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# Capital Ridge

INFINITE SHADES OF LUXURY



A postcard perfect address that matches the **STAR LOCATION**  
an edifice that fetches **PROSPERITY** at the ridge  
a dwelling that makes you **EXPERIENCE** what it is to be at the top notch location  
...an **ABODE** that will envy others...!



## THE CONCEPT

- 256 high-end luxurious apartments with terrace garden
- Air conditioned Club House with state-of-the-art facilities
- Lavish Swimming Pool and Garden Area
- Hi-tech Security

Capital ridge is backed by the concept of commercial convenience confluence with residential splendour. While the tower has \_\_ residential floors, it reserves 2 floors for commercial purpose to let the residents experience commercial comfort. Eliminating the need to walk miles for accessing market areas, Capital Ridge brings various shops and offices to the residents just few floors down the line.

Yet another facet of the concept is to reduce the distance between living and work places. People can live and work in the same building itself, thereby enhancing the comfort level. Further, being located in such a posh location, Capital Ridge is an ideal living and work destination.





Explore and unfold a  
**World full of choicest possibilities**  
of opulent living...



### Gliding shades of happiness

Create a splash with lively accessories and dance across the floor barefoot as the elegance reveals beauty. Capital ridge is defined with the most lavish lifestyle artefact.

Handpicked with utmost care to match the unique taste of every aspect of your personality, the edifice provides an ambience that is conventional yet sophisticated. Imaginative and impressive, the doors to every apartment open to a home where space is recreated and the magic of a hi-tech home begins.







# Capital Ridge

INFINITE SHADES OF LUXURY

## Percolating tones of luxury

An upscale property dazzled in the vivacity of brilliance and calmness, Capital ridge encompasses 256 (2-3 BHK) apartments that volubly speak about the luxurious elements offered by the homes. An agglomeration on a human scale that combines the innovation dynamics of heritage with the creativity of a city for day-to-day living, the flats are excelled to fineness and novelty. The rooms offer a signature lifestyle where you can be proud of your status.

With deep regards for an ambience that values elegance and visual consistency, the architecture reflects contemporary aesthetics while maintaining the basic principles of vastu, creating positive energy and balance. Undoubtedly justifying the well-planned layout, the apartments are designed to uplift your mood by presenting matchless brilliance.







## Beyond Elegance

The drawing-dining area along with being well-ventilated, boasts spaciousness. The colours are injected through feature ethnic pieces and behind a stunning facade, it offers a calm lifestyle. Moreover the open interiors combined with slick exteriors, speak volumes about the style and preference.







## Beyond Luxury

While the cooler tones of the house are wonderfully calming, the master suit gives a warm and inviting impression. The glamour quotient loaded with style and comfort will give an extraordinary high and leave you spellbound. Further, smart doors, pragmatic fixtures and fittings and elements that soothe your senses make it a perfect home.





## Beyond Comfort

Incorporating a fully modular kitchen with timeless designs to maximise the counter space, each apartment lets you witness a convenient cooking experience. Get the right kind of kitchen units and cabinets at your fingertips that allow you to have a comfortable yet classy space to invest your time in and make your cooking more joyful with the desired finish, look and color.



## Constructing a Commercial Edge

Apart from being state-of-the-art, the commercial zone is on a built-to-suit and ready-to-occupy basis. Great care has been taken to ensure enduring aesthetic appeal and a vast central entrance podium provides for a free and ample circulation space for visitors and users. A large entrance in the tower allows sunlight to stream down to the ground floor. Ample recreational space, adequate well-planned car parking facilities, and landscaping are key elements of the project.

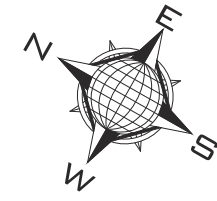
Equipped with world-class amenities, the edifice affords the maximum utilisation of space and all around light and ventilation. The development comes with all necessary business amenities.

Showrooms • Offices • ATM • Shopping Departmental Store  
Vegetable and Grocery Store • Florist • Stationery Store  
Lifestyle Brand Store • Chemist Shops/Pharmacist

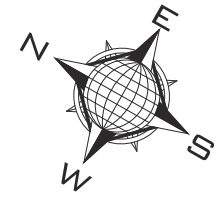




LOWER BASEMENT FLOOR PLAN



UPPER BASEMENT FLOOR PLAN

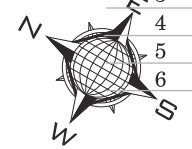




LOWER GROUND FLOOR PLAN



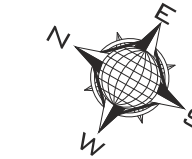
Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)
1	421	7	450	13	415	19	435	25	276	31	250	37	530	43	235		
2	375	8	450	14	400	20	415	26	285	32	265	38	980	44	250		
3	315	9	395	15	450	21	375	27	200	33	250	39	980	45	265		
4	335	10	415	16	450	22	421	28	200	34	235	40	530	46	250		
5	400	11	860	17	595	23	375	29	210	35	180	41	195	47	195		
6	595	12	860	18	400	24	421	30	195	36	195	42	180	48	210		



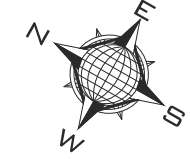
GROUND FLOOR PLAN



BLOCK A			BLOCK B			BLOCK C							
Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)
1	785	11	210	1	700	11	166	21	175	1	600	11	305
2	830	12	305	2	330	12	175	22	166	2	830	12	305
3	600	13	305	3	700	13	485	23	175	3	786	13	207
4	195	14	195	4	340	14	330	24	175	4	415	14	195
5	180	15	195	5	175	15	490	25	207	5	375	15	250
6	235	16	276	6	180	16	415	26	207	6	415	16	265
7	250	17	276	7	207	17	300	27	180	7	276	17	250
8	265	18	415	8	207	18	415	28	175	8	276	18	235
9	250	19	370	9	175	19	455	29	340	9	195	19	180
10	195	20	415	10	175	20	455			10	195	20	195







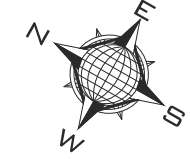
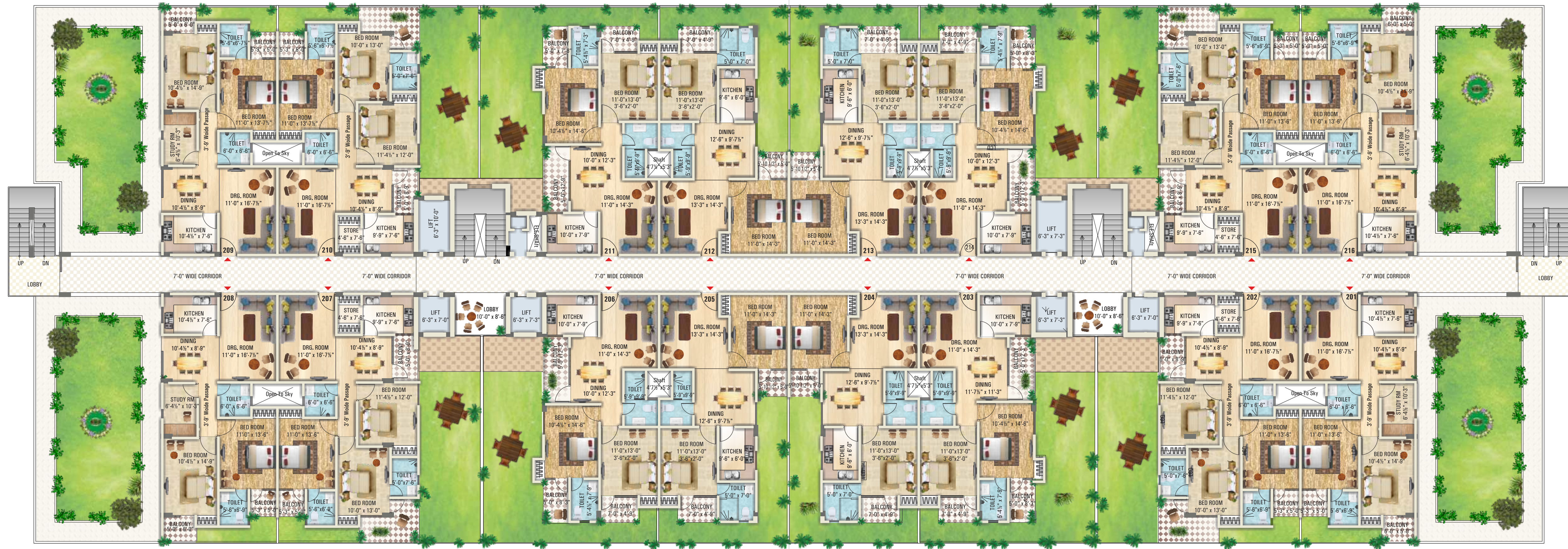
Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)
1	786	10	175
2	830	11	330
3	595	12	900
4	900	13	595
5	175	14	900
6	330	15	786
7	705	16	415
8	330	17	375
9	700	18	415

Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)
19	276	28	265
20	285	29	250
21	195	30	235
22	195	31	180
23	305	32	195
24	305	33	230
25	207	34	207
26	195	35	175
27	250	36	175

Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)
37	166	46	455
38	175	47	175
39	485	48	166
40	330	49	175
41	490	50	175
42	415	51	207
43	297	52	230
44	415	53	186
45	455	54	180

Shop No.	S.b.u.a. (sqft.)	Shop No.	S.b.u.a. (sqft.)
55	235	63	305
56	250	64	195
57	265	65	285
58	250	66	276
59	195	67	415
60	215	68	375
61	305	69	415
62	305		

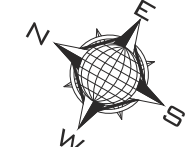




Flat No.	S.b.u.a.	Terrace
201	1400	615
202	1690	260
203	1350	290
204	1290	130
205	1290	130
206	1350	190
207	1690	260
208	1400	615

Flat No.	S.b.u.a.	Terrace
209	1400	580
210	1690	225
211	1350	250
212	1290	130
213	1290	130
214	1350	250
215	1690	225
216	1400	580





Flat No.	S.b.u.a.
309-1809	1400
310-1810	1690
311-1811	1350
312-1812	1290
313-1813	1290
314-1814	1350
315-1815	1690
316-1816	1400





**SPECIFICATIONS**

**LIVING / DINING**

Walls	Plaster of paris punning & plastic emulsion paint
Floor	Vitrified tiles flooring
Doors	Premium Quality wooden flush doors
Windows	UPVC windows with glass

**BEDROOMS**

Walls	Plaster of paris punning & plastic emulsion paint
Floor	Laminated wooden flooring in Master Bedroom and vitrified tiles in other Bedrooms
Doors	Premium Quality wooden flush doors
Windows	UPVC windows with glass

**KITCHEN**

Walls	Premium quality ceramic tiles upto 2ft. from platform
Floor	Vitrified tiles
Doors	Premium Quality wooden flush doors
Windows	UPVC windows with glass
Sanitary	Premium quality stainless sink and C.P. fittings Ware(Jaquar/Hindware/Cera)
Platform	Premium granite counter Modern Modular kitchen with chimney, Equipped with RO and Geyser

**TOILETS**

Walls	Premium quality ceramic tiles clad upto 7 ft.
Floor	Anti skid ceramic tiles
Doors	Premium Quality wooden flush doors
Windows	UPVC windows with glass
Sanitary	Wall mounted fittings & fixtures from (Jaquar/ WareHindware/ Cera)
Hardware	Geyser

**PASSAGE**

Walls	Plaster of paris punning & plastic emulsion paint
Floor	Granite flooring

**ELECTRICAL**

A.C.	A.C. in all bedrooms and living room
Wiring	Concealed copper wiring
Backup	Full power backup except A.C
Switches	Quality modular switches
TV	DTH Cabling

**EXTERIOR**

Walls	Texture paint
Embellishment	Exclusive Wish Tree Lattice

**BALCONY**

Walls	External grade paint
Floor	Antiskid ceramic tiles
Railing	SS /glass railing as per design

**SECURITY**

Fire fighting system as per NBC norms
CCTV cameras at strategic locations
EPABX system in all flats
24 hrs manned security
Earthquake resistant framed structure

**OTHERS**

<b>Elevator</b>	00 state-of-the-art elevators
<b>Water</b>	24 hrs. water supply through underground & overhead water tanks. Rain water harvesting systems



A place just for  
**Fun Loungers**











Capital Ridge features a perfect place to lounge away those sunny afternoons and orange evenings. Mingle with likeminded people, get a book to read or simply unwind over a cup of coffee or any of your favourite beverages. Infusing the triumph of contemporary decor clubbed with indoor games, the club house lets you hold get-together for festivities or simply sit back, relax and toast the spirit of life.

Blending the feat of contemporary styling with the sense of relaxation, the clubhouse offers various activity chores wherein you can loosen up and unwind. Aside from the daily social scenes of the gym, pools and other games, the clubhouse features excellent soothing place where you can just be yourself.





-   
International Airport
-   
Railway/ Metro
-   
MNC's
-   
Commercial Spaces/ Malls
-   
Hospitals
-   
Hospitality
-   
Hotels
-   
Schools/University

## THE GROUP

SAND DUNE CONSTRUCTION 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.

Our company has pioneered the concept of multistory 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. 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 arranging resources for bigger magnitudes of projects.

## THE PRESTIGIOUS PROJECT

