

## 2 Bedroom Apartment / Flat for sale in Kharar, Mohali

28.2 lakhs



### Guru Homes Independent Builder Floor In Mohali

Guru Homes II, Kharar, Mohali - 140301 (Chandigarh)

- Area: 990 SqFeet ▾
- Bedrooms: Two
- Bathrooms: Two
- Floor: First
- Total Floors: Three
- Facing: East
- Furnished: Semi Furnished
- Transaction: New Property
- Price: 2,819,700
- Rate: 2,848 per SqFeet <sup>-5%</sup>
- Age Of Construction: 1 Years
- Possession: Immediate/Ready to move

### Advertiser Details

**ALEXA Real Estate**  
Alexan Real Estate  
Owner/Proprietor

Sector 119, Mohali  
mob: 9888764155  
tel: 9569071155  
mail: [www.propertywala.com/alexan-real-estate](mailto:www.propertywala.com/alexan-real-estate)



Scan QR code to get the contact info on your mobile  
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### Description

Guru Homes With it's prime, affordable 2BHK Independent floors, located on NH-21 Chandigarh-Ropar Road, Kharar. The project is a luxury for the seekers of freedom. Guru Homes is a Secure & Gated community, with a Green park spread over of land, aesthetic lighting, utility shops, round-the-clock water supply and many more. These beautifully crafted homes brings you the opportunity to have all that you ever wanted in your ideal home - beautiful view, exceptional architecture, the finest leisure facilities and green parks - all within a peaceful, secure environment at affordable prices.

When you contact, don't forget to mention that you found this ad on PropertyWala.com.

### Features

#### General

- Power Back-up
- Lifts
- High Speed Internet
- Wi-Fi

#### Lot

- Private Terrace
- Balcony
- Basement
- Corner Location

#### Exterior

- Reserved Parking
- Visitor Parking

#### Maintenance

- Water Supply / Storage
- RO System
- Water Softner
- Rain Water Harvesting
- Waste Disposal

#### Security

- Security Guards
- Electronic Security
- Intercom Facility
- Fire Alarm

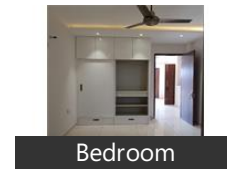
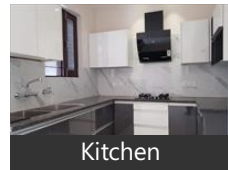
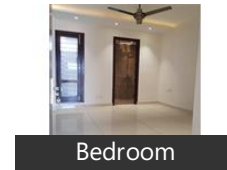
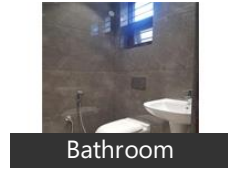
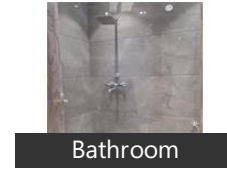
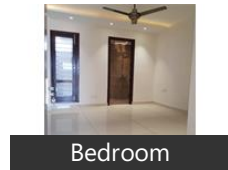
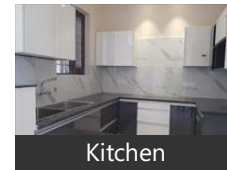
#### Interior

- Woodwork
- Modular Kitchen
- Granite Flooring
- Wooden Flooring
- Feng Shui / Vaastu Compliant

#### Recreation

- Fitness Centre / GYM
- Club / Community Center

### Pictures



\* Location may be approximate

### Landmarks

#### Hostel

PG for Girls (<0.5km)

#### ATM/Bank/Exchange

Central Bank of India-Kharar (<0.5km.. Idbi Bank (<0.5km), Bank of Maharashtra (<0.5km), Bank Of Baroda (<0.5km), Union Bank of India (<0.5km), State Bank of India-Kharar (<0.5km), Federal Bank (<0.5km), Axis Bank (<0.5km), Punjab & Sind Bank-Landran Road (<. Punjab & Sind Bank (<0.5km), Punjab National Bank-Kharar (<0.5km Punjab National Bank (<0.5km), WESTERN UNION (<0.5km), HDFC Bank-Kharar (<0.5km), Canara Bank-Kharar (<0.5km), Indusind Bank (<0.5km), HDFC Bank-Khanpur (<0.5km), Punjab Gramin Bank (<0.5km), ICICI Bank (<0.5km), Axis Bank-Desumajra (<0.5km),

State Bank of India (<0.5km), Vakrangee (<0.5km), Punjab National Bank-Kharar Main R...

### Hospitals & Clinics

Dr Lal Pathlabs (<0.5km), Sarkari Homeopathic Dispensary (<0.5km), Guru Nanak Diagnostic Lab (<0.5km), Dada Eye Care And Optics (<0.5km), Kiran Dental Clinic (<0.5km), Shri Sai Health Care Clinic (<0.5km), National Clinical Laboratory (<0.5km), Polo Labs (<0.5km), DR. Rajput Clinic (<0.5km), Unique Dental Clinic And Implant Ce., Yashna NCL (<0.5km), Medistarr Hospital (<0.5km), Maan Dental Solution (<0.5km), Ani Zone Health Care (<0.5km), Mital Ultrasound Center (<0.5km), Care Physiotherapy (<0.5km), Sanders Medical Hall (<0.5km), Karmjeet Clinic (<0.5km)

### Restaurant & Shops

Indian Shoes (<0.5km), Peter India (<0.5km), Mangal Kirana (<0.5km), Ram Sarup&Son, Gaur Karyana Store (<0.5km), Mukesh Trader (<0.5km), Kirpal Boot House (<0.5km), 4 Men Mens Clothing & Accessories... Subhash Chand & Company (<0.5km), Florl (<0.5km), Top Brands (<0.5km)

## Locality Reviews

Kharar, Mohali

Kharar is the Best location near Chandigarh for property purchase which is developing now.

#### Pros:

- *Approved projects are Better planned*
- *Quality Amenities offered.*
- *Very reasonable rates as compared to Chandigarh n Mohali*

#### Cons:

- *Old and unapproved projects do not offer Basic amenities*

Posted: Jun 2, 2022 by [sony enclave \(Karamjeet Builder And Promoter\)](#)

Kharar yeah best area for rental income purpose because three universities comes under 4 km radius also LPU 280 acer project has been passed on kurali highways.

#### Pros:

- *So many university in this area*
- *After completing Kharar Mohali elevated bridge work Kharar area will be highly demanded*
- *Access both side rupnagar , Ludhiana, Chandigarh and airport of mohali*

#### Cons:

- *10 tons dump near Darpan city which is smell high*
- *A dirty and smelling little canal passed through city*
- *High traffic on Kharar bus stand*

Posted: May 8, 2019 by [Ankit Verma \(Sp Infratech\)](#)

Well developed area. Student hub where colleges and universities are nearby. All public facilities are within reach.

#### Pros:

- *Student hub area*
- *Well developed area*

#### Cons:

- *Traffic congestion*

Posted: Apr 22, 2019 by [Harshita Sharma \(Home N Villa\)](#)

It is A Beautiful Place and a one Of the Most Developing city Of Chandigarh area It is Student Hub Area With 2 Famous Universities and Famous Colleges

#### Pros:

- *Well developing area*
- *Best for students*

Posted: Apr 6, 2019 by [Aradhya Sharma \(Home N Villa\)](#)

Kharar is the upcoming hub for the real estate activities. Expect more projects in this area by the renowned builders in the coming months. Flyover under construction definitely going to add more values to the property and standard of living in Kharar.

#### Pros:

- *Very soon going to a favourable destination for the property buyers.*
- *Well connected to Chandigarh/Shimla/Ludhiana/Jammu*

#### Cons:

- *Slow pace of flyover construction and poor quality of the electricity supplied by PSEB*
- *Traffic is big headache at present.*

Posted: Sep 18, 2018 by [Nirdosh Slathia](#)

Kharar is a very Growing and developing city. Because of the locality situated near Chandigarh, it' property appreciation value is best.

#### Pros:

- *Flyover*
- *Well Planned Area*

#### Cons:

- *Traffic Jam*

Posted: Jun 23, 2016 by [Micheal Daniel \(Andel Realtors\)](#)

Kharar is sub urban town near to Chandigarh and Mohali and entry point for Punjab, K&K and Himachal Pradesh.

#### Pros:

- *One of promising area where most of the real estate development happening*
- *Still provide homes in affordable range*
- *Most of the educational group are located in this area*

#### Cons:

- *Will take another five year to emerge next town.*

■ **Road and connectivity at inception stage**

Posted: May 23, 2016 by [OM THAKUR \(Omg Realtors Infra Developers\)](#)

Kharar is a city and a municipal council in Mohali district in the state of Punjab. It is at a distance of about 10-15 kilometers from Chandigarh and about 4 kilometers from Mohali. Kharar, which has been shifted from Rupnagar District to Mohali District, is getting developed fast. As it has the advantage of proximity to both Chandigarh and Mohali. Also because the Punjab Government is encouraging development in Kharar. This has given shape to a lot of colonies approved by GMADA being developed in the city, prominent among these being Model Town, Shivalik Enclave, Sunny Enclave and Gillco Valley.

**Pros:**

- *Developing Area*
- *Very good planning*
- *Having Mall, Hospital and other Facilities*

**Cons:**

- *Dividing roads are taking too long time to complete*

Posted: Jun 16, 2015 by Anuj Pathania

Kharar is increasing demand for residential space around the Tricity has brought a Real Estate boom in the areas on the length and breadth of Mohali. Kharar stretch on National Highway-21, One of the major reasons for the townships of Kharar getting a fair amount of success is the Master Plan of the Area, The Greater Mohali Area Development Authority (GMADA) is ensuring a proper and planned development of this area. The major benefit has been the sector of all projects. Kharar, Mohali stretch on NH-21, which is on its way to becoming a major Residential & Commercial Hub.

**Pros:**

- *It becoming a major Residential & Commercial Hub*
- *Kharar stretch on National Highway-21*
- *It getting a fair amount of success is the Master Plan of the Area*

Posted: Mar 2, 2015 by Sukhwinder Singh

Organized, well-maintained, friendly environment/culture. Better choice for living.

**Pros:**

- *Newly built roads*

Posted: Sep 21, 2014 by G Brar

Kharar, Mohali is rated 7 out of 10 based on 10 user reviews.

Disclaimer: The reviews are opinions of PropertyWala.com members, and not of PropertyWala.com.

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