



Distances

- ❖ 135 K.M. from Dhaula Kuan - Delhi
- ❖ 110 K.M. from Rajiv Chowk - Gurgaon
- ❖ 16 K.M. from Neemrana Fort
- ❖ 8 K.M. from Behror-Midway
- ❖ Adjoining RIICO Ind. Area,

Architect:



Grand Sapphire Infratech Pvt. Ltd.

111, Best Arcade, Plot-3, Pocket-6
K.M. Chowk, Sector-12, Dwarka
New Delhi -110075
Telephone : +91-11-28034350/51
Email : info@grandsapphire.in
web : www.grandsapphire.in

The brochure is purely conceptual & not a legal offering. The information given in this brochure is for preliminary purposes. Further the Promoter / Architect reserves the right to add / delete any detail / specifications mentioned, if so warranted by the circumstances.



98106 48555

Integrated Township
NH-8, Delhi-Jaipur Highway (Raj.)



NIKUNJ
GARDEN

Freehold Plots
Multistorey Apartments
Premium Floors
Garden Villas
Garden Galleria



Creating a better life...

Come 'Home' to the Nikunj 'Garden'

A right home is the one with which you are connected, both emotionally and mentally. After a stressful day when you enter your home, the feeling of relaxation is superb. Enjoying seclusion in your own tucked away private space, it's here, where you settle to meet most of your desires. The joy is manifold if the home is close to nature, with beautiful landscapes, and enriched in lush green settings...come 'home' to the Nikunj 'Garden', an ideal integrated living that promises to give a lifestyle which is truly inspirational. Offering the best of both the worlds, the modernity of the 21st century and the back-drop of the ancient Aravalis, Nikunj 'Garden', not far from the historic Neemrana Fort, is an attractive housing option for those who wish to give their families a secure and healthy environment with a perfect lifestyle. Spread in an area of (approx.) 100 acres on NH-8 Delhi-Jaipur Highway (Keshwana) Rajasthan. Nikunj 'Garden' is a lush development offering a range of villas, plots and apartments with a host of features & facilities where you can have the comforts of contemporary life and harvest the many benefits of world class living – a wise investment for the future.



Plots Size

120, 160,
200, 250,
300 sq. yd

- ❖ Strategically situated at NH-8, Delhi-Jaipur Highway (Rajasthan)
- ❖ Strategic and Independent Township
- ❖ Well laid out Parks & Activity Areas
- ❖ Dedicated Sectors
- ❖ A Cyber Age Township
- ❖ Gravel Pathways and Water Bodies
- ❖ Boulevards grid and Periphery Roads

Creating
a better & happy living

Flourishing NH-8 Delhi-Jaipur Highway

One of the foremost flourishing destinations for industry as well as the real estate, both residential and commercial, that is providing large prospect to the investors, is Delhi-Jaipur Highway. Apart from being an established industrial belt, NH-8 is offering potential to earn immense profits in real estate too.



Neemrana-Behror

In due course of time, Neemrana-Behror on NH-8 Delhi-Jaipur Highway has gained plenty of mileage each within the area of residential and commercial developments. This has created a best investment opportunity for the investors who are probing for the massive returns.

Industrial & Investment Promotion

With industrial and investment policies of the government to encourage investments in socio-economic infrastructure, this preferred investment zone is fast catching the attention of the investors. The keen interest of the investors here has also urged the authorities to focus on identification of new industrial areas, revival of sick units & setting up of new SEZs. Behror has been an industrial town since 90s and comes under RIICO with a number of large and small industries running successfully. The state authorities are also quite upbeat to promote investments in this belt, which comes under DMIC, with inputs from the private sector.

NH-8 : Lifeline of Northern India connecting
New Delhi - Mumbai... Centre point of india

A strong economic base with globally competitive environment and state-of-the-art infrastructure to activate local commerce & enhance foreign investments led to the creation of DMIC to attain sustainable development. Stable regulations, well-developed communications and efficient transportation systems are some of the benefits which are the result of this development. Also, the pro-business environment has paved the way for the huge potential for growth and development.

In Neemrana, due to its strategic location and available resources, the Japanese companies have acquired an area of approximately 1200 acres to set up industries. In this Japanese zone, Japanese companies have set up units in around 70 percent of the area. Rest 30 percent part is expected to be filled up within the next few months. Honda Motorcycles and Scooters India Ltd, Honda Sael Cars Ltd., Nissin Brakes India Ltd., Mitsui, Daikin, Immasin, Toyoda Gosei, Daini Colour and Mikuni India are some of the major industries which have already invested thousands of crores into this region, generating employment and thereby creating a strong need for housing developments.

The model industrial corridor of international standards with emphasis on expanding the manufacturing and services base in the region, in due course of time, would develop the entire stretch of DMIC into the 'Global Manufacturing and Trading Hub', infusing worldwide technological advancements at the grass root level of local production sources and upgrade human skills. All this is surely going to influence the overall quality of life and enhancing the future of the region and the country.

A plan to construct a cargo airport near Neemrana is also under consideration. This will facilitate the cargo transportation of the finished products of the industries situated in Neemrana, Shahjahanpur, Bhiwadi and Behror and they will get transported to their destinations and markets in the least possible time. To connect this cargo airport to Neemrana, a six-lane dedicated road is also proposed to be constructed.



Nikunj Garden has been conceptualized keeping in mind the affordability and lifestyle features to create a great ambience, not only in the home but around the integrated township by changing the perspective from mundane to progressive lifestyle with backdrop of nature. Let's create together a better township to live...happily



- ❖ Freehold Plots
- ❖ Gated Project
- ❖ 24 x 7 Security
- ❖ 24 x 7 Water Supply
- ❖ Eco Friendly & Green Environment
- ❖ Wide Road for Easy Approach
- ❖ Mega Park with Water Bodies
- ❖ Adjoining RIICO Industrial Area

- ❖ Commercial Mall
- ❖ Resort & Lifestyle Club
- ❖ A major Growth Corridor DMIC (Delhi-Mumbai Industrial Corridor)
- ❖ Within 6-kms from Multi-speciality Kailash Hospital
- ❖ In close proximity of renowned International & World Schools
- ❖ Proposed Connection via Delhi Metro & World-class International Airport

- ❖ Japanese Industrial Zone
- ❖ Foreign Investment Zone
- ❖ Approval for Corporate SEZ
- ❖ RIICO Zone
- ❖ 5 Star Hotel
- ❖ Amity University
- ❖ Raath & Raffels International School
- ❖ Kamdhenu Cement Plant
- ❖ Export Promotion Industrial Park
- ❖ Major Business & Industrial Hub



Gym with Latest Equipments
Multi-Cuisine Restaurant



Beautifully Landscaped Parks



Sauna-Steam & Jacuzzi Facilities
Snooker, Pool & Squash Court
Special Party Lawn Area



Township on Main NH-8

Neemrana-Behror, Delhi-Jaipur Highway



An Affordable lifestyle full of Leisure & Comfort

"Nikunj City" an integrated township on main NH-8, Neemrana-Behror, Delhi-Jaipur Highway brings you the finest living experience with freehold plots, apartments, villas, mall in one of the most growth-oriented developing locations. It also promises to be a great destination, with unique desired features, ultimate in comfort, so that residing here would mean a daily tryst with fine living. The entire project is in sync with overall growth & development. The whole township will present divergent architectural designs.

The panorama will be an interesting amalgam of humming city and whispering meadows.

The township is just 15 km from the historical town of Neemrana, and world famous Neemrana Fort Hotel, a significant tourist spot. Many domestic and foreign tourists traveling between Delhi and Jaipur passing through this highway everyday and whoever passes the place gets attracted to it. Two years from now, Neemrana-Behror would have the best of residential and commercial developments. Besides this, the Rajasthan government is stressing a lot on the development of this city.



Freehold Plots



Apartments



Villas



Commercial Mall



1BHK - 600 Sq.ft / 2BHK - 1100 Sq.ft

Construction Starting Soon

A Truly Blissful & Pleasant Living Experience

Strategically located on Delhi-Jaipur highway, the township "Nikunj City" is in Behror, just 10 Kms ahead of Neemrana, which is one of the key towns with industrial growth and jobs all around and an excellent opportunity of good rentals and property appreciation. Nikunj Residency One, where you can choose from housing options of 1BHK and 2BHK which are 600 & 1100 sq.ft. (approx.) respectively with total Stilt + 9 Floors. With an interesting combination of lush greens and excellent facilities, you get used to a lifestyle full of leisure and comfort which makes your living experience a truly blissful and pleasant one.



Nikunj RESIDENCY ONE is part of Nikunj City (Integrated Township)