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Where Luxury resides with convenience

# LIFE HERE COMES WITH LAVISHNESS & METICULOUSLY DESIGNED LUXURY APARTMENTS

## EXCLUSIVE

4 BHK & 5 BHK homes

# MODERN LIVING

with three sides open

### **FREEDOM**

to enjoy privacy without common wall with neighbour

# JAIPUR'S

most preferred location



Project Registered for Green Building GOLD Rating





Living in the heart of the city is good for your heart

# SURROUNDED BY EVERYTHING, UNTOUCHED BY ORDINARY

An address that offers you the privilege of living in the most soughtafter area of Jaipur, The Residence is righteously located in C-scheme, which is an oasis of prosperity. The location is one of the highlights of this project because it is surrounded by high-end buildings, hotels, famous schools and has great connectivity to the rest of the city. It is a location that grants an easy commute and comfort.



#### Education

St. Xavir's School St. Soldier School Mahaveer School 1 Km 800 Mtr. 500 Mtr.

#### Healthcare

SMS Hospital SDMH Rajdhani Hospital Tongia Hospital 2 Km 3.5 Km 800 Mtr. 1.3 Km



#### Entertainment

Inox Crystal Palm Rajmandir Cinema Hotel Holiday Inn Rambagh Palace Rajmahal Palace

2 Km 2.5 Km 2 Km

2 Km

1 Km



MGF Metropolis Shoppers Stop Mall 21 2 Km 800 Mtr 1 km







| 4BHK-T 1              |                    | 4BHK-T 2              |                    | 4BHK-T 3              |                   |
|-----------------------|--------------------|-----------------------|--------------------|-----------------------|-------------------|
| BUA                   | 3134 Sq.ft.        | BUA                   | 2422 Sq.ft.        | BUA                   | 2465 Sq.ft.       |
| SBUA<br>(35% Loading) | <b>4231</b> Sq.ft. | SBUA<br>(35% Loading) | <b>3270</b> Sq.ft. | SBUA<br>(35% Loading) | 3328 Sq.ft.       |
| CARPET AREA           | 2310 Sq.ft.        | CARPET AREA           | 1991 Sq.ft.        | CARPET AREA           | 1969 Sq.ft.       |
| BALCONY &<br>UTILITY  | <b>614</b> Sq.ft.  | BALCONY &<br>UTILITY  | <b>218</b> Sq.ft.  | BALCONY &<br>UTILITY  | <b>306</b> Sq.ft. |



Typical Floor Plan (lst to llth)











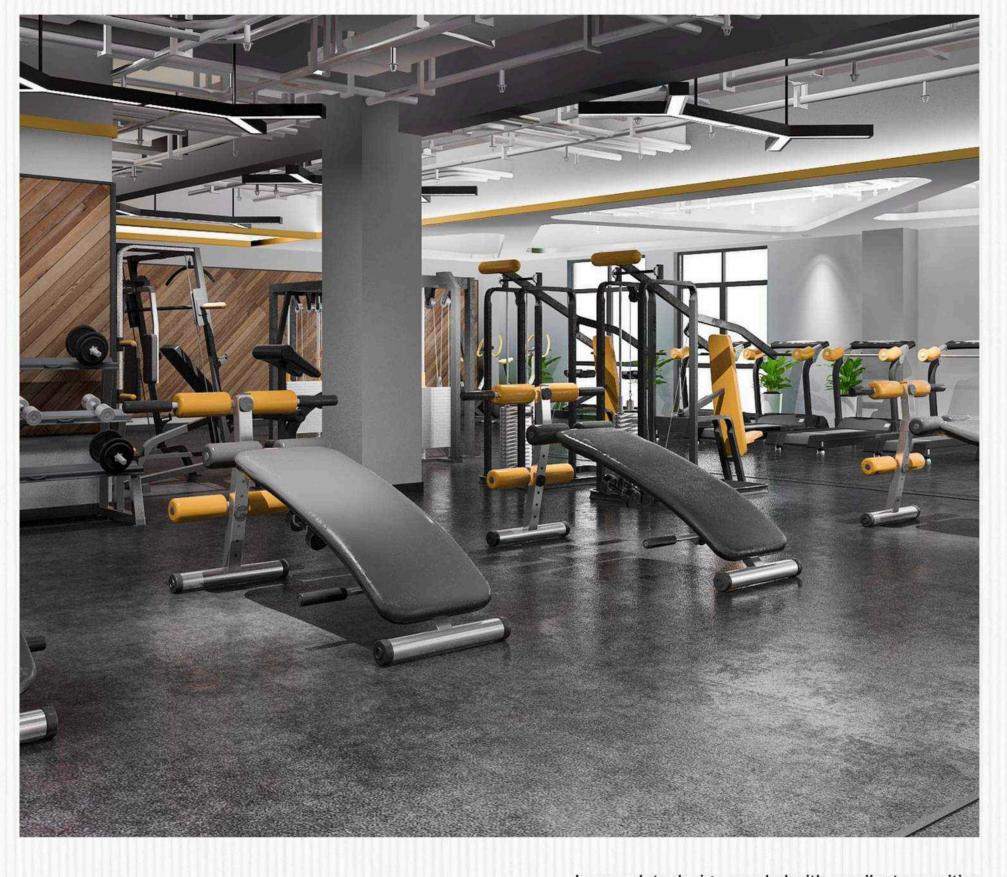














#### Immaculate design coupled with excellent amenities

Indulge in building up your physical strength at the well-equipped and fully air-conditioned gymnasium, and celebrate every special day with your loved ones in our elegantly designed community/party hall.









#### INTERNAL FEATURES

#### EXTERNAL FEATURES



#### Flooring

- Living/Dining/Drawing Italian Marble
- Bedrooms Italian Marble
- Toilets/Utility Anti-skid vitrified tiles
- Balconies Anti-skid vitrified tiles
- Kitchen Anti-skid vitrified tiles
- · Common lobbies Premium flooring



#### Electricals

- Modular switches with concealed copper wiring in PVC conduit
- 100% power back-up for common areas as well as individual flats



#### Bathrooms

- · Bathrooms with separate wet & dry area
- Finest quality sanitary and faucets from Kohler / Grohe Duravit or equivalent
- · Glass shower cubical in bathrooms



#### Railing

Glass Railing in Balcony and Stairs



#### **Doors and Windows**

- Main door Polished Paneled teak wood door
- Internal doors Polished Teak finished door
- Windows Double-glazed good quality UPVC / aluminum windows with wire mesh shutters



#### **Walls and Paints**

- Gypsum finished internal walls
- · POP Ceiling cornices in living room and dining area
- Exterior plastering with chemical waterproofing to avoid leakage
- Premium quality plastic paint on internal walls
- Branded exterior emulsion paint on external walls



#### Kitchen

- Wood work Designer modular kitchen
- Counter top Premium granite or equivalent stone
- Matt finish Walls tiles on dado
- Fittings Stainless steel sink with drain board and premium C.P. fittings



#### Citcher

- Accessories Geyser, exhaust fans, R.O. water purifier, chimney
- Metered LPG gas supply



#### Communication

Group EPABX with intercom facility from each apartment



Providing VRV air conditioning system



#### Structure

· Earthquake resistant RCC frame structure

#### **Fire Protection**

 Adequate fire fighting system as per statutory norms & sprinklers in basemen



#### Security

- 24 hours manned periphery security for the complex
- Access control through CCTV at basement & entrance at ground floor
- · Smart card for access control
- · Video door phone in each flat



#### Parking

- Ample Car Parking Area on Lower, UpperBasement & Ground Floor
- 2 nos. of covered car parking for each flat



#### Lift

- 2 guest lifts & I service lift
- Latest high speed lifts with stainless steel finish with intercom & camera connected to the security room



#### **Facilities**

- Kids play area
- Multi-purpose hall
- Indoor games like Carom, Table Tennis, etc.
- Open gym at terrace
- · Jacuzzi / pool at top
- Roof top party arena



#### Power back-up

 Complete power back-up in apartment, common & essential service areas of the complex



#### General

- Solar Energy Conservation as per norms
- · Rain Water harvesting
- Electric vehicle charging facility



# POWERED BY TRUST, RESPECT & INTEGRITY

The footing for the global trust that KGK family relishes today was laid more than a 100 years ago by man with vision and the belief to conduct business in coloured gemstones, diamonds and jewellery with integrity and ethics, always placing the customers' need foremost.

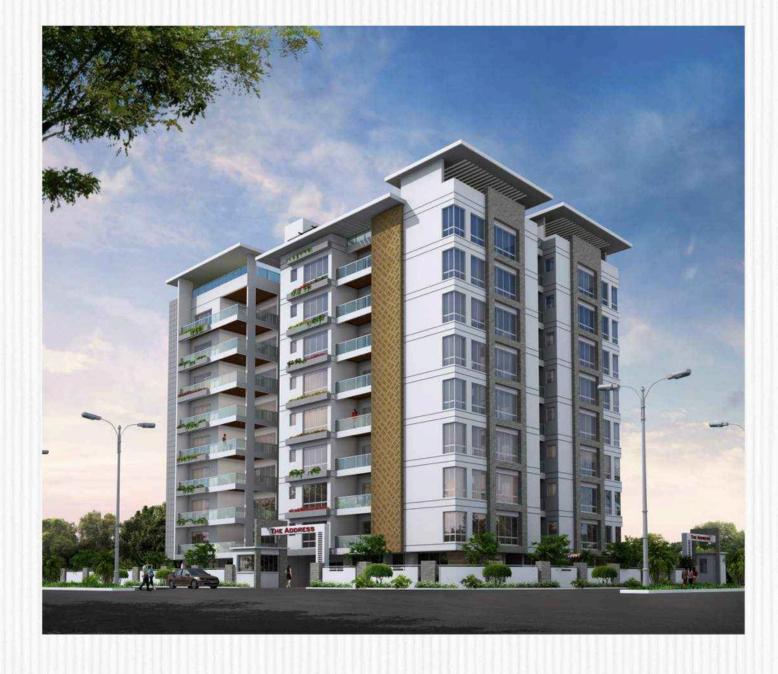
The next generation Kothari family took the family business to next level and made the KGK Group a global Conglomerate with fully integrated operations and achieved remarkable success.

Mr. Prashant Kothari along with his father Shree Prakash Chand Kothari now has entered in real estate sector with new venture KG Kothari Primehomes with the vision to build a future wherein KG KOTHARI PRIMEHOMES becomes a household real estate name in both residential and commercial fragment and should be known for creating incomparable landmarks and finer community living by maintaining highest standards of quality to ensure customer delight.

Group has come up with a Landmark Multi-storeyed Residential Project The Residence in one of the best locations of Jaipur i. e C-Scheme.

#### THE ADDRESS

D-44, Subhash Marg, Panch Batti, C Scheme, Ashok Nagar, Jaipur, Rajasthan 302001



Call: 7821800800



RERA REG # RAJ/P/2017/208