



## 2 & 3 BHK

INDEPENDENT LUXURY FLOORS



# SURROUNDINGS BRIMMING WITH FRESHNESS

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Rooted in the solid foundation of trust and ethics, a legacy of innovation and rich history of excellence in service, **Motia Group** has been a front runner in the luxury Real Estate market. Striving hard and living true to its slogan ***"Life at it Best"***, Motia Group has meticulously provided its residents a harmonious environment focusing on the 3S formula - Security, Safety and Serenity.

With the mind powered by imagination and heart committed to delivering nothing but the best, Motia Group brings to you **Motia Huys**, an upcoming residential and commercial project situated in Peer Muchalla, Adjoining Sector 20 (Panchkula), Punjab. The new edition boasts of affordable independent luxury floors and a shopping complex. ***Come experience a Futuristic Living.***





# UNMATCHED FEATURES FOR UNPARALLEL LIFE STYLE

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BOUNDARY WALL AND GATED  
COMMUNITY WITH ONE ENTRY  
AND EXIT GATE

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35' WIDE INTERNAL ROADS

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STILT PARKING

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PARK FOR CHILDREN

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JOGGING TRACK

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COMMERCIAL ARCADE IN  
THE CAMPUS

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PURIFIED WATER SUPPLY



UNDERGROUND ELECTRIC  
LINES

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EARTHQUAKE RESISTANT  
RCC STRUCTURE

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RAIN WATER DRAINAGE

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AIRPORT ROAD (RING ROAD)  
CONNECTIVITY

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PRIME LOCATION CONNECTED  
TO HIMALAYAN EXPRESSWAY

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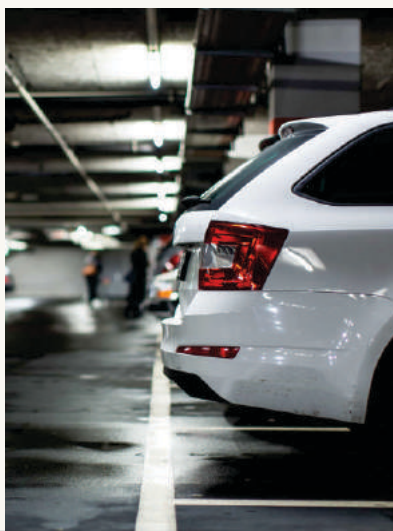


MOST OF THE CITY  
CONVENIENCES  
AT 5 MINUTES DISTANCE

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CCTV MONITORING



# HOW TO REACH MOTIA HUYS







# EMBRACE THE SERENITY OF NATURE

Strategically located Motia Huys provide smooth connectivity to commercial and educational hubs with hassle free living.



Alchemist Hospital  
5 mins



Bus Stand Panchkula  
12 mins



Bank/Atm  
2 mins



Close to 50 Acre (Proposed)  
Park: 2 mins



Gurukul School &  
St. Xavier's School  
2 mins



Paras Mall  
12 mins



International  
Airport: 15 mins





## OUR PREVIOUS & ONGOING PROJECTS

MOTIA'Z  
**GUILDFORD**  
S Q U A R E

AEROCITY ROAD,  
ZIRAKPUR

MOTIA'Z  
**RoyalCiti**

AMBALA ROAD,  
ZIRAKPUR

MOTIA'Z  
**Royal**  
**BusinessPark**

AMBALA ROAD,  
ZIRAKPUR

MOTIA'Z  
**MotiaPlaza**

BADDI

MOTIA'Z  
**RoyalPaam**

VIP ROAD, ZIRAKPUR

MOTIA'Z  
**MotiaHeights**

K AREA, DHAKOLI

Peer Muchalla Road, Dhakoli,  
Punjab 160104



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# SPECIFICATIONS

## MODULAR KITCHEN

- **FLOORING AND SKIRTING** : VITRIFIED TILES/CERAMIC TILES ANTISKID
- **WALL FINISHES** : PLEASING SHADES OF PAINTS ON WALL AND CERAMIC TILES UPTO 2FT. ABOVE COUNTER.
- **MODULAR CABINETS**
- **SINK**: DOUBLE BOWL STAINLESS STEEL.
- **ELECTRICAL CHIMNEY FITTED**
- **PLATFORM**: GRANITE COUNTER
- **FITTING & FIXTURES**: JAQUAR CP PREMIUM FITTING OR EQUIVALENT

## WASHROOMS

- **FLOORING** : ANTI SKID PREMIUM TILES
- **WALLS** : CERAMIC TILES UPTO DOOR HEIGHT.
- **FITTING & FIXTURES** : JAQUAR CP FITTINGS & CERA CHINAWARE OR EQUIVALENT

## ELECTRICAL

- CONCEALED CONDUITS FIREPROOF WIRING WITH COPPER CONDUCTORS. MODULAR SWITCHES.

## LIVING/DINING ROOM

- **FLOORING AND SKIRTING** : VITRIFIED TILES.
- **WALL FINISHES** : PLEASING SHADES OF PREMIUM PAINTS ON WALLS

## BED ROOM

- **FLOORING AND SKIRTING**: VITRIFIED TILES
- **WALL FINISHES, CEILING** : PLEASING SHADES OF PAINTS ON WALLS.
- **PROVISION FOR AC**
- **FITTINGS & FIXTURES** : SPACIOUS WARDROBE
- **POP CEILING WITH LED LIGHTS**

## DOORS AND WINDOW

- **RAILING & GRILLS** : STRONG MILD STEEL
- **DOORS** : HIGH QUALITY FLUSH DOORS.

## BALCONY

- **GLASS RAILING**
- **FLOORING, SKIRTING**: CERAMIC TILES ANTI SKID
- **WALL FINISHES, CEILING**: ALL THE SURFACE OF WALL & CEILINGS SHALL BE FINISHED IN PLEASING SHADES & COMBINATION OF LONG LASTING WATER REPELLENT PAINT.



## 2 BHK TYPICAL FLOOR PLAN

**21' X 46'-8"**



Induge in  
*Positivity*



## 3 BHK TYPICAL FLOOR PLAN

21' X 46'-8"



*Ambience*  
so divine

## 3 BHK TYPICAL FLOOR PLAN

24' X 52'-6"



Get closer to  
*Nature*