

ANI VILLA

NEAR AIIMS / RISHIPURAM / BHEL



GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 BEDROOM DUPLEX

Type E- 6.55 X 12.80 (21'-6" X 42'-0") = 800 Sq.Ft

High end Specifications

- Structure :** Earthquake resistant R.C.C. framed structure.
- Doors :** Flush door with both side laminate wooden door, and decorative door locks & fitting.
- Walls :** Ghole Bricks / Red Bricks.
- Electrification :** Concealed fire resistant copper wiring and achor branded modular switches.
- Flooring :** 2 x 2 vitrified tiles drawing/dinning, bedroom, Master bedroom & living area, Antiskid tiles in porch/parking & backyard.
- Painting :** All internal walls including roof shall be painted by pleasing color of plastic emulsion with putty finish, weather proof paint on external wall.
- Kitchen:** Granite Platform with steel sink, glazed tiles up-to 2 ft.height above platform.
- Plumbing :** Concealed P.P.R. / C.P.V.C. Pipe line and premium quality branded C.P. fitting.
- Toilets :** Premium designer tiles up to 7ft.crystal white color sanitary fitting.
- Waterproofing :** Water proofing in all Toilets & Terrace to prevent seepage.



3 BHK & 4 BHK PREMIUM DUPLEX
NEAR AIIMS HOSPITAL
SMART PEOPLE
SMART LIVING



001CAG0E1JE00

- Ani Villa is superbly designed project, offers you different types of beautiful Duplex.
- Ani Villa is situated at well developed location in close vicinity to St. Xavier's school.
- Nationalized Banks, School, Collage, Petrol Pump, Police Station, Public Transport,
- Restaurant & Market for daily need goods are in 0.5 km range from the project "Ani Villa".
- Fully secured campus, Developed from four side with other townships.
- Just 5 minutes from M.P. Nagar (3.80 km distance).
- Just 3 minutes from AIIMS hospital (2.50 km distance).
- Just 2 minutes from BHEL (1.00 km distance).
- Just 2 minutes from Proposed Metro Station (1.00 km distance).
- Just 5 minutes from DRM office (3.00 km distance).
- Just 6 minutes from Rani Kamlapati Railway Station (3.70 km distance).
- Just 6 minutes from ISBT bus stand (3.60 km distance).
- Public transport available.



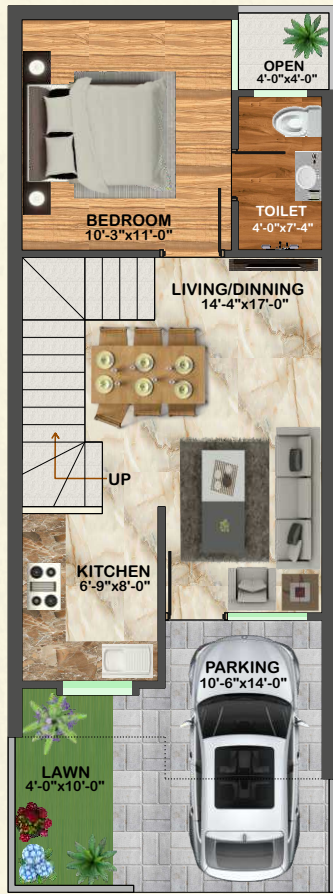
builder A PROJECT BY **ESSCON** DESIGN & DEVELOPERS

structure engineer **VASTUERA** SHOBHIT SINGHAI +91-8982520860

architect **DESIGN LANDMARK** ASHISH SINGHAI +91-8989777909

Site Address : ANI VILLA, Near Avantika Avenue-III, Rishipuram, Behind St. Xavier's School, Barkheda Pathani, Bhel, Bhopal
+91 8223951914, +91 9644223359

For Booking Contact
+91 8223951914, +91 9644223359



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 BEDROOM DUPLEX

Type A - 4.60 X 12.80 (15'-2" X 42'-0") = 635 sqft.



GROUND FLOOR

1. ENTRANCE PORCH
2. FRONT LAWN
3. LIVING & DINNING
4. INTERNAL STAIRCASE
5. KITCHEN
6. BEDROOM
7. TOILET



FIRST FLOOR

1. LOBBY
2. INTERNAL STAIRCASE
3. MASTER BEDROOM
4. BALCONY
5. TOILET
6. BEDROOM

Experience the high-end living with modern era



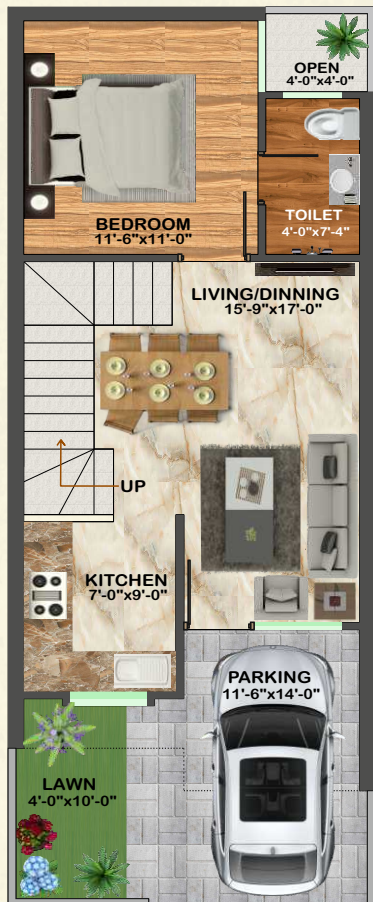
GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 BEDROOM DUPLEX

Type C - 6.70 X 12.80 (22'-0" X 42'-0") = 924 Sq.Ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 BEDROOM DUPLEX

Type B - 5.00 X 12.80 (16'-5" X 42'-0") = 690 sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 BEDROOM DUPLEX

Type D - 7.50 X 9.75 (25'-0" X 32'-0") = 800 sqft.

K D K P O O

- A well developed campus with suitable security arrangements & boundary wall.
- Vastu based layout planning.
- Convenient Shops for daily use.
- Underground electrification.
- Approved project from T & CP.
- Tree Plantation on sides of main road
- Adequate water supply through sump-well.

- Elegant street lights.
- Landscape front court in each block.
- Ample space for easy vehicle circulation and parking
- Underground modern sewage disposal system
- Rainwater harvesting.
- Loan facility available.