



LOCATION MAP | Map not to scale

**Promoters & Developers :**

**Apeksha Infraprojects Pvt.Ltd**

Plot No. G-1, Suncity Township, Sikar Road,Jaipur

**E** : info@jaivilas.in | **Ph**: 0141- 3114400

**M** : +91 93 09 400 400

**W** : www.jaivilas.in

Connect With Us :



Architects :

**Malhotra & Associates**

Architects - Engineer - Interiors Designers

*The Art of Royal Living...*



Disclaimer: This Brochure is a presentation and not a legal document. All drawings, amenities, facilities, 3d views/elevations are subject to change as per the respective authorities/developers. Images, 3d views and elevations shown above are an artistic conceptualization/impression and do not purpose to replicate the exact products.





There is no passion  
to be found playing small  
and setting for a life  
that is less than you are capable of living

Live like a king live in Royal..



Welcome, to your new signature of pride, which stands tall to let your spirit touch the sky.

JAI VILAS, a name true to its meaning is for the victors in life. People, who have achieved and who deserve a life rich in class and luxury to further evolve their lifestyles!

JAI VILLAS introduces the concept of 'royal living' and elevated existence in the form of Sky Villas architecturally planned in the apartment living style giving you the privacy, space, ownership and luxury of dream house and the proximity of a secure and close knit social group like an apartment. It's a unique architectural innovation that ushers in the elegance of authentic royal living at Jai Vilas.

What's more, JAI VILAS truly is your castle in the sky.

Coming up on main Sikar Road, JAI VILAS happens to be the 'tallest' and the most astonishingly marvelous structured that would highlight the vicinity. Imagine your stature and social influence when you would be associated to the tallest and the grandest building in the neighborhood.

It is pure heavenly luxury that awaits you at Jai Vilas.

Come, make the most of what life has in offer for you with your own luxurious abode here.







# Landscaping

Mezzanine level gardens with aesthetically enhanced elements giving you an elevated sense of reprise and relaxation.

The spirit of easy lounging and carefree conversations under the sun gets even more interesting with specially and comfortably placed seating arrangements all across the mezzanine gardens.



Amazingly pleasant landscaped gardens with outdoor sports facilities like tennis and badminton for an invigorating past-time.

## Royal Apartments

Located on the main 100ft road in Sun City, Jai Vilas is the most prominent landmark on the Sikar road. Merely 300 meters from NH-11 and just 7 minutes drive away from Vidyadhar Nagar area, Jai Vilas is located in one of the fastest upcoming posh localities of Jaipur that still has to offer a life away from the hustle and the chaos as compared to the over populated areas.

Jai Vilas offers you a life enriched with peace in perfect harmony with nature. Here you will see ample greenery around. Your heart would warm itself with the fresh breeze every morning. Your jogs would be filled with pleasant views and your neighborhood would have all the amenities that a life filled with class desires.







PROJECT @ A GLANCE

TALLEST TOWER @ SIKAR ROAD, JAIPUR

5 METER RAISED PODIUM GARDEN

COVERED CAR PARKING

SWIMMING POOLS FOR KIDS & ADULTS

SPORTS AREA

SEPARATE COMMERCIAL AREA

GRAND ENTRANCE FOYER

PERFECT BLEND OF MODERNITY AND HERITAGE

LANDSCAPED GARDENS



RAJ-RERA CERTIFIED  
RAJ/P/2017/229

ENTRANCE WITH AN  
ELEVATED GARDEN

5 Mts RAISED PODIUM—  
1st OF ITS KIND IN RAJASTHAN

LOCATED ON MAIN  
ROAD AT **100FT**  
SUNCITY

SWIMMING POOLS  
FOR KIDS & ADULTS

SPORTS AREA

ROYAL CORRIDORS,  
JHAROKHAS & JAALIWORKS





- 
- 1 ENTRANCE GATE-1-2-3-4
  - 2 COMMERCIAL AREA
  - 3 100 FT. WIDE ROAD
  - 4 GRAND ENTRY GATE
  - 5 HIGH RAISED PODIUM
  - 6 LANDSCAPING
  - 7 BANQUET LAWN
  - 8 SUNCITY CIRCLE
  - 9 SPORTS AREA
  - 10 KIDS PLAY AREA
  - 11 ADULT SWIMMING POOL
  - 12 KIDS SWIMMING POOL
  - 13 VISITORS PARKING
  - 14 RESIDENT PARKING





  
apeksha's  
**JAI VILAS**  
Royal Apartments  


*The Art of Royal Living...*

Model Flat Where you want to live....





Model Flat at Jai Vilas

Drawing Room

Dining Room



Kitchen



Toilet

Jai vilas has an equilibrium of modern and traditional living.  
Where you can enjoy life with all modern amenities and even create your own  
Royal home ...

Here we have created a model flat for you, below are original images of a  
Flat of apeksha jai vilas







Guest Room



Master Bed Room



Kids Room



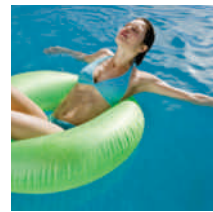


## SALIENT FEATURES :



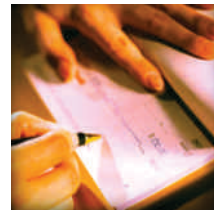
### FITNESS & SPORTS

Club House	Basket ball court
Gymnasium	Badminton court
Swimming pool	Table Tennis room
Jogging track	Putting greens
Splash pool	Tennis court
Indoor Jacuzzi	Cricketing nets
Steam bath	Yoga center
Sauna bath	



### COMMERCIAL AREA

Banquet
Restaurant
Bank/ATM
Super Market
Convenient shopping
Grocery



### RECREATION FOR KIDS



- Toddler's park
- Sand pits
- Rock climbing wall
- Children's park
- Tricycle track
- Hideout

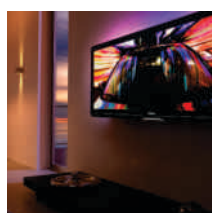
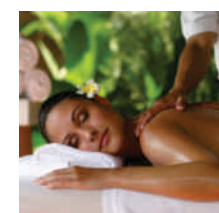
### GENERAL AMENITIES, SECURITY & FACILITIES

Gas bank with separate meters	Basement parking for residents
Power back-up for common area	Visitor's car parking facility
Secure access control system	Video camera in lift lobby and corridors
Private mail box	Carwash facility
Floor directory	Locker Room
Facility center	Intercom
Doctor's clinic	Fire sprinklers
Medical store	



### ENTERTAINMENT & AMUSEMENT

Hobby Room	Games' Arcade
Outdoor Party Lawn	Food Court
Community Hall	Day Spa
Senior Citizen Area	Fountain
Teenager's Corner	Kitty Party Club
Mini Theatre	







STEAM BATH



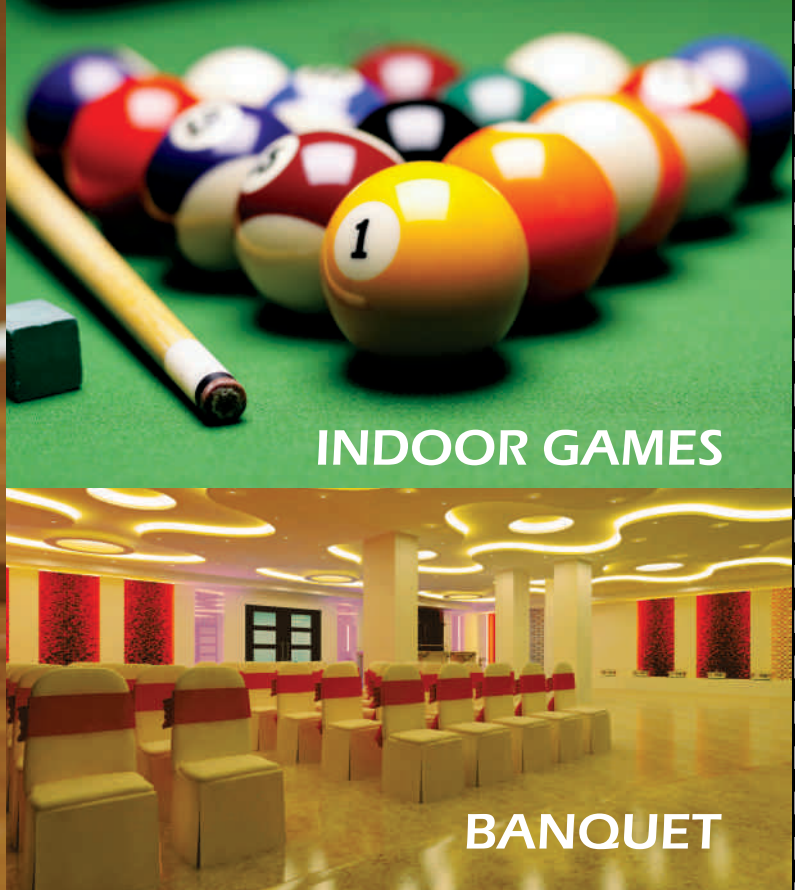
JACUZZI



SWIMMING POOL



BASKET BALL



INDOOR GAMES



BANQUET



welcome to

OPERA

The Royal Club at apeksha Jai Vilas



YOGA AREA



TENNIS COURT



MINI THEATRE



GYMNASIUM



SPECIFICATIONS :

LIVING/DINING/ BEDROOM	Floor Wall Ceiling	Vitrified tiles POP surface with Plastic paint of pleasing shades White plastic paint
MASTER BEDROOM	Floor Wall Ceiling	wooden flooring POP surface with Plastic paint of pleasing shades White plastic paint
KITCHEN	Modular Kitchen Floor Wall Ceiling Counter Fixtures/ CP Fittings	Without Appliances Vitrified tiles Tiles up-to 2' above counter and acrylic emulsion paint in the balance area Plastic paint Granite Dark color SS Sink and Exhaust fan
BALCONY	Floor Ceiling	Anti skid ceramic Tiles Exterior Emulsion paint
TOILET	Floor Wall Sanitary ware  Plumbing	Anti skid tiles Combination of Tiles and Acrylic emulsion paint Single lever CP fitting, Wash basin & wall hung WC in Master Toilet and European WC in other toilets or equivalent, Health faucet CPVE/GI Pipes Solar Water Heater (Master Bedroom)
UTILITY/SERVANT ROOM	Floor Wall/Ceiling	Ceramic tiles Oil bound distemper
LIFT LOBBY		Combination of Marble/Granite and Acrylic Emulsion. Textured paints embellished with mirror
STAIRCASES		Marble / granite flooring and texture color on wall
DOORS	Toilet Internal External	Flush Door 30 mm with beading with standard fixtures Painted Hardwood frame with painted flush doors Designer laminated flush door with teak finish
WINDOWS		UPVC/ Aluminium framed glass windows
ELECTRICALS		Modular switches of Philips/Crabtree or equivalent make and copper wiring ceiling fans in all Rooms and ceiling light fitting in Toilets (except for Servant Room & Toilet), Balconies and Passages
STRUCTURE		Earthquake resistant RCC structure as per seismic zone II
POWER BACK UP		DG Power Back up for common areas and emergency backup in all flats (1KVA in each flat)
PARKING		Separate reserved parking for residents and visitors on ground and basement level
CONNECTIVITY I		Intercom option
GAS SUPPLY		LPG supply to all flats through centralized gas station
SECURITY SYSTEM		Secured Gated Community with access Control at Entrances and CCTV for Parking Area and Entrance Lobby
ELEVATORS		High speed 8 passenger elevators + service elevators
WATER HARVESTING		Rain Water Harvesting system as per statutory norms and STP
FIRE FIGHTING SYSTEM		Fire fighting system as per statutory norms Dual Source Meter & Diesel Storage



FLOOR PLANS





PHASE -2

PHASE -1

PODIUM PLAN



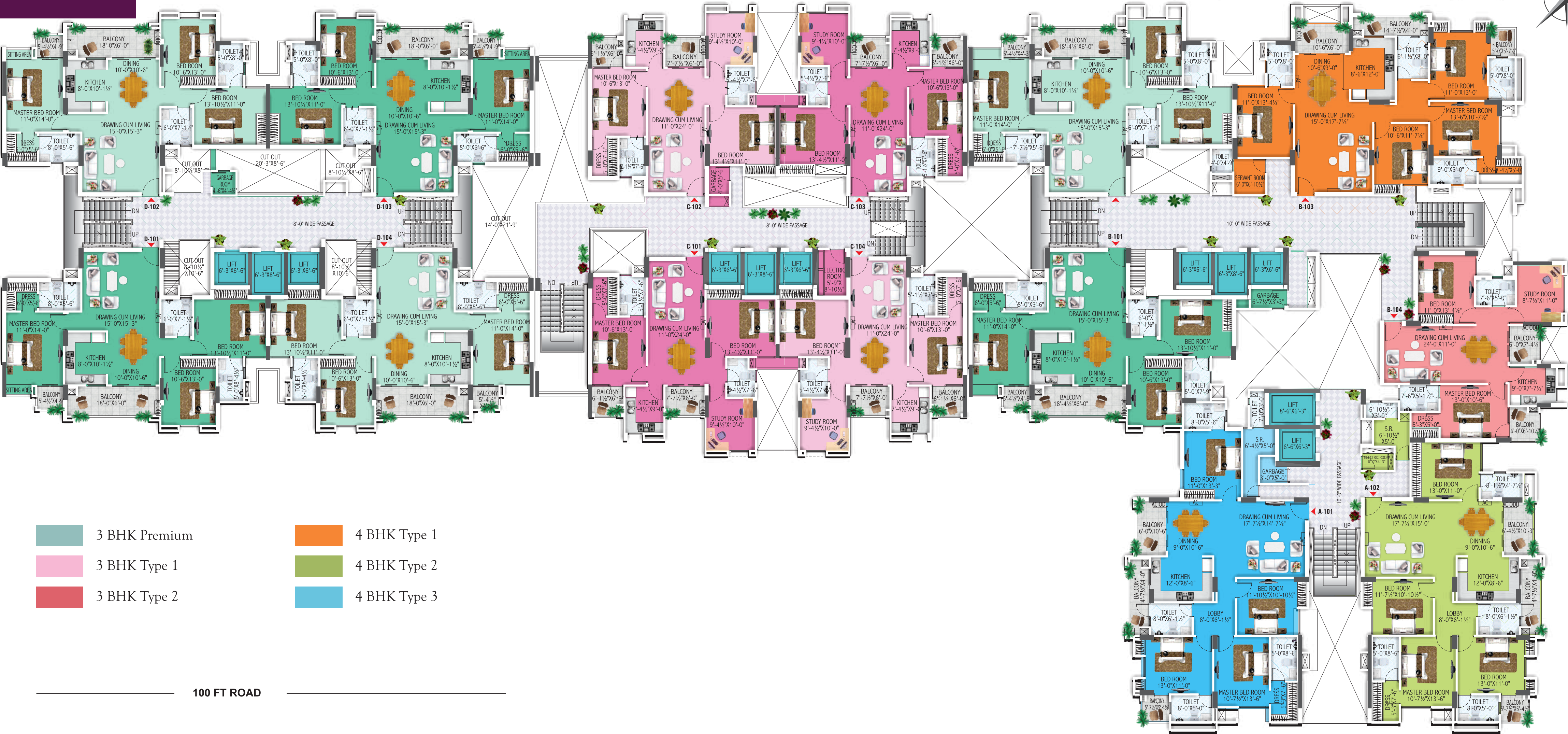
PHASE -2





PHASE -1



TYPICAL FLOOR  
(PHASE-1)



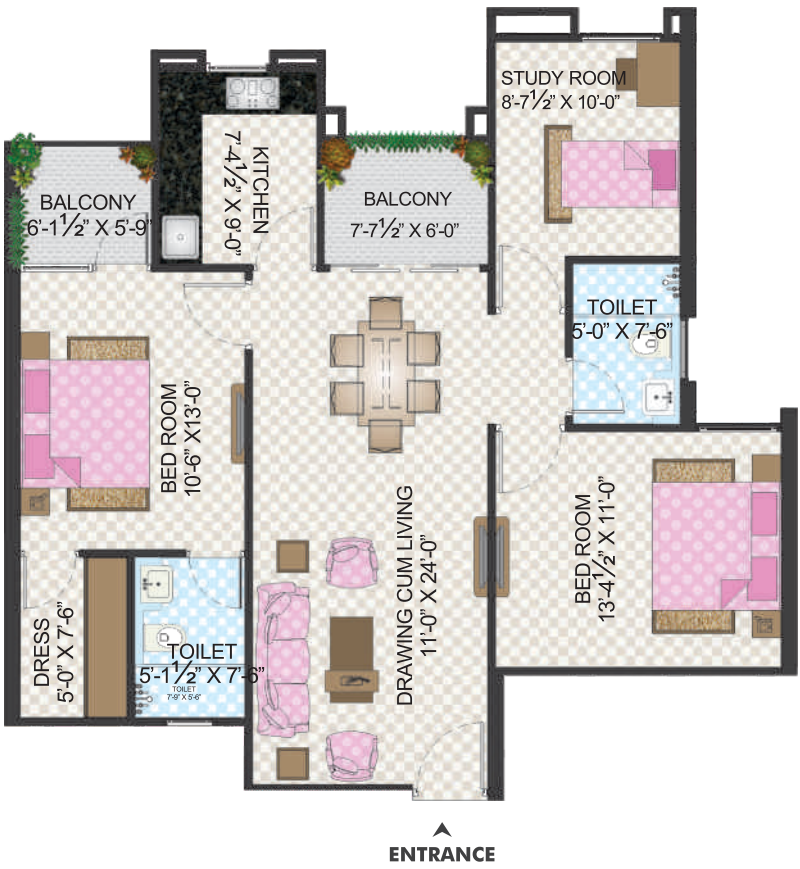
- |   |               |   |              |
|---|---------------|---|--------------|
|  | 3 BHK Premium |  | 4 BHK Type 1 |
|  | 3 BHK Type 1  |  | 4 BHK Type 2 |
|  | 3 BHK Type 2  |  | 4 BHK Type 3 |

100 FT ROAD

100 FT ROAD



3 BHK- TYPE-1



3 BHK- PREMIUM



3 BHK- TYPE-2

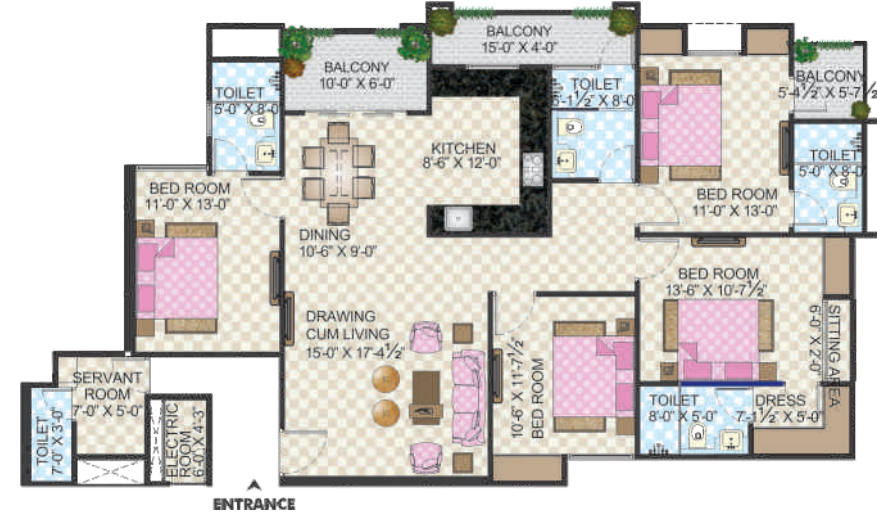


4 BHK- TYPE-1





4 BHK- TYPE-2



4 BHK- TYPE-3

