



Experience the comfort living of Independent Floors !



Ansal API, Committed to taking a nation forward

Today, Ansal API, is among the leading Real Estate and Infrastructure companies in India. Our exciting and challenging journey is the story of 42 years of hard work, three generations of commitment and one vision.

A vision to take India to the top. A vision to redefine the skyline of our great nation, A vision that will lead to a developed, resurgent and responsible new India.

It is this vision that has motivated us to achieve many firsts and become one of the leading Realty and Infrastructure conglomerates in India. Ansal API was the first Real Estate firm to venture overseas to execute mega commercial projects, the first to launch integrated townships in tier 1 & tier 2 cities, and were also the pioneers who introduced the mall culture in India with the iconic Ansal Plaza, Andrews Ganj in New Delhi. As trailblazers in the Indian Real Estate and Infrastructure industry we have left indelible imprints for others to emulate.

As we continue our journey into the future, our vision for a new India is fast taking shape, and our dreams are fast becoming a reality.



Actual Picture of Entrance of Sushant Golf City



Sushant Golf City is an integral part of the beautiful future that Ansal API has envisioned. Spread across 3,530 acres, expandable up to 6,000 acres approx., this Hi-Tech City has been touted as the 'New Lucknow.' It has been designed to offer everything that goes into the making of a self-sustained futuristic city, including commercial complexes, educational and health facilities, amusement parks, an international championship grade Golf Course and expansive residential complexes.



WORLD CLASS INTERIORS

'Palm Floors' are unmatched example of independent floors which give a complete feel of luxurious comfort. These three bedroom, low-rise homes give you an opportunity of having your own luxurious independent floor, a space in the secure urban arena.





The design of Floors is exquisitely expressed through the airy bedrooms, captivating views and lots of space to stretch. Each floor is designed with a contemporary touch, allowing you to relax in your own private space and share quality time with your family.

**A PERFECT PLACE TO
UNWIND !**

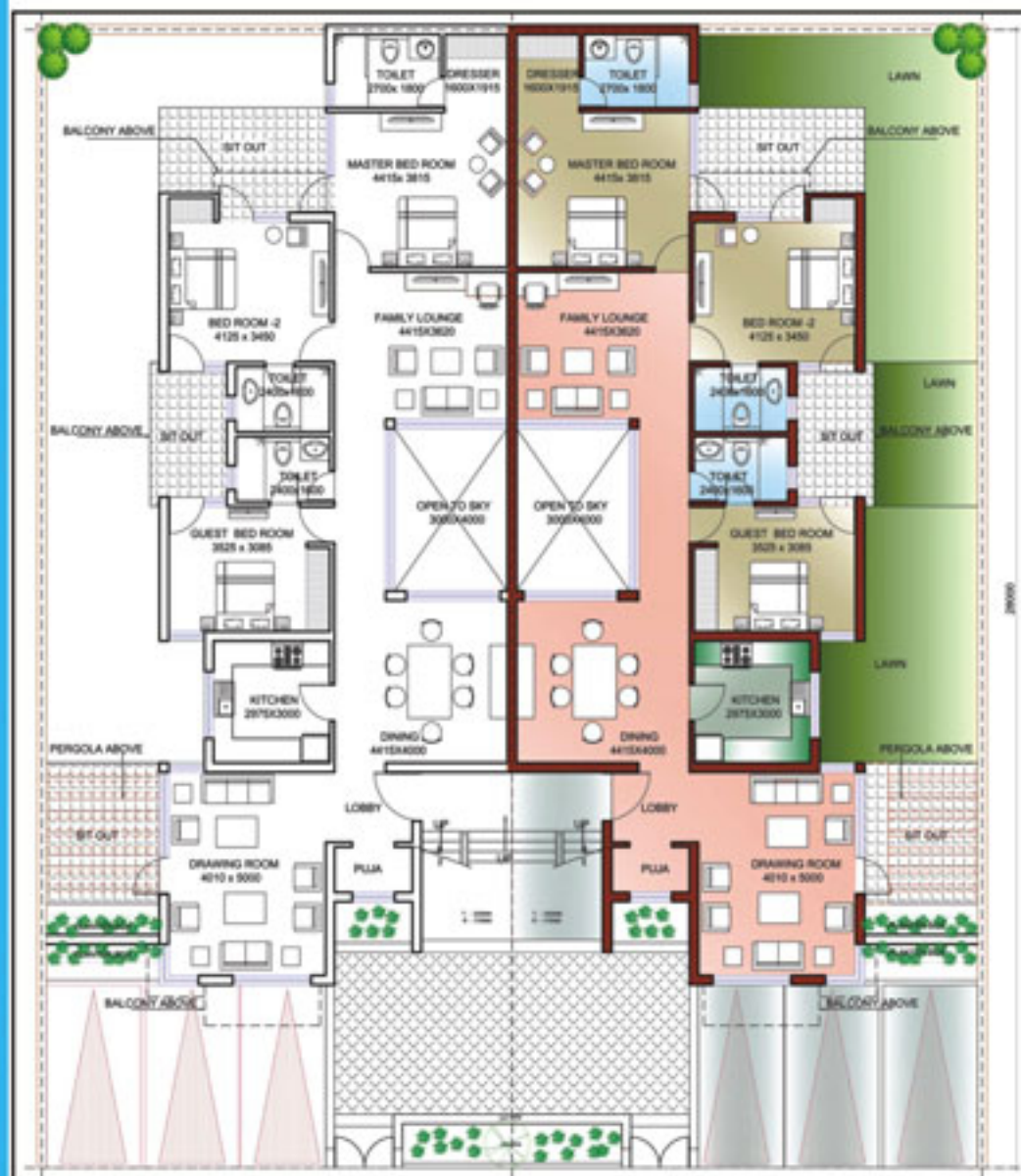
Every corner of the Floor speaks of international standards of immaculate planning.

ADVANTAGE PALM FLOORS

Luxurious Living: Spacious and convenient, floors are available in 3 bedroom variety in low rises (Ground, First & Second Floors), having super built up area of 2155 sq.ft, 2054 sq. ft. & 1887 sq.ft. respectively.

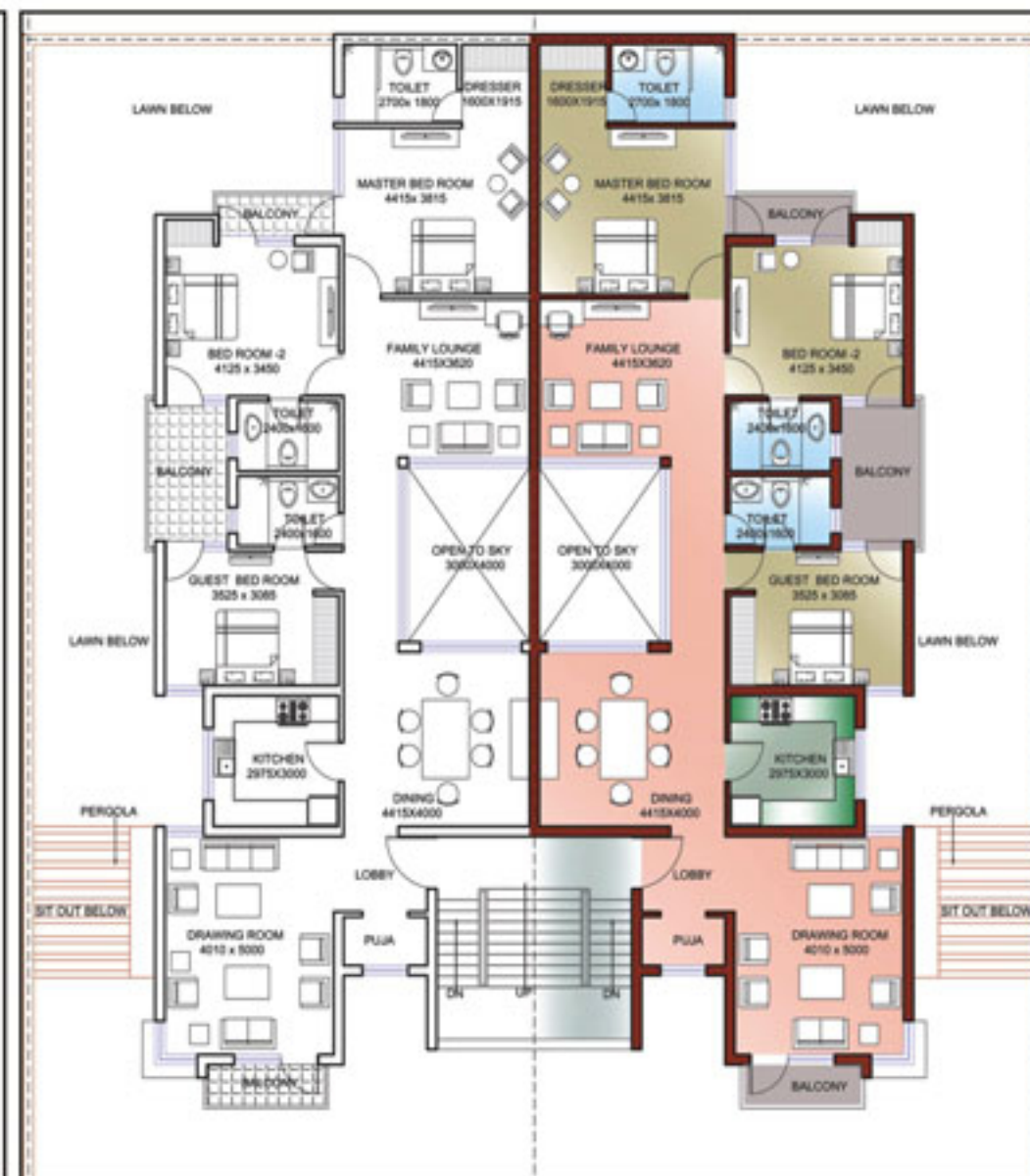
More Openness: The Flats are built upon huge plot of 336 sq.mt. /402 sq.yd. which gives you a feel of living in a luxurious bungalow.

More Covered Area: You are provided with more covered area which in general is loaded in accommodating other structures like lifts, staircase, etc. Here you get more area consumed with the flat.



Ground Floor (Super Built-up area)= 200.17 sq.m./2155 sq.ft.

Drawing Room / Dining Room / 3 Bedrooms / 3 Toilets / Family Lounge
Lobby / Puja / Kitchen / 3 Sit Outs, lawn area of 61.98 sq.mt./668 sq.ft.



First Floor (Super Built-up area)= 190.76 sq.m./2054 sq.ft.

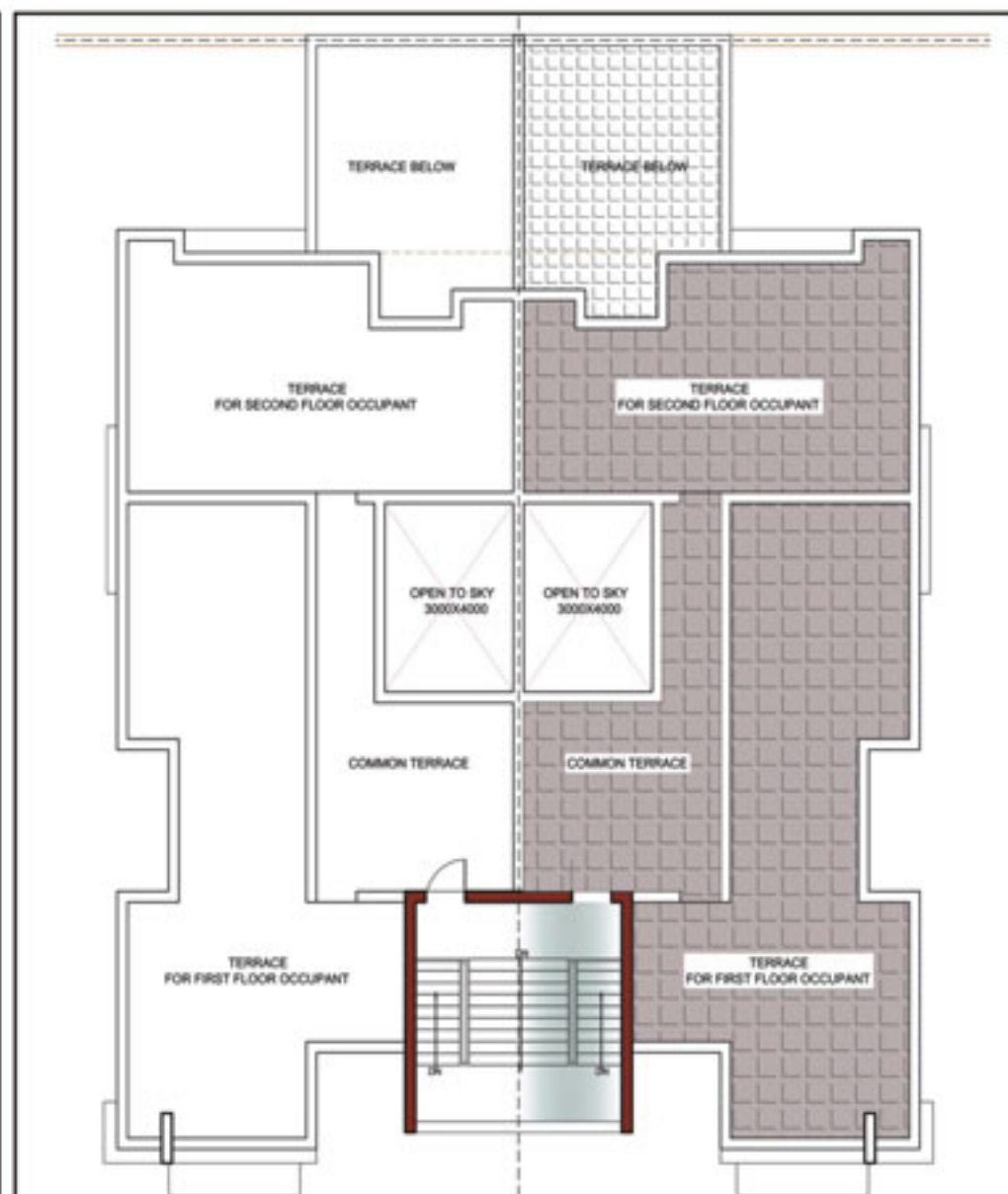
Drawing Room / Dining Room / 3 Bedrooms / 3 Toilets / Family Lounge
Lobby / Puja / Kitchen / 3 Balconies

Disclaimer: All details, floor plans, perspectives, specifications are indicative and subject to change.



Second Floor = 175.29 sq.m./1887 sq.ft.

Drawing Room / Dining Room / 3 Bedrooms / 2 Toilets / Terrace
Lobby / Puja / Kitchen / 2 Balconies



Terraace Plan

For First Floor 65.31sq.mt./703 sq.ft.
For Second Floor 45.11 sq.mt./485 sq.ft.



Car Parking: No extra payment, one parking for each floor.

Value for Money: Get more spacious living area for your money.

Independent Lawn: The owner of ground floor will have the right to use lawn & the families living on first & second floor will get the right to use roof terrace.

Immaculate Planning: The flats are designed with focused planning to save maximum waste area and add on to the covered area.

Excellent Location / Specifications: The independent living with excellent location, rich specification & amenities are the best deal.

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Specifications

STRUCTURE: Load Bearing Structure Conforming to BIS Codes with RCC Columns and tie Beams as per design requirements. Burnt Brick Masonry/ Fly Ash Brick.

FLOOR FINISHES

Living / dining:Vitrified Ceramic Tiles
Bedrooms:Ceramic Tiles or equivalent
Stairs:Marble
Balconies:Ceramic Tiles

TOILETS

Flooring:Non-skid Ceramic tiles/Porcelain Tiles
Walls:Ceramic Tiles
Chinaware:European Type WC- white shade, Wash Basin-white shade
Fitting:BIS approved CP fittings with Mixers
Water Supply:GI Pipes for Hot & Cold water supply
Other fixtures:Looking Mirror, Towel ring/Rod, Paper holder, Soap Dish and Health Faucet

KITCHEN

Flooring:Non-skid Ceramic Tiles or equivalent
Wall Cladding:Ceramic Tile cladding 2' above Kitchen Counter and upto 4'-9' Height on other Walls
Counter:Granite Counter
Water Supply:GI Pipes for Hot & Cold water supply
Fittings:BIS approved CP fittings with Mixer
Sink:Double Bowl Stainless Steel Sink with Drain board

JOINERY

Windows:UPVC/ Anodised Aluminum with Float glass.
Doors:Seasoned Hardwood frames with Moulded / Flush Door Shutters.
The Main Entrance door shall be Teak Wood Paneled/moulded.
Door fitted with brass fittings.
All interior doors will have Anodised Aluminium Fittings.

WALL FINISHES

Internal:All Wood work shall be finished with Synthetic Enamel Paint, all Walls of Drawing and Dining rooms/Bedrooms walls shall be finished with Plastic Emulsion Paints.
External:Pleasing elevation with Semi-Permanent Finish / All Weather Exterior Paints.

OTHERS FEATURES

Electrical:Copper Wiring in conduits with Modular Switches.
Telecommunication:Provision of Telephone Points in Drawing Room, Dining Room and All Bedrooms.
Provision of TV Aerial Points in Drawing Room/Lobby and all Bedrooms.

OTHERS:

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Location Map

Distance Chart (Approx.)

Zero km from Gomti Nagar Extension

Approx. 6 kms from Airport

Approx. 7 kms from Charbagh Railway Station

Approx. 11 kms from Hazratganj



'Enjoy a life of rare elegance and extraordinary.....ease'

Set amidst beautiful environs, Palm Floors comprises of a cluster of luxury Independent Floors offering state-of-the-art features and a host of modern amenities, and of course all the exceptional facilities of Sushant Golf City, such as :-

- An 18 hole International Standard Championship Golf Course • Mahesh Bhupati Tennis Academy • Royal Palms Country Club • Super Speciality Hospital • Shopping Complexes • Amusement Park • Educational facilities
- G.D. Goenka Public School • I.T./Bio-Tech Parks • Ansal API - ISKCON Spiritual Complex

ATTRACTIONS



G.D. Goenka Public School



Felix Square (Retail & Offices)



Ansal API-ISKCON Spiritual Complex



Super Speciality Hospital



18 Hole Golf Course

OUR OTHER PRODUCTS



Celebrity Meadows
2, 3 & 4 BHK



Palm Spring Villa
4 BHK



Palm Grove Villa
4 BHK



Rosewood Villa
3 BHK



Aastha
1 & 2 BHK



Santushti Enclave
1, 2 & 3 BHK



Paradise Diamond
2 BHK



Charmwood Villa
4 BHK

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