



EXCLUSIVE 444

1/2/3/4 BHK LUXURY APARTMENTS

**(PROJECT FUNDED BY SWAMIH INVESTMENT FUND 1
(MANAGED BY SBICAP VENTURES LTD)**

www.vnbuildtech.com

EXCLUSIVE

NATURE & GREENS

In a world where working hours are slowly conquering your health. We're fighting a back by giving you as a much health as we possibly can. Not only have we designed the landscaping to sooth your eyes and inhale fresh air but also your kids can now enjoy playing their favorite sports in exclusive kids play area.



FLAT VARIANTS AREA

1 BHK Flat

- ▶ 650 Sq.Ft.
- ▶ 735 Sq.Ft.
- ▶ 745 Sq.Ft.

2 BHK Flat

- ▶ 1010 Sq.Ft.
- ▶ 1070 Sq.Ft.
- ▶ 1120 Sq.Ft.
- ▶ 1140 Sq.Ft.

3 BHK Flat

- ▶ 1465 Sq.Ft.
- ▶ 1480 Sq.Ft.
- ▶ 1485 Sq.Ft.
- ▶ 1490 Sq.Ft.
- ▶ 1500 Sq.Ft.
- ▶ 1505 Sq.Ft.
- ▶ 1540 Sq.Ft.

4 BHK Flat

- ▶ 2070 Sq.Ft.
- ▶ 2540 Sq.Ft.

EXCLUSIVE

POOL & AMPHITHEATRE

The outdoor swimming pool is located in the heart of the community. Sheltered away from the public view. The swimming pool is conveniently divided two parts with a dedicated area for kids. The magnificent amphitheatre is located right behind the pool for your evening and weekend entertainment. The swimming pool at Exclusive 444 will make your transform your swimming experience all together.



SPECIFICATIONS



STRUCTURE

- Earthquake Resistant Structure
- R.C.C Frame Structure A as Per Design Of Structure Consultant



FLOORING

- PGVT tiles/Wooden Flooring In master bedroom
- Granite/Tile/marble On lift And lobby



WALL FINISH

- Plastic paint/textured paint on external wall s (Berger Paints India)
- POP finished Walls & Plastic paints on internal walls (Berger Paints India)



ELECTRICAL

- Modern electric system With Concealed copper Wiring Concealed wiring (Havells / Polycab)
- Premium Quality Modular switch & Accessories (Anchor Panasonic)
- Fans/tube lights (Branded)
- Telephone/AC point all rooms



TOILET FITTING

- Ceramic tiles
- Anti Skid Tiles On floor
- Premium Grade C.P Fitting And sanitary ware (Jaguar)
- CPVC/UPVC/PPR Piping For Hot And Cold Water Supply Of Premium Brand



MODULAR KITCHEN

- Vitrified tile/Marble Flooring
- Dado Up To 2ft Above Counter
- Granite Counter Top With SS Sink
- Provision for Chimney, geyser and Points for Other Gadgets
- Exhaust fan Ventilation
- HDHMR Acrylic Shutters with Innotech Fittings

DOORS & WINDOW

- Flush Door with Veneer/Laminate on both sides
- UPVC Door Window Frames (Prominence) with branded fittings
- Good Quality hardware fittings

BALCONY

- SS-304 Grade Railing with Toughend glasses
- Anti Skid ceramic tiles

STAIR CASES

- Granite Stone
- MS railing

LOBBY AND CORRIDOR

- Tiles \ Natural Stones

OTHERS

- D2H connection*
- Broadband Connectivity*
- Fire fighting systems
- Power backup for lift & common areas

LIFT

- Johnson (High Speed Lift) SS cabins / With Decorative Wooden Finish
- With Automatic rescue device (ARD)



MAINTENANCE

- Single window maintenance agency (Plumber/ Electrician/ Carpenter)*



SECURITY

- Round the clock security arrangement with CCTV surveillance

SALIENT FEATURES

- In house commercial shops for daily needs
- Business center with reception lounge for residents*
- Vast landscape garden with water bodies
- Decorative reception lobby with visitors lounge
- Community banquet hall for big parties, puja
- Guest rooms for resident's visitors*
- Servant/drivers toilet and shower room*
- Covered and open car parking for each flat*
- Video enabled intercom from main gate to every flat*
- Rain water harvesting system
- Automated Boom barriers at entry and exit gates*
- Servant Quarters With Common Bathroom (optional)*
- 24 hrs Water supply Through Underground and overhead tanks
- Solar panel for common area electricity
- Wide Lobbies in Every Floor with Sitting Areas
- Mini Home Theatre
- 20,000 Sq. Ft. Exclusive Club House Area with World Class Amenities.

EXPERIENCE THE FOUNTAIN OF FACILITIES

EXCLUSIVE

KIDS PLAY AREA

When your child's favorite hide out will be his home. EXCLUSIVE 444, will offer a vast outdoor play area surrounded by greenery around. Not only this, your child will have an easy access to available indoor games center & a library.

To facilitate working parents, Exclusive 444 will have a Creche, to take care of children while parents can peacefully spend time working.



EXCLUSIVE

WELLNESS ZONE

Just close your eyes, Hold your breadth for a moment, Now Exhale as slowly as possible.

At EXCLUSIVE 444, you will keep your mind and Body fit as never before. It offers a fully equipped gymnasium, facilities of Spa, Sauna and Massage, with a Medical outlet and Yoga & Meditation Zone.





ICONIC LANDMARK



For Enquiry : 7877711222



Regd. Office :

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EXCLUSIVE 444

Behold a string of privileges

- 
Boom Barriers


Automatic Carwash System


CCTV Security System


Reception Lobby


DTH Connection


Broadband Connection


Rain Water Harvesting


24 Hrs Power Backup


Earthquake Resistant Structure


Fire Fighting System


Single Window Maintenance Agency


Water Bodies


Commercial Space


Mini Home Theatre


Solar


Landscaped Gardens


Party Hall


Swimming Pool


Kids Swimming Pool


Kids Play Area


Pool Table


Card Game, Chess & Carrom Room


Table Tennis


Clinic


Creche


Cafeteria


Business Meeting Room


Library


Sauna


Jacuzzi


Gym


Yoga & Meditation Room
- Experience the world class amenities & club house.

where the **world** revolves around you
*its familiar and welcoming,
a place were life is re-affirming.
more than bricks & mortar,
it's a home, with memories lasting forever...!!*
-EXCLUSIVE 444

VN Buildtech is a multi – disciplinary organization primarily engaged into construction, development and designing of residential and commercial projects. Our forte is delivering the perfect combination of planning, execution and cutting edge designed structure.

EXCLUSIVE 444, is an ultra modern residential project with a wide range of 1, 2, 3 & 4 BHK luxury apartments. It offers not only a spacious living in Jaipur but also an infrastructure, which is exclusive rather than an inclusive one.

Surround yourself with the indulgences that constitute the fine life. Every convenience that pampers and invigorates you, at hand.



Disclaimer : The elevation, color scheme, amenities, facilities and surroundings are indicative and are photographic representation of conceptual design of the project, to convey the intent and purpose of the developer. Further, the Developer/Architects reserve the right to add/delete any details/specifications/ elevations mentioned, if so warranted by the circumstances subject to the applicable laws.



EXCLUSIVE
LIVING ROOM

Living at Exclusive 444 is a superior experience. All elements, from view to layout, styling to finish, come together splendidly, in homes of rare distinction and class. Expansive windows flood the apartment with natural daylight while providing scenic views and a breath of fresh air. The interiors are such that they maximize functionality and thereby optimize the per square foot usage. And with everything, we've gone just little bit further by making sure that whether you're on the ground floor or the top floor there's a visual treat of the greenery that surrounds you, as far as the eye can see.



EXCLUSIVE GUEST BED ROOM

Luxury is something you always desired. It's something that gives you a style. Luxury is something that you always dream, desire and imagine. So if luxury is everything for yourediscover it at Exclusive 444.

Home where you wake up every morning and find yourself in a lush bedroom with classy interiors and a plush bathroom.....where sunlight greets in from every side.....And where the balconies give you a beautiful view of the open sky and the flower bedded garden. As you walk towards your drawing room it fascinates you with its decor and impeccable design. Let your guests too feel the warmth of your exclusivity..!



EXCLUSIVE MASTER BED ROOM

Exclusive 444 creations are outstanding. The interior of Master Bedroom in each of these apartments have been designed with a touch of distinguished class, enabling the residents to live a life of supreme style, comfort & privacy. It's grandeur and impeccable opulence makes you relish every moment that you spend in these wonderfully illuminating and comforting living space. Each and every niche within the master bedroom has been sourced internationally to create an elegant classical feel.



EXCLUSIVE KITCHEN

No matter how comfortable you make the rest of the house, guests and family head for the bright light and aromas of the hardest working space in your home. It's a truth of family life that seems to transcend cultural boundaries. The kitchen is the best part of a home, and preserving its warmth while updating its look, feel and function is one of the challenges of kitchen design.

Disclaimer: This Brochure is not a legal document or Evidence. The picture content herein describes the conceptual plan to convey the intent and purpose of the project. The furniture, Fixtures, Wall Mouldings, Paints, Decorative wall Lights, Wall Panels, Modular Kitchen, Bathroom, Glass, Mirrors, Fittings, Vanity, Bedroom Wardrobes, Fans and other miscellaneous items are not the part of the actual sale unit and are strictly not covered in any term related to the sale of flat. All dimensions are approximate and are subject to construction variances. The Sample representation are only indicator of the envisage developments and actual product may vary from what is shown herein. The relationship between the promoter/developer and the actual customer will be covered strictly by the agreement to Sell and the Specifications mentioned in that and not on the terms of the brochure/advertisement/video Ads and or any other promotional document. Please refer to the template of agreement of sale (available on nera.raajasthan.in) or approach our sales representative available at VN Buildtech Private Limited, Project (Exclusive 444), Sector 37, Near Kendriya Vihar, Jagatpura Jaipur 302017, Rajasthan, India, to know about the promoter's developer's legal offering and its contractual obligation in respect of purchase of flats / unit in the Project.