

EMBASSY COURT

LUXURY RESORT RESIDENCES

Concept Note

Proposed Project Name:

EMBASSY COURT, New Chandigarh

The Thought:

The iconic marvel that represents uber luxury for the choicest few connoisseurs of high life.

Description:

Uber luxury homes for a distinct lifestyle that boasts of a luxury defined and designed by an international luxury lifestyle brand from Europe.

Some of the world's best consultants from various domains will come together to create a masterpiece of luxury that will cast a magical spell on the residents.



TOTAL LAND

6.28 Acres

International Standard Resort Style Living
Planned and Designed by World Renowned Architects
75,000 Sq. Ft. 5 Star Quality Club House

LOCATION

New Chandigarh, Sector-4 Medi City (Mullanpur)

CONCEPT

Hi-End Luxury Residences with International Standard
Premium Club House and other Amenities.

PRODUCT

5, 4 & 3 BHK Luxury Residences

ARCHITECTS

UHA, London And Gian P. Mathur & Associates (GPMA)

CONFIGURATION (Approx)

3 BHK + Servant
2200 Sq. Ft. (Super Area) approx

3 BHK + Living + Servant
2700 Sq. Ft. (Super Area) approx

RATE OF PRODUCT

Rs.10,000/- per Sq.Ft.

EASY PAYMENT PLANS

Booking Amount - 15% of BSP
start of construction 10% of BSP
Rest as per CLP

Given areas and prices are subject to change without prior notice. Conditions apply.

SPECIAL OFFER FOR INVESTORS

DOORS & WINDOWS:

Keyless Entry, Video Door Phone, Flush Doors & Frames with Teakwood Veneer.
UPVC Doors & Windows and Mesh Doors.

FLOORING:

Complete Flooring with Vitrified Tiles in Kitchen, Bedrooms & Living area
& Anti-Skid Tiles in Washrooms & Balconies.

PAINT:

Premium Emulsion Paint Work Inside all Apartment(s).

CEILING:

False Ceiling with Ambient Lighting.

AIRCONDITIONING:

VRV System

KITCHEN:

Modular Kitchen with Branded "R.O., Chimney, Geyser, Built-in HOB, Dryer, Built-in OTG, False Ceiling with Ambient Lighting, Anti-Skid Tiles, Respectively as per size of an Apartment.

WASHROOMS:

Fully Equipped Washrooms with Branded CP & Sanitary Fittings including Vanity, Looking Mirror, Shower, False Ceiling with Ambient Lighting.

WARDROBES:

Up to Full Height Wall-to-Wall Modular Wardrobes in All Bedrooms.

LEISURE BALCONIES:

M.S Railing & Anti-Skid Tiles.

SAFETY:

LPG Gas Line Fitting, Fire Fighting System as per by laws.

ELECTRICALS:

Luxury Electric Fitting, Switches, Provision for DTH, Telephone & Internet Etc.

ADDITIONAL SUPPLIMENTS

- Covered Car Parking (3 Nos.)
- Power Backup (5 KVA in 3BHK).
- Smart Home Package (Home Automation).
- Club Membership.

SITE LOCATION



Map not to scale. Source: Google maps.

PROPOSED FEATURES OF THE PROJECT



Double Glazing Windows



3 Car Parking Per Apartment & Provision Of EV Charging



High Speed Elevators



VRV/VRF Air Conditioning System



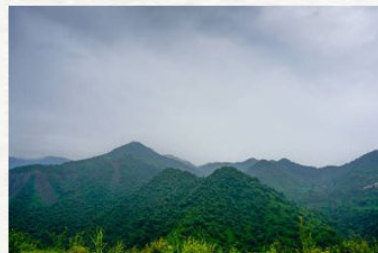
Separate Elevators for Servants



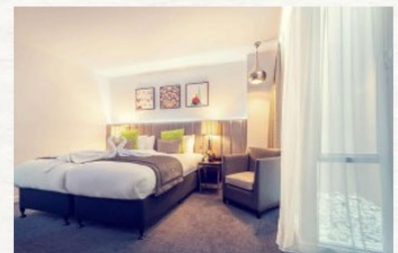
Sprinkler System & Smoke Detection System



Grand Entrance Lobby with High Security



Exhilarating Panoramic Views



Flexible Room Sizes



Fully Automated, Wi Fi Enabled



Bespoke Interiors

PROPOSED FEATURES OF THE PROJECT



Vastu Compliant



5 Tier Security, Panic Buttons at Strategic Points



Electric Golf Cart for Internal Travel



Separate Pet Zone & Play Area



Earthquake Resistant Structure



Mivan Construction



World Class Landscaping by International Consultant

CLUB HOUSE FEATURES

Large **75,000 Sq. Ft.** Branded Luxury Club having all World Class Facilities



Kids Zone



Spa & Salon



Gymnasium



Meditation Zone



All Weather Swimming Pool



World Cuisine Restaurant



Banquet

Shown images here are only indicative and may vary from the actual.

CLUB HOUSE FEATURES

Large **75,000 Sq. Ft.** Branded Luxury Club having all World Class Facilities



Lawns



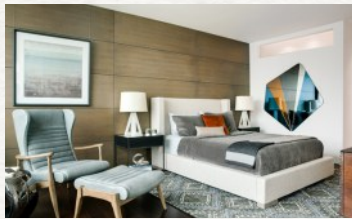
Café with all day dining



Mini Theatre



Library



Guest Suites



Bakery



Aerobics & Palliates

Shown images here are only indicative and may vary from the actual.

CLUB HOUSE INDOOR AND OUTDOOR SPORTS FEATURES



Squash Court



Badminton Court



Lawn Tennis Court



Kids Splash Pool



Basket Ball Court



Table Tennis



Billiards & Other Indoor Games



Jogging Track

TOWER RECEPTION LOBBY FEATURES



Double Height Entrance Lobby with Reception and Concierge



Driver's lounge, Dormitory and Restrooms



Business Centre with Quick Work Stations and a Small Meeting Room



Drop Off Porch



Valet Parking

Shown images here are only indicative and may vary from the actual.