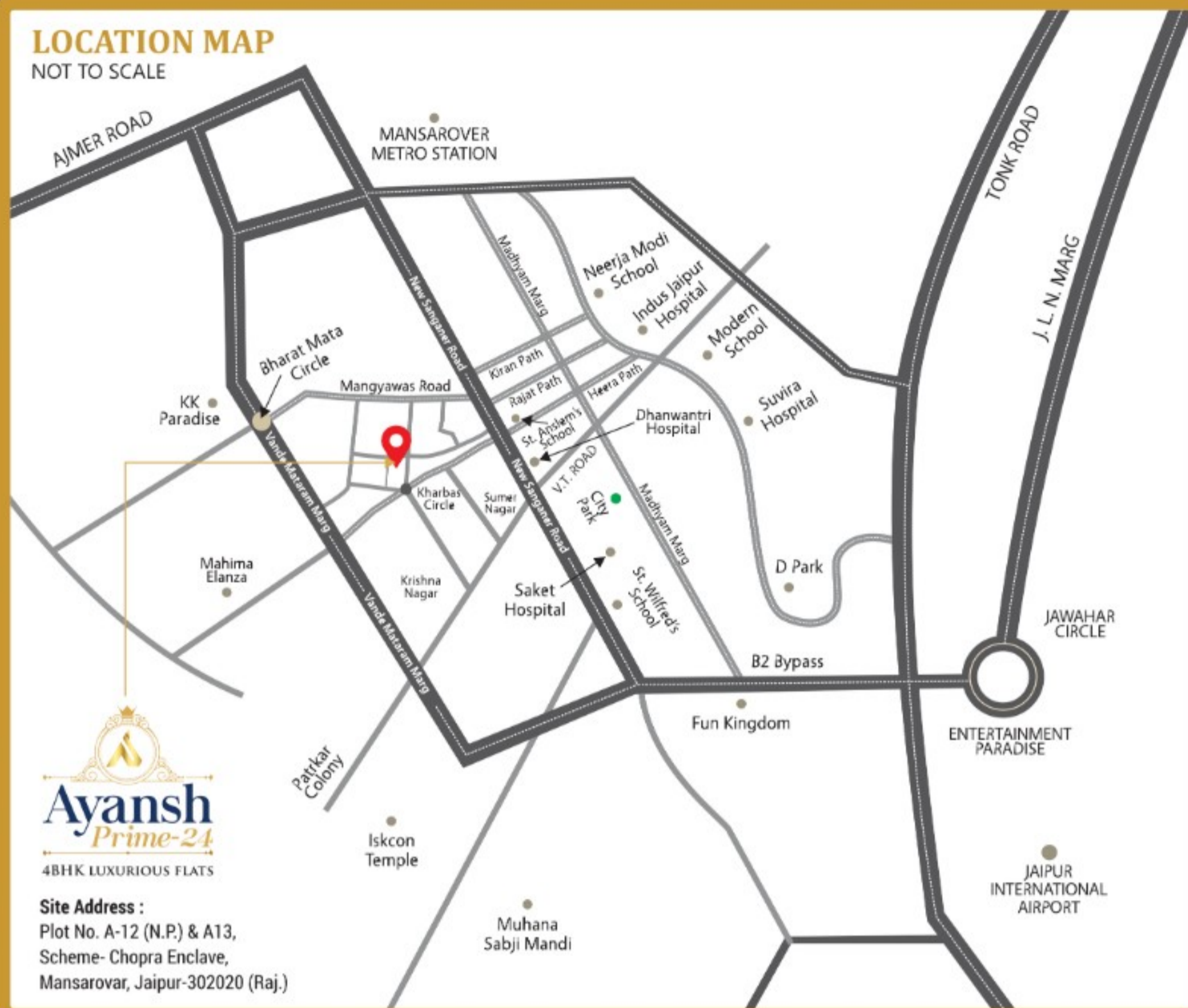


## LOCATION MAP

NOT TO SCALE



4BHK LUXURIOUS FLATS

**Site Address :**  
Plot No. A-12 (N.P.) & A13,  
Scheme- Chopra Enclave,  
Mansarovar, Jaipur-302020 (Raj.)

## KEY DISTANCE

### TEMPLE

Iskon Temple - 12min  
Jain Temple - 8min

### SCHOOL

Cambridge Court World School - 9min, 3.0km  
Neerja Modi School - 8min, 2.7km  
IIS School - 9min, 3.5km  
IIS (Deemed to be University) - 13min, 5.4km  
Modern School - 10min, 3.8km  
St. Anselm's Senior Secondary School - 4min, 1.5km  
St. Wilfred's PG College - 9min, 3.6km

### HOSPITAL

Apex Hospitals Mansarovar - 9min, 3.1km  
Suvira Hospital - Multi Speciality Hospital - 12min, 4.2km

Metro Mas Hospital - 9 min, 3.2km  
Saket Hospital - 9min, 3.6km  
Dhanwantri Hospital - 5min, 2km  
Indus Jaipur Hospital - 9min, 3.1km

### SHOPPING MALL

Mansarovar Plaza - 11min, 3.5 km  
Element Mall - 16min, 6.1km  
WTP Mall - 24min, 9.9km

### ENTERTAINMENT

Inox Sunny Trade Center - 2min, 4.7km  
City Park - 5min, 2km  
Fun Kingdom - 18 min, 6.7km  
Landscape Park - 11min, 4.0km

### STATION

Mansarovar Metro Station - 10min, 9km  
Jaipur Railway Station - 28min 12.4km  
Jaipur International Airport - 22min, 10km

### BANKS

HDFC - 4min  
SBI - 7min  
ICICI - 5min

### WELL-KNOWN SPOT

MuhanaMandi - 10min  
Hotel Hyatt Regency - 5min

**SITE ADDRESS : CHOPRA FARM HOUSE, MANGYAWAS,  
MANSAROVAR, JAIPUR-20**

**CALL US : 91666-90100**



SCAN FOR LOCATION



**Ayansh**  
*Prime-24*



**4BHK**  
**LUXURIOUS**  
**FLATS**



RERA NO : RAJ/P/2024/3183  
www.rera.rajasthan.gov.in



## The True Meaning of **LUXURY** LIFESTYLE



### INFINITY SWIMMING POOL



GYMNASIUM



SECURITY SYSTEM



YOGA & MEDITATION



KIDS PLAY AREA

\*Image are by reference

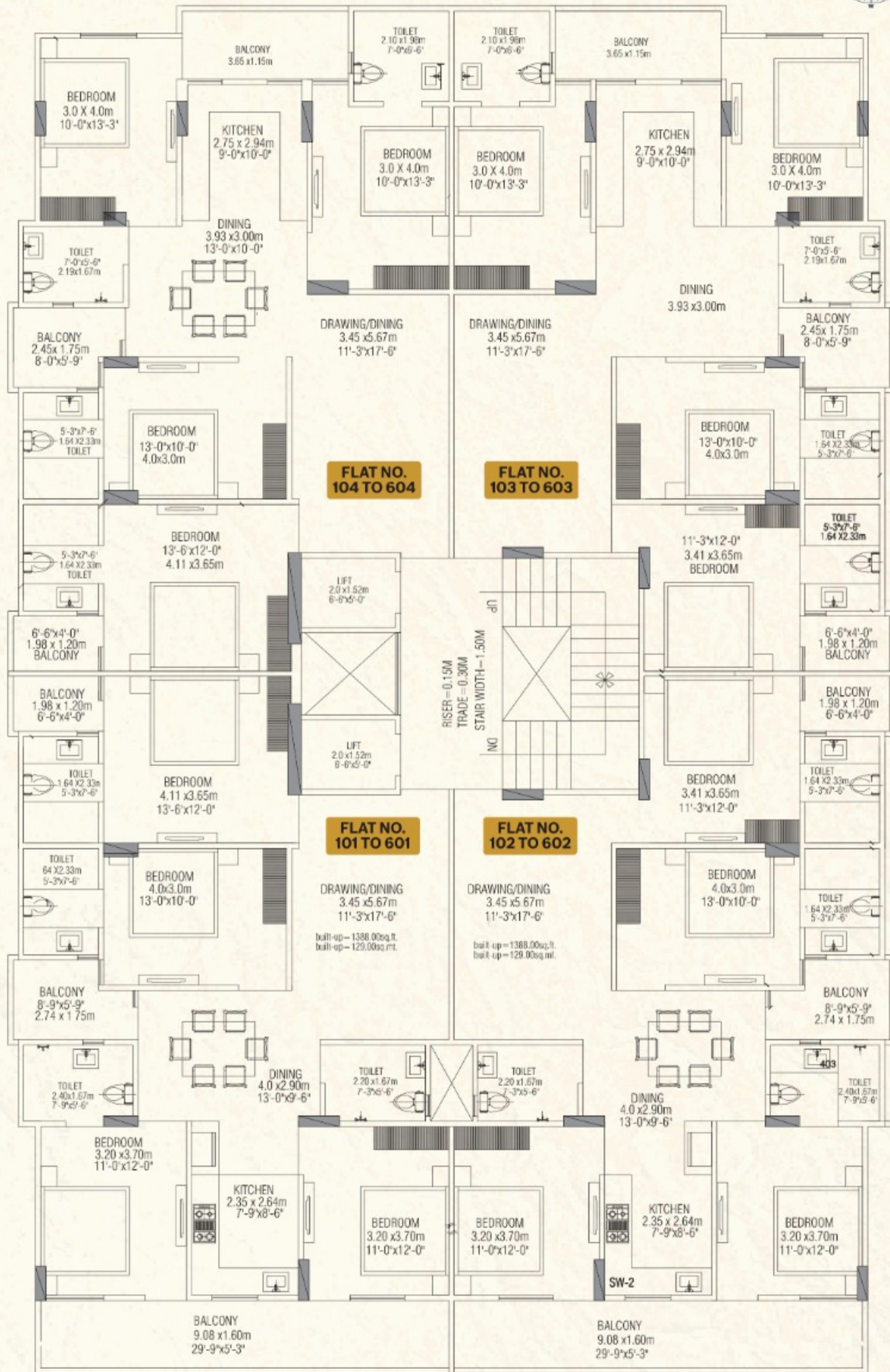
- ◆ Introducing our premier real estate project, featuring only 24 luxurious flats, each spanning over 1900+ sqft, designed exclusively for high-net-worth clientele who value opulence and sophistication.
- ◆ Each flat is designed with every room featuring an attached balcony, ensuring proper air ventilation. This layout promotes a comfortable and airy living environment.
- ◆ This is the first-ever project where all the stairs are designed with a width of 5.50 feet, offering spacious and comfortable movement.
- ◆ The interior features top-quality wooden polish, evoking the ethnic charm of Jaipur's royal olden culture, giving each flat a regal and timeless ambiance.
- ◆ Each flat includes three attached bathrooms and one common bathroom, ensuring convenience and comfort for all residents.
- ◆ The project is located adjacent to a 100 & 40 ft-wide road, providing easy access and connectivity.
- ◆ All the tiles and fittings in every flat are from Jaquar, ensuring top-notch quality and customer satisfaction.
- ◆ The flats feature a robust 50 mm main door for enhanced security and 40 mm doors for all other areas, combining durability with elegance.
- ◆ The project includes an 80,000-liter underground water tank and a 30,000-liter water tank on the rooftop, ensuring a reliable water supply for all residents.

### AMENITIES

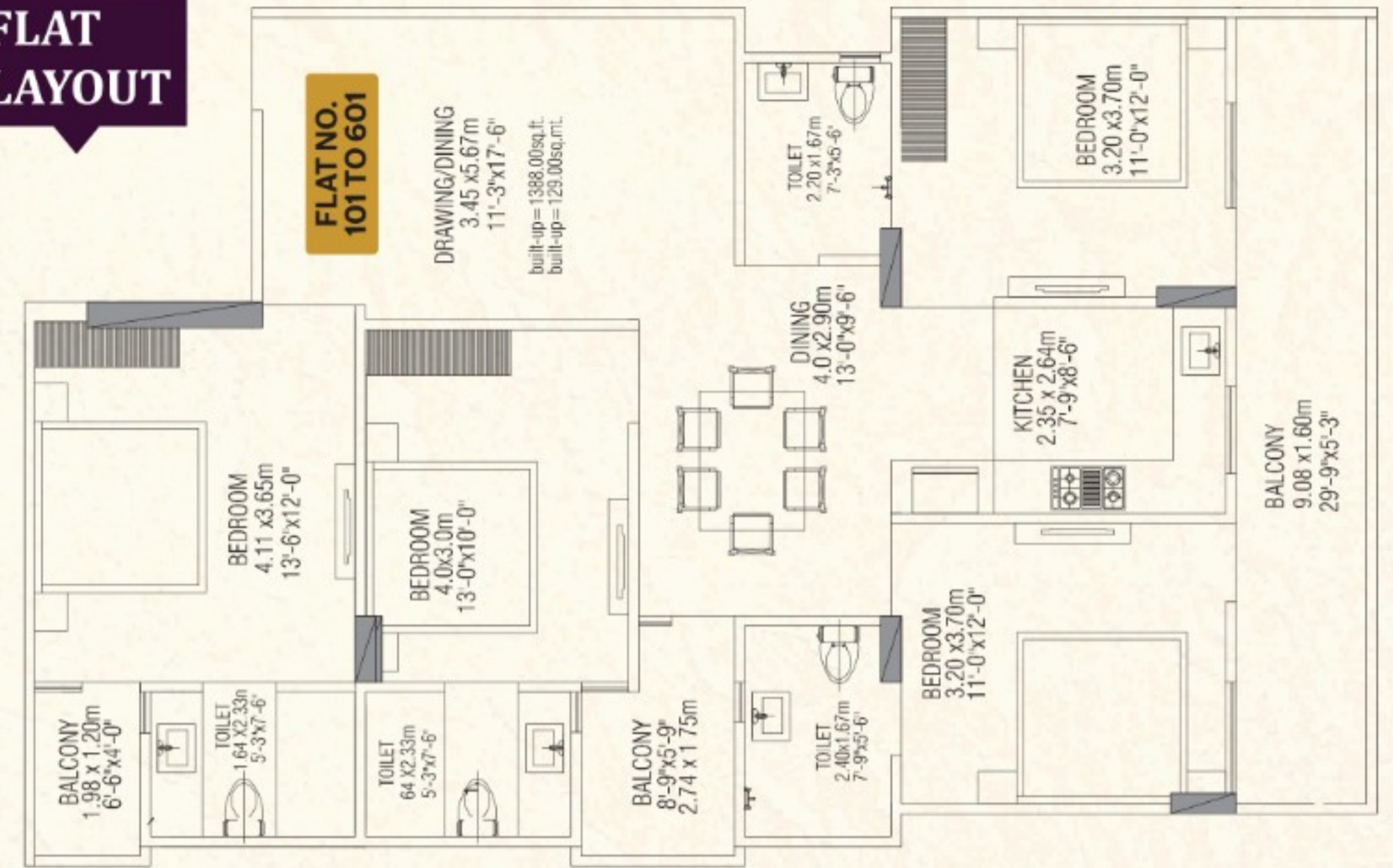
- ◆ Well Equipped AC Gymnasium
- ◆ Basement parking with separate entry & exit.
- ◆ Gaming Room
- ◆ Advanced Security System
- ◆ Swimming Pool with Deck Area on Roof Top
- ◆ Lead Free Paint
- ◆ Advanced Fire Fighting System
- ◆ Central Monitoring System
- ◆ Kids Play Area on Roof Top
- ◆ Yoga & Meditation Room on Roof Top
- ◆ Vastu Compliant Lay-Outs
- ◆ Electric Car Charging Station
- ◆ Gas Pipeline
- ◆ Two Passenger Lifts
- ◆ UPVC Windows
- ◆ 100% Power Back Up in Common Area
- ◆ Senior Citizen's Corner
- ◆ Intercom Facility
- ◆ Walking Track on Roof Top

## GATED COMMUNITY LUXURY FLATS

# TYPICAL FLOOR PLAN

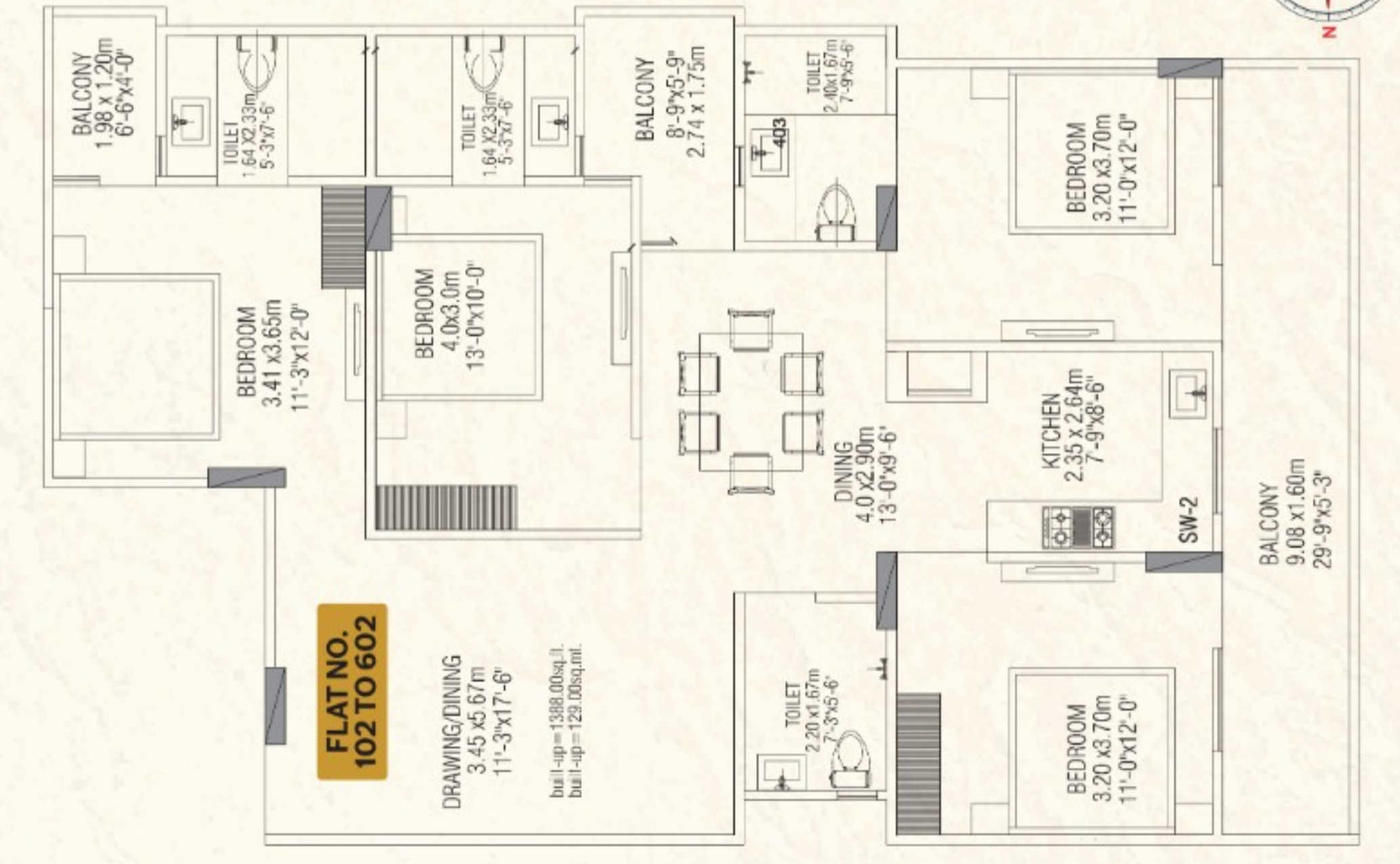


# FLAT LAYOUT



**Flat No. 101 to 601 (4BHK-2040 Sq.ft)**

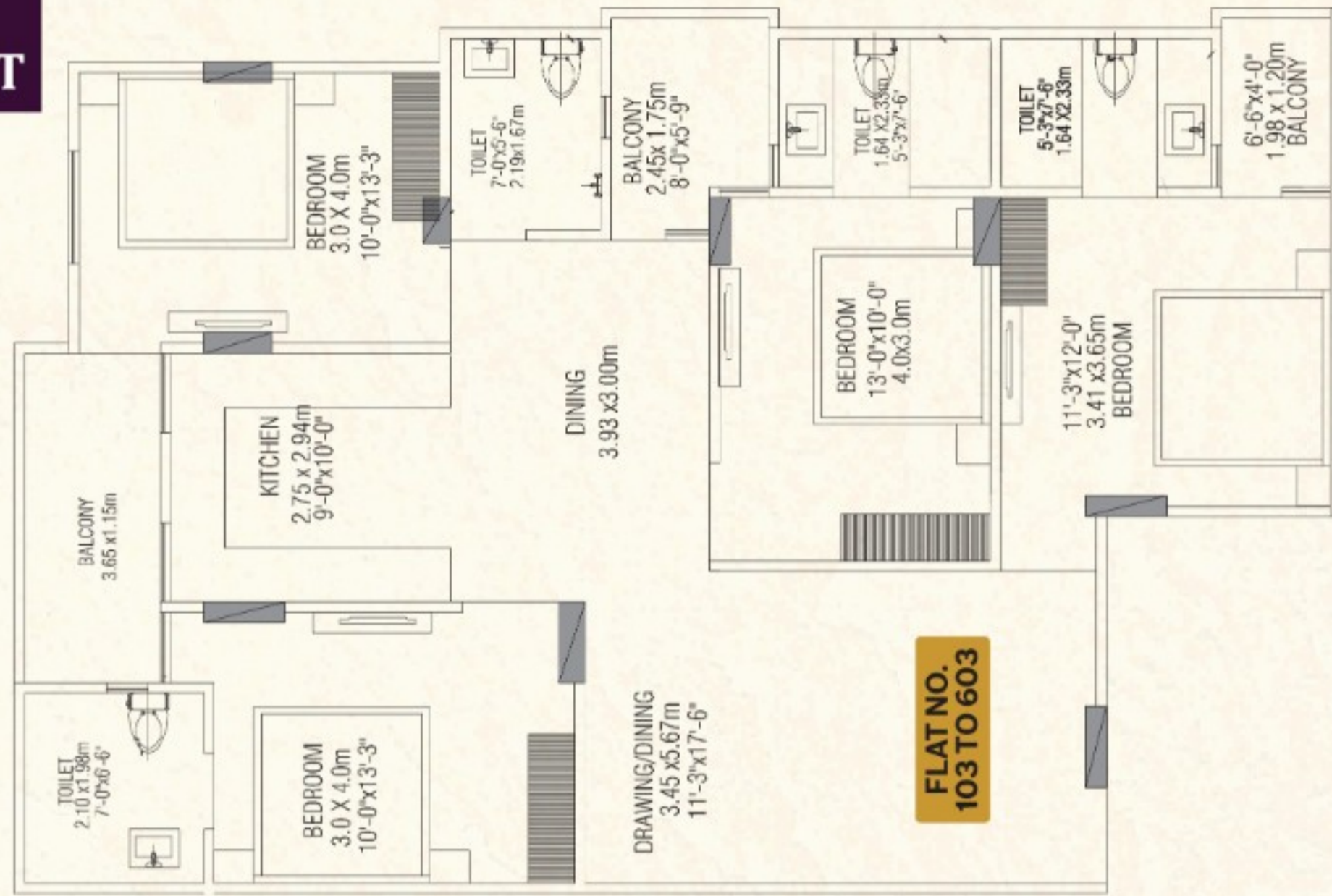
<b>Built Up Area</b>	1486.92	<b>Balcony</b>	230.15	<b>SBU Area</b>	2040
----------------------	---------	----------------	--------	-----------------	------



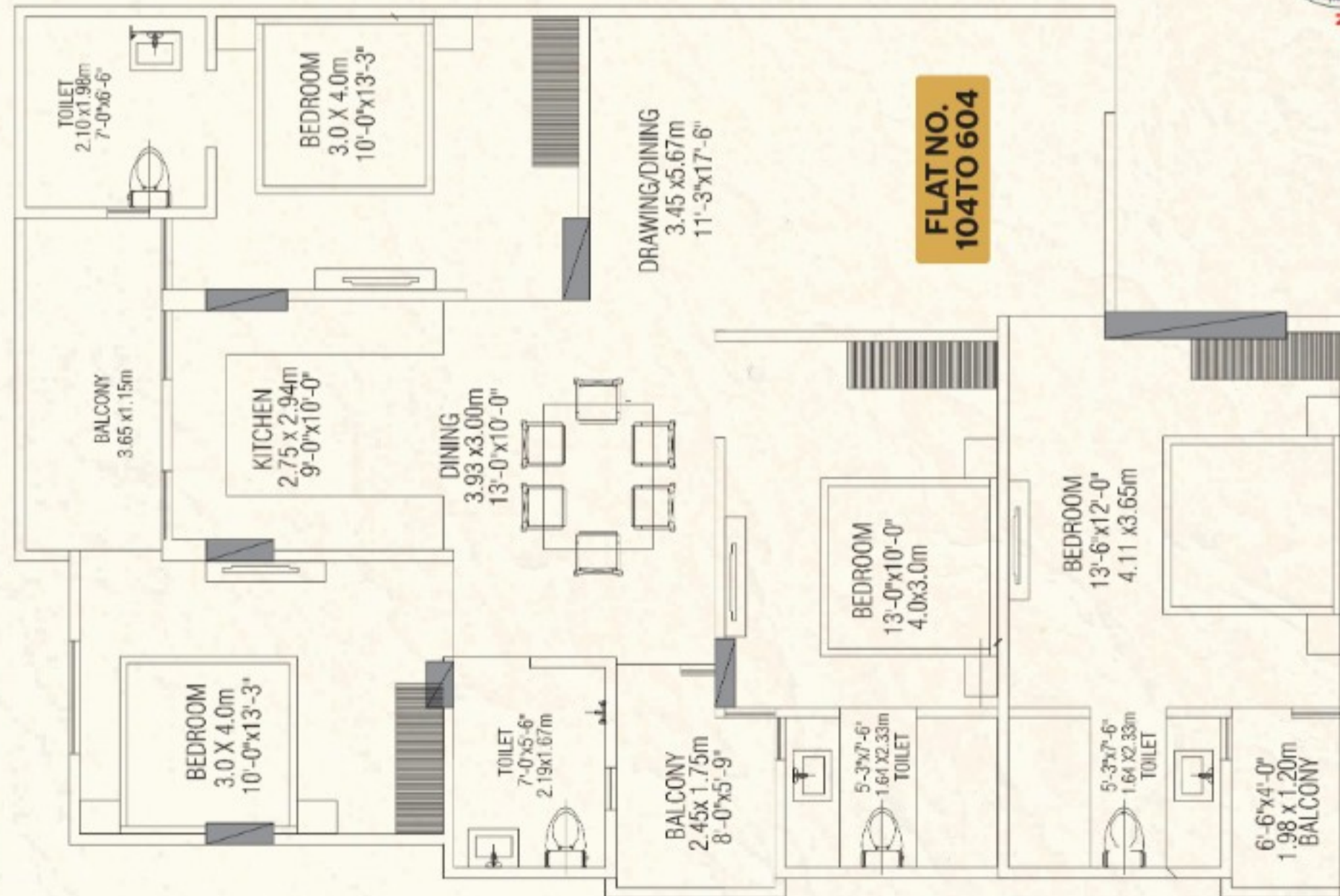
**Flat No. 102 to 602 (4BHK-2008 Sq.ft)**

<b>Built Up Area</b>	1462.06	<b>Balcony</b>	230.15	<b>SBU Area</b>	2008
----------------------	---------	----------------	--------	-----------------	------

# FLAT LAYOUT



Flat No. 103 to 603 (4BHK-1898 Sq.ft)			
Built Up Area	1383.95	Balcony	143.64
SBU Area	1898		



Flat No. 104 to 604 (4BHK-1935 Sq.ft)			
Built Up Area	1408.7	Balcony	143.64
SBU Area	1935		

## SPECIFICATION

### STRUCTURE

- Seismic soundness : Earthquake resistant RCC frame structure.
- External finish : Exterior Texture Coating Paint Trowel on Wall external quality paints.
- Dining & passage flooring : Designer vitrified tiles.
- Walls & Ceiling : Pop finish and painted with pleasing shades of Asian royal shine paints. (Inside the resident only)

### DRAWING ROOM

- Floor : Designer 2.4 mm thickness banded vitrified tiles.
- Walls & Ceiling : Pop finish and painted with pleasing shades of Asian royal shine paints.

### MASTER BEDROOM

- Floor : Designer 2.4 mm thickness banded vitrified tiles.
- Walls & Ceiling : Pop finish and painted with pleasing shades of Asian royal shine paints.

### OTHER BEDROOM

- Floor : Designer vitrified tiles.
- Walls & Ceiling : Pop finish and painted with pleasing shades of Asian royal shine paints.

### KITCHEN

- Floor : Designer vitrified tiles.
- Walls & Ceiling : Designer ceramic tiles above the central level, rest painted with pleasing shades of Asian royal shine paints.

### ELECTRICAL

- Sufficient electric points for water purifier, chimney, oven and other gadgets.
- Provision for washing machine point at utility area.
- Others : Granite working top with semi modular kitchen, hot and cold mixer, stainless steel sink, electric chimney.

### AIR-CONDITIONERS

- Living/dining : Provision for high wall split units
- Bedrooms : Provision for high wall split units...

### BATHROOMS

- Tiles : Moroccan anti-skid tiles on the floor for safety and style, and branded ceramic tiles are installed up to door height.
- Fittings : Premium Jaguar C.P. fittings, Ashirvad PVC pipe including a shower diverter, and exhaust fan.
- Shower panel : Shower panel will be provided in master wash room.
- Flooring : Anti-skid Moroccan flooring

### BALCONIES

- Floor : Anti-skid ceramic tiles.
- Ceiling : As per exterior.

### ELECTRICAL & WIRES

- Lights : Decorative lights
- Wire : Copper Finolex Concealed wiring
- Electric switches : Havells Modular switches

### DOORS & WARDROBE

- Doors : Designer 50 mm main door and 40mm internal door . Superior quality internal flush doors with painted finish.
- Wardrobe : Wooden wardrobe in all bedrooms. SS finish accessories on wooden frame inside the flat.

### STAIRCASE

- Riser and tread : Superior quality natural stone
- Hand rail : SS rail with enamel paint

### WATER MANAGEMENT

- Water supply : Centralized pressure

## ACTUAL INTERIOR PICTURES



BED ROOM



DRAWING ROOM



KITCHEN



BATHROOM