



HIGHLAND PARK



RERA number
UKREP06220000419

Premium Villa Community by



A PROJECT BY PEGASUS - HIGHLAND PARK

ABOUT PEGASUS



Pegasus Townships Ltd. was formed by a group of like-minded individuals to provide world-class housing, shopping, entertainment, and 'lifestyle' options at affordable prices.

The group comprises a professional team of engineers, architects, finance & management experts with over 10 years of experience in real estate development and construction. Our completed projects include residential colonies and commercial complexes in Bareilly(U.P.) and cities of Uttarakhand.

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India's best real-estate developer



The Vision

Our vision at Pegasus Townships is to become a global leader in real estate development, known for our unwavering dedication to excellence. We aspire to shape the future of urban and residential landscapes, setting new standards for sustainable, aesthetically pleasing, and functional properties. With innovation as our compass, we aim to create enduring value for our clients, stakeholders, and the communities we serve.

The Mission

At Pegasus Townships, our mission is to transform dreams into reality by crafting exceptional properties that redefine luxury living and elevate business spaces. We are dedicated to providing our clients with unparalleled quality, innovation, and personalized service. Our commitment extends beyond construction; we aim to create vibrant communities and lasting partnerships.

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Projects Constructed by



RESIDENTIAL APARTMENTS

Balwant Enclave
(Rudrapur)

Group Housing
(Bareilly)

Savera Apartment
(Rudrapur)

Group Housing
(Haldwani)

Highland Park
(Gadarpur)

COMMERCIAL

Pegasus Pumanad
(Rudrapur)

P-Mall
(Haldwani)

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Presenting an Exclusive Opportunity



Luxury Within Reach:

Ready-to-Move-In Villas

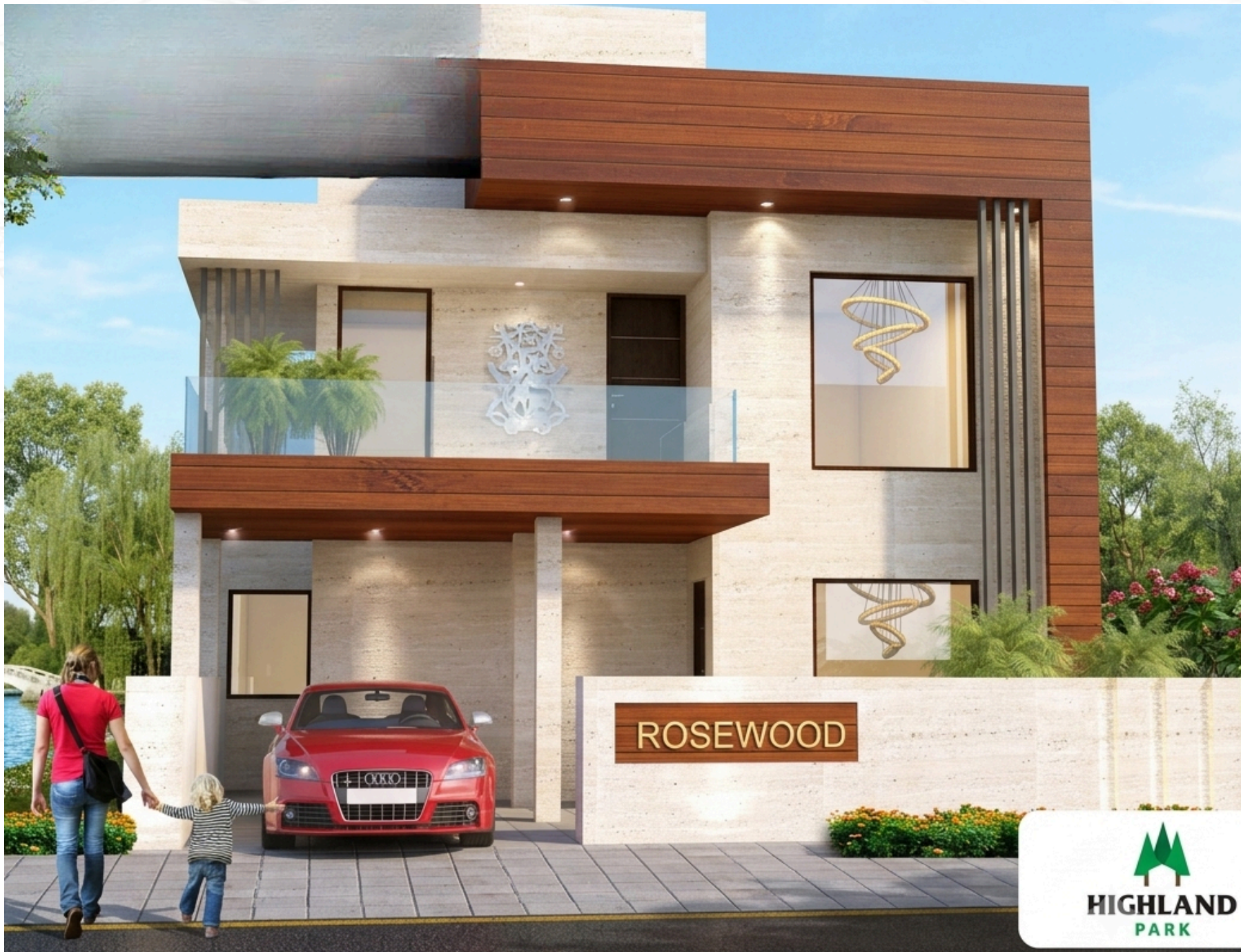
Pegasus introduces an exclusive collection of premium villas that combine high-end living with surprising affordability

**No waiting periods, no
construction delays**

—just move straight into your
dream home at an unbeatable
value.

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ROSEWOOD VILLA'S



Introducing “Rosewood Villa” –
a synthesis of affordable luxury.
Nestled on a 186 Sq.yd plot,
spanning 2129 sq. ft.

- Ingenious design optimizes space, presenting a haven of comfort.
- Modern amenities ensure convenience, while expansive windows frame enchanting vistas.

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TEAKWOOD VILLA'S



**Discover the allure of
“Teakwood Villa”** – A statement
of accessible luxury.
**Set on a 228 sq. yd. plot
spanning 2836 sq.ft.**

- Thoughtful design maximizes space, offering a haven of comfort.
- Modern amenities assure convenience, while expansive windows frame captivating vistas.

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OAKWOOD VILLA'S



Unveiling the “Oakwood Villa” – an embodiment of accessible opulence. Nestled on a 260 Sq.yd plot, encompassing 3543 sq. ft.

- Its well-designed layout maximizes every inch, creating a haven of comfort.
- Contemporary amenities guarantee convenience, while expansive windows frame captivating views.

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PINEWOOD VILLA'S



Discover “Pinewood Villa” – a blend of affordability and luxury.

This 3717 sq. ft. haven rests on a 311 Sq.yd plot, offering spacious modern living.

- Natural light fills the interiors, complementing the smart design that maximizes comfort.
- Contemporary amenities ensure convenience while panoramic windows capture scenic views.

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Price Effective from 1st January 2026

Premium Luxury Villas

DESCRIPTION (TYPE-WISE)

TYPE	SIZE	PRICE
Pinewood	311 sqyd	1.40 Cr
Oakwood	260 sqyd	1.30 Cr
Teakwood	228 sqyd	1.20 Cr
Rosewood	186 sqyd	85 Lacs

PAYMENT PLAN

S. No.	STAGE	DUE DETAILS
1.	Booking Amount	Rs, 5 Lacs Only
2.	Within 30 Days of Booking	25% of the amount
3.	Within 60 Days of Booking	50% of the amount
4.	On Possession/ Registry	25% of the rest amount

Terms & Conditions

- IFMS, Possession Charges as applicable.
- Stamp Duty - subject to the applicant's name.
- Prices mentioned above are subject to change.
- *GST & Govt. Charges as Applicable.

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AMENITIES



- Gated Society
- Jogging Tracks



- Meditation Centre
- Sports Arena



- Landscaped Garden
- Car Parking

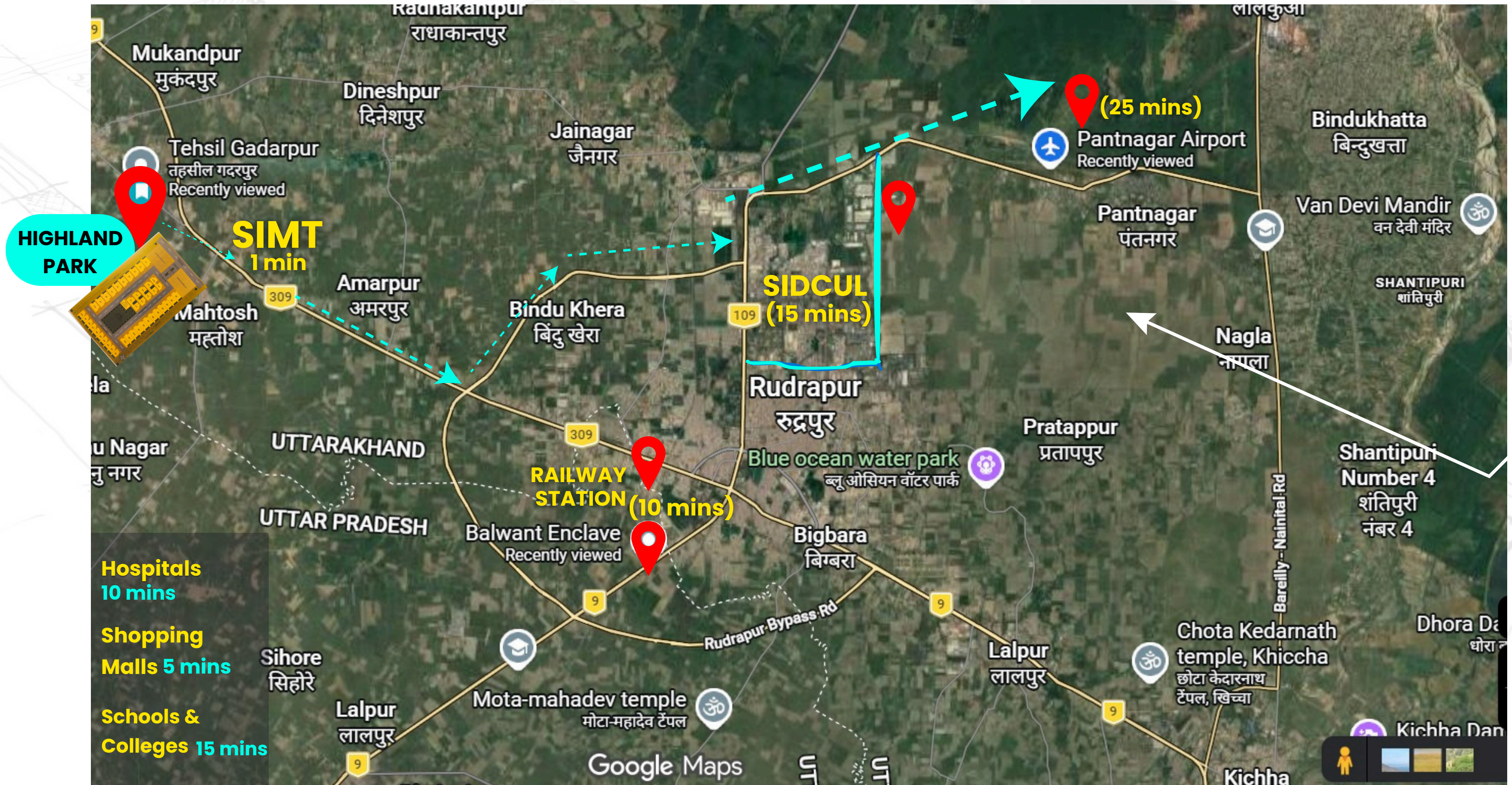


- 24/7 Security System
- Kids Play Area

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LOCATION - HIGHLAND PARK

Strategically Located Near: SIMT Gadarpur Road



MASTER LAYOUT - HIGHLAND PARK





INVESTMENT BENEFIT



High Property Appreciation

Property values in this micro-market are on a strong upward trajectory, promising excellent capital gains over time.

Premium Residential Demand

Pegasus addresses this market gap perfectly, offering the exact lifestyle upgrades that today's discerning buyers are actively searching for.

Strong Long-Term Investment Value

With a combination of strong rental potential and steady compounding equity, this project serves as a rock-solid cornerstone for any investment portfolio.

Exclusive Luxury Housing Segment

Pegasus creates an aspirational neighborhood of like-minded individuals, offering unparalleled privacy, top-tier amenities, and a distinct sense of pride in ownership.

Ideal for End-Use & Investment

They provide the immediate comfort, security, and pride of a premium end-use home, backed by the strong financial security of a high-performing asset.

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CONTACT INFORMATION



Corporate office

G-34, ZUNLAND DEVELOPERS
SUNCITY SUCCESS TOWER, SEC-65



82851-11116



Sales office

H -98, Awasa vikas, Near MRF tyres
RUDRAPUR - 263153



www.zunlanddevelopers.com

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THANK YOU

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