

Location map

(map not to scale)



Site Address : Plot No.-A, Commercial Belt-B, BT Road, Shipra Path, Mansarovar, Jaipur

sky
TERRACES

sky
TERRACES

Developers :



ADARSH BUILD ESTATE LTD.

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In collaboration with :

MNS GROUP

ARCHITECT :



E : ideasjajpur@gmail.com

Call for Booking : 9672555512 / 15 / 16

ash Design Studio 0820081920

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rise up to new heights of timeless design

the project

PREMIUM HIGH RISE RESIDENTIAL LUXURY APARTMENTS

- 3 & 4 BHK Premium Luxury Flats with Servant Room
- 3 & 4 BHK Premium Luxury Penthouses with Servant Room
- ULTRA MODERN CLUB HOUSE

the sky club

- Indoor Swimming Pool with Toddler Pool.
- Modern Gymnasium.
- Yoga, Meditation & Library Hall.
- Elegant Reception Area.
- Separate Male & Female Club. (Steam & Massage & Changing Room)
- Indoor Games Room inclusive of Chess, Carrom & Playing Cards.
- Multipurpose Party Hall.
- Cafeteria near Swimming Pool.
- Separate Games Room - Table Tennis, Snooker & Billiard Table.

PROJECT HIGHLIGHTS

- Individual Terrace Concept in each Flat.
- Modular Kitchen with Overhead Cabinets, Chimney, R.O. System, Geyser & S.S. Sink.
- Centralized LPG Gas supply through Gas Bank.
- Hi-Tech Security System with Video Door Phone & Perimeter Security.
- Ultra Modern Landscapes with Children's Play area.
- Ample Open / Stilt / Basement Car Parking.
- 100% Power Back-up for each Flat and Common Areas.
- 2-3 kms from Metro Railway Station.
- Surrounded by Health, Educational and Financial Institutions & Mall in 1 km radius.



sky
TERRACES

Homes in **Sky Terraces** look out into incredibly breathtaking views and nestling clouds. Offering unrivalled space and unsurpassed privacy, Sky Terraces is the ultimate relaxing retreat. This stylish sanctuary, with phenomenal views, suits the most discerning guests, who wish to reside in privileged splendor. Seek style Find it in plenty amid ultra modern landscaped gardens, long driveways and a blissful backdrop.

sky
TERRACES

a cutting-edge concept
that takes your chic lifestyle to
greater height, literally

Living above the city has its own share of perks. Sleek and contemporary in design, the tower's modern architecture is enhanced by beautifully planned balconies and sundecks. Firstly, your view is unmatched and your cozy abode stays much cooler at this height, even with the air conditioning switched off. The air is crisp, clean and invigorating. But the finest reward is the address itself: Sky Terraces are meant to be owned by only the luckier ones.



explore refreshing open spaces.



Experience the ultra modern landscape

revel. energize. escape.

Whether you like to take a brisk jog before breakfast, a leisurely stroll at sunset or a moonlit walk after dinner, you'll find that our gardens provide a beautiful backdrop. Accompanied by the melodic sounds of tropical birds, they're a glorious mixture of careful nurturing and wild abandonment.



Water Body



Children's Play Area



Themed Garden



Experience
Jaipur's Skyline
like Never before...

Replete with space, the 3 & 4 bedroom residences at Sky Terraces have a rather unique architecture coupled with wide sun decks that have been designed to provide panoramic views of the city from absolutely any corner.

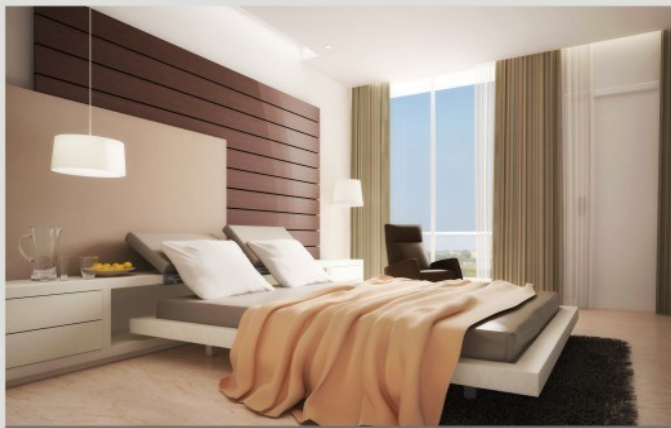
feel the world
at your feet...



Living Room



Master Bedroom



Guest Bedroom



Modular Kitchen

Area Chart

Showroom No.	Area(sq.ft.)
Showroom-1	1525
Showroom-2	1466
Showroom-3	1638
Showroom-4	1887
Showroom-5	1887
Showroom-6	1620
Showroom-7	1534
Showroom-8	1016
Showroom-9	939
Showroom-10	986
Showroom-11	558
Showroom-12	1061



Area Chart

- 1. Ramp Down from Upper Basement
- 2. Parking Area
- 3. Lifts
- 4. Lobby
- 5. Stretcher Lifts
- 6. Staircase
- 7. Electrical Room
- 8. Ramp UP from Upper Basement

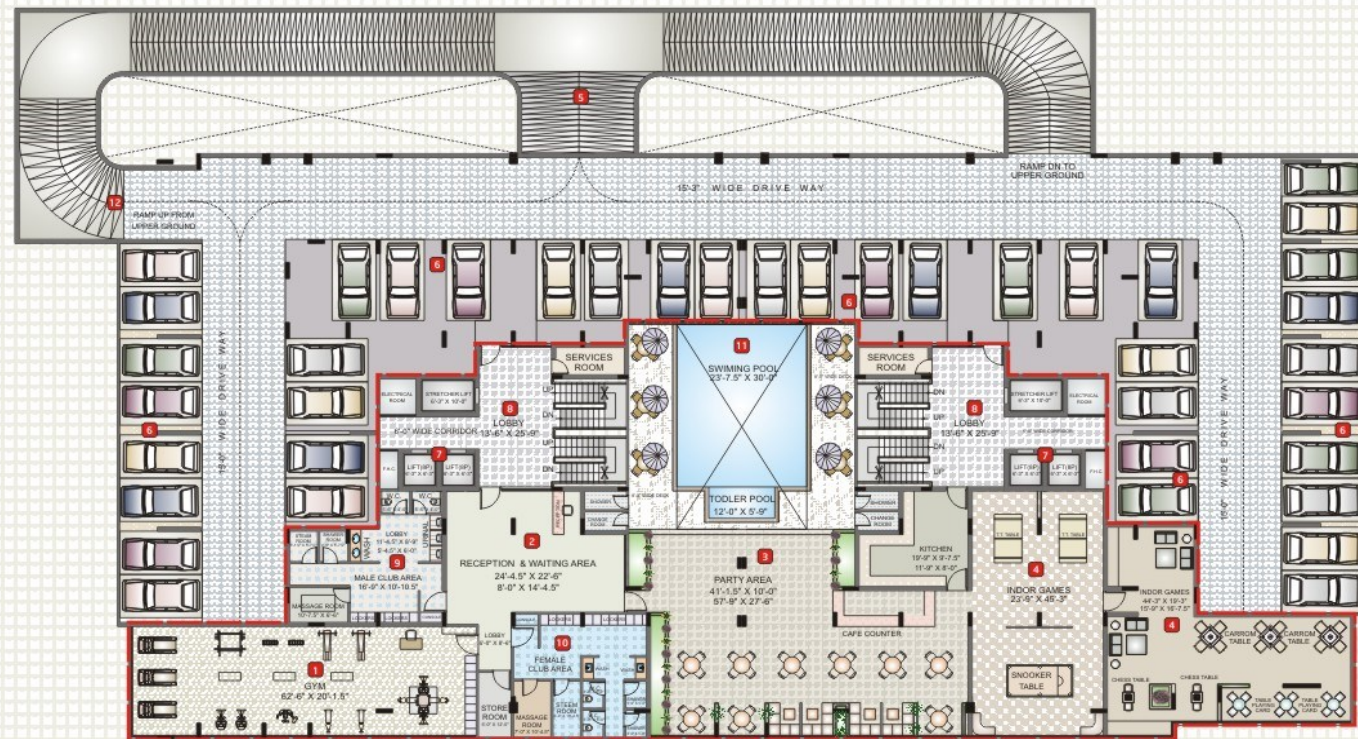


Area Chart

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Showroom-1	1525
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Showroom-9	939
Showroom-10	986
Showroom-11	558
Showroom-12	1061

Area Chart

- | | |
|--------------------------------------|----------------------------|
| 1. Ramp Down from Lower Ground Floor | 5. Stretcher Lifts |
| 2. Parking Area | 6. Staircase |
| 3. Lifts | 7. Electrical Room |
| 4. Lobby | 8. Ramp UP to Upper Ground |



Area Chart

- | | | |
|---------------------------|------------------------------------|-------------------------------|
| 1. GYM | 5. Ramp Down to Upper Ground Floor | 9. Male Club Area |
| 2. Reception Area | 6. Parking Area | 10. Female Club Area |
| 3. Party Area & Cafeteria | 7. Lifts | 11. Swimming Pool |
| 4. Indoor Games | 8. Lobby | 12. Ramp up from Upper Ground |



3 BHK TYPICAL FLAT LAYOUT

Flat No. 01 | 02 | 05 | 06



OPTION - 01

3 BHK + Servant Room with Wash Area

Saleable Area = 1989 Sq.ft.

OPTION - 02

3 BHK with Servant Room

Saleable Area = 1915 Sq.ft.

AREA CHART

1. Drawing/Dinning Area	12'-0" X 29'-4.5"
2. Terrace Area	13'-4.5" X 10'-7.5" 7'-0" X 4'-0"
3. Bed Room	12'-0" X 12'-0"
4. Bed Room	12'-0" X 14'-0" 5'-3" X 8'-7.5"
5. Bed Room	10'-6" X 12'-0" 2'-0" X 5'-4.5"
6. Servant Room	8'-3" X 5'-0"
7. Servant Toilet	5'-0" X 3'-0"
8. Common Toilet	7'-3" X 5'-4.5"
9. Toilet	6'-4.5" X 6'-0"
10. Toilet	6'-7.5" X 6'-3"
11. Kitchen	8'-0" X 13'-0"
12. Balcony Option-01	4'-1.5" X 12'-9"

4 BHK TYPICAL FLAT LAYOUT

Flat No. 03 | 04



OPTION - 01

4 BHK with Servant Room

Saleable Area = 2227 Sq.ft.

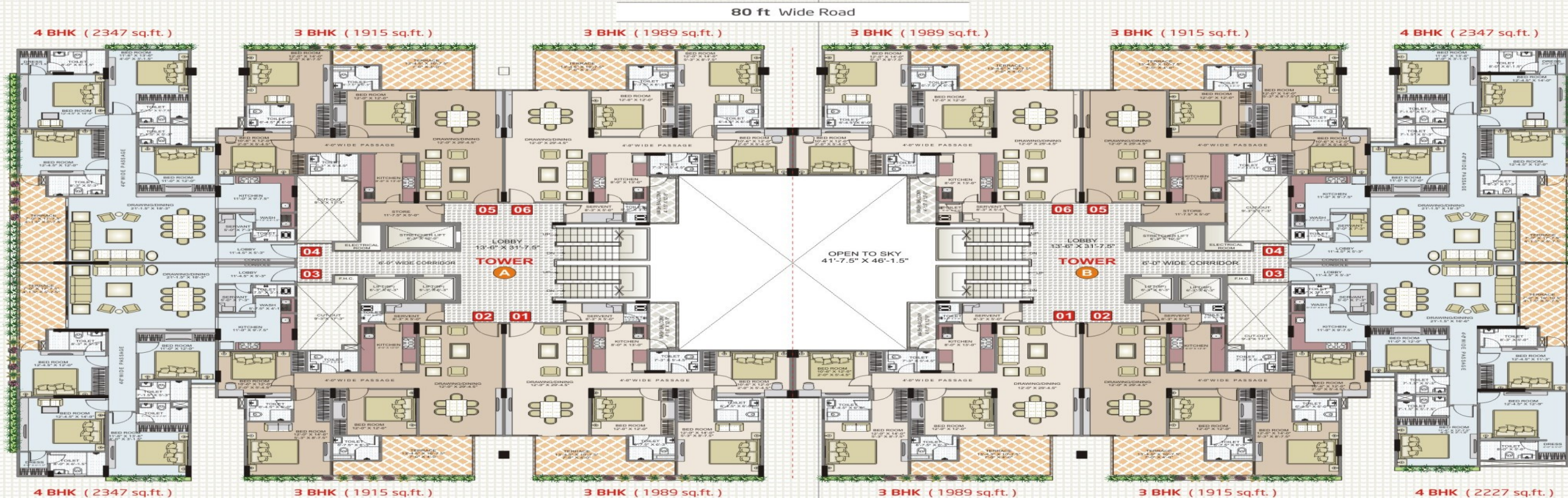
OPTION - 02

4 BHK with Servant Room

Saleable Area = 2347 Sq.ft.

AREA CHART

1. Entrance Lobby	11'-4.5" x 5'-3"
2. Drawing/Dinning Area	21'-1.5" X 18'-3"
3. Terrace Area	7'-0" X 17'-7.5" 4'-1.5" X 5'-7.5"
4. Bed Room	12'-4.5" X 12'-0"
5. Bed Room	12'-4.5" X 14'-0"
6. Dress Area	4'-0" X 6'-1.5"
7. Bed Room	11'-6" X 13'-6" 4'-0" X 3'-1.5"
8. Dress Area	4'-0" X 6'-1.5"
9. Bed Room	11'-0" X 12'-0"
10. Servant Room	5'-0" X 7'-3"
11. Servant Toilet	5'-7.5" X 3'-1.5"
12. Toilet	8'-3" X 5'-3"
13. Toilet	8'-0" X 6'-1.5"
14. Toilet	7'-1.5" X 5'-7.5"
15. Common Toilet	7'-1.5" X 5'-3"
16. Kitchen	11'-0" X 9'-7.5"
17. Wash Area	5'-7.5" X 4'-1.5"



80 ft Wide Road

160 ft wide Road

100 ft Wide Road

Area Chart TOWER - A

Flat No.	Flat Type	Saleable Area
201-2201	3 BHK with Servant Room	1989.00 sq.ft.
202-2202	3 BHK with Servant Room	1915.00 sq.ft.
203-2203	4 BHK with Servant Room	2347.00 sq.ft.
204-2204	4 BHK with Servant Room	2347.00 sq.ft.
205-2205	3 BHK with Store Room	1915.00 sq.ft.
206-2206	3 BHK with Servant Room	1989.00 sq.ft.

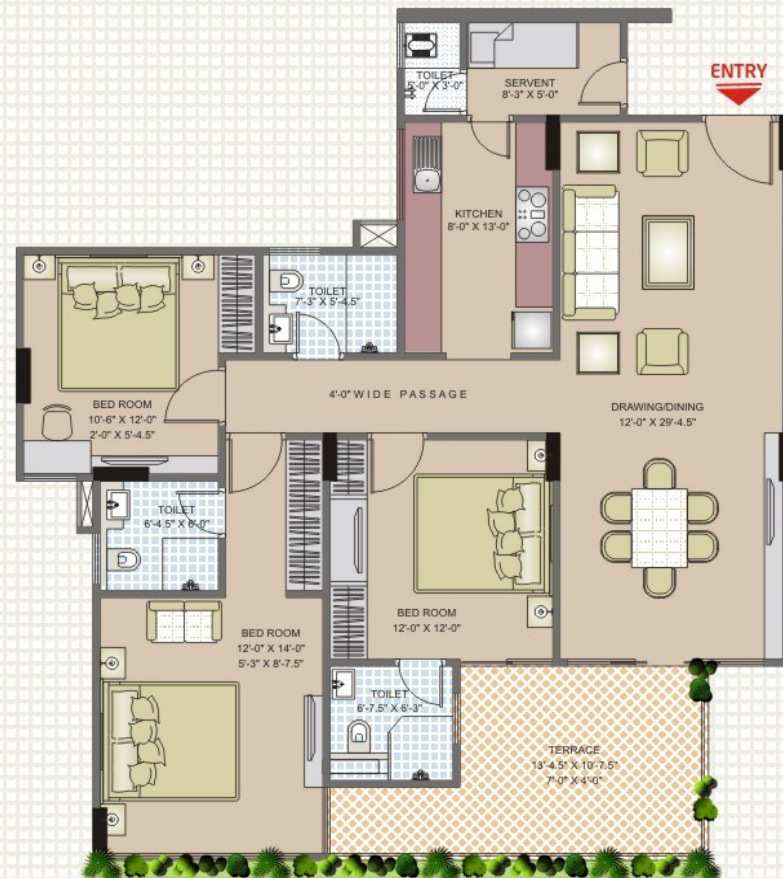
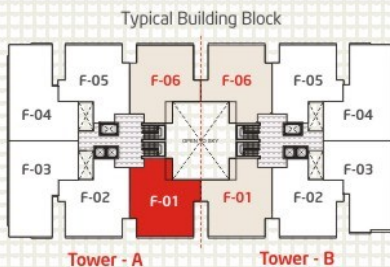
Area Chart TOWER - B

Flat No.	Flat Type	Saleable Area
201-2201	3 BHK with Servant Room	1989.00 sq.ft.
202-2202	3 BHK with Servant Room	1915.00 sq.ft.
203-2203	4 BHK with Servant Room	2227.00 sq.ft.
204-2204	4 BHK with Servant Room	2347.00 sq.ft.
205-2205	3 BHK with Store Room	1915.00 sq.ft.
206-2206	3 BHK with Servant Room	1989.00 sq.ft.

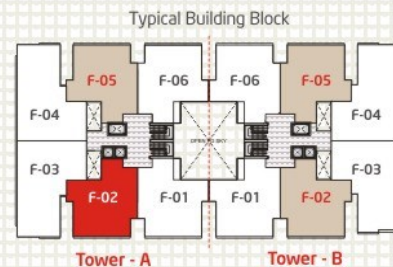




Saleable Area = 1989 Sq.ft.

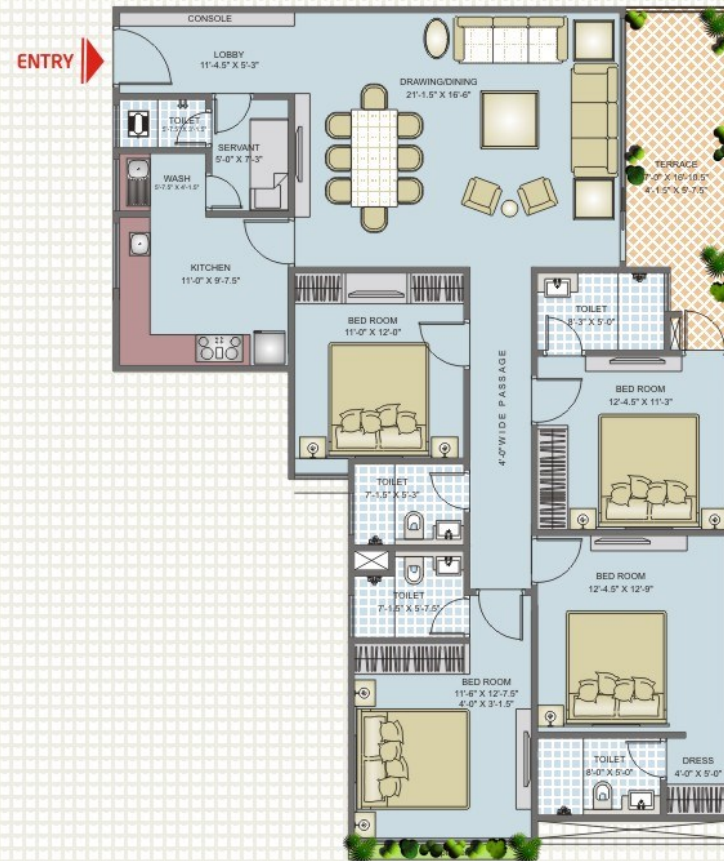
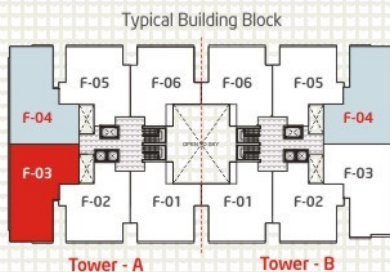


Saleable Area = 1915 Sq.ft.

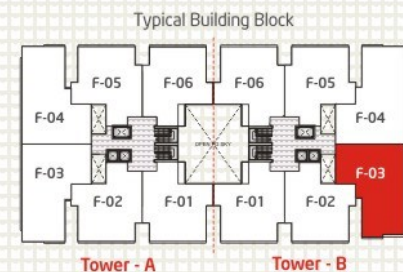


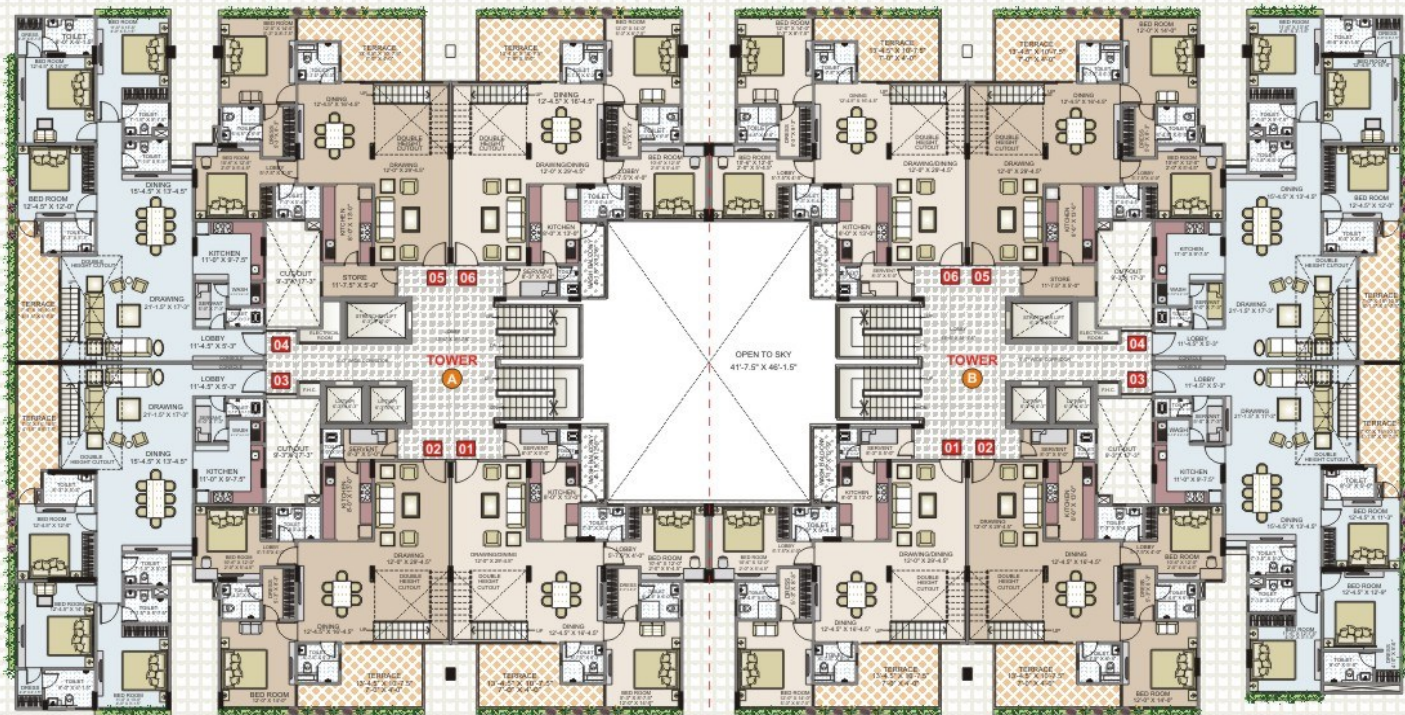


Saleable Area = 2347 Sq.ft.



Saleable Area = 2227 Sq.ft.





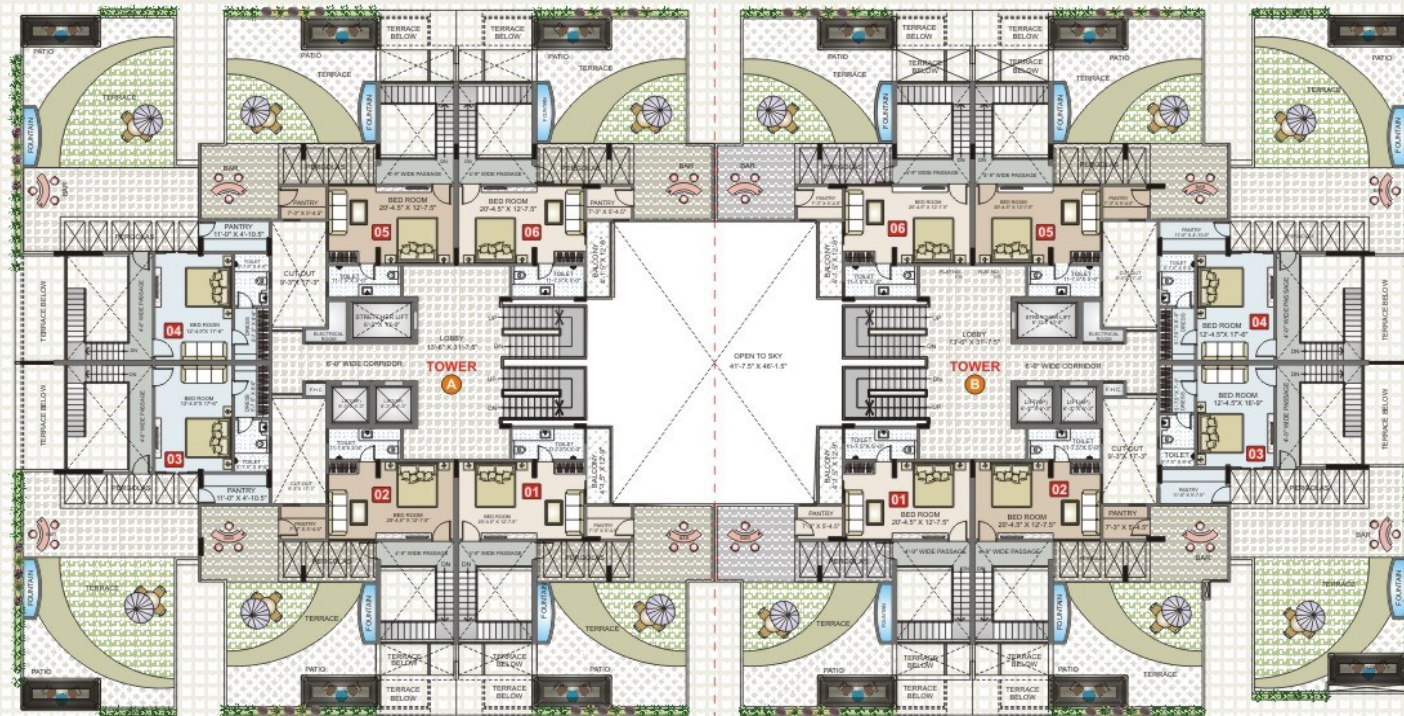
Area Chart TOWER - A

Flat No.	Flat Type	Saleable Area
2301	3 BHK with Servant Room	1989.00 sq.ft.
2302	3 BHK with Servant Room	1915.00 sq.ft.
2303	4 BHK with Servant Room	2347.00 sq.ft.
2304	4 BHK with Servant Room	2347.00 sq.ft.
2305	3 BHK with Store Room	1915.00 sq.ft.
2306	3 BHK with Servant Room	1989.00 sq.ft.



Area Chart TOWER - B

Flat No.	Flat Type	Saleable Area
101-2201	3 BHK with Servant Room	1989.00 sq.ft.
102-2202	3 BHK with Servant Room	1915.00 sq.ft.
103-2203	4 BHK with Servant Room	2227.00 sq.ft.
104-2204	4 BHK with Servant Room	1020.00 sq.ft.
105-2205	3 BHK with Store Room	1915.00 sq.ft.
106-2206	3 BHK with Servant Room	1989.00 sq.ft.



Area Chart TOWER - A

Flat No.	Flat Saleable Area	Terrace Area
2301	862.00 sq.ft.	780.00 sq.ft.
2302	794.00 sq.ft.	778.00 sq.ft.
2303	863.00 sq.ft.	1020.00 sq.ft.
2304	863.00 sq.ft.	1020.00 sq.ft.
2305	794.00 sq.ft.	778.00 sq.ft.
2306	862.00 sq.ft.	780.00 sq.ft.



Area Chart TOWER - B

Flat No.	Flat Saleable Area	Terrace Area
2301	862.00 sq.ft.	780.00 sq.ft.
2302	794.00 sq.ft.	778.00 sq.ft.
2303	842.00 sq.ft.	956.00 sq.ft.
2304	863.00 sq.ft.	1020.00 sq.ft.
2305	794.00 sq.ft.	778.00 sq.ft.
2306	862.00 sq.ft.	780.00 sq.ft.



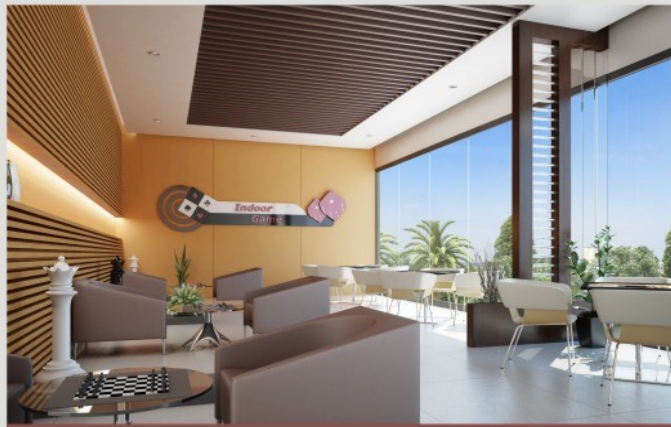
Club House Reception



Club House Lift Lobby



State-of-the-art Gym



Indoor Games

Keep stress at bay as you dive in

With today's finest products and equipment, meticulous attention to detail, and the hospitality and service our residents deserve, the swimming pool will have you wanting to return again and again. Set in a serene environment, it beckons the serious sportsperson as well as the leisure seeker to explore the depths of their favourite hobby with great enthusiasm.



Table Tennis Room & Billiard



Swimming Pool



Cafeteria

features

INSIDE THE COMPLEX

- Beautiful landscaped gardens with children's play area.
- Exclusive indoor swimming pool with natural surrounding.
- Separate Male & Female Club. (Steam & Massage & Changing Room)
- Multipurpose Party Hall.
- Water Cascades.
- Open / Covered Car Parking.
- Electronically operated main gate.
- Maintained by professional property management consultants.
- Store room / Servant Room for each flat with intercom facility.
- Water softener plant.
- Gas Bank.

BUILDING STRUCTURE

- Enhanced structural safety against earthquakes
- Impressive entrance lobby
- Hi-Tech Security System with Video Door Phone & Perimeter Security.
- Fire protection systems like heat & smoke detectors at designated areas
- Spacious, well designed lift lobbies on all floors.
- Anti- termite treatment for the entire building.
- Acrylic emulsion weatherproof external paint.

INTERIORS OF THE FLAT

- POP Punning with Acrylic Emulsion Paint
- S.S.Railing in balcony with toughened glass.
- Panic button in the apartment for emergencies.
- Stainless steel hardware for doors & windows

ELECTRICAL

- Intercom system in complete building.
- Single point electric metering with 24 hours power back up in each flat & common area.
- Concealed electrical wiring with copper conductors.
- Miniature circuit breakers.
- Provision of DTH Line with MDU & Broadband Line with Fibre Optic Cable.
- Cable TV and telephone outlets in living room and bedrooms.
- TV & AC Power Points.

BATHROOMS / TOILETS

- Hot water geyser in each toilet.
- Exhaust fan.
- Concealed plumbing in CPVC / PPR.
- Superior quality sanitary fixtures (Jaquar & Equivalent)
- Designer Ceramic Tiles till full height
- Anti- skid ceramic tiles in toilets floor.
- Single lever bathroom fittings (Jaquar & Equivalent).
- Separated bath area with glass partition.

specifications

AREA	WALLS	FLOOR	DOORS	WINDOW / GAZING	OTHERS	SWITCHES
LIVING ROOM / DINING	POP Punning with Acrylic Emulsion Paint	Imported Italian Tiles	Entrance Door : Timber Veneered flush Door/ Designer Membrane Door	Euro Profile / Italian Section	Panic Button	Modular Swiches
MASTER BEDROOM	POP Punning with Acrylic Emulsion Paint	Imported Vitrified Flooring	Timber Veneered flush Door/ Designer Membrane Door	Euro Profile / Italian Section		Modular Swiches
OTHER BEDROOMS	POP Punning with Acrylic Emulsion Paint	Imported Vitrified Flooring	Timber Veneered flush Door/ Designer Membrane Door	Euro Profile / Italian Section		Modular Swiches
KITCHEN	Tiles upto 2 feet above the Counter & Acrylic Emulsion in the balance area	Vitrified Tiles	Timber Veneered flush Door/ Designer Membrane Door	Euro Profile / Italian Section	Fully Modular kitchen with overhead Cabinets, Chimney, Granite Counter top with S. S. Sink & R. O. System, Geyser	Modular Swiches
BALCONIES / TERRACES	Weather Proof Paint	Vitrified Tiles	Timber Veneered flush Door/ Designer Membrane Door	Euro Profile / Italian Section	S. S. Railing with toughened Glasses	Modular Swiches
TOILETS	Designer Ceramic Tiles till full height	Anti - Skid Designer Ceramic Tiles	Timber Veneered flush Door/ Designer Membrane Door	Euro Profile / Italian Section	Premium Quality Single Lever C. P. Fittings, 24 hours Water Supply (Jaquar & Equivalent), Exhaust Fan, Geyser, Partition for Shower Area	Modular Swiches
CLUB HOUSE	Club Experience : Multi Purpose / Party Room, Gymnasium / Indoor Lounge for Reading / Relaxation, Covered Swimming Pool, Table Tennis, Billiards, Aerobics / Meditation & Yoga Center, Steam, Massage					

At Sky Terraces, time will be forgotten, endless days will be spent however you choose. Apartments are fully self-contained with spacious and fully-fitted modular kitchens complete with overhead cabinets and granite counter tops, living areas with imported marble flooring, dining and large outdoor entertaining terraces.

Disclaimer : All site plan, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furniture and gadgets, are not part of the offering. This does not constitute a legal offer. All images are an artistic conceptualization and do not purport to replicate the exact products.

Indulge in the world of the luxury