



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

₹ 30,900 PER SQ. YD.



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



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@urbansky.land

@urban.skyland

homes@urbansky.land

+91 76 26 96 8181

www.urbansky.land