



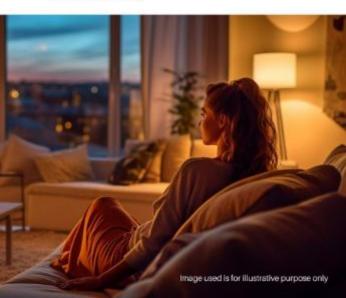


RERA Reg. No. RAJ/P/2024/3058 www.rera.rajasthan.gov.in In life, there comes a time when good fortune comes your way And you feel ready to accept it, embrace it and live it.



It will feel like you belong right where you are

Experience luxurious living like never before at Ventura, where spacious flats meet modern amerities. Each meticulously designed flat offers ample space to breathe and thrive, ensuring a harmonious bland of comfort and elegance. Dive into a vibrant community that fosters a wholesome living environment, complete with state-of-the-art facilities and lush green surroundings. Welcome to a lifestyle of unparalleled comfort and convenience.



An address that has you living amidst an elite locale

Ventura, located in the heart of Mansarovar, Jaipur, provides an unmatched living experience due to its exceptional location. Commuting is made simple, with the metro station only steps away and a smooth connection to the rest of the city. Enjoy world-class shopping and entertainment at neighboring, recognized malls, while leading hospitals offer access to top-tier healthcare. The tranquil City Park affers a Jush green retreat for leisure and pleasure. With easy access to all kinds of transportation, Ventura blends elegance, comfort, and convenience, making it the ideal location for a refined lifestyle.



+	SS College	6.2 km
	It's School	6.1 km
	Maharshi Arvind School	3.9 km
ú	Standard Colombia	261



Shopping

 Mansarovar Plaza 	4.6 km
Ganpati Tower	2.6 km
 Sunny Trade Center 	2.4 km
Elements Moll	3.2 km



 Manglam Plus Medicity 	3.9 km
 CK Birla Hospital 	5.5 km
 Indus Jalpur Haspital 	4.0 km
 Metro Mas Hospital 	3,9 km



Transport

 Mansarova 	or Metro Station	1.1 km
 Joipur Inte 	mational Airport	96 km
 Durgapuro 	Rollway Station	7.3 km
 Sindhi Con 	np Bus Stand	96 km



. Oty Fork 32 km









Scan QR Code for Location



Project at a Glance



4 BHK Spacious Apartments



Exclusive Landscape Garden



Well Equipped
Modern Gymnasium



Refreshing Terrace Pool





An actual representation of what your neighborhood looks like

Ventura provides an actual insight into your prospective neighborhood.

Experience a place where every element captures the spirit of sophisticated living. Immerse yourself in a thriving, well-connected environment, complete with upmarket eating, shopping, and leisure opportunities. This is more than simply a place to live; it is the lifestyle you deserve. Welcome to a neighborhood that truly feels like home.









It's your world; live it truly and wholly

Imagine a space dedicated solely to your wellbeing. Your private terrace unfolds as a tranquil oasis, perfect for unwinding after a long day. Unwind with a yoga session amidst the calming embrace of nature, or simply soak up the sun while enjoying a good book. The spaciousness allows for a variety of leisure activities, all within the privacy of your own sanctuary.

Step outside and onto your expansive balcony, designed for creating lasting memories with loved ones. Host intimate gatherings under the stars, enjoy a leisurely breakfast with a view, or simply reconnect with family in a serene setting. The private terrace and spacious balcony at Ventura extend your living space, offering a haven for relaxation, rejuvenation, and quality time with loved ones.











For those who appreciate the finer thinas, a connection with nature shouldn't be a compromise. Our landscaped around floor is an urban sanctuary, meticulously designed to cultivate tranquility. Imagine rolling emerald lawns, ideal for intimate gatherings or a relaxing afternoon with a book. The featured wall becomes a unique focal point, a conversation starter that adds a touch of artistic flair. This isn't just a space for children's laughter; it's a symphony for the senses, a place to unwind, connect with nature, and cultivate a sense of well-being in a sophisticated settina.



Luxury that lets you be amongst the sky and serenity

Imagine cooling off in a sparkling pool while gazing at the panoramic cityscape. Our rooftop pool isn't just a place to swim; it's a destination for creating unforgettable memories. Host poolside aatherinas with stunnina backdrops, soak up the sun in luxurious comfort, or simply unwind in a serene setting above the city's bustle. The rooftop pool at Ventura Apartments elevates your aquatic experience to new heights.



Amenities

- GYMNASIUM
 MINI THEATER
- INDOOR GAMES
 YOGA DECK









Standout Features

WATER LILY COURT

EV CHARGING POINT

ROOF TOP WALK WAY

BICYCLE/E-CYCLE STAND

BANQUET HALL

OLD AGE SITTING

KIDS PLAY AREA

CELEBRATION LAWN

ROOFTOP POOL

MULTI-PURPOSE HALL

STEAM BATH

WI-FI IN COMMONAREAS

























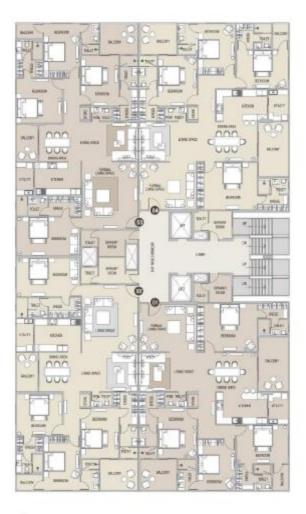




Legends

1. Entrance Gateway 6. Multi Purpose

- 2. Exit Gateway 3. Open Parking
- 4. Sitting 5. Kid's Play Area
- Lawn
 - 7. Club House 8. Office.
 - 9. Guard Room
- 10.Entrance Lobby 11. Electrical Panel 12. Basement
 - Parking Ramp with Canopy
- 13. Stilt Parking
- 14. Clubhouse Lobby 15. Club Lounge
- 16. Water Lily Court
- 17. Drop Off

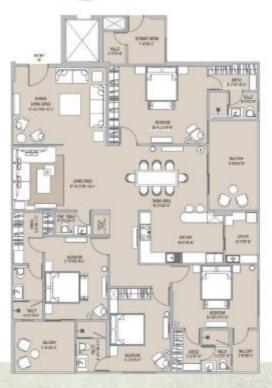








TERRACE FLOOR PLAN





AREA STATEMENT

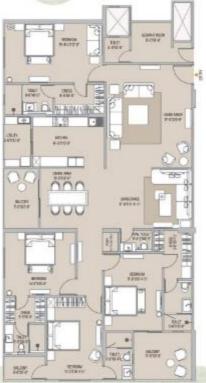
Including Servont Room!

Super Bulbin Areo 3734,10 Sq.Pt.

Bult-up Area 296 5 q Ft.

Corpet Area 2902 SciPt.

Rescory Area 362 No. 11.





AREA STATEMENT Including Servent Room!

Bulb-up fred

Commence of the second

2676 Sq.Pt.

Super Builtip Also 3692.60 Sq.Ft.

Corpet Area 2298 Sq.Ft.

Balcony Area 269 Sq.Ft.





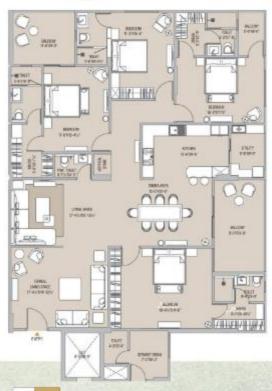
AREA STATEMENT Including Servent Room!

Section of the second

SuperBuiltip Alea 362.60 Sq.Pt. Built-up Alea 26% Sq.Pt.

Corpet Area 2298 Sq.Ft.

Balcony Area 269 Sq.Pt.





AREA STATEMENT Including Servent Room

The second secon

Super Buship Areo 3734,10 Sq.Pt.

Bulk-up Area 2766 Sq.Ft.
Corpot Area 2302 Sq.Ft.

Balcony Area 342 Sq.Ft.

SPECIFICATIONS

LIVING DINING

Flooring Imported Marble Skirting Imported Marble

Wall Finishes Plaster with POP and O.B.D.

BEDROOMS

Flooring Vitrified Flooring Skirting Vitrified Profile

Wall Finishes Plaster with POP and O.B.D.
Celling Plaster with POP and O.B.D.

TOILETS

Flooring Anti Skid Ceramic Tiles

Wall Finishes Ceramic Tiles up to 7"-0" height & rest plaster

with POP & O.B.D.

CP Fittings European Wall hung WC, under/over counter

basin /

& Sanitary basin with pedestal in all the Toilets of

Renowned brands

Fittings like Kohlar/ Jaquar/ Roca or equivalent. Brush

steel finish C.P. fixtures of Renowned brands like

kohler / Jaquar/Roca or equivalent.

lygiene Separate Dry and wet areas along with glass

partition

BALLONY

Flooring Anti skid ceramic Tiles

Skirting Tile profile

Hand Rail M.S. Railing with Glass

KITCHEN

Flooring Floor with vitrified/Anti skid matt finish tiles

Wall Finishes Plaster with POP and O.B.D.

Wall Tiles Tiles upto 2' height above counter top

Counter Top Quartz counter top

Sink Double bowl sink with drain board

CP Fittings Brush finish Sink mixe

DOORS AND WINDOWS

Main Door Flush door with Veneer/Laminate on both sides

Ready Made Designer doors or equivalent

Other Doors Ready made designer doors/ flush doors or

equivalent

Windows Aluminium Powder Coated Ventilators Aluminium Powder Coated

COMMONLOBBY

Flooring Anti skid Premium class tiles / Natural stone

Skirting Tile / Marble Profile

Wall Finishes Plaster with POP and O.B.D.
Ceiling Plaster with POP and O.B.D.

STAIRCASE

Riser & Tread Natural stone / Tiles

Hand rail M.S. Railing with Enamel Paint satin finish

COMMON FACILITIES

SERVICES

- 1 kva power back up for each apartment and 100% power back up for common areas and lift
- Gas line
- 3. Dual Plumbing with separate line for flushing
- 4 Provision for DTH
- Three tier security with Boom Barrier, CCTV at Entrance, app based notifications.
- 6. Car Washing Area
- Rain Water Harvesting System
- 8. Outer pover roads with soucer drains

STRUCTURE AND SERVICES

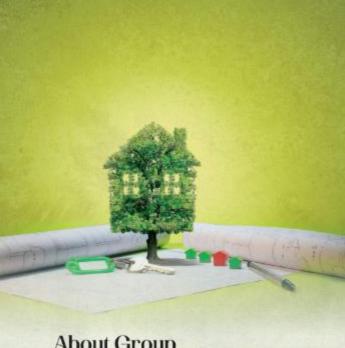
- Earth Quake Resistant Structure
- OH Water Tank for potable water & separate OH Water Tank for flushing water (treated)
- Energy efficient, green eco friendly nominal design, centralized grouped location of services installation to ensure easy maintenance, state of the art technology, fast track installation and compliance to all statutory regulations.

ELECTRICALS

- High side Electrical equipment Transformer, Panels etc of requisite designed capacity
- Separate Meter for Lighting in Common Areas, Elevators and Pumps
- 16 Amps Sockets for Geysers in Tollets and 25 Amps Socket for Air Conditioners in all Bedrooms
- Adequate Nos. of 6 Amps sockets & 16 Amps sockets in Kitchen.
- Adequate 16 Amps Plug Sockets in each Room. Multiple Socket in Living Room for connections to TV, Stereo and other equipment.
- One Calling Bell along with Bell Push.







About Group

J.S. Buildoom is a distinguished brand in the real estate sector that has been dedicated to quality for more than 15 years. We take great pleasure in our ability to turn ideas into reality, having completed more than 15 projects successfully in the past.

J.S. Buildoom, we think that our committed staff of experts, who are enthusiastic about designing extraordinary living environments, is the cornerstone of our success. Our commitment to quality and perfection is seen in every project we take on, as we consistently establish new standards driven by our core. principles of honesty, innovation, and customer satisfaction.

Balder & Promoter



Plot No. 035A, 6D Engineers Colony, Mansarova: Jaipur | Mals: Wel023603 E-mail: jugitendrasigmail.com

Audithect



B-6, "Ganesh Kripo", Moti Morg, Bapu Nagar, Jaspur Roj, INDIA Ph. +919314510603, 0141-4062903, Erical : spaceaedgeljons gmail.com

Interior Designat



HEP Consultons



Knowledge and Strategy By



