



## Sand Dune Construction (P) Ltd.

An ISO 9001 Company

Admn. Office : Ashiyana, D-29, Shanti Path, Patrakar Colony, Tilak Nagar, Jaipur

Ph.: 2623443, 9314874679, 9166707111, 9829009410

E-mail : [sdcjpr@gmail.com](mailto:sdcjpr@gmail.com), Website : [www.sdcjaipur.com](http://www.sdcjaipur.com)

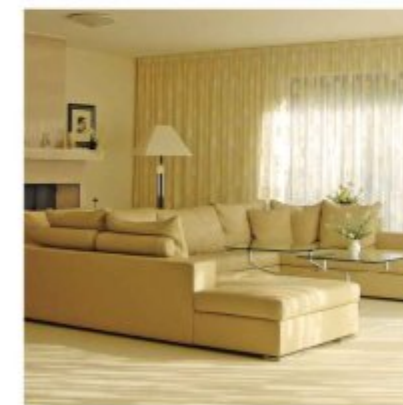
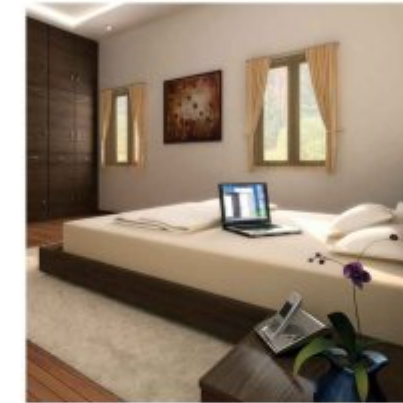
### SPACE GRID

Architects, Engineers and Interior Designers

C-49,B-6, Vidya Apartment, Paras Marg, Near Janta Store, Bapu Nagar,

Tel.: 93145-10603, 93149-18766

**Disclaimer:** This Brochure is purely conceptual and not a legal offering. Further the Promoters/Architect reserve the right to add/delete/ modify any details/specifications/elevation mentioned



Dot 'N' Dash® @ 0141-2221981, 98292-31611

## The Epic Center for Everything

Along with the natural serene environ, the elite class neighborhood you would live with, will naturally make you feel contented and delighted at the choice of your family decision. Not only this, the conviniency of the place yet again will boost your morale when you will find yourself in the close proximity to air port, university, hospital and the high fashion markets like M.I. Road. Popular multiplexes and malls which can be viewed from the roof-top are certainly close to make your shopping and evenings eventful.

- ◆ "SDC AURA" is an elegant luxury project at Barkat Nagar, Jaipur.
- ◆ The prime location of Barkat Nagar enables the residents to live in the heart of the city, close to the corporate hubs, shopping malls and various other recreational joints.
- ◆ Pollution free surrounds, comforting environ and an ideal location.
- ◆ Few minutes drive from the Air Port.
- ◆ Common Amenities of "SDC AURA" include Children Play area, Ample Parking Area, Community Hall, Power Back-up for Utilities, Round the Clock Security, Fire fighting system and many more.
- ◆ Open Spaces and designated car parking.

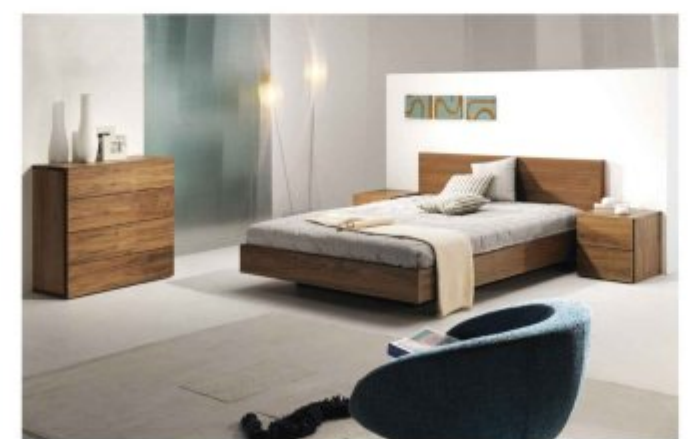




*Elegantly designed to your Comfortability...*



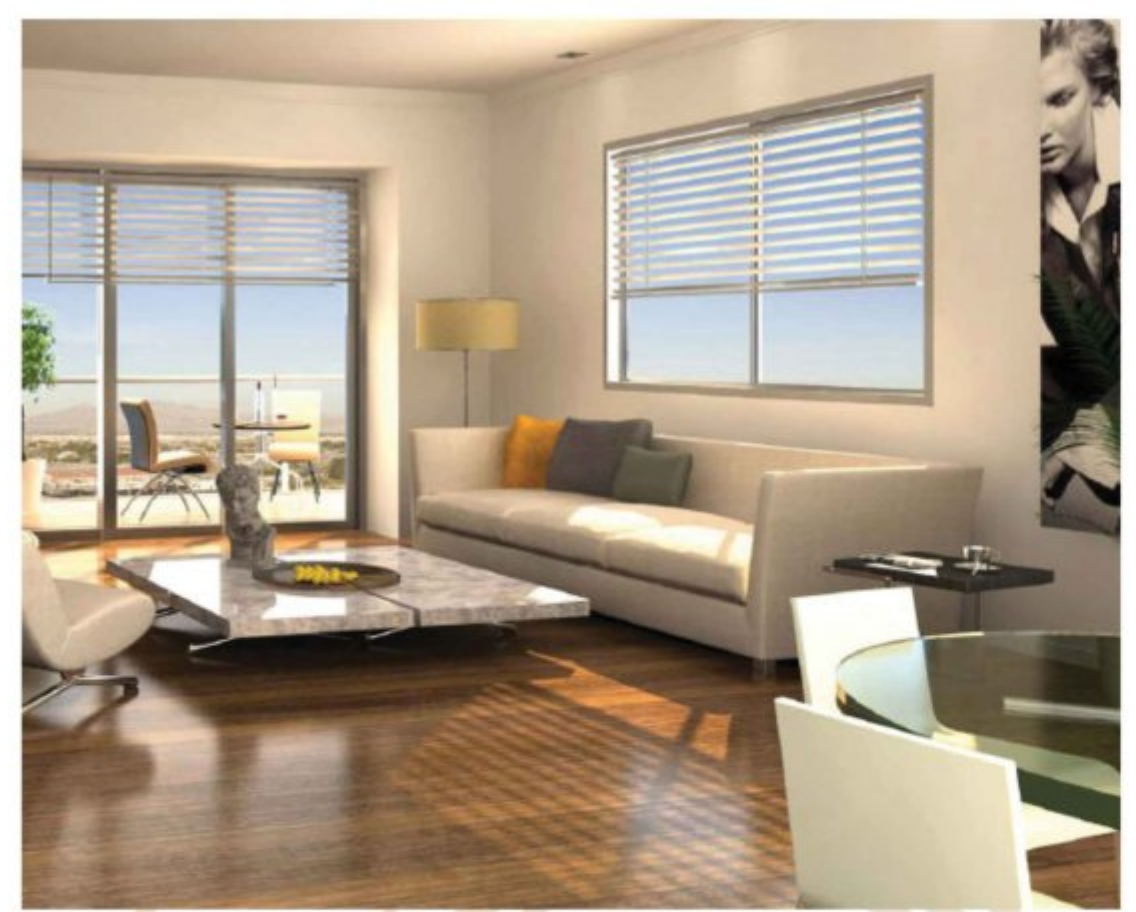
*Carefully designed to give you a pleasing pleasure*



When it comes to elegance, quality and style, nothing is comparable to our creation.

"SDC Aura" has been carefully designed to give you a pleasing pleasure in each and every square foot of the building in a picture perfect location. Dramatically close to every amenity you would require to make your living a comfort.

But don't take our word as granted, we invite you to visit and see it for yourself. We guarantee you that you will instill faith in us.



### BASEMENT FLOOR PLAN



Shop No. :	S-1	S-2
Area of Ground Floor	260.00	260.00
Area of Basement Floor	710.00	700.00



### STILT FLOOR PLAN



Come and Choose your home...  
Home Sweet Home!



TYPICAL (1st, 2nd, 3rd & 4th) FLOOR PLAN



Flat No.	Sale Area	Flat No.	Sale Area	Flat No.	Sale Area	Flat No.	Sale Area
101	1580 Sq.Ft.	102	1610 Sq.Ft.	103	1250 Sq.Ft.	104	1210 Sq.Ft.





## SALIENT FEATURES

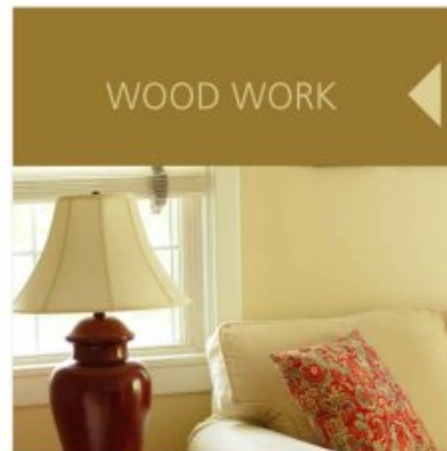


- ★ Granite, Vitrified Flooring in Drawing and Dining area.
- ★ Premium Class flooring of Vitrified Tiles in Bedrooms.
- ★ POP finish on wall & ceiling with cornices.
- ★ Plastic paint on wall & ceiling.
- ★ Polish/Paint on doors & windows

- ★ Black Granite working counters, SS sink.
- ★ 2' tiles dado above the counter.
- ★ Modular Kitchen.
- ★ Concealed Copper tubing for Gas line to nearest balcony.
- ★ Separate Washing Area.



- ★ Closed Circuit TV (in Entrance lobby/Parking area).
- ★ EPBX system.
- ★ Well managed Security Service.



- ★ Windows having Glass panels/wire mesh panels.
- ★ Tough ISI mark 30 mm flush doors.
- ★ Well designed main door of 40 mm thickness.
- ★ Brass fitting of good quality on doors & windows.
- ★ Wooden wardrobe with shutters in each bedroom.



- ★ Designer tile in toilet.
- ★ Premium C.P. Fitting of Marc/Jaguar.
- ★ Ceramic tiles in toilet upto 7' height on walls.
- ★ Anti-skid ceramic tiles on flooring.
- ★ Counter wash basin in master bedroom toilet
- ★ Jet in all Toilets.
- ★ C.P. Accessories in Toilets of premium brand.

- ★ Modern electrical system with concealed Copper Wiring.
- ★ Premium quality Switches & Accessories.
- ★ TV/Telephone/A.C./Cooler point in all the rooms at appropriate places.
- ★ Power backup (Silent D.G. Set) for common service.
- ★ Fan, Exhaust & Tubelite provided.
- ★ Decorative light in Drawing & Dinning.



- ★ Well designed Entrance foyer & Lobby area.
- ★ Earthquake resistant framed structure design as per Seismic Zone II.
- ★ Appropriate fire fighting arrangements.
- ★ Lift for fast & easy commuting.
- ★ Decorative wash basin in dinning area.
- ★ 24 hour water supply through own tubewell.
- ★ Rain water harvesting system.



## Few of our Prestigious Projects



Metropolis, Jaisinghpura, Ajmer Road



Karan Height, Lal Kothi



Rukmani Garden, Shiv Marg, Banipark



Vinay, Mauji Colony, Malviya Nagar



B-83, Golden Jewel, Babu Nagar



Basant Kunj, Rajendra Marg, Babu Nagar



Greenpark, Janta Colony



Pride, Near Ganga Jamuna Petrol Pump



Golden Palm, B-69, Tilak Nagar



Monarch, Hanuman Nagar, Vaishali Nagar



Euro-Exotica, Kushal Nagar



Commercial at Sahkar Marg

Site : B-1, Kisan Marg, Near Tejaji Temple, Barkat Nagar, Tonk Road, Jaipur