

THE
ESTATE
FLOORS



Embracing Delhi's Soul

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ANANT RAJ GROUP

Anant Raj Group is one of the leading Real Estate Developers in the country. Based out of Delhi and established in 1969, it is amongst the largest Development and Construction Group in the National Capital Region. The guiding principal of its founders and leaders has forever been - focus on innovative architectural design and meticulous standard of finish and workmanship.

Having one of the largest land banks in the region, the company is on a expansion mode building Special Economic Zones (SEZs), IT Parks, Hotels, Commercial Complexes, Malls, Residential / Service Apartment and other infrastructure projects.

Anant Raj is constantly enhancing its land bank portfolio in the National Capital Region, guaranteeing the highest quality levels and professionalism, and by continually innovating on both marketing and construction technology fronts.

As one of India's leading Infrastructure Development Enterprise, ARL has residential, commercial & hospitality spaces with its development in all these segments. ARL also promises to enhance the quality of millions of lives by ushering in world class residential / service apartment facilities as well as amusement, leisure and recreational infrastructure.

ARL is deeply committed to value creation of its shareholders through prudent financial management, maintenance of global quality standards, professionalism and adherence to business ethics.



ANANT RAJ GROUP

Inspired by this most beautiful capital city of ours, Anant Raj Estate is a true manifestation of its core theme: “**Recreating Delhi’s Original Charm**”.

A peerless masterpiece in residential development, Anant Raj Estate is a holistic experience, master-planned to integrate the eclectic characteristics of architectural magnificence with modern-day amenities. The utmost consideration has gone into the configuration of the vast living spaces, offering residents the opportunity to create a home tailored to their every need and desire.



STIMULATING LANDSCAPE

Passionately committed to leading the way forward to a sustainable future, our landscape designers believe in creating balanced environments. Anant Raj Estate is a melting pot for proportion, unity, balance, perspective, color, texture – that can create a fully integrated community living.



EXPERIENCED ARCHITECTS

Our team of leading architects have decades of experience in developing grand and mega scale projects. Anant Raj Estate has been envisioned to capture the grandeur and tradition of Delhi with the convenience of a modern life.



TOTALLY SECURE AND GATED

Anant Raj Estate is a community built for just one purpose, family. Each element of the development has been carefully considered and designed to not only withstand the test of time but also to offer a private and safe refuge for your loved ones.



LUSH GREEN ENVIRONMENT

Anant Raj Estate is a lush green development, set amidst the tranquil surrounding of beautiful parks, gardens and landscaped paths. Built on the footprints of Delhi, Anant Raj Estate captivates the spirit living green. Take a walk down the road, or jogging through the parks, each moment is a breath of fresh air.



WORLD CLASS AMENITIES

The township has been crafted for a complete integrated living. A masterplan incorporating various exclusive pockets of development, each complementing its theme, gives residents a perfect blend of Delhi’s unique character along with all the modern day amenities. Each pocket has been purposely planned to provide community living with a lot of emphasis on green areas and wide access roads. The masterplan has been designed to encompass:

- Eco-friendly harmonious with environment
- Gated community with advance security systems
- 24/7 power back up systems
- Water treatment plant
- Round-the-clock Facilities Management
- Sewage Treatment Plant
- Rain Water Harvesting



A world of limitless happiness and luxurious living awaits at The Estate Floors

Anant Raj introduces a truly unique approach to contemporary living. Its striking architecture is designed by international consultants combines innovative architecture with the latest in environmentally sustainable design to create luxurious, spacious and highly private apartment homes.

The external architecture is both highly articulated and sculpturally interesting; displaying a rich palette of external finishes and treatments including natural cladding and stone walls.

Designed for the discerning owner resident, every apartment enjoys oversized internal and external areas, and a multi-aspect configuration. The unique design provides natural cross-flow ventilation and optimum solar access.

LOCATION

While the crux of design and planning parameters has been to nurture and ensure the privacy and exclusiveness of Anant Raj Estate, a community is not an island and needs the convenience of easy connectivity with the larger world. Anant Raj Estate enjoys enviable accessibility to social hubs, travel hubs, educational institutions and healthcare facilities.

Located in the vicinity of planned high-end development, both in the corporate and commercial sectors, ensures a clean and well-maintained environment. The proximity to various commercial and healthcare facilities, as well as other support systems, ensures the highest standard of living for its residents.

Malls on MG Road: 10 minutes away.
Metro Station at HUDA City Center: 10 minutes away.
IGI Terminal (T3 Terminal): 25 minutes away.
Medanta / Artemis / Max / Fortis /
Paras Super-speciality Hospitals: 5-15 minutes away.
Renowned ISCE / IB Schools: 15-25 minutes away.



400 SQYD ESTATE FLOORS



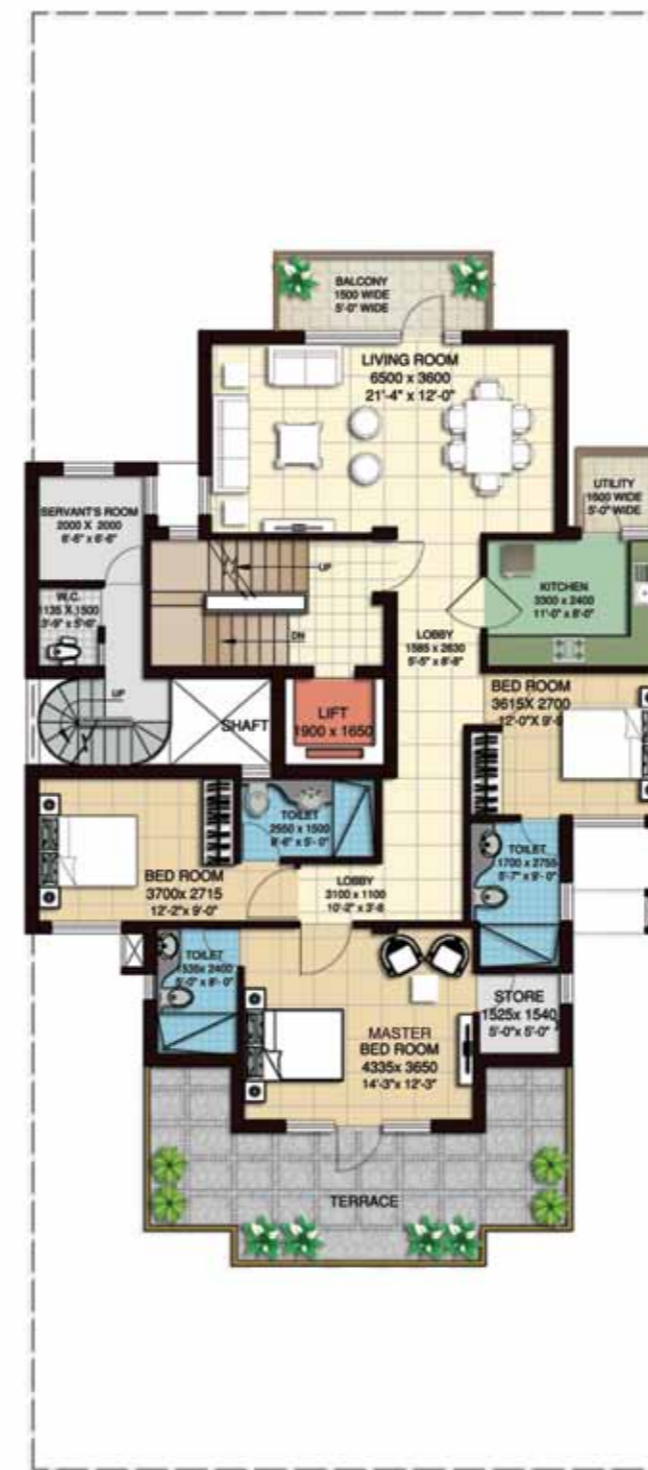
400 SQYD ESTATE FLOOR PLANS



GROUND FLOOR
TOTAL AREA 2635 sqft
(INCLUDING BASEMENT)



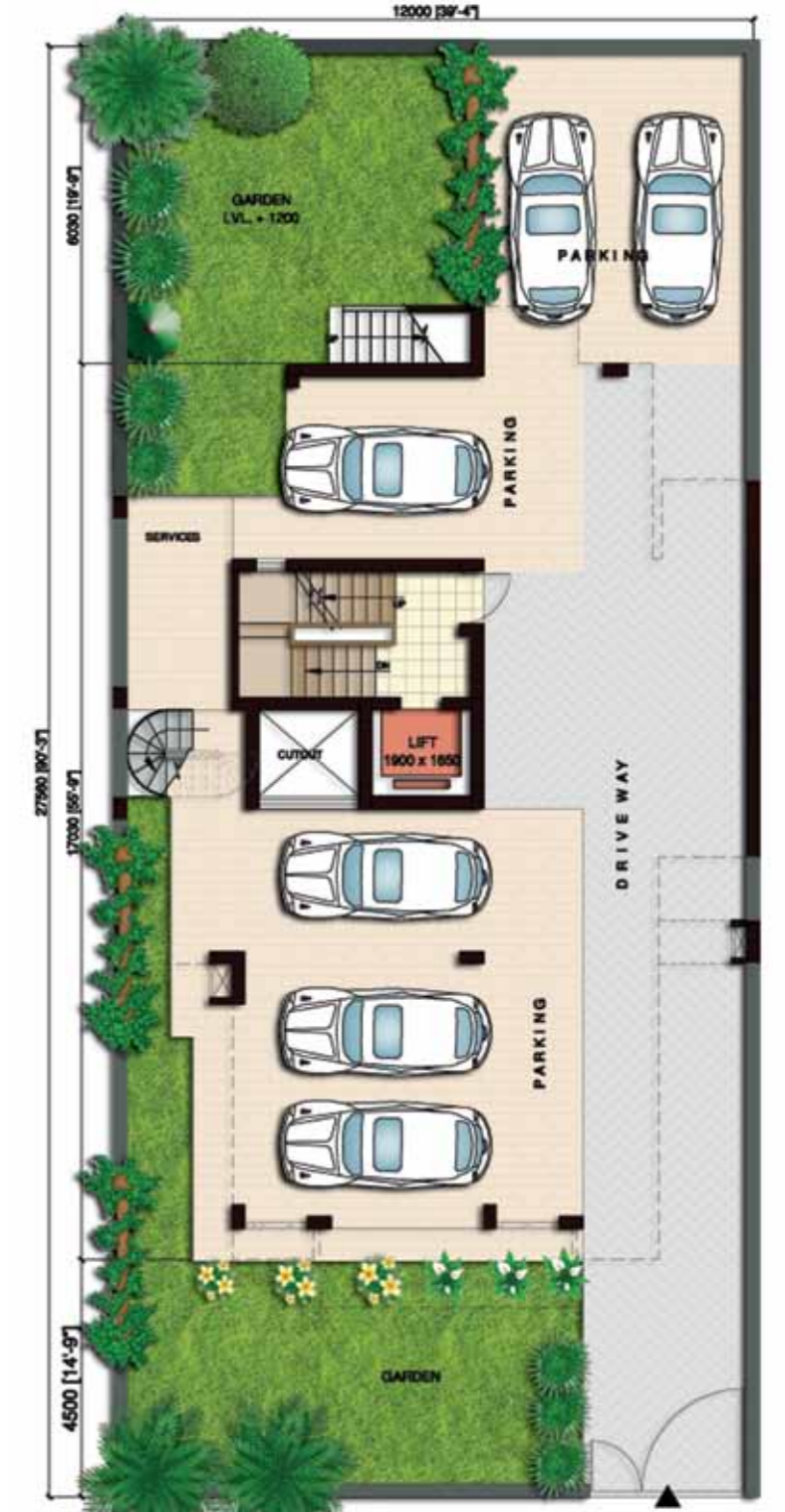
FIRST FLOOR
TOTAL AREA 2491 sqft
(INCLUDING BASEMENT)



SECOND FLOOR
TOTAL AREA 2390 sqft
(INCLUDING BASEMENT)



BASEMENT

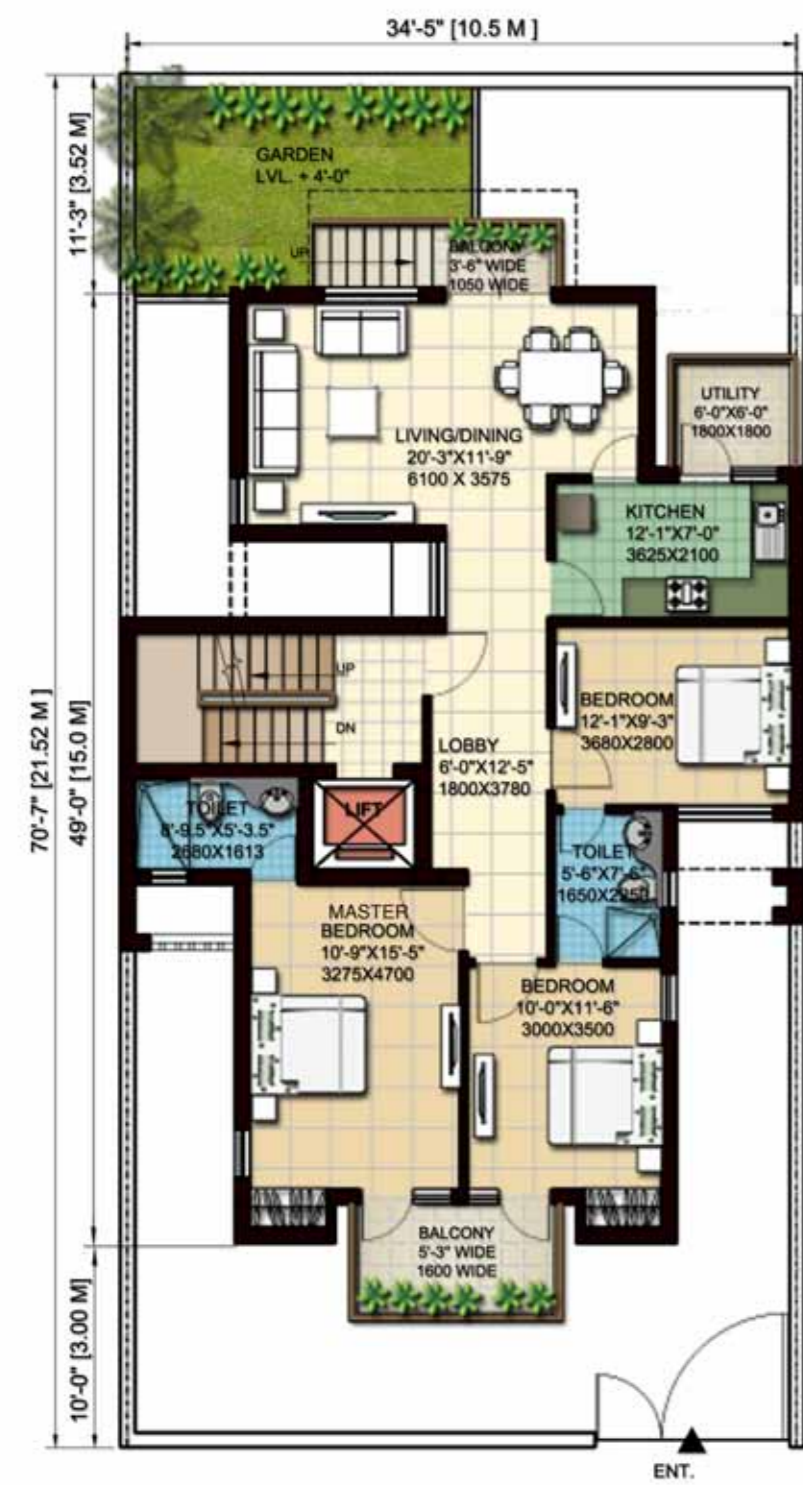


STILT FLOOR

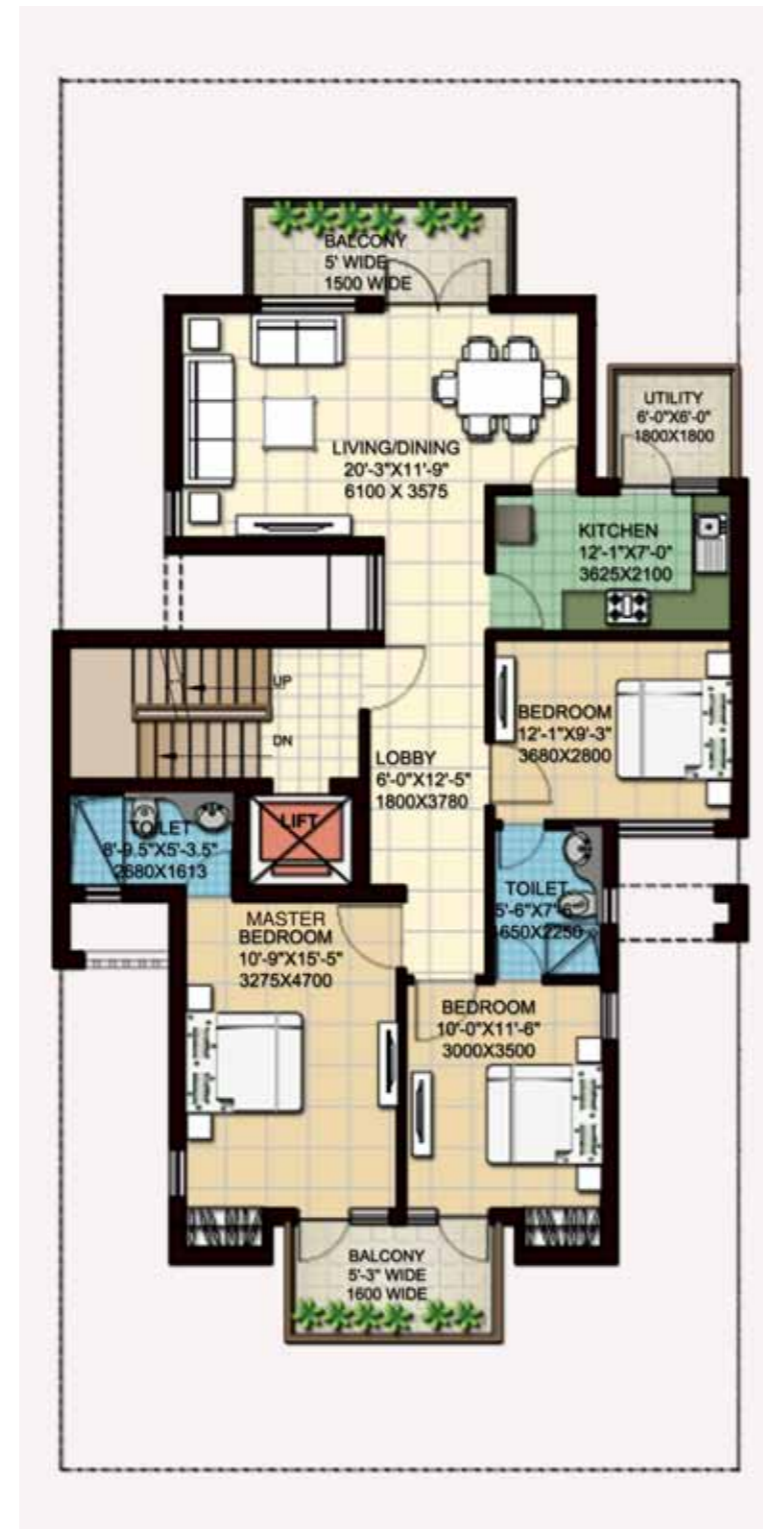
270 SQYD ESTATE FLOORS



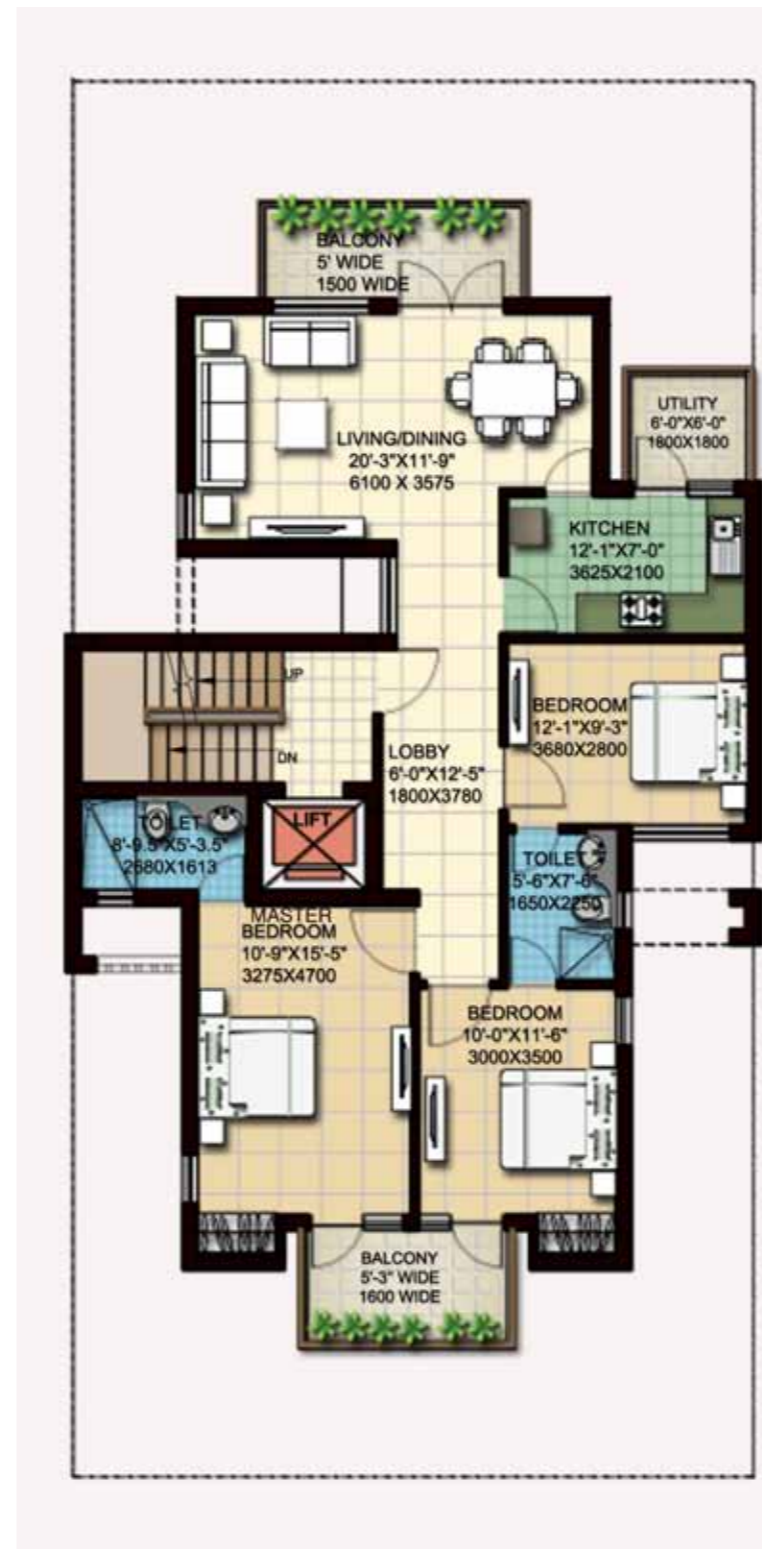
270 SQYD ESTATE FLOOR PLANS



GROUND FLOOR
 TOTAL AREA 2035.50 sqft
 (INCLUDING BASEMENT)



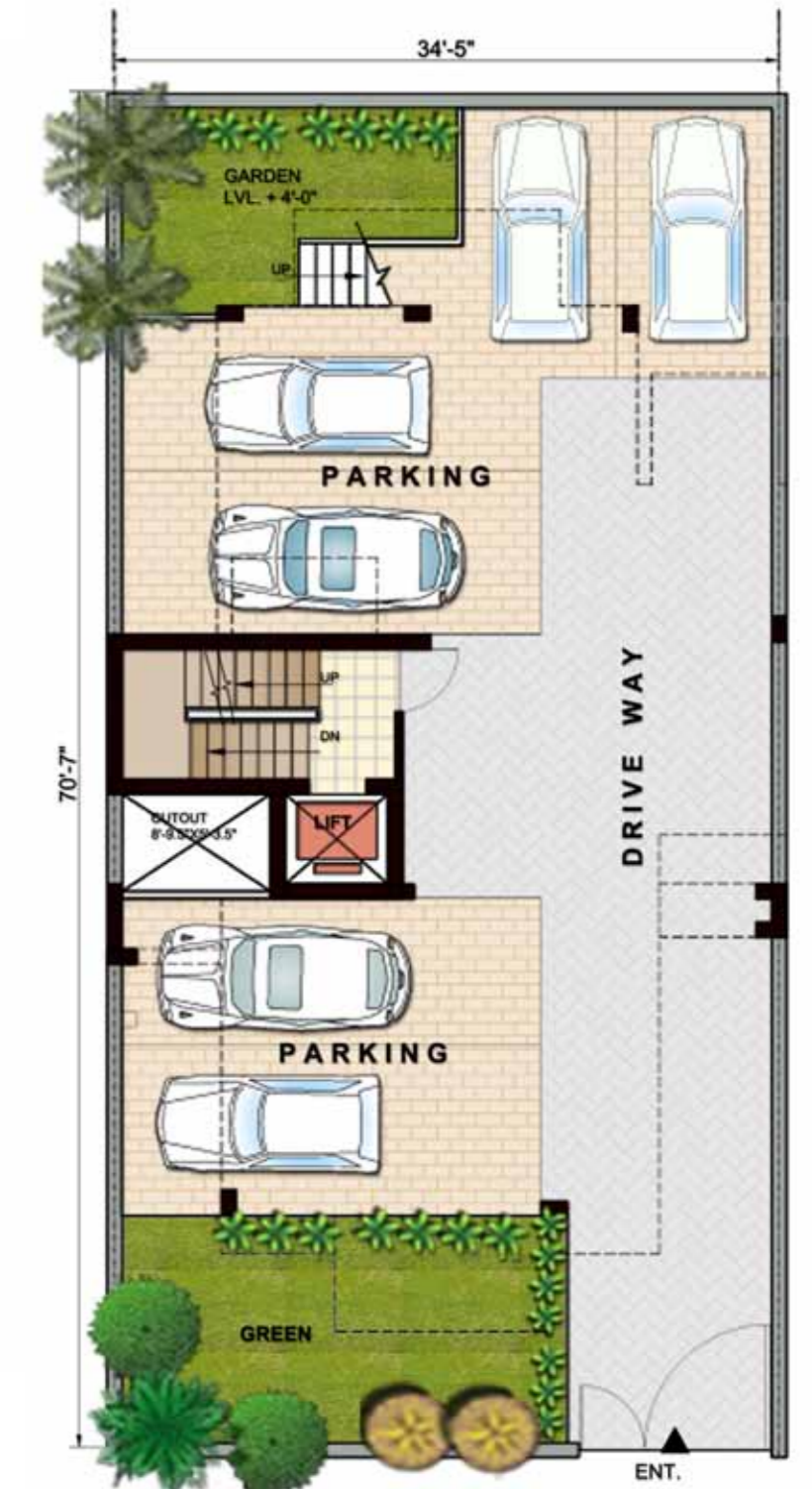
FIRST FLOOR
 TOTAL AREA 1970.50 sqft
 (INCLUDING BASEMENT)



SECOND FLOOR
 TOTAL AREA 1855.50 sqft
 (INCLUDING BASEMENT)



BASEMENT



STILT FLOOR

SPECIFICATIONS

ENTRY LOBBY, LIVING, DINING ROOM AND OTHER COMMON AREAS

Floor	Marble flooring
Walls	Plastic emulsion paints
Ceiling	OBD

BED ROOMS

Floor	Laminate wooden flooring in Master Bedroom, Vitrified tiles in other bedrooms
Walls	Plastic emulsion paints
Ceiling	OBD

BALCONY AREAS

Floor	Anti skid tiles
Walls	Weather proof paint
Ceiling	(Matching to the façade)

KITCHEN

Floor	Anti skid tiles
Walls	Tiles upto 2 ft above the counter
Counter	Granite
Fitting/ Fixtures	Modular kitchen with Hob, Chimney & CP fittings, Stainless steel

TOILETS

Floor	Anti skid tiles
Walls	Ceramic tiles as per design
Counter	Granite
Fitting/ Fixtures	European faucets, WC's & Wash basin

SERVANT ROOM & TOILET (ONLY FOR 400 SQYD FLOORS)

Floor	Ceramic tiles
Walls	OBD
Ceiling	OBD

DOORS SHUTTERS

Entrance Door	Teak Veneered & polished shutter with seasoned hardwood frames
Internal Door	Teak Veneered & polished shutter with seasoned hardwood frames
External doors & Windows	Aluminum / UPVC
Hardware	Matching hardware

FACADE

Paints & finishes	Combination of textured & weather proof paint with permanent finishes
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ELECTRICAL & ELECTRICAL FITTINGS

Copper electrical wiring, power point TV & phone sockets with protective MCBs, Modular switches, fans in all bedrooms, living, dining & exhaust fan in all toilet & kitchen. (270 Sqyd Floors)

Modular switches, Copper conductor wiring for light & power, key pad control of lighting in living room and master bedroom, Data & voice connections hard wired with multiple service providers, Video or audio door phone. (400 sqyd floors)

LIFT

6 passengers equipped with ARD (400 sqyd Independent Floors)
4 passengers equipped with ARD (270 sqyd Independent Floors)

BASEMENT

Floor	Polished Kota stone
Walls	OBD
Ceiling	OBD

PLUMBING & SANITARY

Standard sanitary ware & fittings, shower cubicle in all bathroom (270 Sqyd Floors)

Designer sanitary ware & fittings equivalent to International standards, shower cubicle with shower panel in all bathrooms (400 Sqyd Floors)

AIR-CONDITIONING

VRV systems provided

Disclaimer

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