

Site : Apran The Villa Near Patrakar Colony, Mansarovar, Jaipur



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*A fresh statement in luxury*

*comfortable, elegant  
and spacious, life to "ARPAN"*



*welcome to manglam's*



*the new era of living*

Arpan means 'to deliver' or 'to dedicate'

Here at Manglam's Arpan we are committed to deliver you the opportunity to live a king size life where world of convenience awaits you with pure bliss. Manglam's Arpan is a combination of 3 types villas. These Homes blend the best of architectural design with contemporary luxury and modern convenience. All these dwelling delights come loaded with attributes that add charm to your everyday life

International Styled Villas : Live it Big !



Manglam  
**arpan**  
The Villas

Manglam's Arpan - the world class private villas with dedicated parking along with front and back garden. In duplex format, each villa enhances the feeling of openness, privacy and freedom. Each villa has been designed as a complete and comprehensive unit with all international functions and facilities.

- ▣ A series of well ventilated villas
- ▣ Front and back gardens
- ▣ Proper Space Management

सुख सुविधाओं से परिपूर्ण, एक ताज़गी भरा जीवन

*A home so beautiful and complete.*



एक सुविधा सम्पन्न घर, ठीक जैसा आपने सोचा...



Manglam  
**arpan**  
The Villas

शुरुआत एक स्वप्निल जीवनशैली की

*An odyssey into an opulent lifestyle*



*Giving you what you deserve,  
to enjoy comforts of life...*



### "Arpan" The Luxury Villa

3 & 4 Bhk from 1650 to 2400 sq.ft.

These gorgeous 3 and 4 bedroom luxury Villas are designed thoughtfully with modern floor plan features. The homes are designed with cross ventilation to ensure that breeze and light always flows in creating a sense of space. In these Vastu compliant homes, every little detail has been planned to meet everyday living needs.

Future Planning



At **Manglam's Arpan** we have left no stone unturned in giving you a home you'd love to comeback to....  
A home where every member of your family is happy!



Enjoy life's luxuries to your heart's content

Refresh in the shimmering pool, unwind in the jacuzzi, or host a barbeque party with family and friends. Indulge yourself to a world of pleasure.

## Club House

- ▣ The club excellence at Manglam Arpan with global Standards
- ▣ State-of-the art gym & fitness centre
- ▣ Exclusive spa & jacuzzi centre
- ▣ Children Play Area
- ▣ Outdoor Games

लीजिये आनन्द शानदार क्लब हाउस का



World Class Gym

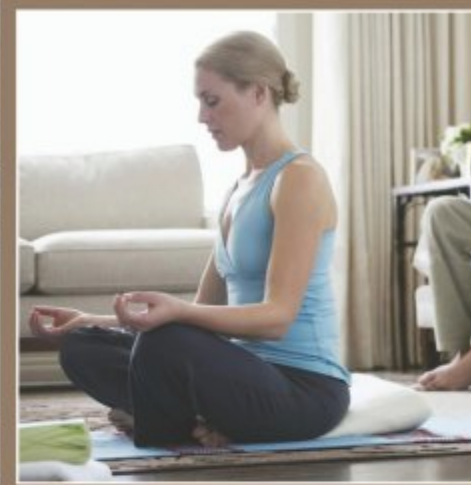


Swimming Pool



Jacuzzi and Sauna Bath

Enjoy every amenity within close proximity



Convenient Retail

Fulfil your shopping needs and culinary temptations at Manglam's Arpan, ease the access to the commercial and entertainment attractions. For a slower pace of life, take an evening stroll at the lush green garden at Manglam's Arpan.



वास्तुअनुरूप शानदार इन्टीरियर डिजाइन

## Type A



Plot Size : **25' x 41'**  
 114 sq.yd.  
 Builtup Area = **1025** Sq.ft. Aprox



## Type B



FIRST FLOOR PLAN

Plot Size : **27' x 55'**  
 165 sq.yd.  
 Builtup Area = **2200** Sq.ft. Aprox





Type C



FIRST FLOOR PLAN

Plot Size : 27' x 60'  
180 sq.yd.  
Builtup Area = 2400 Sq.ft. Aprox



जीवंत होते सपने, पूरी होती आशाएँ



*Live beyond your means!*

your wish for trendy living come true. Appreciate a generous gesture from Manglam Build Developers who have really gone out of their way to present you with a lifestyle that's way beyond one's resources. .... that's why we've named it Manglam Arpan. Come, count your blessings as a happy and proud owner of a Villa here!



	Swimming Pool		24/7 Security
Power Backup		Landscaped Garden	
	Children's Play Area		Fitness Center
Jogging Track		Multipurpose Hall	
	Convenient Retail Shopping	Easy Accessibility	
Floating Terrace		Duplex Villa	

## Specifications For Arpan - The Villas

### STRUCTURE:-

- ⊙ RCC composite structure with brick masonry and cement plastering.

### FLOORING:-

- ⊙ Marble flooring in drawing+dining+kitchen
- ⊙ Vitrified flooring in all bedrooms, ceramic tiles for toilets and balcony.
- ⊙ Interlocking pavers in driveway and porch.

### DOORS AND WINDOWS:-

- ⊙ 40mm designer flush doors.
- ⊙ UPVC /Italian section aluminium windows.

### RAILING:-

- ⊙ MS with glass .

### KITCHEN:-

- ⊙ Semi modular kitchen with granite counter, stainless steel sink.
- ⊙ 2 feet ceramic tile dado above counter and vitrified flooring.
- ⊙ Exhaust fans, hot and cold mixer and washing machine provision at utility with kitchen garden in rear yard.

### TOILETS:-

- ⊙ Ceramic Dado up to door frame.
- ⊙ Toilets fixture with CP fitting and mirrors.
- ⊙ Provision for Exhaust fan and servant room with

- attached toilet on the terrace(Optional).
- ⊙ Designer tiles with Jaguar fittings in toilets.

### ELECTRICAL:-

- ⊙ Modular Switches.
- ⊙ Concealed conduits with fire retardant copper wires and suitable points for power and lighting.
- ⊙ Segregated power and lighting circuits.
- ⊙ AC provision in all bedrooms, with sleeves in the walls.

### PAINTING:-

- ⊙ Painting emulsion for all interior walls and cement paint for all common areas.

### CENTRALISED WATER SUPPLY:-

- ⊙ Centralised underground pump and individual water storage tanks in each villa.

### TELEPHONE:-

- ⊙ Telephone points in all bedrooms, living room.
- ⊙ Provision for internet connection.

### TELEVISION:-

- ⊙ DTH installed independently in each villa.
- ⊙ TV points in all bedrooms, living room and family room.

### BACK -UP POWER:-

- ⊙ 1KVA back-up power for all villas for lighting.

- ⊙ TV and fridge point(running cost to be borne by the house owners).
- ⊙ Broad band connectivity.

### LANDSCAPE GARDEN:-

- ⊙ Will be provided for all villas with low rise fences/hedges at the boundary of each plot on the sides.

### ROADS:-

- ⊙ Common road will be a minimum of 30 feet, main road will be 40 feet wide and entrance road will be CC road with paver block at sides.

### SECURITY:-

- ⊙ The entire estate is secured round the clock.
- ⊙ Entire campus will be surrounded by 6 feet high walls.

### SEWAGE:-

- ⊙ A sewage treatment plant (STP) will be provided.

### CLUBHOUSE:-

- ⊙ Fully equipped Gymnasium for all .
- ⊙ Party hall for up to 200 people
- ⊙ Indoor games room.