



a lifestyle to embrace for now, forever




ANAND*Villas*
a masterpiece of luxury



There is no celebration bigger than life itself...

...So, experience a true celebration **WITH YOUR OWN HOME**

Anand Enclave Developers Pvt. Ltd. from its modest beginning in 2007 with freehold plots approved by Punjab Govt. has now extended its wings over a panorama of township. With firm foundations built upon over the years, the Group now brings Aanand Villas an ideal investment and property in Ludhiana's most prestigious location Pakhowal Road. Aanand Villas brings you a secure cluster of 3 BHK +Servant room exquisite villas. The units come in two different front elevations-Sapphire and Emerald. Enjoy yourself in the sheer luxury of space as you enter your private haven. Attention to detail, flooring and an array of amenities are integrated into the living spaces making everyday living a pleasure.



Actual Photograph

Choose your style...

SAPPHIRE & EMERALD
are 2 Front Elevations to
cater to your choice.

To cater your elite senses, everything
about this exciting new development
revolves around nothing but you.



It's a haven away from the masses, yet within close proximity of life's conveniences and pleasures.

Never will there be a more ideal location for living, play and everything else in life. The villas are just a short leap away from the endless shopping, leisure and entertainment destinations.



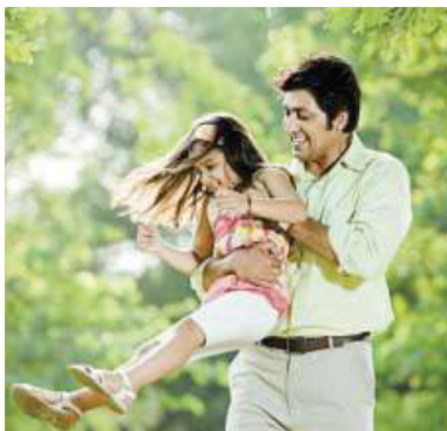
Recreation where you could perfectly balance your **MIND, BODY** and **SOUL**

Living at Anand Enclave, is like coming home to a world of lifestyle. With beautifully designed villas. Anand Villas are the perfect setting for you and your loved ones. These three bedroom villas give you the luxury of having your own independent villa, a space of your own in the secure urban oasis. The design of the villas are exquisitely expressed through the airy bedrooms and captivating views. Each home is designed with a contemporary touch, allowing you to your own private space to relax and share some quality time with your family. Enjoy all the life has to offer under the blue sky, green expanses and a wonderful neighbor. Nothing is more exemplary than your paradise. That is Home. That is happiness.



Key Features

- 3 BHK with Dressing, Pooja room & Servant Room
- Premium specifications
- Energy efficient architecture
- Earthquake resistant RCC structure
- Rain Water Harvesting
- Secured Living in a Planned Community
- All the Villas are equipped with CCTV Cameras
- Pollution free environment
- Gated secure complex
- Lush green landscaped gardens
- Location 200 mts from Omaxe
- Underground cabling of LT/HT & Street Lights



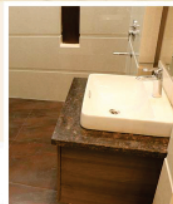
Style that finds elegance in its simplicity



TASTEFUL LUXURIES

Pay homage to magnificence. The opulent fittings and fine materials echo impeccable style at Aanand Villas. Each item is delicately selected from renowned international brands to reflect the superb and very elegant taste of its esteemed owners.

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**HOUSE IS CONSTRUCTED WITH
LOVE AND DREAMS**

APPRECIATE & UNWIND – peace of mind under becalming ambience

Your gorgeous Villa is the ideal environment for every aspect of your intricate life. From enjoying special moments with loved ones to hosting wonderful get-togethers, every experience is special with quality furnishings, fittings and beautiful decor combining to give your home a sense of luxurious living.

Typical Floor Plans



Ground Floor



First Floor

Technical Specifications

Structure : Earthquake resistant structure

Living/Dining/Lobby

Floor : Vitrified Tiles 36" X 64"
Walls : POP Punning with Plastic Paint
Ceiling : Down Ceiling with POP Punning, Plastic Paint and LED lights

Bedroom

Floor : Vitrified tiles in all bedrooms
Walls : POP Punning with Plastic Paint
Ceiling : Down Ceiling with POP Punning, Plastic Paint and LED lights
Wood Works : Wooden cupboards in all bedrooms

Doors / Windows

Internal Doors : Flush doors with veneer finish
Entrance Door : Flush doors with veneer finish, with hardwood frame and Jalli door,
Windows : Wooden windows with Toughened Glass

Toilets / Washroom

Walls : Combination of one or more vitrified tiles/marble/stone
Single lever CP Fittings, Wall Hanging WC, Pedestrial Wash Basin,
Fitting/Fixtures : Kohler, American Standard or equivalent.
Floor : Anti-skid Tiles.
Sanitary Pipes : Composite Pipe with Brass Fittings.

Kitchen

Type : Modular Kitchen with Electric Chimney (with all Godrej's Accessories)
Walls : Ceramic tiles upto 2 Ft. above the counter & plastic paint
Floor : Combination of one or more of Vitrified tiles/Anti-skid tiles
Counter : Polished counter with top (granite)
Fitting / fixture : CP Fittings, Stainless Steel Double Sink with drain board Provision of Gas pipe & Chimney

External Area / Balcony

Floor : Anti-skid tiles and water proofing treatment
Walls & Ceiling : Textured paint finish
External Finishes : Textured finish and Elevation lighting
Railing : Glass & Steel Railing

Electrical

Electrical Fixtures : LED COB & Pannel Lights
Electrical Work : Electrical work with copper wires in concealed PVC conduits. Provision shall be made for sufficient lightning & power points, switches and sockets. Telephone & TV point in each bedroom, drawing / dinning room. All copper wiring of RR/Havells or equivalent. All switches are of Norisys (North West).

Servant Room

Servant Room with Toilet/Washroom

Prestigious Location

The location sets the parameters for extraordinary worth and class. Where one stands apart. Aanand Enclave ideally situated on the Pakhowal road puts you not only close to nature but also modern conveniences. Enjoy all that life has to offer with major shopping malls & Schools all within a short ride from your home.

Location Map :



Proximity

Shopping Malls	Distance	Schools	Distance	Transportation	Distance	Hospitals	Distance
• Waves	6 kms	• DAV	4 kms	• Main bus stand	11 km	• DMC	11 km
• MBD	6 kms	• Convent	7 kms	• Railway station	13 km	• Deep	8 km
• Flames	8 kms	• Sat pal Mittal	6 kms				
• Model town	8 kms	• Ryan	6 kms				
• Ghumar Mandi Mkt.	10 kms						



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LOAN FACILITY AVAILABLE FROM ALL LEADING BANKS

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