

A Project by



AISHWARYA
HEIGHTS
2/3 BHK Premium Apartments

Adorn the jewel of an opulent lifestyle



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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 here in.



AISHWARYA
HEIGHTS
2/3 BHK Premium Apartments

 *have created apartments that are not just luxurious, but also well-planned and perfectly tailored to your desire.*



Dream COME TRUE

The moon shines, her eyes sparkle and  makes your dream come to life.






AISHWARYA
HEIGHTS
2/3 BHK Premium Apartments

Create
A DISTINCTIVE IDENTITY

Nestled at city's best location

 Aishwarya Heights is situated at the city's most sought after location-Vaishali Nagar. Set on a location that is at cusp of an exceptional growth, having close proximity to Jaipur- Ajmer highway. Surrounded with various malls and finest markets here you will get the best connectivity across Jaipur. Bus Stand, Railway Station and the biggest schools of the city are situated in close vicinity. Comfortably connected with various parts of Jaipur this location has developed very rapidly in last few years.



 
AISHWARYA
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imagine A SUPERLATIVE LIVING

Get world class amenities

An ultra modern living awaits you. An apartment beyond your dreams is ready to provide you an exceptional modern living where luxury means a step ahead than usual convenience. We have not designed a mere home but a subtle lifestyle that blends with your aspirations. Enrich your life with satisfaction and the joy of buying a home that has numerous attributes.

- 24x 7 Power back –up for common areas and hassle free 24 hours water supply.
- Tough wood doors & secured main gate entry
- Granite and tiles flooring.
- Branded fittings, plastic paints on walls.
- Decorative lights and wash basin.





AISHWARYA HEIGHTS

2/3 BHK Premium Apartments



Inspire TO LIVE LIFE FULLEST

Be a part of Stylish & Luxurious Living

Life brings bounty of happiness... Come and be a part of a stylish and luxurious living that you have always deserved. Surrounded with a beautiful green panoramic view **Aishwarya Heights** has unparalleled architecture. We have created a world of luxury that is beyond imagination . It is an one another example of Our expertise to convert a house in home as we have a crafted it with minute detailing & thoughtfulness.

- Balcony with Bedroom
- Kitchen Cabinet
- Rich Elevation
- Royal Entrance Lobby






- Yoga
- Meditation Hall
- Well Equipped Gym



Renew THE YOU

Running together towards Aishwarya

Aishwarya means wealth and there is no bigger wealth than health. The advanced Gym and rejuvenating health club at  **Aishwarya Heights** is based on the principle that fitness isn't just a number. It is a lifestyle, mindset and attitude. Working out with your neighbor builds deeper bonds and in spite of the nuclear family living you get the advantages of community togetherness.



A holistic approach towards your physical, mental and spiritual health



Lavish Bathroom



Comfy Lounge



AISHWARYA HEIGHTS

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Modern architecture make living in Aishwarya Heights
a fulfilling and delightful experience



Luxury Bedroom



Spacious Dining & Modular Kitchen

STILT FLOOR PLAN

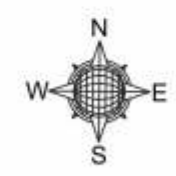


TYPICAL FLOOR PLAN (1st to 8th Floor)



Area Table

Flat No.	Saleable Area (In sqft.)
101 - 801	1900.00
102 - 802	1620.00
103 - 803	1270.00
104 - 804	1610.00





9th FLOOR PLAN



Area Table

Flat No.	Area (In sqft.)	Open Terrace
901	1495.00	350.00
902	1160.00	350.00
903	855.00	270.00
904	1095.00	350.00



AISHWARYA HEIGHTS

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Exclusivity

BEYOND EXPECTATIONS

Salient Features...

Apartment Features:

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

Wooden Work / UPVC:

- + Windows of UPVC with Glass panels
- + Tough ISI mark 30 mm flush doors.
- + Well designed main door of 40 mm thickness.
- + Brass fitting of good quality on doors.
- + Wooden wardrobe with shutters in each bedroom.

Kitchen:

- + 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.

Toilet:

- + Designer tiles.
- + Premium C.P. Fitting of Premium Brand.
- + 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.

Security System:

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

Electrical:

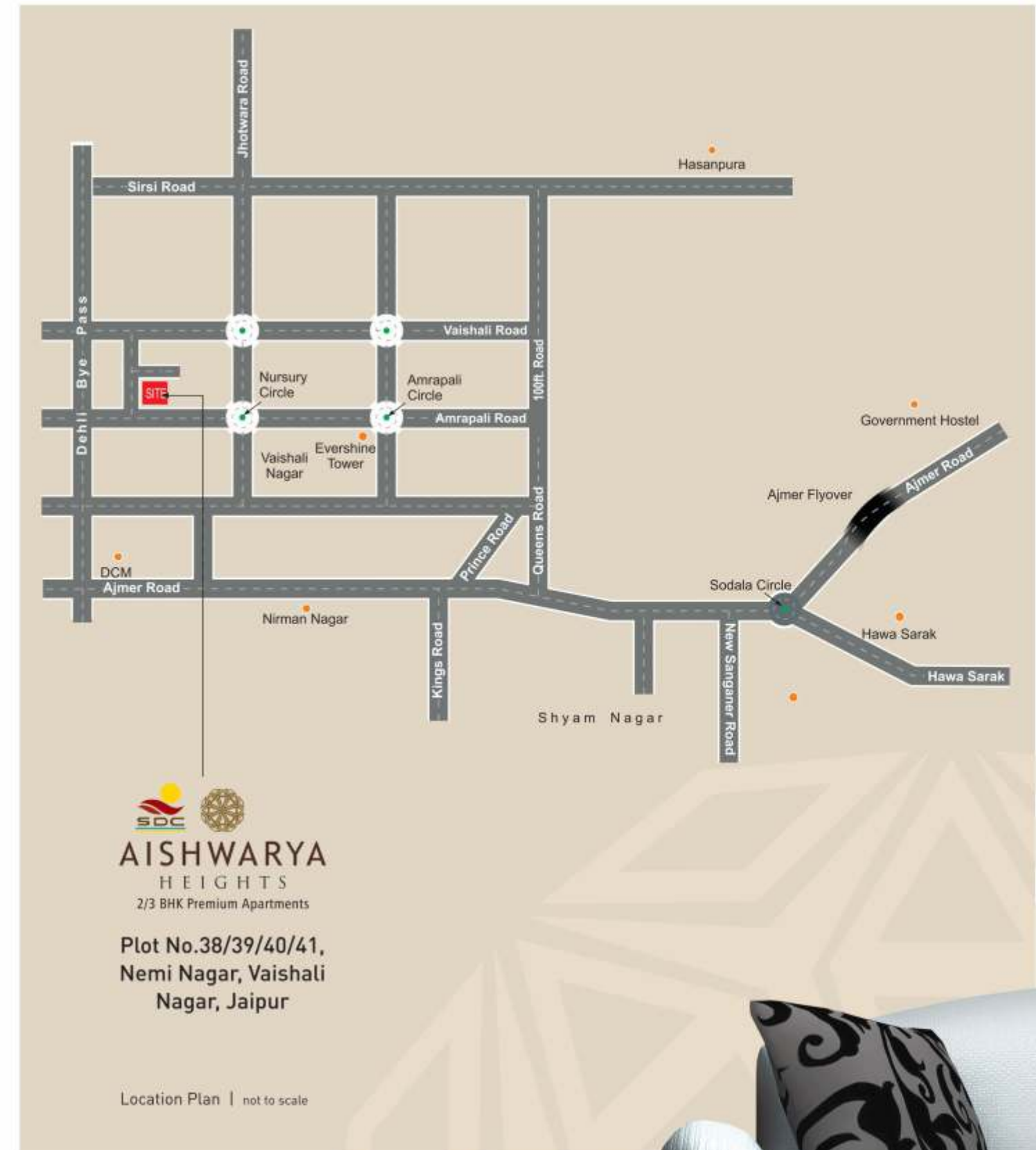
- + Modern electrical system with concealed Copper Wiring.
- + Premium quality Switches & Accessories.
- + TV/Telephone/A.C./Cooler point in all the rooms at appropriate places.
- + Power backup (Silent D.G. Set) for common services.
- + Fan, Exhaust & Tubelite provided.
- + Decorative light in Drawing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

General Features:

- + Well designed Entrance foyer & Lobby area.
- + Earthquake resistant framed structure design as per Seismic Zone II.
- + Appropriate fire fighting arrangements.
- + 2 Lifts for fast & easy commuting.
- + Decorative wash basin in dinning area.
- + 24 hour water supply
- + Rain water harvesting system.

Boast

OF AN UPCOMING LOCATION





The Group

Incorporation : Incorporated in 1997, SAND DUNE CONSTRUCTION PRIVATE LIMITED is a mighty Sanddune just to get bigger and mightier in time.

Accomplishments : The dense Group has got the unsurmountable distinction of being awarded the ISO 9001 certification in Rajasthan in construction sector. It is registered in Registrar of Companies, Jaipur. The company has pioneered the concept of multistorey Apartment Complex-living in Jaipur by constructing probably the first apartment complex in Jaipur. The company has since then completed many projects in Jaipur, constructing maximum number of projects by any Builder & Promoter Group. The Group is working on several projects simultaneously and many other projects are in pipeline.

Leadership : Headed by Shri RAVI MATHUR, a Civil Engineer having a 25 yrs. Experience as Builder & Promoter and Shri ANUJ MATHUR, an Architect from the prestigious School of Planning & Architecture 1991 New Delhi batch, the dynamic duo have designed several prestigious projects in Delhi & Jaipur.

Winning Team: 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.

Versatile Vision : A massive real estate company, professionally managed by a dynamic team of Architect & Engineers navigate this versatile group through the construction business of multistorey Apartment Complexes in Jaipur, for innumerable years. From interest in Hotel Industry as well and having completed several independent Houses & Bungalows and Apartment Complexes, hundreds of satisfied customers speak volumes of the quality and quantity of the vast versatile experience of the company.

Quality Standards : 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 all primed to take projects of higher magnitude.



Aura, Barkat Nagar



Keystone, Kumbha Marg



Capital Ridge, Partap Nagar



Degra Heights, Akar Marg



Vinay, Malviya Nagar



Vintage, Bani Park



Euro Exotica, Kushal Nagar



Evershine Tower, Amrapali Circle, Jaipur



Classic, Bani Park



Florence Farms, Delhi Road



Courtyard, Jagatpura



Metropolis, Jaisinghpura, Ajmer Road



Oasis, Janta Colony



Ashok Millborn, Ahinsa Circle



Roshan, Sahkar Marg



Anita Enclave, Jaisingh Highway



The Destination, Gandhi Path



Karan Heights, Lal Kothi



Green Park, Janta Colony



Gateway, Ghiya Marg, Banipark

Peace
Freedom
Faith

