



PHASE-1

PREMIUM TOWNSHIP MORINDA

A Township Designed for Tomorrow's Living





PROJECT HIGHLIGHTS



Secure
Gated Community



40ft Wide
Access Road



Premium
Residential Plots



Designed
For Families



Affordable
Yet Luxurious Living



Situated on
Ludhiana Highway (NH-5)

PROJECT AMENITIES

Smart Amenities For A Modern Lifestyle



Secure Gated Entry & Exit



Landscaped Waterbody
& Lush Green Lawns



Kids' Play Area



Clubhouse



Outdoor Fitness Zone



Cricket Pitch



Yoga Lawn



Fire Pit Zone



Dedicated 4-Wheeler Parking



Driveway / Drop-Off Zone



Guards' Room



24x7 Electricity Supply



24x7 Clean Water Supply



35 ft Internal Roads



Ample Street Lighting
Throughout the Township



Proper Drainage & Sewage
System (Dedicated STP Plants)

PLOT DESCRIPTION

22ft x 45ft (110 SQ. YD.)

URBAN SKYLAND – 110 SQ. YD. PLOT PLAN

Advantages Of The Plots

LOW ENTRY BARRIER

**(HIGHLY AFFORDABLE
PRE-LAUNCH PRICE AS PER
THE MARKET STANDARDS)**

**TWO FLEXIBLE EXIT
OPTIONS**

**APPRECIATION FROM
₹29L - ₹50L IN ESTIMATED
12 MONTHS**

**PERFECT BLEND
OF AFFORDABILITY +
LUXURY + RETURNS**

URBAN SKYLAND

110 SQ. YD. PLAN

Special

PRE-LAUNCH PRICE

₹ 26,000 PER SQ. YD.

26,000 PER SQ YD- PRICE APPLICABLE WHEN YOU PAY 100% UPFRONT.
30,900 PER SQ YD- PRICE APPLICABLE WHEN YOU PAY 50% NOW & 50% AFTER 1 YEAR.



PRICE & APPRECIATION SUMMARY

ITEM	Buy at ₹26,000/sq yd (Full Upfront)	Buy at ₹30,900/sq yd (50% Now, 50% in 1 Year)
Cost Price (110 sq yd)	₹28,60,000	₹17,00,000 + ₹17,00,000
Estimated Value After 1 Year (45,000/sq yd)	₹49,50,000	₹49,50,000
Estimated Absolute Gain in 1 Year	₹20,90,000	₹15,50,000
Estimated Return in 1 Year	73%	45%



LOCATION ADVANTAGES



*A perfect balance of
connectivity, comfort and peaceful
township living.*

**Just 20 minutes
from Mohali**

 **Opposite London Street,
Morinda** 

**Situated on
Ludhiana Highway (NH-5)**

**Only 5 minutes from
Morinda City**

**8 minutes from
Chandigarh University**



Plan Your Future *With* Urban Skyland Township

📍 Morinda

Opp. London Street | On Ludhiana Highway | Only 20 Minutes from Mohali



Scan to Book Now

📷 @urbansky.land

📺 @urban.skyland

✉ homes@urbansky.land

☎ +91 76 26 96 8181

🌐 www.urbansky.land