



DUAL CORE RESIDENCES



ANOTHER JEWEL BY JUBILEE GROUP

IN SECTOR 90, MOHALI



JUBILEE GROUP

Jubilee is founded on the belief that buildings are more than just physical structures, they are living spaces to nurture, stimulate and inspire the human mind, thus improving the living quality and environment for the community.

It is with this radical thinking that Jubilee Group specializes in conceiving building concepts that are people oriented, maximizing the purposeful development and utilization of land and space thoughtfully. Whether residential or commercial, at Jubilee we aim to create modern structures for people to work, play and live. Our company's foundation is made up of honesty and transparency. We ensure seamless operations, honouring commitments, and fostering a culture of accountability at every step of our journey.

With our vast experience and expertise, our business operates on a strong foundation. We are constantly working to improve our products and services by emphasizing on teamwork, transparent and open management methods, investing and adding value in human capital, and focusing on customer satisfaction. We strive to deliver the best possible quality to our customers in terms of innovative design, concept, materials, unparalleled quality and workmanship.

OUR PROJECTS



Showrooms and shop floors on Airport Road at Block 'E', Aerocity, Mohali.



An international high street concept first time in Sector 70, Mohali.



SCO Plots/Showrooms and Double Storey Shops on Airport Road in Sector 66, Mohali.



Punjab's First Iconic Office Building in Sector 75, Mohali.



Region's First Co-Living Service Apartments with SCO/DSS Plots in Sector 112, Mohali.



The group's flagship 200+ acres township project strategically located in Sector 21, New Chandigarh.



A gated community of residences designed to offer utmost luxury with privacy and modern lifestyle in Sector 91, Mohali.



25 acres affordable township on the intersection of Sector 92 & 116 Mohali, with an intelligent mix of Residential Plots, Commercial Plots and Stilt +3 Independent Floors.



25 acres affordable township, located on the junction of NH-21 and upcoming PR-6 road in Sector 120 & 121 Mohali consisting of Residential Plots, Commercial Plots and Stilt + 3 Independent Floors.



Industrial IT Park in over 40+ acres of land and strategically located in Sector 102-A, adjoining IT City, Mohali.



Luxurious residential development in Sector 3, New Chandigarh. Offering an abundance of luxury and nature with unmatched views from 32 storey high.

Disclaimer - Jubilee Westgrove, Jubilee Parkfields, Jubilee Techyards and Jubilee Mercasa are the duly registered trademarks for the upcoming projects of Jubilee Group, which shall be made available for its customers only upon receipt of Govt. Approvals and RERA Registration.

BASK IN PROSPERITY



100 FT. WIDE SECTOR ROAD

40 FT. WIDE ROAD



CONTEMPORARY BLISS

Jubilee Vallum is a luxurious residential development sprawling over 2.90 acres in Sector 90, Mohali. The project comprises 3BHK and 4BHK Apartments with a total inventory of 126 apartments across 3 towers of 16 floors and 1 tower of 15 floors featuring only 2 apartments per floor. Jubilee Vallum is the personification of exclusivity with focus on complete comfort and convenience. Each apartment is open from both sides for an unrestricted airflow and ventilation ensuring all day long freshness along with abundant sunlight. The gated compound is designed as a haven for families with discerning tastes. The basement and stilt parking assists minimal vehicular movement on the surface.

QUICK FACTS



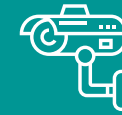
Gated Community
Spread Over 2.90 Acres



Exclusive 126 Apartments



Landscape Plaza with Amphitheatre,
Jogging Track, Kids Play Area,
Gazebo and Meditation Area.



24x7 Security with
CCTV Surveillance



24x7 Power Backup



Advance
Fire Fighting System



Stilt and Basement
Car Parking



Professional Maintenance Services



Club House with
Premium Amenities



DISCOVER THE STATELY CHARM

Pleasant aesthetics have a calming effect on our minds, which is why Jubilee Vallum is designed as a spectacular structure to behold. With its impressive facade, Jubilee Vallum creates an imposing presence evoking an emotional feeling of joy and accomplishment for homeowners. The stunning sunrise and sunset experience, accompanied by expansive outlooks of the surrounding lush greenery that envelop each tower, along with the cool breeze, create an ideal environment for unwinding in your own space. These are the typical ingredients for an excellent life at Jubilee Vallum.





AMENITIES GALORE

AN EXCEPTIONAL JOURNEY TO A FULFILLING LIFE

Take a step closer towards building a life of happiness with your family. Your children, participating in a playful evening of activity and merriment as you enjoy a delightful walk with your significant other. With something to look forward to everyday, Jubilee Vallum becomes a safe haven that encourages a life full of joy for everybody. Most importantly, we represent a step forward in your journey towards a life you can be proud of.



PROMOTING THE BEST SURROUNDINGS

Experience a lifestyle where serene spaces are enhanced with refined comfort and sophistication. From a peaceful Meditation Area to a soothing surrounding, enjoy a holistic, harmonious living experience that rejuvenates both body and soul.

BREEZE THROUGH THE DAY

Make fitness a priority with designated
jogging track for athleticism.



SANCTUARY FOR MINDFUL LIVING

Indulge in a living space where large balconies offer refined comfort and elegance, providing panoramic views and quiet escapes. Enjoy the added delight of Kid's Play Area for the youngest residents creating a harmonious environment for both relaxation and play.



A photograph of a swimming pool area during the golden hour. In the foreground, a wooden lounge chair with a blue and white striped cushion is positioned next to a large, light blue patio umbrella. The pool's surface is calm, reflecting the warm sunlight. In the background, there is a dense garden with various green plants and trees, and a city skyline is visible in the distance under a clear sky.

LIFE IS BETTER BY THE POOLSIDE

Redefine your relaxation with a refreshing swim, enjoying the good times in separate pools for adults and kids to ensure fun for the whole family.

MAKE YOURSELF STRONGER THAN YOUR PROCRASTINATION

Decide. Commit. Succeed. Our gym is designed for the way you work-out, ensuring that once you start exercising regularly, the hardest thing is to stop. Enjoy a well-equipped gymnasium and a dedicated aerobics room to meet all your fitness needs.



THE SPORTS ARENA

Beyond the court's lines lies a space where competition meets camaraderie. Discover the spirit of sportsmanship and personal growth on our Badminton Court and Cricket Pitch, where every game encourages teamwork and resilience.



THE GAMES ROOM OASIS

Enter into a world where laughter is the soundtrack and playing is a cherished pastime. Our games room is not just a space; it's an oasis of joy featuring billiards, table tennis, chess, carrom, and more.





THE GRANDEUR OF OUR PARTY HALL

Step into our party hall, where every moment becomes a celebration and every gathering transforms into a grand festivity. With a dedicated venue for events, we ensure an unforgettable experience marked by elegance and festivity.

Disclaimer: Furniture & decor not included.



DESIGNS WITH A SOUL

CRAFTING INNER STYLE

More than aesthetics, our inner style is a reflection of a deeper narrative. Each corner tells a story of thoughtful curation and meticulous design, creating an atmosphere that resonates with your unique identity. Welcome to a home where every detail has a purpose, and every space whispers a narrative of its own.



COMFORT BEYOND COMPARE

Step into a living sanctuary where comfort isn't just a feature; it's a way of life. This space transcends the ordinary, offering a haven of tranquility adorned with plush furnishings, warm hues, and textures that beckon relaxation.

DREAMSCAPE RETREAT

Enter your personal dreamscape —
A bedroom haven meticulously designed for
serenity and rejuvenation.



Appreciate the finer details of craftsmanship, with architectural nuances that add character and timeless appeal to your living environment.

Our commitment to sustainability is reflected in eco-friendly design elements, ensuring your home is as conscientious as it is luxurious.

Immerse yourself in luxury with premium materials that adorn every corner, from exquisite flooring to tastefully chosen finishes that elevate the overall aesthetic.



BREATHTAKING VIEW FROM YOUR BALCONY

Behold a canvas where the sky meets your sanctuary. The balcony views offer more than just a glimpse; they provide a front-row seat to a daily spectacle of nature's grandeur.



THE LOCATION

EXPLORE THE VICINITY

Situated at the Sector 90, Mohali, our community goes beyond the walls of your home. Here, you're not just residing; you're connected. Immerse yourself in a neighbourhood where convenience meets character, creating a perfect balance between urban vibrancy and serene living.

- Manav Mangal Smart School (Junior): 0.8 Km
- District Administrative Complex: 1.2 Km
- Quark City: 1.5 Km
- DPS School: 2.5 Km
- Chandigarh Group of Colleges: 3 Km
- Gurudwara Shri Singh Shaheedan: 3.6 Km
- Max Hospital: 6.9 Km
- Fortis Hospital: 7 Km
- ISB / IISER: 8.3 Km
- International Airport: 15.7 Km



SITE PLAN



- ① Security Room
- ② Fire Control Room
- ③ Club House
- ④ Landscape Plaza
- ⑤ Jogging Track
- ⑥ Kids Play Area
- ⑦ Gazebo
- ⑧ Amphitheatre
- ⑨ Meditation Area
- ⑩ Trellis
- ⑪ Badminton Court
- ⑫ Cricket Pitch
- ⑬ Staircase/ Fire Exit

3 BHK



4 BHK



SERVICES



TOWER 1

3 BHK TYPICAL FLOOR PLAN

Type - 01

Super Area - 2666 Sq. Ft.
Carpet Area - 1467 Sq. Ft.
Balcony Area - 701 Sq. Ft.

Type - 02

Super Area - 2565 Sq. Ft.
Carpet Area - 1479 Sq. Ft.
Balcony Area - 415 Sq. Ft.



Note: Super Area for units with terrace is different from above mentioned area.

TOWER 2

3 BHK TYPICAL FLOOR PLAN

Type - 01

Super Area - 2544 Sq. Ft.
Carpet Area - 1466 Sq. Ft..
Balcony Area - 414 Sq. Ft.

Type - 02

Super Area - 2607 Sq. Ft.
Carpet Area - 1480 Sq. Ft.
Balcony Area - 533 Sq. Ft.



Note: Super Area for units with terrace is different from above mentioned area.

TOWER 3

4 BHK TYPICAL FLOOR PLAN

Type - 01

Super Area - 3255 Sq. Ft.
Carpet Area - 1891 Sq. Ft.
Balcony Area - 374 Sq. Ft.

Type - 02

Super Area - 3277 Sq. Ft.
Carpet Area - 1905 Sq. Ft.
Balcony Area - 374 Sq. Ft.



Note: Super Area for units with terrace is different from above mentioned area.

TOWER 4

4 BHK TYPICAL FLOOR PLAN

Type - 01

Super Area - 3256 Sq. Ft.

Carpet Area - 1892 Sq. Ft..

Balcony Area - 374 Sq. Ft.

Type - 02

Super Area - 3253 Sq. Ft.

Carpet Area - 1859 Sq. Ft.

Balcony Area - 458 Sq. Ft.



Note: Super Area for units with terrace is different from above mentioned area.

ARCHITECTURAL SPECIFICATIONS

FAMILY LOUNGE, DINING ROOM

Flooring	600x1200 mm Premium Vitrified Tiles
Wall Finishes	Plastic Emulsion
Ceiling	Plastic Emulsion

BEDROOMS

Flooring	Laminated Wooden Flooring in Master & 600x1200 mm Premium Vitrified Tiles in other bedrooms
Wall Finishes	Plastic Emulsion
Ceiling	Plastic Emulsion

WASHROOM

Flooring	600x1200 mm Premium Anti-Skid Tiles
Wall DADO	600x1200 mm Tiles Up to false ceiling level
Ceiling	Grid False Ceiling
Counters	Pre-Polish Granite
CP & Sanitary Fittings	Premium Sanitary Fixtures & other CP Fittings from Kohler/Roca/Grohe or Equivalent

MODULAR KITCHEN

Accessories	Premium Modular Kitchen with Hob & Chimney, Gas Pipeline Connection & Double Bowl SS Sink
Flooring	600x1200 mm Premium Vitrified Tiles
Wall Finishes	Plastic Emulsion
Counters	Pre-Polish Granite on Counter & Ceramic Tiles upto 2 ft. above counter
Ceiling	Plastic Emulsion

GRAND BALCONY

Flooring	600x600 mm Anti-Skid Tiles
Wall Finishes	Appropriate Finish of Weather Shield Paint
Ceiling	Appropriate Finish of Weather Shield Paint
Railing	Designer MS Railing

DOORS & WINDOWS

Doors	First Class seasoned hardwood frame with flush shutter having teak finish laminated doors
Windows	UPVC with mess shutters
Hardware	Dorset/Kin-long or Equivalent

STAIRCASES

Flooring	Granite Flooring
Wall Finishes	OBD
Ceiling	OBD
Handrails	MS Railing

LIFT LOBBY / CORRIDORS

Flooring	Granite/Tiles
Wall Finishes	Granite/OBD/Tiles
Ceiling	OBD

ELEVATOR

OTIS/Kone/Johnson or Equivalent

ELECTRICAL FITTINGS

PVC Concealed with Conduit I/C copper wiring. TV Outlets in Living & all bedrooms with modular switches & sockets Provision for AC in all rooms

POWER BACKUP

5 KVA per unit. 100% backup for Lifts & Common Areas, Emergency and Safety Facilities

PLUMBING

All Internal Plumbing in CPVC/UPVC
Underground Water Tanks with Pump Room
Water Drain Points for Split type Air Conditioners in every room



UNISTAR BUILDERS PRIVATE LIMITED

REGISTERED OFFICE

SCO 139-141, Sector 17-C, 1st Floor, Chandigarh - 160017

SALES GALLERY

Jubilee Vallum, GH-4, Sector 90, Mohali

Disclaimer: The images used in this project brochure are conceptual. This brochure provides general information and can not form the basis of any legal commitment. The company reserves the right to make amendments as and when required. The construction of the project will be carried out as per the plans approved by the competent authorities.