



Realty

**Let
a
beautiful
life
unfold**



akshar

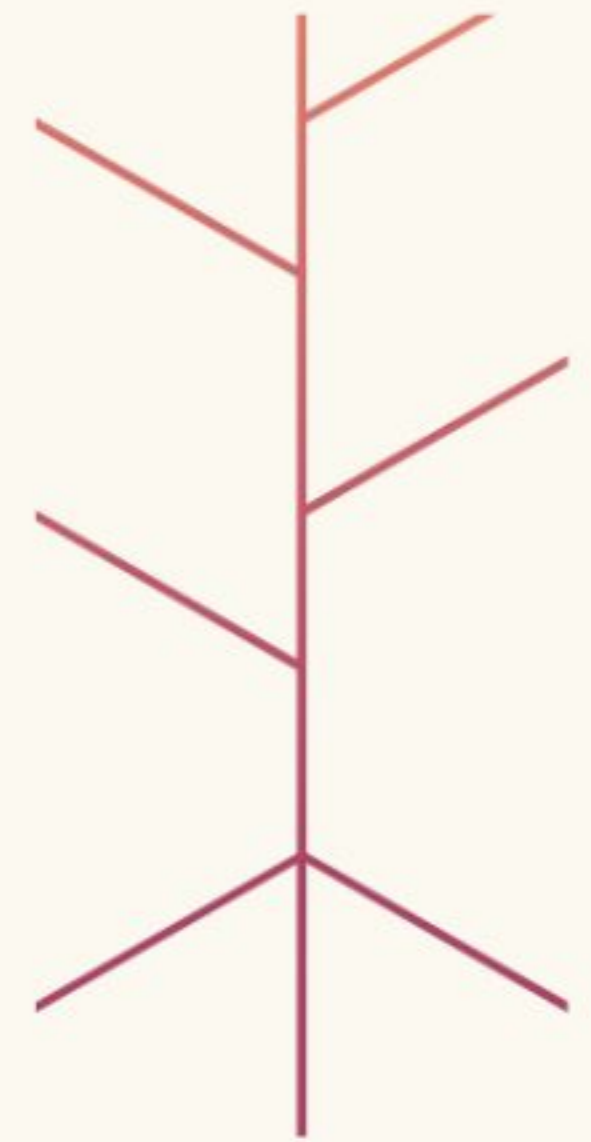
3 & 4 BHK Apartments

Vande Mataram Road, Mansarovar Extension, Jaipur

RERA Reg. No.: RAJ/P/2022/1884 | RERA Website: www.rera.rajasthan.gov.in



A beautiful story of a prosperous life



KGK Akshar is an expression that blends the idea of modern architecture with the elements of a desirable life. The project places itself on the core values of joy and comfort and weaves an elegant pattern of an inspiring life. It's about adding to the existing notion of life and creating a statement that can lead a beautiful story of a prosperous life.

Ahead of today close to tomorrow

KGK Akshar offers a well-placed life located at the much sought-after location of Mansarovar Extension. The project comfortably connects to all important places of the city without compromising on its uniqueness. Akshar is an invitation to be a part of a world that is simply out-of-the-world.

Location advantages

Temples

- Jain Temple 300 Mtrs.
- ISKCON Temple 2 Kms.

Nearby Landmarks

- Gopalpura Bypass 3 Kms.
- Ajmer Road 4 Kms.
- Muhana Mandi 4 Kms.
- City Park 5 Kms.
- 200 Ft. Bypass 5.5 Kms.
- Jaipur International Airport 8 Kms.

Metro/Railway/Bus stations

- Mansarovar Metro Station 4 Kms.
- Durgapura Railway Station 6 Kms.
- Durgapura Bus Stand 8.3 Kms.

Hospitals

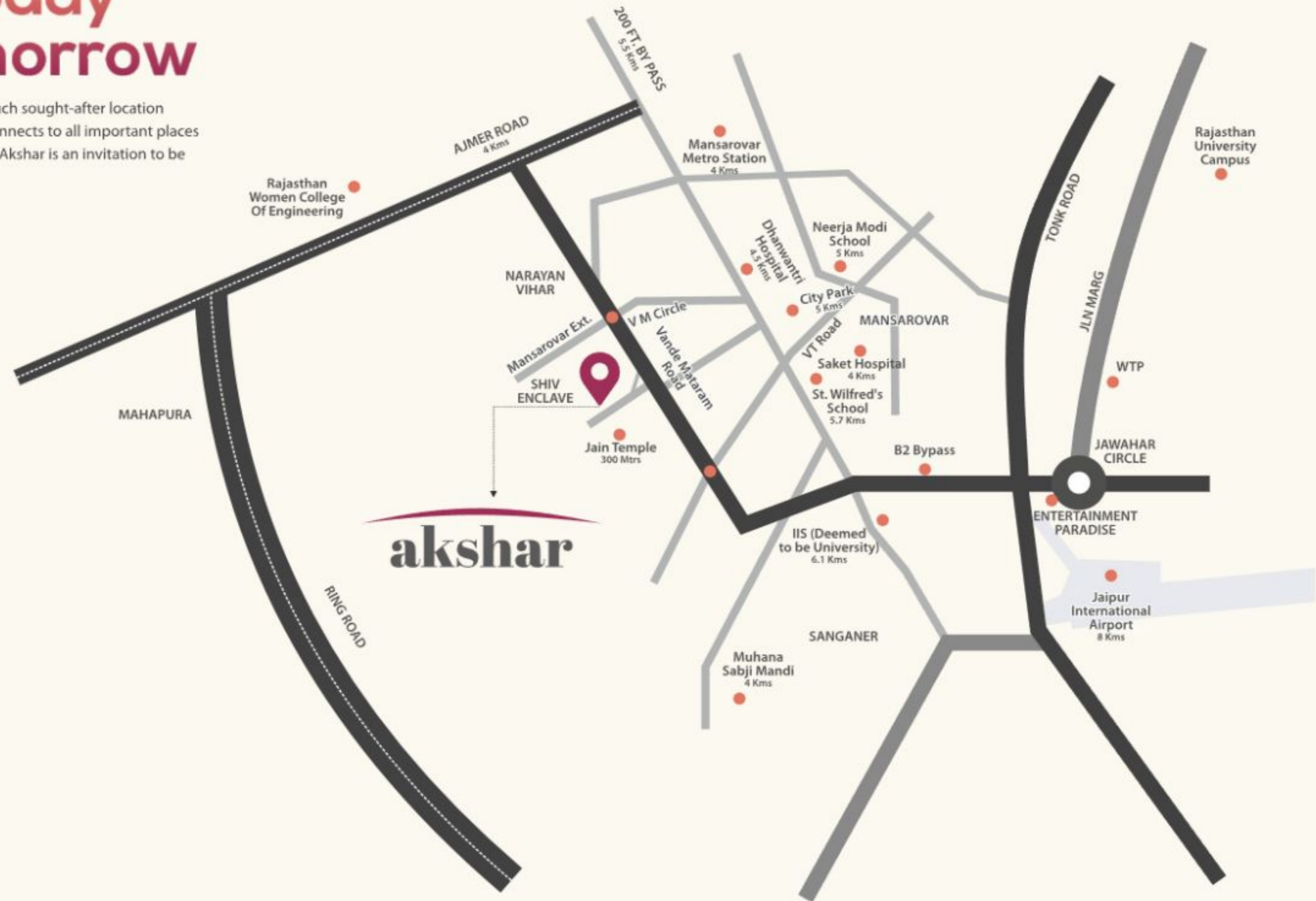
- Saket Hospital 4 Kms.
- Dhanwantri Hospital 4.5 Kms.
- Apex Hospital 5.4 Kms.

Malls

- Mansarovar Plaza 4.8 Kms.

Schools

- St. Wilfred's School 5.7 Kms.
- St. Wilfred's College 5.7 Kms.
- IIS School 6.1 Kms.
- Neerja Modi School 5 Kms.



Note: Map not to scale

Enter and leave the world behind

Entering KGK Akshar is an experience that creates an aura of positivity around it. On one hand, it makes you feel its imposing presence while on the other, it lets you feel the good vibes of an exhilarating life. Come on in, a better perspective of life is waiting for you.



The grand entrance to KGK Akshar is only a curtain raiser for the splendour and attention to detail that you are about to experience. The massive, lush green central courtyard surrounded by the imposing towers on three sides is in itself a promise of a lifestyle that only a few can aspire to live. Amenities that are cleverly woven into the central courtyard of KGK Akshar will leave you spellbound and mesmerised.



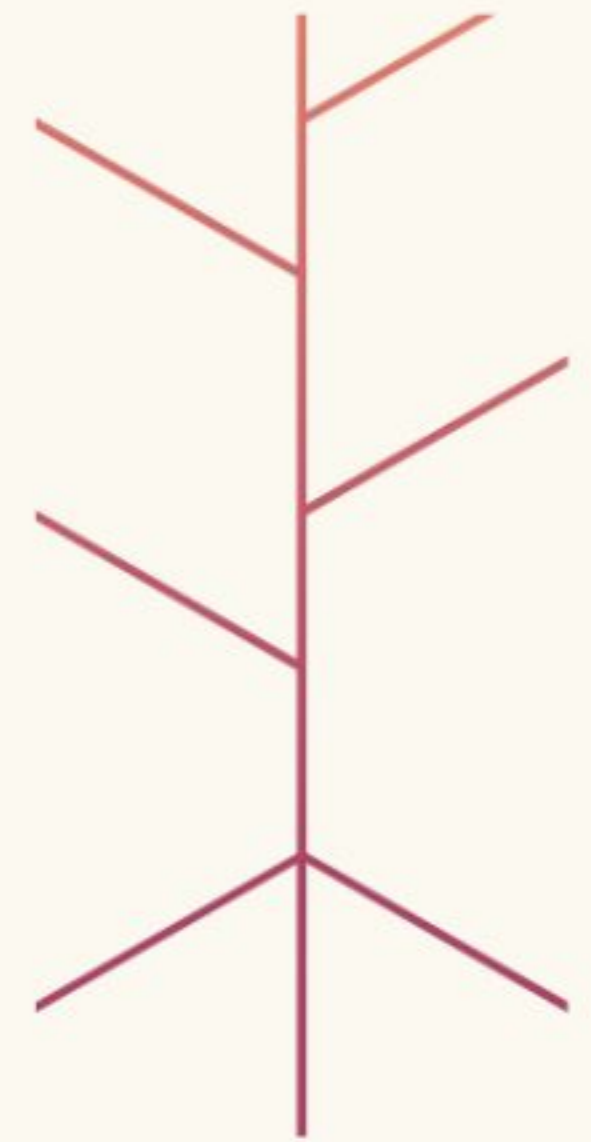
Sensible design with an eye for details

KGK Akshar architecture takes every fine detail of life and lifestyle into consideration and presents an experience loaded with many delightful surprises. KGK Akshar gives ample space to greenery and activities and makes way for a wonderful living. It's a lifestyle design that has places for everything that matters and caters to everyone.





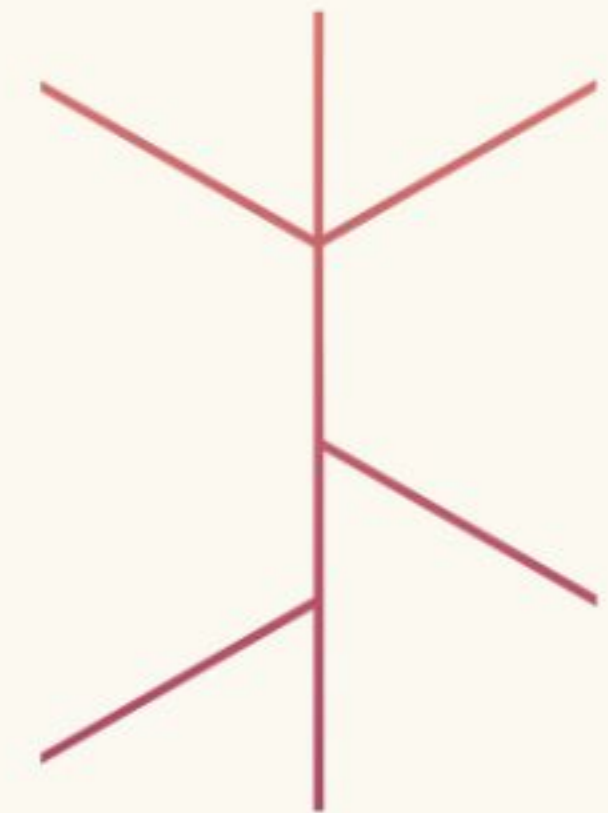
It
completes
you



KGK Akshar is planned keeping you and your expectations in mind. Every part of the planning and designing compliments you and your lifestyle in an effective and comfortable way. There is beauty, aesthetics and above all ever-flowing positive energy to inspire you to live a life of your choice. Get ready to be absorbed in an environment that simply completes you in all its glory.



Artistic Impression



A life friendly ambience

Give life an opportunity to explore the happy side of life. KGK Akshar houses spaces for every activity and desire. It's a world of difference where life finds its best value and thrives in all its natural colours. Expect more and give your life an advantage of living the best side of life.

Spaces made up of experiences

Life needs space to grow and flourish. Following the same philosophy, KGK Akshar offers inclusive spaces in its design DNA and paves the way for a free flowing life. The project includes all elements of lifestyle in spaces you see or experience. Every space inside KGK Akshar offers a comprehensive view of life and its innate beauty.



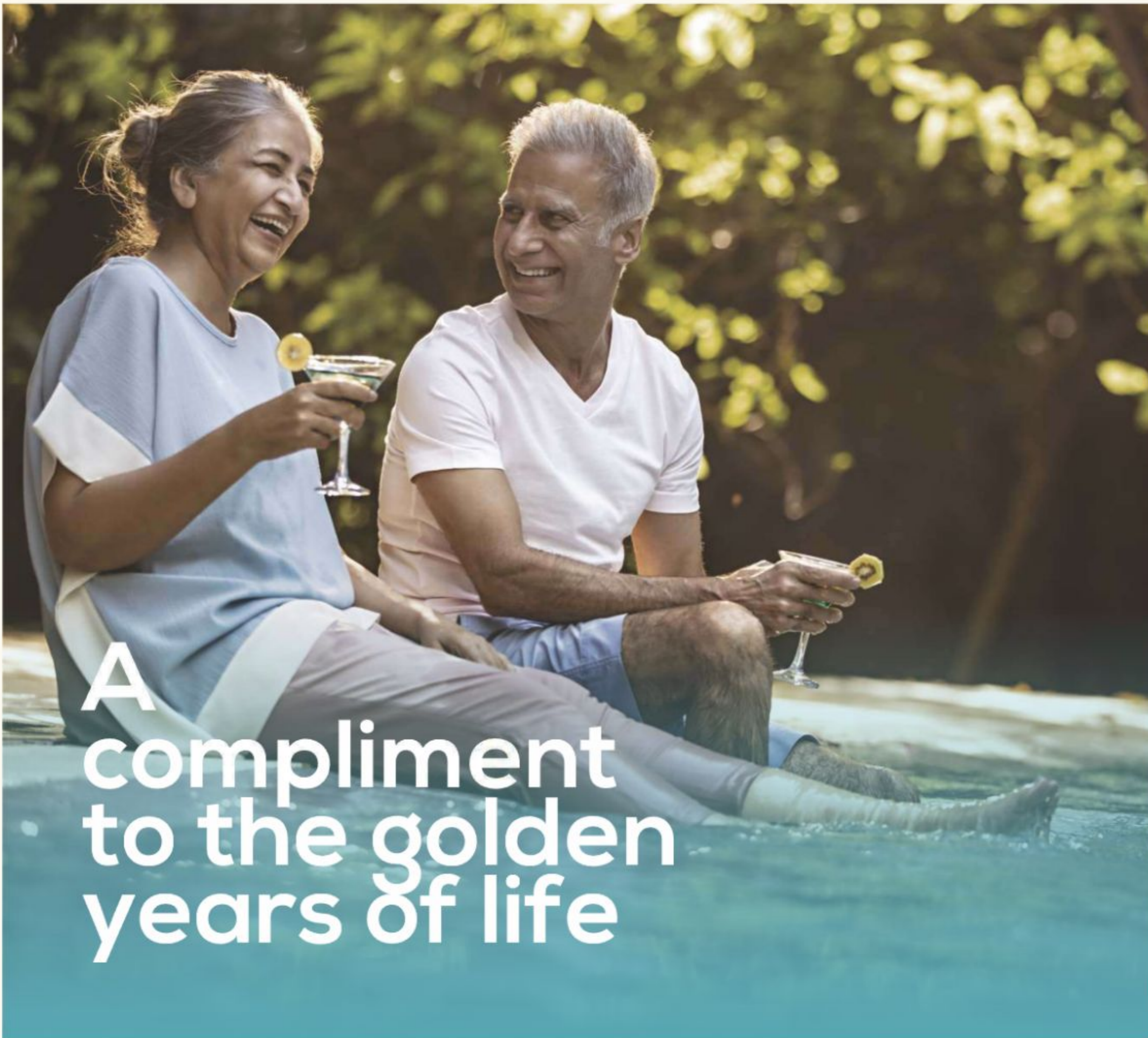
Artistic Impression



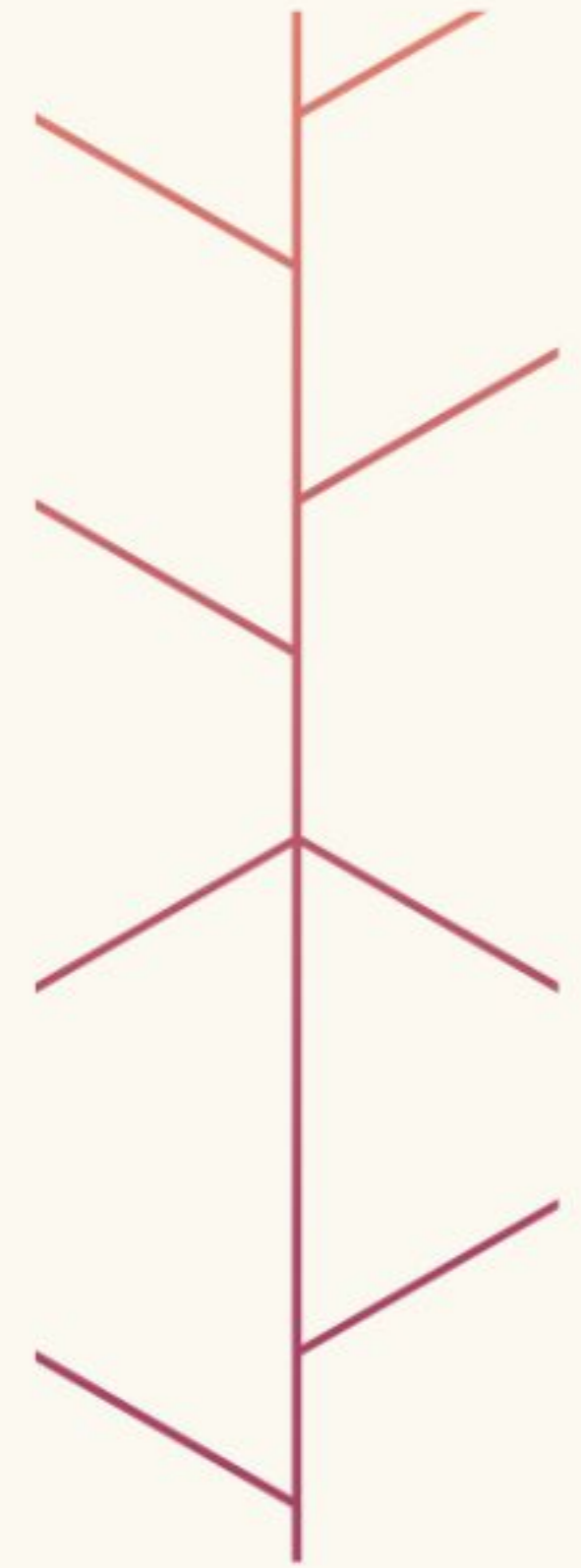
Where life happens

Central garden at KGK Akshar is a place where every member of the family gets a space to relax and enjoy. Outside the typical daily routine, the central garden is equipped with facilities to help everyone stay fit, unwind and celebrate the joys of life with all satisfaction.

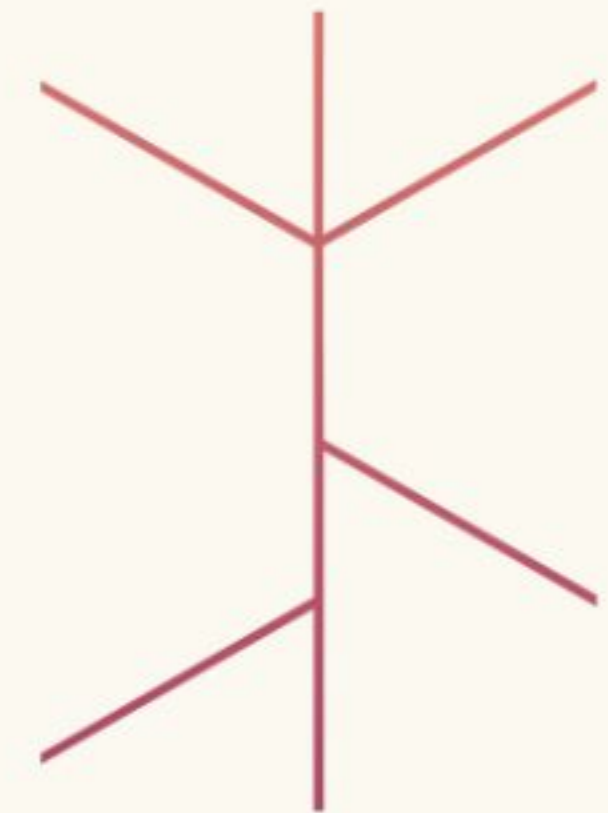
- Community seating
- Club landscape
- Sand pit & climbing wall
- Amphitheatre & skating rink
- Central lawn
- Stage
- Plaza sit outs
- Nest pavilions
- Floral pathways
- Yoga lawn
- Kids play area
- Outdoor library
- Swimming pool
- Waterbody & sculpture
- Fitness ring
- Ladies corner



A compliment to the golden years of life



KGK Akshar senior citizen zone creates a relaxing space for the elderly and provides comfort and luxury to claim the best of those golden years. The senior citizen zone allows them to make the best of their time and create a community they truly belong to.



Fitness is easy & fun

Keeping the importance of fitness in modern life in mind, KGK Akshar houses a comfortably located fitness circle. The circle is equipped with both spaces and places to make the idea of a healthy lifestyle possible. It makes your fitness fun and easy without any effort.

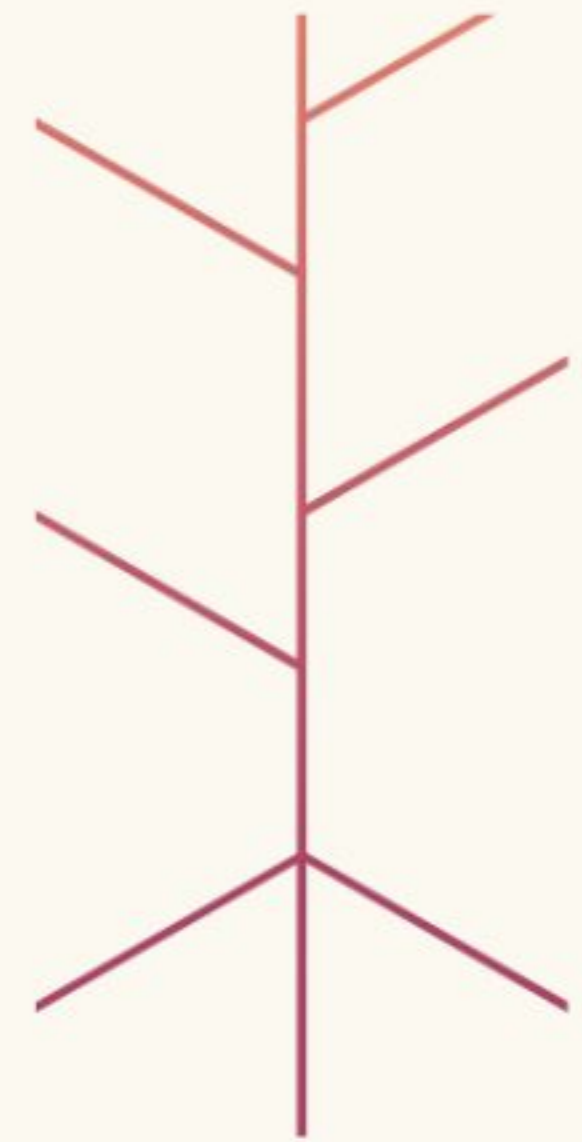
Ideas for a happy childhood

KGK Akshar treats the early years with all love and care. Kids here get their space to be free and enjoy life the way they want. More than just a playing area, kids circle at KGK Akshar offers them the atmosphere to play, be and grow with a smile on their faces.

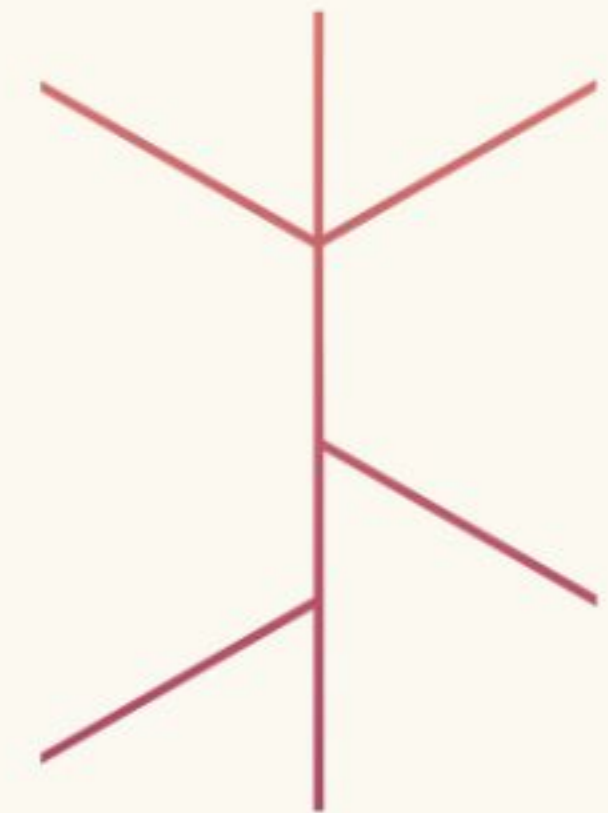




It
completes
your
life



KGK Akshar completes your life and helps you live your individuality with all ease. The amenities inside the project are specially designed to take care of every aspect of your life. Get more ideas and means to be the best version of yourself and live the finest expressions of a well-designed lifestyle.



Your personal space your way

KGK Akshar adds convenience and spirit to personal spaces. From living to dining, kitchen to bedroom, you can feel a seamless energy flowing and making life full of pleasure. All these shades of lifestyle collectively provide a sense of luxury and help you live a truly vibrant life.

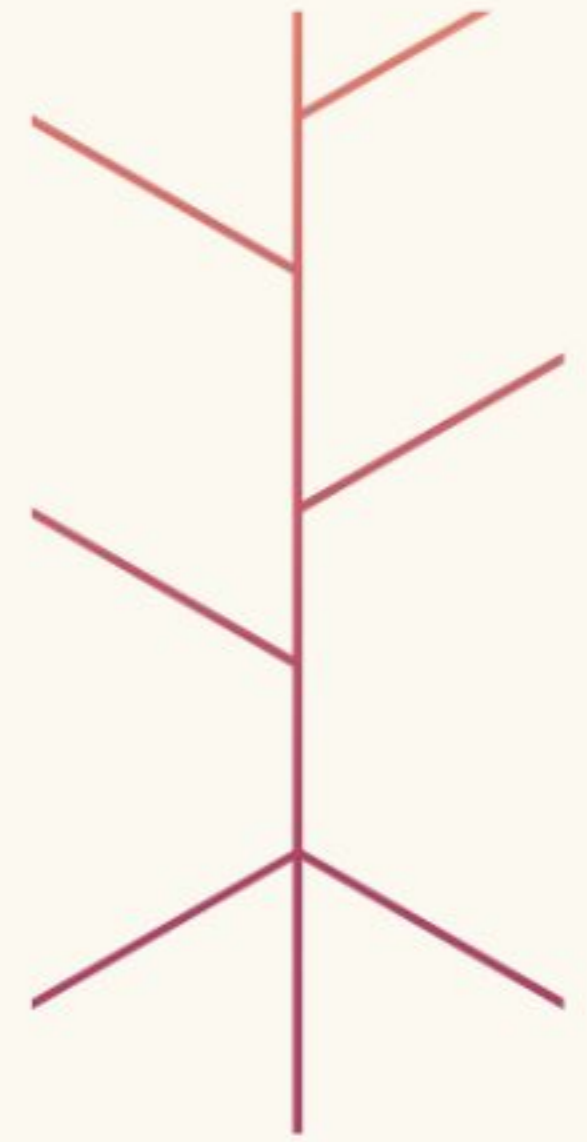
It's awesome out there

You can expect a series of beautiful experiences while living in KGK Akshar. Balconies and other outdoor views of the project mesmerise you with the power of simplicity. Embrace the beauty of life and let your existence absorb the real grace of life.

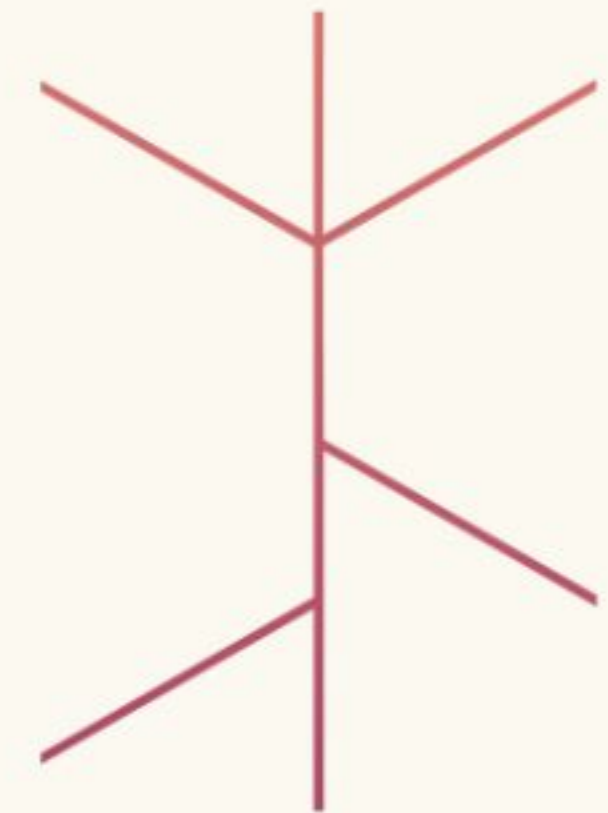




Completes Your social circle



KGK Akshar houses a well-designed club that brings all elements of socialising at one place. Loaded with class-defining lifestyle features, the KGK Akshar club luxuriously expands your social horizon and pampers you with its meticulously planned facilities. Find more than one centre in your social circle and live the essence of socialising.

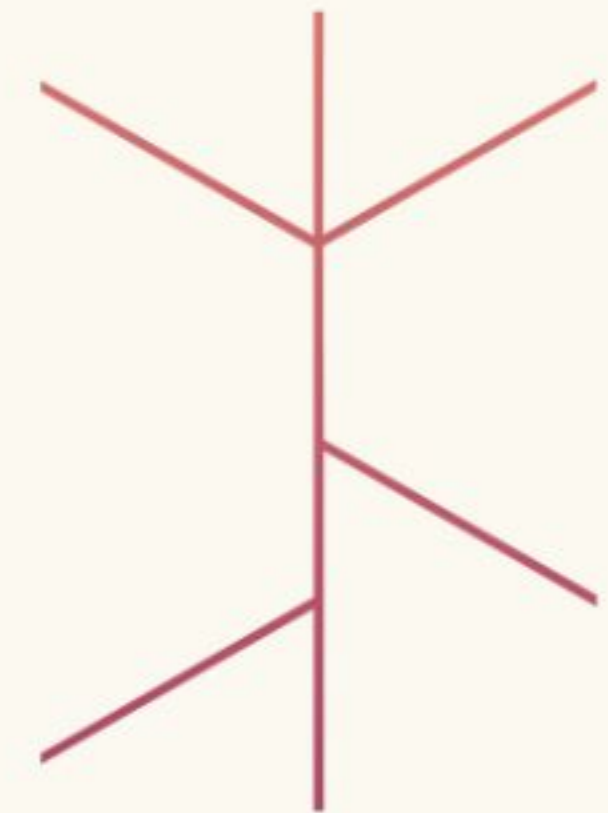


- Party lawn
- Mini theatre
- Indoor squash court
- Indoor badminton court
- Gymnasium
- Spa
- Banquet hall
- Indoor games
i.e. billiards, carom,
cards play, table
tennis etc.
- Meeting room
- Guest rooms
- Tuition rooms

Get more to explore

The world outside your home is surrounded by the features that offer you all hues and flavours of a happening lifestyle. Various levels of KGK Akshar club garden gives you enough facilities to live life outside the bracket. All these facilities are amazing and beautiful at the same time.





Lifestyle with a sense of responsibility

Apart from being a contemporary living idea, KGK Akshar also implements the best practices of a sustainable living. Project's self sustainable circle houses facilities that not only supports the environment but also gives back to nature. Besides this, you also get a sense of satisfaction in being a part of a meaningful existence.

- EV charging points
- Rainwater harvesting
- Sewage treatment plant

A world on top of the world

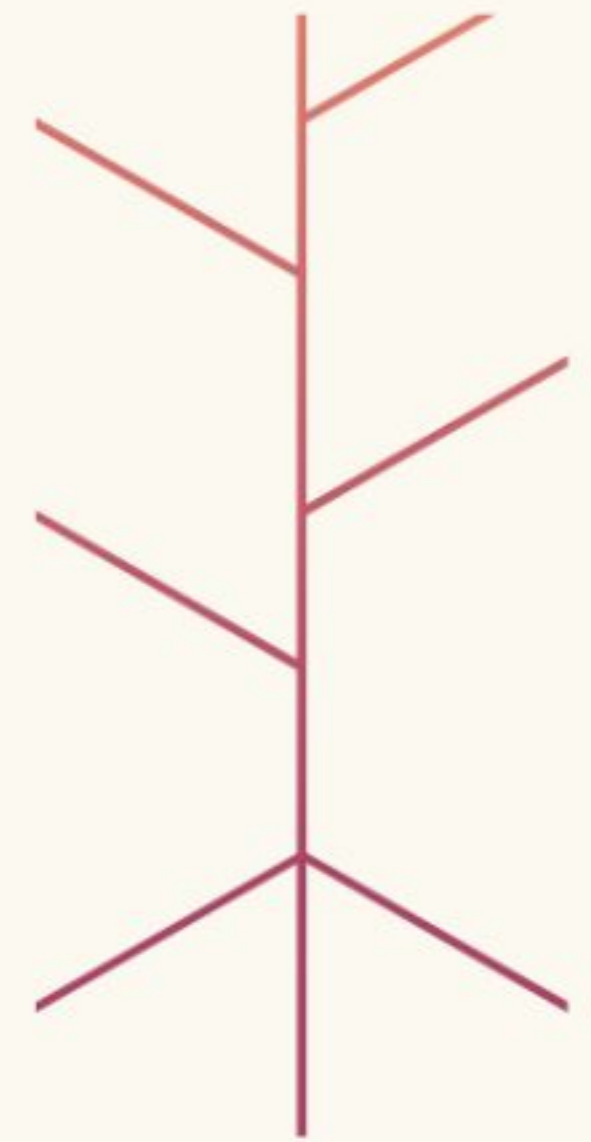
KGK Akshar roof holds many surprises for modern lifestyle seekers. Choose from various indulging activities or simply relax under the sky, you have many choices to make. Be at the top and savour the ingredients of a refined life. Live open, live better and relish a life of wonders.

- Basketball court
- Box cricket





Expand the boundaries of luxury



KGK Akshar features class-defining features in its penthouses and terraces. They are magnificent and bring the touch of class while pampering you with their subtleness. Next time whenever you feel like being yourself, be here and see how life transforms to a sweet fable.



akshar

Site plan

Legend

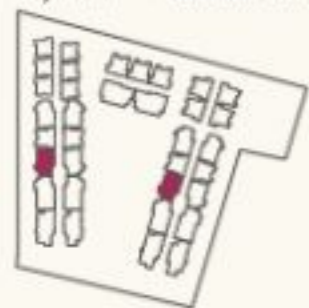
1. Entry/exit
2. Arrival plaza
3. Waterbody & sculpture
4. Floral pathways
5. Drop off
6. Think tank
7. Kids play area
8. Sand pit & climbing wall
9. Yoga lawn
10. Fitness ring
11. Amphitheatre & skating rink
12. Stage
13. Nest pavilions & outdoor library
14. Ladies corner
15. Community seating
16. Putting greens
17. Central lawn
 area
18. Plaza sit outs
19. Visitors parking
20. Pool and club landscape
21. Basketball court/box cricket
22. Community lawn



Unit plan



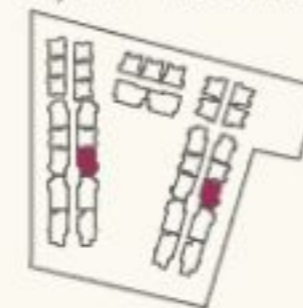
Key Plan TOWER - B & F



3 BHK+S (Type-2) | BUA - 1671.51 Sq. Ft. | SBUA - 2172.96 Sq. Ft.



Key Plan TOWER - B & F

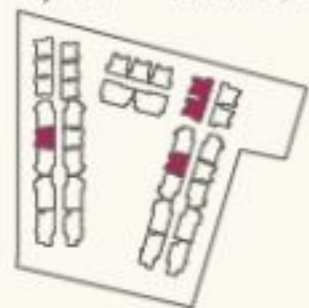


3 BHK+S (Type-1) | BUA - 1671.51 Sq. Ft. | SBUA - 2172.96 Sq. Ft.

Unit plan



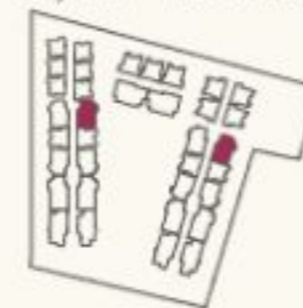
Key Plan TOWER - B, E & F



3 BHK (Type-2) | BUA - 1254.06 Sq. Ft. | SBUA - 1630.28 Sq. Ft.



Key Plan TOWER - B & F

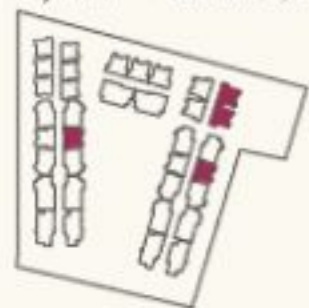


3 BHK+S (Type-3B) | BUA - 1746.76 Sq. Ft. | SBUA - 2270.78 Sq. Ft.

Unit plan



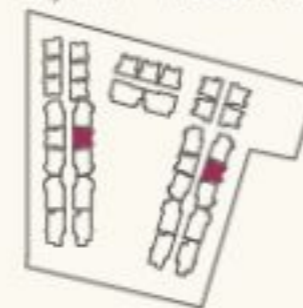
Key Plan TOWER - B, E & F



3 BHK (Type-1) | BUA - 1254.06 Sq. Ft. | SBUA - 1630.28 Sq. Ft.



Key Plan TOWER - B & F



3 BHK (Type-1A) | BUA - 1284.06 Sq. Ft. | SBUA - 1669.28 Sq. Ft.

Unit plan



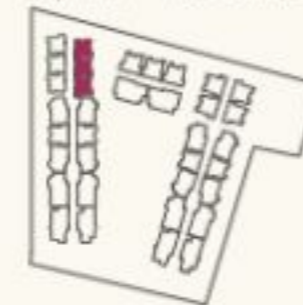
Key Plan TOWER - D



3 BHK (Type-3) | BUA - 1241.81 Sq. Ft. | SBUA - 1614.35 Sq. Ft.



Key Plan TOWER - C

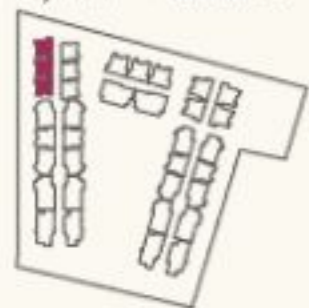


3 BHK (Type-4) | BUA - 1063.25 Sq. Ft. | SBUA - 1382.23 Sq. Ft.

Unit plan

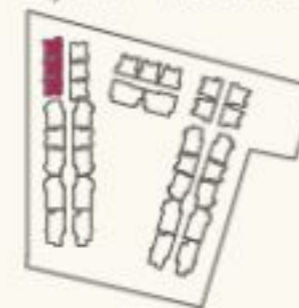


Key Plan TOWER - C



3 BHK (Type-5) | BUA - 1063.25 Sq. Ft. | SBUA - 1382.23 Sq. Ft.

Key Plan TOWER - C

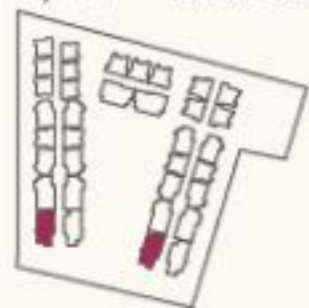


3 BHK (Type-5A) | BUA - 1087.25 Sq. Ft. | SBUA - 1413.43 Sq. Ft.

Unit plan

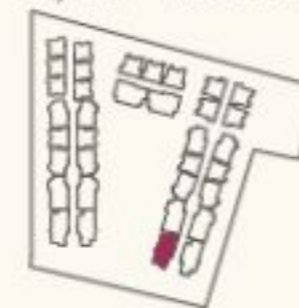


Key Plan TOWER - A & G



4 BHK+S (Type-1) | BUA - 2056.96 Sq. Ft. | SBUA - 2674.05 Sq. Ft.

Key Plan TOWER - G

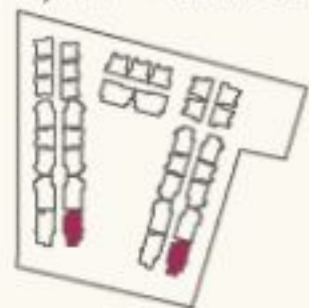


4 BHK+S (Type-1B) | BUA - 2206.82 Sq. Ft. | SBUA - 2868.87 Sq. Ft.

Unit plan

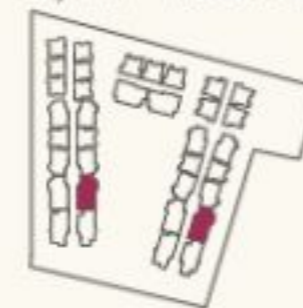


Key Plan TOWER - A & G



4 BHK+S (Type-2) | BUA - 2066.35 Sq. Ft. | SBUA - 2686.25 Sq. Ft.

Key Plan TOWER - A & G

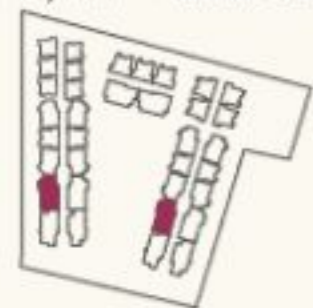


4 BHK+S (Type-3) | BUA - 2006.09 Sq. Ft. | SBUA - 2607.92 Sq. Ft.

Unit plan



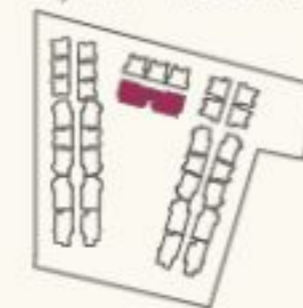
Key Plan TOWER - A & G



4 BHK+S (Type-4) | BUA - 2006.57 Sq. Ft. | SBUA - 2608.54 Sq. Ft.



Key Plan TOWER - D



4 BHK+S (Type-5) | BUA - 2060.34 Sq. Ft. | SBUA - 2678.44 Sq. Ft.



Specifications

STRUCTURE & CIVIL WORKS	Earthquake resistant R.C.C. frame structure confirming to B.I.S. standards	Clay/fly ash bricks for walls	
FACADE	Ultra-modern plush external facade	Rich contemporary paint	
FLOORING	Premium vitrified flooring in drawing, dining, master bedroom, kitchen & lobby	Anti-skid tiles in toilets & balconies	Vitrified flooring in corridors
KITCHEN	Granite counter	Single bowl kitchen sink with drain board	Dado tiles up to 2'-0" above kitchen counter
TOILETS	Full height ceramic tiles of premium quality & water-proof false ceiling	Premium quality sanitary fittings- Kohler/Jaquar/Grohe or equivalent wall hung WC in all toilets	Premium quality CP fittings of Jaquar /Kohler/Grohe makes/or equivalent
DOORS & WINDOWS	Main door with both side laminate/ with hardwood frame	Internal doors- Flush door laminated on both sides with hardwood frames	High quality euro profile aluminium window
ELECTRICAL	Electrical fittings and concealed copper wiring in PVC conduit	Premium quality modular switches	Telephone EPABX point in drawing/ living room only

POWER BACKUP	100% power backup for common areas	Power backup in flats (2.5KW power backup for all flats)	
FINISHES	Walls finished with POP punning	Plastic emulsion paint on walls	
SECURITY & SAFETY	Surrounded with compound wall & security cabin	CCTV surveillance at main entrance gate, lift as well as lift lobby area	Boom barriers with RFID control
FIRE SAFETY	Fire norms as per NBC	Sprinkler system in club area & basement	Fire extinguishers in common areas & service room
VERTICAL TRANSPORTATION	Highly efficient lifts in all building blocks	Granite in stairs, landings & lift lobbies	
ENTRANCE LOBBIES & BALCONIES	Elegant foyer entrance with false ceiling, finished in marble/granite	SS railings & toughened glass railings	
PARKING	Ample parking on ground floor and basement	Electric vehicle charging point	



Realty

**Powered by trust,
respect & integrity**

KGK Realty reflects perfection in every design and expertise in every square inch of its project development.

With a strong local network, KGK Realty has become a leading real estate company in Jaipur with a portfolio of remarkable properties showcasing the inspiring spirit of the company. Every project is planned, designed and executed by a team of highly skilled professionals.

Team KGK Realty comprises of individuals who are known for their experience and expertise. Each member of the team strives hard to manage various aspects of the group's residential, commercial, industrial, and entertainment properties.

We aim at offering our customers an elevated lifestyle with hassle-free convenience in every aspect of real estate. Customer satisfaction and experience are the cornerstones of the group's work philosophy.

9024 300 400

SPARKLER DEVELOPERS LLP | LLP-IN: AAP-8968

E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur-302017, Rajasthan

T: +91 141 2720557 | E: sales.akshar@kgkrealty.com | www.kgkrealty.com

 [kgkrealty](https://www.kgkrealty.com)



Disclaimer: This communication is not comprehensive in nature and just describes the developer's intended conceptual plan. Visuals, specification and details provided are tentative and may change at the sole discretion of developer and/or the architects. Terms & conditions of agreement to sale as submitted in RERA, will be applicable.