



Sand Dune Construction (P) Ltd.
An ISO 9001 Company

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Architects
Space Grid

Architects, Engineers and Interiors Designers
C-49, B-6, Vidya Apartment, Paras Marg, Near Janta Store, Bapu Nagar,
Ph.: 93145-10603, 93149-18766



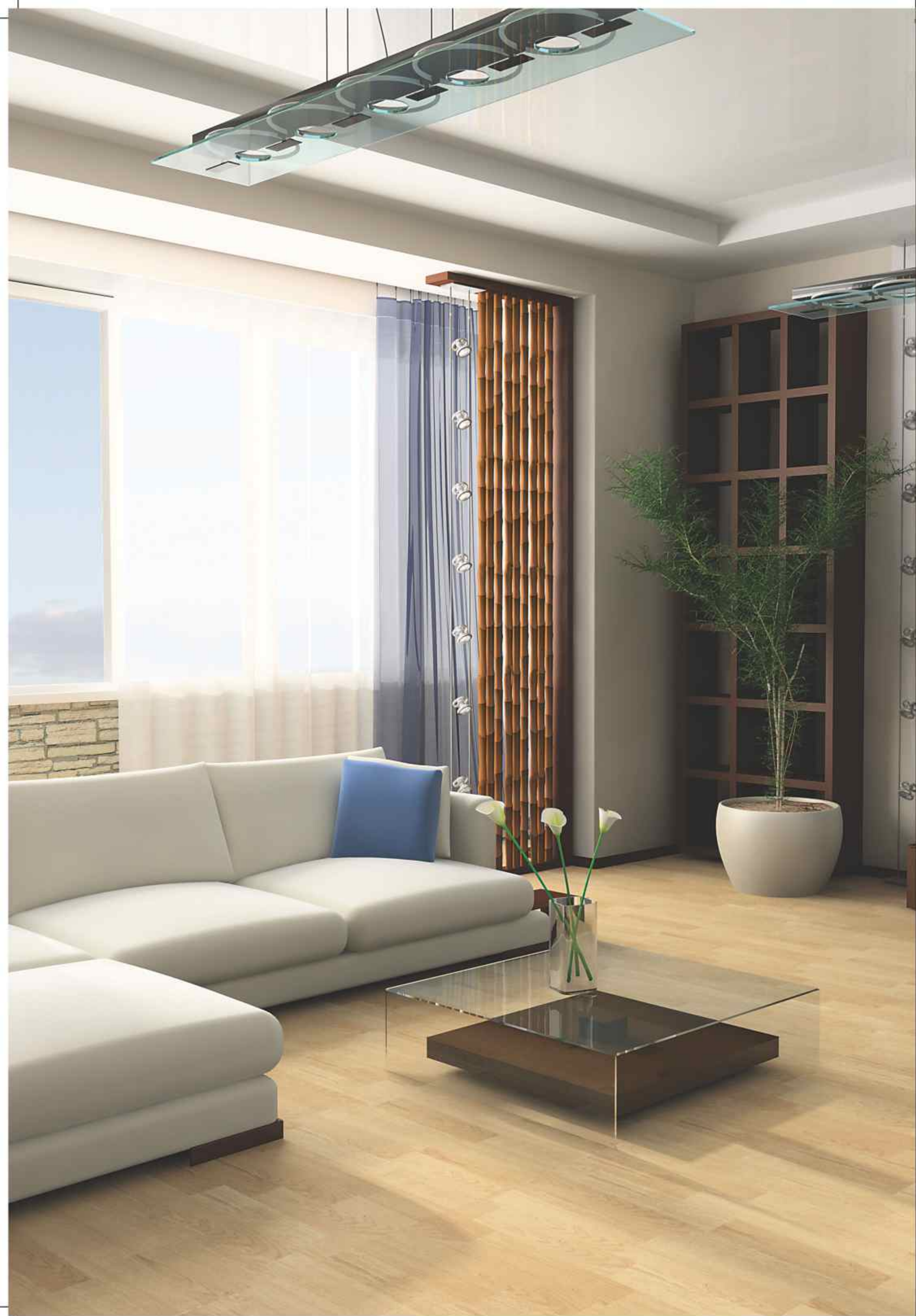
SDC
ASHOK
MILLBORN
your home your pride

Get ready for an *Elite Lifestyle*

*Take
Pleasure
in Jaipur's
Prime
Destination*




**ASHOK
MILLBORN**
your home your pride

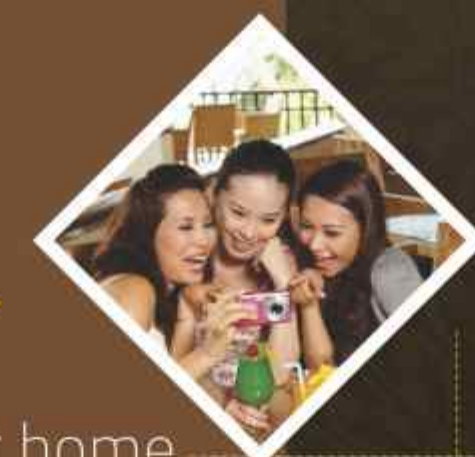


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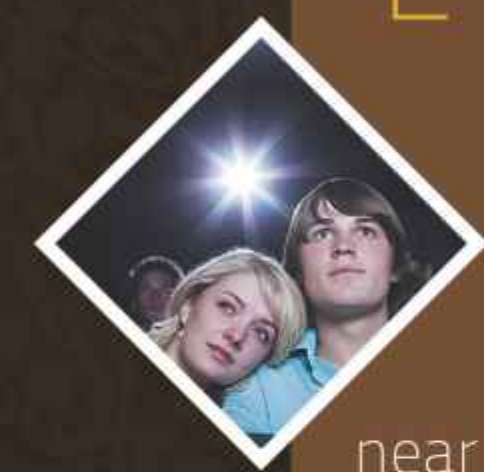
WORK
near home



SHOP
near home



EAT
near home



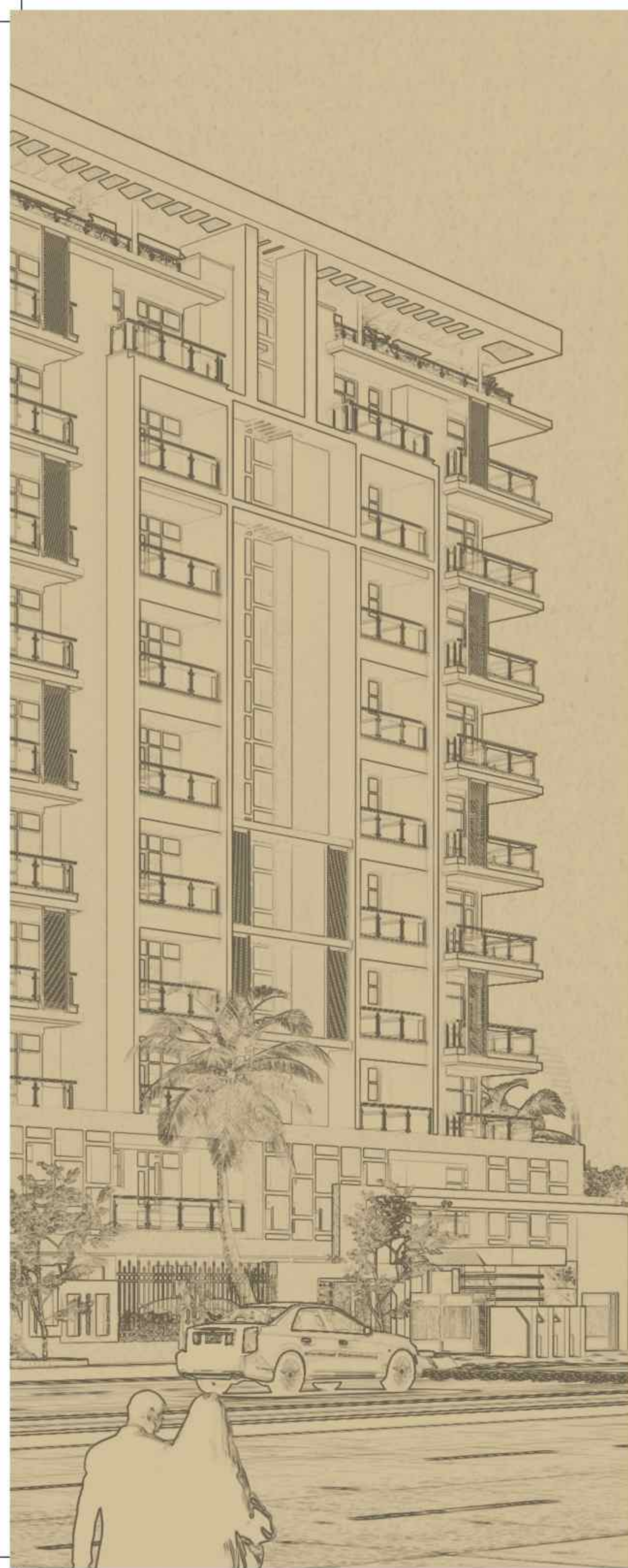
FUN
near home



**ASHOK
MILLBORN**
your home your pride

Apartments
crafted in
modern
elite style

 is proud to have set a number of benchmarks in the luxury living which make heads turn. It's an important milestone achieved. The apartments are perfect for living and formal occasions and offers various features that suit your many moods, occasions, status and social networking. **SDC ASHOK MILLBORN** is now going to be a new feather in the cap.



WORK

- HDFC Bank
- ICICI Bank
- KOTAK Mahindra

SHOP

- Reliance Trends
- MGF Mall
- Crystal Palm
- M.I. Road

EAT

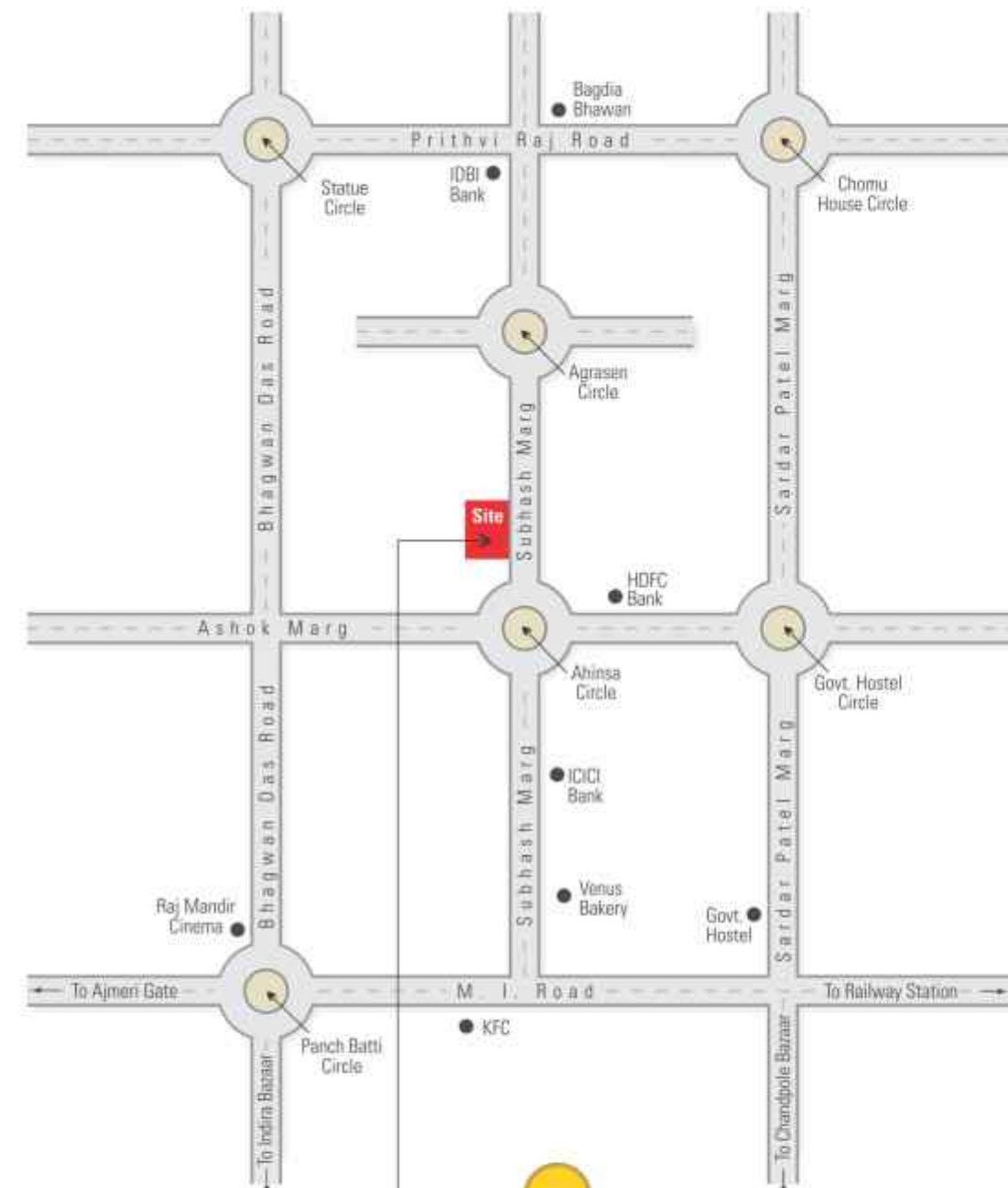
- McDonalds
- KFC
- Dominos Pizza
- Pizza Hut

FUN

- Rajmandir
- INOX
- Golcha

You're at the most familiar location of the town...

At **ASHOK MILLBORN** you will live your life with great intensity and drive. Be it your workplace, Shopping or Entertainment zone, you will always find yourself in one of the most prime vicinity of Jaipur. The residence offers you a prime neighbourhood with quick and easy accessibility to all your most important needs.




Site : D-38, Subhash Marg, Near Ahinsa Circle, C-Scheme, Jaipur




**ASHOK
MILLBORN**
your home your pride

WORK


near home

Time is what we want most. At  **ASHOK MILLBORN**, you will always find an easy connect to most of the main roads of the city enabling proximity to your workplace and saving valuable time for yourself.



SHOP

near home

Located in the heart of the city, at  **ASHOK MILLBORN** you will always have an easy accessibility to all the major grocery and lifestyle shopping destinations. You will always have a privilege of shopping in minutes even if you don't have much time.



EAT

near home

At **SDC Ashok Millborn**, you will cherish a wide choice of eating joints next door to relish your taste buds. Once again, a privilege of snacking anytime.



FUN

near home

Hang out to the hot spot destinations of the city situated in the neighbourhood of **SDC Ashok Millborn**. Plan your outing to various Malls, Multiplex, Central Park without any tedious drive.





Tranquil and relaxing ambience

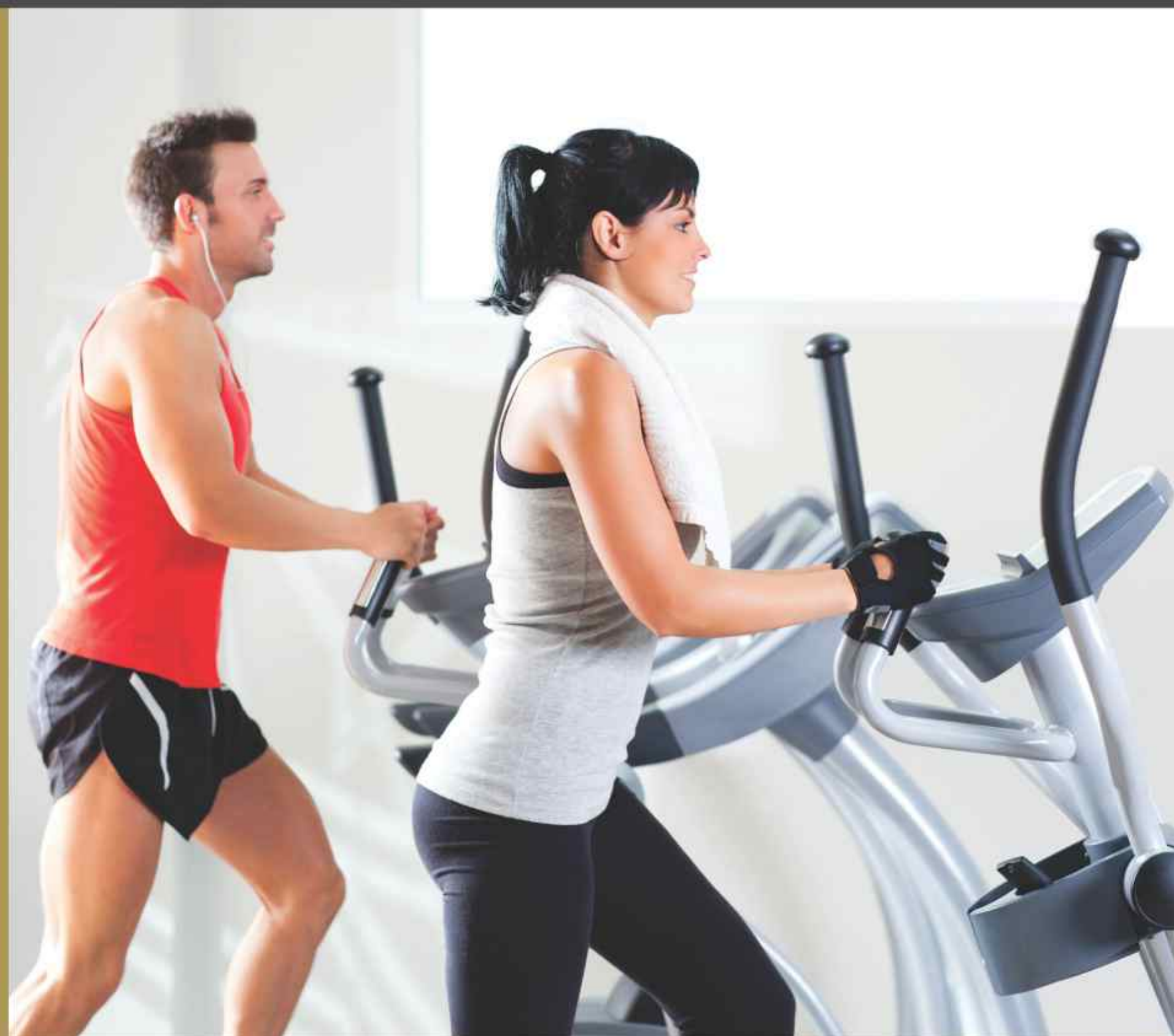
SDC Ashok Millborn is exuberant with the exhilarating fresh air and serene ambience and greenery all around. You can even relax yourself in the splashes of the swimming pool.



Living Spaces Naturally Lighted and Ventilated

Gym your way to fitness

Gym is a great place to train and maintain a healthy lifestyle. Having a gym close by is rather fun and exciting. **SDC Ashok Millborn** equips you with the best of the gym amenities to give a high level fitness and healthy living.



Play – Socialize – Energize

SDC Ashok Millborn Club house is the recreational zone within the premises furnished with various gaming activities. Now spend your leisure time playing and socializing with your family and friends and enjoy an energized life.



- Well Equipped Gym
- Pool Table
- Multi Purpose Hall
- Carrom Room



Looks with a contemporary touch

It is distinctly evocative of strength and grace. Stylised and sleek apartments with classic design in the signature style for people who are at the top of their lives and are independent with a strong inner fire.



Bedroom

Passionately designed bedrooms

- Italian Marble / Wooden / Vitrified Tile Flooring
- Decorative Flush Door
- French Window
- Premium Wardrobe
- Laminated wooden floor in Master Bedroom / Italian Marble.
- Premium Fittings on Doors & Windows
- Wire mesh windows



Bathroom

High tech designed bathrooms

- Anti-skid ceramic tiles on flooring
- Counter wash basin in Master Bedroom toilet.
- Rain Shower in all toilets
- C.P. Accessories in toilets of premium brand
- Designer Bath Room
- Shower Cubicle in one toilet



Kitchen

Modern Engineered Kitchen

- Black Granite working counter, SS sink
- 2' tiles dado above the counter
- Modular Kitchen
- Separate washing Area
- Chimney
- Gas Pipe Line
- Garbage Pipe



Drawing

Friendly and enlivened space

- Imported Marble/Italian Marble / Wooden / Vitrified Flooring
- Main Entrance Teakwood Doors
- French Windows
- Full Glazing for good view

TYPICAL FLAT TYPE | 1ST TO 9TH FLOOR PLAN



TYPICAL FLAT TYPE | 1ST TO 9TH FLOOR PLAN



Typical Unit Plan
Sale Area **2890.00** Sq.ft.



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your home your pride

GROUND/STILT FLOOR PLAN



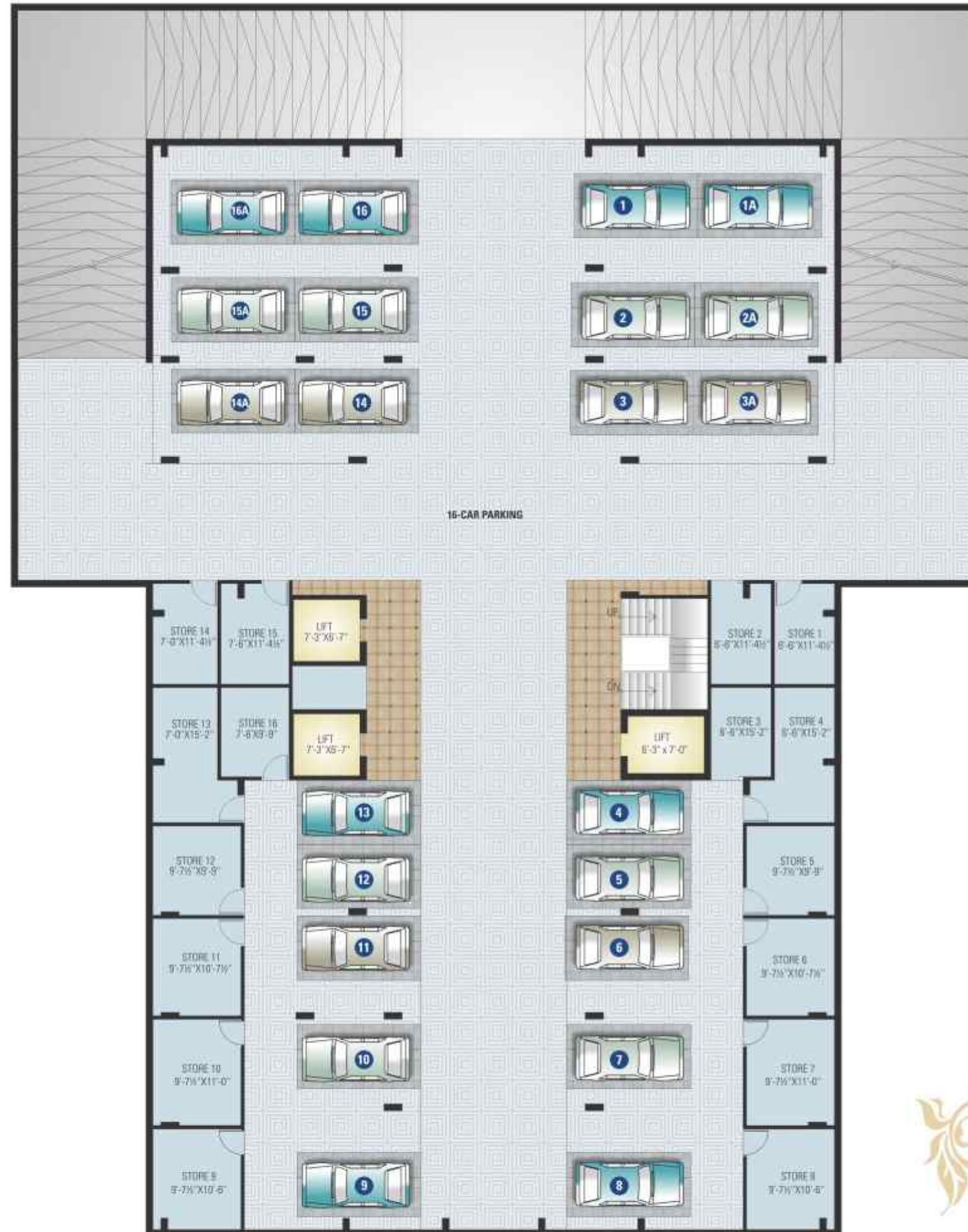
TYPICAL FLOOR PLAN | 1ST TO 9TH FLOOR PLAN



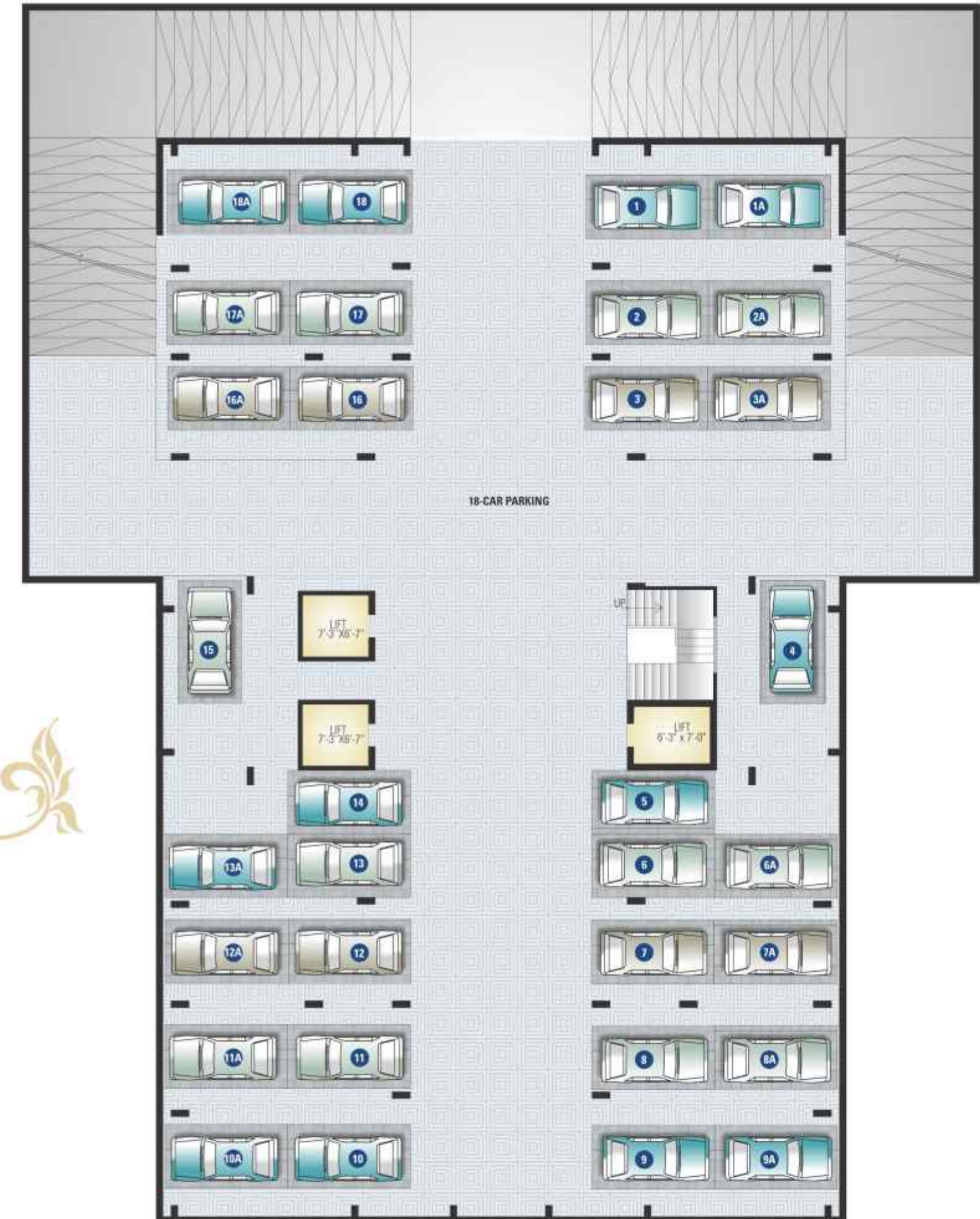
Flat No.	Sale Area	Flat No.	Sale Area	Flat No.	Sale Area	Flat No.	Sale Area
101	2890.00 Sq.ft.	102	2890.00 Sq.ft.	103	2890.00 Sq.ft.	104	2890.00 Sq.ft.



UPPER BASEMENT PLAN



LOWER BASEMENT PLAN



Specifications



Structure :

- ◆ R.C.C. Frame Structure with hollow /solid blocks, table mounted bricks and cement plastering.

Doors :

- ◆ Decorative Main Door with Eye, Chain and Door Phone in each Flat.
- ◆ All inner Doors are flush Doors with Veneer Design.

Windows :

- ◆ Wood / Aluminum frames and shutters.

Flooring :

- ◆ Italian Marble / wooden/ Vitrified flooring in living, dining, kitchen, bedrooms, common corridor floor and skirting.



Paint & Exterior :

- ◆ Water proof cement paint and Stone Facia for external walls and enamel paint for doors and grills.

Kitchen :

- ◆ SS sink with R.O.
- ◆ Premium Brand of Chimney and Dish washer
- ◆ Granite counters with ceramic wall cladding above cooking platform.
- ◆ Gas Pipe Line

Toilet :

- ◆ Premium CP fittings of Jaguar / Marc.
- ◆ Premium brand Sanitary wares of Jaguar/ Cera with Rain shower, Exhaust fan, Geyser.
- ◆ Designer ceramic tile up to door height.



Water Supply :

- ◆ Two Bore-well for Continuous supply of water.
- ◆ Underground and Overhead storage tanks of suitable capacity.

Electrical :

- ◆ Modern electrical system with concealed Copper Wiring.
- ◆ Premium quality Switches & Accessories.
- ◆ TV/ Telephone/ A.C./ Cooler/ Intercom point in all the room at appropriate places.
- ◆ 100% Power backup (Silent D.G. Set) for common services.
- ◆ Fan, Exhaust & Tubelite provided.
- ◆ Decorative light in Drawing & Dining.

Air Conditioning :

- ◆ Provision for VRV Air-Conditioning system.

Lift :

- ◆ 3 Nos. suitable capacity (Automatic) lifts, of top brands Mitsubishi or equivalent.

Club :

- ◆ Swimming Pool, Air-conditioned Gym, Pool Tables, A/c Party Hall, Sauna & Steam Bath.

Security :

- ◆ Three Tier Securities.
- ◆ Video Door Phone.
- ◆ Fire Fighting as per Norms.
- ◆ Gas Alarms.

Wi-Fi Connectivity

- ◆ Wi-Fi zone to provide high-speed wireless Wi-Fi Internet access





The Group

SAND DUNE CONSTRUCTIONS PRIVATE LIMITED was incorporated in 1997 and registered in Registrar of Companies, Jaipur.

The company is a professionally managed multifaceted Real Estate company managed by a team of Architect & Engineers and engaged in the field of construction of multistory Apartment Complexes in Jaipur, for past so many years.

The Group has got the distinction of being awarded the ISO 9001 certification in Rajasthan in construction sector. The Group is headed by Shri RAVI MATHUR, a Civil Engineer having a 25 yrs. Experience as Builder & Promoter and Shri ANUJ MATHUR, an Architect from School of Planning & Architecture 1991 New Delhi batch, and having designed several prestigious projects in Delhi & Jaipur.

The Group has interests in Hotel Industry as well and till date has completed several independent Houses & Bungalows and Apartment Complexes for hundreds of satisfied customers.

The Group has pioneered the concept of multistory Apartment Complex-living in Jaipur by constructing one of the first apartment complex in Jaipur. The company has since then completed many projects in Jaipur and have the destination of constructing maximum number of projects by any Builder & Promoter Group. The Group is working on several projects simultaneously in Rajasthan.

The Group has got an in house team of experienced Architects, Designers and Engineers with all necessary Construction machinery. There is permanent staff trained to design big projects.

The Group has built a reputation & brand name for quality, style, high professional standards and reliability over a period of time amongst the Buyers of Property in Jaipur City.

The Group is financially sound and capable of Completing Projects before time .

The Group has been awarded several award along with Highest Customer Satisfaction award

Few of our Prestigious Projects



Metropolis, Jaisinghpura, Ajmer Road



Karan Height, Lal Kothi



Rukmani Garden, Shiv Marg, Banipark



Vinay, Mauji Colony, Malviya Nagar



SDC Royale, 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



Residential at Kushal Nagar



SDC Roshan at Sahkar Marg