



#### Building lifestyles since 1967

Ansal API is among the leading Realty and Infrastructure companies of India, with a proven track record of over 43 years. A widely reputed and professionally managed organization, Ansal API currently operates in a large range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs and IT parks. Besides expanding the business sectors, the company has been fast expanding its geographical presence in the past four decades.

Ansal API is focusing on ushering in new reality and other infrastructure ventures in cities like Chandigarh,
Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonipat, Panipat,
Yamunanagar, Karnal, Kurukshetra, Faridabad, Gurgaon, Greater Noida, Noida, Ghaziabad, Meerut, Agra and
Lucknow to name a few.



### The Most Celebrated Township

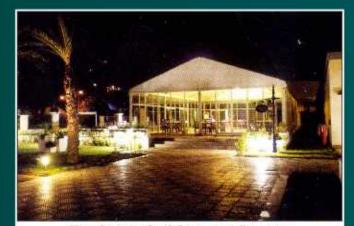
Welcome to Sushant Golf City, Lucknow, a Hi- tech Township sprawling across 3530 acres. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway, the township is extendable up to 6000 acres. This ultra modern township has a world class — 18 hole international standard championship Golf Course surrounded by Residential and Commercial Developments. Making life on the green a reality, Luxury Villas, Designer Landscaping, entertainment Zones, State-of-the art Infrastructures, Health Care Facilities and everything else in the township is specially designed to exceed your expectations.



Actual entrance picture of Sushant Golf City



## Lifestyle Amenities



The Palms Golf Club and Resort



Golf Academ



Ansal ISKCON Spiritual Center



Developed Roads



G.D. Goenka Public School



BEST PRICE-Joint venture with Bharti & Walmart

### Of Sushant Golf City











24x7 Ambulance Service



Sub Post Office



Allahabad Bank



Milk 'N' More Shop



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Disclaimer:- All floor plans/specifaction/Images are indicatives and are subject to change as decided by the company.

An artistic impression of Palm Spring Villas



HI-TECH TOWNSHIP, LUCKNOW



### Get immersed in luxury

- A select group of exclusive and super luxurious villas in Sushant Golf City, Lucknow.
- Awe-inspiring architectural design in a lush green setting to bring home a lifestyle that is private, quiet and independent.
- Premium amenities and a private splash pool for the ultimate style statement.

If you are fascinated by villas, choose one from the

'Palm Spring' premium range. There is one for every taste.





Front Law

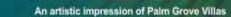


Splash Po



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Luxurious living space

Sushant Golf City, Lucknow



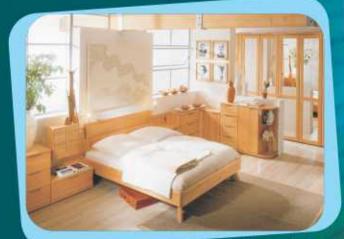
When you want the real comforts of life and are in the lookout for your ideal lair, come to the Palm Grove villas.

- Premium luxurious life amid the solitude of a lush green environment.
- A unique and independent setting designed for you.
   Not to mention the luxurious amenities within a hands reach.





Living Ro



Spacious bedrooms



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SUSHANT SOLF CITY

HI-TECH TOWNSHIP, LUCKNOW

Branded accessories in baths/toilets

### Rich Amenities

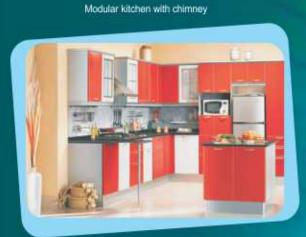
d/dining Imported marble
Laminated wooden floor

Stairs Marble

Balconies Non-skid ceramic tiles

All internal wood work shall be finished with synthetic enamel paint. Drawing and dining room/bedrooms walls (with attached servant quarters) shall be finished with plastic emulsion paint. The pleasing external elevation will have semi-permanent finish/all-weather exterior paints.

- Wardrobes as per architects design shall be provided
- Videophone at main entrance shall be provided
- Geyser for hot water supply in Bathrooms & Kitchen
- Exhaust fans in all bathrooms & kitchens shall be provided
- Ceiling fans in living / dining and all bedrooms
- P.O.P. cornice in living / dining & bedrooms
- Water filter with 10 ltr./hr output in kitchen





Designer walls & windows



Video security phone





Branded accessories in Bath/Toilets



with chimney









mported marble



PLOT SIZE STRUCTURE FLOOR FINISH

Load bearing structure conforming to BIS seismic codes Living/dining Imported marble

15m x 30m 12m x28m

Bedroom Laminated wooden flooring Stairs Marble Balconies Non-skid ceramic tiles

TOILETS

Non-skid ceramic tiles/ porcelain tiles Flooring Tiles as per architectural design European type WC, wash basin, single lever CP fittings Walls

Chinaware

Counter Marble / Granite counter Provision for hot and cold water supply Water supply

Looking mirror, towel ring/rod, paper holder, soap dish and health faucet

Master bathroom shall be provided with bathing cubicle. Other bathrooms shall have glass partitions

KITCHEN

Other fixtures

Non-skid ceramic tiles or equivalent Flooring Dado Tiles cladding on walls as per architectural design Modular kitchen cabinets with chimney & hob Cabinets Water Supply Provision for hot and cold water supply Single lever CP fittings with mixers Fittings Sink Stainless steel sink with drain board

**JOINERY** Windows Doors

Wooden windows with float glass Seasoned hardwood frames with moulded door shutters All doors shall have decorative stainless steel fittings

WALL FINISHES

External:

All wood work shall be finished with synthetic enamel paint. Internal:

Drawing and dining rooms / bedrooms walls shall be finished with plastic emulsion paint as per design

Pleasing elevation with semi-permanent finish / all weather exterior paints.

OTHER FEATURES

Copper wiring in conduits with modular switches Electrical

Provision of telephone points in drawing room, dining room and all bedrooms Telecommunication Provision of TV aerial points in drawing room / lobby and all bedrooms

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# Focus Other Products

### **Independent Floors**



Palm Floors
Exclusive 3 Bedroom Independent Floors

### **Villas**



Palm Ville Exclusive 4 Bedroom Duplex



Golf Villa 4,5 & 6 BHK Luxury Villas

### **Apartments**



Golf Gateway Apartments 3,4,5 (+Study) Apartments & Penthouses



Orchard Greens
Premium 2 & 3 BHK Apartments and Penthouses



Akansha Enclave 2 & 3 BHK Apartments

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# JACKET