RERA : RAJ/P/2022/2147
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VARDHMAN GROUP
Concreting Dreams

EMPIRE ESTATE

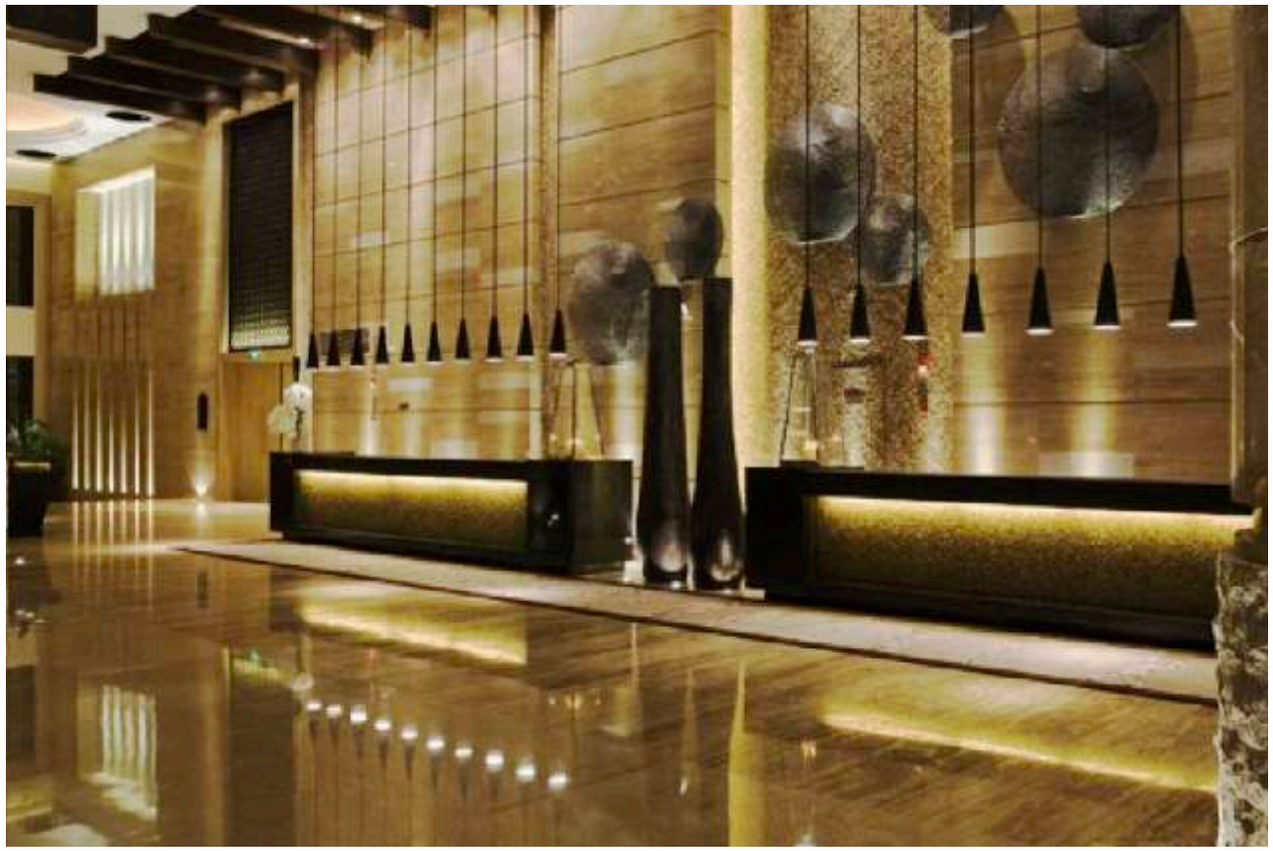
1/2/3 BHK LUXURIOUS APARTMENTS

AT MAHAPURA, AJMER ROAD, JAIPUR.

A well crafted urban lifestyle that Greets you everyday.


EMPIRE ESTATE
EVERMOTION

WELCOME TO YOUR OWN EMPIRE.



EMPIRE ESTATE promises to be your own empire to rule for lifetime.

It is situated at the most promising location of Ajmer Road, Jaipur.
Close to Mahindra SEZ, Ajmer Road, Jaipur Ring Road, Pink Pearl Resort, Delhi Public School and many more daily use facilities.

It has most of all the modern civic amenities like:
Swimming Pool, Gymnasium, Landscaped Garden, AC Club-House, Banquet Hall and many other modern amenities.

PLANNING AS PER **VASTU** FOR YOUR WELL BEING AND PROSPERITY.

One of the unique aspects of master planning of EMPIRE ESTATE is planning as per VASTU for your well being and prosperity.
Another aspect is placing of the 2 residential towers at the periphery of this 4 acre land parcel.

This provides for easy access to amenities and offers uninterrupted beautiful views from all the residences. For those units which are oriented to offer views within the complex. There's 1.5 acres of absolute green spaces, lush green Landscaped Garden, the Amphitheater, Party Lawns, Open Gymnasium, Basketball Court & Kids Play Area.

Each unit is oriented in a fashion that provides exclusive views of the lush green open areas and luxurious amenities offered.

Hence a beautiful life at EMPIRE ESTATE comes with unparalleled pleasure of living in a high rise apartment.



YOUR TAILOR MADE DREAM ABODE.

EMPIRE ESTATE is not just another residential complex. It's a place that boasts a life unlike any other in Jaipur. With wide open spaces and verdant greenery all around, lavish features to befit your lifestyle, amenities to keep you entertained through every minute of every day, and like-minded people and cultures, you'll find EMPIRE ESTATE is the perfect microcosm of the ideal life.

It has everything a family needs to experience a rich lifestyle - cozy spaces.. to make life fulfilling for each family member.

EMPIRE ESTATE is indeed the home you have always wanted – only, a lot sooner than you expected it.







EMPIRE ESTATE

1/2/3 BHK LUXURIOUS APARTMENTS

60+ AMENITIES & FACILITIES FOR A HEALTHY AND ACTIVE LIFESTYLE.

In this busy and hectic schedule, everyone wants some dedicated time for an ideal and healthy lifestyle and to make it practical and possible, EMPIRE ESTATE offers a number of health and sport activities like Open Gym, Yoga Deck, Jogging Track, Basketball Court, Badminton Court, Infinity Swimming Pool, Garden with Sit Outs and many more sports and physical amenities at your doorstep.



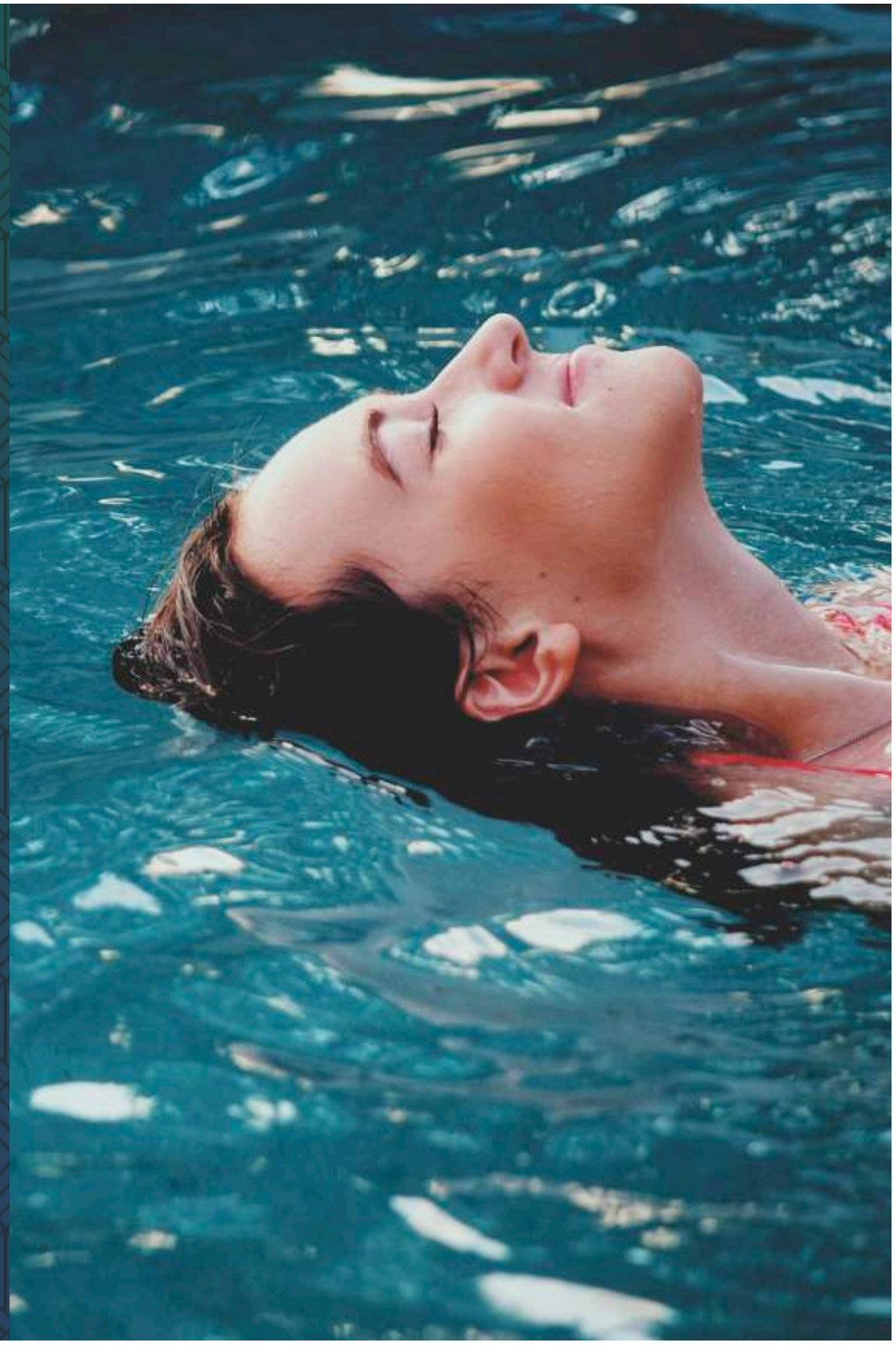




A LIFESTYLE THAT COMES WITH LAVISH INDULGENCES.

Surrounded by the best of amenities and facilites, EMPIRE ESTATE offers the best of lifestyles.
Explore spaces for health, sports and leisure, perfectly placed amidst bountiful greens. From wide open spaces, clubhouse, leisure spaces, to celebration zones and more, EMPIRE ESTATE is a confluence of culture, entertainment and sports.





FITNESS

Ensure a wholesome lifestyle with state-of-the-art fully equipped open and covered Gymnasiums along with a Jogging Track, Skywalk, Reflexology path, Acupressure floor etc.
For the well- being of your body and mind, EMPIRE ESTATE provides an exclusive space for Yoga Deck, Sand Pit, Aerobics etc.






SPORTS

Whet your sports appetite with a variety of over 10 sports facilities like Badminton Court, Basketball Court, Kids Play Area – Multi Play & Swings, TT Room, Billiards Room, Cricket Net, Indoor Games Room, Amphi Theatre, Skating Ring, Cycling track and many more.






GATHERINGS

EMPIRE ESTATE presents multiple options of venues to toast your celebrations. Cafeteria, Guest Rooms, Conference Room, Roof Top Party Area, Library, Well Appointed Air Conditioned Entrance Lobby, Huge Banquet Hall with Party Lawn & Cooking Area, Crèche, Kitty Party Area and Wellness center.









OUTDOOR

Enjoy the experience of an elevated lifestyle from the moment you drive into the arrival porch of the EMPIRE ESTATE. You are greeted by Landscaped Garden, Senior Citizen Zone, Gazebo, Water Bodies with Fountains, Vertical Gardens, Bar-b-que Corner, Reading Corner, Temple, Exotic plantation, Ladies corner, Sun Deck etc.









DAILY UTILITY

At EMPIRE ESTATE, your daily conveniences are easily accessible in the mini arcade within the development like First aid and medical store, E-Mitra, Dairy, Multi utility shops for daily needs within the campus, Society Office, Car Wash Area, Electric Car Charging Points (On chargable basis), Shopping Arcade, Rental and Resale Services.









COMMON

Planning as per VASTU, Power back up for common areas, Adequate water supply from own bore well, Firefighting system as per government norms, Sewerage treatment plant, Basement for ample parking space for 2 and 4 wheelers, Rain water harvesting system, Rooftop Solar Power Plant, Adequate and aesthetic lighting of the campus, Grand Entrance Gate, Common Toilets, 3 Tier Security, Passenger Lift, Common Utility Areas, Epabx Facilities, Service Lift, Drip Irrigation System (Water Conservation), RFID (for car) / My GATE app, Round the Clock Maintenance Services, Signage (Proper demarcation in towers and facilities), Dedicated Cycle and Two Wheeler Parking.



TYPICAL FLOOR PLAN



FLAT NO.	TYPE	CARPET	B.U.A.	S.B.U.A.
A-1 to A-10 & A-12 to A-18	1 BHK	320.22	339.92	446.32
A-11	1 BHK	310.21	329.59	464.72
A-19	2 BHK	528.29	559.93	744.59
A-20, A-21, A-26 & A-27	3 BHK	645.18	674.68	926.32
A-22 to A-25	2 BHK	522.37	549.60	737.81
A-28	2 BHK	521.83	553.15	790.64

All areas are in Square Feet



YOUR PRIVACY IS OUR FIRST PRIORITY

The apartments at Empire Estate have been planned in a manner as to provide you with maximum utility and enhanced privacy. These homes have optimal size living spaces for ease of movement and maximum utilisation, even the balconies are of optimal sizes and open up to lush green surroundings.



UNIT TYPE - 1 BHK
UNIT NO. A-1 TO A-10, A-12 TO A-18
TOTAL UNITS : 238

FLAT CARPET AREA : 320.00 SQ.FT.
FLAT BALCONY AREA : 15.17 SQ.FT.
FLAT BUILT-UP AREA : 339.92 SQ.FT.
FLAT SALEABLE AREA : 446.32 SQ.FT.







UNIT TYPE - 1 BHK
UNIT NO. A-11
TOTAL UNITS : 14

FLAT CARPET AREA : 310.21 SQ.FT.
FLAT BALCONY AREA : 40.14 SQ.FT.
FLAT BUILT-UP AREA : 329.59 SQ.FT.
FLAT SALEABLE AREA : 464.72 SQ.FT.

UNIT TYPE - 2 BHK
UNIT NO. A-28
TOTAL UNITS : 14

FLAT CARPET AREA : 521.83 SQ.FT.
FLAT BALCONY AREA : 75.88 SQ.FT.
FLAT BUILT-UP AREA : 553.15 SQ.FT.
FLAT SALEABLE AREA : 790.74 SQ.FT.

UNIT TYPE - 2 BHK
UNIT NO. A-19
TOTAL UNITS : 14

FLAT CARPET AREA : 528.29 SQ.FT.
FLAT BALCONY AREA : 32.50 SQ.FT.
FLAT BUILT-UP AREA : 559.93 SQ.FT.
FLAT SALEABLE AREA : 744.59 SQ.FT.



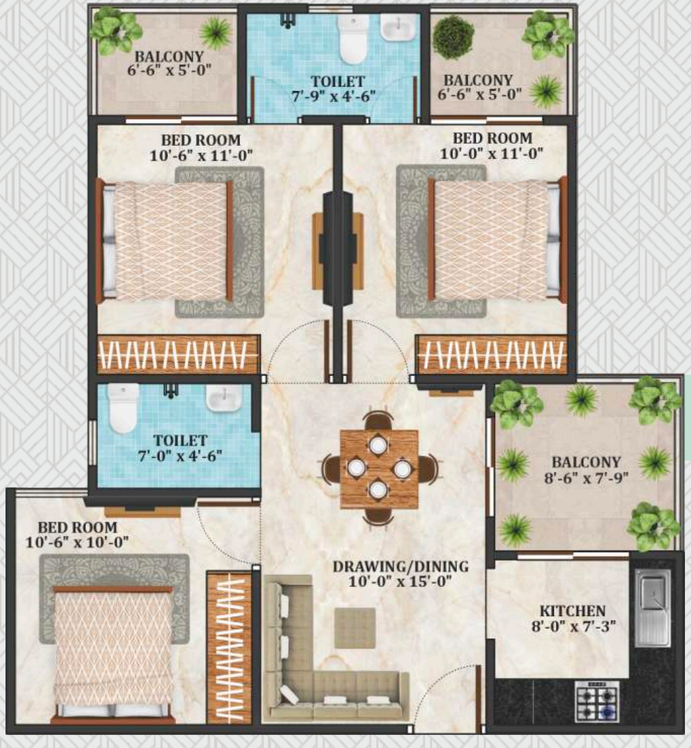




UNIT TYPE - 2 BHK
UNIT NO. A-22 TO A-25
TOTAL UNITS : 56

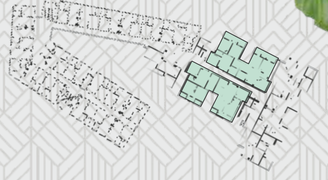
FLAT CARPET AREA : 522.37 SQ.FT.
FLAT BALCONY AREA : 37.45 SQ.FT.
FLAT BUILT-UP AREA : 549.60 SQ.FT.
FLAT SALEABLE AREA : 737.81 SQ.FT.

IDEALISTIC SPACE MANAGEMENT



UNIT TYPE - 3 BHK
UNIT NO. A-20, A-21, A-26, A-27
TOTAL UNITS : 52

FLAT CARPET AREA : 645.18 SQ.FT.
FLAT BALCONY AREA : 62.32 SQ.FT.
FLAT BUILT-UP AREA : 674.68 SQ.FT.
FLAT SALEABLE AREA : 926.32 SQ.FT.

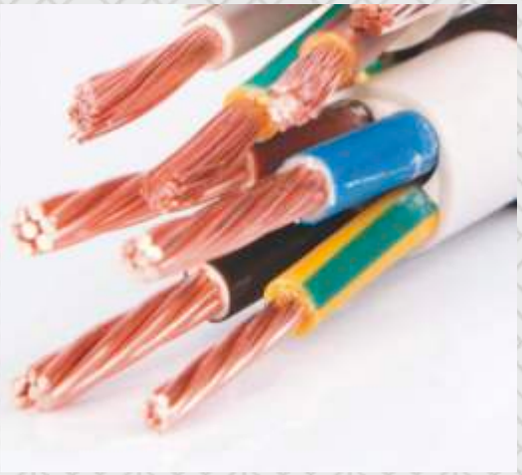




















SPECIFICATIONS

STRUCTURE:

- Earthquake resistant RCC framed structure.
- Partition walls of AAC blocks.

APARTMENT FEATURES:

- Flooring of premium quality, large size (4ft.X2ft.), glossy, double charge vitrified tiles by **Somany/Creanza** or equivalent.
- UPVC framed doors and windows by **Encraft/LG Hausys** with toughened glass by **Saint Gobain/HNG.**
- POP/Gypsum finish on walls and ceiling.
- Premium quality acrylic paint on walls and ceiling by **Asian Paints/Berger** or equivalent.
- Antifungal, weather resistant texture paint on external facia by **Asian Paints/Berger** or equivalent.
- Tough water proof ISI mark 30mm laminated flush doors by **Dormak/Century Ply** or equivalent, stone door frames.
- Door fittings by **Dorset/IPSA.**
- SS Railing in Balconies.

KITCHEN:

- Quarts working counters & stainless steel sink.
- 2 ft tiles above the counter.
- Provision for Modular Kitchen, Geyser and Water Purifier. (Please note that these accessories will not be provided).
- Provision for chimney with hole.

TOILETS:

- Designer, premium, large size wall tiles in toilets upto 7 ft height by **Somany/Qutone** or equivalent
- Anti skid ceramic tiles on floor.
- Wall mounted WCs and Sanitary ware by **Hindware/Jaquar** or equivalent.
- Diverter and CP fittings by **Jaquar/KOHLER** or equivalent

ELECTRICAL:

- Modern electrical system with concealed copper wiring by **Polycab/Finolex** or equivalent.
- Modular switches and accessories by **Havells/Philips/Legrand**.
- TV/Telephone/AC/ Cooler points at appropriate places.
- Multistage safety system, intercom.
- Split AC concealed copper tubing & wiring.

We use only premium brands / ISI mark products

We always choose the best & for this we have tie-ups with the most known brands, which are exclusive. Yet another unique feature about Empire Estate Realty's apartments is that inspite of being the best, we offer all at a very reasonable price!

asianpaints	Berger	QUTONE	SOMANY	legrand
dorsët	DORMAK	POLYCAB	SAINT-GOBAIN	HAVELLS
hindware	Jaquar	GROHE	CENTURYPLY	LG Hausys

* Equivalent brands can be used subject to unavailability of brands mentioned here in above.

About Us

The word "vardhman" means ever increasing. To us, at vardhman group it means- growth for all. Vardhman is a company whose philosophy lies in the commitment to create architectural marvels using state-of-the-art technology, global architectural construction and business practices. We are passionate about providing cost effective and holistic solutions for our customers. Vardhman group was set up to fulfill a vision, to provide affordable & good quality homes to India's burgeoning middle class. Today, our name is synonymous with our vision. The reasons for our success and our reputation are our passion for quality and our commitment to deliver as promised. Today, this philosophy is driving vardhman in every step of our operations and move into the future with lots of promises and aspirations. Vardhman group is widely recognized across the country for their visionary approach, quality construction with modern techniques & timely delivery. The group has vast experience and their projects are taken readily by the customers as they suit their requirements fully. The group has contributed to the buildings of modern Rajasthan through its pioneering role as a real estate developer and corporate leader who has transformed the urban landscape of the city by setting new standards in the housing and urban development scenario and creating world class infrastructure to attract unprecedented levels of foreign and domestic investment - inflows, generating new employment opportunities and changing lifestyles. With a unique combination of modern technology, professional management, vast experience, operational excellence, reliable network and innovative thinking we are optimizing our resources in extracting maximum out of every square inch. Therefore we just not only provide you with a home but try to provide you with right consultation, fair and transparent deal, one point contact, speedy transactions, options for alteration, providing you with a 'tailor' made home, just perfect for your comfort living.

Awards

Buy your dream home from the
MOST TRUSTED BRAND having
LEGACY OF 40 YEARS



Our founder's message:

"We not just construct buildings, rather we create landmarks..."

Why Vardhman Group

- Flawless Track Record of Timely Delivery
- 40 YEARS OF LEGACY — Delivering better consumer satisfaction for past 4 decades
- Fair & Transparent Dealing
- Experienced And Skilled Team
- Award Winning Construction Quality
- Excellent after sales service
- Inhouse Maintenance

54+ COMPLETED PROJECTS

3100+ SATISFIED FAMILIES

Ongoing Projects



Vardhman Kings Court
2/3/4 BHK Ultra Luxurious Flats
Near Gandhi Path (w), Vaishali Nagar



Vardhman Vivanta Heights
4/5 BHK Premium Luxurious Apartments
Vidhyadhar Nagar, Jaipur



Vardhman Medallion
3/4 BHK Premium Luxurious Apartments
Bapu Nagar, Jaipur



Vardhman Shiv Vilas
3/4 BHK Premium Luxurious Apartments
Banipark, Jaipur

Few of our Recently Completed Projects



Vardhman Silver Crown
1/2/3 BHK Flats & Penthouses
Near Gandhi Path (w), Vaishali Nagar



Vardhman Samapda
1/2 BHK Premium Flats
Near Gandhi Path, Vaishali Nagar



Vardhman Horizon
2/3 BHK Premium Flats
Nangal Crossing, Jhotwara



Vardhman Swapnlok
1/2 BHK Premium Flats
Nangal Crossing, Jhotwara



Vardhman Imperial Heights
2/3 BHK Premium Apartments
Near Gandhi Path (w), Vaishali Nagar



Vardhman Arcadia Greens
3/4 BHK Premium Villas
Near Gandhi Path (W), Vaishali Nagar

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NEARBY ATTRACTIONS

RING ROAD	3 Min.
PINK PEARL WATER RESORT	3-5 Min.
INFOSYS	5 Min.
MAHINDRA SEZ	5 Min.
AJMER ROAD	2-5 Min.
JAISHREE PERIWAL INT. SCHOOL	3-5 Min.
DELHI PUBLIC SCHOOL	5-8 Min.
JK LAKSHMIPAT UNIVERSITY	5-8 Min.
ST. XAVIER'S COLLEGE	5-8 Min.
JAIPUR INSTITUTE OF TECHNOLOGY	8 Min.
ARYA INSTITUTE OF TECHNOLOGY	10 Min.
NEERJA MODI INT. SCHOOL	5-8 Min.
SHOPPING	2-3 Min.
HOTEL THE PARK	5-6 Min.
DECATHLON	6-8 Min.
SHALBY HOSPITAL	15-18 Min.

VARDHMAN GROUP
Concreting Dreams

Architect : **SPACE GRID**
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Ph.: 93149 18766, 93145 10603

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