



HILL CREST



Rera registration: **RERA KM 23 of 2025-2026**

VIP ROAD, NEAR JUNAKI NAGAR PATH, SIX MILE, GUWAHATI – 781036, ASSAM

ABOUT US

WELCOME TO HIGH FEATHER DEVELOPERS

Where luxury meets nature

High Feather Developers, based in Guwahati, specializes in premium apartments that blend modern elegance with serene living. Committed to quality, they prioritize high-quality materials and state-of-the-art amenities, ensuring that every apartment features spacious layouts, stylish interiors, and sustainable living solutions. With thoughtfully designed landscapes and recreational spaces, they create not just homes, but vibrant communities where families thrive.



HILL CREST

HIGH FEATHER DEVELOPERS LLP presents HillCrest , an exquisite residential haven that seamlessly blends luxury, functionality, and tranquility. Nestled in one of Guwahati's most coveted locales, Hill Crest offers an unparalleled living experience for those seeking a harmonious balance between urban convenience and serene surroundings.



Strategically located on VIP Road,Guwahati, Hill Crest is a meticulously designed G+4 residential development. This premium project features 15 spacious flats, each thoughtfully crafted to combine contemporary architecture with modern amenities, ensuring a lifestyle of comfort and elegance.

Disclaimer: Image shown is a 3d artistic impression for presentation purpose only. Actual appearance may vary.

PROJECT HIGHLIGHT

15 Spacious flats

- ✓ Basement Parking for secured vehicle storage
- ✓ Ground + 4 floors with thoughtfully designed layouts
- ✓ Exclusive Living Spaces

- Ground Floor: 1 x 2BHK, 2 x 3BHK
- 1st Floor: 1 x 2BHK, 2 x 3BHK
- 2nd Floor: 1 x 2BHK, 2 x 3BHK
- 3rd Floor: 1 x 2BHK, 2 x 3BHK
- 4th Floor: 1 x 2BHK, 1 x 3BHK, 1 x 3BHK With Roof Terrace

3^{BHK} UNITS: 10

2^{BHK} UNITS: 05

COMPLETED
PROJECTS



2D view of
the Ground
Floor Plan



AREA CALCULATION (Ground Floor)						
TYPE	CARPET AREA	VERANDAH AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE
FLAT A	1355 SQ FT	225 SQ FT	88 SQ FT	1668 SQ FT	2168 SQ FT	BUA = 179 SQ FT SBUA = 233 SQ FT
FLAT B	667 SQ FT	77 SQ FT	57 SQ FT	801 SQ FT	1041 SQ FT	BUA = 92 SQ FT SBUA = 120 SQ FT
FLAT C	1047 SQ FT	154 SQ FT	72 SQ FT	1273 SQ FT	1655 SQ FT	BUA = 174 SQ FT SBUA = 226 SQ FT

2D view of
the 1st to 3rd
Floor Plan



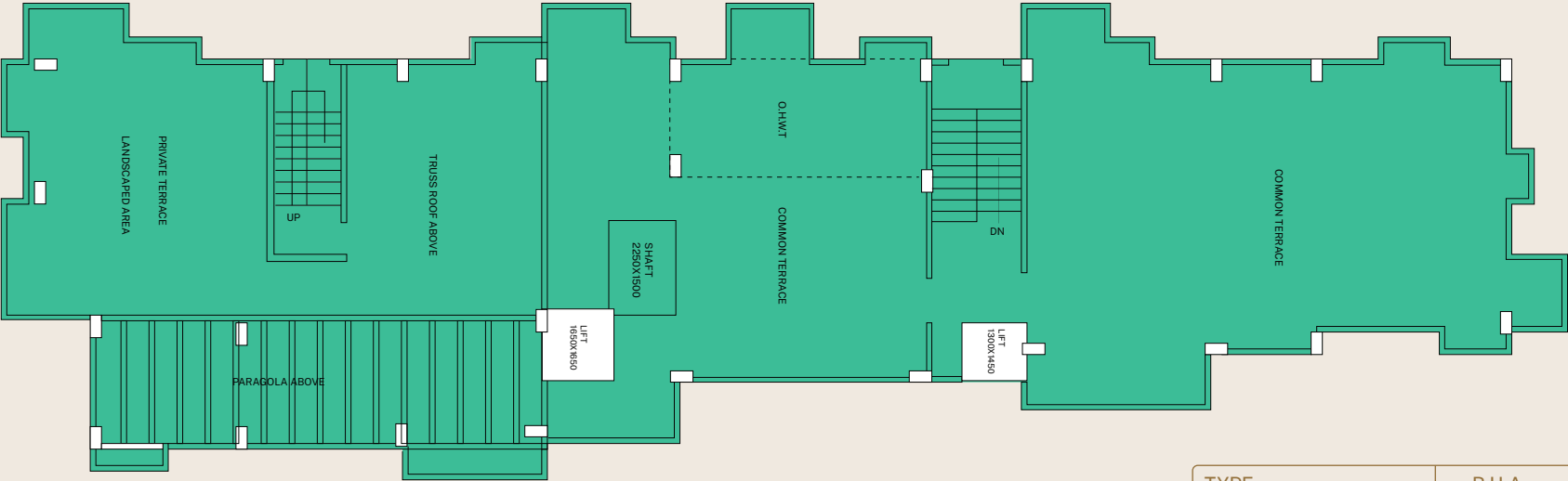
AREA CALCULATION (1st to 3rd Floor)					
TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT A	1380 SQ FT	225 SQ FT	89 SQ FT	1694 SQ FT	2200 SQ FT
FLAT B	684 SQ FT	76 SQ FT	61 SQ FT	821 SQ FT	1067 SQ FT
FLAT C	1065 SQ FT	154 SQ FT	75 SQ FT	1294 SQ FT	1680 SQ FT

2D view of the 4th Floor Plan



AREA CALCULATION (4th Floor)					
TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT A	1380 SQ FT	225 SQ FT	89 SQ FT	1694 SQ FT	2200 SQ FT
FLAT B	684 SQ FT	76 SQ FT	61 SQ FT	821 SQ FT	1067 SQ FT
FLAT C	1065 SQ FT	154 SQ FT	75 SQ FT	1294 SQ FT	1680 SQ FT

2D view of the Terrace Floor Plan



TYPE	B.U.A
PRIVATE TERRACE	1580 SQ FT
COMMON TERRACE	2357 SQ FT



A GROUND FLOOR

3 BHK

BUA: 1668 SQ FT
SBUA: 2168 SQ FT



B GROUND
FLOOR

2 BHK

BUA: 801 SQ FT
SBUA: 1041 SQ FT



C GROUND FLOOR

3 BHK

BUA: 1273 SQ FT
SBUA: 1655 SQ FT



A 1ST TO 3RD FLOOR

3 BHK

BUA: 1694 SQ FT
SBUA: 2200 SQ FT



B 1ST TO
4TH FLOOR

2 BHK

BUA: 821 SQ FT
SBUA: 1067 SQ FT



C 1ST TO
4TH FLOOR

3 BHK

BUA: 1294 SQ FT
SBUA: 1680 SQ FT



A 4TH FLOOR

3 BHK

BUA: 1694 SQ FT
SBUA: 2200 SQ FT



Terrace

FEATURES & SPECIFICATIONS

Smartly Designed Spaces for Maximum Comfort

- ▶ Central 1.5-meter-wide passage ensures privacy and easy movement
- ▶ Well-placed balconies in each unit, offering breathtaking views and ample ventilation
- ▶ Properly segregated kitchen and dining areas for a smooth living experience
- ▶ Thoughtful layout with spacious bedrooms, kitchens, and living areas
- ▶ Efficient use of natural light to reduce electricity consumption

State-of-the-Art Electrical Setup

- ▶ ISI-approved concealed copper wiring with branded modular switches
- ▶ AC provisions in all bedrooms with easy-to-access landing areas
- ▶ Branded fittings from Legrand or equivalent
- ▶ Dedicated APDCL meters for seamless electricity supply
- ▶ Well-placed plug points for kitchen appliances including microwave, fridge, and water purifier
Branded fittings from Liguard, MK, or equivalent

FEATURES & SPECIFICATIONS

Superior Construction & Safety

- ▶ Earthquake-resistant RCC frame structure for lasting durability
- ▶ Structural design by industry-leading consultants

Exquisite Finishing & Interiors

- ▶ Washable distemper and weather coat paints for lasting elegance
- ▶ 2'x4' branded vitrified floor tiles for a sleek and modern look
- ▶ Granite-finished common areas and lift lobbies

State-of-the-Art Plumbing & Sanitary Features

- ▶ BIS-certified plumbing & sanitary systems for long-term reliability and modern showers
- ▶ Geyser points and concealed hot & cold water pipelines
- ▶ Jaguar or equivalent standard bathroom & kitchen fittings
- ▶ Elegant western-style toilets, standard wash basins, and modern showers
- ▶ Granite kitchen platform with 2-ft designer wall tiles

FEATURES & SPECIFICATIONS

Standard Doors & Windows

- ▶ Main Door: 30 mm solid flush door with WPC frame (7 ft height)
- ▶ Windows: Standard UPVC sliding windows for noise reduction and weather protection
- ▶ Bathroom Doors: High-quality PVC or WPC doors for durability



FEATURES & SPECIFICATIONS



Lift Facility

6-person high-speed Otis/ Kone / Schindler lifts



Strategically Located Staircases & Lifts

Ensuring quick access and smooth movement across floors



Secured Entrances & Common Spaces

Integrated with CCTV, intercom, and 24/7 security



Uninterrupted Power Backup

- Dedicated Transformer for a stable electricity supply
- High-capacity Generator for seamless backup



24/7 Security:

CCTV surveillance and intercom connectivity for added safety



Water Supply

- Deep borewell & GMC water connection
- Advanced water filtration system for a healthier lifestyle
- Rainwater harvesting for sustainable living
- Individual isolation valves for each flat's main water line

Payment Structure

Booking amount : 20,00,000/-

Balance Payment Schedule

Stage	Percentage
On Completion of Basement	15%
On Completion of Ground Floor	15%
On Completion of 1st Slab	15%
On completion of 2nd Slab	15%
On Completion of 3rd Slab	15%
On Completion of 4th Slab	10%
On completion of Brick Wall	10%
At the time of Possession	5%

YOUR DREAM HOME AWAITS

SECURE YOUR DREAM HOME TODAY



SCAN FOR LOCATION

Limited units
AVAILABLE!

Contact Us



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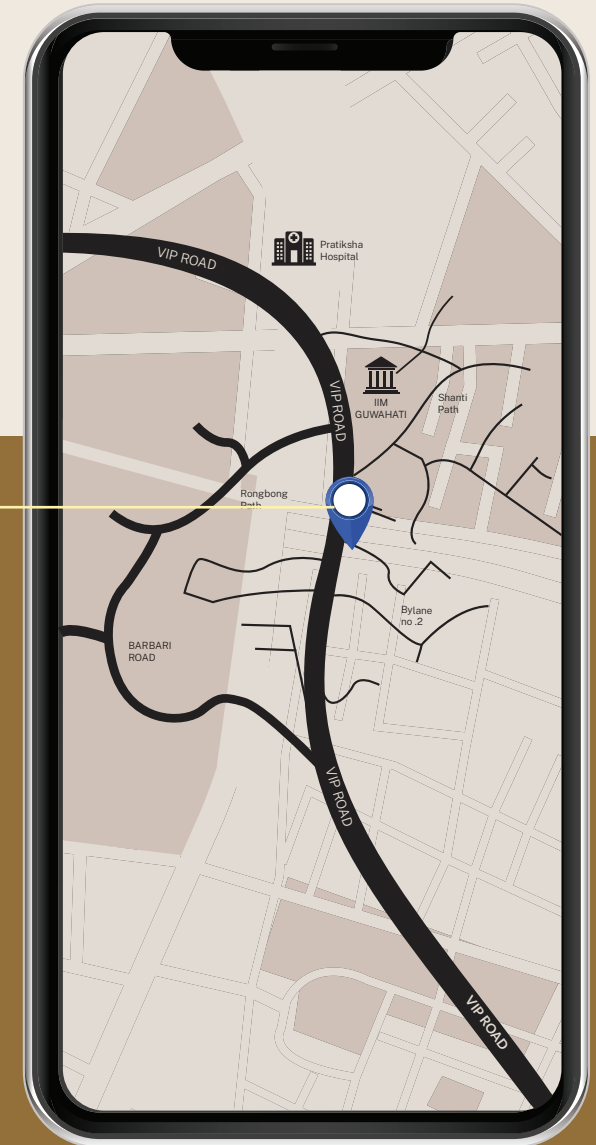


www.highfeather.co.in



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