

Note: All floor plans, layout plans and specifications are indicative and are subject to change as decided by the Company/Architect/competent authorities of the material



PREFERENCE OF DELHITES



FDI Backed Project

 **Parsvnath Landmark Developers Pvt. Ltd.**
A SUBSIDIARY OF PARSVNATH DEVELOPERS LTD.

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Site Office : Parsvnath La Tropicana, Khyber Pass, Magazine Road, Civil Lines, Delhi - 110054 Ph. : +91-11-32445125, 32408635

LOCATION MAP



*Map not to scale.


**La Parsvnath
Tropicana**
MAGAZINE ROAD, KHYBER PASS, DELHI
The Ultimate Destination

VIP LIVING AMONGST DELHI'S FINEST

Nestled amidst the lush greenery of Civil Lines in North Delhi, Parsvnath La Tropicana offers you a unique opportunity to enjoy the blissful privilege of a resort like condominium for lifelong.

This exclusive super - luxurious condominium will rise as the pinnacle of elegance and sophistication while swaying you to world of enchanting experiences.

EXCLUSIVE LOCATION - ETERNAL BLISS

THE LUXURY OF EXPANSIVE SPACE IN A PROFUSION OF FOLIAGE

Spread over 16.8 acres, in a city where space is at premium, La Tropicana is luxury at its best. With over 78% area reserved for lawns, parks, landscaped greens and water bodies, these 3/4/5 bedrooms luxury condominium with penthouses and villas are tastefully designed, where life will bloom in all its manifestations.


La Parsvnath
Tropicana
 MAGAZINE ROAD, KHYBER PASS, DELHI
 The Ultimate Destination



YOU'RE IMPORTANT - IN FACT, PRICELESS !

- Palm Grove • Water fall with view deck
- Aromatic Garden • Basketball Lawn • Pergola
- Terraced Landscaping • Jogging Tracks • Gravelled Paths




La Parsvnath
Tropicana
 MAGAZINE ROAD, KHYBER PASS, DELHI
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YOU HAVE STYLE - IT IS REFLECTED !

The large spacious drawing room exudes class and flaunts an unparalleled style. Adjoining it is the dining area, large enough to host a sit-down dinner. Casting a magic spell of complete comfort are these lavishly draped bedrooms with nature-inviting balconies .



- Drawing cum Dining room attached to a large balcony for enhanced ventilation & spill - overs
- Stylish Cornices • Italian Marble • Cook friendly counters • Granite top counters
- Modular fittings • Piped gas supply • Water supply from RO plant • Ergonomically designed for maximum comfort

RELAXATION, AMIDST GRANDEUR-WELL EARNED

Take a walk on the landscaped green, avail the facilities of luxurious club, be it Spa, Jacuzzi, modern gym or meditation at the cabana. Whatever be your mode of relaxation, you have it all here at La Tropicana.


**La Parsvnath
Tropicana**
MAGAZINE ROAD, KHYBER PASS, DELHI
The Ultimate Destination



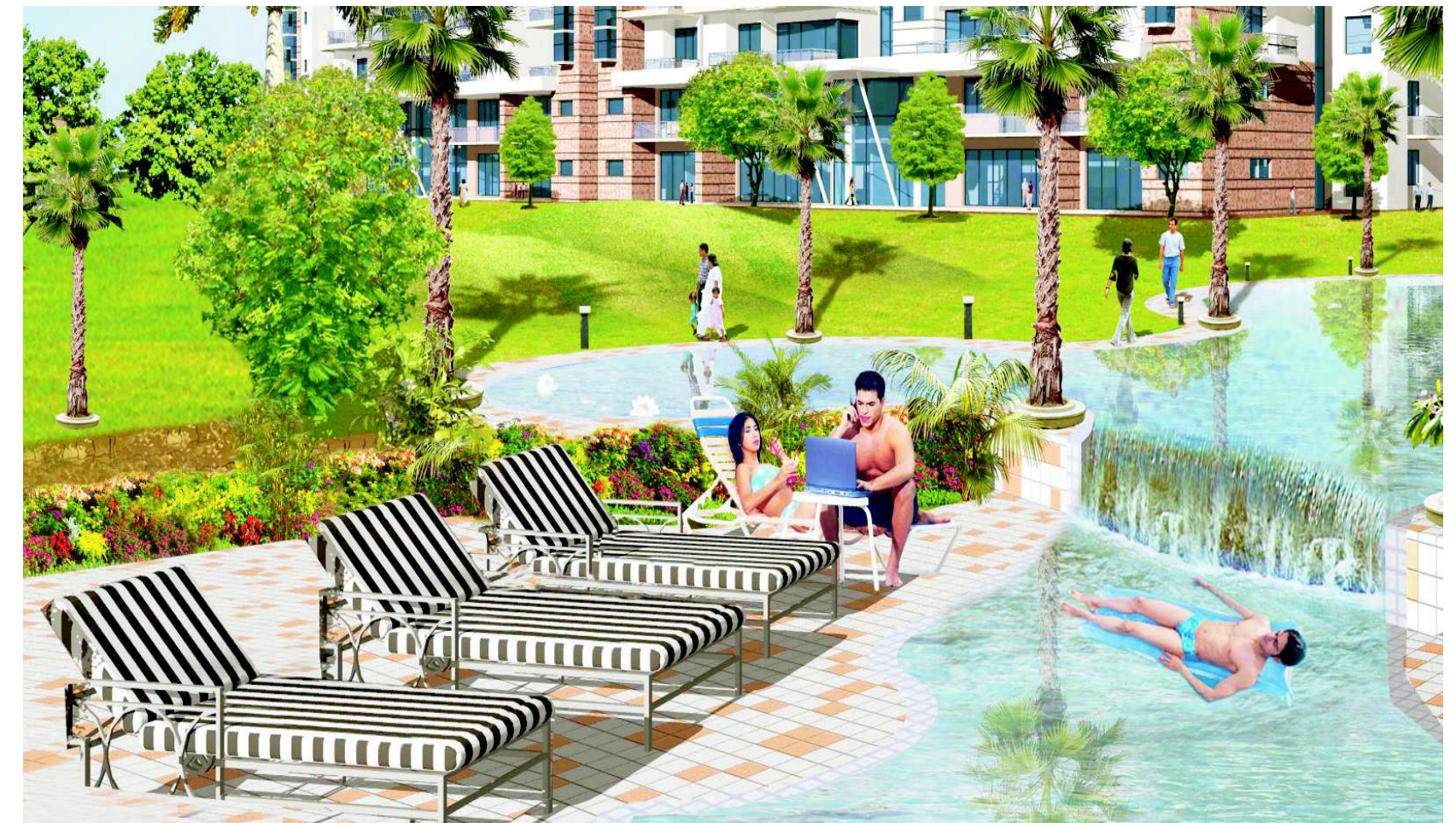
- Health Spa & Gym
- International style swimming pool with toddlers pool
- Basketball and Badminton court
- Squash Court
- Billiards & Snooker




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MAGAZINE ROAD, KHYBER PASS, DELHI
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Securing a carefree life

Experience a carefree life at La Tropicana. The impenetrable 3-tier security arrangements make the environs safer for you and your family. Vigilant guards at manned entry gate and monitored car entry ensure a fool proof security.



- 3-tier security
- Round the clock vigilance
- Access control
- Car parking


La Parsvnath
Tropicana
MAGAZINE ROAD, KHYBER PASS, DELHI
The Ultimate Destination

Image shown is an artistic impression.



Site Layout Plan



ACCOMMODATION	TOWER
3 Bedroom	T-4, T-6, T-7, T-14, T-15, T-16
3 Bedroom	T-5 (Unit-1) T-21 (Unit-2) T-23 (Unit-3)
4 Bedroom	T-1, T-2, T-3, T-8, T-9, T-10, T-11, T-12
4 Bedroom	T-5 (Unit- 2&3) T-21 (Unit- 1&3) T-23 (Unit- 1&2)
5 Bedroom	T-17, T-18, T-19, T-20



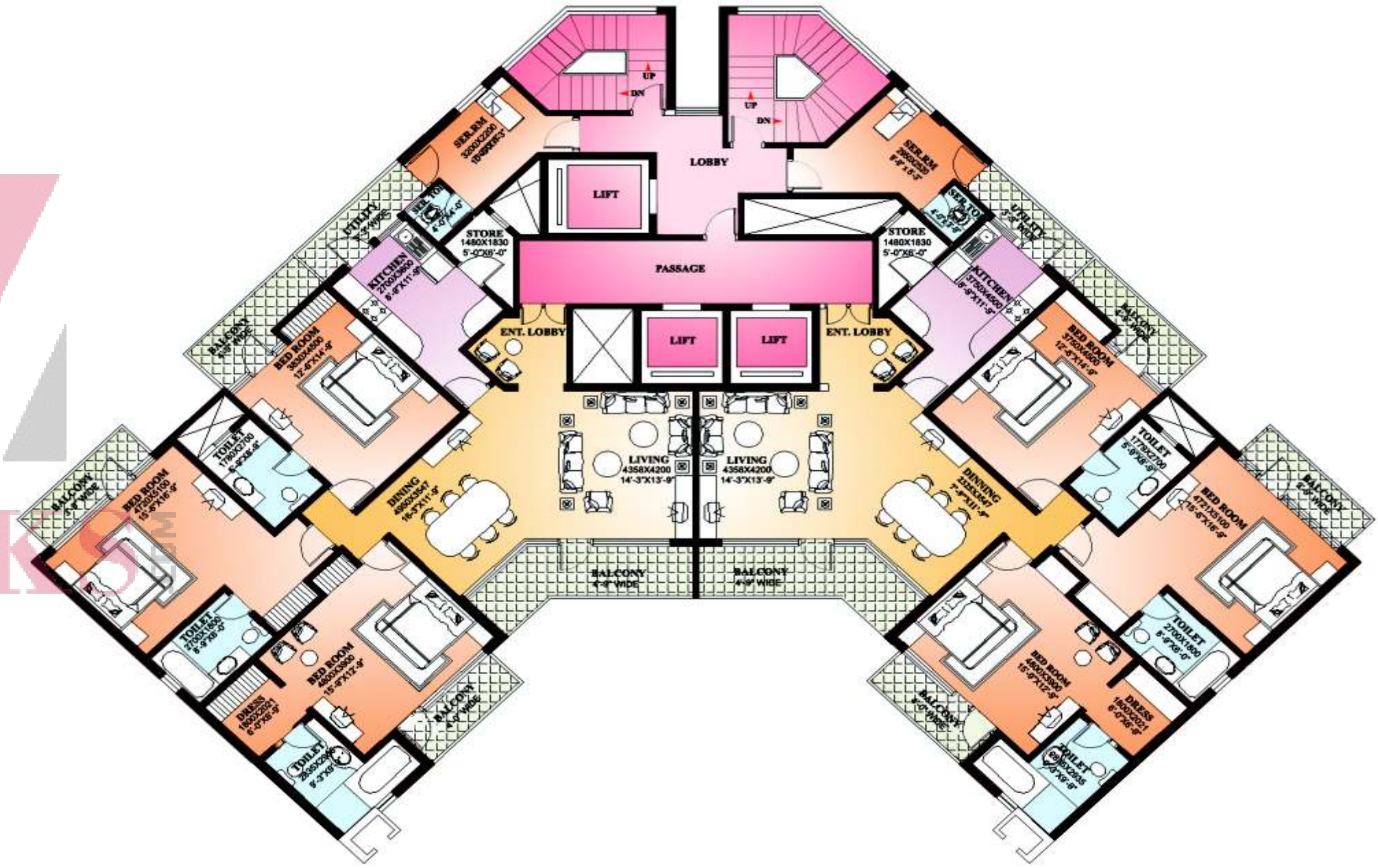
Note: Plans are tentative, subject to approval from all Authorities & may vary as per Architectural features.



Saleable Area: 2530 Sq. Ft.

THREE BEDROOM TYPICAL FLOOR PLAN
TOWER-4, 6, 7

- Notes :-
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Saleable Area: 2590 Sq. Ft.

THREE BEDROOM CORNER PLAN
TOWER- 14, 16

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Saleable Area: 2530 Sq. Ft.

**THREE BEDROOM PLAN
TOWER- 15**

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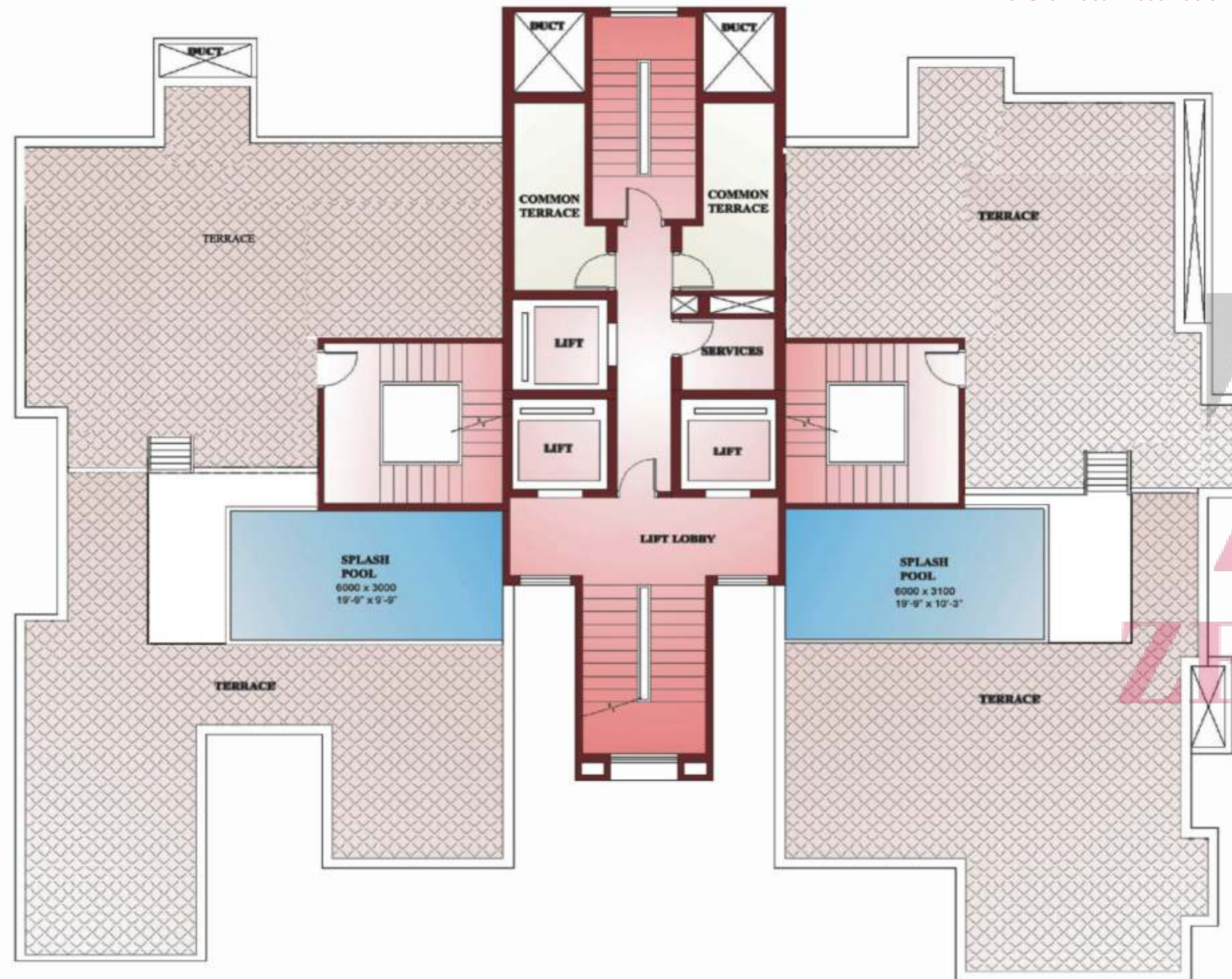


Saleable Area: 3520 Sq. Ft.

Saleable Area: 3566 Sq. Ft.

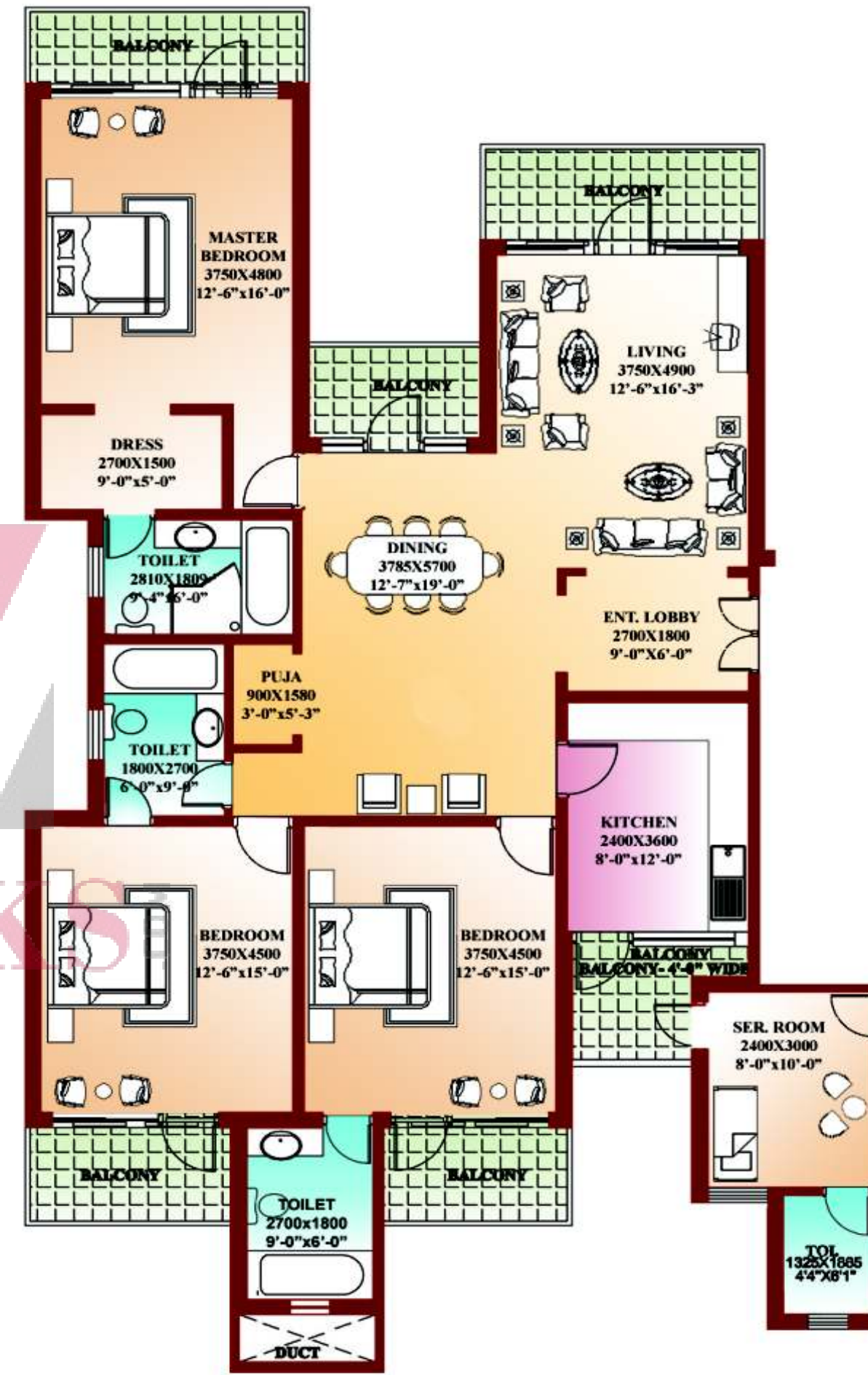
**THREE BEDROOM PENT HOUSE (LOWER LEVEL PLAN)
TOWER- 4, 6, 7**

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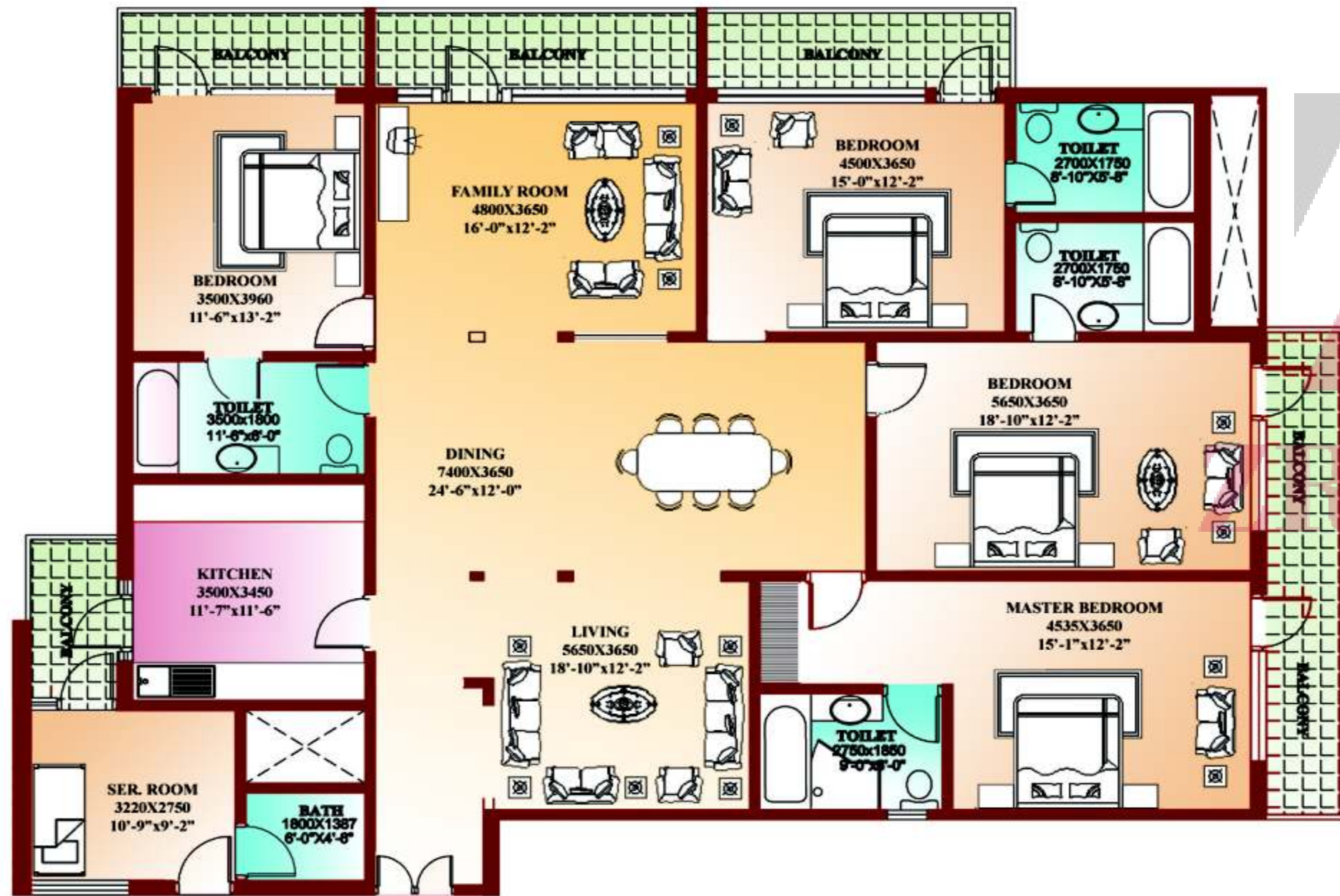
THREE BEDROOM PENT HOUSE (TERRACE LEVEL PLAN)
 TOWER- 4, 6, 7

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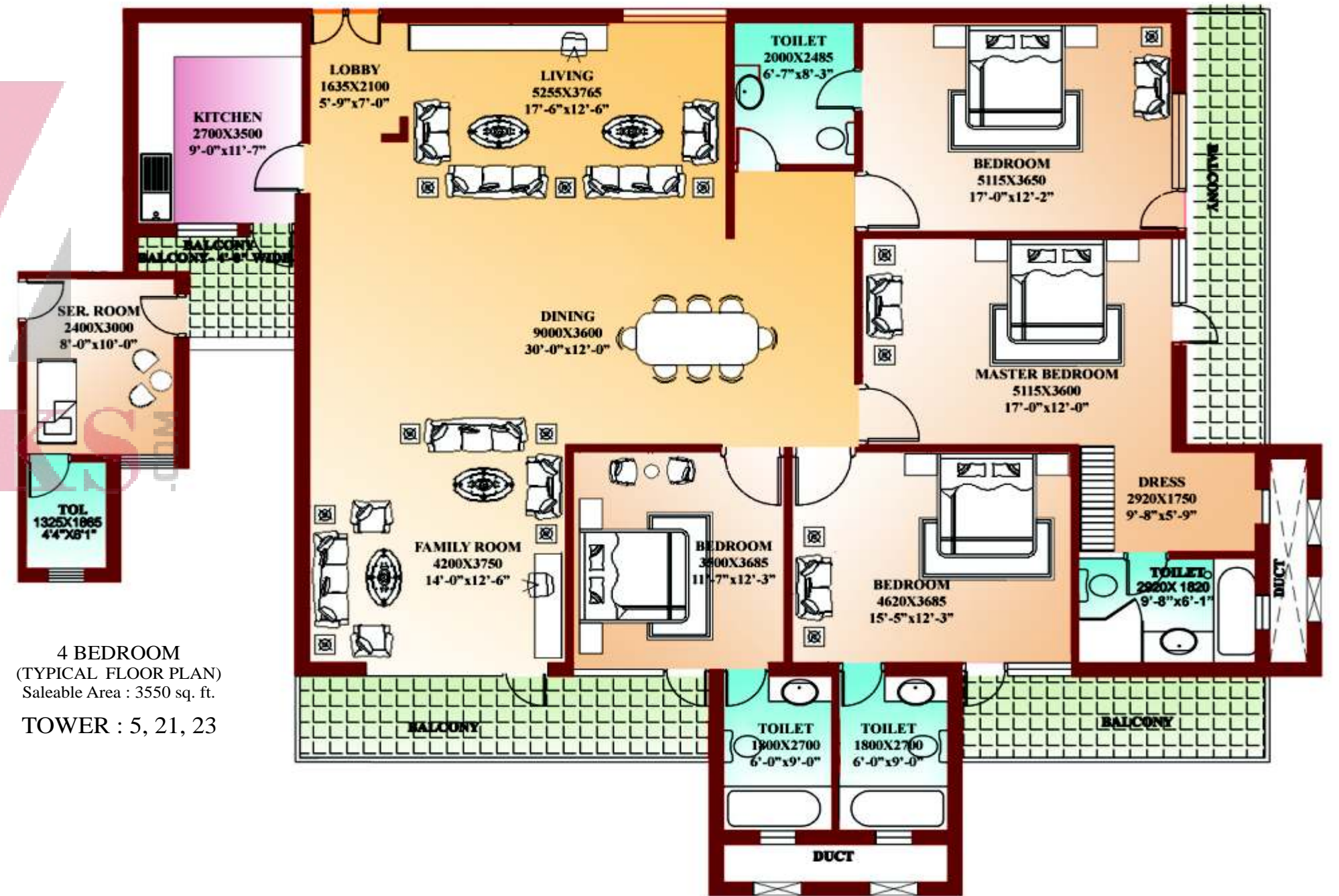
3 BEDROOM
 (TYPICAL FLOOR PLAN)
 Saleable Area : 2530 sq. ft.
 TOWER : 5, 21, 23

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4 BEDROOM
 (TYPICAL FLOOR PLAN)
 Saleable Area : 3550 sq. ft.
TOWER : 5, 21, 23

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4 BEDROOM
 (TYPICAL FLOOR PLAN)
 Saleable Area : 3550 sq. ft.
TOWER : 5, 21, 23

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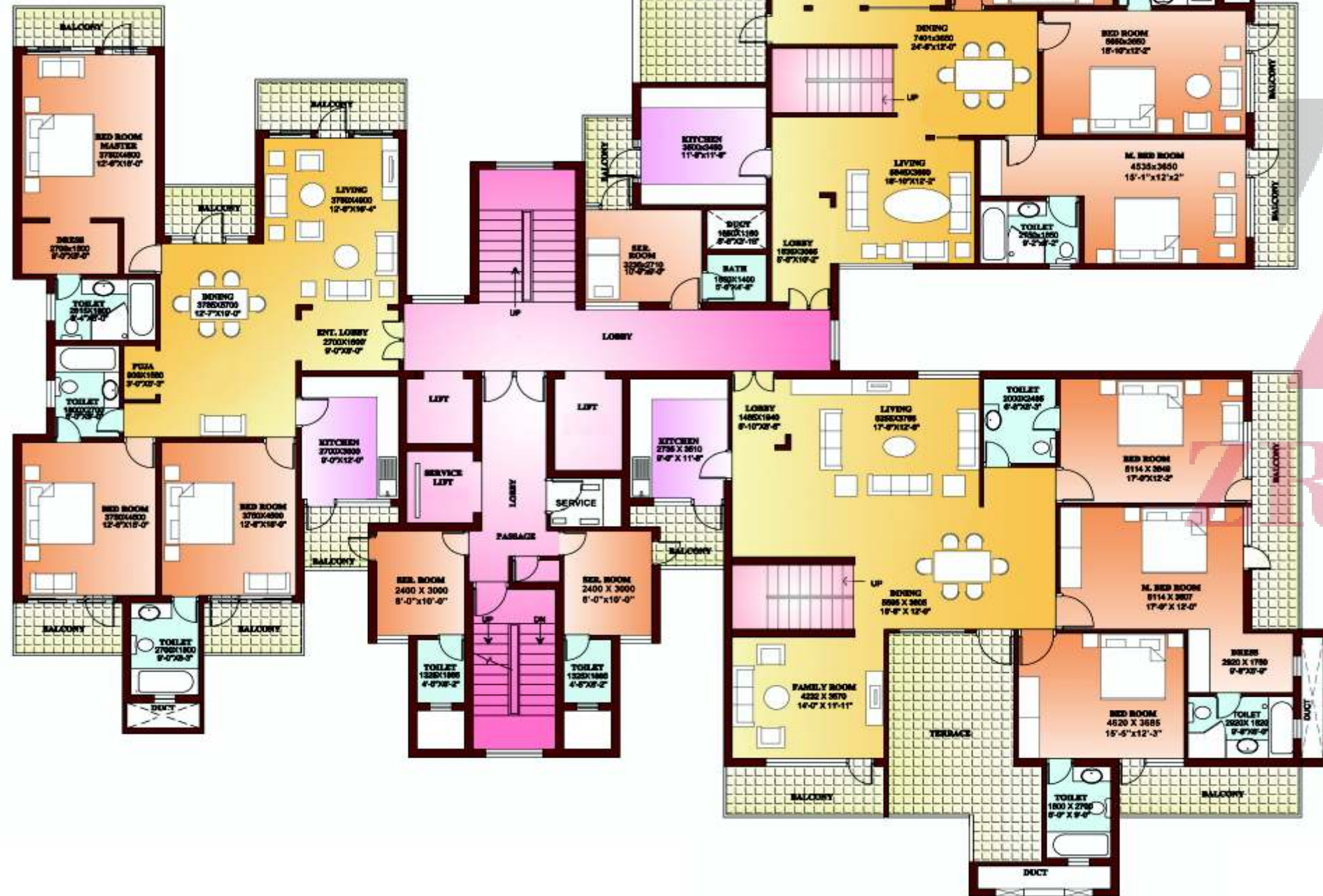
5 BEDROOM PENT HOUSE
(LOWER LEVEL PLAN)
Saleable Area : 4785 sq. ft.



TOWER 5, 21, 23

5 BEDROOM PENT HOUSE
(LOWER LEVEL PLAN)
Saleable Area : 4785 sq. ft.

3 BEDROOM
(TYPICAL LEVEL PLAN)
Saleable Area : 2530 sq. ft.



3 BEDROOM PENT HOUSE
(LOWER LEVEL PLAN)
Saleable Area : 3520 sq. ft.



TOWER- 5, 21, 23

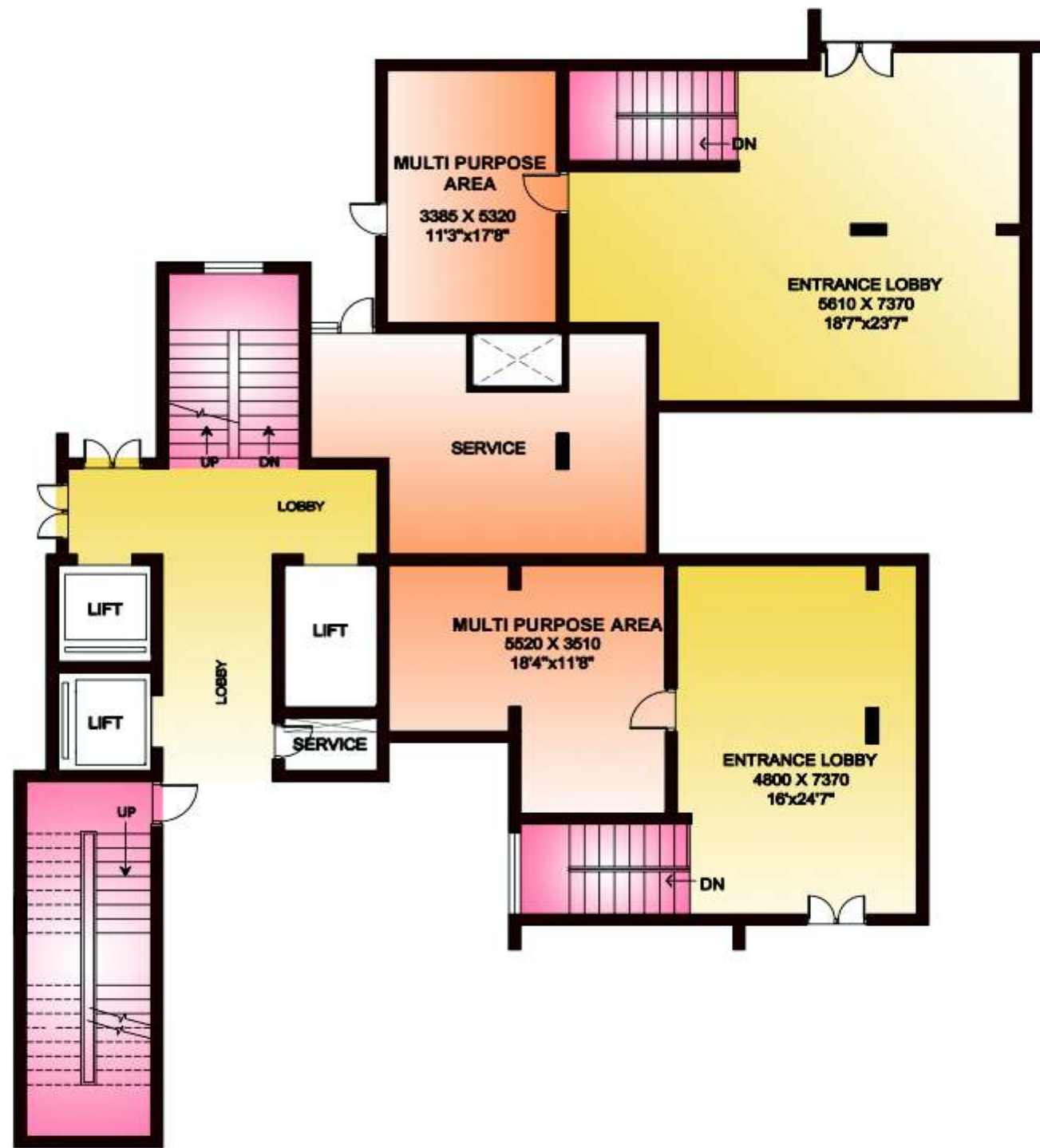
5 BEDROOM PENT HOUSE
(UPPER LEVEL PLAN)



5 BEDROOM PENT HOUSE
(UPPER LEVEL PLAN)

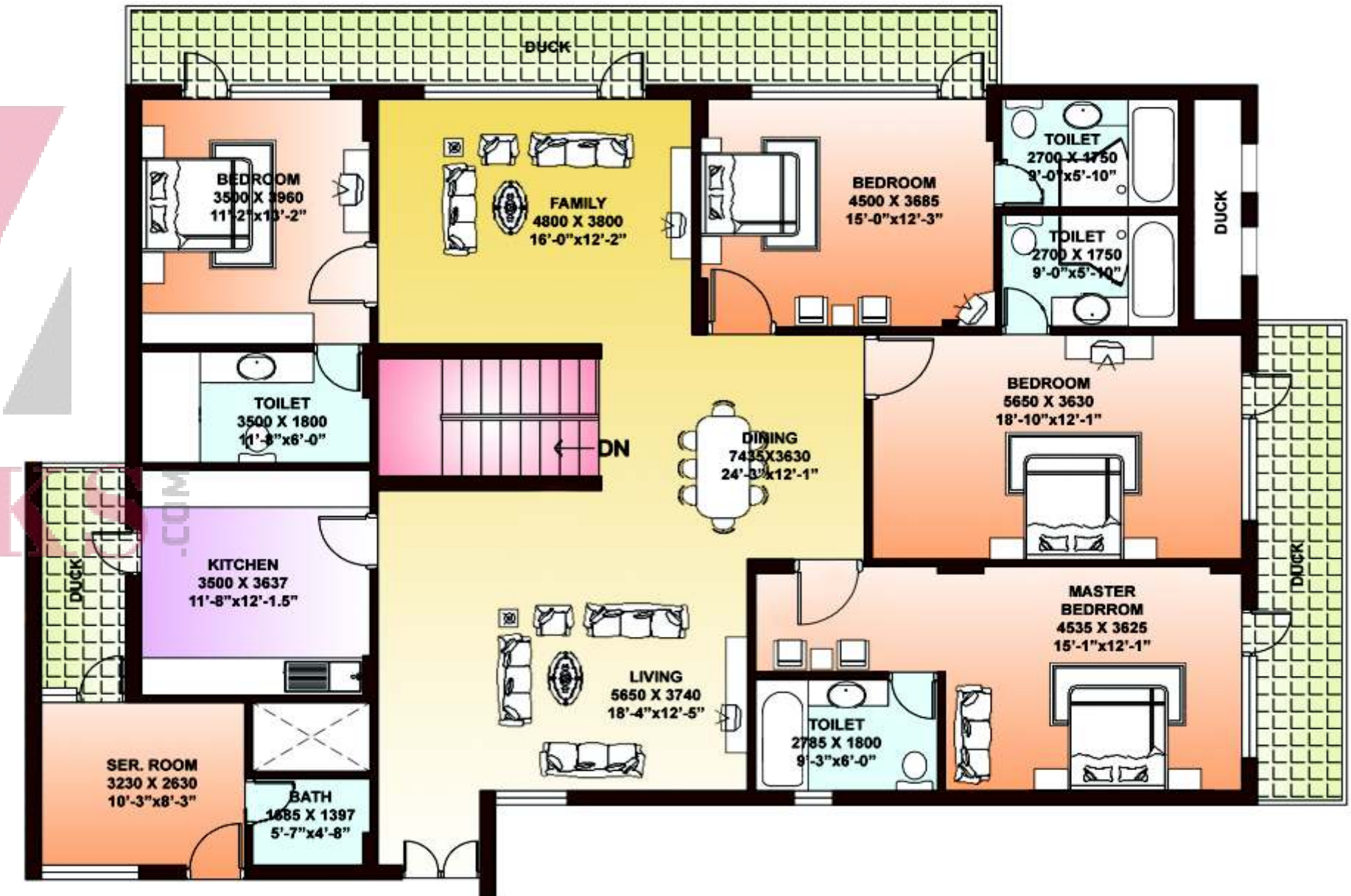
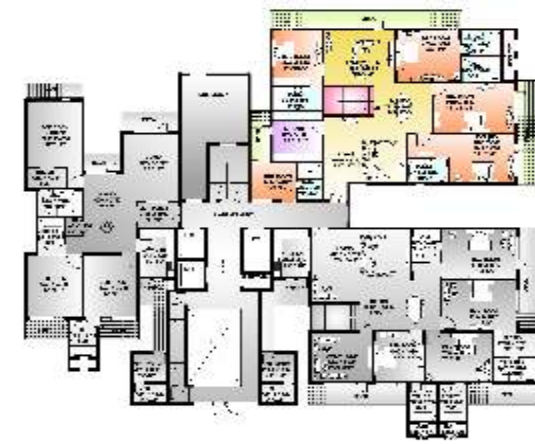
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4 BEDROOM VILLA
 (PARKING LEVEL PLAN)
 TOWER : 5, 21, 23

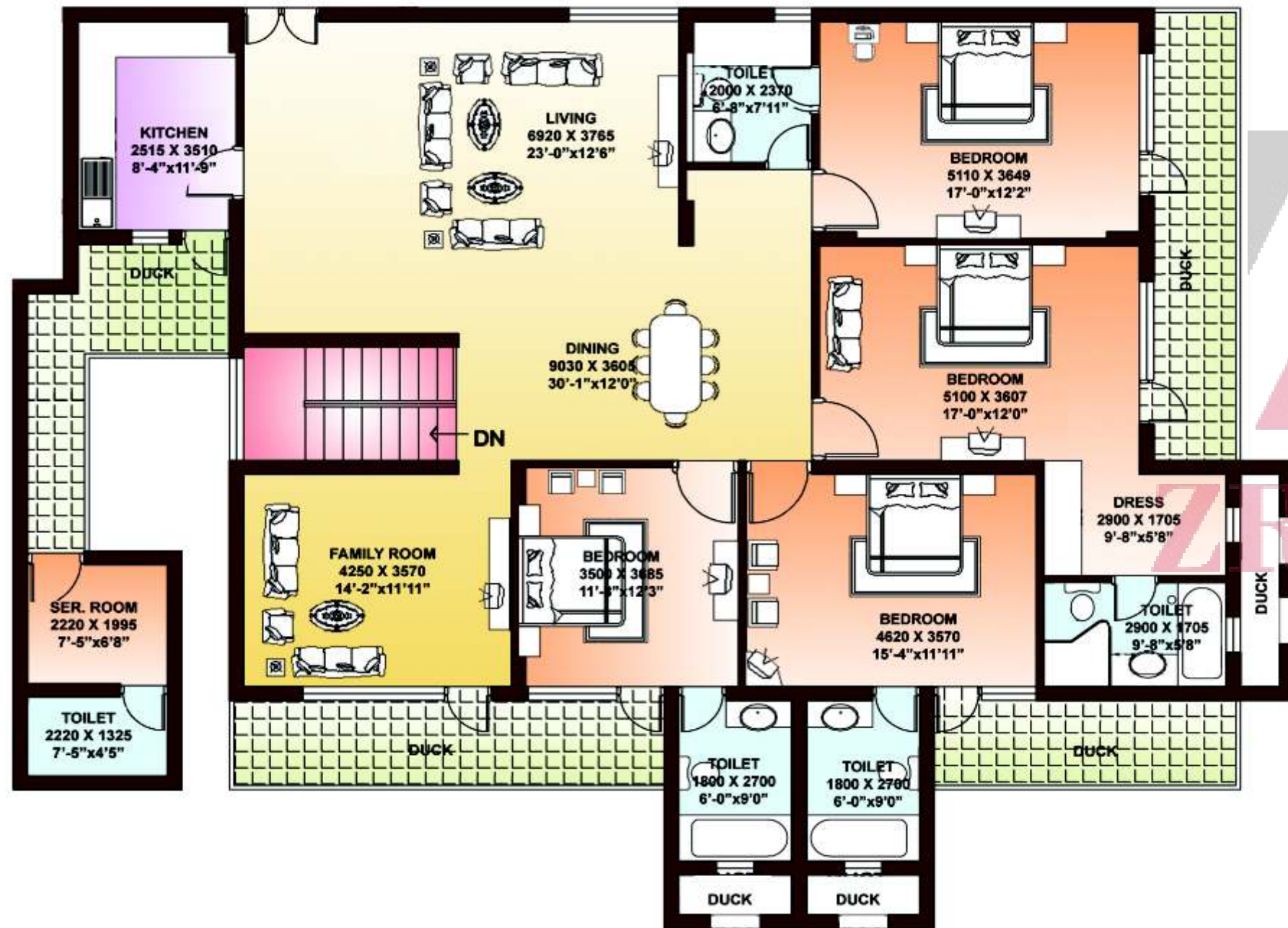
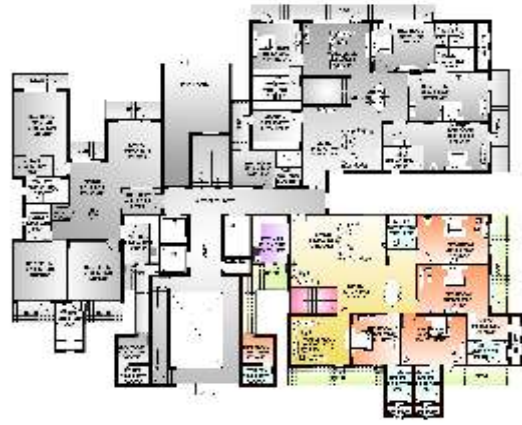
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TOWER : 5, 21, 23

4 BEDROOM VILLA
 (GROUND LEVEL PLAN)
 Saleable Area : 4250 sq. ft.

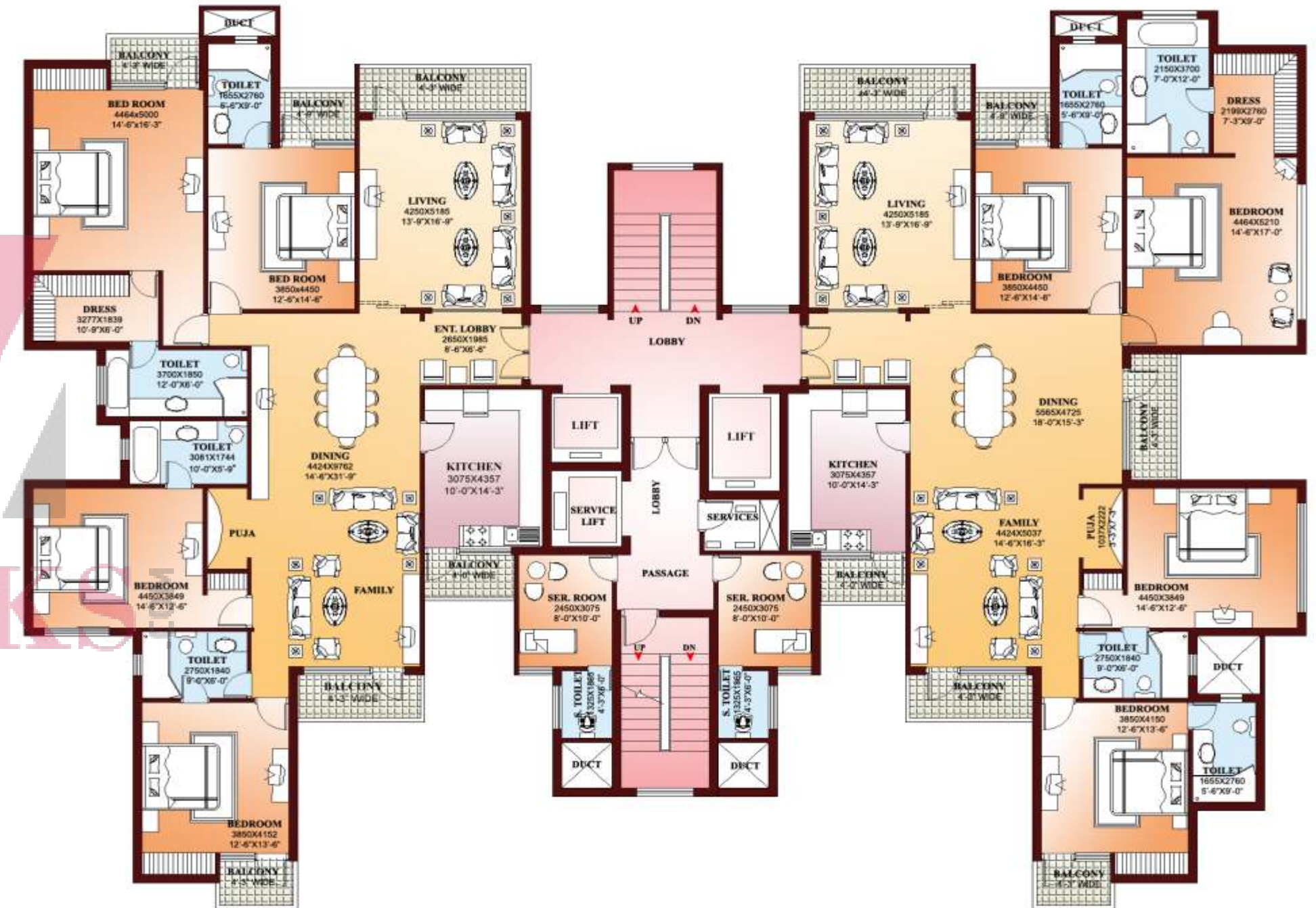
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TOWER : 5, 21, 23

4 BEDROOM VILLA
(GROUND LEVEL PLAN)
Saleable Area : 4250 sq. ft.

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Saleable Area: 3480 Sq. Ft.

Saleable Area: 3550 Sq. Ft.

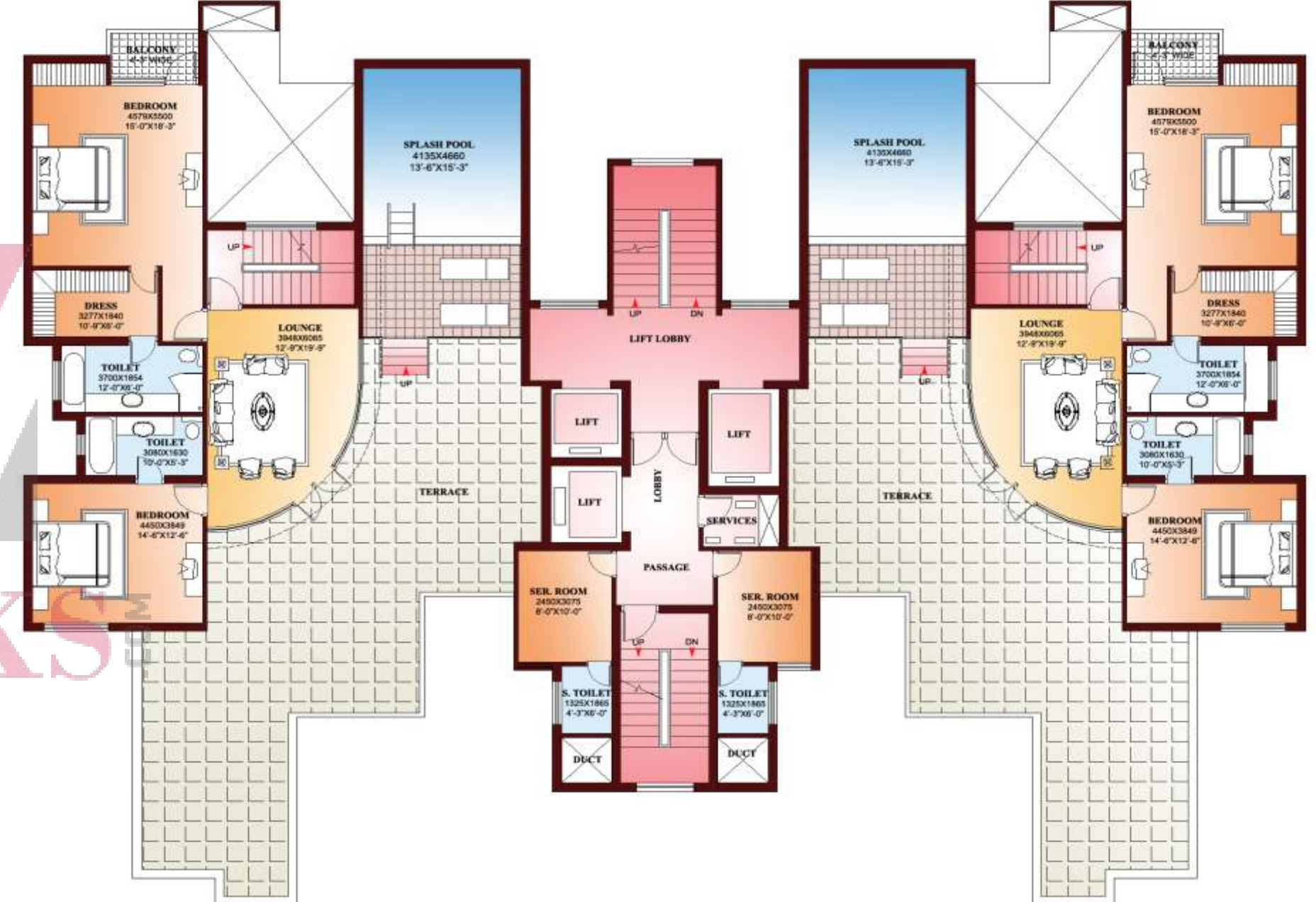
FOUR BEDROOM TYPICAL FLOOR PLAN
 TOWER- 1, 2, 3, 8, 9, 10, 11, 12

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Saleable Area: 4785 Sq. Ft.

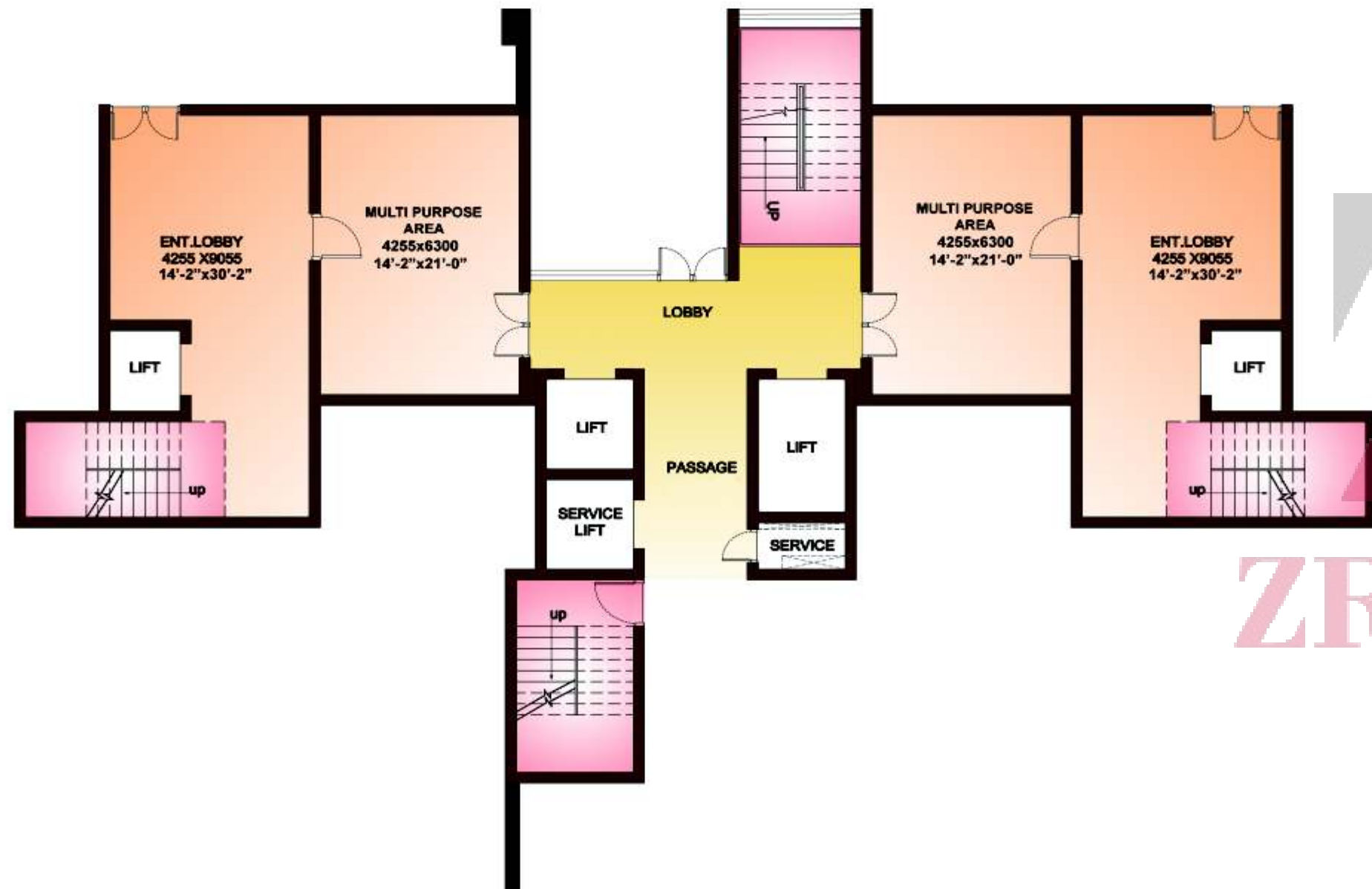
FIVE BEDROOM PENT HOUSE(LOWER LEVEL PLAN)
 (FOUR BEDROOM TOWER)
 TOWER- 1, 2, 3, 8, 9, 10, 11, 12



FIVE BEDROOM PENT HOUSE (UPPER LEVEL PLAN)
 (FOUR BEDROOM TOWER)
 TOWER- 1, 2, 3, 8, 9, 10, 11, 12

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SIX BEDROOM VILLA (PARKING LEVEL PLAN)
 (FOUR BEDROOM TOWER)
 TOWER- 1, 2, 3, 10

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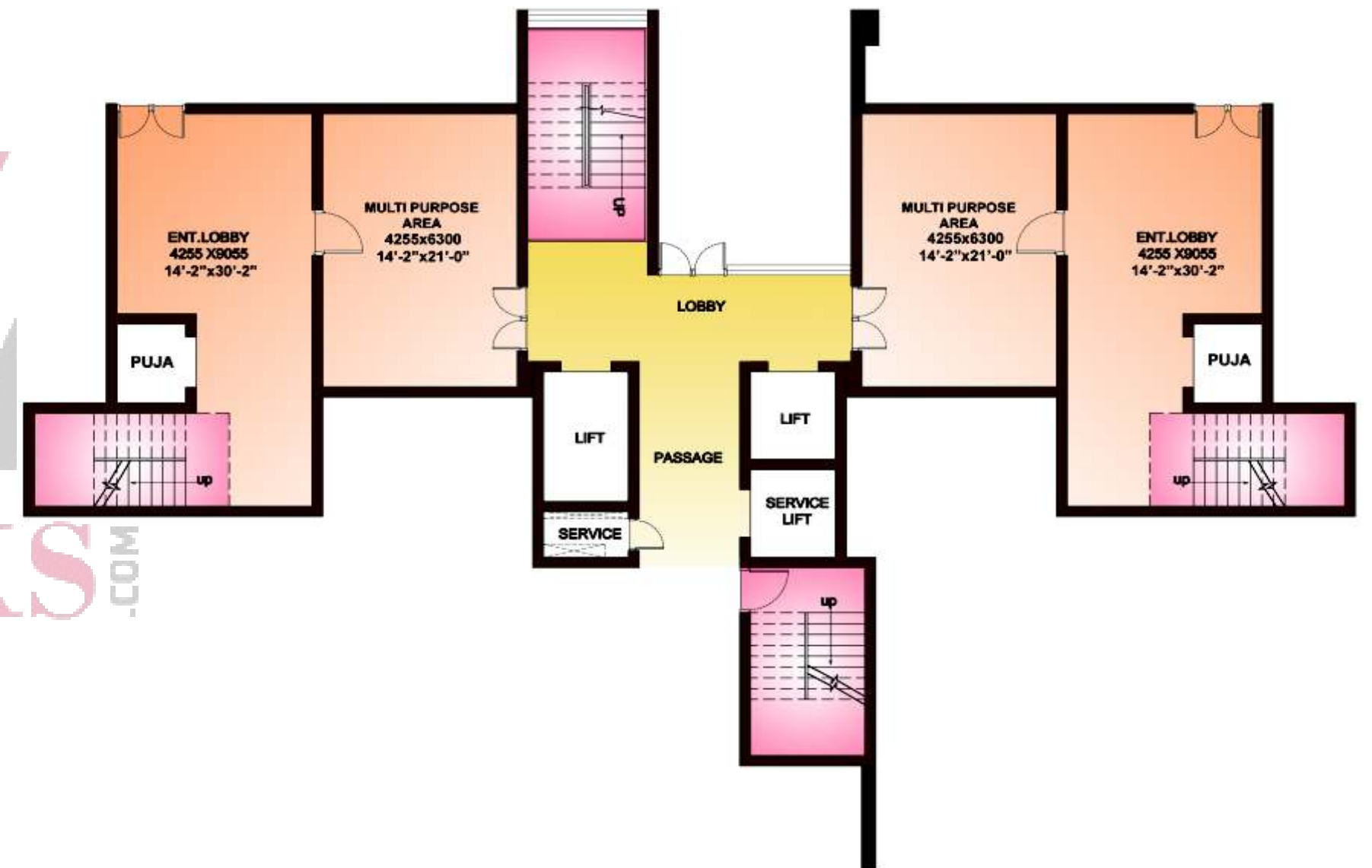


Saleable Area: 7100 Sq. Ft.
SIX BEDROOM VILLA (LOWER LEVEL PLAN)
 (FOUR BEDROOM TOWER)
 TOWER- 1, 2, 3, 10

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SIX BEDROOM VILLA (UPPER LEVEL PLAN)
 (FOUR BEDROOM TOWER)
 TOWER- 1, 2, 3, 10



FOUR BEDROOM VILLA (PARKING LEVEL PLAN)
 TOWER- 8, 9, 11, 12

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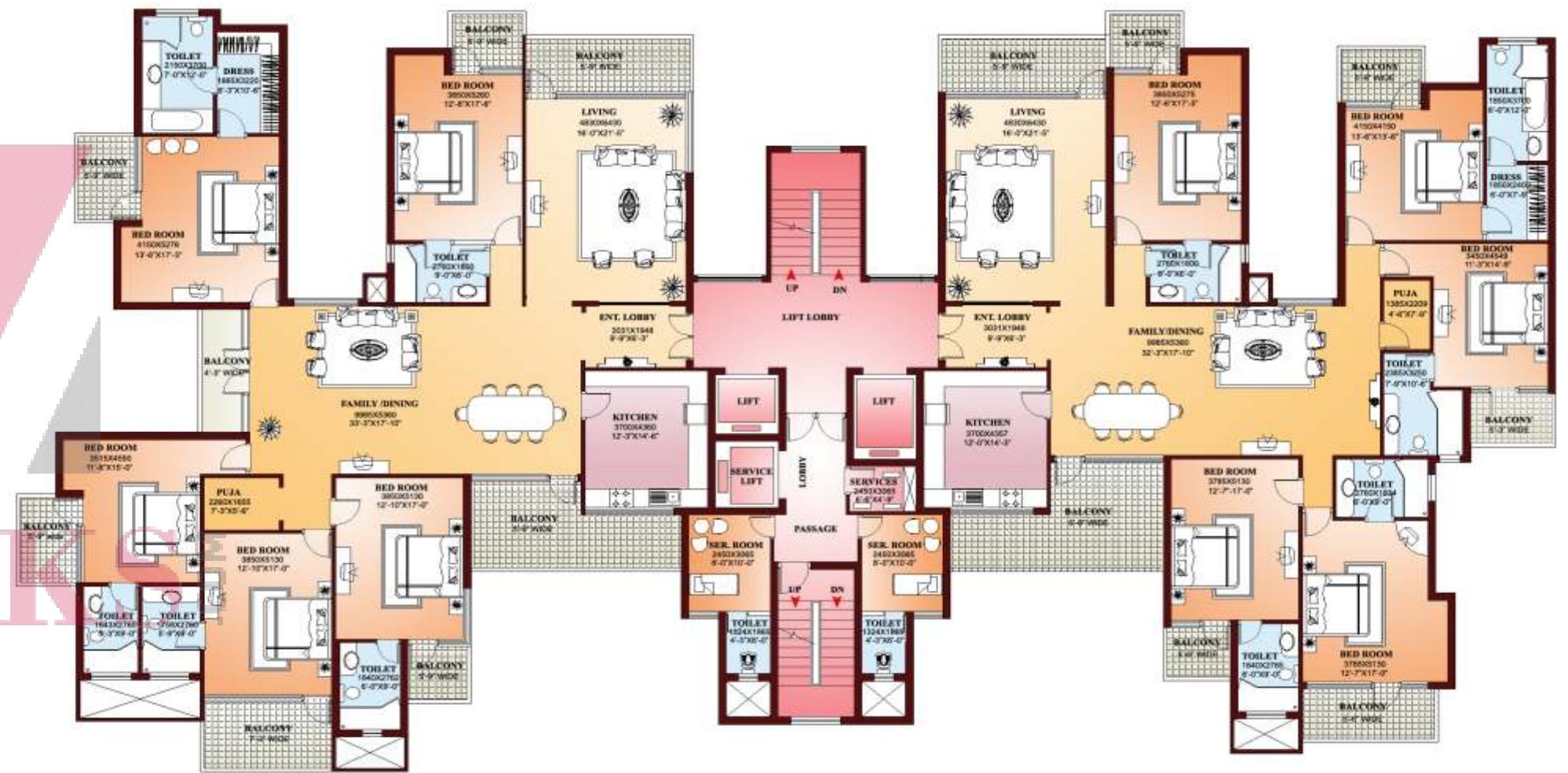
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Saleable Area: 4250 Sq. Ft.

FOUR BEDROOM VILLA
GROUND LEVEL PLAN
TOWER- 8, 9, 11, 12

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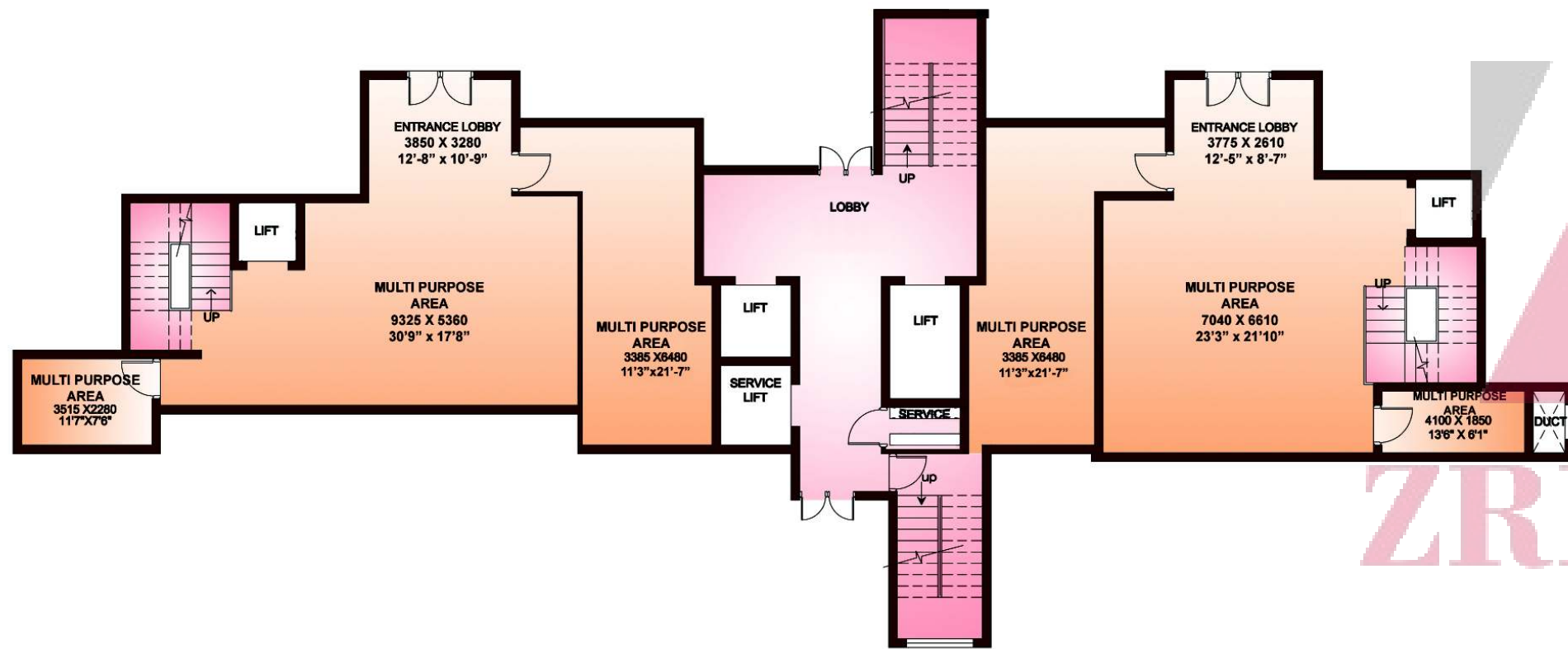


Saleable Area: 4835 Sq. Ft.

Saleable Area: 4580 Sq. Ft.

FIVE BEDROOM TYPICAL FLOOR PLAN
TOWER- 17, 18, 19, 20

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SIX BEDROOM VILLA (PARKING LEVEL PLAN)
 (FIVE BEDROOM TOWER)
 TOWER- 17, 18, 19, 20

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Saleable Area: 9945 Sq. Ft.
 TYPE-2

SIX BEDROOM VILLA (LOWER LEVEL PLAN)
 (FIVE BEDROOM TOWER)
 TOWER- 17, 18, 19, 20

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Saleable Area: 9615 Sq. Ft.
 TYPE-1



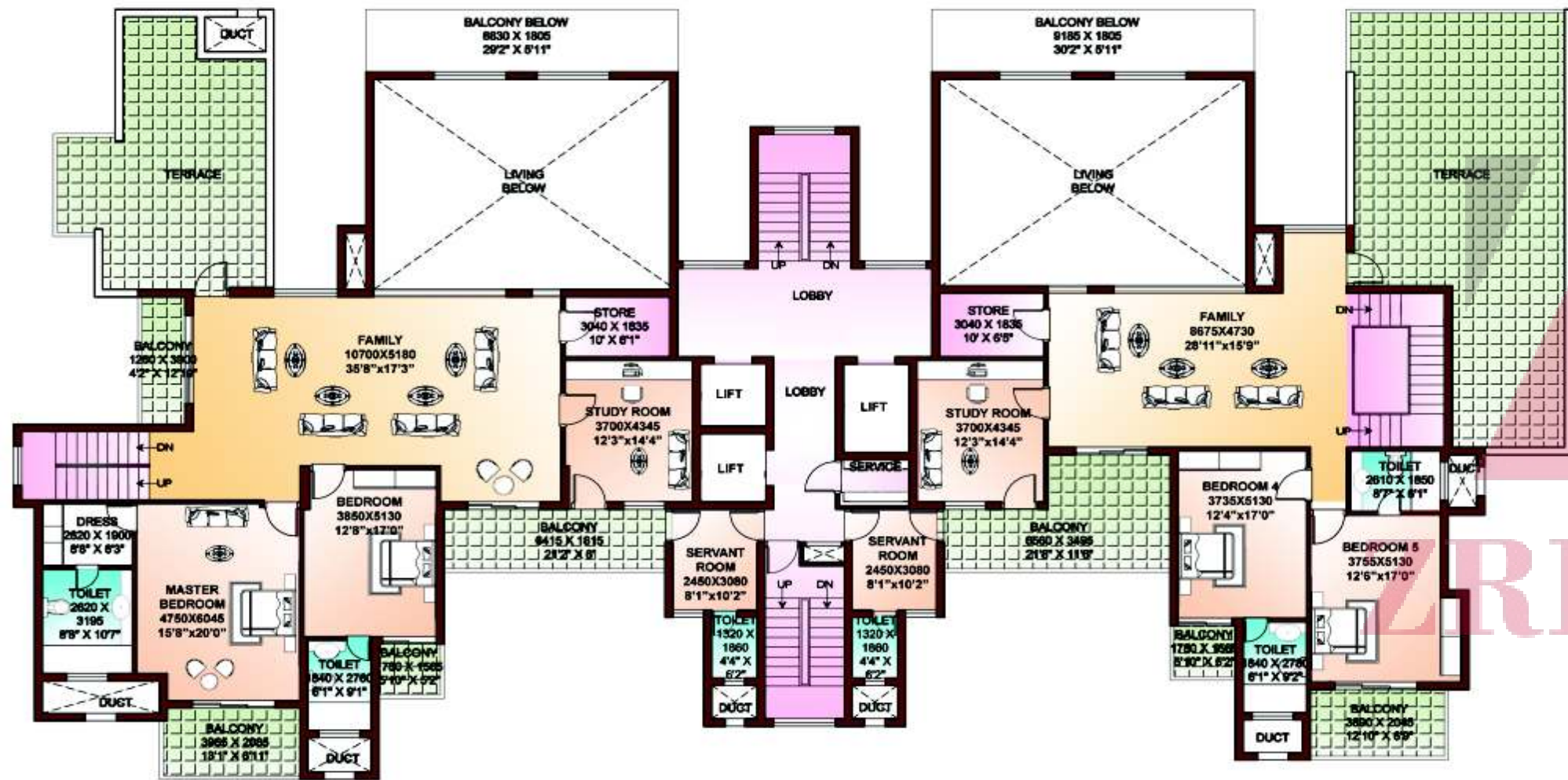
SIX BEDROOM VILLA (UPPER LEVEL PLAN)
 (FIVE BEDROOM TOWER)
 TOWER- 17, 18, 19, 20

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Saleable Area: 9550 Sq. Ft.
FIVE BEDROOM PENT HOUSE (LOWER LEVEL PLAN)
 TOWER- 17, 18, 19, 20

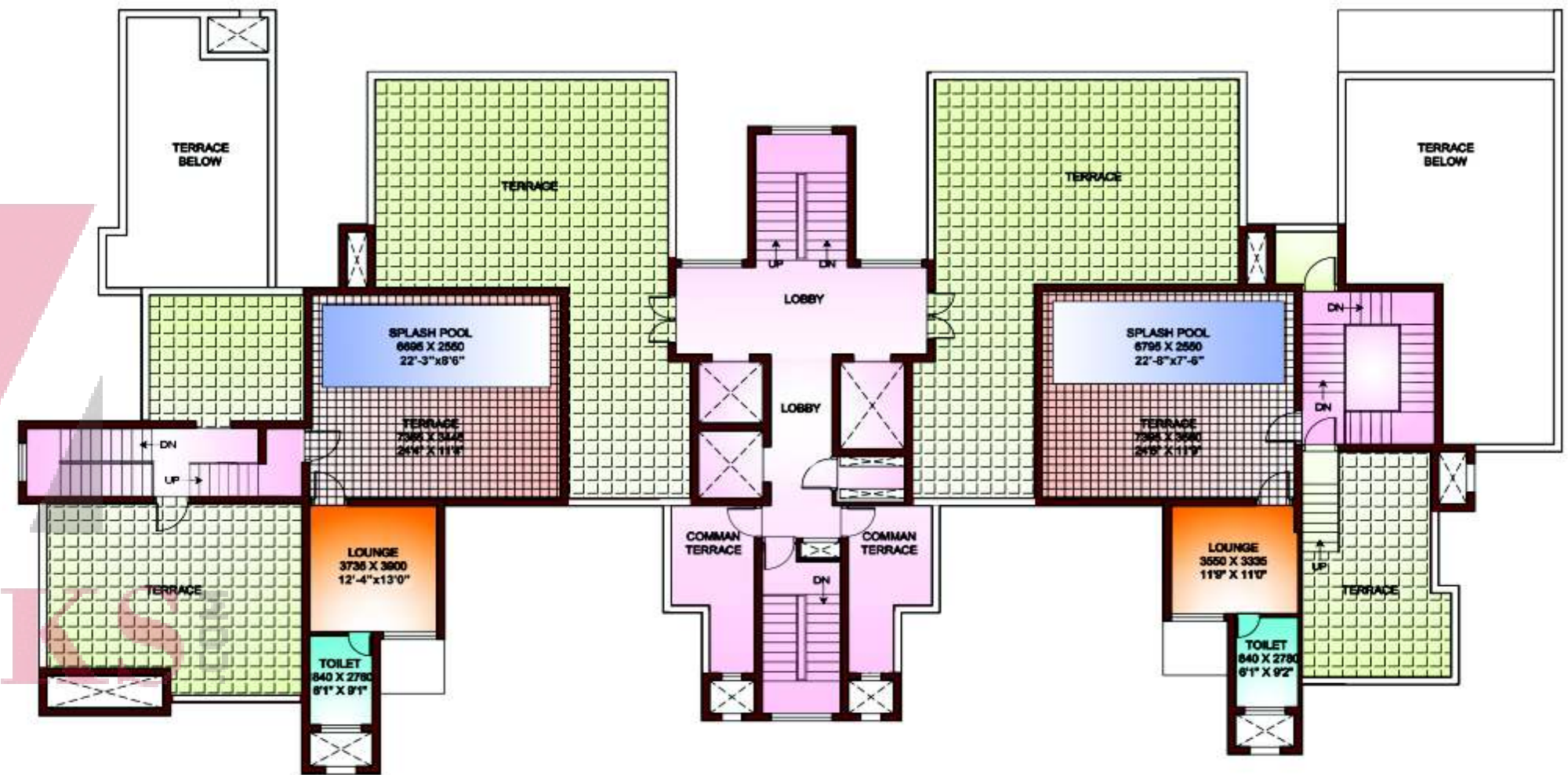
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FIVE BEDROOM PENT HOUSE (UPPER LEVEL PLAN)

TOWER- 17, 18, 19, 20

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FIVE BEDROOM PENT HOUSE (TERRACE LEVEL PLAN)

TOWER- 17, 18, 19, 20

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SPECIFICATIONS

- Structure
 - Structure designed for highest seismic consideration
- Living / Dining
 - Floor - Italian Marble / Equivalent
 - Walls - Acrylic Emulsion Paint
 - Ceiling - Oil Bound Distemper
- Bedrooms
 - Floor - Laminated wooden flooring in master bedroom and marble / granamite tiles flooring in other bedrooms
 - Walls - Acrylic Emulsion Paint
 - Ceiling - Oil Bound Distemper
 - Woodwork - Walk in closets
 - POP - Cornice & Moulding in all rooms
- Servant Room
 - Floor - Terrazzo / Ceramic Tiles
 - Walls - Oil Bound Distemper
 - Ceiling - Oil Bound Distemper
- Balcony
 - Floor - Combination of one or more of Indian Marble / Imported Marble / Terrazzo / Stone / Tiles
 - Walls & Ceiling - Oil Bound Distemper / Textured Paint
- Toilets
 - Floor - Combination of one or more of Vitrified Tiles / Ceramic Tiles / Marble stone
 - Walls - Combination of one or more of Vitrified Tiles / Ceramic Tiles / Marble Stone / Acrylic Emulsion
 - Counters - Granite
 - Fitting / Fixtures - Jacuzzi in Master Bedroom Toilet, Single level CP fittings, Wall hung WC, Exhaust fan
 - Closets - Wooden closets to be provided in all toilets in Modular style under the counter
 - Shower - Shower Cubicle in Master Bedroom



- Kitchen
 - Floor - Combination of one or more of Vitrified Tiles / Ceramic Tiles / Marble Stone
 - Walls - Ceramic tiles up to 2'0 above counter and oil bound distemper in the balance area
 - Counters - Granite
 - Fitting / Fixtures - CP Fittings, Double Bowl Sink, Exhaust Fan
 - Woodwork - Modular Kitchen
 - Gas - Piped gas with Meters / space for gas bank
- Doors
 - Internal Doors - Polished / Panelled Doors
 - Entrance Door - Veneered & polished / panelled shutters / moulded skin door
- Electrical
 - Modular Switches, Copper Wiring, Dimmer Switches for lights and Fans with 100% power backup. Ceiling Fans in all rooms including kitchen and toilets
 - Cable TV & Internet through broadband connectivity
- Plumbing
 - Hot & Cold Water supply inside the toilets and kitchen
- Water
 - Drinking Water treatment facility by individual R.O. System
- Lift Lobby & Common Lobbies
 - Floor - Combination of one or more of Indian Marble / Granite / Terrazzo
 - Walls - Combination of one or more of Indian Marble / Granite / Stone-Cladding up 4' height / acrylic emulsion
- Windows
 - Windows with Powder Coated Aluminium Sections



Creating Landmarks of Excellence Pan India



Parsvnath Developers Limited, one of India's leading real estate developer with Pan-India presence is developing 98 projects across 47 cities and 16 states.

It has a diversified portfolio which includes, Integrated Townships, Group Housing, Commercial Complexes, Multiplexes, Hotels, IT parks, B.O.T. Projects, SEZs & Contracting and now plan to diversify into Infrastructure projects.

In the last 20 years, the group has created edifices of magnificence throughout the length and breadth of the country. Today, Parsvnath has become synonym for perfection, innovation, customer satisfaction, transparency and developing both high end luxury & value for money projects.

With a deep desire to serve the need of the society and the nation better, we stand committed to build a better world.

- DIVERSIFIED REAL ESTATES COMPANY.
- DEVELOPING 98 PROJECTS.
- PRESENT IN 47 CITIES ACROSS 16 STATES.