



Low-Density Residential Estates at Foothills

A Myrus Venture Initiative

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Just 25 kilometres from the city

North India's most distinguished low-density residential estates, Lincoln Hills by Myrus Ventures introduces a way of living in the foothills of the Shivaliks. Panchkula Extention, envisioned as a natural estate brings expansive private residences closer to the city while preserving the openness of countryside living. Thoughtfully master-planned around generous greens, distinguished architecture and world-class hospitality, Lincoln Hills offers an environment where impeccable security, assured privacy, space and curated experiences define everyday life. Here, the freedom of expansive living meets the sophistication of a private residential estate, creating an exceptional address for those seeking nature, exclusivity and effortless connectivity.



Architecture &
Landscape Design
by Internationally
Acclaimed
Consultants

AN
ADDRESS
INSPIRED
BY NATURE,
CRAFTED
FOR LEGACY

An invitation to an EXTRAORDINARY LIFE

- Luxury today is defined by quality of living, not merely expansive built spaces.
- A new benchmark in low-density estate living where nature, wellness, and space coexist seamlessly.
- Thoughtfully designed amidst greens, offering a holistic lifestyle rooted in balance and well-being.
- More than land, it presents a rare, refined, and future-ready living experience.
- An invitation to be part of a visionary development built on conscious, enduring value.





A LUXURY LOW-DENSITY

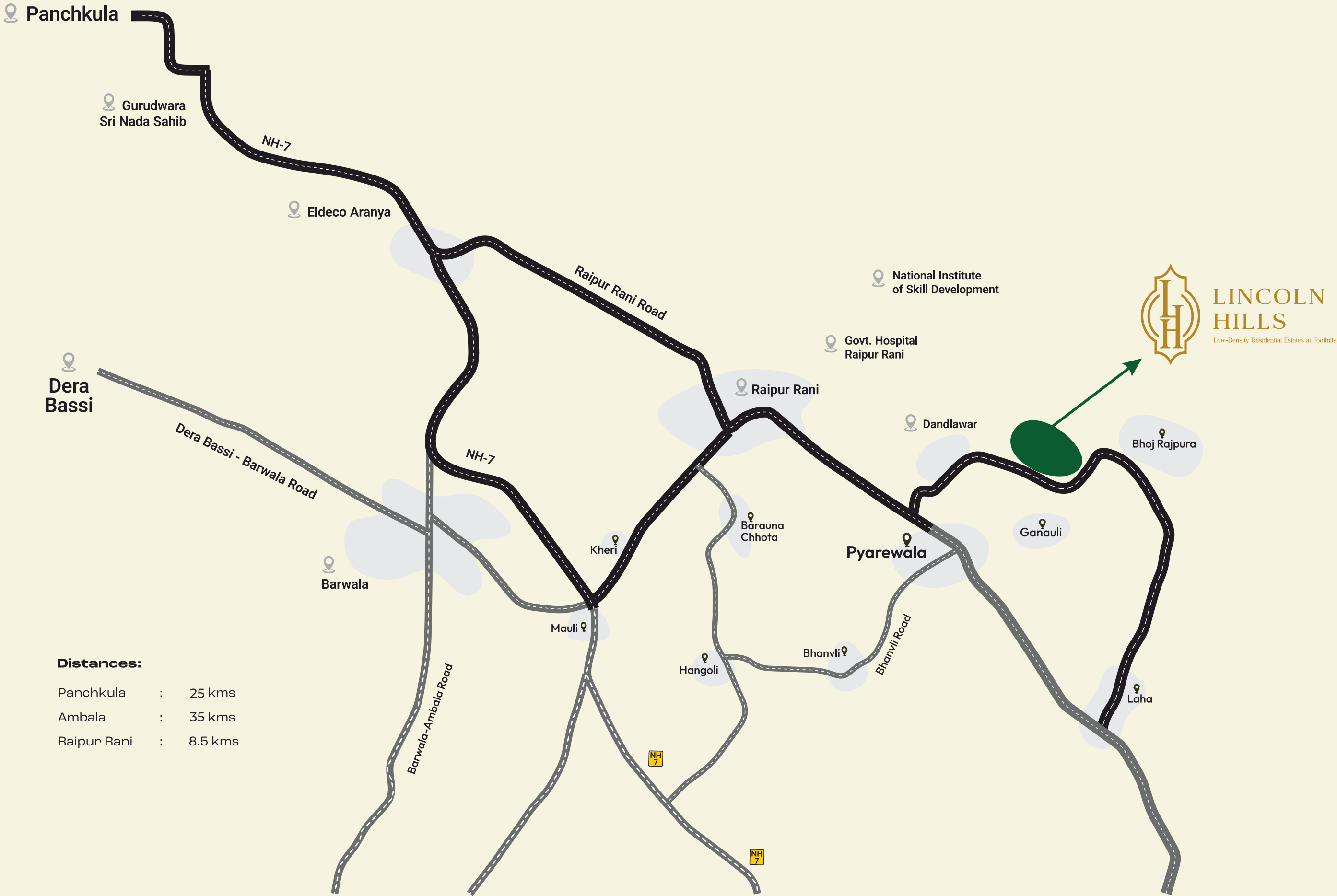
ESTATE LIVING AT THE FOOTHILLS

What we
PRESENT
Not Choices, But
Distinctions

- Spread across around 100 acres with thoughtfully planned expansive green landscapes.
- Located in Panchkula Extention, balancing serenity with strong connectivity.
- Cleaner air and open surroundings redefine everyday living experiences.
- Seamless access via Panchkula and Chandigarh ensures effortless daily travel. Minutes from Morni Hills, offering a quiet, connected, and considered lifestyle.
- Premium One Acre Residences &
- Premium Half Acre Residences
- 10-ft Common Frontage Maintained by the Developer
- Underground Utilities for a Clutter-Free Landscape

PANCHKULA EXTENTION, A SERENE GATEWAY

AT THE FOOTHILLS OF SHIVALIK,
SEAMLESSLY CONNECTING
PANCHKULA & CHANDIGARH
is home to Lincoln Hills-an address
of rising prominence.





INCREASINGLY
EVERY OFFERING
IS DEFINED BY
WHAT IS RARE

SHAPED ENTIRELY
ON YOUR TERMS-
SPACE, STILLNESS, AND
A LIFE OF DISTINCTION

Estate Plots

Generous land parcels for those who seek to build a home of their own vision. Set within a refined natural setting, each plot offers openness, exclusivity, and the freedom to create something truly personal and enduring.



A concept of

DETACHED ESTATE RESIDENCES

Detached Residences are independent residences set on large land parcels, designed without shared walls and surrounded by open spaces or landscaped greens, offering privacy, flexibility, and a low-density living environment away from urban congestion.

Estate Level Plot Boundary of each plot (With a multi-level height hedge, 10 feet wide)

- Independent Structure : Each residence is fully detached, independent structure with no shared walls.
- Low-Density Planning: Limited built-up area allows maximum open green spaces within each plot.
- Expansive Land Parcels: Generous plot sizes accommodate lawns, outdoor seating, and personal landscapes.
- Natural Setting: Designed within a green, pollution-free environment away from urban congestion.
- Flexible Usage: Suitable as weekend homes, vacation retreats, or permanent residences.



60Ft. Wide Central Axis Road

40Ft. Wide Internal Roads

Wide, thoughtfully planned roads create a seamless driving experience, reduce congestion, and enhance safety for residents and visitors alike. They improve accessibility for emergency services, support landscaped avenues, and add to the grandeur of the community, offering everyday convenience while enhancing the overall value and prestige of the development.

Address & Arrival

Seamless connectivity, just 25 KM from Panchkula

Grand, tree-lined entrance boulevard

Living Experience

Luxury farmhouses amidst expansive greens

Premium plotted residences

Concierge-led, service-driven living

Movement & Convenience

Golf cart mobility across the estate

ATV Bikes for Kids

Safe, dedicated cycling & jogging tracks

Walkways free from vehicular movement

Nature-Inspired Features

Rainforest Plantation Zones

Multi-layer security

Tree-Lined Roads

Open-Air Yoga Deck

Meditation Forest

Tree House Experience

Camping & Bonfire Area

Senior Citizen Recreation Garden

Private Picnic Lawns

Sunrise & Sunset viewing Decks

Bio-Climatic Planning

Dedicated Camping, Barbecue & Bonfire Zones

Master Planning & Infrastructure

- 60 ft. central axis road, elegantly landscaped
- 40 ft. internal roads with aesthetic detailing
- Designed roundabouts with sculptural elements
- Solar lit street lights - solar panel for each unit
- Uninterrupted power backup for common areas

Experiential Living

- Helipad access
- Water bodies & cascading fountains
- Medi-spa, wellness spaces
- Children's adventure zone

Sports Facility

- Skating Rink
- Jogging Track and Walkways
- Rock Climbing Wall
- Outdoor Gym
- Cycling Track
- Pickleball Court
- Mini Golf Arena
- Lawn Tennis
- Badminton
- Basketball & Volleyball
- Box Cricket (Practice Net)
- Paddle Court
- Eco Cycling Trails through Forest Plantation

Spread Facilities

Wellness including naturopathy

Multiple Restaurants & Cafes

Helipad

Exclusive Weekly Experiences

Pottery & Ceramics Workshops

Art & Painting Sessions

Zumba & Fitness Classes

Nature Walks & Bird Watching

Gardening Workshops

Live Music Evenings

Barbecue & Bonfire Gatherings

Coffee & High Tea Meetups

Storytelling & Puppet Shows

Chess & Carrom Championships

Cycling Around the Estate

Golf Cart Estate Tours

Photography Walks

Cultural & Festive Celebrations

Green & Wellness Ecosystem

Lush landscaped gardens & open greens

Yoga & herbal parks

Air quality & bioclimatic design features

Botanical Garden

Pet Luxury Park

Spread Facilities

Wellness including naturopathy

Multiple Restaurants & Cafes

Helipad

Recreational Facilities

Fishing Deck / Angling Zone

Tracking Tours

Bird Watching Zones

Open-Air Cinema

Infinity Pool with Nature View

Virtual Golf Simulator

VR Gaming Lounge

Elite Conveniences & Lifestyle Upgrades

Dedicated night-sky viewing deck

High-end automated telescopes for

clear views of the Shivalik skies

Staff Rest Pavilions for chauffeurs,

security personnel & domestic staff

Support System

JLL CBRE, SODEXO or equivalent

Maintenance Agency for both

Common Areas and Villas

AMENITIES

ARRIVE
IN STYLE
EXCLUSIVE COMMUNITY **HELIPAD**

The helipad is a rare luxury that elevates connectivity and exclusivity. Designed for seamless arrivals and departures, it reflects a lifestyle where convenience meets prestige, catering to those who value time as the ultimate luxury.

Golf Cart Mobility

Dedicated golf carts ensure effortless and comfortable movement throughout the estate. Travel seamlessly between residences and amenities with smooth, silent journeys. Every detail is designed to deliver convenience without compromising luxury or sophistication.



Landscaped Greens & Walkways

Immerse yourself in beautifully curated landscapes, where verdant greens and elegant walkways offer a perfect balance of natural beauty, wellness, and sophisticated outdoor living.

- Expansive greens and pathways to reconnect with nature.
- Pedestrian-friendly spaces for safe, uninterrupted movement.
- Vehicle-free zones ensuring calm, peaceful surroundings. Ideal for walks, reflection, and daily rejuvenation.





Beautifully Curated

Perfectly Positioned

Exclusively LINCOLN HILLS

Elegance at Every Intersection

Inspired by timeless estate planning, every roundabout is beautifully landscaped to create visually striking focal points. Blending nature, architecture, and refined detailing, they transform everyday movement into an elegant experience while enhancing the prestigious ambience of Lincoln Hills.





Flowing waters enriching every corner with tranquility, elegance, and sophistication

At LINCOLN HILLS, water is more than an aesthetic element, it is an expression of refined living. Gracefully designed fountains and tranquil water features create captivating focal points throughout the estate, adding movement, elegance, and a soothing ambience to everyday life.

Thoughtfully integrated into the estate's master plan, they reflect the timeless sophistication and exclusivity that define the exceptional lifestyle of Lincoln Hills.



A Five-Star Resort Within Your Estate

Experience the elegance and comfort of a five-star resort, thoughtfully woven into everyday life. Designed to deliver exceptional hospitality through renowned luxury hospitality brands such as Taj, Marriott, Hyatt, ITC Hotels, or other equivalent five-star operators, every experience will reflect refined sophistication, impeccable service, and timeless elegance.





Boundary Wall & Perimeter Security

A well-defined boundary wall encloses the estate, ensuring complete demarcation while preserving privacy and blending seamlessly with the surrounding landscape.

Continuous perimeter planning with strategically integrated lighting enhances security, visibility, and peace of mind while complementing the estate's refined aesthetic appeal.

Villa-Level Green Hedge Boundary Wall (10 Feet) Developed by the Developer

Dense green hedges create natural boundaries around every estate, ensuring privacy while preserving openness, elegance, and the estate's picturesque landscape.

Beautifully maintained landscaping enhances security and visual appeal, offering residents a serene environment with discreet protection and timeless natural charm.





Jogging & Cycle Tracks

Dedicated jogging and cycling tracks wind through lush greens, offering a refreshing way to stay active.

Designed for safety and comfort, these pathways encourage daily movement, mindful living, and a deeper connection with nature in a calm, vehicle-free environment.



World-Class Boutique Cafes

A selection of charming cafes will offer inviting spaces to relax, connect, and unwind throughout the day.

From artisanal coffee to gourmet treats, each cafe will create a warm atmosphere where conversations, quiet moments, and everyday indulgence become part of the Lincoln Hills lifestyle.

Restaurants Across the Estate

Curated restaurants across the estate will celebrate fine dining with distinctive flavours, sophisticated ambience, and memorable experiences for residents and their guests.

Enhanced with refined interiors and inviting ambience, they will offer welcoming spaces where fine cuisine and memorable moments will come together in perfect harmony.

Music Across the Community

Soft, relaxing music plays across the community at fixed hours, like in premium resorts.

Thoughtfully installed sound systems create a calm atmosphere, making mornings refreshing and evenings peaceful, enhancing everyday living with comfort.





Signature Gymnasium

The state-of-the-art gymnasium will feature premium fitness facilities designed for strength, wellness, and everyday vitality. Dedicated training and recovery spaces will make wellbeing an integral part of life at Lincoln Hills.



Meditation & Yoga Spaces

Dedicated meditation and yoga spaces will offer peaceful settings for mindfulness and relaxation. Curated wellness sessions, guided by experienced mentors from cities like New Delhi, will encourage balance and healthier living.

Fun-Filled Kids' Play Zone

Dedicated play zones will feature safety-certified equipment, soft-impact flooring and separate areas for toddlers and older children. Interactive play structures, activity zones and shaded parent seating will ensure safer, age-appropriate recreation.



Medi-Spa & Wellness Center

A holistic wellness destination featuring hydrotherapy pools, saunas, steam rooms and ice baths within the clubhouse, complemented by healing gardens with aromatic and medicinal flora for relaxation, rejuvenation and wellbeing.



Mini Golf Arena

A professionally designed mini golf area will feature contoured putting greens, varied hole layouts and quality turf, offering residents an engaging recreational space for skill-building, leisure and social interaction.



Open Air Gym

An open-air gym amidst landscaped greens will feature modern workout stations for strength, mobility and functional training, offering residents a refreshing fitness experience surrounded by fresh air and natural landscapes.

First time in North India

35,000 Sq.Ft. CLUB HOUSE

with Holistic Wellness Pavilion

At Lincoln Hills, the clubhouse is envisioned as the social and recreational heart of the estate, blending timeless architecture with contemporary comforts. Designed for wellness, leisure and meaningful gatherings, it offers refined spaces for quiet moments, family time and celebrations.

Surrounded by lush landscapes and tranquil views, it brings together hospitality, elegance and memorable experiences in the spirit of estate living.





35000 Sq.ft Clubhouse

At Lincoln Hills, the clubhouse forms the social and recreational heart of the estate, bringing together wellness, leisure, celebrations and refined experiences within elegant spaces surrounded by tranquil landscapes.



Banquet Hall

A beautifully designed 150-pax banquet space will provide an elegant setting for celebrations and special occasions, where refined ambience, warm hospitality and memorable moments come together with family and friends.

Fun-Filled Kids' Play Zone

A refined restaurant and bar within the clubhouse will offer curated cuisine, premium beverages and elegant seating, creating a sophisticated setting for fine dining, relaxed evenings and social gatherings.



Advanced Security & Privacy

3-Tier Security – 24X7 patrols, CCTV, biometric access and AI-powered thermal perimeter fencing.

Drone Surveillance- Scheduled aerial security sweeps across the estate.

Private Estate Gating- Automatic boom barriers or sensor gates for one acre and half acre plots.



Gated Entrance & Guarded Security

A grand entrance with controlled access, trained security personnel and visitor management will ensure seamless movement, round-the-clock vigilance and a secure, welcoming arrival experience for residents and guests.



Library

A thoughtfully designed clubhouse library will offer curated reading collections, comfortable seating and quiet study corners, creating an elegant retreat for reading, reflection, learning and relaxed moments of solitude.



Gymnasium



Badminton/Basketball Court



Padel Court(Tennis/Squash/Pickle Ball)



Pool Table



BIG LAWN TENNIS COURT



Activity Room



Gaming Arcade

Maintenance by a Renowned Brand

(JLL, CBRE, ISS Facility Services,
Sodexo, Compass Group or equivalent)



Concierge Services

Guest hospitality & villa readiness

Housekeeping & deep cleaning

Gardening & landscape maintenance

Chauffeur & luxury car services

Airport transfers & travel assistance

Event planning & private gatherings

Home maintenance & repair support

Wellness bookings (yoga, spa, meditation sessions)

Grocery & essentials delivery

Laundry & dry-cleaning services

On-call staff for special requirements

Landscape Maintenance

Upkeep of lawns, trees, gardens, irrigation, seasonal plantation.

Housekeeping & Cleanliness

Daily cleaning of roads, pathways, common areas, waste management.

Security Management

Guards, CCTV monitoring, access control, visitor management systems.

MEP Maintenance

Electrical, plumbing, lighting, water supply, and infrastructure upkeep.

Club & Amenities Management

Pools, clubhouse, sports zones, and recreational areas maintenance.

Smart Systems Monitoring

Surveillance, automation systems, and energy efficiency tracking.

Vendor & Staff Management

Hiring, training, supervision of on-ground teams.

Preventive & Scheduled Maintenance

Regular inspections to avoid breakdowns and ensure longevity.

A CONCEPTUAL PRESENTATION

Disclaimer : This document is a conceptual presentation prepared for internal reference and training purposes. The information, visuals, and layouts included are indicative in nature and meant for discussion purposes only. Nothing contained herein should be interpreted as a legal offer, commitment, or advertisement for sale. All details are subject to change, refinement, and necessary approvals. The images and representations used are artistic impressions intended to provide a general understanding of the concept.

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LINCOLN
HILLS