



Kiara

plant your roots in comfort

3 BHK LUXURY FLATS





Santhusti Group is professionally managed & process driven who is committed to **customer's satisfaction & trust** and delivers functional, **durable** & pleasing space by ensuring:

- Best Quality
- Least Maintenance Alternative
- Reasonable & Most Competitive Price
- Compliance to All Legal Requirements
- On Time Delivery

Mr. Lalit Menghnani, IRSE (Retd.) has delivered on time following mega projects with excellent quality:

- Kokan Railway as Dy. Chief Engineer (1990-1996)
- Delhi Metro Phase I as Chief Engineer (1998-2003)
- Jaipur Metro as Project Director (2009-2012)
- Acacia (2013-2016)
- Pamposh (2016-2019).





USP of Kiara

- **Excellent Location**
- **Excellent Planning**
 - ▶ Only 3 BHK spacious Apartments
- **Club Facilities**
 - ▶ AC Gymnasium
 - ▶ Indoor Games
 - ▶ Roof Top Swimming Pool & Land Scaping
 - ▶ Entrance Lobby
 - ▶ Children Play Area
 - ▶ Multipurpose Hall
- **Excellent quality**
 - ▶ Primary Steel & Ready Mix concrete used
 - ▶ Process driven quality control
- **Timely Completion**
- **Approved by JDA & Airport Authority of India**
- **Unbeatable Price**



TYPICAL FLOOR PLAN

STILT FLOOR PLAN



STRUCTURE

EARTHQUAKE RESISTANT RCC COMPOSITE STRUCTURE WITH BRICK MASONRY

FLOORING

DOUBLE CHARGED VITRIFIED TILES IN ALL ROOMS, ANTI SKID CERAMIC TILES IN WASH ROOMS AND BALCONY

DOORS & WINDOWS

MAIN DOOR: DESIGNER FLUSH DOOR

OTHER ROOMS: FLUSH DOOR LAMINATION ON BOTH SIDE

WINDOWS: UPVC 3 TRACK

FRAMES: PRESSED STEEL

KITCHEN

GRANITE COUNTER, STAINLESS STEEL SINK

CERAMIC TILE CLADDING ABOVE KITCHEN COUNTER

BUILDING AND SERVICES

- POWER BACK UP (SILENT DG SET) FOR COMMON SERVICES
- TWO HIGH SPEED ELEVATORS INCLUDING ONE GOODS / STRETCHER LIFT
- LAND LINE / INTERCOM FACILITY
- PROVISION FOR DTH
- RAIN WATER HARVESTING SYSTEM
- APPROPRIATE FIRE FIGHTING ARRANGEMENTS
- GAS PIPELINE
- KIDS PLAY AREA
- FIBER INTERNET
- GARDEN & FOUNTAIN

WASHROOMS

DESIGNER CERAMIC TILES UPTO DOOR HEIGHT

EUROPEAN WC, UNDER / OVER THE COUNTER BASIN OR BASIN WITH PEDESTAL OF RENOWNED BRAND (PARRYWARE OR EQUIVALENT)

CP FITTING SINGLE LEVER, BRUSHED STEEL FINISH PREMIUM QUALITY, OVERHEAD SHOWER, BIBCOCK, BASIN MIXER, SINK MIXER, DIVERTER, SPOUT OF BRAND JAQUAR OR EQUIVALENT

.....Specifications

WALLS & CEILING FINISHES

PLASTER OF PARIS & PLASTIC EMULSION PAINT ON INTERNAL WALLS

BIRLA PUTTY & APEX PAINT ON EXTERNAL WALLS

TOUGHENED GLASS RAILINGS

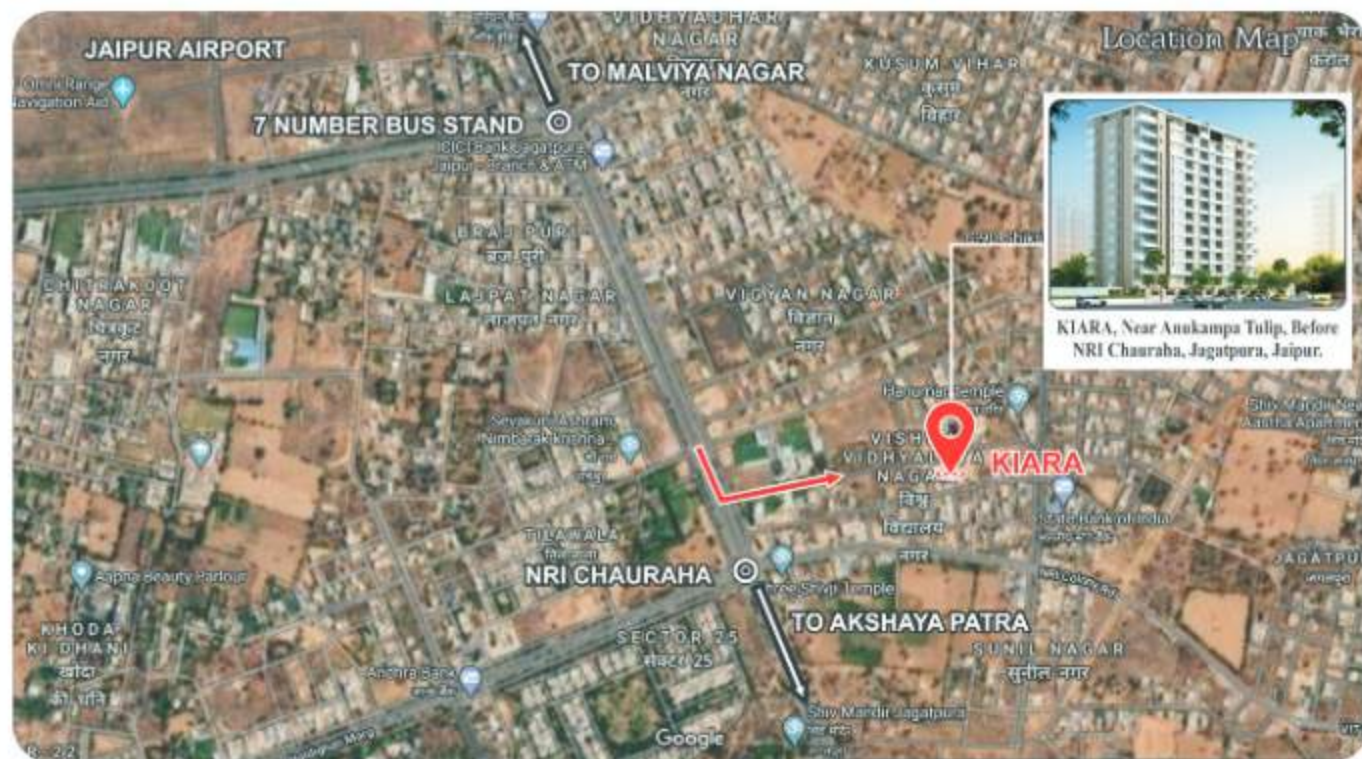
ELECTRICALS

- HIGH SIDE ELECTRICAL EQUIPMENT - TRANSFORMER, PANELS ETC OF DESIGNED CAPACITY
- ELECTRICAL FITTING & CONCEALED FIRE RETARDANT COPPER WIRING IN PVC CONDUIT
- SEPARATE METER FOR LIGHTING IN COMMON AREAS, ELEVATORS & PUMPS
- ADEQUATE NUMBERS OF 16 & 6 AMPS SOCKET IN ROOMS, KITCHEN & WASHROOM
- CONCEALED AC TUBING IN ALL BEDROOMS, DRAWING / LIVING ROOM
- TV POINT IN ALL BEDROOMS & LIVING ROOM
- EXHAUST FAN POINTS IN ALL WASHROOMS & KITCHEN
- SOLAR PANELS
- INTERNAL WIRING FOR INSTALLING INVERTOR BY BUYER

MISC.

- 24 HOURS SECURITY WITH CCTV
- CENTRALIZED EPABX FACILITY AT SECURITY DESK





Location Map



KIARA, Near Anukampa Tulip, Before NRI Chauraha, Jagatpura, Jaipur.

COMPLETED PROJECTS



Pamposh



Acacia



JAIPUR METRO

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Locational Advantage

- Near NRI Chauraha, Jagatpura
- KIARA is located on 60 feet road in Fully Developed Residential Area
- Few minutes drive from Jaipur Airport and Jagatpura Railway Station
- All Top class Schools, Colleges, Universities, Hospitals, Shopping Malls, Banks are nearby
- Malviya Nagar, Pratap Nagar, NRI Colony are nearby

DISCLAIMER : Furniture is shown for appreciation only. No Furniture / Electrical Fittings such as Washing Machine, AC, TV Unit, Table Lamp, etc. and no electrical items are included in the offer & therefore shall not be supplied/provided.

The information given on the website regarding the promoter, past experience, current and upcoming projects, except the legal documents, is purely indicative & representational and does not constitute a promise by the promoter nor does it create any contractual obligation on the part of the promoter. The pictorial representations, including that of buildings, towers, facilities, surroundings, color scheme & amenities are artistic impression and are only indicative of the envisaged developments and actual product may differ from what is indicated herein and all dimensions are approximate and are subject to construction variances. Further, the Promoter reserves the right to add/delete any details/specifications/elevations mentioned, if so warranted by the circumstances subject to the applicable laws. The relationship between the Promoter/Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of the website and or any other promotional document. Please refer to the template of Agreement for Sale on RERA Website or approach our sales representative available at Site Office at KIARA, Jaipur to know about Promoter's/Developer's legal offering and its contractual obligations in respect to purchase of flats/units in the Project(s).



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