



A VISION OF MODERN *EXCELLENCE*...



## ABOUT THE GROUP

“Pioneered Excellence, Building Futures” SV & Einar Builders LLP, a name synonymous with innovation and quality, in proud collaboration with Nirmaanpunj Infraheights LLP, presents Infinity Heights—a landmark project that redefines urban living. This partnership brings together two industry leaders committed to excellence, ensuring the highest standards in real estate development.

With a legacy of delivering world-class infrastructure and redefining modern lifestyles, SV & Einar Builders LLP, along with Nirmaanpunj Infraheights LLP, combines vision, expertise, and trust to craft a seamless blend of design and functionality. Together, they shape spaces that inspire, innovate, and elevate urban living to extraordinary heights.



## ABOUT THE PROJECT

**Infinity Heights The Pinnacle of Urban Excellence**  
Infinity Heights is a mixed-use development offering premium commercial spaces and serviced apartments, setting a new benchmark in urban living and business excellence. This iconic project caters to the aspirations of both investors and residents by combining cutting-edge design, a strategic location, and unmatched amenities.

Whether you are looking for a dynamic space to grow your business or a luxurious residence that offers convenience and sophistication, Infinity Heights delivers an exceptional blend of modernity and comfort, tailored to elevate your lifestyle and ambitions.





## WHERE BUSINESS MEETS EXCELLENCE

Set the stage for success with our premium commercial complex, meticulously designed to elevate your business to new heights.

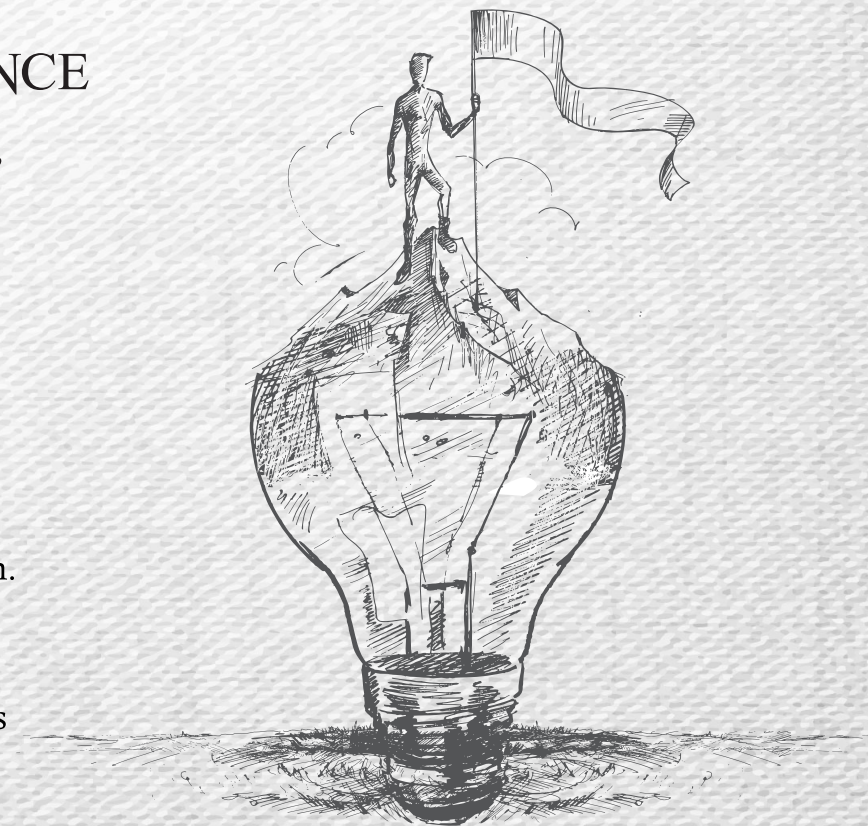
**Elite Spaces:** Perfect for retail outlets, showrooms, and offices, crafted to cater to diverse professional needs.

**Modern Amenities:** High-speed elevators, cutting-edge security systems, and ample parking for convenience and peace of mind.

**Strategic Design:** Optimized layouts ensure maximum visibility and easy accessibility, making it the ultimate business destination.

### Unit Offerings

Commercial Spaces: Flexible layouts tailored for diverse business needs.





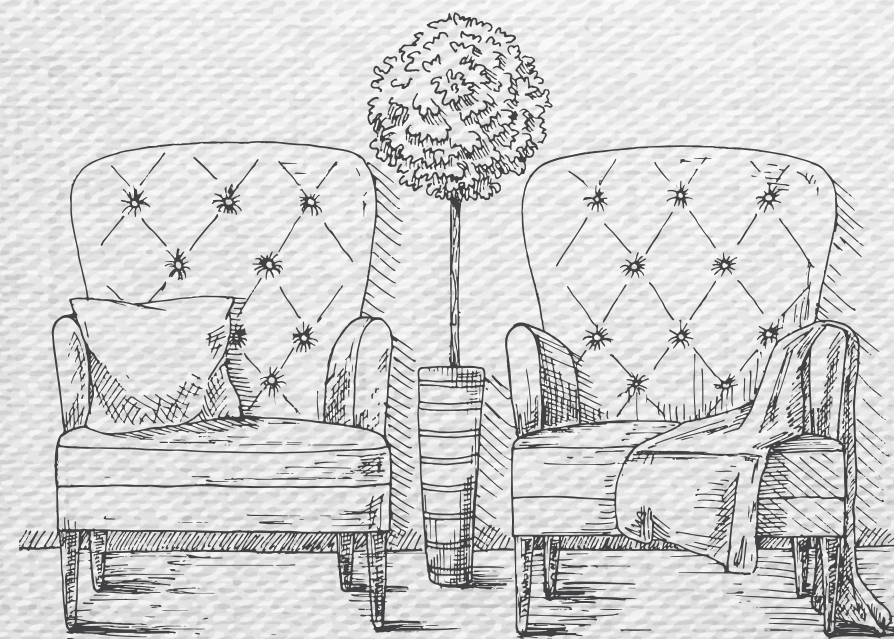
# EXPERIENCE LUXURY, REDEFINED

Step into a world of sophistication with our premium service apartments, offering unmatched elegance, modern amenities, and exceptional investment potential. Designed for contemporary living, these spaces are perfect for professionals and discerning investors alike.

**Versatile Options:** Four apartment sizes for professionals and expatriates.

**Fully Furnished & Semi-Furnished:** Modern amenities for comfort and sophistication.

**High Returns:** Strong rental income potential for investors.







## UNMATCHED AMENITIES FOR ELEVATED LIVING AND BUSINESS

Infinity Heights offers a comprehensive suite of exclusive amenities designed to enhance both professional and residential experiences.

**Grand Lobbies:** Spacious lobbies with a stylish reception.

**High-Speed Connectivity:** Seamless Wi-Fi and top-notch facilities.

**Rooftop Recreation:** Fitness centre and pool for relaxation.

**Ample Parking:** Easy access for tenants and visitors.

**Advanced Security:** 24/7 surveillance for peace of mind.

**High-Speed Elevators:** 3 lifts for just 12000 sq.ft. floor plate approx







# PROJECT HIGHLIGHTS

Location Advantage Situated in the heart of Lucknow, Infinity Heights is adjacent to Sachivalay Metro Station, with excellent connectivity to key city hubs:

**Hazratganj (2 Min):** Lucknow's premier retail and commercial hub.

**Lucknow Railway Station (4 Min)**

**Chaudhary Charan Singh International Airport (15 Min)**

**Neighbourhood:**

**Administrative Buildings:** Bapu Bhawan, Lok Bhawan, Vidhan Sabha, Ratan Square (Passport & Aadhar Seva Kendra)

**Retail Brands:** Bata, Vishal Mega Mart, Saree Mahal, Sewa Chikan, Smart Point, VMart

**Banks:** Union Bank, Punjab National Bank, HDFC, SBI, IndusInd Bank, Karnataka Bank, Bank of Maharashtra

**Hotels:** Radisson, Golden Tulip

**Hospitals:** Medwell Hospital, Mansarovar Eye Hospital



Scan For Location





# WHY CHOOSE SERVICE APARTMENTS?

Service apartments offer the perfect mix of flexibility, comfort, and investment potential, meeting the increasing demand for fully-furnished, short-term stays. Here's why they are the ideal choice:

**Enhanced Privacy and Space:** Unlike hotels, service apartments provide larger living areas and greater privacy, making them ideal for longer stays.

**Strategic Locations:** Situated near business hubs, administrative block, IT parks, and popular urban centers, ensuring easy access for professionals and travelers alike.

**Tailored for Professionals:** Fully-equipped apartments cater specifically to the needs of tech professionals, consultants, and corporate executives.

**Preferred by Expats:** Hassle-free, move-in-ready accommodations designed for expatriates and long-term business travelers.

**Higher Returns:** Consistently higher rental yields compared to traditional residential properties, driven by corporate clients and business travelers.

**Cost-Effective Luxury:** Offers all the benefits of a hotel, including premium amenities, at a significantly lower cost.

**Versatility:** Perfect for corporate stays, family visits, extended vacations, or executive housing, ensuring consistent year-round occupancy.

**Professional Management:** Low-maintenance properties managed by professional operators who handle upkeep and tenant satisfaction.

**Booming IT & ITeS Demand:** Increased demand from the growing IT sector creates a steady flow of potential tenants.

**Fully Furnished Convenience:** Move-in-ready apartments complete with modern interiors, appliances, and essential utilities.

**Smart Investment:** A reliable and profitable option with consistent demand and the potential for long-term appreciation.



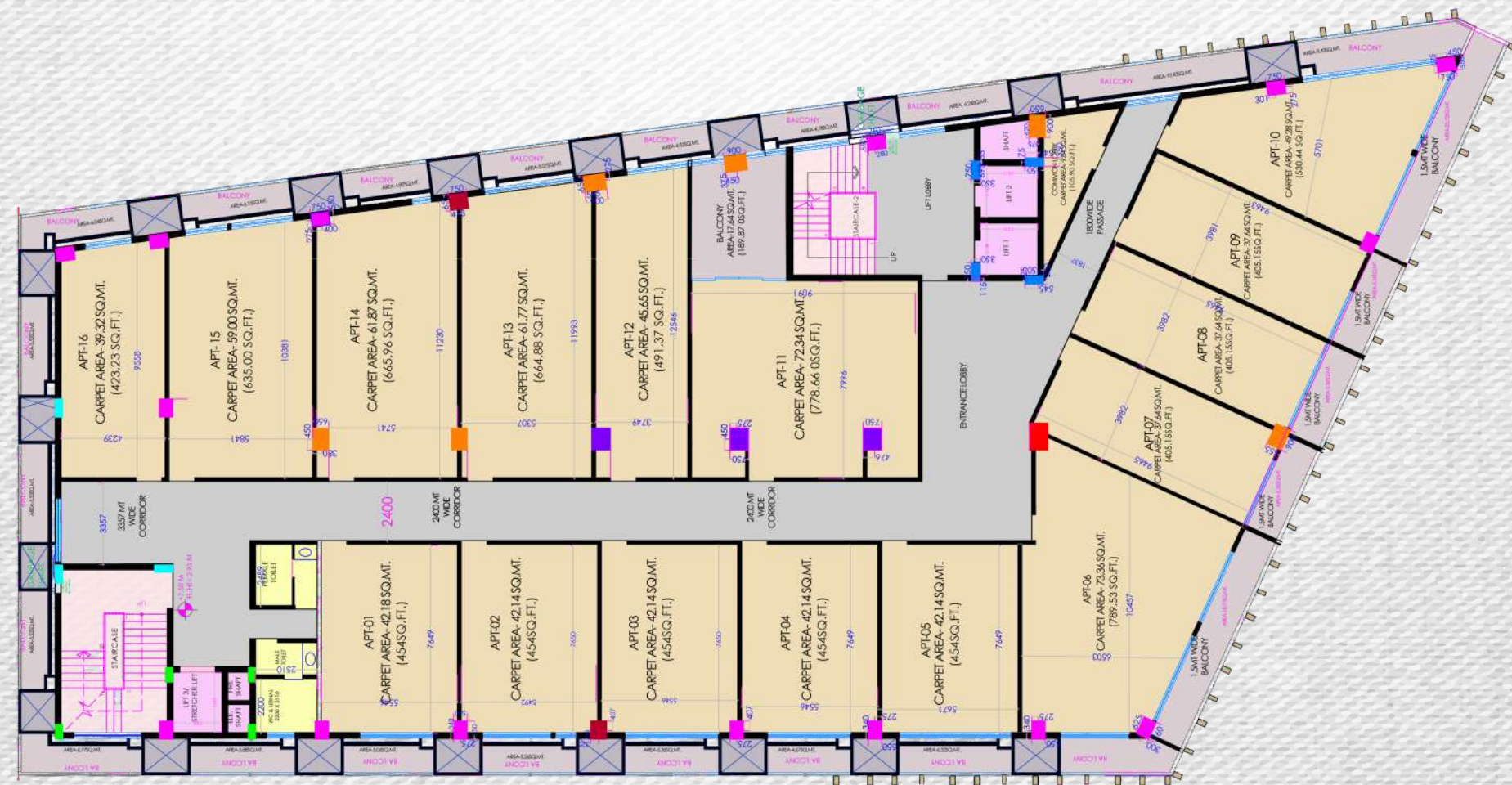




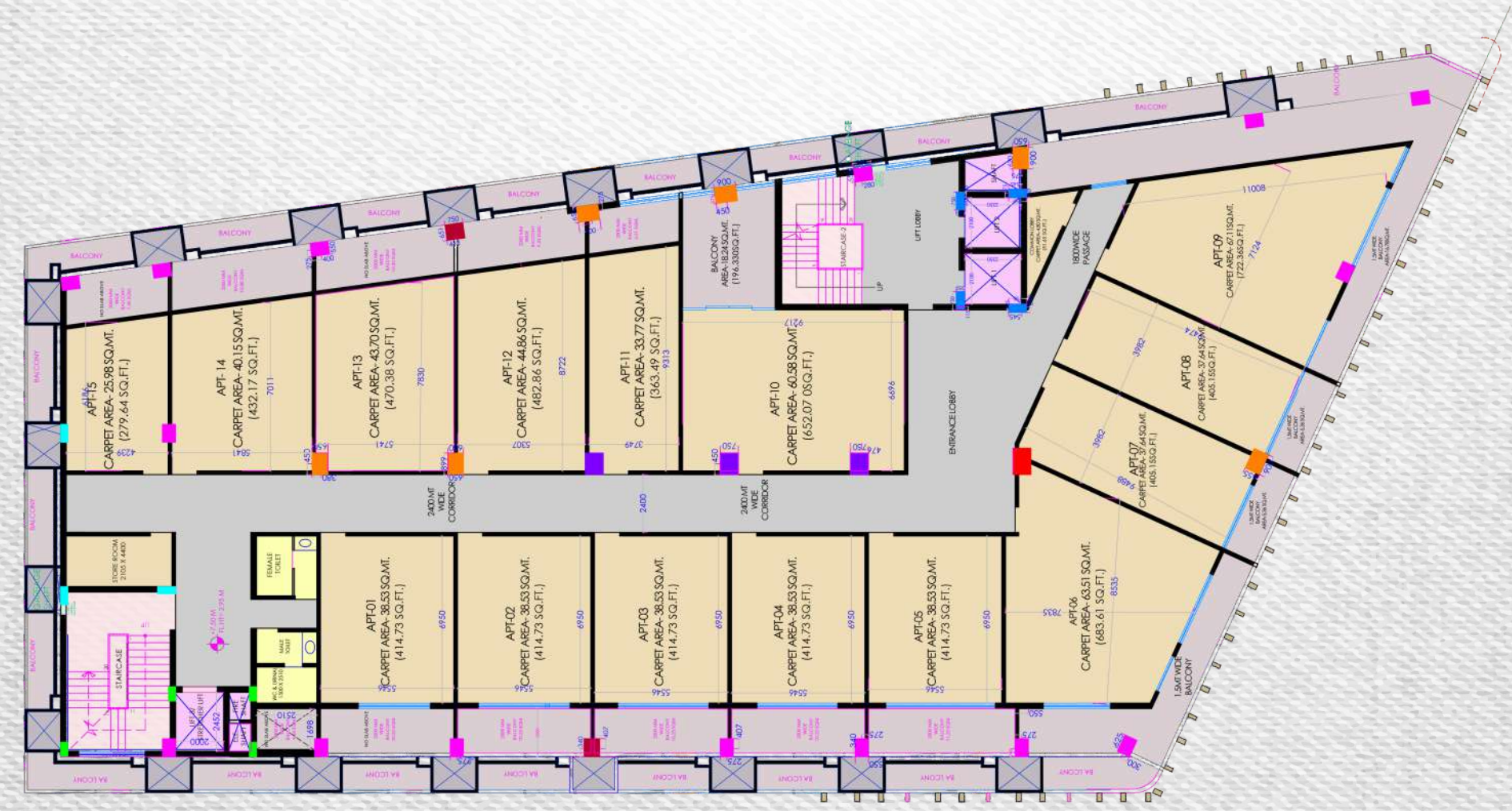
## SPECIFICATIONS OF THE PROJECT

Structure	Seismic-compliant, hybrid Mivan technology
External Finish	Weather-resistant textured paint
Foundation	Reinforced RCC raft foundation for heavy loads
Flooring (Commercial Units)	Vitrified tiles (900 x 1800 mm)
Wall Finishes/Ceiling	Acrylic emulsion on POP, oil-bound distemper ceiling
Toilets	Anti-skid tiles, high-end CP fittings, glass partitions
Lobby & Entrance	Granite flooring & Decorated False ceiling
Staircase	Granite with SS railings
Doors	Veneered main doors, laminate internal doors, digital locks
Windows & Glazing	UPVC with glass
Electrical & Plumbing	ISI-marked fixtures, concealed wiring, CPVC/UPVC pipes
Security (BMS)	Video door phone, CCTV surveillance
Parking & EV Charging	Ample Parking Space with EV charging points
HVAC	AC pipelines will be installed in each units
Fire Safety	Comprehensive fire safety measures



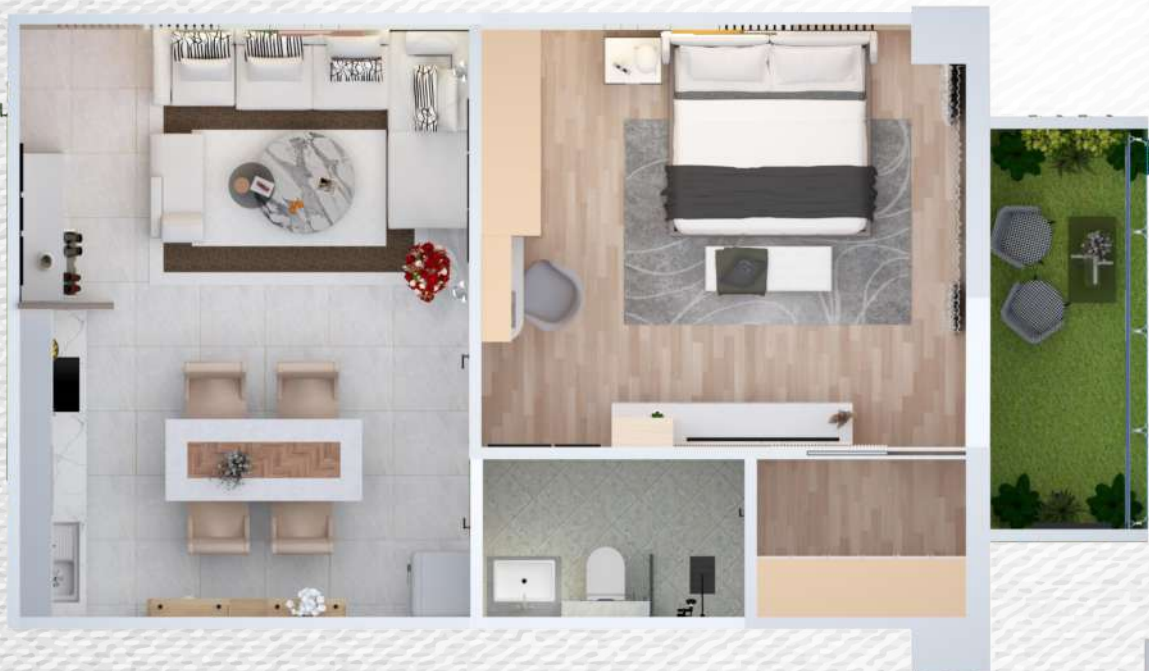


## 2ND TO 4TH FLOOR PLAN



## 5TH TO 6TH FLOOR PLAN





SERVICE APARTMENTS  
38.53 SQMT



SERVICE APARTMENTS  
73.36 SQMT



SERVICE APARTMENTS  
25.98 SQMT