

Pearl



PEARL D'VILLA

the truly **independent** living

Your share of bliss...



PEARL D' VILLA  
the truly independent living

Welcome to cascades of fresh air, an abundance of sunshine, caches of tranquility and an unerring multitude of possibilities.

Come, discover new dimensions of  
purely pleasurable living...



Rise up,  
the high life beckons you.

Its not just about unpolluted air, open spaces, serene settings or the innumerable ways you can do up the customized earth and flaunt your immaculately discerning taste. Its about a home where the walls don't crowd around you and you have space for your dreams to nurture.

Its about something you cannot measure in square feet but only in the feeling of freedom and fulfillment. Its about owning that piece of bliss, a Pearl D' Villa





## A harmonious coexistence of seclusion with community living...

Pearl 'D' Villa, the row housing project is a social milieu of residents very much like you. It's a private world for people with a penchant for good life and a zest for community living. Your solitude here has no encroachments as your privacy is well guarded, but still you are never alone. And always safe, as even your security is taken care of by professionals at the main entrance.



## Designed for ECSTASY...

Awaken to the glory of the azure skies and sleep under a blanket of stars. Hear the waft singing you a lullaby and the tender sun kissing you goodmorning. Revel in your unrationed oneness with nature, its all yours, everyday.

At the same time, Pearl 'D' Villa being close to the hub of activities, it gives you the flexibility to enjoy the best of both worlds. And the steal is that you get a complete bungalow at the price of an apartment.

Life just couldn't get better !

**PEARL 'D' VILLA**  
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Your individual home  
your Individual Identity !



Get floored by the finer nuances of  
Style, Precision, Elegance and Comfort...



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## LIVING ROOM

**Vibrant and Full-of-Life Spaces**  
liberally garnished by intelligent detailing

Vivacious enough to brighten up your day, these living spaces brim with an energy that stimulates and charges your spirit to take on the world. So much that, when you are back home from work, exhausted, you are still ready to take on. This time, life.





## Indulgence

Steep in the gentle strokes of absolute luxury

# BED ROOM



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Shed those inhibitions, be all what you want to be.

A diva, a princess, a Barbie. This is your private world, dress it to complement your mood.



Carefree. Elegant. Sensuous. Vivacious.

That's as to why we have already potentated it with a lot of style everywhere, right from the flooring to the fitting and fixtures.

Mesmerize yourself. Discover a new you everyday.



BED ROOM



Cheerful. Playful. Thoughtful.  
Just what you want your child to be.

Gift your children their own space. Their world of twinkling stars and peeping moon, Mickeys and Teddys and the latest-On-the-block toon. Nurture that budding genius in them for who knows tomorrow the world may be proud of them. And you too, for introducing them to their first lesson of belonging.

## KID'S BED ROOM



Feel cherished.  
Let the world see the connoisseur in you.

Rehearse to don that humble smile often enough, as all the accolades for being a great home maker will now start pouring in as monsoon showers. Sparingly enough will any guest not be mellowed by the careful detailing of the little extras for their comfort, designed by you.



## Truly unmatched FEATURES

### PROJECT FEATURES

- Earthquake Resistant Load Bearing Structure Designed As Per Seismic Zone II.
- Adequate Light On Road Side.
- Water Harvesting .
- Green And Peaceful Environment.
- Security Services.
- Boring For Water Supply.

### VILLA FEATURES

- Vitrified/ Marble Flooring With Granite Polish.
- POP Finish On Walls And Ceiling With Cornices.
- Acrylic Distemper On Walls And Ceiling.
- Solar Geyser In Each Villa.
- Overhead And Underground Water Tanks With Pump In Each Villa.
- Garden Area In Front Side Of Villa.
- Cooling Duct Provision In Drawing And Dining.
- Wooden Flooring In Master Bedroom.
- Curtain Rods At Appropriate Places.
- Dedicated Utility Area In Rear Side Of Each Villa.
- Split A.C. Conduiting In Each Rooms.

### WOOD WORK

- Tough ISI Mark 30 MM Flush Doors Duly Painted.
- Well Designed Main Door Of 35 MM Thickness With Magic Eye.
- Wire Mesh Door On Entrance Door.
- Brass Fittings Of Good Quality On Doors.
- Windows Of UPVC/ Aluminum With Grills And Wire Mesh.
- Modular Shutters With Marble Shelves In Wardrobes.

### KITCHEN

- Semi Modular Kitchen.
- Granite Working Counter With SS Sink.
- 2' Tile Dadoing Above The Counter.
- Concealed Copper Tubing For Gas Line.

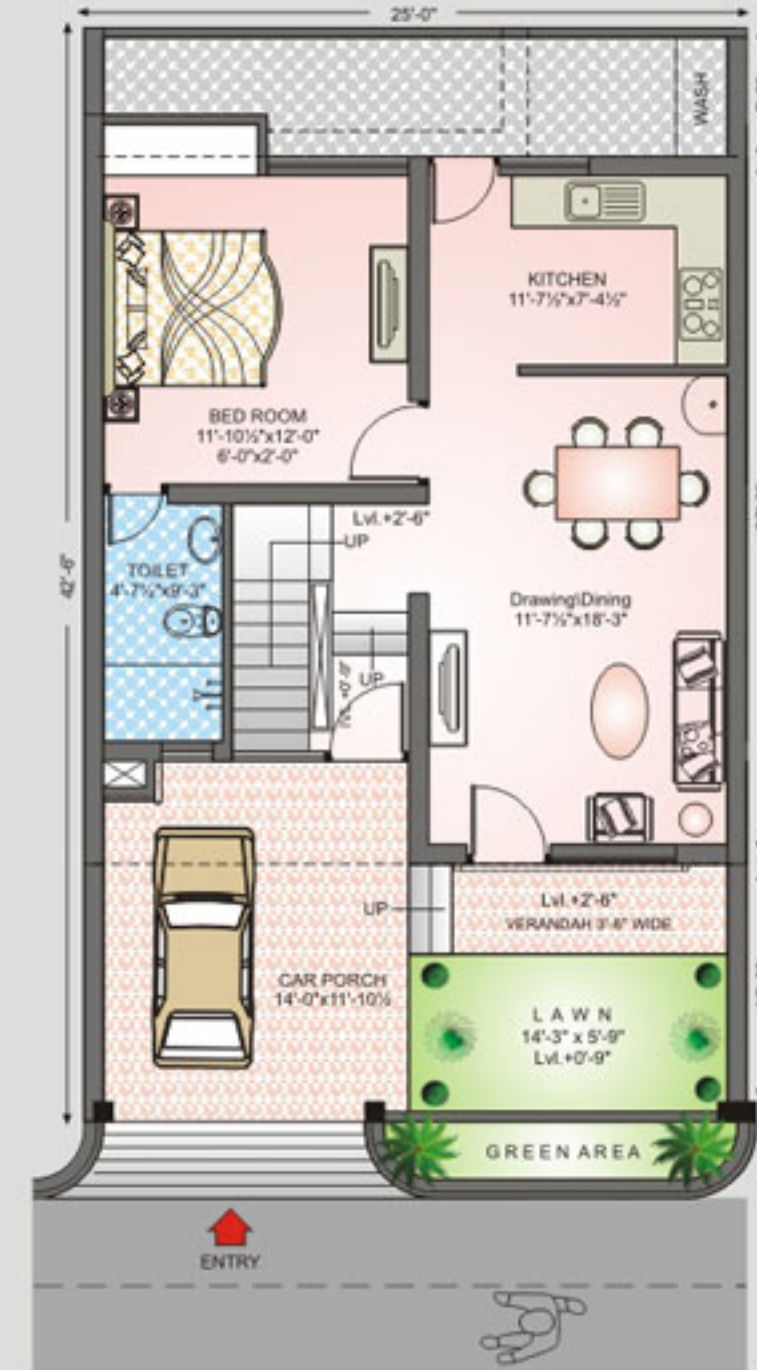
### TOILETS

- Ceramic Tiles In Toilets Upto 7' Height On Walls.
- Anti Skid Ceramic Tiles On Flooring.
- Premium Grade C.P. Fittings Of Marc/ Jaguar Or Equivalent Make.
- Counter Washbasin In 2 Toilets.
- C.P. Accessories And Health Faucet In All Toilets.
- Sanitary Wares Of Cera / Hindware.
- Mirrors With Lights.

### ELECTRICAL

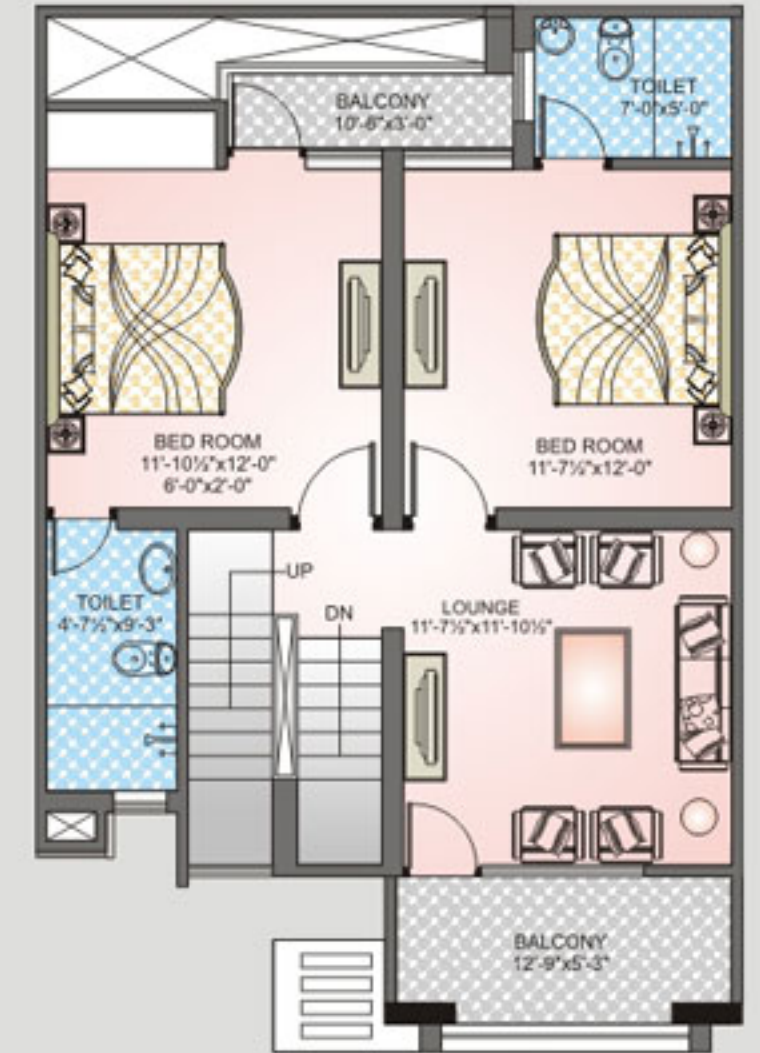
- Modern Electrical System With Concealed ISI Grade Copper Wiring Of Finolex / RR / Indo-Asian Make.
- Premium Quality Modular Switches.
- MCB And DB'S As Per ISI Standard.
- Provision For Inverters In Each Villa.
- Tube Lights, Fans, Exhaust Fans.
- T.V / Telephone / A.C. / Cooler Points At Appropriate Places.

Lifestyle Advantages



↑ GROUND FLOOR PLAN

## TYPE - A FLOOR PLAN



↑ FIRST FLOOR PLAN

Etching **EVERLASTING** moments



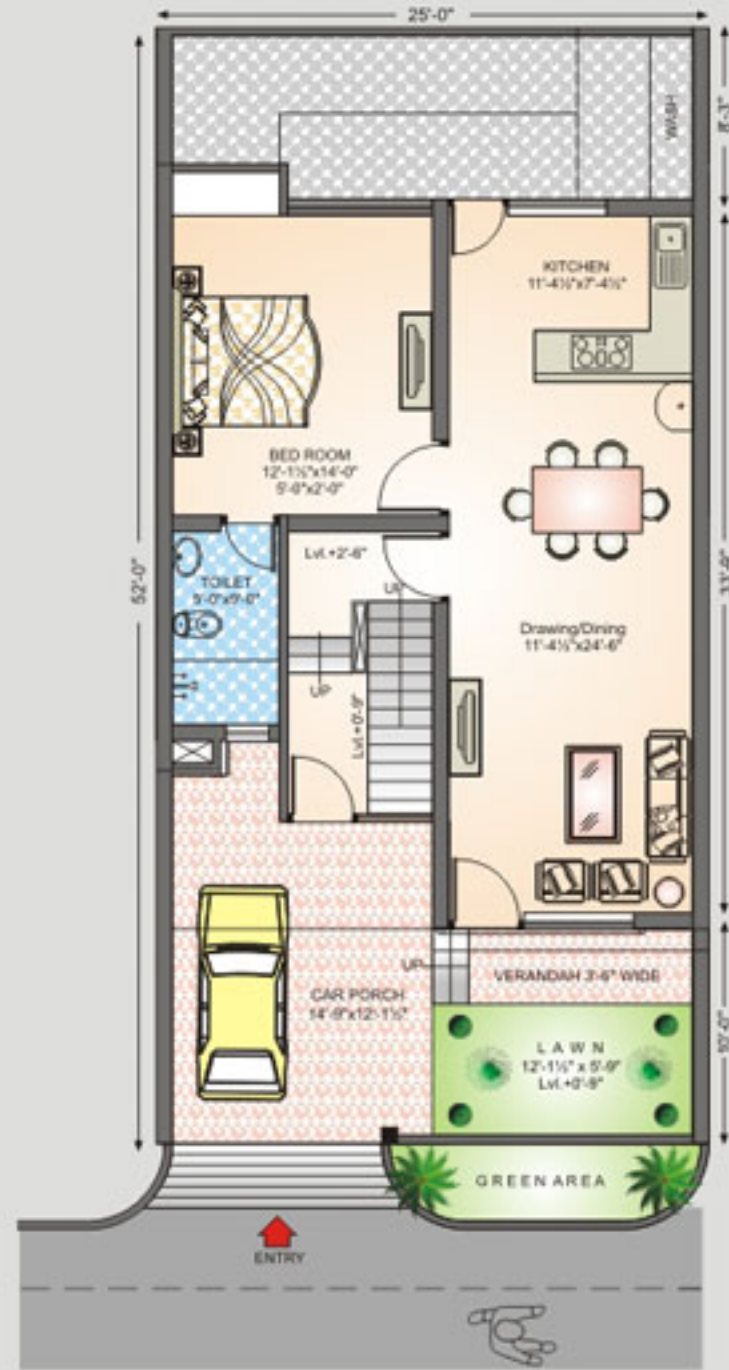
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**BUILT-UP AREA**

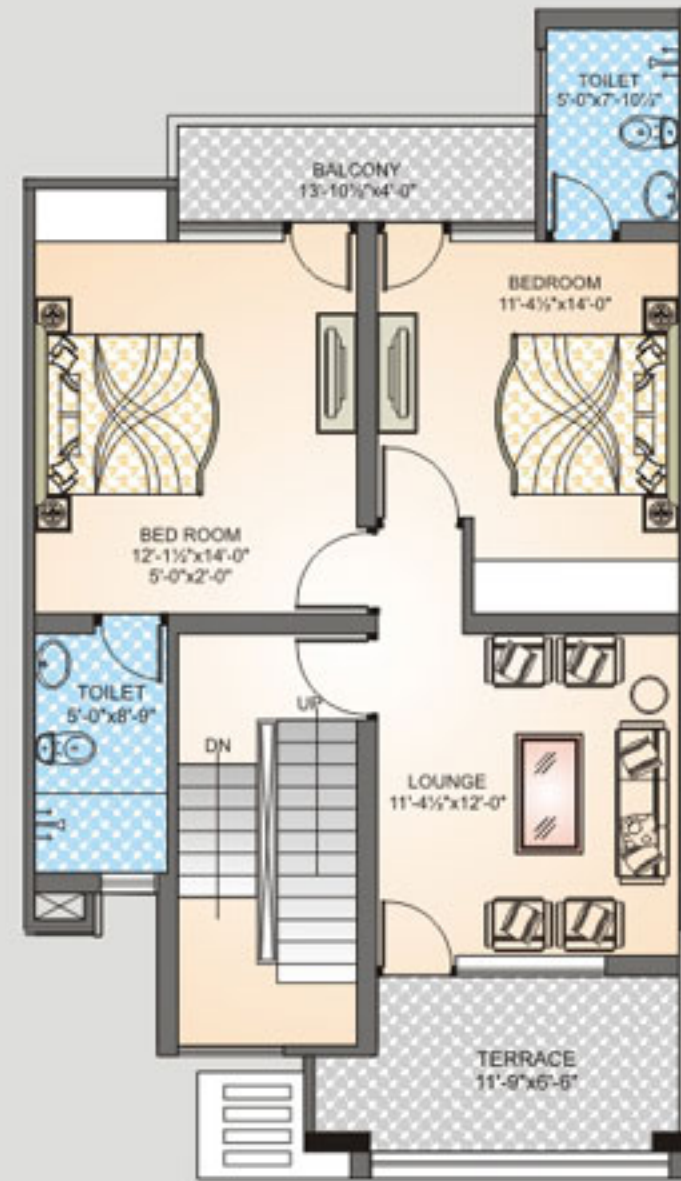
Ground Floor - 738.14 Sq.ft.  
First Floor - 782.76 Sq.ft.  
Mumty - 108.87 sq.ft.



TYPE - B FLOOR PLAN



↑ GROUND FLOOR PLAN



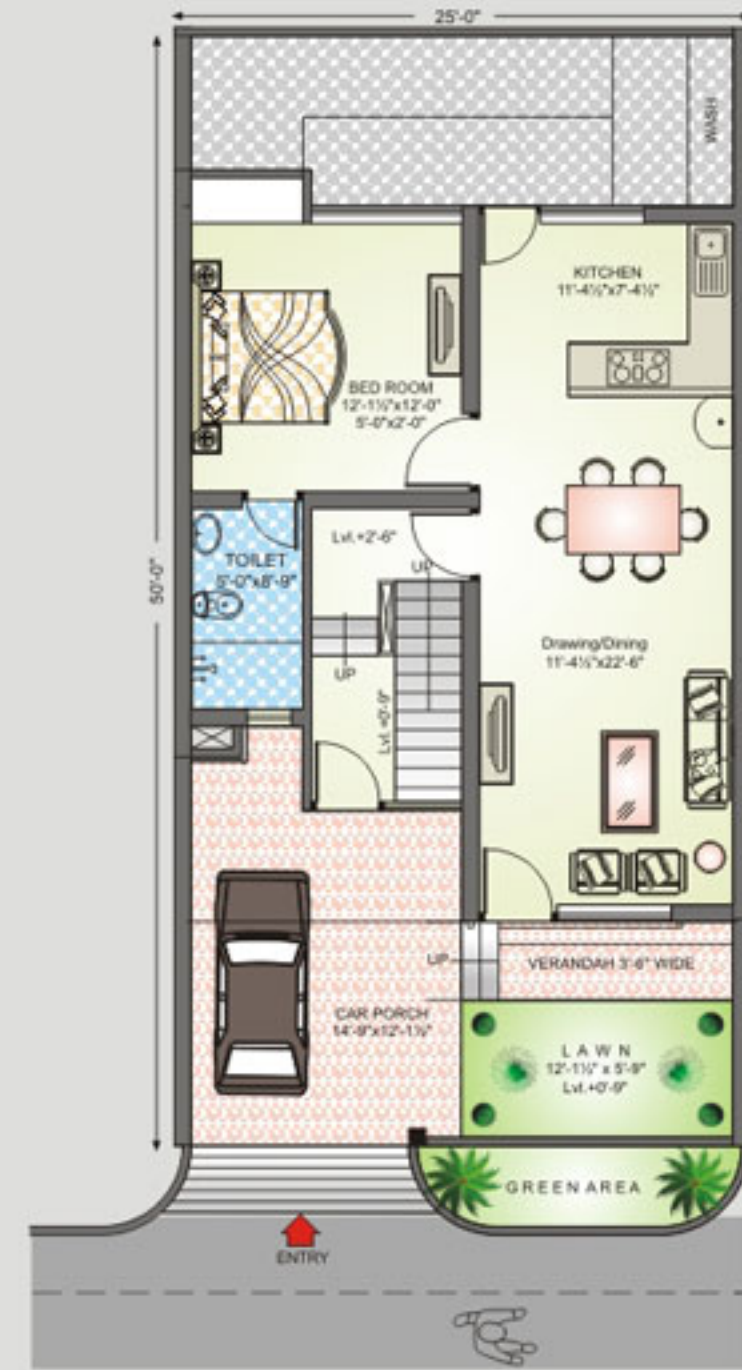
↑ FIRST FLOOR PLAN

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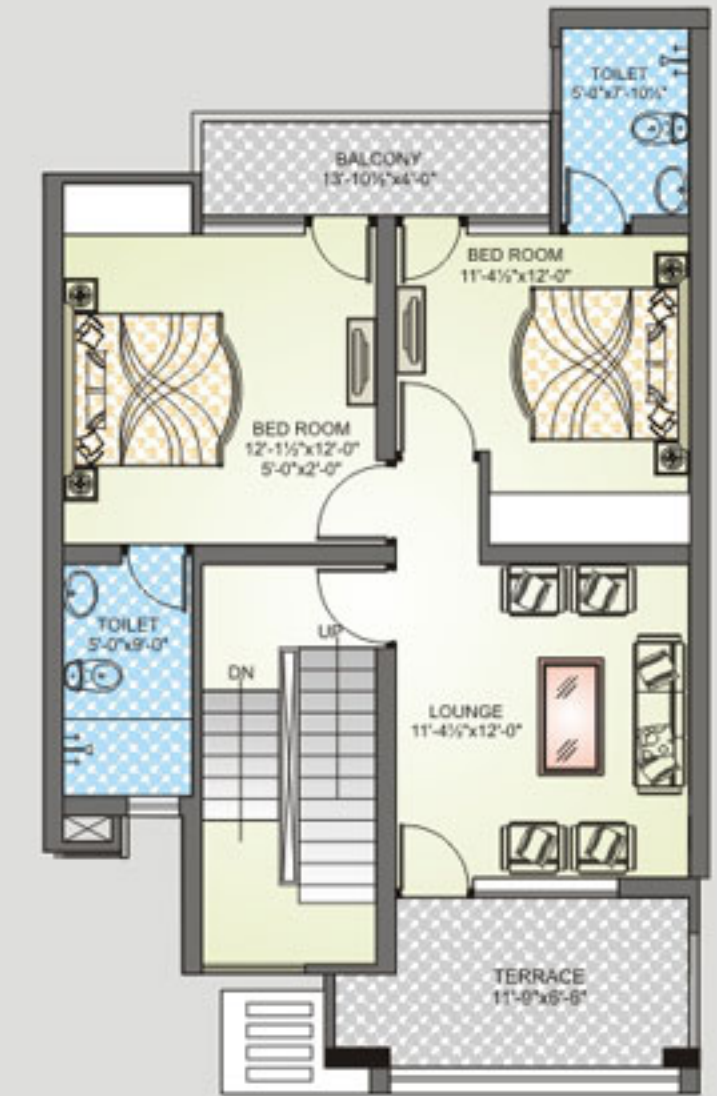
BUILT-UP AREA

Ground Floor - 906.98 Sq.ft.  
First Floor - 828.14 Sq.ft.  
Mumty - 137.84 sq.ft.

TYPE - C FLOOR PLAN



↑ GROUND FLOOR PLAN



↑ FIRST FLOOR PLAN

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BUILT-UP AREA

Ground Floor - 856.98 Sq.ft.  
First Floor - 778.14 Sq.ft.  
Mumty - 137.84 sq.ft.



## SITE PLAN LAYOUT



## AREA CHART

Plot No.	Layout	Plot Area (Sq. Yds.)	Plot Size
01	Type-A	162.62 Sq. Yds.	35'-6" x 42'-6"
02	Type-A	118.05 Sq. Yds.	25'-0" x 42'-6"
03	Type-A	118.05 Sq. Yds.	25'-0" x 42'-6"
04	Type-A	118.05 Sq. Yds.	25'-0" x 42'-6"
05	Type-A	118.05 Sq. Yds.	25'-0" x 42'-6"
06	Type-A	118.05 Sq. Yds.	25'-0" x 42'-6"
07	Type-A	123.26 Sq. Yds.	25'-0" x 44'-4½"
08	Type-A	133.68 Sq. Yds.	25'-0" x 48'-1½"
09	Type-C	138.88 Sq. Yds.	25'-0" x 50'-0"
10	Type-C	138.88 Sq. Yds.	25'-0" x 50'-0"
11	Type-C	138.88 Sq. Yds.	25'-0" x 50'-0"
12	Type-C	138.88 Sq. Yds.	25'-0" x 50'-0"
13	Type-C	138.88 Sq. Yds.	25'-0" x 50'-0"
14	Type-C	138.88 Sq. Yds.	25'-0" x 50'-0"
15	Type-A2*	118.40 Sq. Yds.	24'-9" x 43'-0"
16	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
17	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
18	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
19	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
20	Type-A3*	131.38 Sq. Yds.	27'-6" x 43'-0"
21	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
22	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
23	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
24	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
25	Type-A1*	119.44 Sq. Yds.	25'-0" x 43'-0"
26	Type-A4*	118.85 Sq. Yds.	26'-0" x 43'-0"
27	Type-B1*	144.85 Sq. Yds.	26'-0" x 52'-0"
28	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
29	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
30	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
31	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
32	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
33	Type-B2*	158.88 Sq. Yds.	27'-6" x 52'-0"
34	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
35	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
36	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
37	Type-B	144.44 Sq. Yds.	25'-0" x 52'-0"
38	Type-B3*	138.97 Sq. Yds.	24'-1" x 52'-0"
Park		219.03 Sq. Yds.	41'-6" x 47'-6"
Facility		219.03 Sq. Yds.	41'-6" x 47'-6"

\*Note : There are slight variation in sizes of layout A1, A2, A3, A4, B1, B2 & B3.



## the GROUP

The Pearl Spytech group has established its reputation in over 32 projects comprising of 2 projects under development and 30 completed projects. These include Residential Flats, Group Housing, Integrated Township, and Commercial Complexes in Jaipur.

Since its inception, Pearl Spytech group thrived to transform innumerable realty dreams into reality. Its vision has inspired the group to create residential edifices for all cross-sections of the society. With its onward march towards excellence, the group intends to induce innovative changes in the lives of people at basic level and create lifestyle avenues for the people at higher level. The group's strength is satisfied customers, investors. This is due to Pearl Spytech's quality consciousness and prompts after sales service.

To meet the demands of people who are interested in owning their own individual house, Pearl Spytech Group is coming up with Premium Row Housing Residential Project, namely Pearl D' Villas at Adj. Ramnagar JDA Scheme, Jagatpura, Opposite Swami Keswanand College, Jaipur.

REDEFINING LIFESTYLE...

## Our Milestone

### COMPLETED PROJECTS



PEARL SPRINGS  
at Jagatpura, Jaipur



PEARL GREEN ACRES  
at Gopalpura Bypass, Jaipur



PEARL ARUN  
at Babu Nagar, Jaipur



PEARL MEDHAM  
at Babu Nagar, Jaipur



PEARL ISH NIWAS  
at Tilak Nagar, Jaipur



SURYAVANSHI PEARL  
at SP Marg, C-Scheme, Jaipur

### ONGOING PROJECTS



PEARL ELEGANCE  
at C-Scheme, Jaipur



CLASS OF PEARL  
at Income Tax Colony, Jaipur

### UPCOMING PROJECTS



PEARL GARDENS  
at Ajmer Road, Jaipur



ULTRA LUXURY APARTMENT  
at Takteshahi Road, Jaipur



ULTRA LUXURY APARTMENT  
at Babu Nagar, Jaipur



ULTRA LUXURY APARTMENT  
at C-Scheme, Jaipur



VILLAS AND PLOTS  
Near Mahindra SEZ, Mahapura, Jaipur

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## Location Map



### Strategically Located :

- 40ft wide Road
- Educational Institutions nearby.
- 5 Kms from International Airport, JLN Marg.
- 3 Kms from Jagatpura Railway Station.
- 3 Kms from NRI Colony.
- 1 Km from Gyan Vihar College.

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### Spytech Buildcon Pvt. Ltd.

Corp. Off : Paliwal Chambers, 361, Himmat Nagar,  
Gopalpura Crossing, Tonk Road, Jaipur-302015

Tel : 0141-2551601  
 Fax : 0141-2545356  
 Mobile : +91 97999 31000, 99291 11845  
 Email : info@spytechbuildcon.com  
 Web : www.spytechbuildcon.com

### Marketed by :



B-134, Pearl Pleasure Rajendra Marg,  
Bapu Nagar, Jaipur

### VJ Architect Pvt. Ltd.

10 Kha 2, Jyoti Nagar, Sahkar Marg,  
Jaipur - 302 005  
 Tel : 0141-2740008, 2740009  
 Telefax : 0141-2740007



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