

A Project by



PBRERA-SAS79-PR1272

# TWIN TOWERS

EXQUISITE LIVING AT HIGHGROUND

3BHK  
PREMIUM  
APARTMENTS

# LIVE IN PERFECT SYNC

---

## TWIN TOWERS

The name '**Twin Towers**' has been thoughtfully envisioned by AARV Developers to embody the project's core concept: two identical towers rising side by side in perfect harmony. Designed to offer a connected living experience, the towers gracefully converge at the 9th floor with a beautifully crafted shared space. This elevated area will

feature a terrace garden, yoga room, indoor kids' play area, and a theatre with comfortable seating, creating a unique blend of vertical community living and open-air relaxation. **Twin Towers** stand as a symbol of symmetry, shared experiences, and thoughtfully designed urban living.





# THE VISION BEHIND THE PROMISE

---

**AARV Developers** is redefining the Tricity's real estate landscape with projects that go beyond walls and square feet to create experiences worth living. At the helm is visionary leader **Mr. Arundeeep Singla**, a pioneer, successful entrepreneur and multiplier of possibilities, believes that real estate is not just about constructing buildings, but about shaping stories.

Rooted in trust and driven by a passion for innovation, AARV Developers

focuses on crafting spaces that are aesthetically refined, sustainably built and strategically located. From the careful selection of prime sites, to the intricate detailing of interiors, every decision is made with the resident in mind, ensuring comfort, convenience and pride of ownership.





## A NEW LANDMARK IN VERTICAL LIVING

---

In a fast-moving world, a home should be a space where time slows down, where every moment feels effortless, every detail is intentional, and every day feels well-lived.

Welcome to Twin Towers, an upcoming project by AARV Developers, spread over approximately 2 acres of prime land on High Ground Road, Zirakpur. Strategically located on the Zirakpur-Patiala Highway, Twin Towers is a statement of class, with 108 luxury residences set within two iconic S+14 towers, comprising 54 apartments each, featuring spacious 3-BHK homes along with 11 exclusive 1-BHK apartments.

What sets it apart isn't just the height; it's the landscaped sky corridor on the 9th floor connecting both towers. This unique feature creates a shared space for families, neighbours, and quiet moments.

At its core, Twin Towers is about thoughtful planning. You'll find natural light in every room, excellent cross ventilation, smart layouts, and a neighbourhood that complements your routine instead of disrupting it.



# RAISING THE BAR OF LUXURY LIVING

---

What sets **Twin Towers** apart is not just the height of this iconic landmark, but also the thoughtful vision that rises with every floor.

From open-air terraces and elevated greens to seamless natural light and breezy ventilation, each element is designed to enhance lifestyle and well-being.

**Twin Towers** nurtures a sense of belonging; where casual hellos turn into lasting connections and shared spaces spark quiet joy.

At its heart, **Twin Towers** is more than a home. It is a thoughtfully crafted vertical community built with precision, purpose and a deep understanding of everyday life.



# AMENITIES

Not just tick-box features, but the kind you'll use and value:

## SKY DECK - CLUBHOUSE

The Club House with Sky Deck is envisioned to redefine modern community living. Planned with state-of-the-art amenities including a fully equipped gym, indoor games zone, multipurpose hall, kids' activity area, and elegant lounge spaces, it promises unmatched comfort and convenience. The future Sky Deck will offer breathtaking views and thoughtfully designed open-air leisure zones, creating an elevated lifestyle experience for residents.

 EV Charging Points with Car Parking	 Indoor Games	 Gymnasium	 Badminton Court
 Clubhouse for Community & Family Events	 24x7 Security with CCTV Surveillance	 Walking / Jogging Track	 Barbeque Area
 Kids Play Area	 Power Backup	 Ample Parking	 Business Center
 Crèche Facility	 Swimming Pool	 Pilates Studio	 Spa Room
 Theatre Lounge for Live Screenings	 Yoga & Meditation Area	 Pickleball Court	 Doctor Room





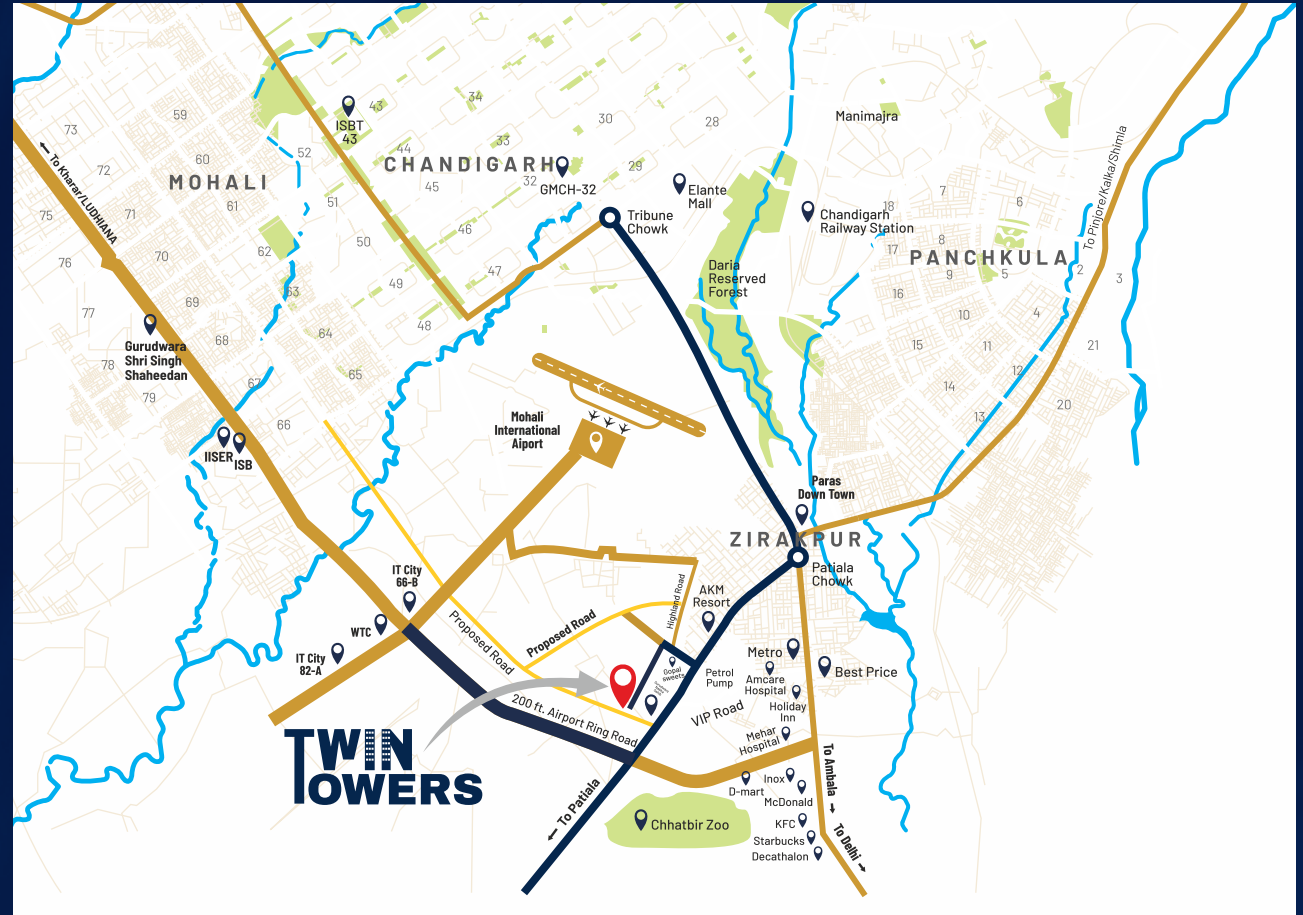
# COMFORT HAS A NEW ADDRESS

**Twin Towers** keeps you effortlessly connected to everything that matters, while still offering the comfort of peace and privacy.

From daily commutes to school drop-offs and weekend getaways, you're always just minutes away from comfort.

- ▶ **2 mins from Patiala-Zirakpur Highway**
- ▶ **5 mins from Ambala-Chandigarh Highway**
- ▶ **10 mins from Mohali International Airport**
- ▶ **5 mins Zirakpur Bus Stand**
- ▶ **15 mins Chandigarh Railway Station**
- ▶ **20 mins ISBT Sector 43, Chandigarh**

Enjoy the convenience of city life and the calm of a location designed for balance.



#### PUBLIC UTILITIES

Zirakpur Bus Stand	5 mins
Airport	10 mins
Chandigarh Railway Station	15 mins
ISBT Sector 43, Chandigarh	20 mins

#### SHOPPING AND ENTERTAINMENT

Multi Brand Shopping Complex	2 mins
Flipkart Wholesale	5 mins
Metro	5 mins
D-Mart	5 mins
Paras Downtown Square	10 mins
Uniqlo	10 mins
Sky Jumper Trampoline Park	10 mins
Bestech Square Mall	12 mins
Hop Up Play Zone	15 mins
Elante Mall	20 mins
PVR Chandigarh Industrial Area	20 mins
CP-67 Mall	25 mins

#### RESTAURANTS

KFC	5 mins
McDonald's	5 mins
Domino's	5 mins
Starbucks	5 mins
Gopal's	5 mins
Burger King	5 mins
Nik Bakers	10 mins
Bikanervala	10 mins
Bakers Lounge	10 mins
The Brew Estate	10 mins

#### HOSPITALS

Amcare Hospital	10 mins
JP Hospital	10 mins
Alchemist Hospital	20 mins
Paras Hospital	20 mins
Fortis Hospital	25 mins

#### SCHOOLS & UNIVERSITIES

The Gurukul School	10 mins
St. Xavier's	10 mins
Delhi World School	15 mins
Amity University	15 mins
Indian School of Business	15 mins

# REDEFINED LIVING WITH EXCELLENCE

---

## Project USP'S

- ◆ MIVAN Construction for superior strength, precision and lasting durability.
- ◆ Double-Height Basement Parking for enhanced vehicle accommodation and ventilation.
- ◆ Extra Floor Height on each level, ensuring more spacious and airy interiors.
- ◆ Tempered Security Glass Railings for safety with style.
- ◆ Top Quality Construction Materials used throughout the project.
- ◆ Fully Renovated Washrooms with premium fittings, glass partitions and elegant accessories.
- ◆ High-Quality Modular Cupboards and Kitchen Cabinets for a refined lifestyle.
- ◆ Large Format Floor Tiles to enhance the look and feel of every room.
- ◆ Expansive Balconies offering open views and ample natural light.
- ◆ Advanced Security Locks installed in every apartment.
- ◆ Lift Door Safety Mechanisms to ensure secure and smooth operation.
- ◆ Three High-Speed Lifts in each 3BHK Tower for greater convenience.
- ◆ Complete False Ceilings in every apartment for a seamless, premium finish.
- ◆ Complete AC Piping in place to support up to 5 units per apartment.









## PROJECT INSIGHTS

---

Twin Towers redefines modern living with stylish, comfortable and functional spaces. Filled with natural light, premium finishes, landscaped gardens and walking tracks, it offers privacy and community in peaceful surroundings. More than a home, it's a statement of refined living, setting the stage for the unique layouts ahead.



# Site Map

Integrated Towers Layout





## Cluster Plan



# 3BHK Unit A

Super Area 2058 sq. ft.



## 3BHK Unit B

Super Area 2032 sq. ft.





# 1 BHK Cluster Plan

Super Area 872 sq. ft.



# Sky Deck Club House

CLUB 9TH FLOOR







## Club House 1<sup>st</sup> Floor



## Club House 2<sup>nd</sup> Floor



## Club House 3<sup>rd</sup> Floor



## Club House 4<sup>th</sup> Floor





A Project by



**Site Address :** High Ground Road, Patiala Highway, Zirakpur, PB.

**Corporate Office:** Plot No. 159, Industrial Area, Phase-1, Chandigarh

---

**Call: 82880 98810**

[www.aarv.in](http://www.aarv.in)