



3 BHK Spanish Design Villas in Kharar

*Living in
Your Dream and
Sweet Home
..... in Reality*





ADDRESS FOR ACCOMPLISHED YOU

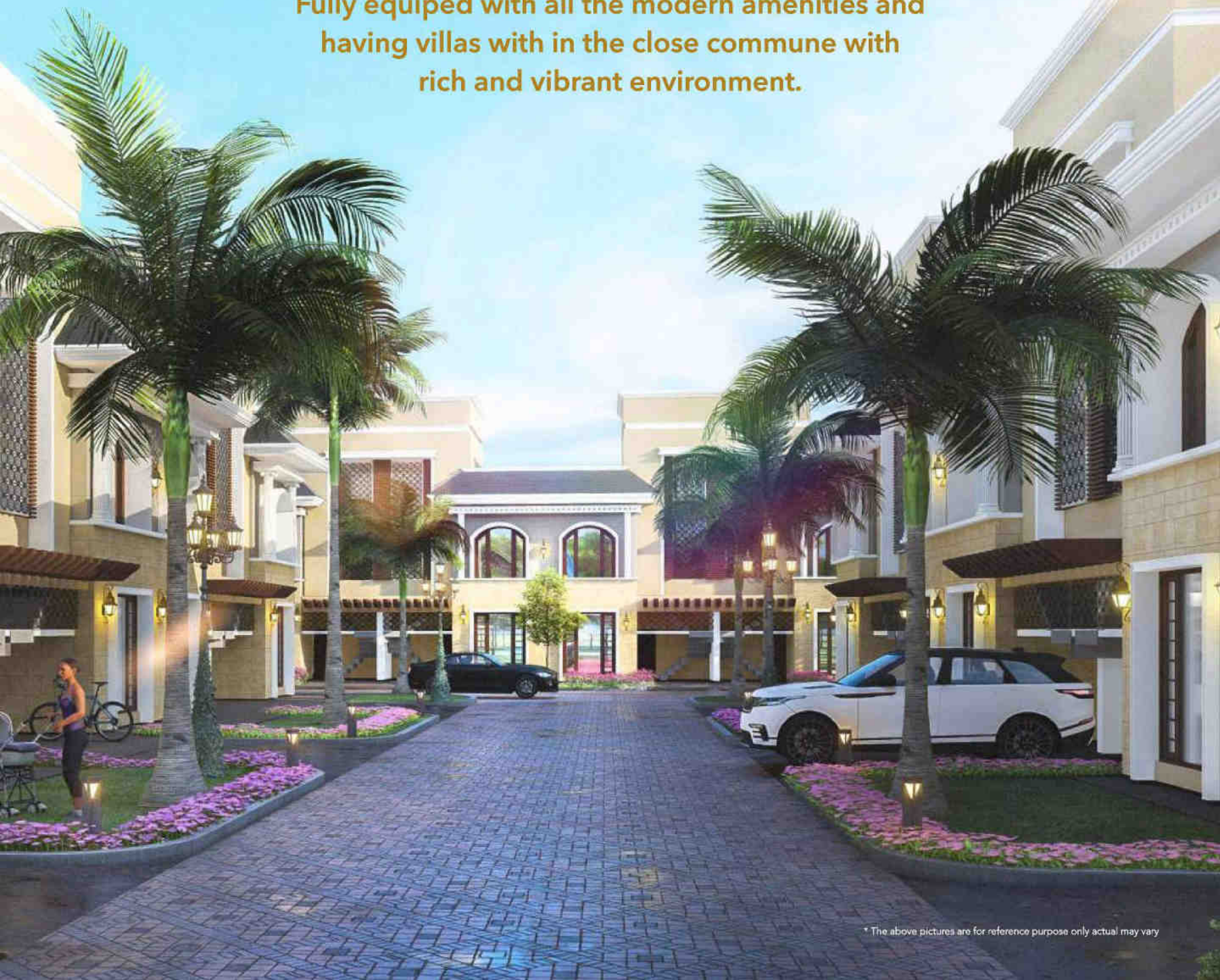


HIGHLIGHTS

- Luxurious 3 BHK VILLAS
- Shopping Commercial Area
- Near to VR Punjab Mall
- Near to Major Education Hub
- Lush Green landscape
- Modular Kitchen and Wardrobe in all Bedrooms
- Multi Tier Secured and Gated Project
- Kids Play Area
- Close Proximity to Kharar-Kurali National Highway
- 10 Minutes Drive to Chandigarh bus Stand Sec- 43
- 5 Minutes Drive to Max hospital
- Close proximity to Schools
- Vastu Compliant Project



**Fully equipped with all the modern amenities and
having villas with in the close commune with
rich and vibrant environment.**

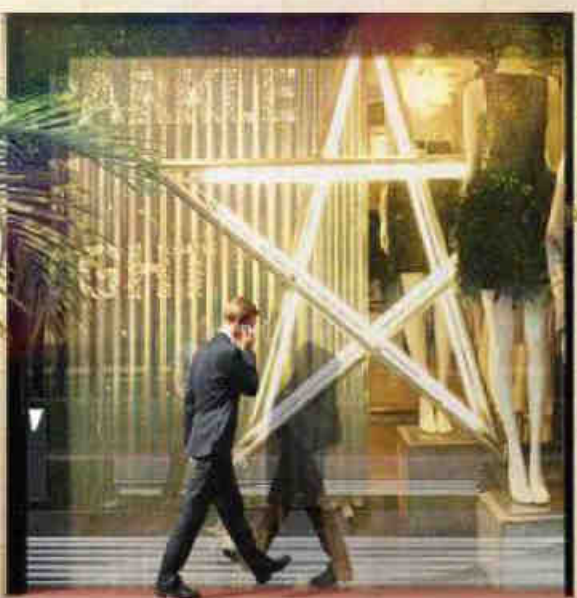


* The above pictures are for reference purpose only actual may vary



VILLAS

NICEKICKS





PALCIO

Ded

elvi's



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“ Redefining
Living in Luxury
with
Rich & Bold
Spanish Design ”





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n



“ Carving out a Niche by
Creating an Oasis
where your Family
Live in the Lap of Nature
with Lush Green
Landscape for
Healthy & Better Living ”





**“Inspiring and Creating
Higher Living Standards by
Providing the Villas
which Speaks for Itself”**



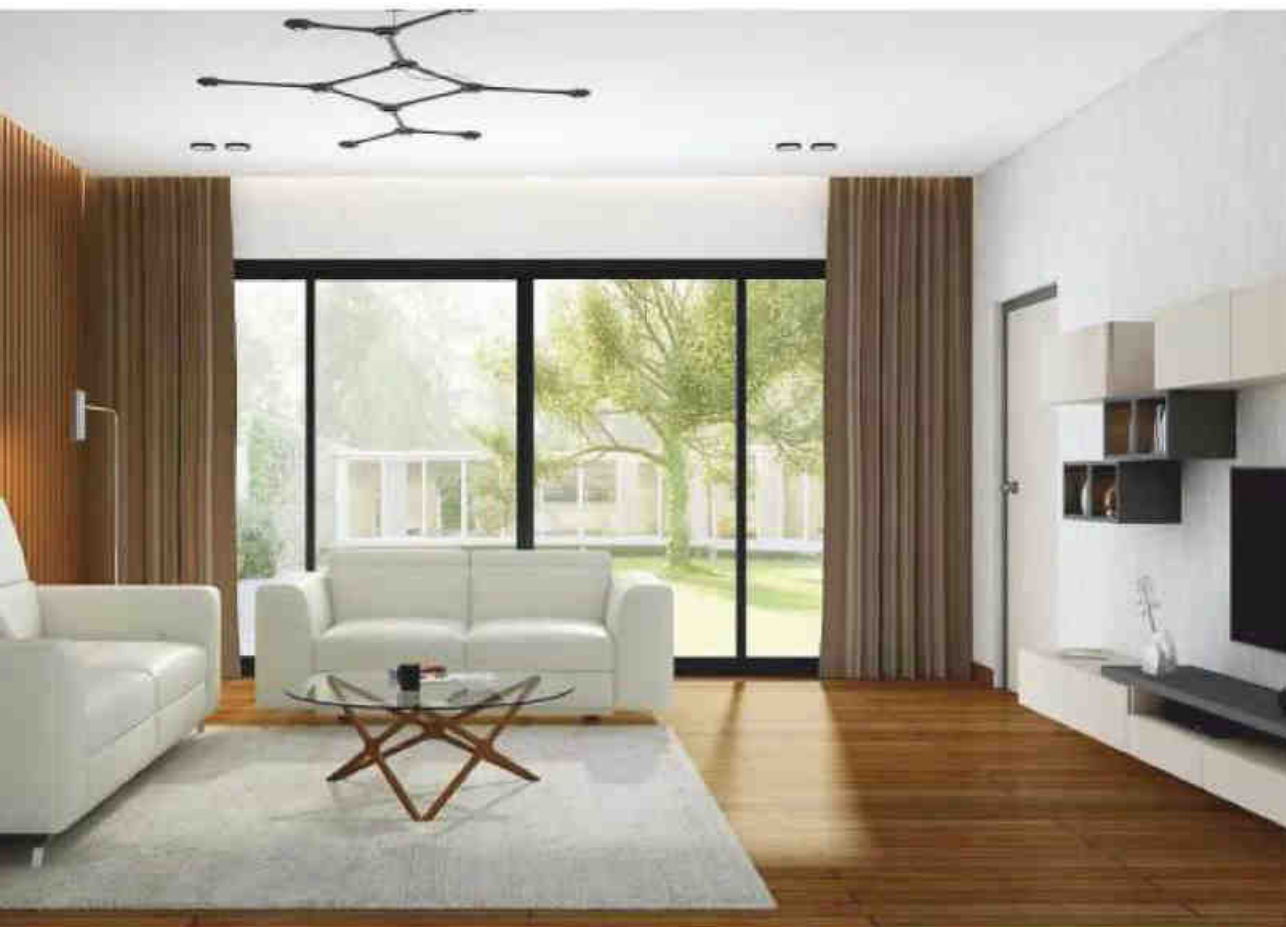


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MASTER BEDROOM

The Experience and luxury living at Villas Palcio. We understand the designs thus creating the unique place - Bedrooms which are designed for maximum space efficiency and asthetically soothing. Just sit and Relax and close your eyes to feel the sooth..It is the only way to enjoy the warmth of the luxury living



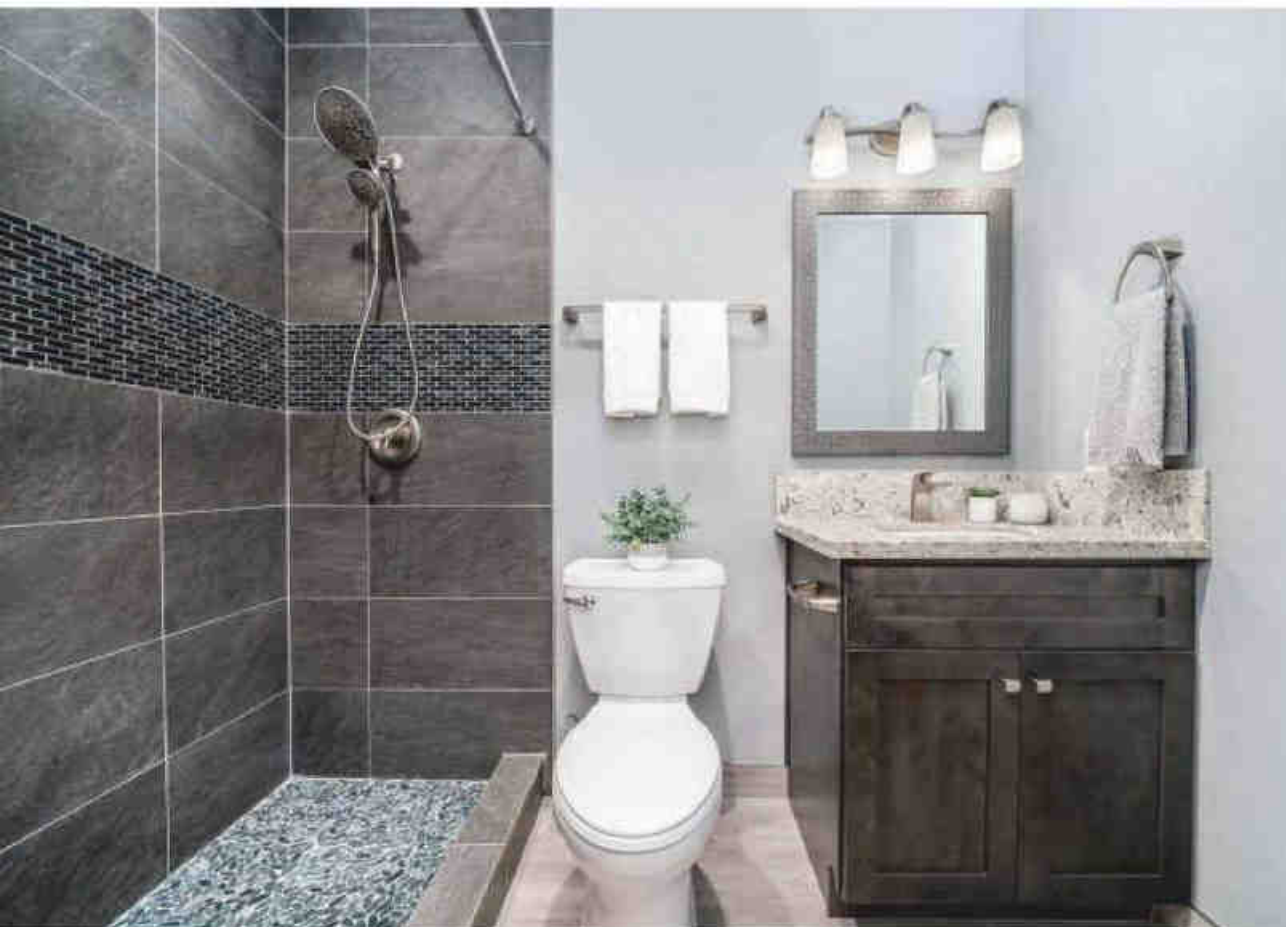
LIVING ROOM

The vibrance of true Living with all family socialising at the place where the real joy spreads. Designed for rich and beautiful moments thus creating a place where you just don't feel happy but actual joy... Having a large Dining Area at Villas Palcio, Have large expanses of wall,with no obstructive features with ample seating and floating space. Perfect place where entire family sit together and create moments of joy to feel for...



KITCHEN

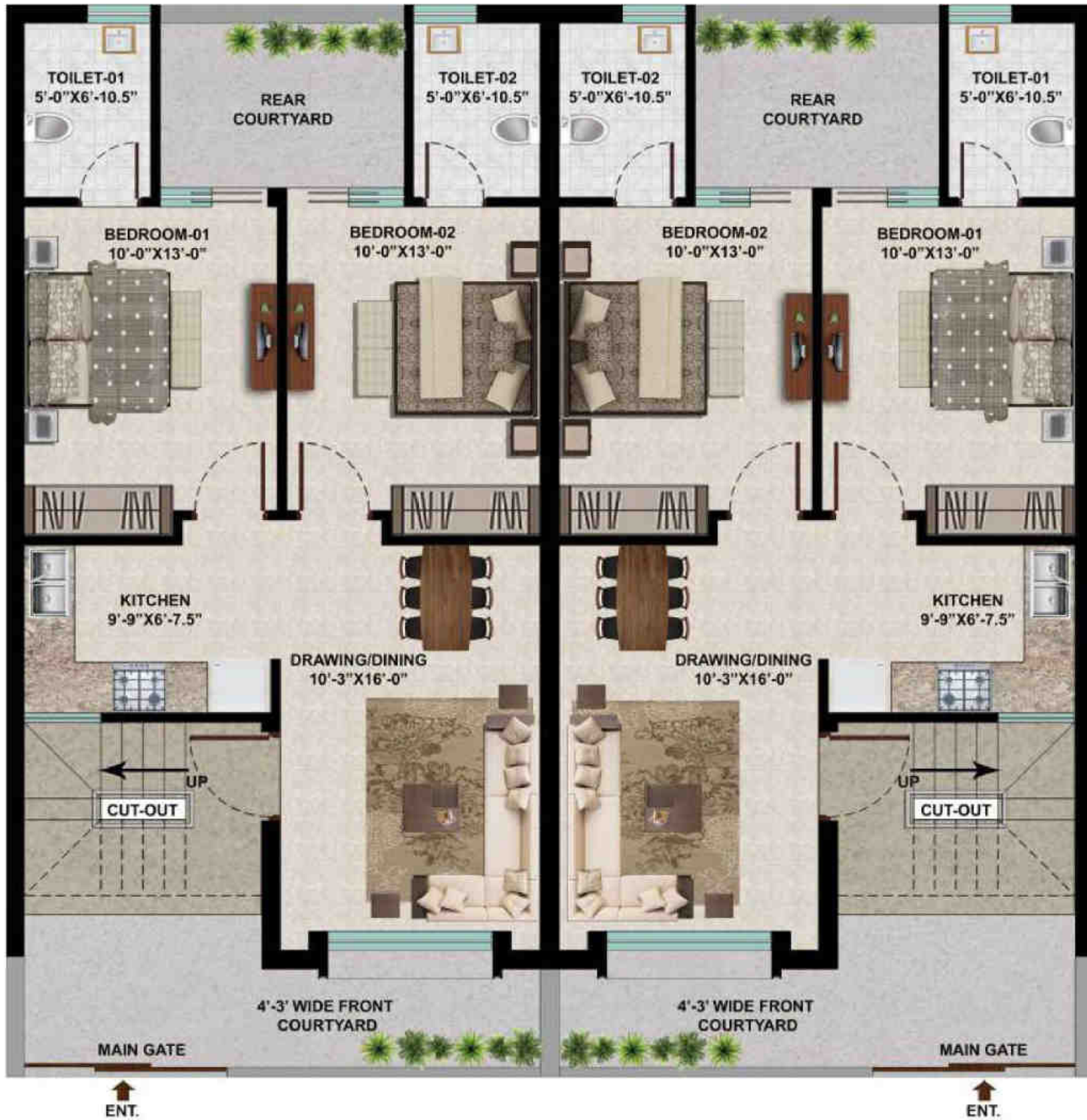
The exclusive Villas Palcio Kitchen is an actual delight where the love and warmth of mothers love is transformed via rich and healthy cooking and unfolds into ultimate family bonding. This modular kitchen in itself is a delight to be in. Fully equipped to cater to all amenities which speaks for itself.



BATHROOM

Specially crafted and created Bathroom at Villas Palcio is a dream come true experience. Designed with perfection keeping elegance in mind offers you the real and creative space to relax in. With ultra modern designs yet elegant gives you abundant space to relax and thoughts to ponder on..

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(GROUND FLOOR PLAN)
Size : 21'-1.5" X 42'-0"

A + D STUDIO



(FIRST FLOOR PLAN)
Size : 21'-1.5" X 42'-0"

A + D STUDIO



SPECIFICATION



BEDROOMS

Floors : GVT / Vitrified tiles in all bedrooms
Cupboards : Complete wardrobe woodwork
Wall : Acrylic emulsion paint with good quality putty on all bedrooms
Ceiling : Oil bound distemper with putty on ceiling P.O.P work in designated areas



LIVING / DINING

Floors : GVT / Vitrified tiles
Wall : Acrylic emulsion paint with good quality putty on walls
Ceiling : Oil bound distemper with putty on ceiling



KITCHEN

Floors : GVT / Vitrified tiles
Cupboards : Modular wood work with relevant accessories
Wall & Ceiling : Selected Ceramic tiles up-to 600mm (2ft.) height above the counter and acrylic emulsion paint in balance area and oil bound distemper with putty on ceiling
Counter : Granite stone
Sink : Stainless steel sink, Kitchen sink mixer



BATHROOMS

Floors : Anti-skid tiles
Walls and ceiling : Selected ceramic tiles up-to ceiling and oil bound distemper with putty in balance area.
Fittings : Luxury Sanitary Fixture (Jaquar or equivalent) CP fitting (GROHE / JAQUAR or equivalent)
Provision for geysers



BALCONIES

Floors : Anti-skid tiles
Railing : MS railing



DOORS & WINDOWS

External : Wooden frame door / shutter
Internal : Finished seasoned hardwood frames flush / wooden doors



Air Conditioning : Enabling work for provision for ACs for bedrooms / Living / dining
Plumbing : SWR, PPR, PVC, UPVC, GI pipes of reputed makes.
Exterior : Good quality weather resistant exterior paints or texture paint



VILLAS-PALACIO

SITE PLAN



PROJECT:
A+D STUDIO

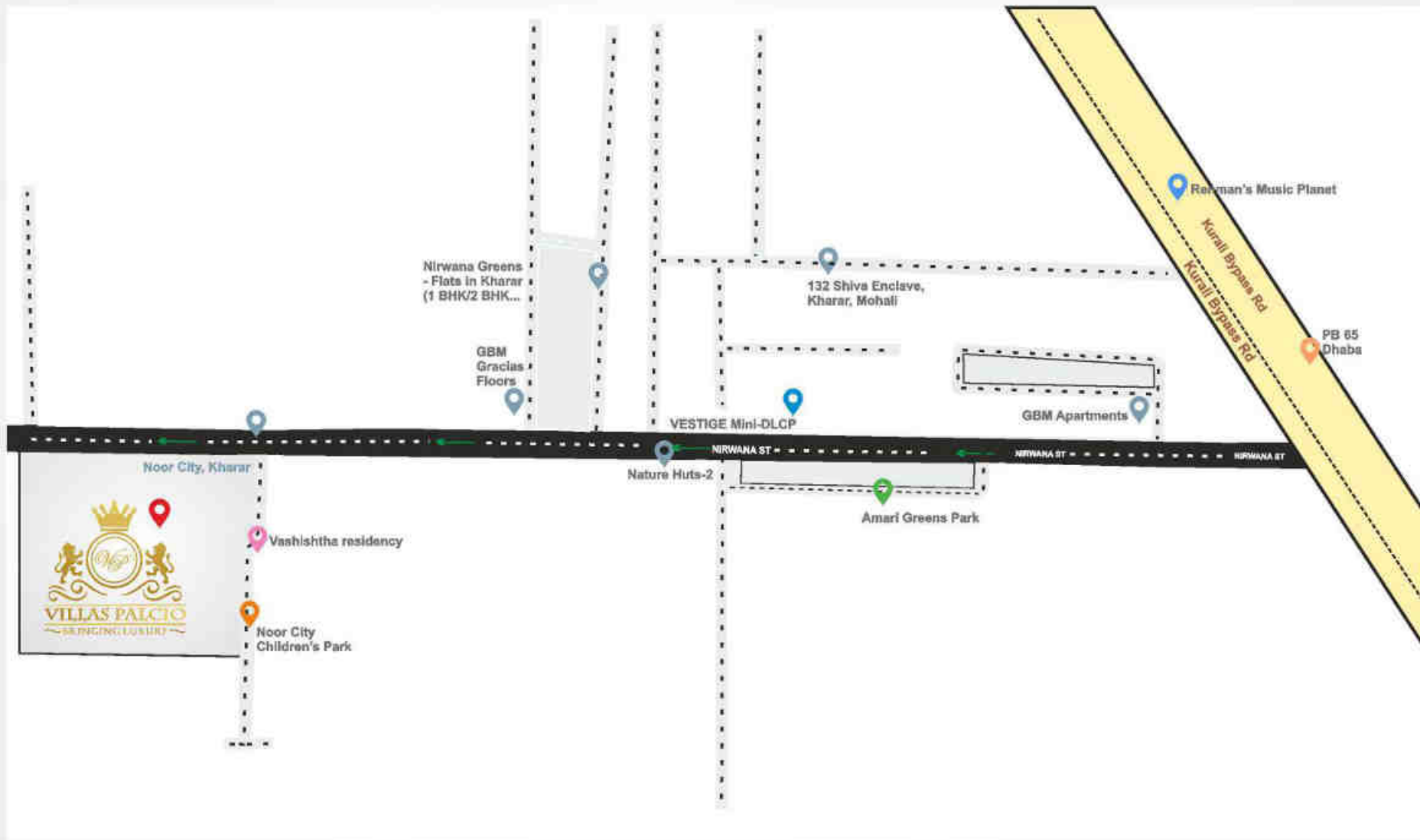
300-230-01, 11RD FLOOR, SECTOR 34-A, D.F.





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MAP



- Mind Tree School - 0 Min
- International Airport
- Bus Stand
- Mohali Railway Station
- Max hospital
- PGI Chandigarh
- Chandigarh University
- Kharar Bus Stand



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