

LOCATION MAP



- SINGLE LARGEST DEVELOPMENT OF THE REGION
- PART OF ZIRAKPUR'S FIRST ORGANIZED 260 ACRES MEGA TOWNSHIP ON AIRPORT ROAD

MAP NOT TO SCALE

The logo for SUSHMA DOWNTOWN features a stylized blue wave icon to the left of the text "SUSHMA DOWNTOWN" in a bold, sans-serif font.

A ONE-OF-ITS-KIND INTEGRATED CITY

Rapid modernization, in the last few decades, improved housing quality but didn't do much to improve the quality of life. Hence there's an immediate need to reinvent and create integrated cities. Cities with resource-efficient ecosystems, replete with residential and commercial spaces and supported by a strong infrastructure of power, roads, water, drainage, sewage, etc.

SUSHMA Downtown is envisioned to be a one-of-its-kind Integrated City. It considers clean air, water & energy, economic, social and environmental sustainability as basic necessities. Through the use of eco-friendly materials, IT connectivity & digitalization, e-management and citizen participation, it will create an environment that ensures a great quality of life.



A GREEN LEED CERTIFIED CITY



Spread over 60 acres, SUSHMA Downtown is located on Airport Road. Designed and planned by world renowned architects and planners - R2Q4, M/S Subhash & Associates, USA, the township comprises four state-of-the-art projects.

SUSHMA Valencia. SUSHMA Belleza. SUSHMA Empiria. SUSHMA Metropol.





A CITY THAT'S COMPLETE IN ITSELF

With complete city infrastructure, residents of SUSHMA Downtown don't have to step out of it. Within the premises of the township are reputed schools, offices, shopping centres, walkways, parks and recreational spaces.





ORGANIZED. EFFICIENT. GREEN.

With the picturesque Shivalik Hills as the backdrop, the residents will enjoy a pleasant view throughout the year. Here are some of the city's important features

Part of 1100 acre organized project approved by the Govt. of Punjab

On the cusp of highways that lead to Chandigarh, Delhi, Shimla and Punjab

Connected to the Airport (PR7) with a direct traffic free road

A planned 4 acre of park within the township

Wide and clean internal roads lined with trees and greens

Free from roadside dhabas, hawkers and kirana stores

Multiple access points

Managed by expert facility management team



REDUCES. REUSES. RECYCLES.

- ▶ GREEN BELT
- ▶ WALKING & CYCLING TRACKS
- ▶ INTELLIGENT LIGHTING
- ▶ INTELLIGENT PARKING
- ▶ ELECTRIC VEHICLE CHARGING POINTS
- ▶ WATER & WASTE MANAGEMENT
- ▶ INTELLIGENT SECURITY





PBRERA-SAS79-PRO680



LEGEND

1. ENTRANCE / EXIT
2. ROYAL AVENUE
3. WATER CASCADE
4. TOWER DROP OFFS
5. PRIVATE LAWN
6. JOGGING / WALKING TRACK
7. KID'S PLAY AREA
8. SNAKE & LADDER PLAZA (COVERED)
9. PRAYER / MEDITATION LAWN
10. OPEN AIR GYM
11. YOGA LAWN
12. HERLEKOLLODY
13. CLUB
 - A. SWIMMING POOL
 - B. SPLASH KID'S POOL
 - C. STEAM / SAUNA
 - D. BANQUET HALL WITH SERVICE KITCHEN/ YARD
 - E. SQUASH COURT
 - F. KID'S ROOM / PLAY AREA
 - G. GYMNASIUM
 - H. GAMES LOUNGE
 - I. YOGA / MEDITATION TERRACE
14. CENTRAL LAWN
15. ACCENT MOUNDS
16. COLOUR GARDEN
17. ORGANIC / HERBAL GARDEN
18. SENIOR CITIZEN LAWN (ELDER'S COURT)
19. SHOPPING PLAZA
20. CRICKET PRACTICE PITCH
21. HALF BASKETBALL COURT
22. BADMINTON COURT
23. SEATING LAWN/ PLAZA
24. AMPHITHEATRE
25. PALM PLAZA / ORCHARD
26. SEATING PAVILION
27. TREE GROVES
28. KIDS PLANTATION AREA
29. CLUB ENTRANCE



SITE PLAN



PBRERA-SAS79-PR0680





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SUSHMA
GOLD
RESIDENCES

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 **SUSHMA
BELLEZA**









Reflexology Walkways

BECAUSE YOU PUT HEALTH FIRST

SUSHMA Balleza has been planned to ensure the well-being of the mind, body and soul. It is the region's only living environment with reflexology walkways. Open gymnasiums, peaceful yoga spaces along with multiple health zones ensure residents' health.



FUN. SPREAD OVER 20000 SQ FT.

The Belleza club is the largest of the region and the most sought after. Badminton, squash and basketball courts along with a fully equipped gymnasium and a special musical walkways ensure you are always in the pink of health.



Musical Walkways

A LIVING ENVIRONMENT SURROUNDED BY GREENS

As part of SUSHMA Downtown, SUSHMA Belleza inherits a lot of its green features. It comprises a 4 acre park, tree grooves and palm blazes. Among the multiple gardens is a special one where children get to plant, nurture and watch their own trees grow.



Garden for Kids to Plant Trees



Tree Grooves



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SITE PLAN



Open-air Entrance



Air-Conditioned Lobby



Grand Welcome Gate

INSPIRES AWE, JUST LIKE YOU.

Set in SUSHMA Downtown, SUSHMA Belleza dazzles with its shimmering facade. A sculptural masterpiece and a remarkable feat of engineering. It inspires admiration and lets its residents discover what it's like to live a truly privileged life.



Large Bedrooms



Family Lounge

ELEGANCE CORNER TO CORNER

SUSHMA Bazaar has been designed with the highest level of care and attention. Larger than an ordinary home, every unit is exquisitely finished with floor-to-ceiling glass frames. There are spacious lounges for families to spend quality time together.



SUCCESS. ON THE MENU. EVERYDAY

The kitchen has separate dry and wet sections to ensure your home is clean and hygienic. A herb garden in kitchen balcony lets residents grow their own herbs and spices.



Herb Garden in Kitchen Balcony

EXTRAVAGANCE. A NECESSITY.

The washrooms are as royal as they can get. Equipped with the best of fittings, a bath tub and steam, it's designed to rejuvenate you.



Steam Hall



DOP Finished Walls



Planned Backyards



Wooden Deck Balconies

LUXURY. GOLD STANDARD.

SUSHMA Belleza offers a lifestyle so opulent and rare, only a few will experience it. A host of privileges remind its high powered residents that they have arrived.



TYPICAL UNIT PLAN
4 BHK + ATTENDANT + LOUNGE
AREA : 3,400 sq. ft.



TYPICAL UNIT PLAN
 3 BHK + ATTENDANT + LOUNGE (Type-2)
 AREA : 2,815 sq. ft.



TYPICAL FLOOR PLAN
 3 BHK + 4 BHK + ATTENDANT + LOUNGE
 AREA : 2,815 & 3,400 sq. ft.



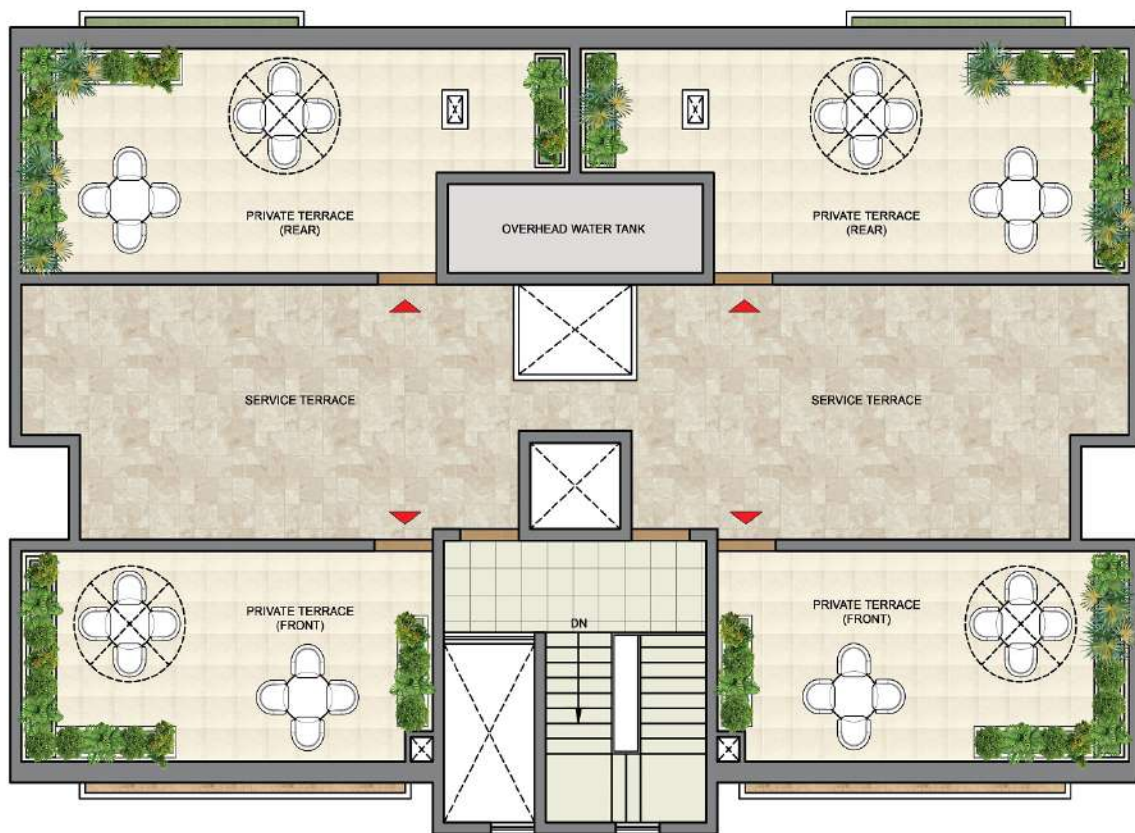
TYPICAL UNIT PLAN
 3 BHK + ATTENDANT + LOUNGE
 AREA : 2,800 sq. ft.



TYPICAL FLOOR PLAN
 3 BHK + ATTENDANT + LOUNGE
 AREA : 2,800 sq. ft.



TYPICAL FLOOR PLAN
 3BHK + ATTENDANT
 AREA : 2,300 sq. ft.



**VILLA FLOORS TERRACE PLAN
3BHK+ATTENDANT**