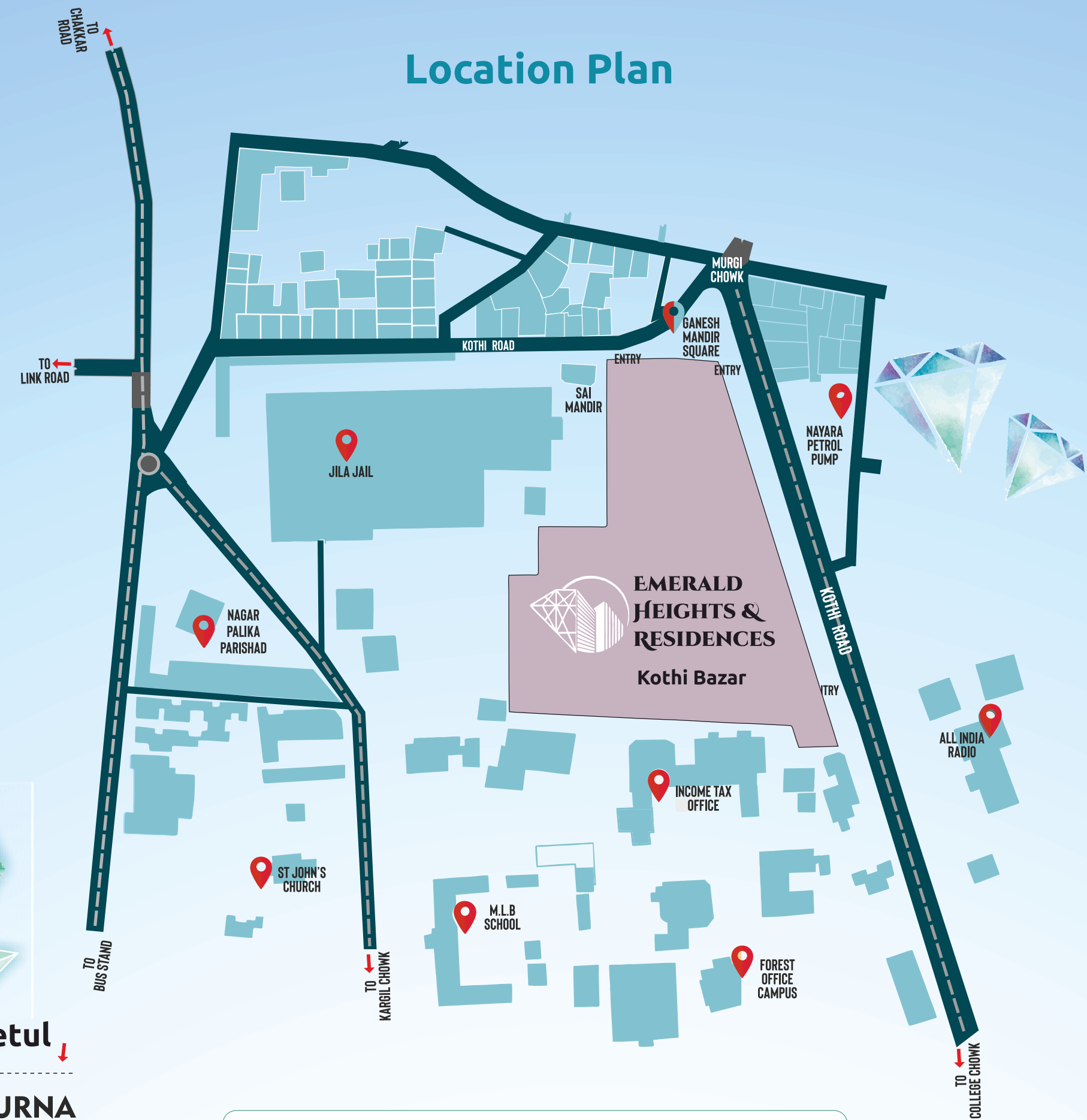


Location Plan



Kothi Bazar, Betul ↓

SSN ANNAPURNA HEIGHTS LLP

Disclaimer : This brochure is for illustrative purposes only and does not constitute a legal offer. Plans, specifications, images and amenities are indicative and subject to change.



NEEV
ARCHITECTS AND CONSULTANTS



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SSN ANNAPURNA HEIGHTS LLP

Shaping Tomorrow. Building Trust.

Betul's New Arena of Luxury Living & Commerce

A landmark residential-cum-commercial development located at the heart of Betul, crafted for those who desire space, comfort, and prestige.

बैतूल का नया लक्ज़रियस आवासीय सह व्यावसायिक स्थल

बैतूल के हृदय स्थल में स्थित एक प्रतिष्ठित आवासीय सह व्यावसायिक परियोजना, जहाँ लक्ज़री, सुविधा और उत्कृष्ट लोकेशन का संगम है।





EMERALD HEIGHTS & RESIDENCES



SSN ANNAPURNA HEIGHTS LLP

Delivering more than, what is promised

We don't just construct buildings — we create thoughtfully designed spaces that inspire better living and lasting value.

Rooted in integrity and driven by innovation, our journey is built on experience, quality construction, and customer trust.

हम केवल इमारतें नहीं बनाते, हम ऐसे स्थान रचते हैं जो बेहतर जीवन और दीर्घकालिक मूल्य प्रदान करें।

ईमानदारी, नवाचार और अनुभव पर आधारित हमारी यात्रा, गुणवत्ता और विश्वास का प्रतीक है।



EMERALD HEIGHTS & RESIDENCES





EMERALD HEIGHTS

Building the future beyond commercial space

COMMERCIAL SPACES

PREMIUM COMMERCIAL SPACES IN THE HEART OF THE CITY

Shops, showrooms, and offices designed for visibility, accessibility, and high footfall, all under one iconic address.

- Prime city location
- Modern infrastructure
- Ample parking
- Excellent investment potential

शहर के केंद्र में प्रीमियम व्यावसायिक स्थल

दुकानें, शोरूम और ऑफिस-बेहतरीन विज़िबिलिटी, आसान पहुंच और उच्च फुटफॉल के साथ, एक प्रतिष्ठित पते पर।

- प्राइम लोकेशन
- आधुनिक सुविधाएँ
- पर्याप्त पार्किंग
- शानदार निवेश अवसर





EMERALD RESIDENCES

Turning dreams into keys

A LANDMARK TOWNSHIP IN THE HEART OF BETUL

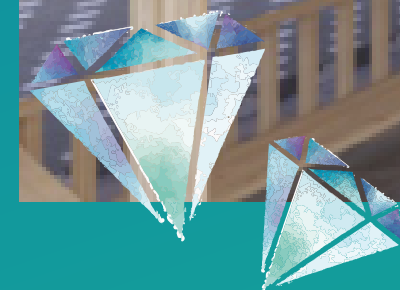
Live where everything is close, yet your home remains peaceful and exclusive.

- All Flats Three-Side Open
- Excellent ventilation & natural light
- Stretcher Compliant Lift
- Every Block to have 3 lifts including service lift
- Wheel Chair Friendly Campus
- Dedicated Car Parking for every flat

बैतूल के हृदय स्थल में एक प्रतिष्ठित टाउनशिप

ऐसी जगह जहाँ हर सुविधा पास हो, फिर भी आपका घर शांति और निजता से भरा हो।

- सभी फ्लैट तीन तरफ़ से खुले
- भरपूर प्राकृतिक रोशनी और हवा
- स्ट्रेचर अनुकूल लिफ्ट
- हर ब्लॉक में 3 लिफ्ट सहित, सर्विस लिफ्ट
- व्हील चेयर अनुरूप कैंपस
- हर फ्लैट के लिए निजी कार पार्किंग



A Hub of Commercial Activities



EMERALD HEIGHTS & RESIDENCES

Club House

MANGLESH

Where leisure becomes a lifestyle

From fitness to celebrations, from relaxation to community bonding – everything is thoughtfully planned.

- Guest rooms & multi purpose hall
- 6 Stories Modern Club House
- Indoor Games | GYM | Yoga | Aerobics
Squash Court | Sky Hockey | Skating Ring
Badminton Hall | Basketball Court
Guest Rooms | Kids Play Area
Swimming Pool | Temple + many more amenities



PLUSH CLUB HOUSE



IN CAMPUS TEMPLE



SCENIC VIEWS



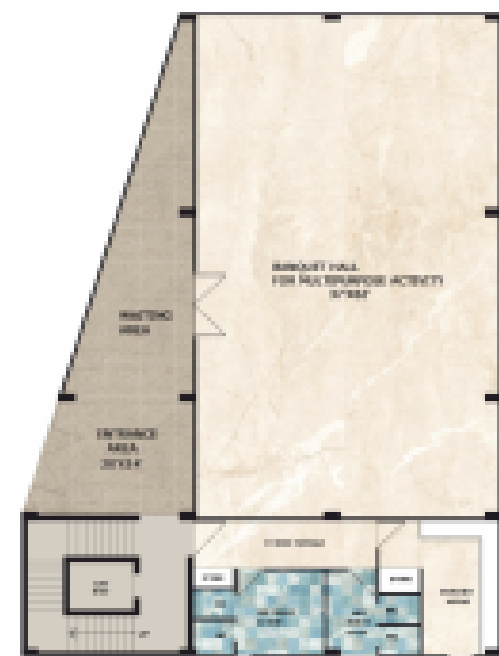
SWIMMING POOL



INDOOR GAMES



COMMUNITY HALL FOR EVENTS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



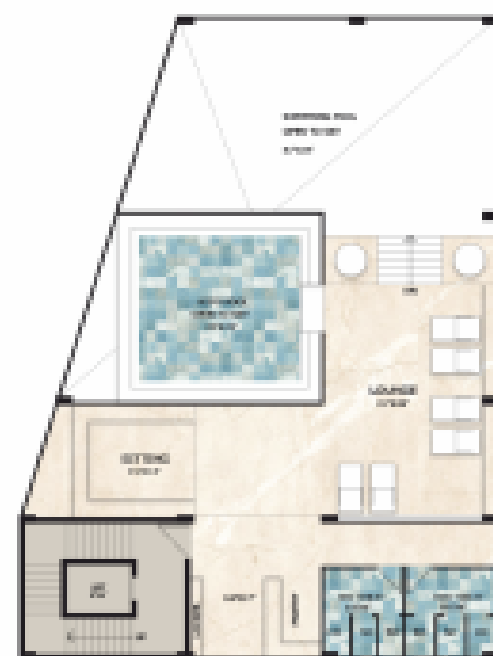
SECOND FLOOR PLAN



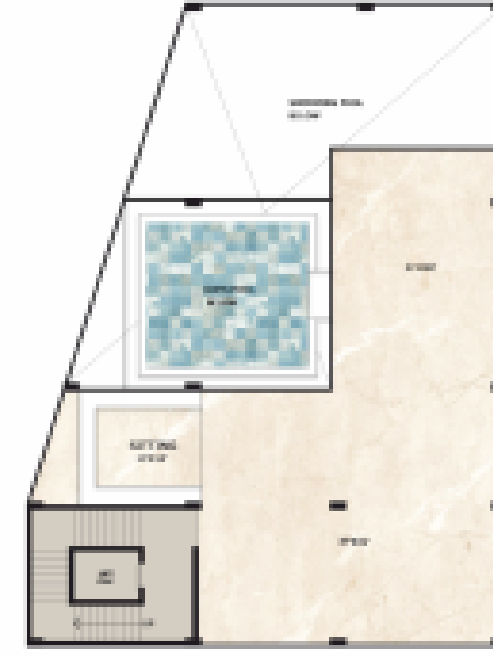
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN FUTURE EXPANSION

FLOOR PLANS

आपके जीवन-स्तर के अनुरूप डिज़ाइन

फिटनेस से लेकर उत्सव तक, विश्राम से लेकर सामाजिक जीवन तक, हर पहलू पर ध्यान

- केंद्र में स्थित क्लब हाउस
- अतिथि कक्ष और बहुउद्देशीय हॉल
- 6 मंजिला आधुनिक क्लब हाउस
- इनडोर गेम्स | जिम | योगा | एरोबिक्स | स्क्वैश कोर्ट
स्काई हॉकी | स्केटिंग रिक | बैडमिंटन हॉल
बास्केटबॉल कोर्ट | तैराकी पूल | बच्चों का खेल क्षेत्र | मंदिर
कई अन्य सुविधाएँ



EMERALD HEIGHTS & RESIDENCES

KALPAVRIKSHA GARDEN

A world of recreation, wellness, and leisure thoughtfully designed for all age groups.

AMENITIES

- Huge Central Garden
- Jogging Track
- Yoga Place
- Space for Senior Citizen
- Wall Climbing for Kids
- Kids Play Area

कल्पवृक्ष गार्डन

मनोरंजन, स्वास्थ्य और विश्राम का संसार

हर उम्र के लिए विशेष रूप से डिज़ाइन किया गया।

- विशाल केंद्रीय उद्यान
- जॉगिंग ट्रैक
- योग स्थल
- वरिष्ठ नागरिकों के लिए स्थान
- बच्चों के लिए वॉल क्लाइंबिंग
- बच्चों का खेल क्षेत्र





EMERALD HEIGHTS & RESIDENCES

Where vision becomes workspace

COMMERCIAL FLOOR PLANS

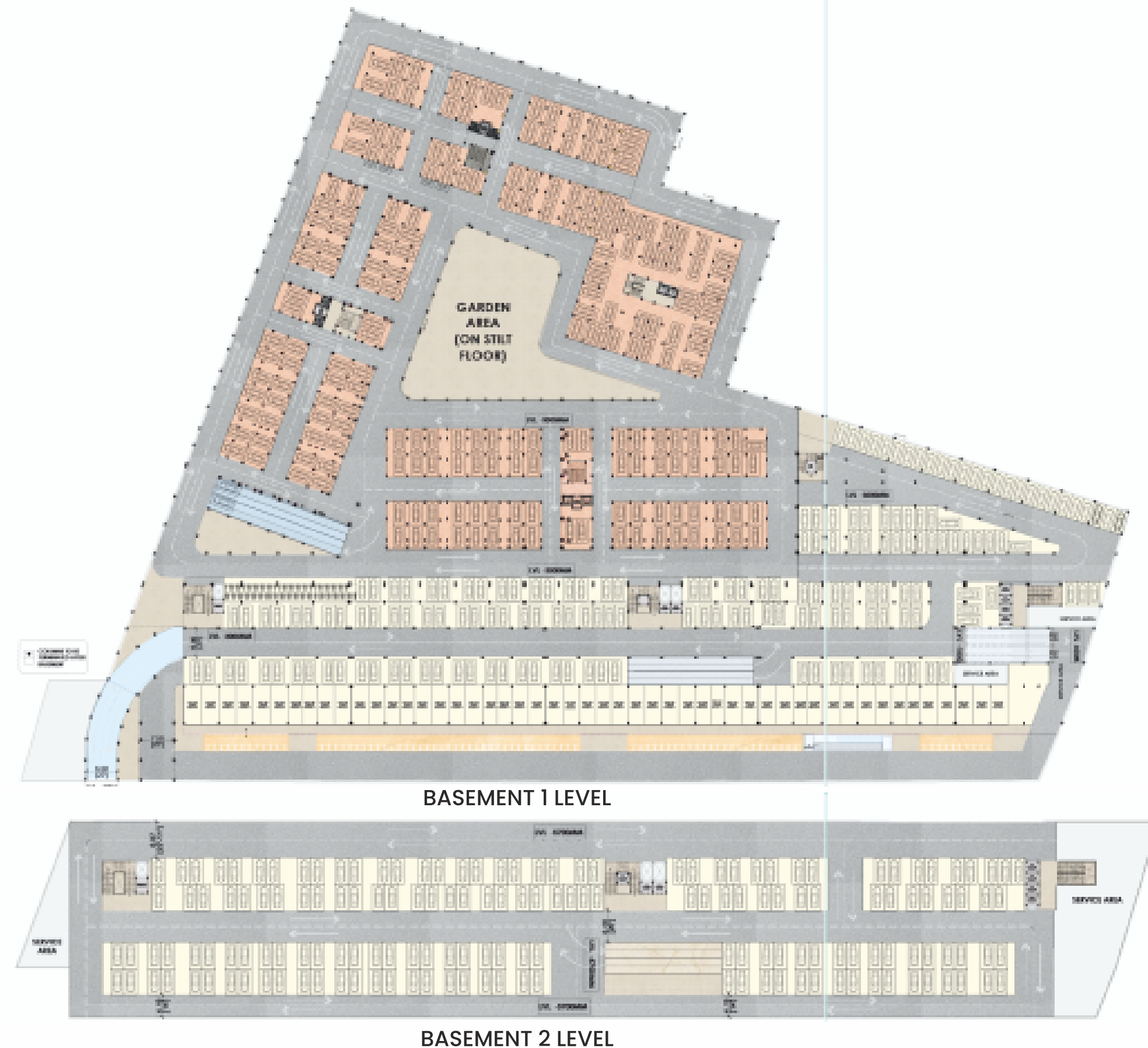
Efficient layouts designed to maximize usability, frontage, and long-term returns.

- Two Basement for multi-level parking
- Flexible shop sizes

कमर्शियल फ्लोर प्लान

सुव्यवस्थित प्लानिंग जो उपयोगिता, विज़िबिलिटी और निवेश मूल्य को बढ़ाए।

- बेसमेंट व मल्टी-लेवल पार्किंग
- विविध साइज की दुकानें



FLOOR PLANS



Third Floor Plan



Second Floor Plan



First Floor Plan



Ground Floor Plan



EMERALD HEIGHTS & RESIDENCES

A complete world - thoughtfully planned

MASTER PLAN OVERVIEW

A well-planned township with wide internal roads, landscaped gardens, and clearly defined zones.

Residential towers, commercial spaces, clubhouse, gardens — all harmoniously connected.

मास्टर प्लान

रेज़िडेंशियल टॉवर, कमर्शियल स्पेस, क्लब हाउस और गार्डन

- चौड़ी सड़कों, हरियाली और सुव्यवस्थित ज़ोनिंग के साथ एक सुनियोजित टाउनशिप।
- सुसंगठित परिसर।



EMERALD HEIGHTS & RESIDENCES

AMOGH TOWER & ISHAN TOWER

BLOCK A & C UNIT PLAN



BUILT-UP AREA: 119.97 SQM
(1290.8 SQFT)

CARPET AREA: 111.34 SQM
(1198 SQFT)



EKAKSH TOWER

BLOCK B UNIT PLAN



BUILT-UP AREA: 116.26 SQM
(1250.9 SQFT)

CARPET AREA: 107.65 SQM
(1158.3 SQFT)



SCHEDULE - E (SPECIFICATIONS)

Structure	: RCC framed structure
Wall	: Fly Ash Bricks / AAC Blocks.
Flooring	: (a) Vitrified tiles in all bedrooms, kitchen, drawing room, Dining areas. (b) Anti skid tiles in porch, verandah, Balcony, wash area & open terrace areas. (c) Marble/ Granite stone/ Vitrified tile flooring in Common corridors and Staircases. (d) IT flooring on terrace & Mumty.
Toilet	: Glazed tiles up to door height and Matt finish tiles on floor.
Plumbing	: Premium quality C. P. fittings with Divertor and Geyser point in toilets.
Sanitary	: Premium quality Sanitary ware in white colour.
Kitchen	: Granite stone kitchen platform with S S sink and Glazed tiles dado up to 2' ht. above platform
Doors	: Laminated Plywood door frames with both side laminated flush door shutters in Rooms. Granite stone door frame and both side laminated flush door shutter in Toilet. Chrome plated hardware fittings.
Windows	: Powder coated three track sliding aluminium with clear glass, with mosquito nets & M. S. grills.
Railing	: S S pipe Railing in Balcony and Stairs.
Water Supply	: Concealed CPVC pipe with ample water supply to every flat from sump well/ borewell and/or municipal supply.
Wall Finish	: Ceiling : Oil bound distemper.
Internal	: All wall surface painted with Plastic emulsion paint.
External	: Exterior wall painted with exterior emulsion paint and Texture paint.
Electrification	: Fittings - Premium quality Modular electrical switches.
Wiring	: All electrical wiring in concealed PVC conduits with copper wires.
AC Point	: Provision for A.C. point in Living and Bedrooms (Switch & Socket only).
DTH-Telephone	: Wiring in concealed PVC conduits with points in all rooms.
Invertor	: Wiring in concealed PVC conduits only.
Utility Points	: Provision of Fridge and Microwave Oven Power points in kitchen.
Lift	: 2 nos. Passenger lift (10/12 Pax) and 1 no. Service lift in every block.
Diesel Generator	: Power back-up for Common facilities like Corridors, Lits, Street lights etc.