen with Toughened Lacquered Glass

Brass Burners / Microwave / OTG

Glass Sliders

8X4 Italian Tiles

SPC Wooden Flooring

Italian Tiles

Thermostat Divertors

Aluminum Sliders

Glass With SS Grab Rails

Plaster of Paris

All Weather Air Conditioner

Glass Lined Copper Tanks

BRANDS

Panasonic / Indoline

Bosch / Hafele / Elica

Panasonic / Indoline

Kajaria / Simpolo

Welspun / Polywood

Kajaria / Simpolo

Grohe / Kohler / Duravit

Schuco / Alupure

Technorail / Schuco / Kinlong

Sakarni / Hi Tech / Hippo

Daikin / O General / Mitsubishi

AO Smith / Havells / Crompton

High-End Interior Finishing Specifications

S. No.	ITEM NAME
13.	Ceiling Fans
14.	Electrical Switches And Sockets
15.	Wires
16.	Lights
17.	Main Door & Frame
18.	Main Door Smart Lock
19.	Doorbell with Camera
20.	Internal Doors & Frame
21.	Internal Door Handles & Locks
22.	Door Closet
23.	Wall Paint
24.	Pelmets & Curtain Rails

Disclaimer: The products will be of the mentioned brands or equivalent brands.

SPECIFICATIONS

Designer Fans

Modular

Copper

Downward and Strip Lights

Ply / Seasoned Wood

RFID Digital Lock

Video Door Phone

Flushed Laminated

Stainless Steel

Soft Closing

Plastic Emulsion

BWP / Branded Rails

BRANDS

Havells

Legrand / ABB / Crabtree

Havells / RR Kabel / Bonton

Wipro / Havens / Phillips

Century / Greenply / Merino

Yale / Doorset / Godrej

Schneider / Legrand

Century / Greenply / Merino

Dorset / Kinlong / Godrej

Dorset / Godrej / Everest

Asian / Berger / Nerolac

Century / Greenply / Doorset

Floor Plan

Unit Type 1

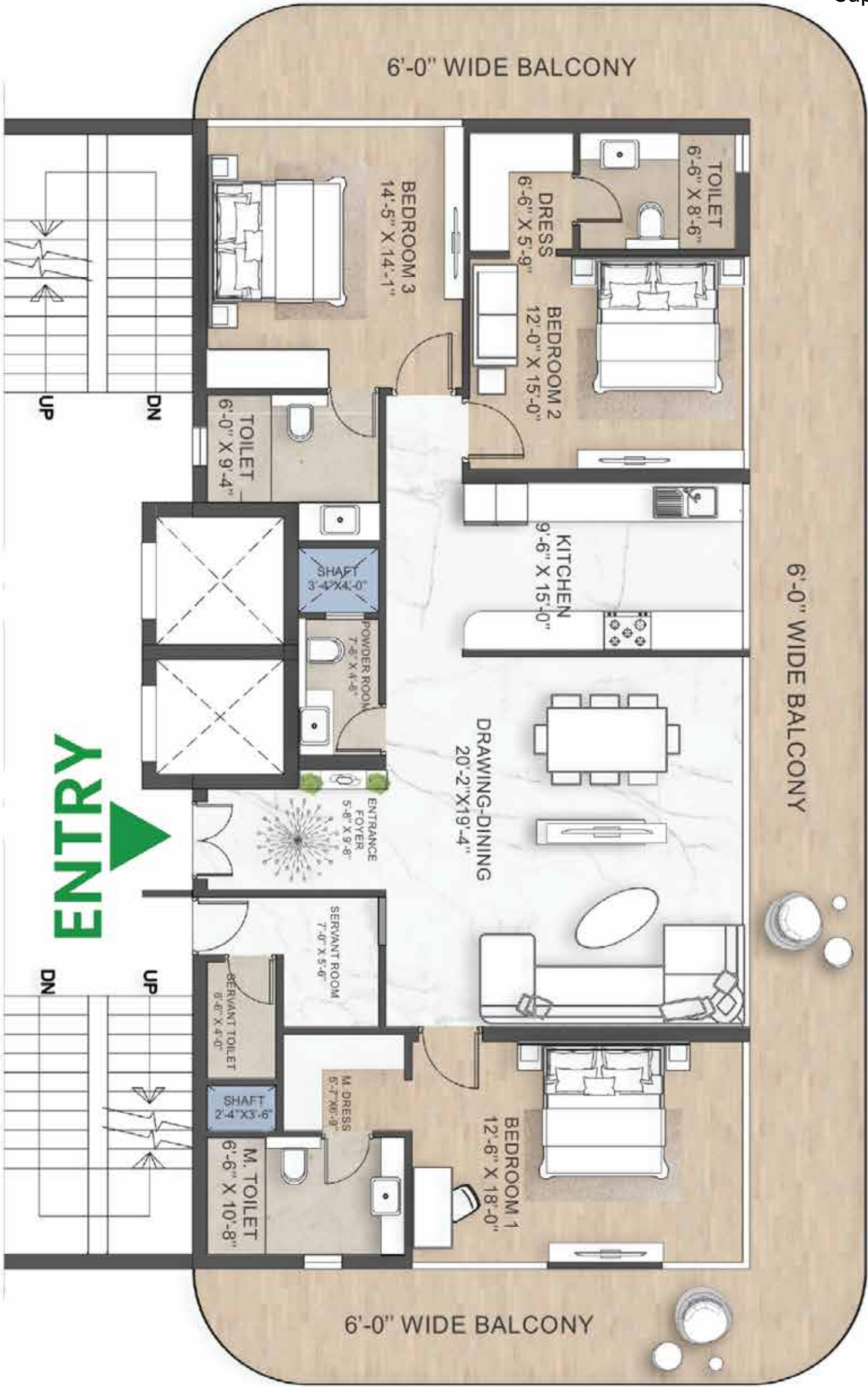


Unit Type 3

Unit Type 2

Unit Type 1

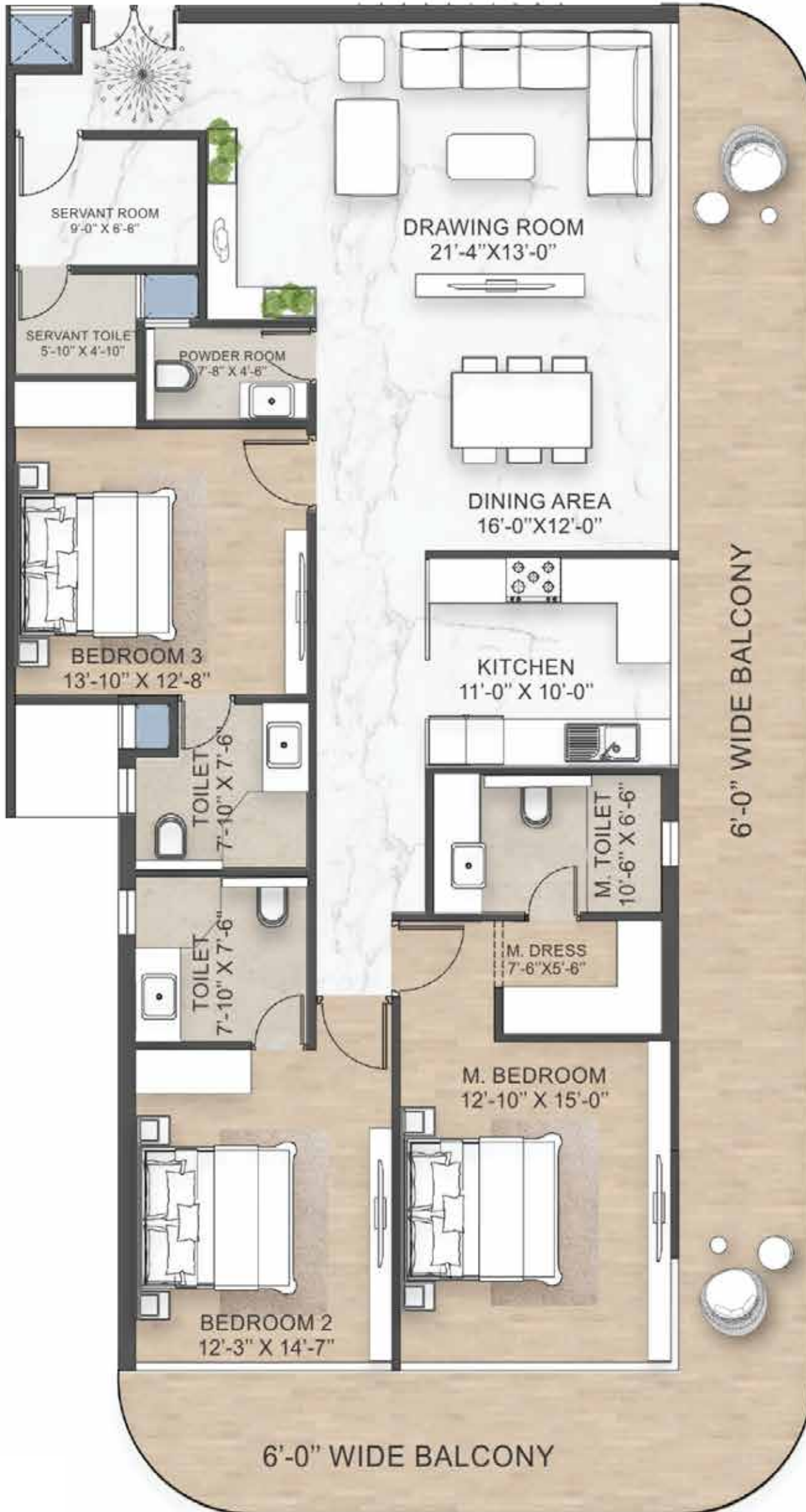
Super Area 3350 Sq. Ft.



Unit Type 2

Super Area 2950 Sq. Ft.

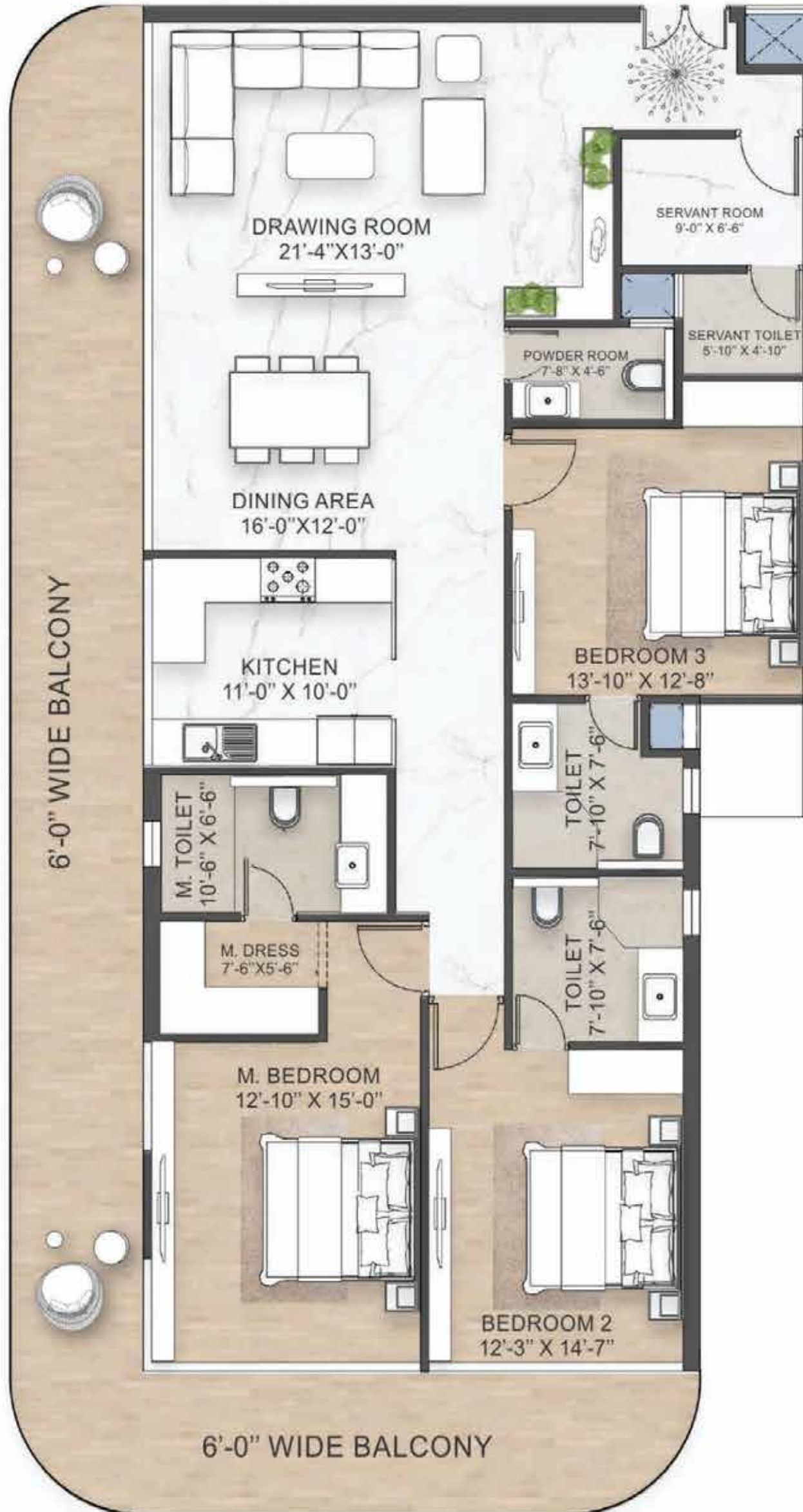
ENTRY



Unit Type 3

Super Area 2950 Sq. Ft.

ENTRY



9th FLOOR PLAN

Unit Type-1
Super Area 3750 Sq. Ft.



Unit Type-2
Super Area 5925 Sq. Ft.



9th FLOOR CANTILEVERED FLOOR PLAN

Super Area 3750 Sq. Ft.



Unit Type-1

9th FLOOR GARDENIA PENTHOUSE FLOOR PLAN

Super Area 5925 Sq. Ft.

ENTRY



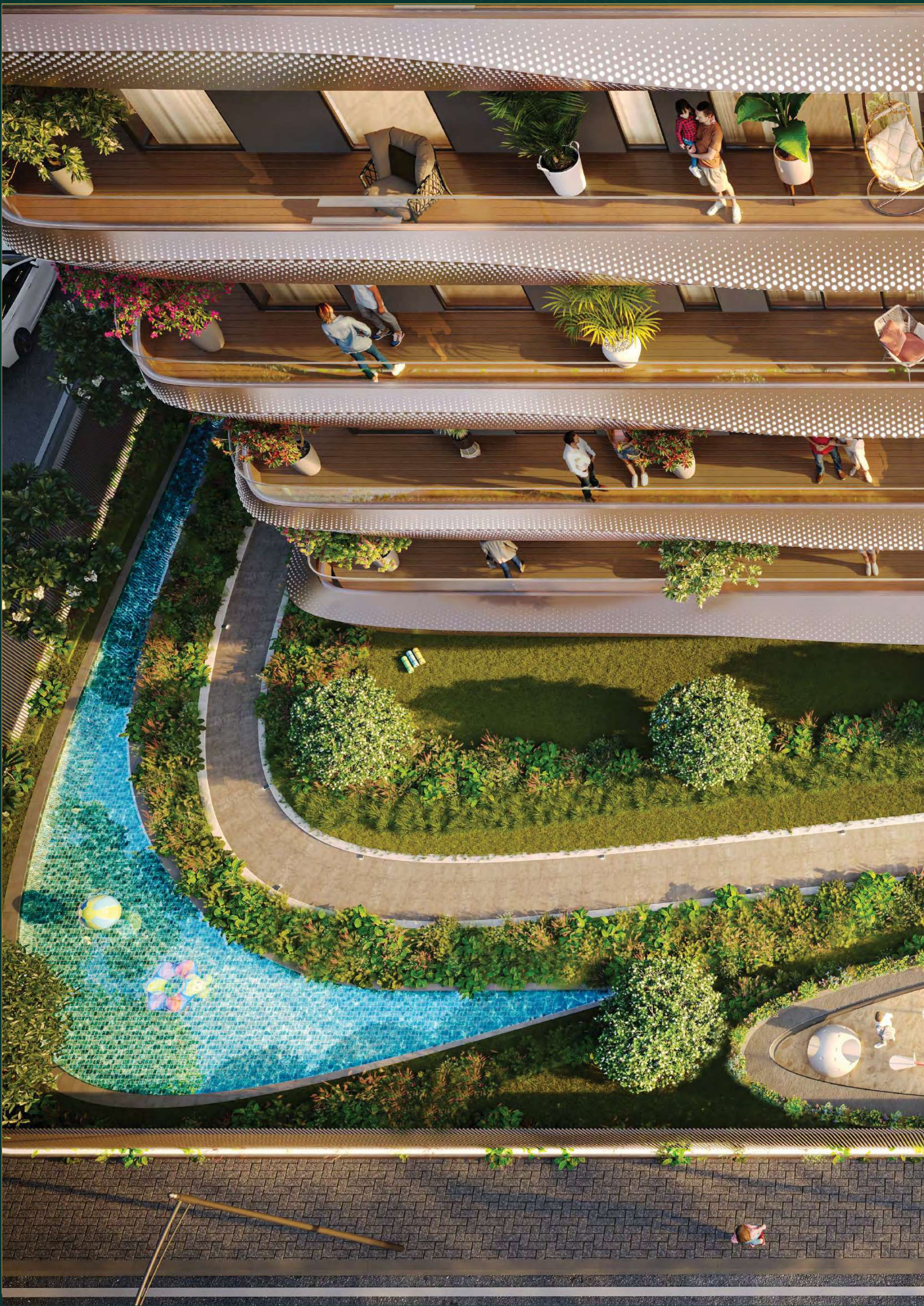
Unit Type-2

10th FLOOR

SKY VILLA PENTHOUSE FLOOR PLAN

Super Area 7040 Sq. Ft.







Welcome to Vera Developers


Where Comfort Meets Lifestyle

At Vera Group, we don't just build spaces—we craft experiences. Since our inception in the 1990s, based in the vibrant States of Punjab and Haryana, we've been at the forefront of residential and commercial Real Estate, transforming landscapes and lives across the state. With over more than 30,00,000 sq ft of residential as well as commercial excellence delivered and more than 60,00,000 sq. ft. area under construction in various cities of Punjab and Haryana, we've touched lives of thousands of people, creating homes as well as commercial business places where the people's dreams come alive. Our all ventures are a testament to our commitment to luxury and innovation and stands as a beacon of opulence and sophistication.



VISTA 45

LUXURY RESIDENCES

 Corporate Office

Vera Developers Pvt. Ltd.
Park Street, Old Kalka Road,
Near Patiala Chowk, Zirakpur,
Punjab - 140 603

 Site Address


Sector-20, Panchkula
Haryana - 134117

 Contact

+91 76195 76195

 E-mail

info@veradevelopers.com

 Website

www.veradevelopers.com

Disclaimer: The payment plan and unit sizes provided are indicative and subject to change without prior notice. All measurements are approximate and may vary as per actual construction. The final price and unit sizes will be confirmed at the time of agreement. This information does not constitute a legal offer, and the developer reserves the right to modify or amend any details at their discretion.

Group Company



www.veradevelopers.com