



Luxury Villa: Premium Living Redefined

- 2,060 Sq. Ft. · East-Facing · 100 Sq. Yards · 1.65Cr
- Mansarovar Extension, Jaipur · 30 ft. Road





The Property at a Glance

100 Sq. Yards

(15 ft. x 60 ft.)

Plot area

2,060 Sq. Ft.

Built-up area

3bhk

expandable upto 5 bhk

East Facing

Natural light

Covered Party Area

Roof with East and West Side Open

Strategic Location Advantages

200-ft Vande Mataram Road

Major arterial corridor with JDA strengthening & redesign programme (2026)

Quick Access

Straight-Line Distance : The location sits roughly 500 to 700 meters west of the main **Vande Mataram Marg corridor** (near landmarks like **Bharat Mata Circle** and **Vatsala Gardens**)

100-ft Sector Road

Secondary connectivity to Mahima Florenza

Interconnected Road Network

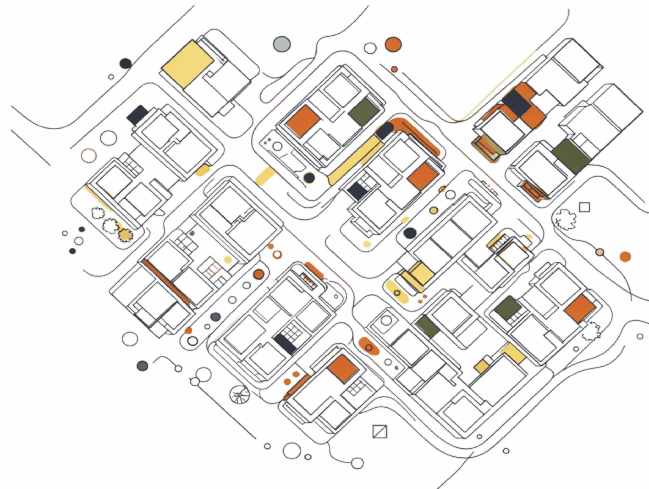
80-ft, 100-ft, and 200-ft roads throughout Patrakar Colony–Mansarovar Extension

Established Mansarovar Ecosystem

Developed residential & commercial catchment with strong demand fundamentals

Near By Access

Driving / Walking Distance: Depending on the exact internal colony roads you take to exit onto the main road, the travel distance is approximately **700 meters to 1.2 kilometers**. It typically takes about **2 to 4 minutes** to drive to the main road from these coordinates.



Education & Healthcare Proximity

Nearby Schools

School	Distance
THE i-SCHOOL, Patrakar Colony	305 metres
New Sunrise Academy Sr.Sec.School	2.9 km
ALS School Jaipur	3.0 km
Kids Club Sr. Sec. School	3.5 km
The Lawrence Public School	3.7 km
Banyan Tree School	4.7 km
Neerja Modi School	5.3 km

Major Hospitals & Healthcare

Hospital	Distance
Subhash Hospital & Research Centre	3.2 km
Ace Hospital	3.2 km
Geetanjali Hospital Jaipur	4.1 km
Apex Hospitals Mansarovar	4.9 km
CK Birla Hospitals	6.5 km

Infrastructure & Future Growth



Vande Mataram Road Redesign (2026)

Improved main carriageways, service roads, footpaths, drainage, green infrastructure & better junction design – driven by JDA's 2026 programme.



200-ft Road Width Advantage

High-capacity city connectivity, better commercial potential & strong visibility for future development along the corridor.



Jaipur Metro Phase-2

Union Cabinet approved (April 2026) – a landmark transport investment unlocking growth across key city corridors.



Developer Confidence

Projects like **Mahima Florenza** & **Ashiana Ekansh** signal organised residential growth – ideal for villa development & plotted residential projects.

❏ Patrakar Colony–Mansarovar Extension is emerging as Jaipur's most infrastructure-backed family residential corridor.

Interior Design Excellence

Designer False Ceilings

Bespoke ceilings in bedrooms, living & dining, kitchen, and entrance lobby.



Gyproc Bathroom Ceilings

Moisture-resistant **Gyproc grid false ceilings** for a clean, contemporary bathroom finish.



Jindal Steel Railings

Jindal stainless steel staircase railings — built for lifelong durability and polished elegance.

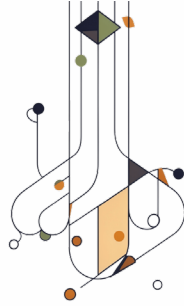


Toughened Glass Balcony

Frameless toughened glass railings blend safety with unobstructed views.



Premium Electrical & Lighting



Heavy-Duty Wiring

RR cables paired with **Legrand MCB** for rock-solid electrical safety.

Modular Switches

Sleek flat-cut **black & grey Orient** switches and cove lights throughout every house.

Warm Cove & LED Lighting

Ambient cove lights complemented by energy-efficient **RR Signature 12W LED fixtures**.

Statement Chandelier

Imported designer chandelier spanning **15ft (apprx.) triple-height** – a true centrepiece.



World-Class Plumbing & Fixtures



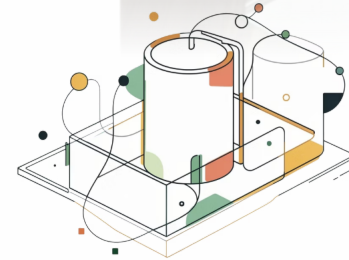
Premium Piping

Heavy-duty **Prayag / Ashirvad** pipes engineered for decades of reliable performance.



Jaquar Fittings

Bathroom Fitting like WC (Water Closet) , cistern, faucet, diverter, washbasin and fitting sourced exclusively from **Jaquar** — India's benchmark in bath luxury.



1,500L Water Reserve

Twin **Sintex 750L tanks** — one per floor — ensuring uninterrupted supply at all times.

Climate Control & Comfort

Every room is engineered for year-round thermal comfort, combining cutting-edge infrastructure with thoughtful ventilation design.

Security

Direct power connection has been provided outside the house for wireless security cameras.

AC-Ready Infrastructure



Internal **copper piping with insulation** pre-installed in all rooms for seamless air-conditioning fit-out.

Dedicated Drainage



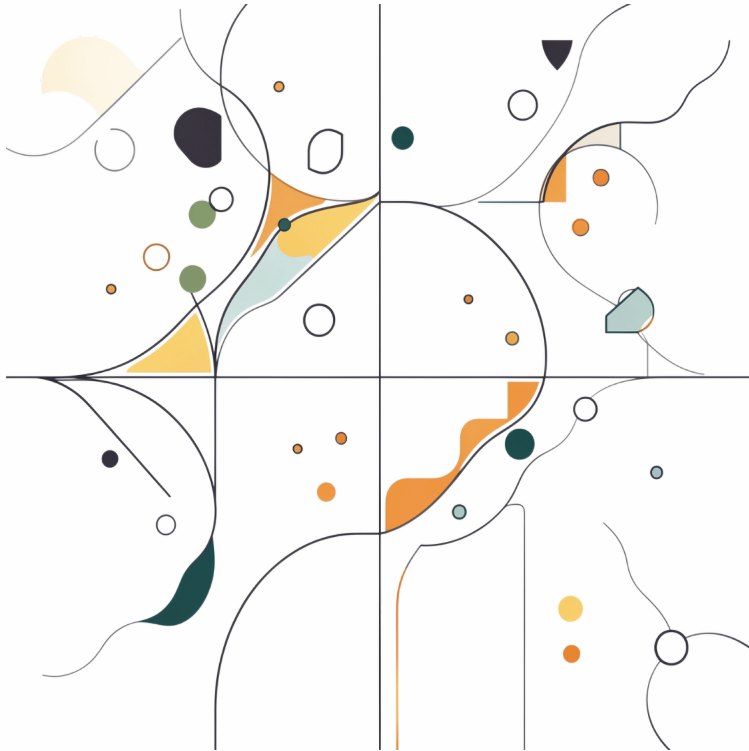
Separate **PVC drainage fittings** for AC condensate – efficient, leak-free water management.

Roof Ventilation



Roof-mounted **exhaust fan system** ensures optimal air circulation and reduces heat build-up.

Flooring & Finishes



Surface-Level Luxury

Every surface underfoot reflects the same commitment to quality that defines this villa from foundation to rooftop.

Granite Staircase Steps

Elegant natural granite treads — timeless, hard-wearing, and strikingly beautiful.

Premium Vitrified Tiles

High-gloss, scratch-resistant vitrified tiles installed throughout all indoor spaces.

Durable Terrace Flooring

Weather-resistant tile finish on the terrace, built to withstand every season.

Smart Storage, Kitchen & Entertainment



Built-In Almiras

3 fitted wardrobes — one dedicated to each bedroom — maximising space without compromising style.



Modular Kitchen

Thoughtfully planned **U-shaped modular kitchen** — efficient workflow, premium finishes, zero clutter.



Designer TV Units

3 bespoke TV cabinets crafted to complement each room's interior palette.



Designer & BLDC Fans

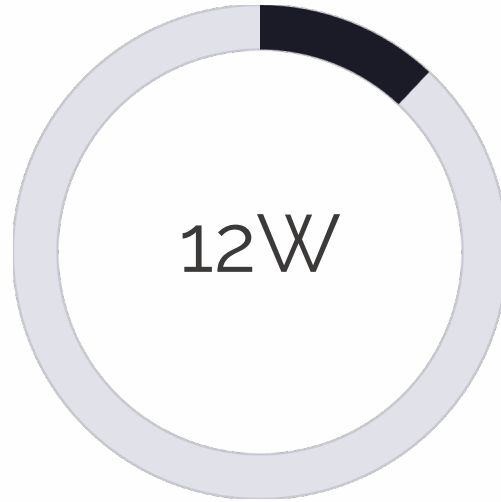
5-star RR Signature BLDCremote fans plus 5 coloured designer fans for energy saving and aesthetic flair.

Premium Appliances & Energy Efficiency



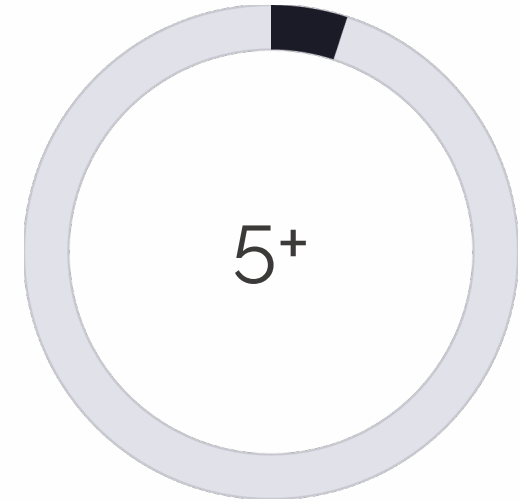
BLDC Fan Rating

RR Signature remote-control fans — highest energy efficiency rating available.



LED Fixtures

Low-wattage, high-lumen LEDs throughout — significant savings on electricity bills.



Designer Fans

Coloured statement fans adding personality and visual warmth to living spaces.

Engineered for Efficiency

Every electrical appliance and fixture in this villa has been selected not just for aesthetics, but for long-term operational efficiency. From the **5-star BLDC fans** with remote control to the **12W LED lighting system**, the villa is designed to keep energy costs low while delivering a premium living experience.

The combination of **RR Signature fans** and energy-rated lighting represents a meaningful reduction in annual electricity expenditure — a practical luxury that adds real financial value.

Why This Villa Stands Out

A rare confluence of **premium brands, heavy-duty specifications, and investment -grade design** — this is not just a home, it is a long-term asset.

Brand-Led Quality

Every component — from **Jaquar** fixtures to **Legrand** MCBs and **Jindal** steel — sourced from India's most trusted premium brands.

Built to Last

Heavy-duty specifications across electrical, plumbing, and structural finishes translate directly into **minimal maintenance and maximum longevity** .

Natural Advantage

East-facing orientation floods every room with morning light, enhancing well-being and **reducing artificial lighting dependency** .

Investment Appreciation

Thoughtful luxury at ₹1.65 Crore positions this villa firmly in the **high-appreciation segment** — designed for discerning buyers who expect returns.



SUMMARY

CATEGORY	DETAILS
Wiring	RR Cables
MCB	Legrand
Modular Switches	Orient - Black/Grey Modern Flat Cut Switches
Cove Light	Orient
Plumbing Material	Prayag / Ashirvad
Plumbing Fittings	Jaquar
Washbasins	Jaquar / Decorative Designer Washbasins
AC provision	Papriwal Brand -Internal Copper Piping with Insulation + Separate PVC or pipe fittings for draining water from the indoor unit in all rooms and living/dinning area
Designer Imported Chandelier (Jhumar)	1 (At Triple Height) (Approx. 15 feet long) Imported
Water Tank	Sintex - Qty : 2 → 750L + 750L = 1500L (Separate connection for each floor)
False Ceiling	JK , Gyproc - Designer ceiling in bedrooms, living/dinning areas , kitchen, entrance, double height
Bathroom Ceiling	Gyproc - Grid False ceiling in all bathrooms
Staircase + Living Area Railing	Jindal Stainless Steel
Balcony Railing	Toughened Glass
Kitchen	Modular Kitchen without chimney (U Shaped)

CATEGORY	DETAILS
Wardrobes	3 Almiras (one with/for each bedroom)
TV Units	3 TV Cabinets
LED Lights	RR Signature
Fans BLDC 5 Star Remote Control	RR Signature - 1 Drawing Room
Fans Designer Coloured	5 RR Signature
Terrace Flooring	Tile
Indoor Flooring	Vitrified tiles
Staircase	Granite
Exhaust Fan	RR Signature - 1 Roof Mounted in Master-bedroom Bathroom
Wireless Camera	Wireless Camera Provision for Outside Provided