

Location MAP  
(map not to scale)



Site Address : Opp. Shooting Range, Jagatpura, Jaipur

*a celebration of elegant living*

Builder & Developer :



in association with :  
R.C. Roongta Group

Corporate Office :

FELICITY ESTATES PVT. LTD.

2nd Floor, Felicity Tower, Sahakar Marg, Jaipur - 302 015

M : +91 9351 999 000 | 7742 821 000

E : info@felicityestate.com | W : www.felicityestates.com

Registered Office :

B-1, IInd Floor, Plot No. 10, Local Shopping Centre, Vasant Kunj, New Delhi - 110070

Architects : m | a | architects www.maarchitects.in

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a  
cutting-edge  
concept

especial for those  
who want to  
**live it up.**

**Aventura** has been designed to bring your concrete dreams into concrete reality. Packed with modern amenities, these lavish 199 luxury flats, pent houses and duplexes takes every little care to ensure that each family member's expectations of a home are met.

This modern artistry proudly displays sustainable innovation that seamlessly compliments the pleasant environment. In its entirety, this house is a blissful marriage between the timeless natural beauty and modern thoughtful construction.

# U N P L U G

199 ULTRA LUXURY APARTMENTS  
2 BHK / 3 BHK FLATS IN 6 DIFFERENT VARIANT

ULTRA LUXURY PENTHOUSES

ULTRA LUXURY DUPLEXES

80% LANDSCAPED OPEN AREA  
PROMISES BEAUTIFUL  
LANDSCAPE

- ▲ SWIMMING POOL WITH POOL SIDE SIT-OUTS
- ▲ GYM
- ▲ DAY CARE
- ▲ GAMES ROOM
- ▲ BILLIARDS LOUNGE
- ▲ SQUASH COURT
- ▲ GATHERING AREA
- ▲ PARTY HALL / PARTY LAWN
- ▲ READING AREA
- ▲ MEDITATION AREA
- ▲ BASKET BALL COURT
- ▲ BADMINTON COURT
- ▲ AC WAITING LOUNGE

THE  
CLUBHOUSE



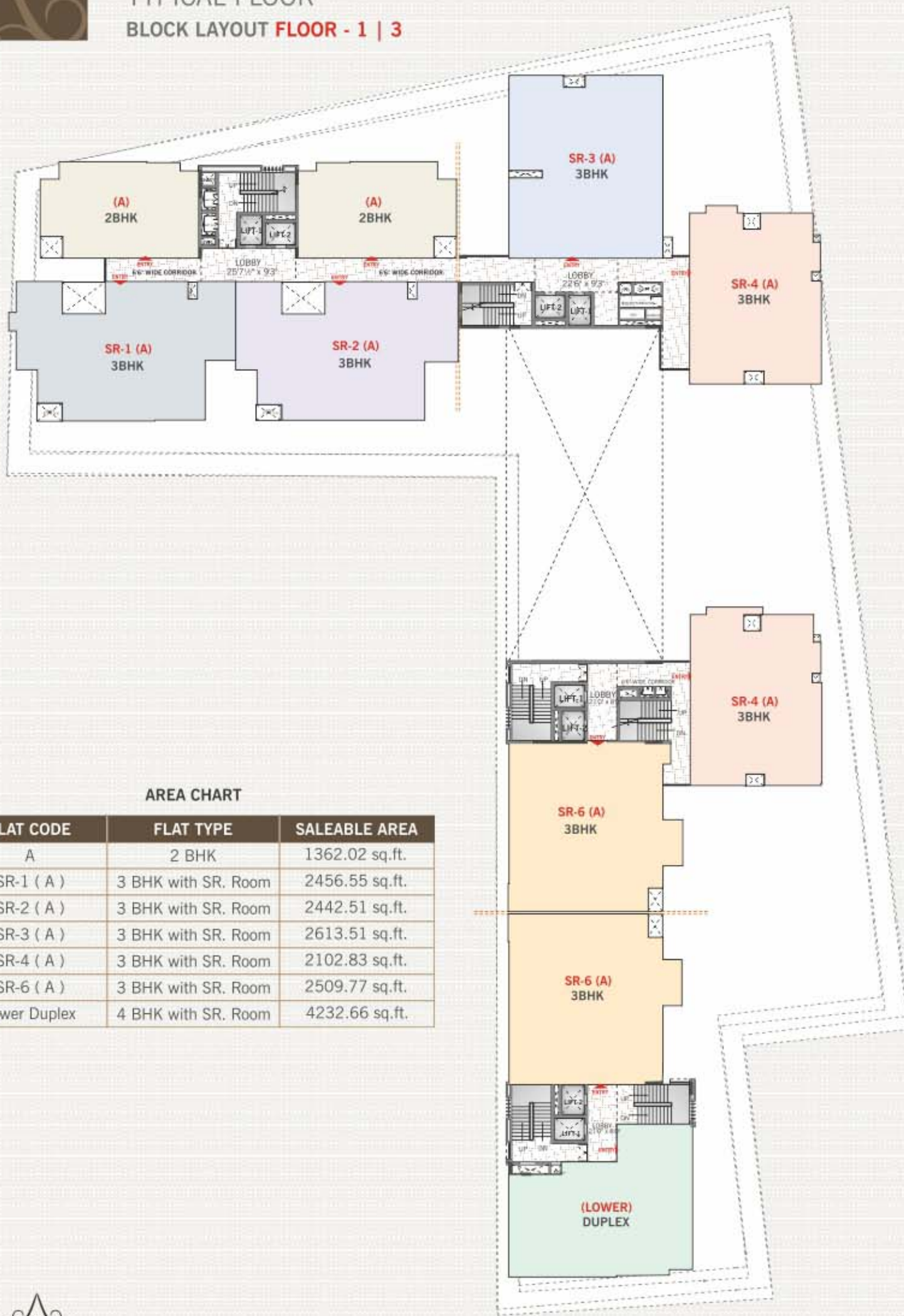
*An address that will make the neighbours  
green with envy*

A house designed to fit your every need, while still fitting the criteria of mother nature around it.  
Surrounded by a beautiful display of greenery, rest assured your home has an intimate connection with the land  
spatially and materially.





TYPICAL FLOOR  
BLOCK LAYOUT FLOOR - 1 | 3

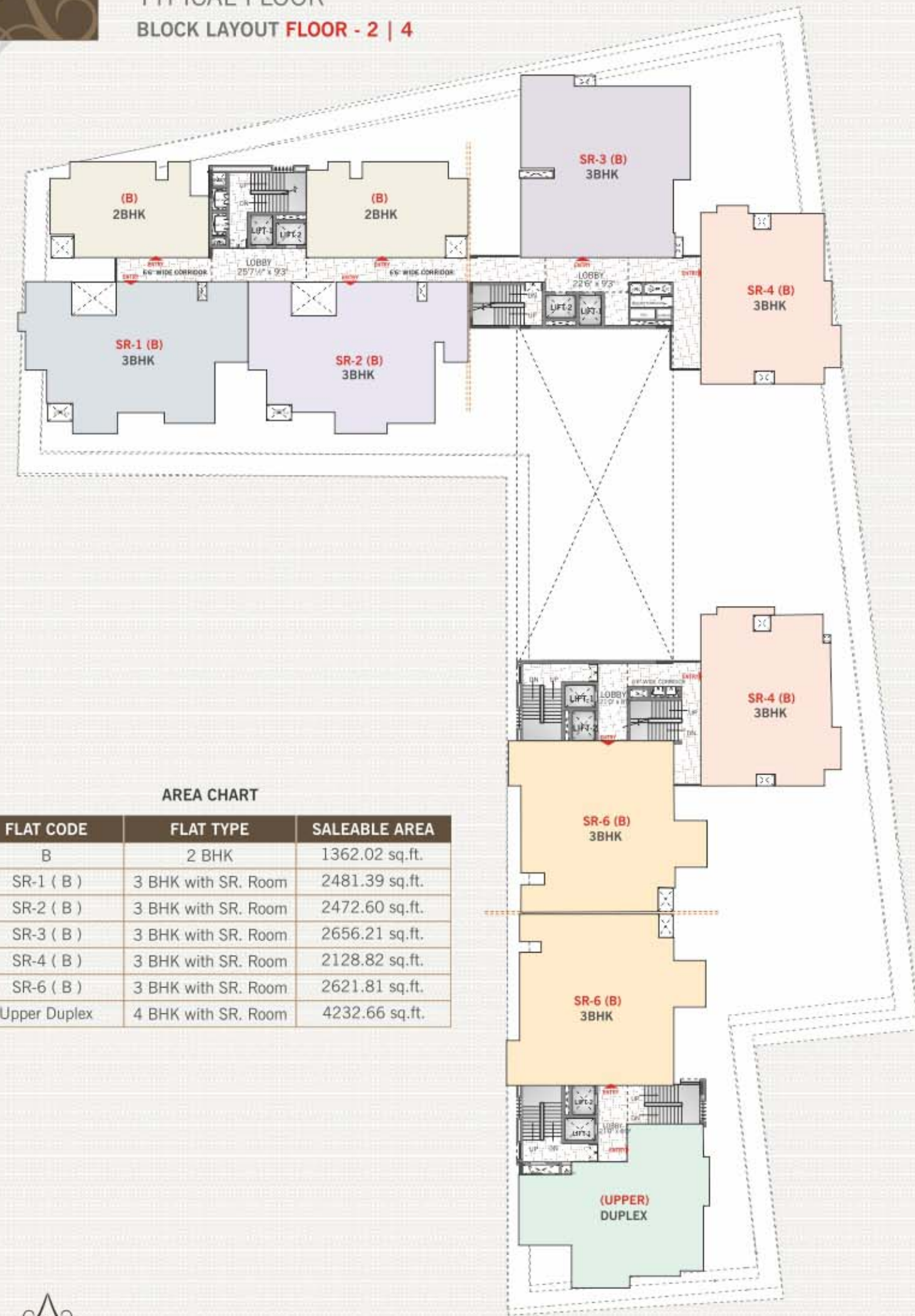


AREA CHART

FLAT CODE	FLAT TYPE	SALEABLE AREA
A	2 BHK	1362.02 sq.ft.
SR-1 ( A )	3 BHK with SR. Room	2456.55 sq.ft.
SR-2 ( A )	3 BHK with SR. Room	2442.51 sq.ft.
SR-3 ( A )	3 BHK with SR. Room	2613.51 sq.ft.
SR-4 ( A )	3 BHK with SR. Room	2102.83 sq.ft.
SR-6 ( A )	3 BHK with SR. Room	2509.77 sq.ft.
Lower Duplex	4 BHK with SR. Room	4232.66 sq.ft.



TYPICAL FLOOR  
BLOCK LAYOUT FLOOR - 2 | 4



AREA CHART

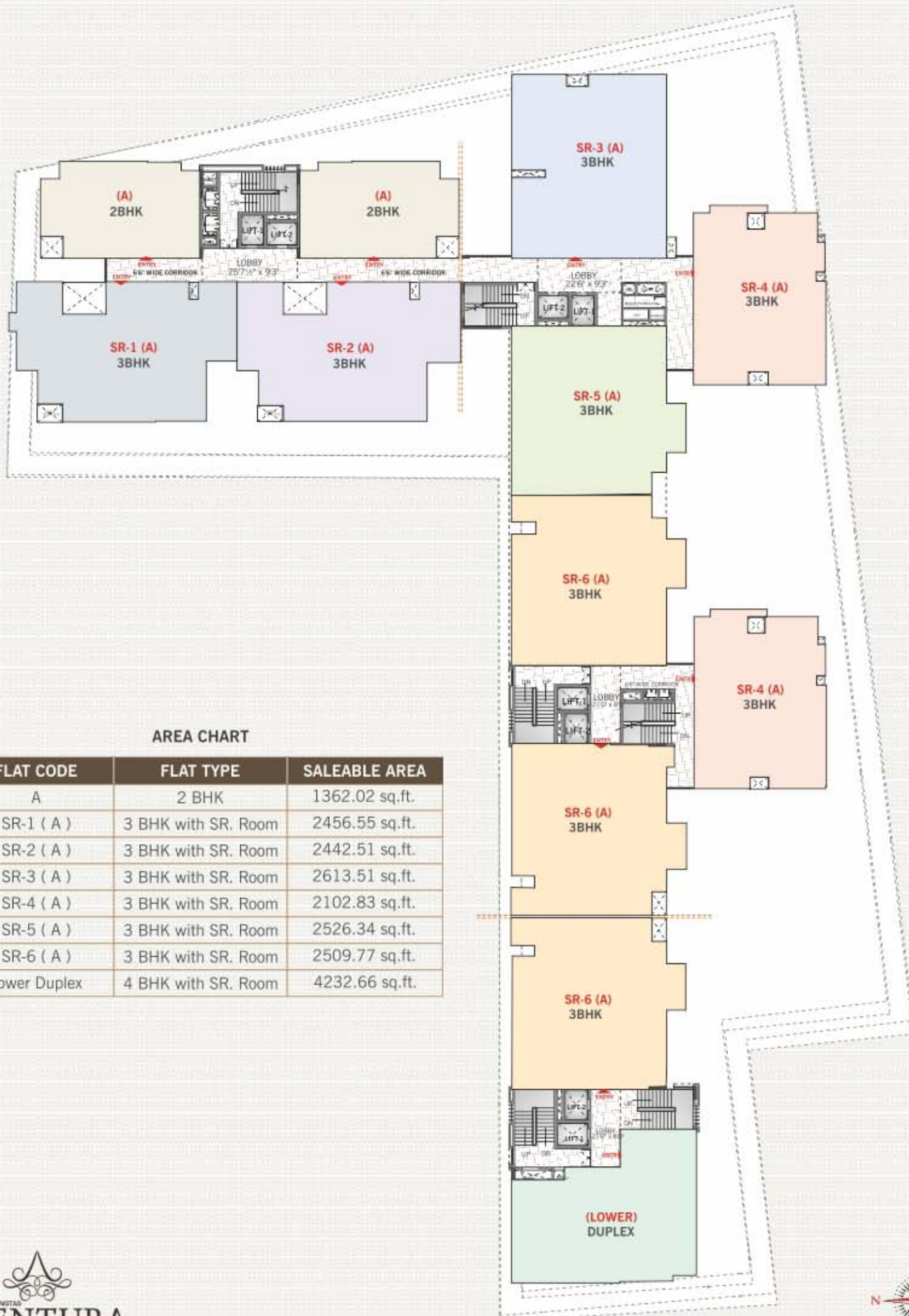
FLAT CODE	FLAT TYPE	SALEABLE AREA
B	2 BHK	1362.02 sq.ft.
SR-1 ( B )	3 BHK with SR. Room	2481.39 sq.ft.
SR-2 ( B )	3 BHK with SR. Room	2472.60 sq.ft.
SR-3 ( B )	3 BHK with SR. Room	2656.21 sq.ft.
SR-4 ( B )	3 BHK with SR. Room	2128.82 sq.ft.
SR-6 ( B )	3 BHK with SR. Room	2621.81 sq.ft.
Upper Duplex	4 BHK with SR. Room	4232.66 sq.ft.





TYPICAL FLOOR

BLOCK LAYOUT FLOOR - 5 | 7 | 9 | 11 | 13 | 15 | 17



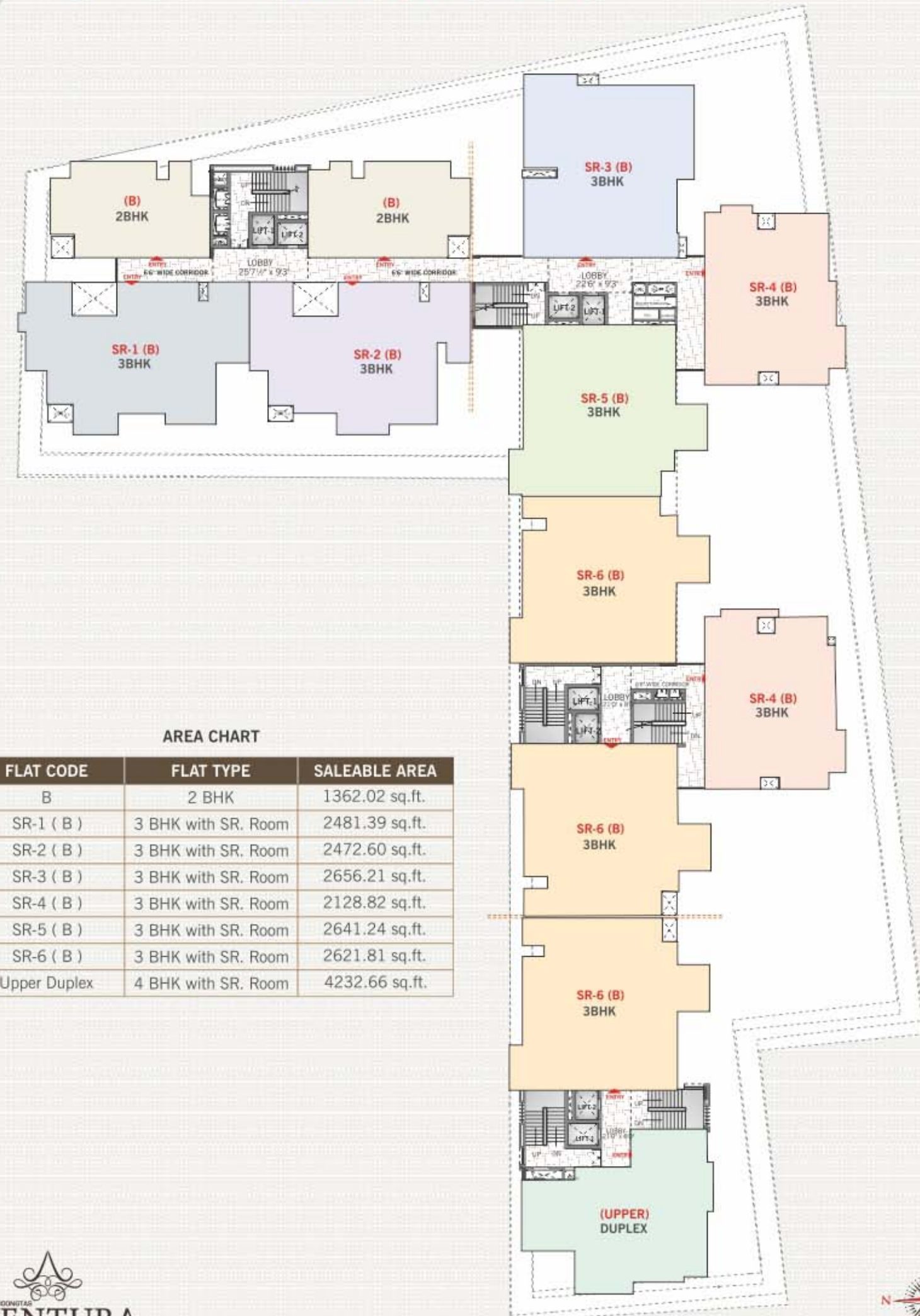
AREA CHART

FLAT CODE	FLAT TYPE	SALEABLE AREA
A	2 BHK	1362.02 sq.ft.
SR-1 ( A )	3 BHK with SR. Room	2456.55 sq.ft.
SR-2 ( A )	3 BHK with SR. Room	2442.51 sq.ft.
SR-3 ( A )	3 BHK with SR. Room	2613.51 sq.ft.
SR-4 ( A )	3 BHK with SR. Room	2102.83 sq.ft.
SR-5 ( A )	3 BHK with SR. Room	2526.34 sq.ft.
SR-6 ( A )	3 BHK with SR. Room	2509.77 sq.ft.
Lower Duplex	4 BHK with SR. Room	4232.66 sq.ft.



TYPICAL FLOOR

BLOCK LAYOUT FLOOR - 6 | 8 | 10 | 12 | 14 | 16



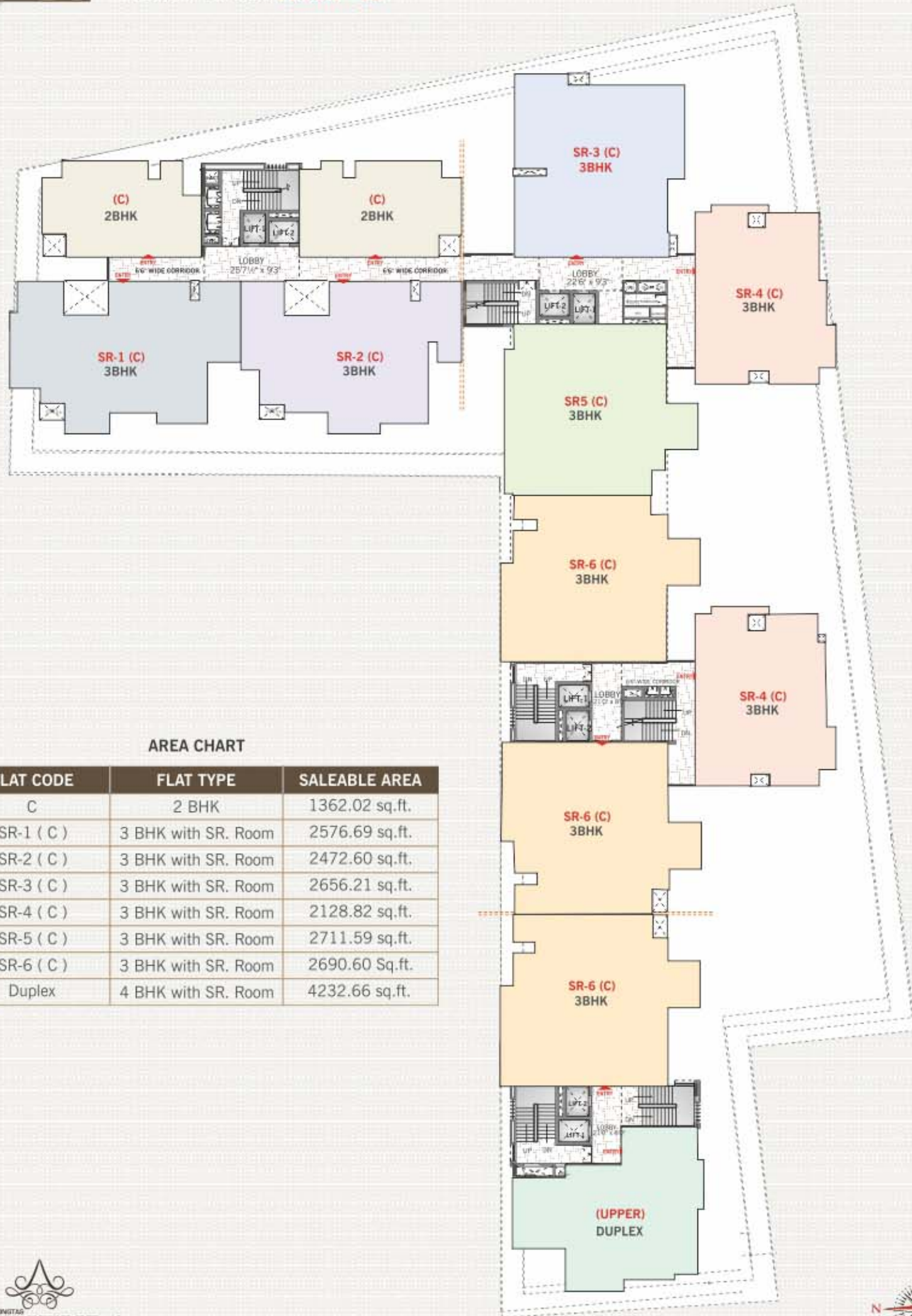
AREA CHART

FLAT CODE	FLAT TYPE	SALEABLE AREA
B	2 BHK	1362.02 sq.ft.
SR-1 ( B )	3 BHK with SR. Room	2481.39 sq.ft.
SR-2 ( B )	3 BHK with SR. Room	2472.60 sq.ft.
SR-3 ( B )	3 BHK with SR. Room	2656.21 sq.ft.
SR-4 ( B )	3 BHK with SR. Room	2128.82 sq.ft.
SR-5 ( B )	3 BHK with SR. Room	2641.24 sq.ft.
SR-6 ( B )	3 BHK with SR. Room	2621.81 sq.ft.
Upper Duplex	4 BHK with SR. Room	4232.66 sq.ft.





LOWER PENTHOUSE  
BLOCK LAYOUT FLOOR - 18



AREA CHART

FLAT CODE	FLAT TYPE	SALEABLE AREA
C	2 BHK	1362.02 sq.ft.
SR-1 (C)	3 BHK with SR. Room	2576.69 sq.ft.
SR-2 (C)	3 BHK with SR. Room	2472.60 sq.ft.
SR-3 (C)	3 BHK with SR. Room	2656.21 sq.ft.
SR-4 (C)	3 BHK with SR. Room	2128.82 sq.ft.
SR-5 (C)	3 BHK with SR. Room	2711.59 sq.ft.
SR-6 (C)	3 BHK with SR. Room	2690.60 Sq.ft.
Duplex	4 BHK with SR. Room	4232.66 sq.ft.



TERRACE AREA  
BLOCK LAYOUT TERRACE FLOOR



AREA CHART

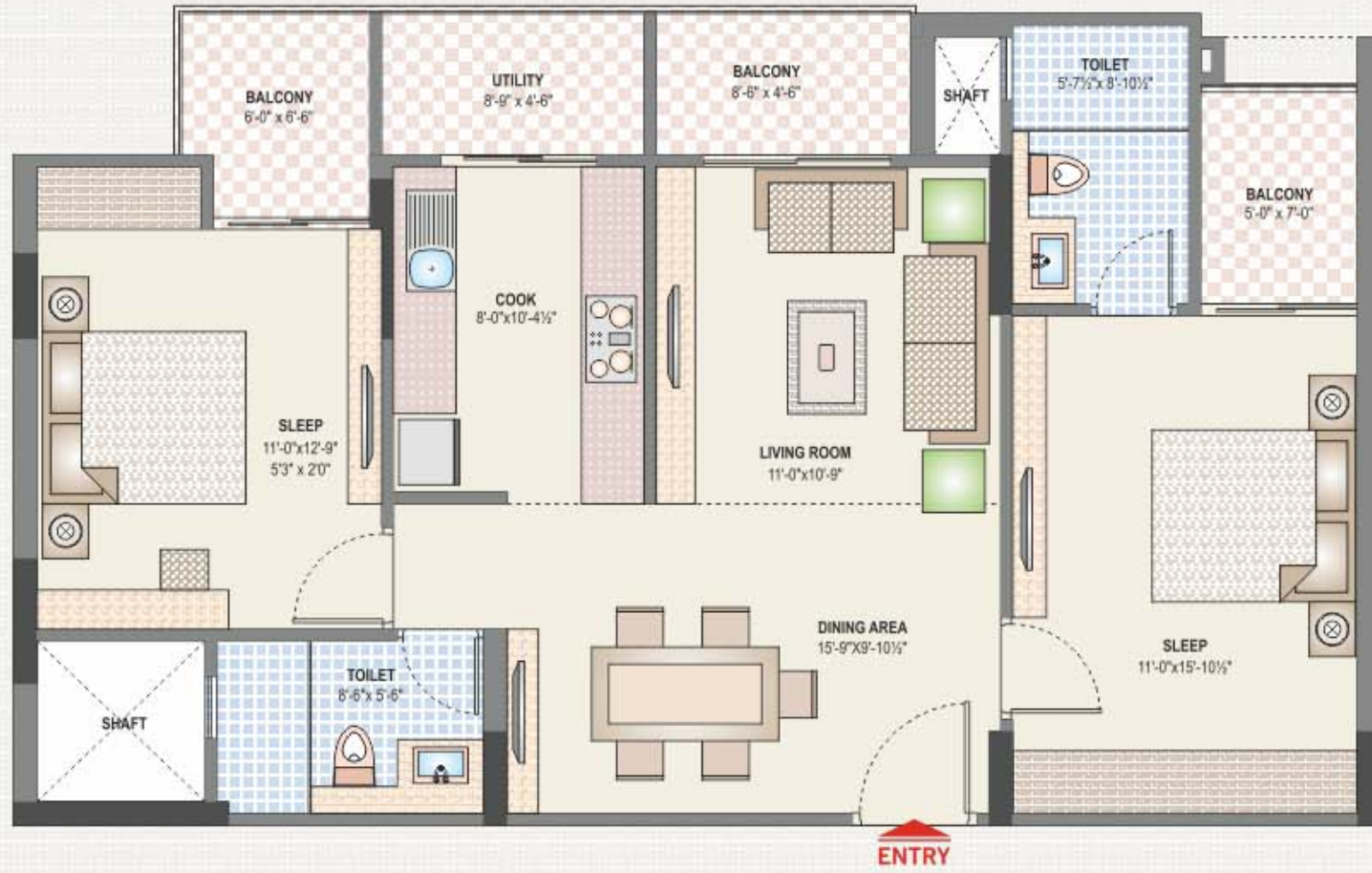
FLAT CODE	FLAT TYPE	TERRACE AREA
---	2 BHK	544.01 sq.ft.
SR-1	3 BHK with SR. Room	872.08 sq.ft.
SR-2	3 BHK with SR. Room	940.06 sq.ft.
SR-3	3 BHK with SR. Room	940.67 sq.ft.
SR-4	3 BHK with SR. Room	799.68 sq.ft.
SR-5	3 BHK with SR. Room	919.29 sq.ft.
SR-6	3 BHK with SR. Room	951.17 sq.ft.
Terrace Duplex	4 BHK with SR. Room	916.21 sq.ft.



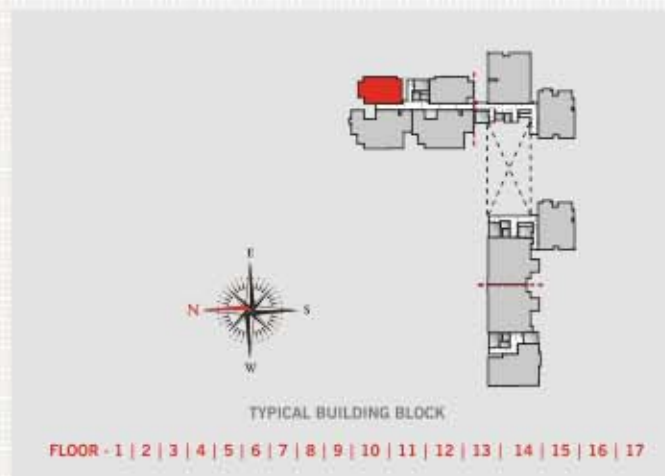


2 BHK

FLOOR - 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17



Saleable Area - 1362.02 Sq.Ft.

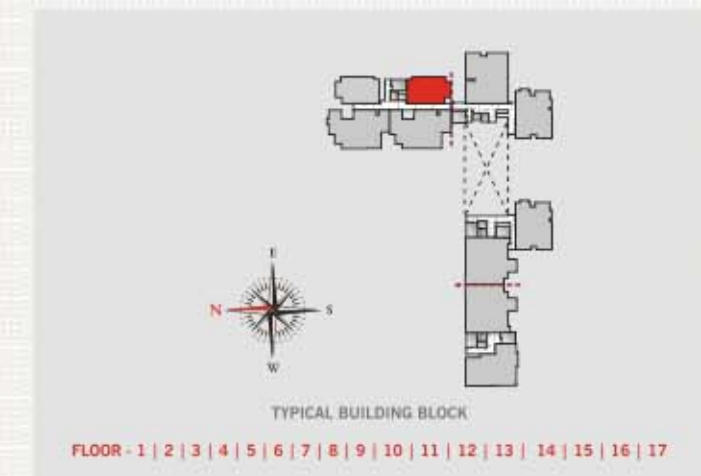


2 BHK

FLOOR - 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17



Saleable Area - 1362.02 Sq.Ft.

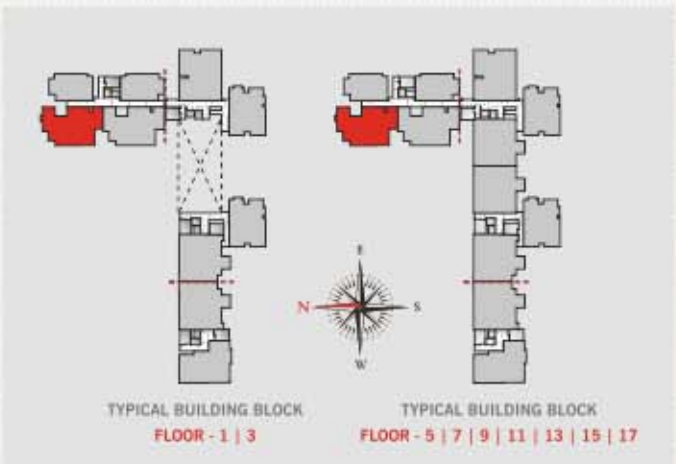




3 BHK WITH SERVANT ROOM SR1 (A)  
 FLOOR - 1 | 3 | 5 | 7 | 9 | 11 | 13 | 15 | 17



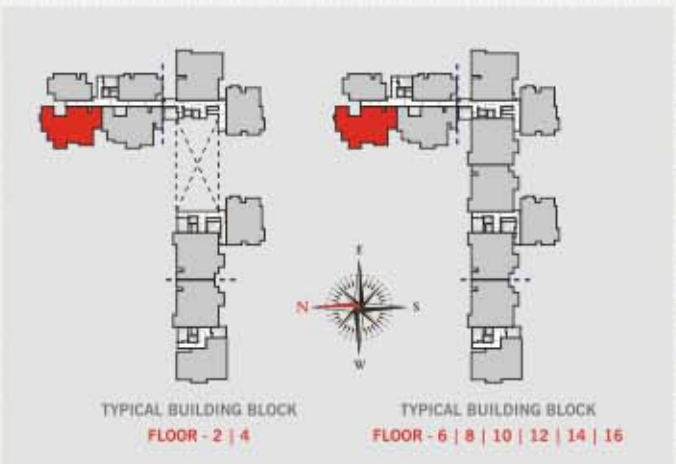
Saleable Area - 2456.55 Sq.Ft.



3 BHK WITH SERVANT ROOM SR 1 (B)  
 FLOOR - 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16



Saleable Area - 2481.39 Sq.Ft.

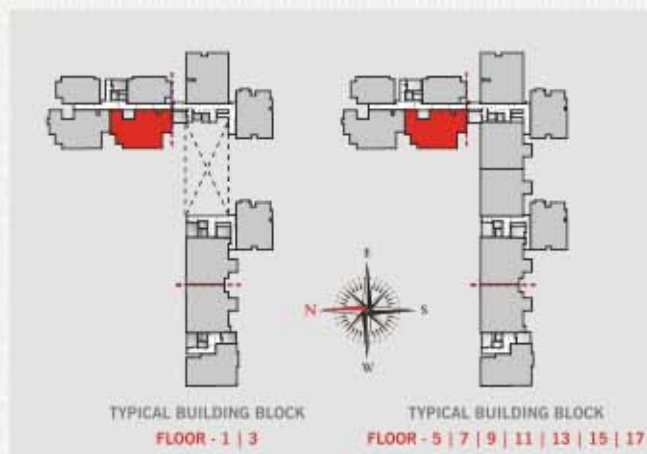




3 BHK WITH SERVANT ROOM SR 2 (A)  
 FLOOR - 1 | 3 | 5 | 7 | 9 | 11 | 13 | 15 | 17



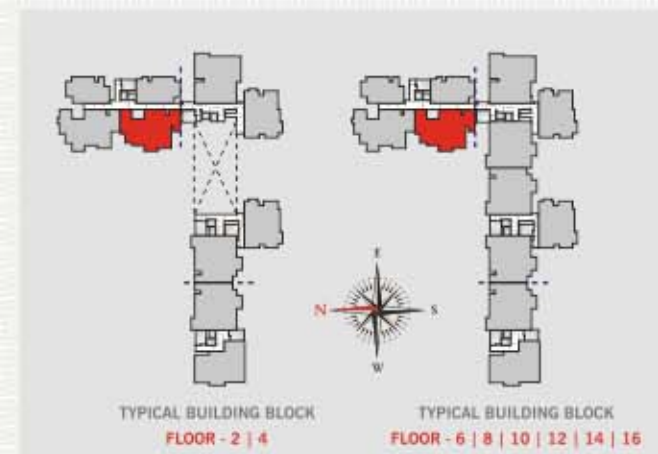
Saleable Area - 2442.51 Sq.Ft.



3 BHK WITH SERVANT ROOM SR 2 (B)  
 FLOOR - 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16



Saleable Area - 2472.60 Sq.Ft.

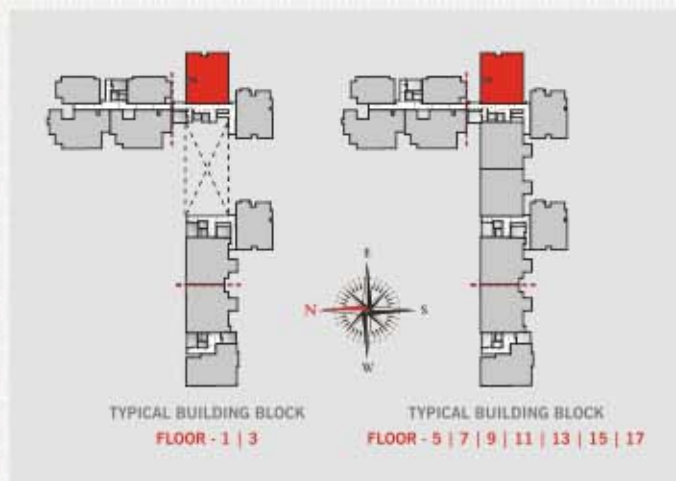




3 BHK WITH SERVANT ROOM SR 3 (A)  
 FLOOR - 1 | 3 | 5 | 7 | 9 | 11 | 13 | 15 | 17



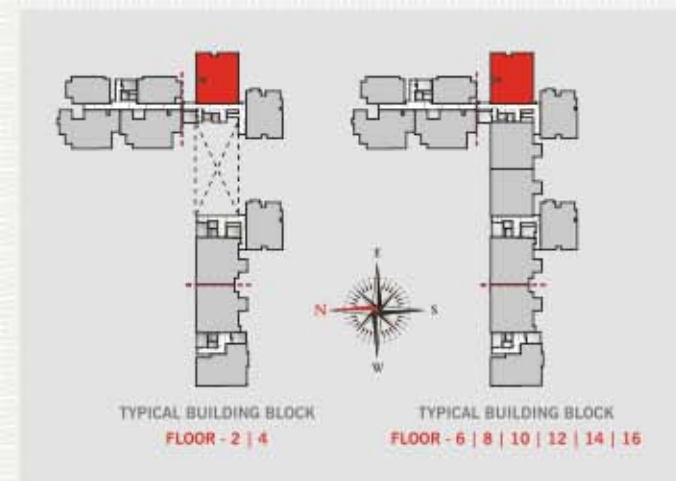
Saleable Area - 2613.51 Sq.Ft.



3 BHK WITH SERVANT ROOM SR 3 (B)  
 FLOOR - 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16



Saleable Area - 2656.21 Sq.Ft.





# GROUND FLOOR PLAN

with Ultra Modern Clubhouse & Landscaping



### The Club Facility

- ▲ SWIMMING POOL WITH POOL SIDE SIT-OUTS
- ▲ GYM
- ▲ DAY CARE
- ▲ GAMES ROOM
- ▲ BILLIARDS LOUNGE
- ▲ SQUASH COURT
- ▲ GATHERING AREA
- ▲ PARTY HALL / PARTY LAWN
- ▲ READING AREA
- ▲ MEDITATION AREA
- ▲ BASKET BALL COURT
- ▲ BADMINTON COURT
- ▲ AC WAITING LOUNGE



ENTRY / EXIT

Way to Malviya Nagar →

KHO NAGORIYAN ROAD JAIPUR 160FT WIDE ROAD

← Way to Agra Road



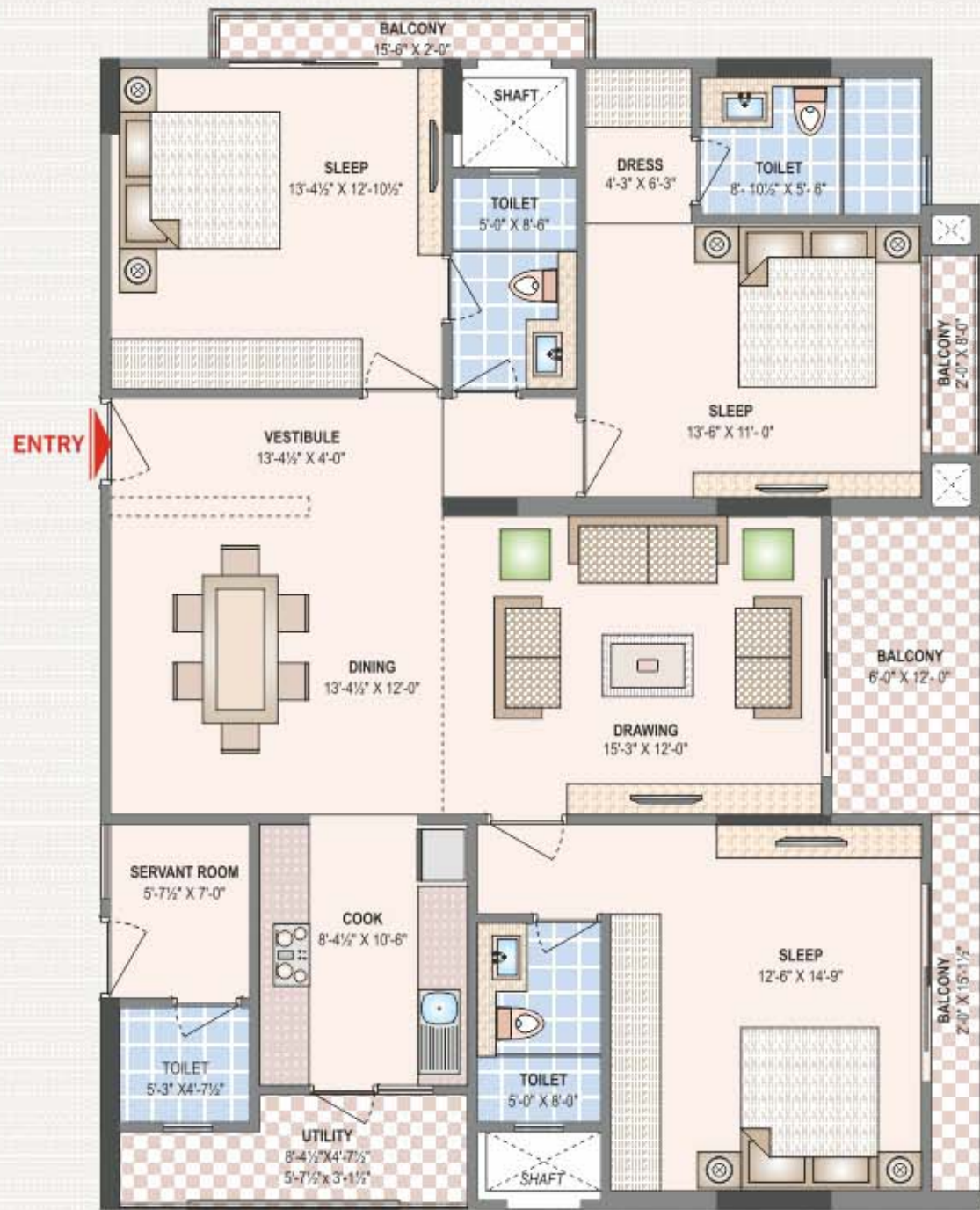
true art and simplicity...  
in a complex mix of  
imagination and  
temperance

There is nothing subdued about this architectural wonder. Yet it stands in striking modern grandeur. Blending in perfectly with the almost stark yet beautiful surroundings. Massive windows cajole light into every room, with shadows creating interesting negative spaces.

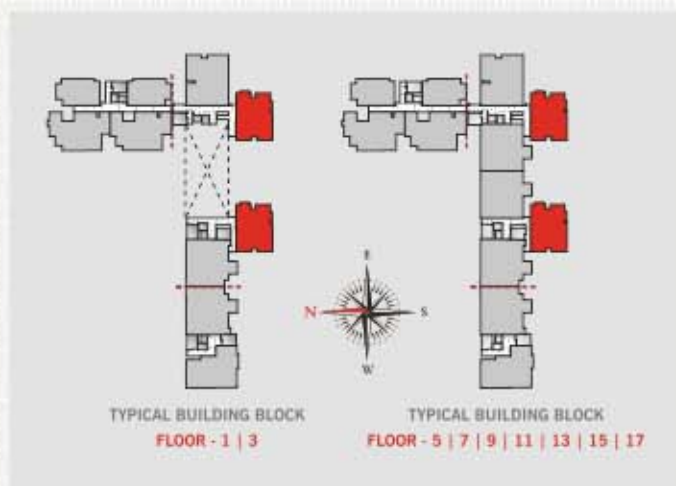




3 BHK WITH SERVANT ROOM SR 4 (A)  
 FLOOR - 1 | 3 | 5 | 7 | 9 | 11 | 13 | 15 | 17



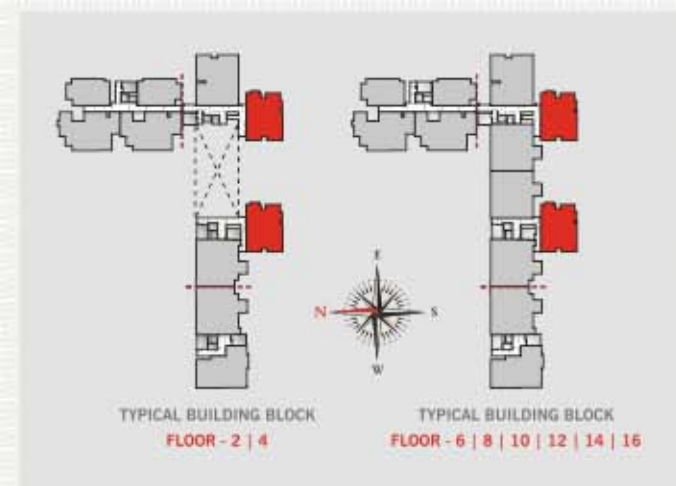
Saleable Area - 2102.83 Sq.Ft.



3 BHK WITH SERVANT ROOM SR 4 (B)  
 FLOOR - 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16



Saleable Area - 2128.82 Sq.Ft.

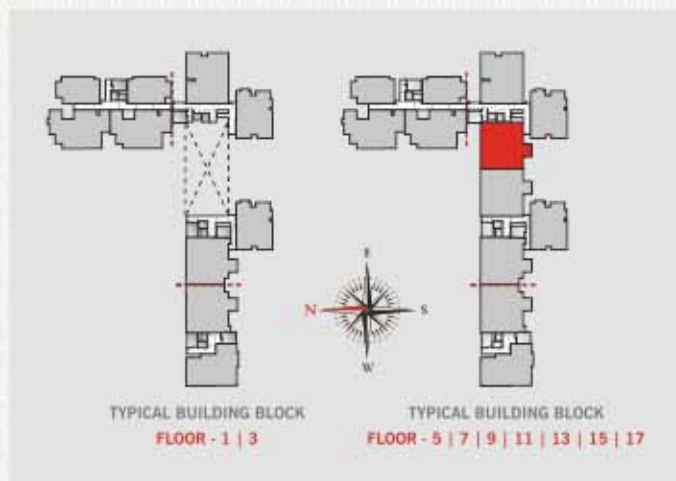




3 BHK WITH SERVANT ROOM SR 5 (A)  
 FLOOR - 5 | 7 | 9 | 11 | 13 | 15 | 17



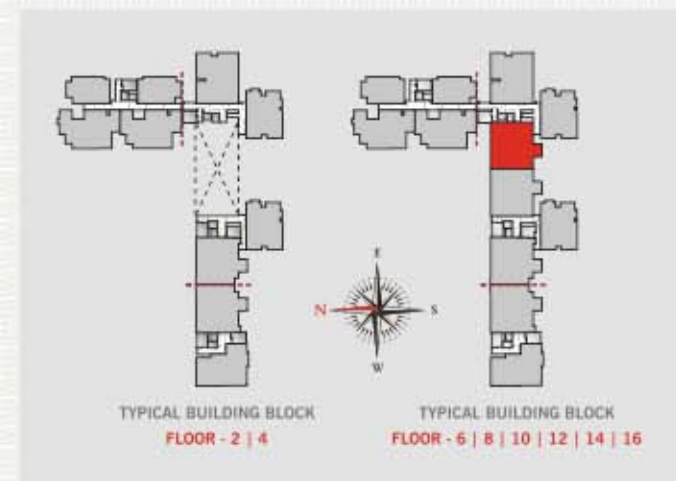
Saleable Area - 2526.34 Sq.Ft.



3 BHK WITH SERVANT ROOM SR 5 (B)  
 FLOOR - 6 | 8 | 10 | 12 | 14 | 16



Saleable Area - 2641.24 Sq.Ft.

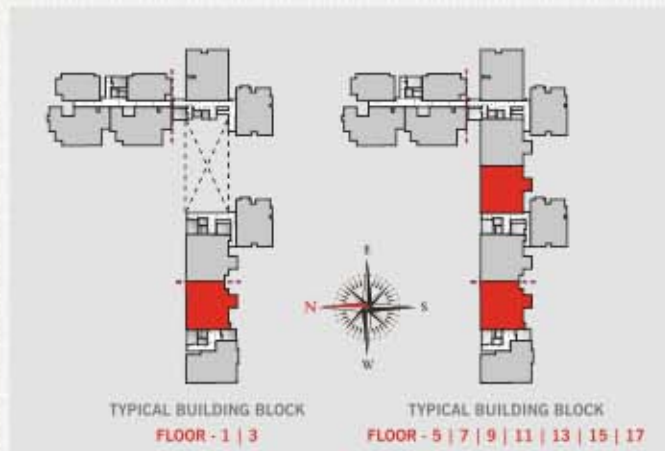




3 BHK WITH SERVANT ROOM SR 6 (A)  
 FLOOR - 1 | 3 | 5 | 7 | 9 | 11 | 13 | 15 | 17



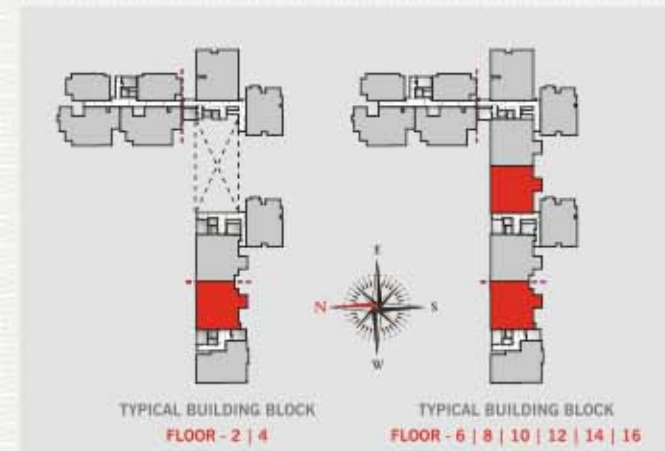
Saleable Area - 2509.77 Sq.Ft.



3 BHK WITH SERVANT ROOM SR 6 (B)  
 FLOOR - 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16



Saleable Area - 2621.81 Sq.Ft.

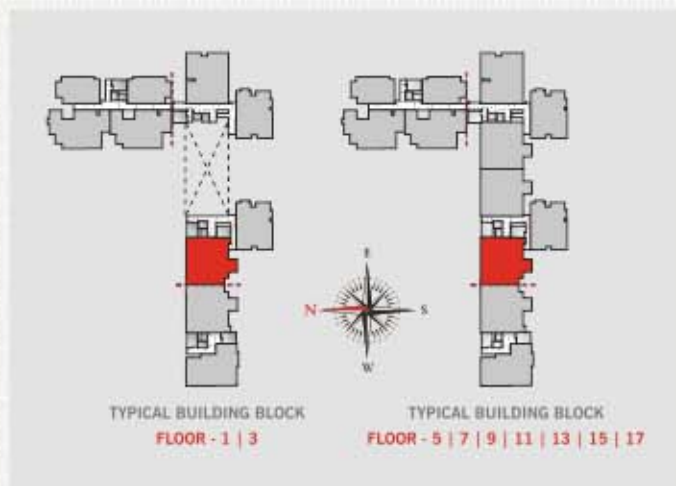




3 BHK WITH SERVANT ROOM SR 6 (A)  
**FLOOR - 1 | 3 | 5 | 7 | 9 | 11 | 13 | 15 | 17**



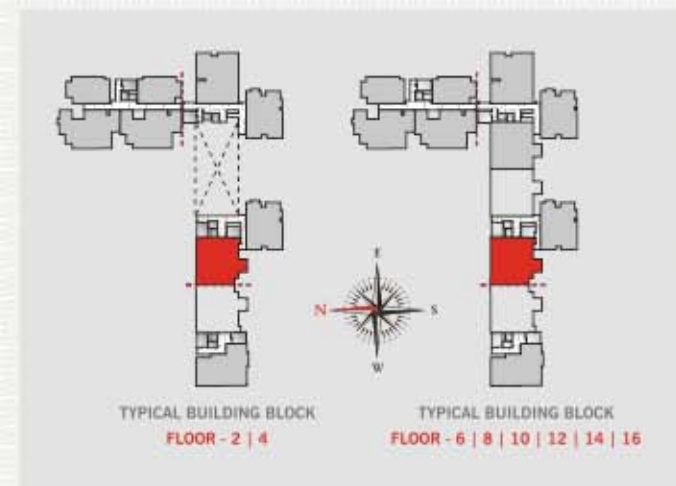
Saleable Area - 2509.77 Sq.Ft.



3 BHK WITH SERVANT ROOM SR 6 (B)  
**FLOOR - 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16**



Saleable Area - 2621.81 Sq.Ft.





5 BHK LOWER DUPLEX WITH SERVANT ROOM  
 FLOOR - 1 | 3 | 5 | 7 | 9 | 11 | 13 | 15 | 17



Saleable Area - 4232.66 Sq.Ft.



5 BHK UPPER DUPLEX WITH SERVANT ROOM  
 FLOOR - 2 | 4 | 6 | 8 | 10 | 12 | 14 | 16



Saleable Area - 4232.66 Sq.Ft.

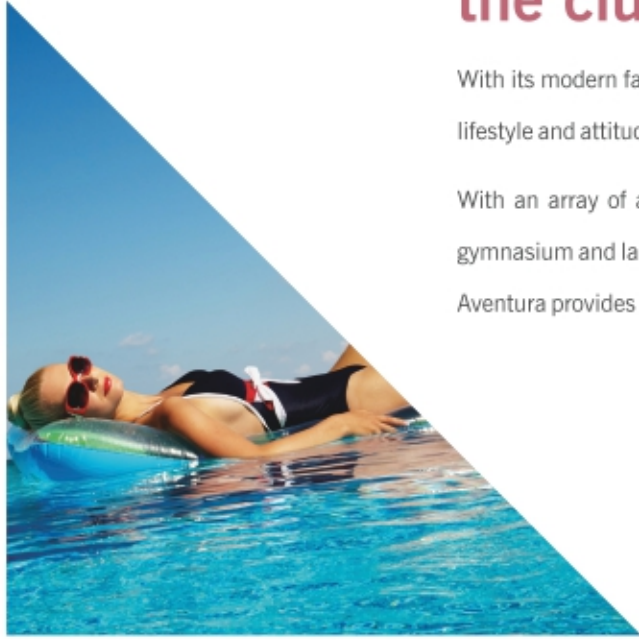




## the club

With its modern facilities delivering maximum comfort and convenience, The Club is a reflection of the lifestyle and attitude of its discerning home buyers.

With an array of amenities such as swimming pool, children's play area, meditation room, modern gymnasium and landscaped garden just to name a few, along with panoramic views of the surroundings, Aventura provides a balance of an active lifestyle and luxurious living.



## exclusive CLUBHOUSE

*Treat your body  
to pampering and relaxation*

- ▲ SWIMMING POOL WITH POOL SIDE SIT-OUTS
- ▲ GYM
- ▲ DAY CARE
- ▲ GAMES ROOM
- ▲ BILLIARDS LOUNGE
- ▲ SQUASH COURT
- ▲ GATHERING AREA
- ▲ PARTY HALL / PARTY LAWN
- ▲ READING AREA
- ▲ MEDITATION AREA
- ▲ BASKET BALL COURT
- ▲ BADMINTON COURT
- ▲ AC WAITING LOUNGE

CLUB CLASS CLAY COURTS  
FOR YOU TO STRETCH  
YOUR ARMS



*unleash the sport in you  
at the world class clubhouse...*





with top-of-the-line security and **world class amenities**, worries will be the last thing on your mind.

### EXCEPTIONAL FEATURES

Every aspect, be it the breathtaking views or intricately designed layouts to styling to finish, all blend together to create a masterpiece worthy of inspiring an awe on any given day.

#### APARTMENT

- All apartments are open on minimum 2 sides, giving unmatched views of eye soothing, landscaping, cross air ventilation & sunlight.

#### INTERIOR

- Decorative Flush Doors.
- POP finish on walls & ceiling with cornices.
- Acrylic plastic emulsion paint on walls & ceiling.

#### UNMATCHED LIFE STYLE SERVICES

- Fully Wi-Fi friendly connectivity for each apartment.
- DTH Connection (Tata Sky / Dish TV) for each apartment.
- Telephone port installed in every room.
- 80% lush green landscaped area.
- Group EPABX facility.
- Minimum 1KW Power Backup for each flat.
- Dedicated water softening plant.
- Centralized LPG Gas supply system along with individual cylinder point.
- AC entrance lobby.
- Ample parking space for visitors.

#### SECURITY & COMMUNITY LIVING

- Advanced building entry system with card reader.
- 24 hrs. live CCTV recording.
- CCTV for campus surveillance and Main Entrance Gate.
- Hi-Tech video door phone in each apartment connecting it to the Main Entrance of Tower.
- Intercom facility from Main Gate to all apartments.
- Fire fighting systems on all floors.
- Boom barrier for entry / exit.
- Secure & dedicated basement parking for residents.
- 24 hrs. security managed by professional staff.

#### DIAGNOSTIC CENTRE & EDUCATIONAL INSTITUTES

- Apex Hospital within 5km Radius.
- Narayana Hrudayalaya Hospital within 5km Radius.
- Prestigious learning centres located within a 5km Radius.







## specifications

a perfect blend of pure aesthetics  
and master manipulation



AREA	FLOOR	DOORS	WINDOWS	OTHERS
LIVING / DINING / DRAWING	Imported Marble	Main Entrance Teakwood Doors	French Windows	Powder Room
MASTER BEDROOM	Laminated Wooden Flooring	Decorative Flush Doors	French Windows	Dressing Room with Wardrobe
OTHER BEDROOM	Vitrified Flooring	Decorative Flush Doors	French Windows	Premium Wardrobes
TOILETS	Anti Skid Ceramic Tiles	Decorative Flush Doors	—	Superior quality C.P. fittings, exhaust fan, mirror, geyser & bathroom accessories. Glass partition in shower in all bathrooms.
KITCHEN	Vitrified Flooring	Decorative Flush Doors	French windows, aluminium framed with frosted glass.	Prefabricated Modular Kitchen, premium granite counter top, stainless steel sink, exhaust fan.
ELECTRICALS	Modern electrical system with concealed fire resistant copper wiring, premium quality modular switches throughout the flat. M.C.B., telephone and AC power points in all rooms, tube light & ceiling fans in every room.			
COMMON FACILITIES	Power back up in common areas, earthquake resistant framed structure design as per seismic zone-II, rain water harvesting, children's play area, lush green landscaping with water body, high speed elevators with 8 and 12 passenger capacity.			



## THE PATHMAKERS

**Shri R.C.Roongta** is the visionary who brought into realization the dream homes of many through his maiden venture in collaboration with reputed Felicity Group. Felicity-Roongtas Aventura marks the starting point of coming together of a farsighted thinker and an established name in the industry. A retired I.A.S. Officer of the Rajasthan Cadre, Sh. Roongta has held important positions as District Collector, Bikaner, Deputy Commissioner, Commercial Taxes, General Manager RIICO and Deputy Secy, Revenue. This has deepened his knowledge and enriched his experience in revenue laws and urban development laws. As the Executive President for Ansal Properties & Infrastructure Ltd., he played a key role in developing integrated townships of Sushant City at Jaipur, Jodhpur, Ajmer, Bhilwara and Bikaner. He was also associated for three years with Om Metals Infra Projects Ltd. for their real estate and irrigation projects.

Carrying forward the mission to create several landmark developments, geared towards customer satisfaction and quality, is the able leadership of his three young and dynamic sons Anil, Arun & Ajay. Managed by highly qualified professionals who are fully engrossed to ensure that the company maintains its high standards in quality construction and timely delivery, the company is striving hard to keep its commitments, thus enjoying an extremely resonant reputation in the construction industry.

The technical expertise gained through a varied range of executed projects, ensures the company can take up any challenging and fast track project. The strong workforce of construction managers, engineers and supervisors backed by latest construction equipment and technologically advanced work environment sets the perfect backdrop for the company to scale higher achievements. Applying an integrated approach, the group is committed to providing end-to-end, value added services with a constant endeavour to move up the value chain.

## THE GROUP

**Felicity Estates Pvt. Ltd.** takes great pleasure in introducing itself as one of the most committed builders in India. It has been designed to provide total solutions for all real estate needs under a single roof. Ever since its inception, Felicity Estates Pvt. Ltd. has had a major contribution in the realty sector of Rajasthan, dealing primarily with the construction of Residential Flats, Townships, Hotels, Malls and Commercial Complexes. The Group has been acknowledged for excellence, truthfulness and timely completion of its projects.

The Group is a leading Real Estates Group with proven track record and hands on experience of successfully developing and building REAL ESTATES VENTURES. To name a few Felicity Tower at Sahakar Marg, Felicity Emerald at Swage Farm, Felicity Meadows Integrated Township at Jaipur – Ajmer Express Highway, Felicity Solitaire at Swage Farm, Felicity Aura at Vaishali Nagar, Felicity Naturewoods at Sirsi Road, Felicity Estancia at Jaipur-Ajmer Express Highway, Felicity Maple Woods at Phagi Road, Jaipur bear testimony to the acclaimed reputation earned by the Group.

Felicity Estates Pvt. Ltd. is committed to excellence in terms of quality. At every stage of a project, the company ensures satisfaction to the minutest detail. It also lays a strong emphasis on the aesthetic elements in the project's design. Our mission is to build spaces of high value for our customers, spaces that make a difference, aesthetically and functionally, and eventually add to the quality of the environment.

Felicity-the name you refer as HAPPINESS...

### OUR PRESTIGIOUS PROJECT



FELICITY TOWER  
at Sahakar Marg, Jaipur



FELICITY EMERALD  
at Swage Farm Jaipur



FELICITY AURA  
at Vaishali Nagar, Jaipur



FELICITY SOLITAIRE  
at Swage Farm, Jaipur



FELICITY MEADOWS  
at Mokhampura, Jaipur



FELICITY FARM HOUSE  
at NH-8, Jaipur



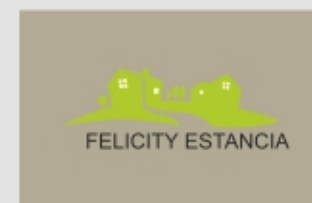
FELICITY NATUREWOODS  
at Sirsi Road, Jaipur



LUXURY APARTMENTS  
at Uday Nagar, Opp. Metro Station,  
Mansarovar, Jaipur



SELECT HOMES  
at Sirsi Road, Jaipur



FELICITY ESTANCIA  
at Jaipur-Ajmer Express Highway,  
Jaipur



FELICITY MAPLE WOODS  
at Phagi Road,  
Jaipur



FELICITY MAPLE GREENS  
at Jaipur - Bhilwara Mega Highway,  
Jaipur



FELICITY GREEN VALLY  
at Jaisinghpura, Ajmer Road,  
Jaipur