

  
**KP SANGHVI**  
SINCE 1965 - ∞  
A TOUCH OF ETERNITY

KP *Villas*



God made each of us UNIQUE!...

BRAINS Creative Unit™





...And so are our NEEDS!

K P *Villas*

When it comes to selecting a home, there cannot be one planning that can suite the aspirations and need of all. People have diverse interest, varied family sizes, different budgets and peculiar habits. K.P. Villa is a unique endeavor to offer a solution to anyone who is looking for a modern living, smart space planning, sensitivity to climate and solid looks. The booklet showcases primarily 2 types of villa along with its 7 variants. Based on the choice you make, needless to say, your villa shall be delivered complete with all the relevant changes in design and utilities to make your transition hassle free.



# K P Villas







**SITE PLAN**



Villa Serene	Saleable Plot Area in Sq. Yds	Villa Serene	Saleable Plot Area in Sq. Yds	Villa Serene	Saleable Plot Area in Sq. Yds	Villa Exotica	Saleable Plot Area in Sq. Yds
S 1	431	S 26	377	S 51	376	E 1	919
S 2	377	S 27	377	S 52	376	E 2	772
S 3	377	S 28	377	S 53	377	E 3	771
S 4	377	S 29	377	S 54	377	E 4	771
S 5	377	S 30	377	S 55	377	E 5	771
S 6	377	S 31	376	S 56	377	E 6	771
S 7	377	S 32	376	S 57	377	E 7	772
S 8	377	S 33	377	S 58	377	E 8	772
S 9	376	S 34	377	S 59	377	E 9	772
S 10	377	S 35	377	S 60	567	E 10	771
S 11	377	S 36	377	S 61	722	E 11	771
S 12	377	S 37	377	S 62	390	E 12	771
S 13	377	S 38	377	S 63	390	E 13	771
S 14	377	S 39	377	S 64	390	E 14	771
S 15	377	S 40	377	S 65	389	E 15	771
S 16	377	S 41	377	S 66	388	E 16	772
S 17	377	S 42	577	S 67	486	E 17	772
S 18	377	S 43	756	S 68	377	E 18	772
S 19	377	S 44	377	S 69	377		
S 20	484	S 45	377	S 70	377		
S 21	759	S 46	377	S 71	377		
S 22	377	S 47	377	S 72	377		
S 23	377	S 48	377	S 73	431		
S 24	377	S 49	377				
S 25	377	S 50	377				

Landmark Plot	Saleable Plot Area in Sq. Yds
L 1	1682

ENTRY







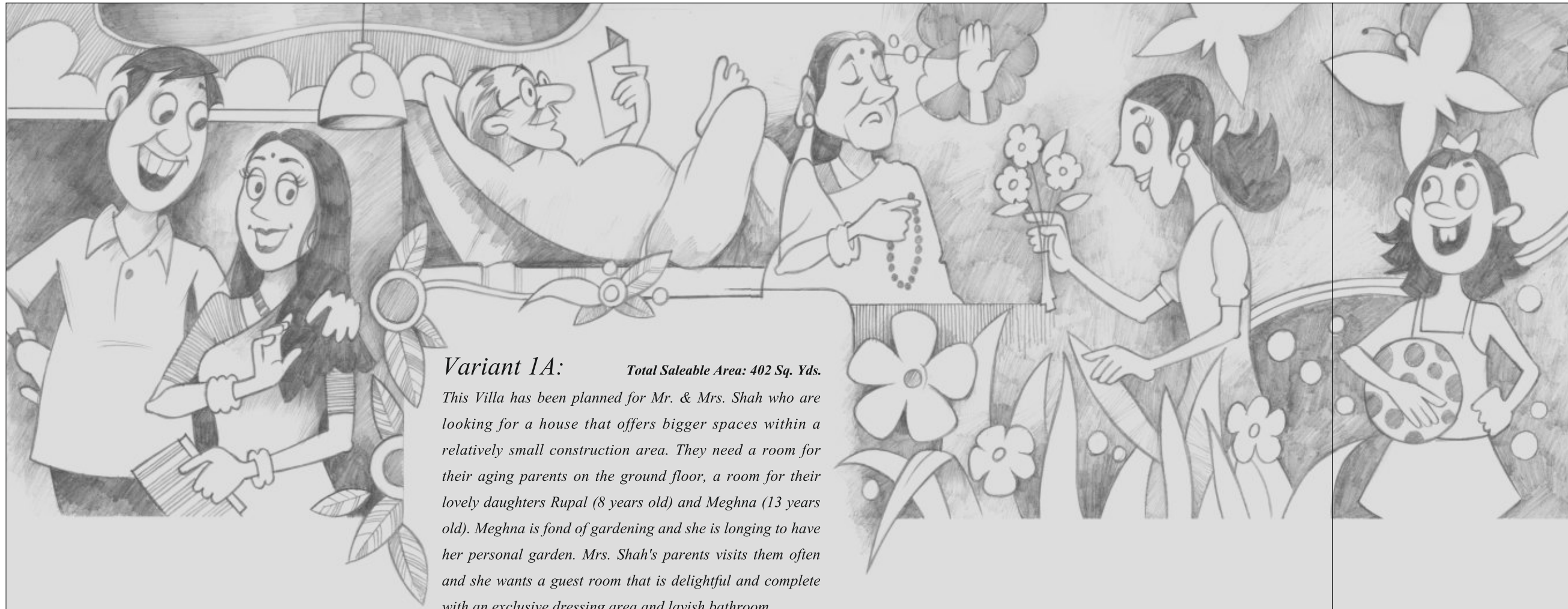
VILLA SERENE

These modern homes personify elegance and clustered away from the main road, thereby offering ultimate serenity maintaining excellent connectivity with outside. Based on your family profile and needs, there are 6 variants of this dream home making this a nearly customized house. The terrace gardens at various levels multiplies the pleasure of living close to the nature.

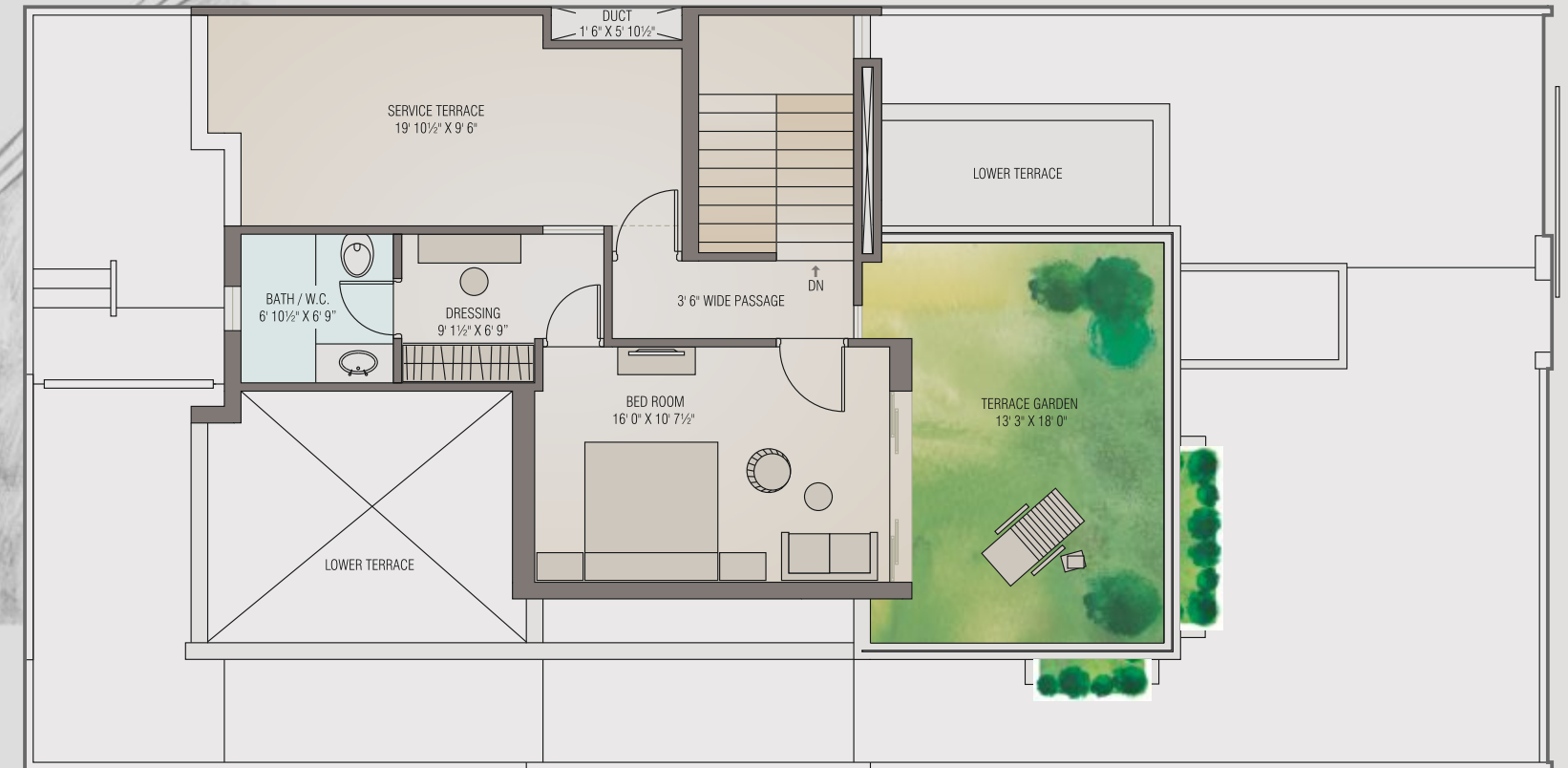


# STYLISH

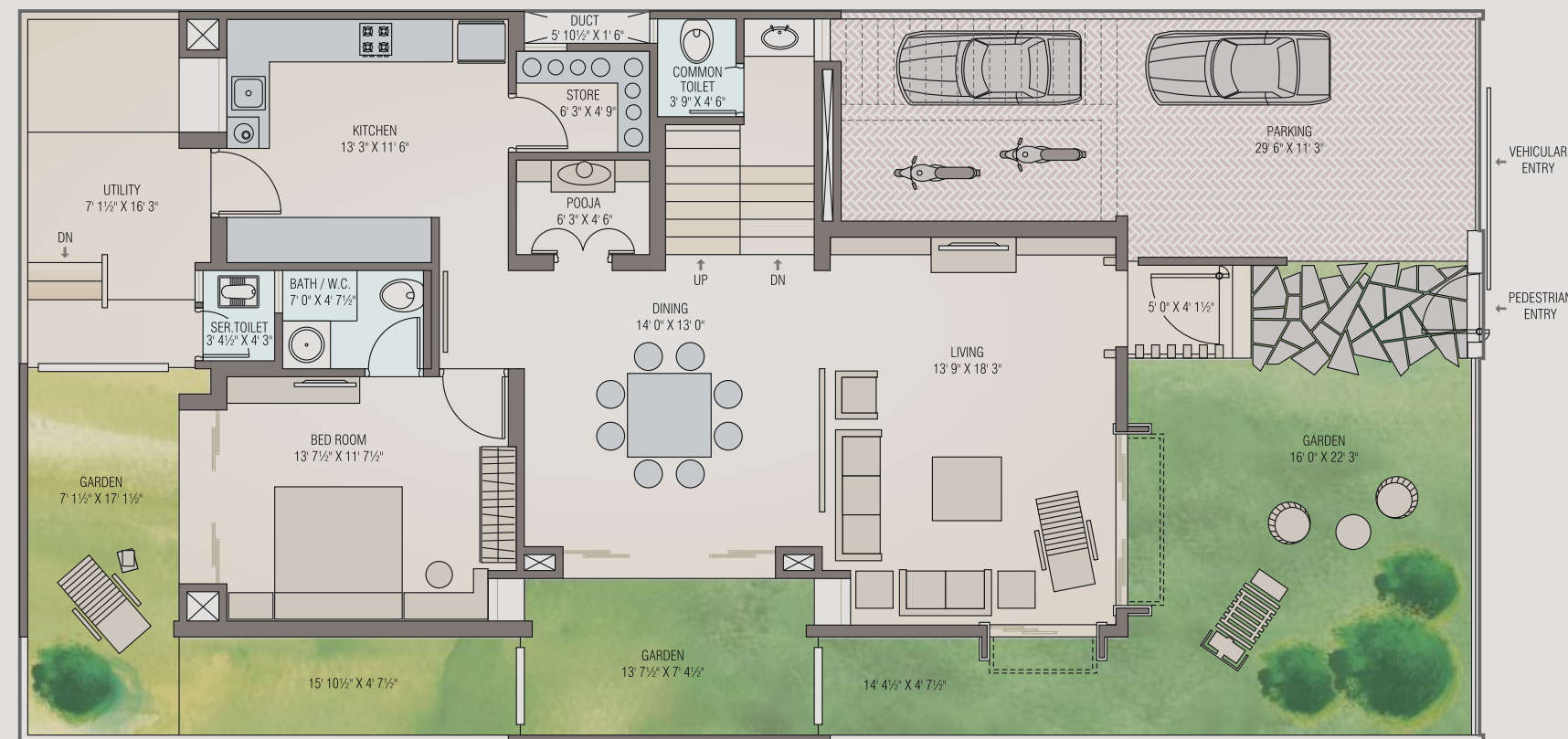




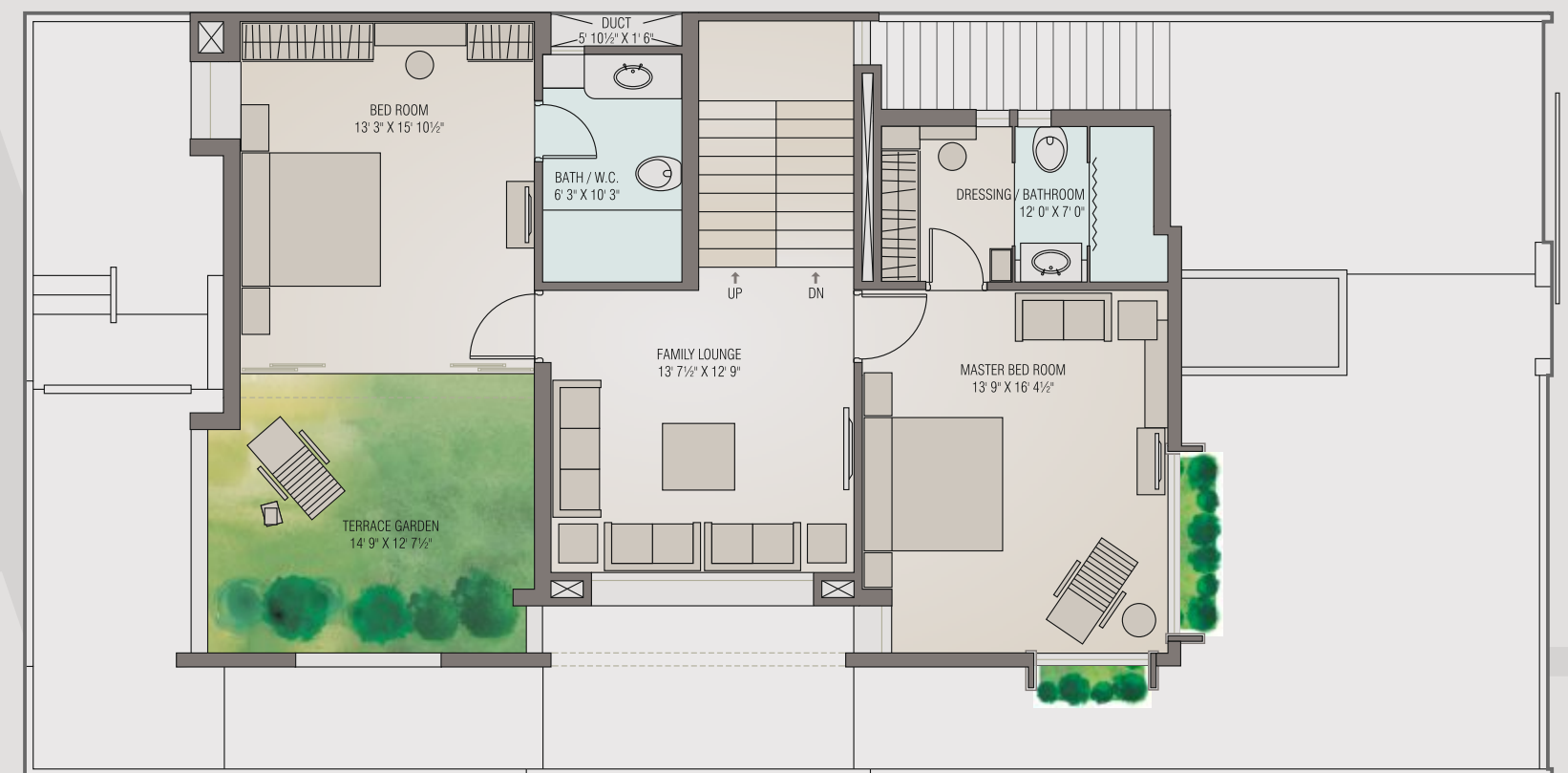
**Variant 1A:** *Total Saleable Area: 402 Sq. Yds.*  
 This Villa has been planned for Mr. & Mrs. Shah who are looking for a house that offers bigger spaces within a relatively small construction area. They need a room for their aging parents on the ground floor, a room for their lovely daughters Rupal (8 years old) and Meghna (13 years old). Meghna is fond of gardening and she is longing to have her personal garden. Mrs. Shah's parents visits them often and she wants a guest room that is delightful and complete with an exclusive dressing area and lavish bathroom.



■ 2nd Floor



■ Ground Floor



■ 1st Floor

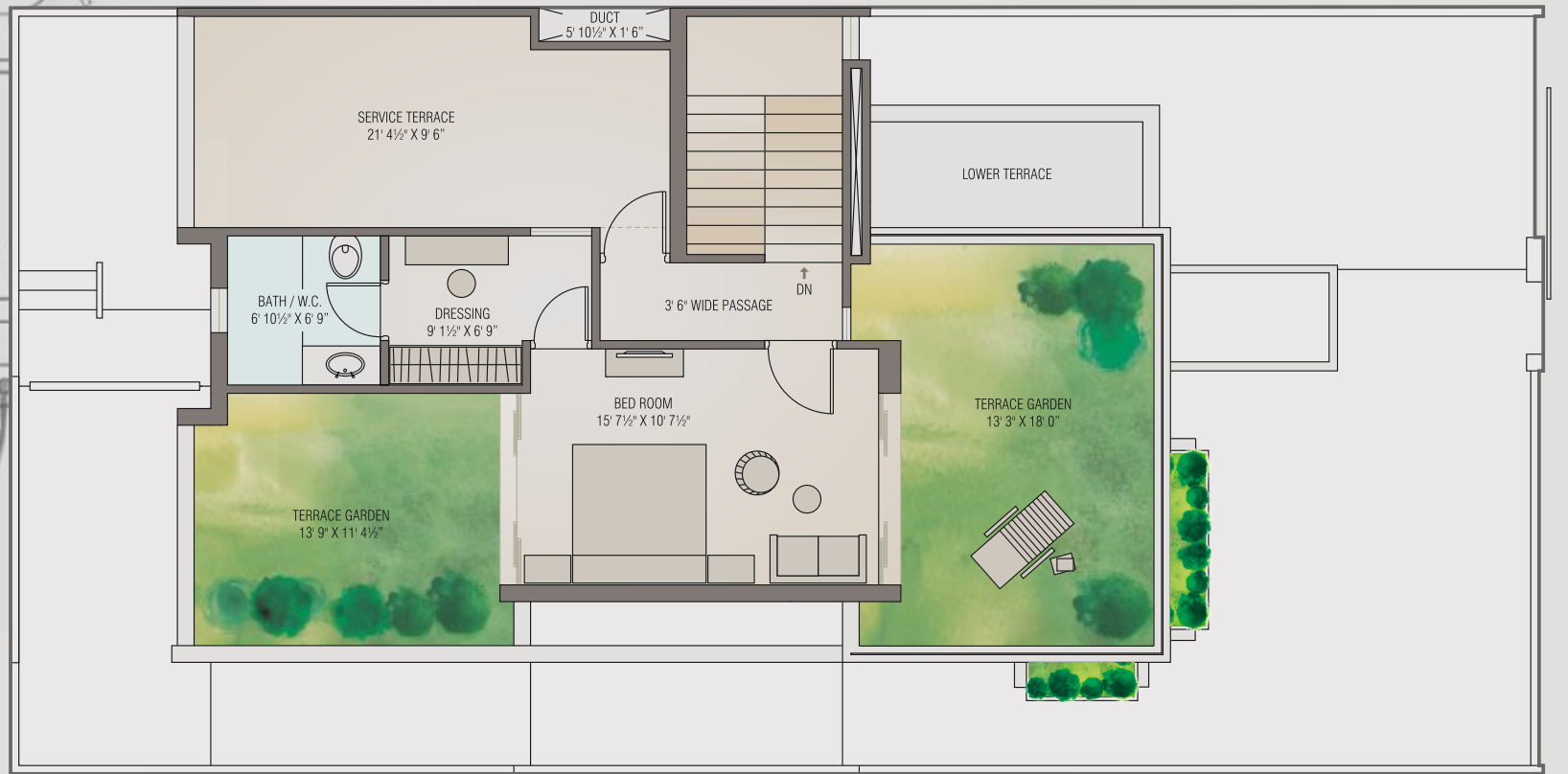




**Variant 1B:**

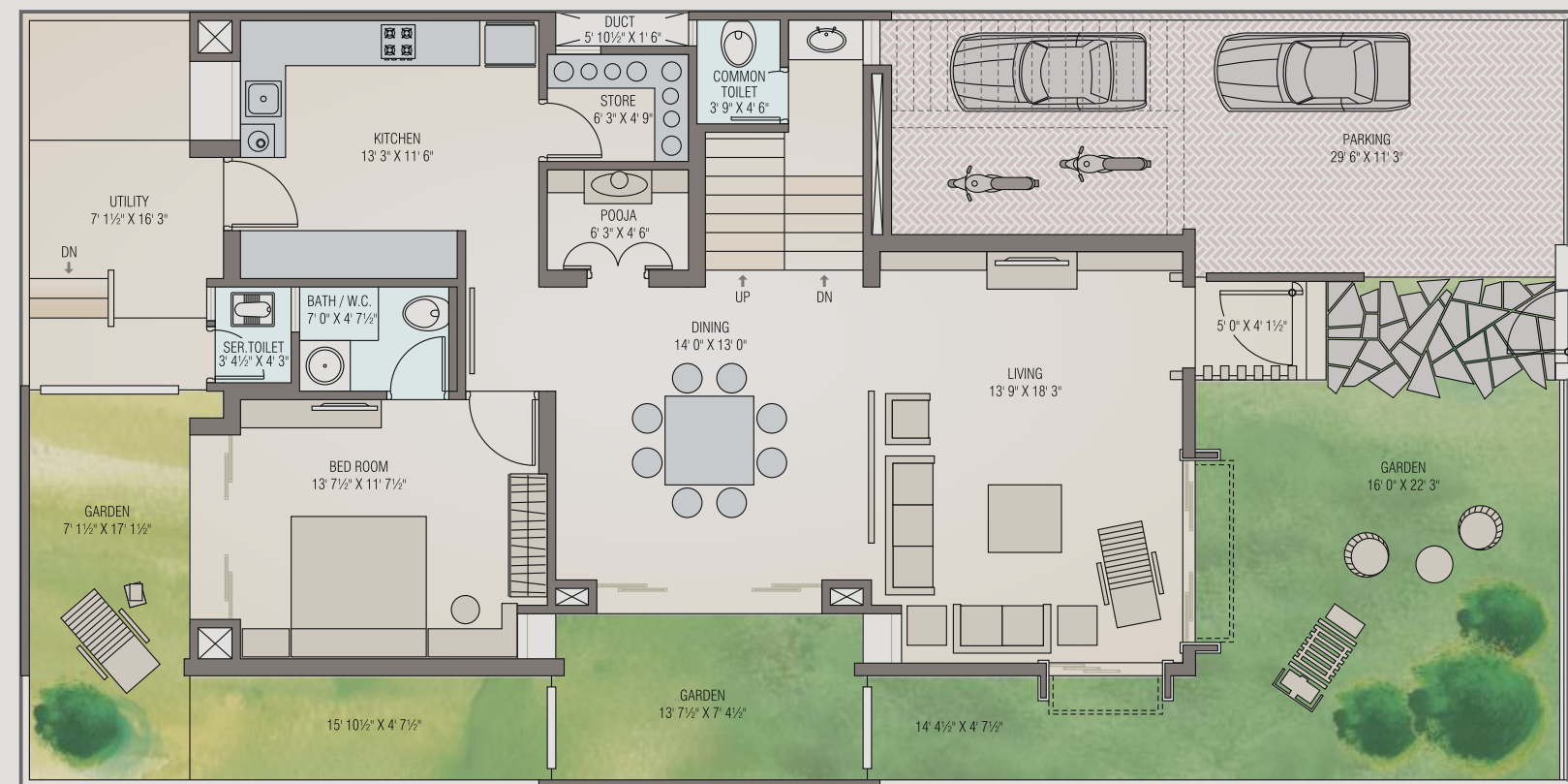
Total Saleable Area: 432 Sq. Yds.

This Villa has been planned on insistence of Mr. Agrawal, who has a fairly large family with her sister also staying with him. He would not settle for anything less than a 5 bedroom house, however without making it huge. His parents prefer a bedroom on the ground floor, where as the two little kids Siddharth (4 years old) and Shreya (7 years old) would love to play their Play Station in the so necessary family room. The sister would occupy the luxurious room on the terrace that looks into terrace gardens on both sides of the bed room.

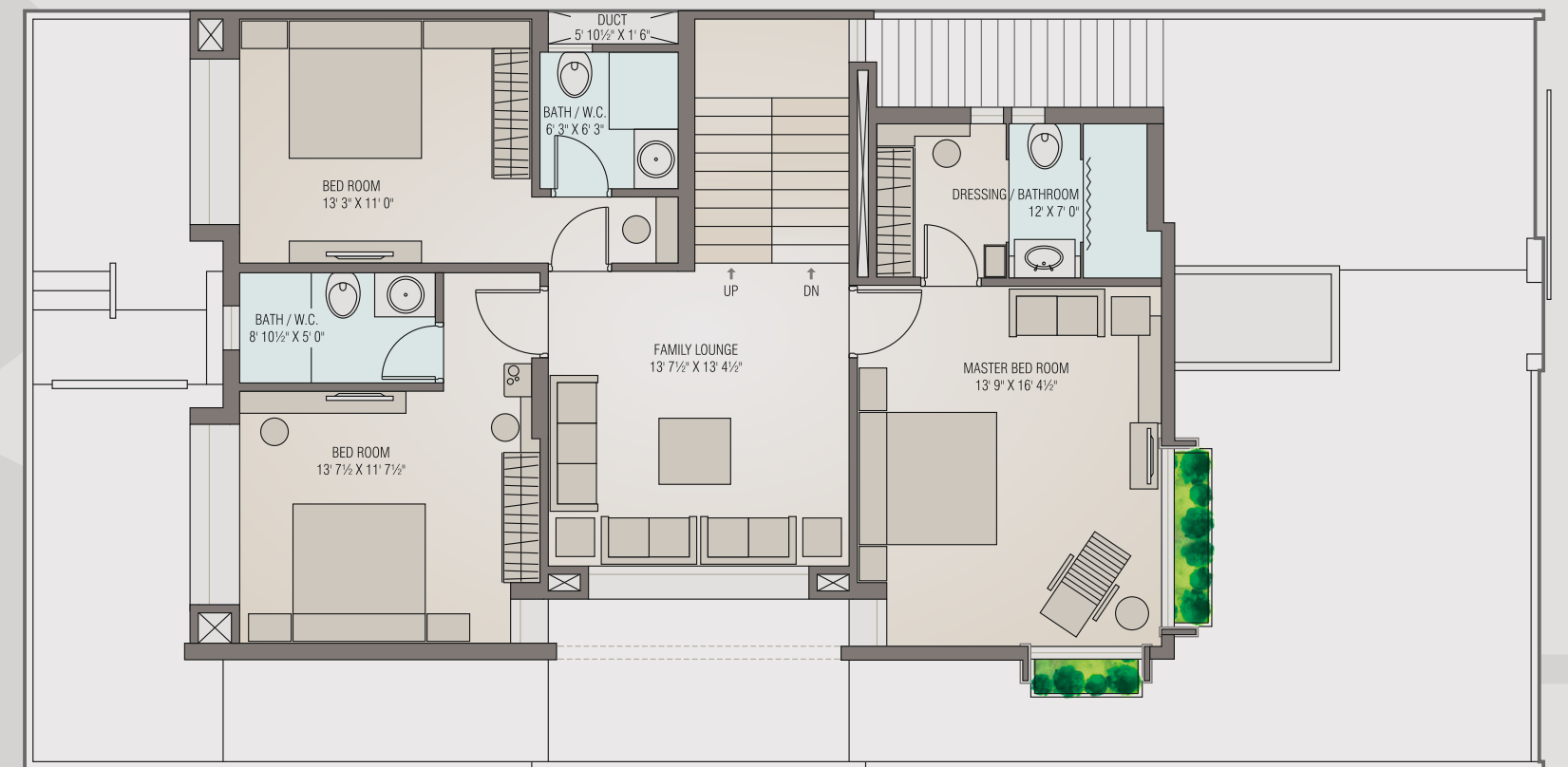


2nd Floor

BOTH SIDE TERRACE GARDEN OF BED ROOM



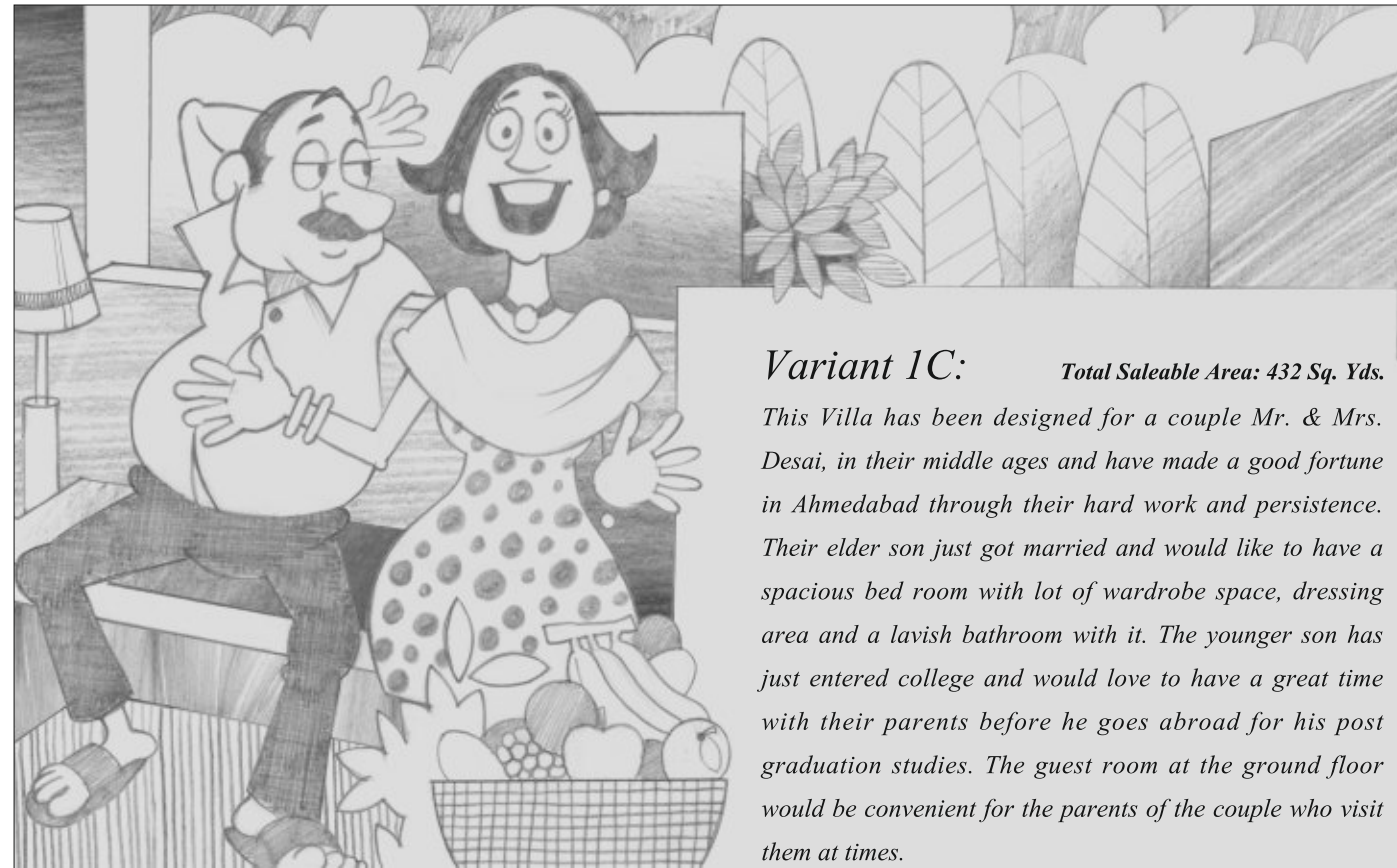
Ground Floor



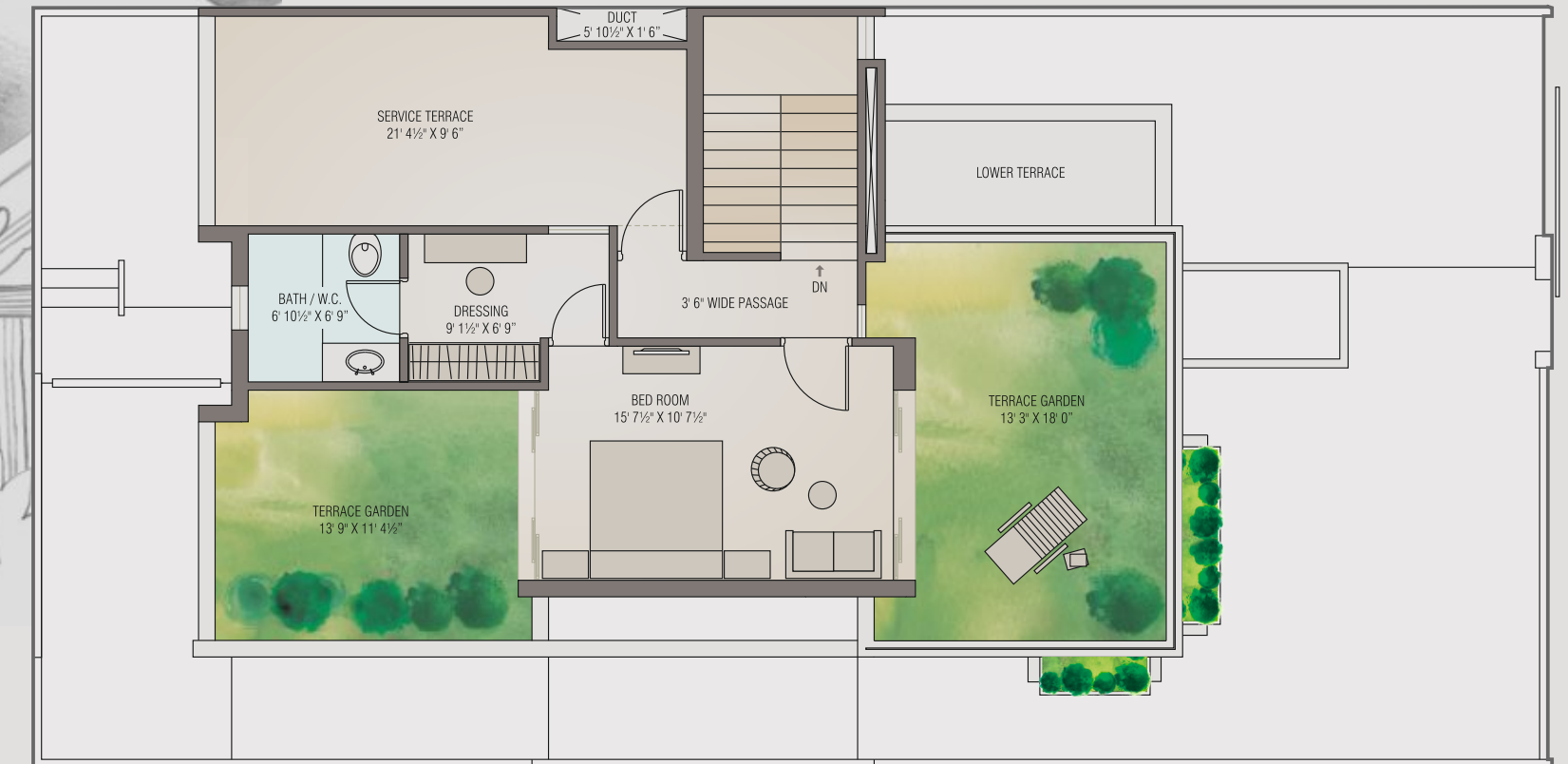
1st Floor

5BHK + FAMILY LOUNGE



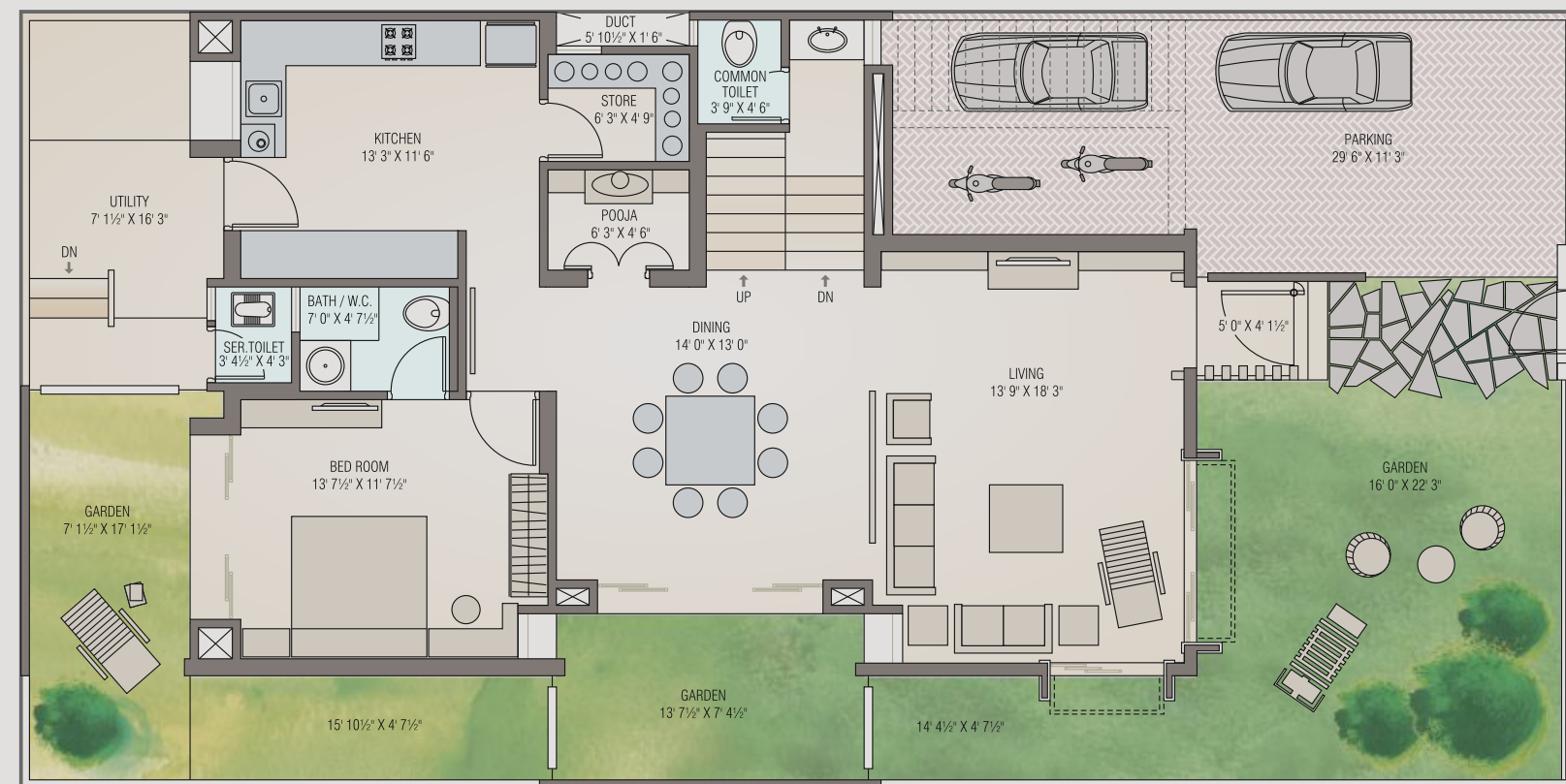


**Variant 1C:** Total Saleable Area: 432 Sq. Yds.  
 This Villa has been designed for a couple Mr. & Mrs. Desai, in their middle ages and have made a good fortune in Ahmedabad through their hard work and persistence. Their elder son just got married and would like to have a spacious bed room with lot of wardrobe space, dressing area and a lavish bathroom with it. The younger son has just entered college and would love to have a great time with their parents before he goes abroad for his post graduation studies. The guest room at the ground floor would be convenient for the parents of the couple who visit them at times.

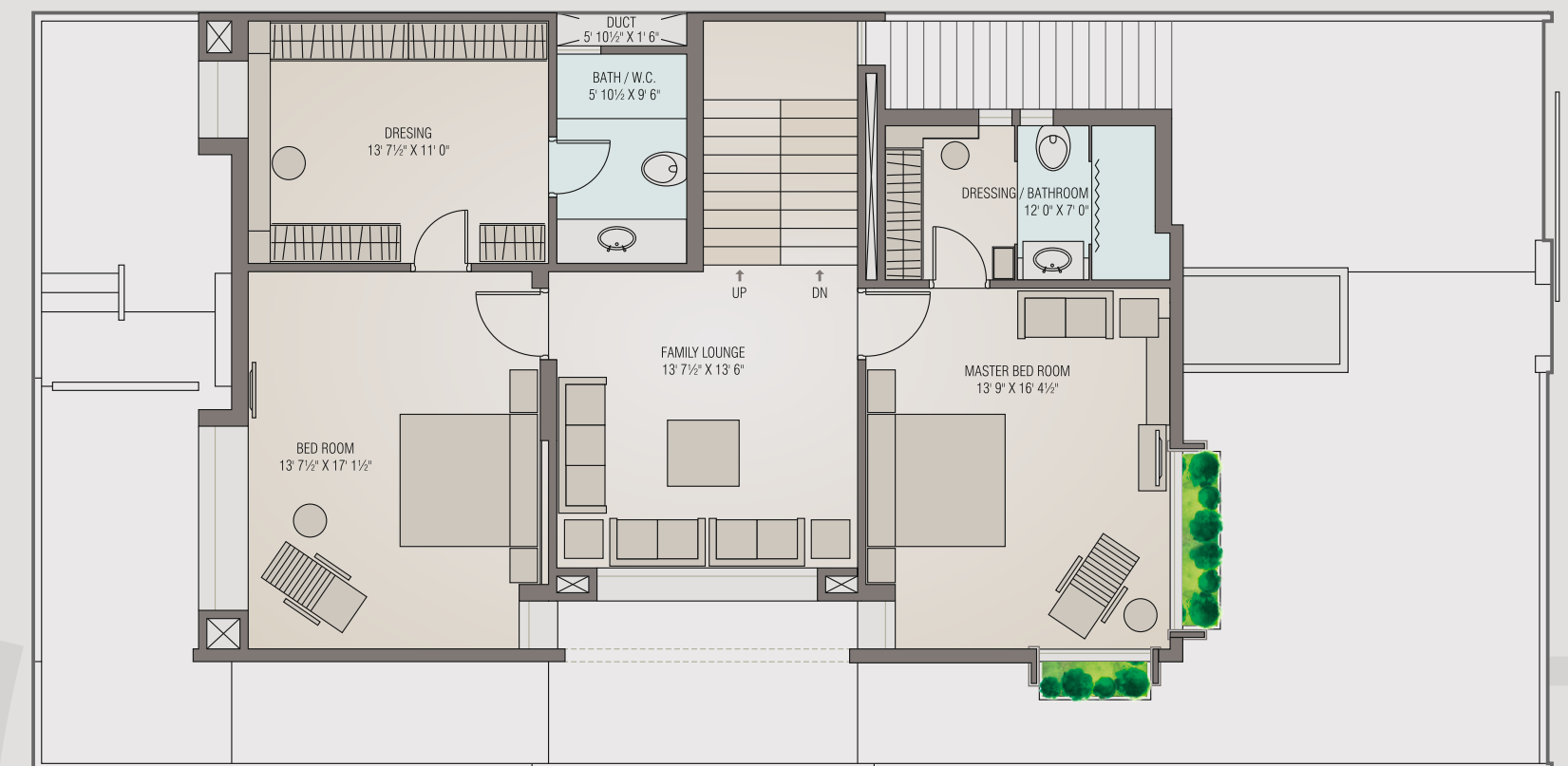


2nd Floor

BOTH SIDE TERRACE GARDEN OF BED ROOM



Ground Floor



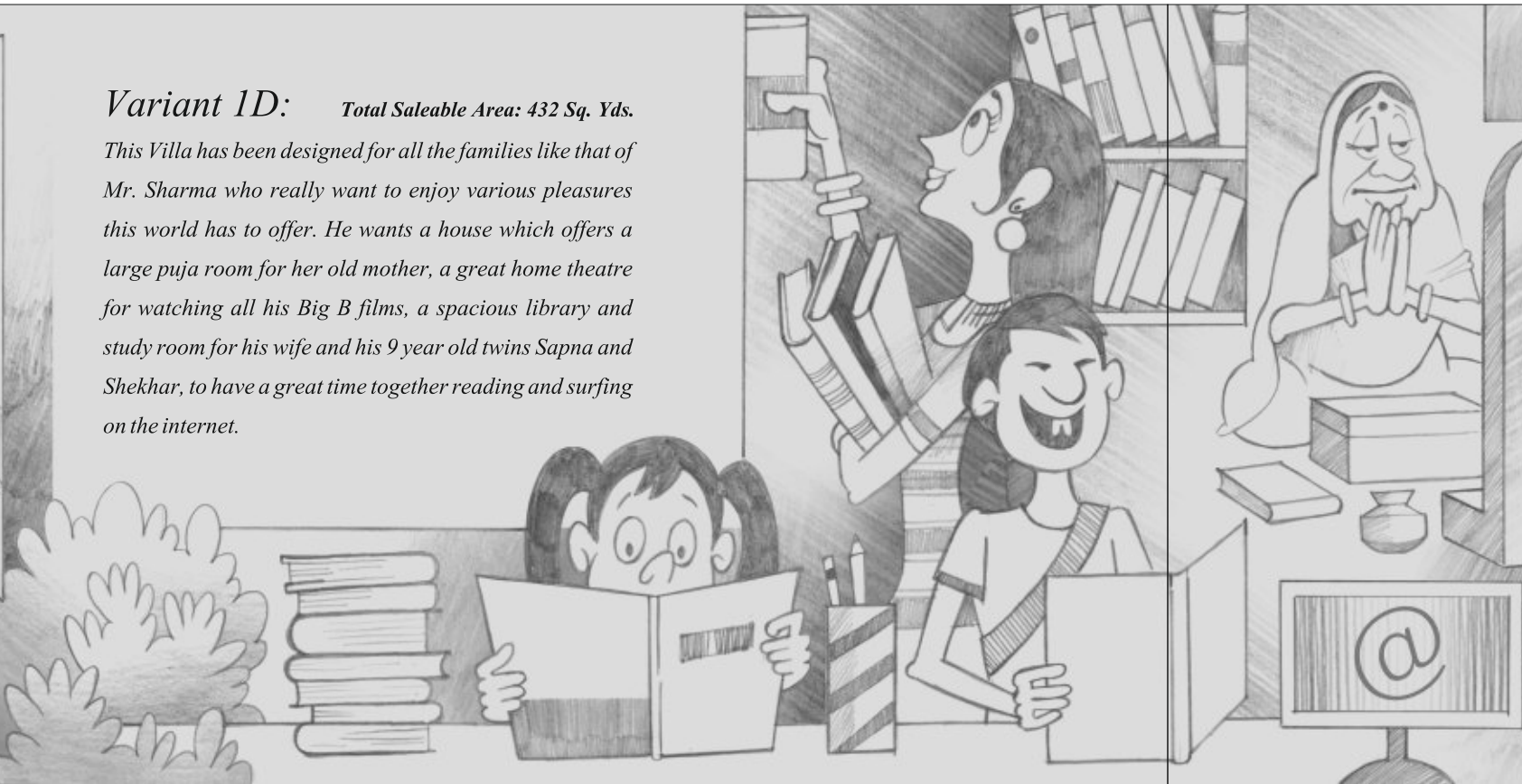
1st Floor

4 BHK WITH 2 MASTER BEDROOM + FAMILY LOUNGE



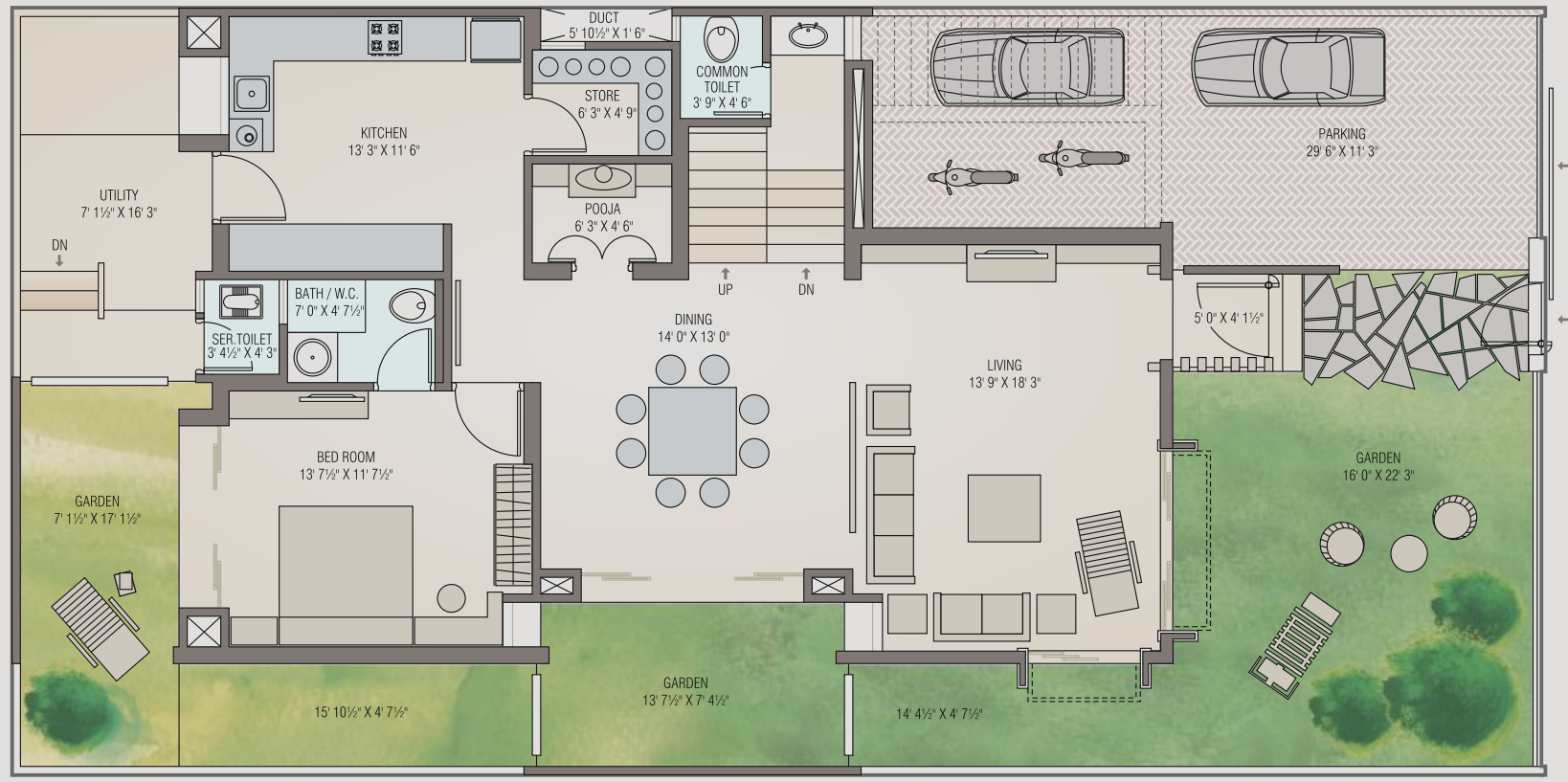


**Variant 1D:** Total Saleable Area: 432 Sq. Yds.  
 This Villa has been designed for all the families like that of Mr. Sharma who really want to enjoy various pleasures this world has to offer. He wants a house which offers a large puja room for her old mother, a great home theatre for watching all his Big B films, a spacious library and study room for his wife and his 9 year old twins Sapna and Shekhar, to have a great time together reading and surfing on the internet.

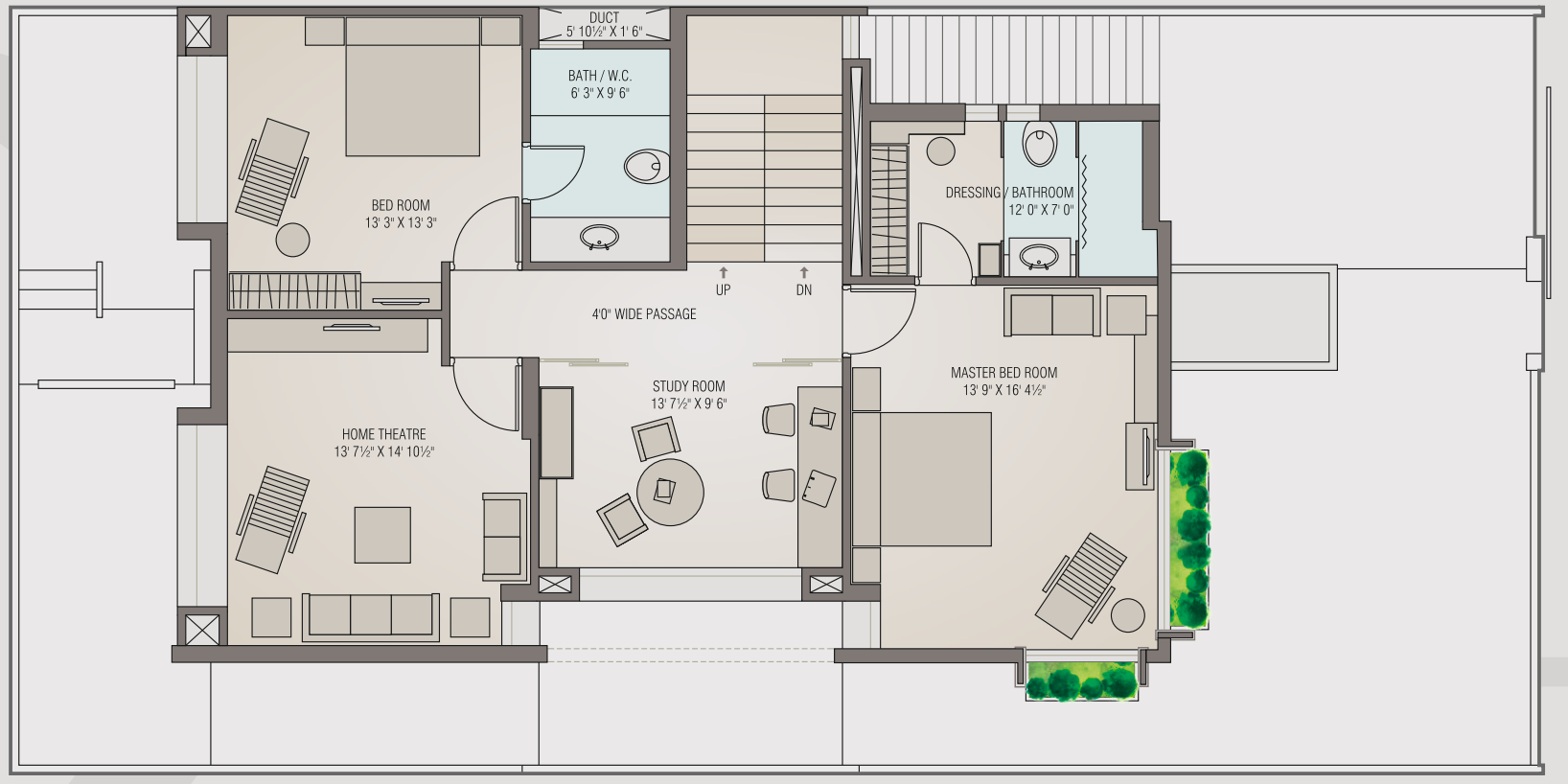


2nd Floor

BOTH SIDE TERRACE GARDEN OF BED ROOM



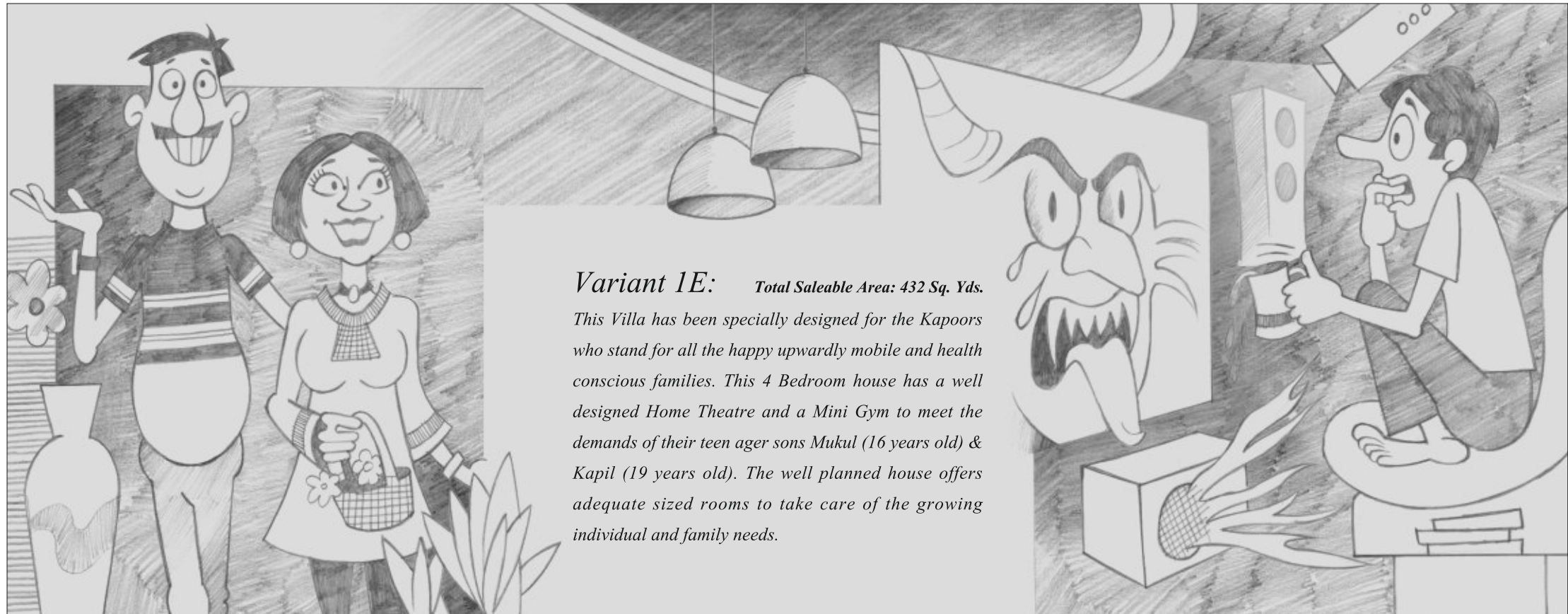
Ground Floor



1st Floor

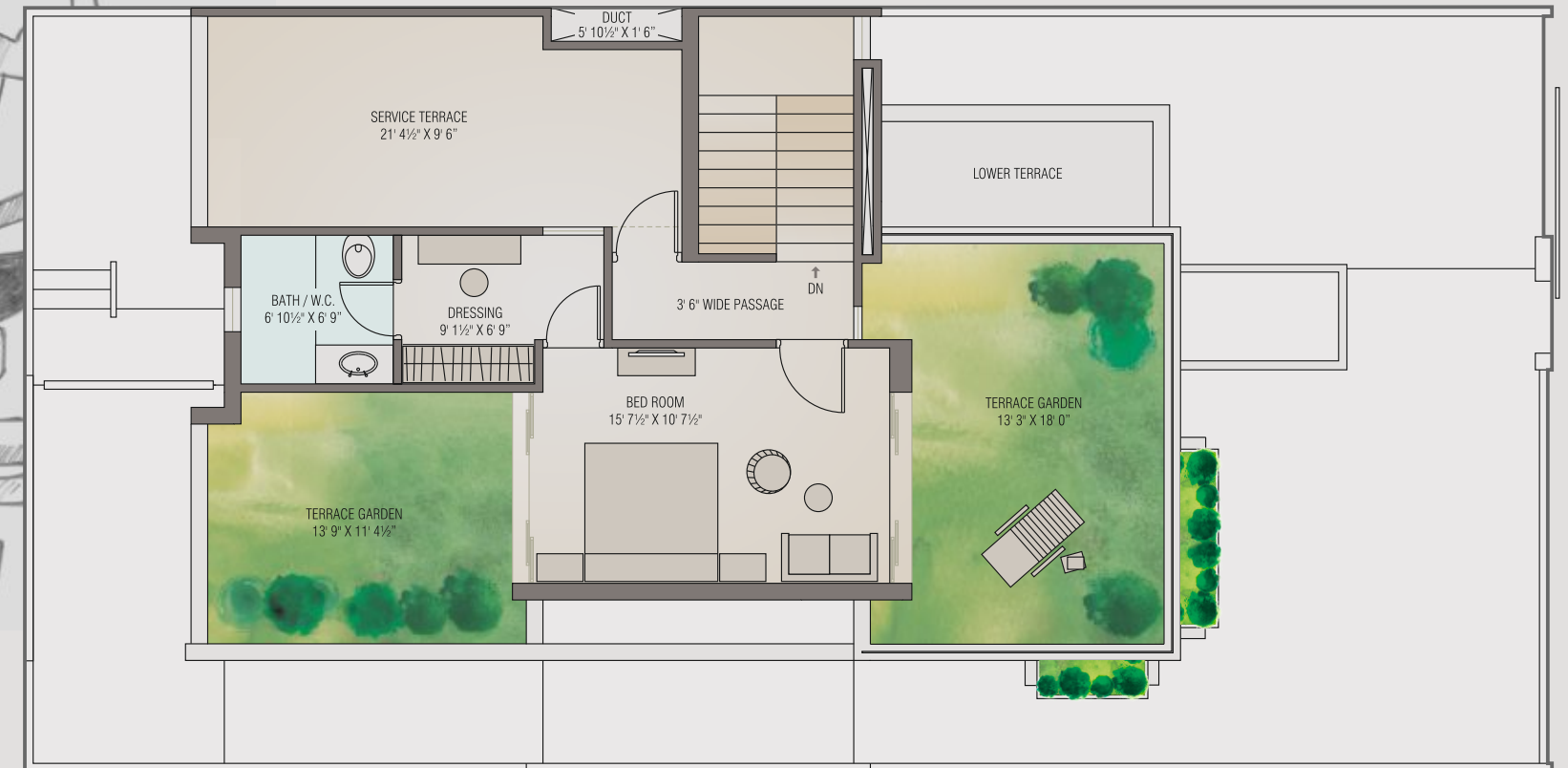
HOME THEATRE + STUDY ROOM





**Variant 1E:** Total Saleable Area: 432 Sq. Yds.

This Villa has been specially designed for the Kapoors who stand for all the happy upwardly mobile and health conscious families. This 4 Bedroom house has a well designed Home Theatre and a Mini Gym to meet the demands of their teen ager sons Mukul (16 years old) & Kapil (19 years old). The well planned house offers adequate sized rooms to take care of the growing individual and family needs.

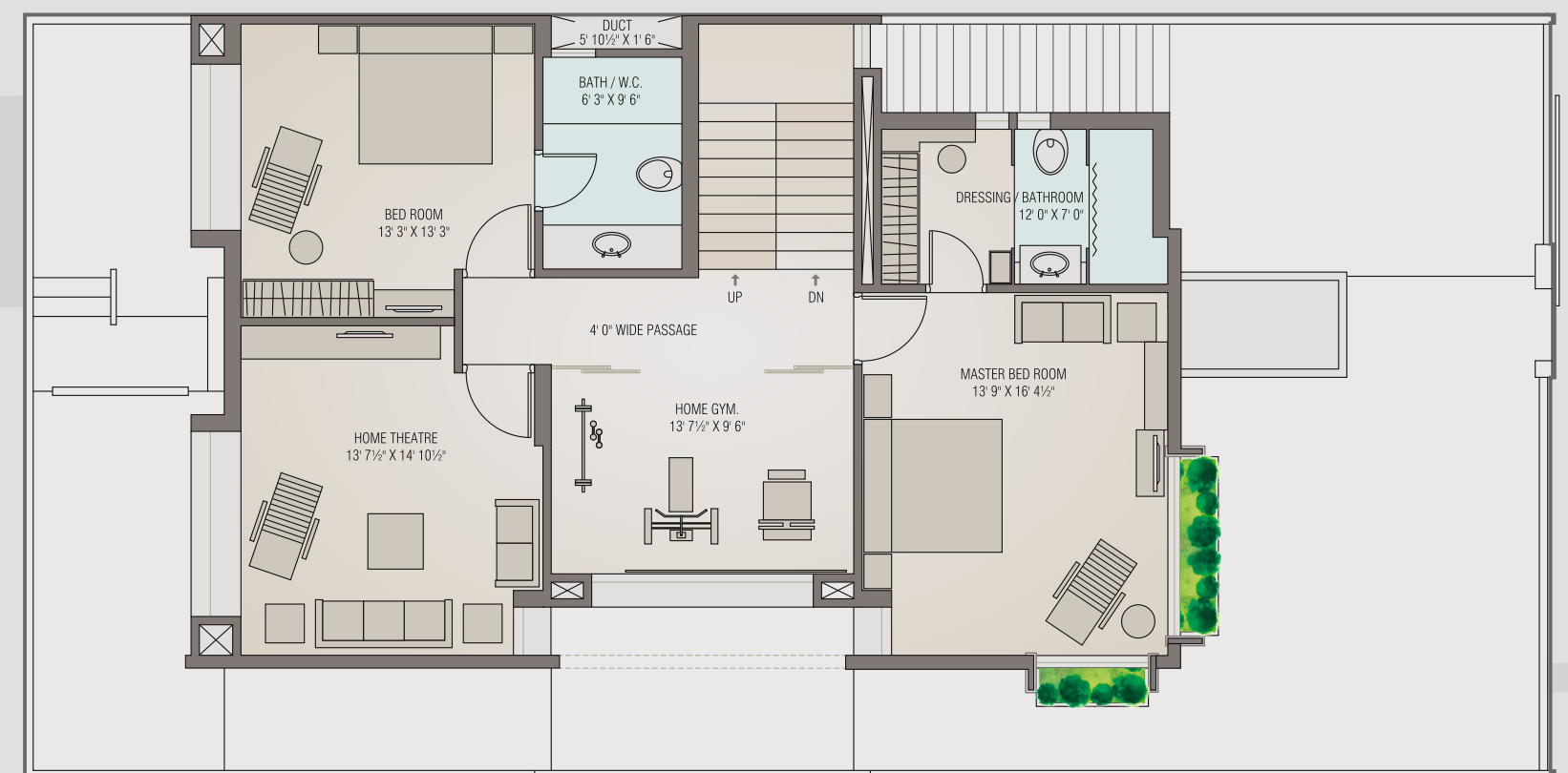


2nd Floor

BOTH SIDE TERRACE GARDEN OF BED ROOM



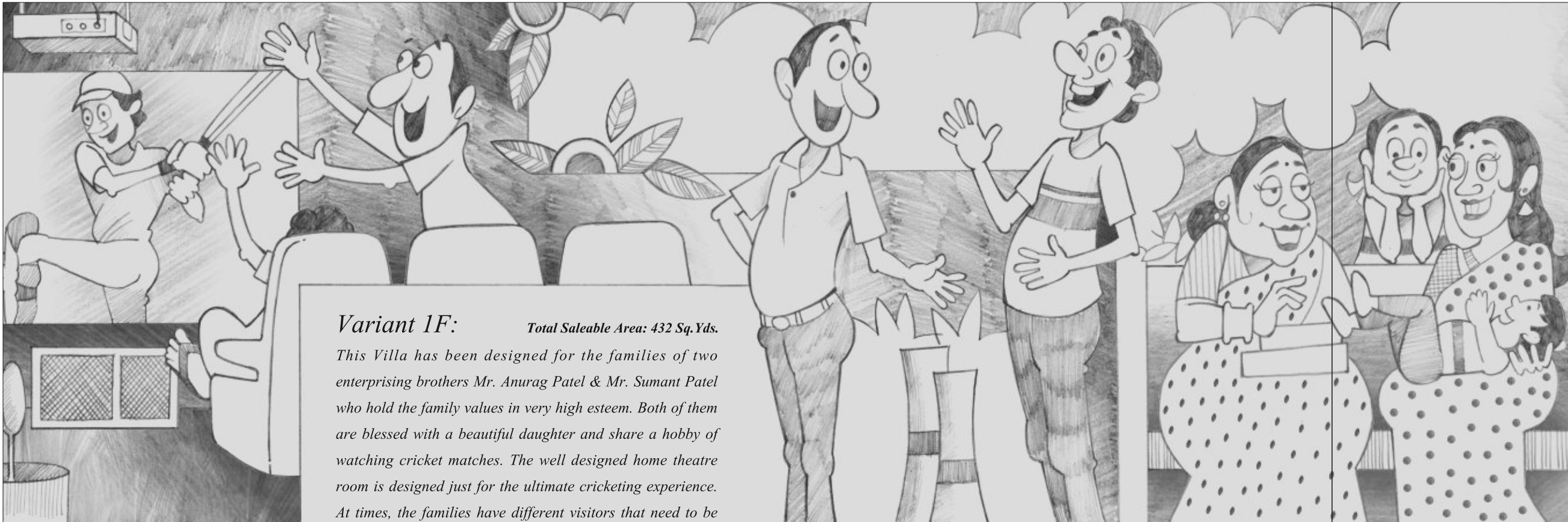
Ground Floor



1st Floor

HOME THEATRE + HOME GYM.

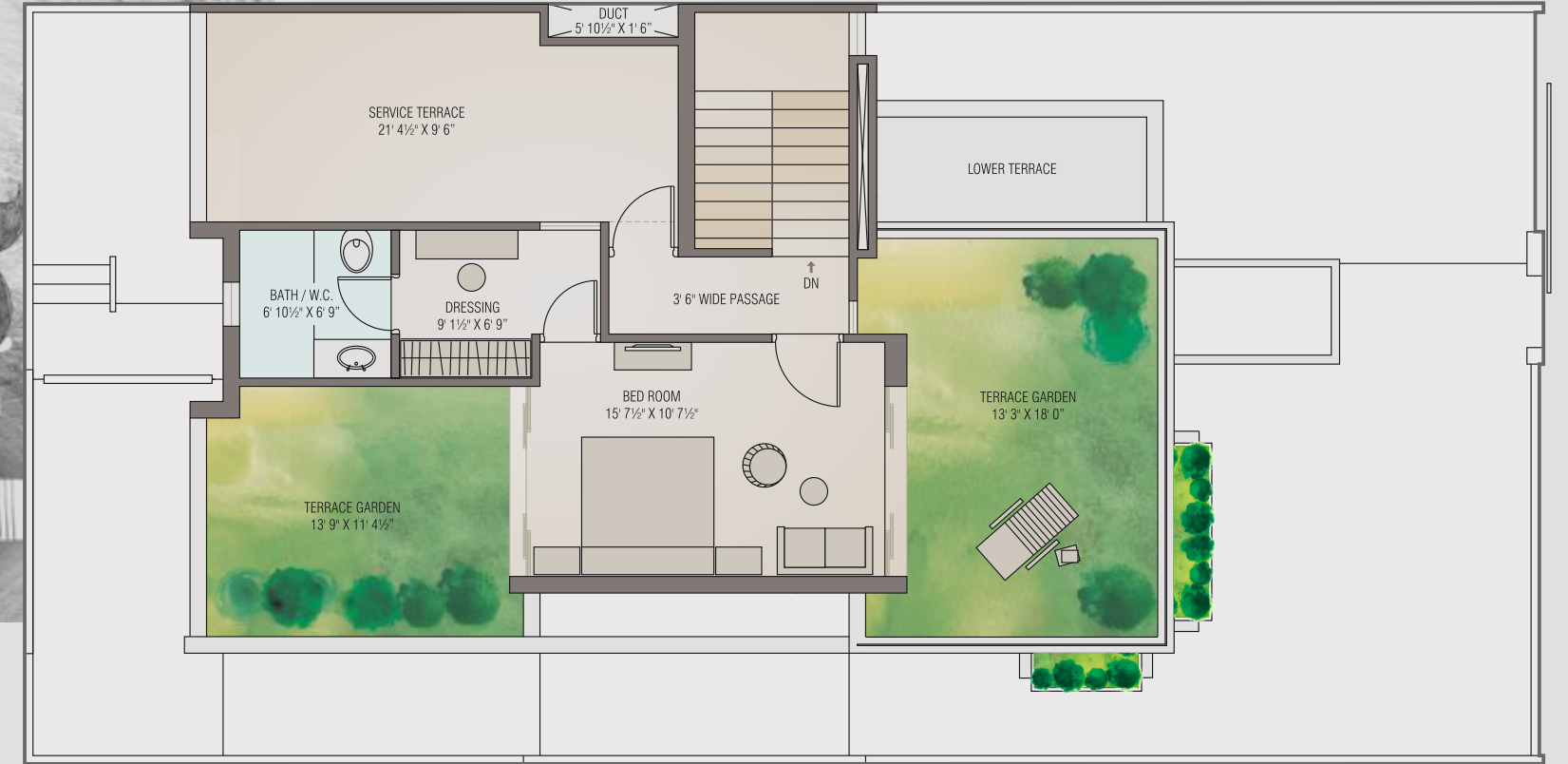




**Variant 1F:**

**Total Saleable Area: 432 Sq.Yds.**

*This Villa has been designed for the families of two enterprising brothers Mr. Anurag Patel & Mr. Sumant Patel who hold the family values in very high esteem. Both of them are blessed with a beautiful daughter and share a hobby of watching cricket matches. The well designed home theatre room is designed just for the ultimate cricketing experience. At times, the families have different visitors that need to be attended to in different spaces. This shall be catered by the extra living room / family room at the first floor and the large living room at the ground floor.*

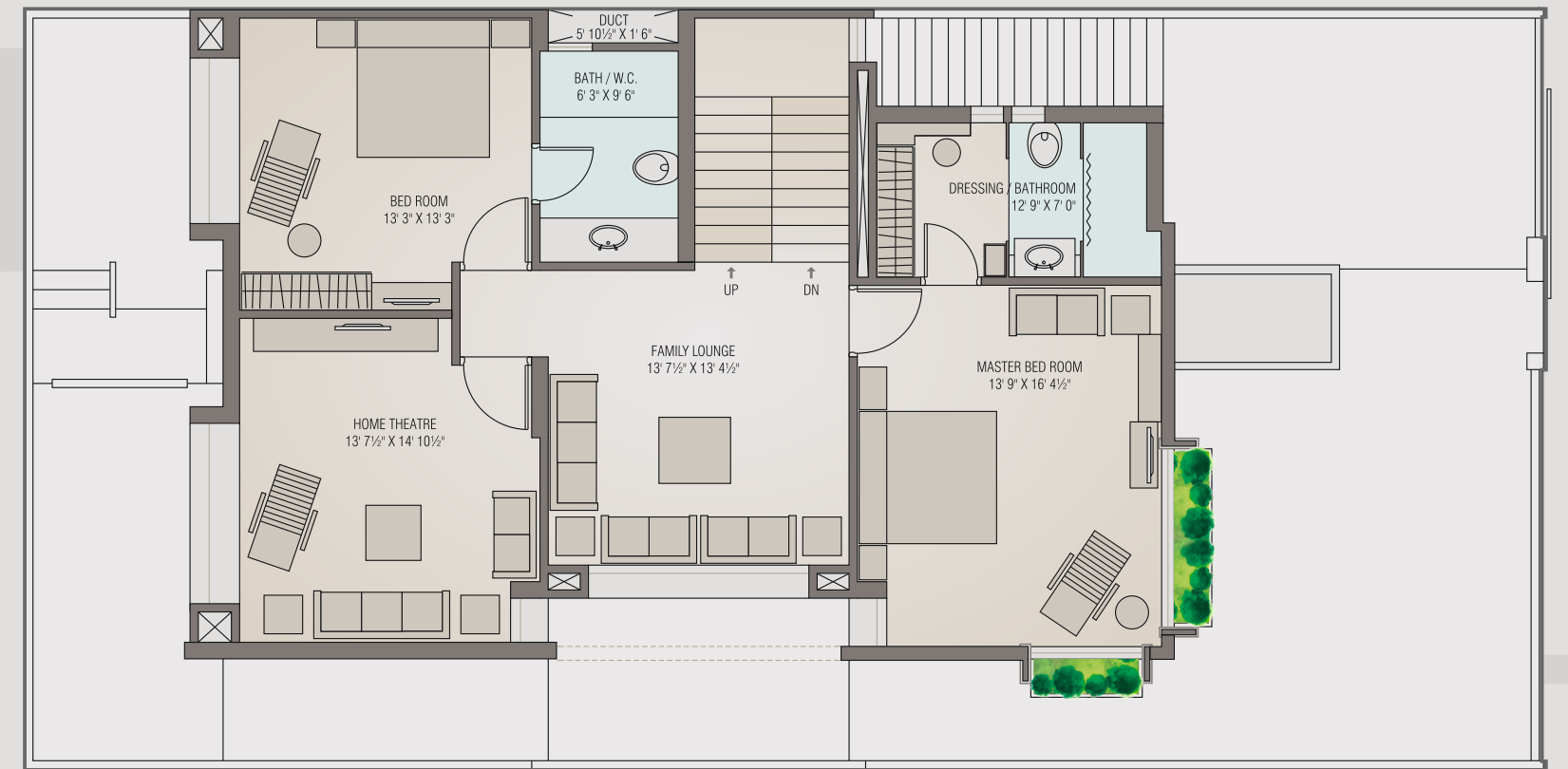


2nd Floor

BOTH SIDE TERRACE GARDEN OF BED ROOM



Ground Floor



1st Floor

HOME THEATRE + FAMILY LOUNGE



VILLA EXOTICA



VILLA EXOTICA EXOTICA EXOTICA

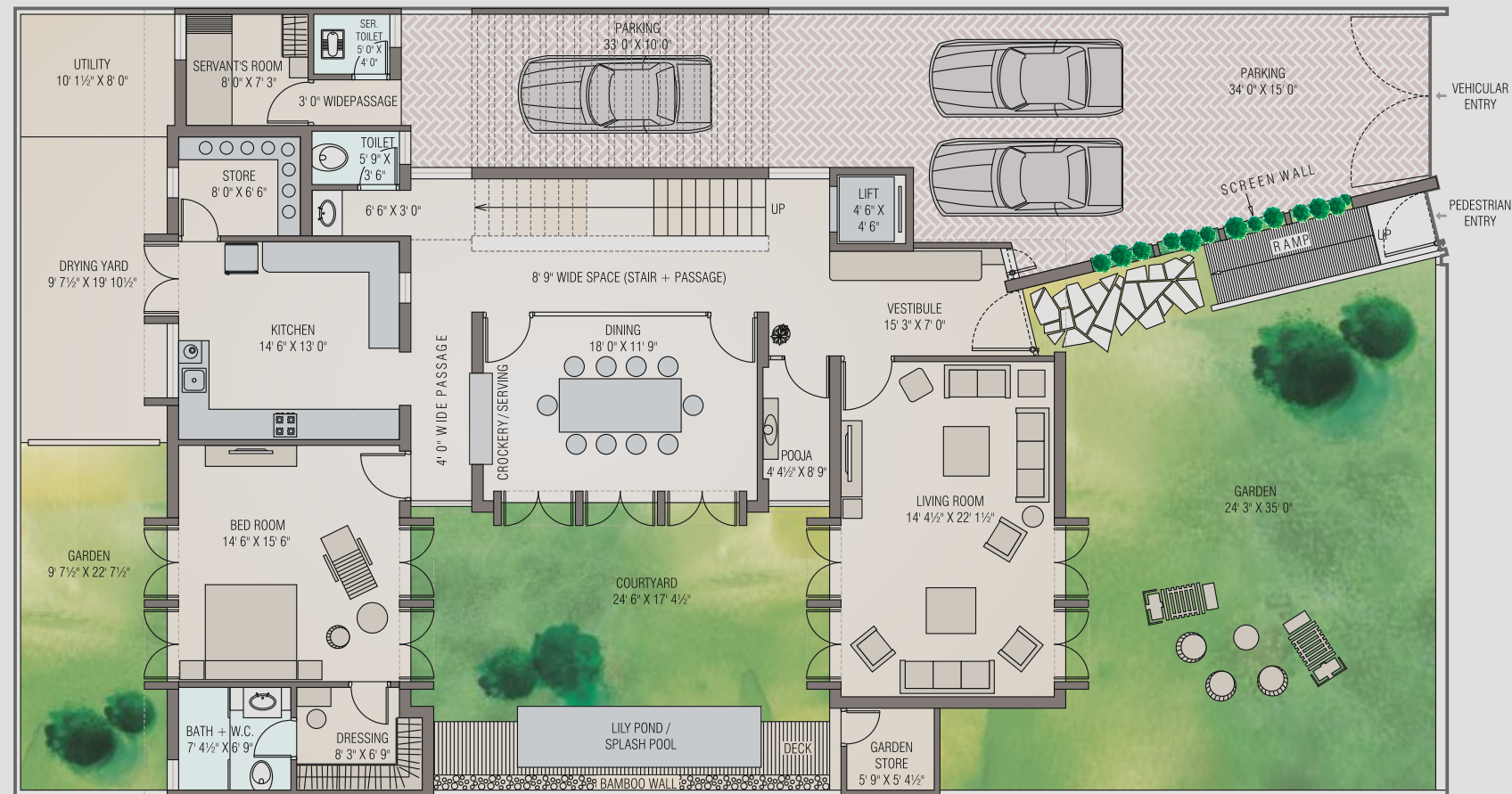
If you have it, flaunt it! These luxurious villas make bold architectural statement as they stand on the main road with confidence. The outwardly tough looking house has a soft inside - the unique 'Courtyard' that offers a private open space - a design master stroke that is a sensible climatic response to the harsh Ahmedabad sun. The villa offers 5 bedrooms - each with a dedicated dressing area and attached bathroom. The huge garden in the front allows you to stand on the road and reconfirm how correct your decision has been.





2nd Floor

Total Saleable Area: 707 Sq. Yds.

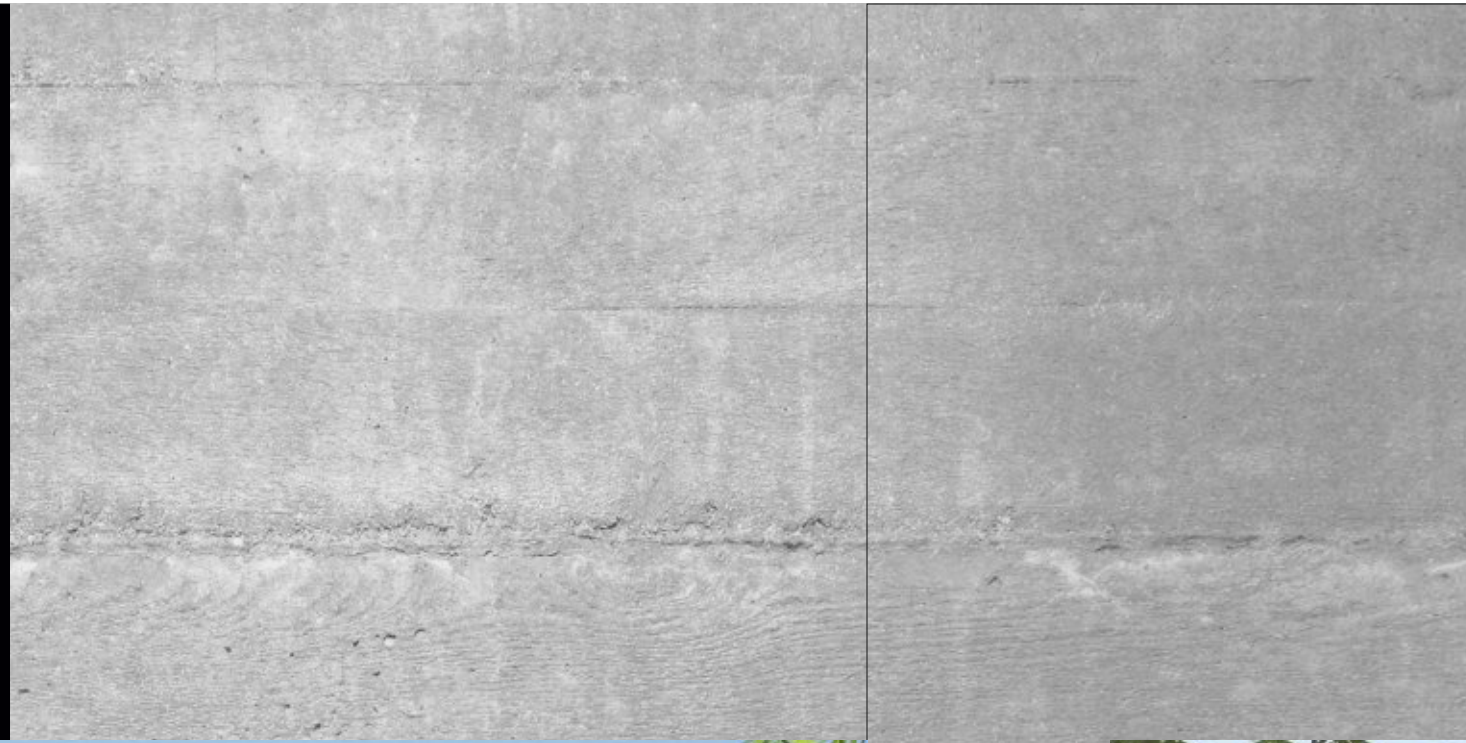


Ground Floor



1st Floor







## AMENITIES



- Exclusively gated community with hi-tech security system
- Well planned site layout with prominent location of the COP
- All internal roads of RCC and Paver Blocks with adequate & attractive street lighting
- Abundant greenery all over the site with the highlight being the huge COP right at the entrance
- A Celebration lounge spilling over the COP lawns
- Indoor Sports Room
- Gymnasium and Health Club
- A netted sports zone for outdoor sports like volleyball, cricket and basket ball avoiding nuisance to the residents
- A well-equipped children play zone
- Jogging track amidst the exclusively landscaped COP
- Power backup facility for all common amenities
- A Grand Dehraser Complex with Upashray & Bhojanshala



STANDARD SPECIFICATIONS FOR  
VILLA SERENE AND VILLA EXOTICA



Traditionally, a Courtyard, which we also know as 'Chowk', has been a wonderful architectural element; tried and tested thousands of times in the harsh and hot climate of Ahmedabad. A Courtyard brings together the family in the open without compromising on the privacy and safety from the outside world.



**DOORS & WINDOWS (Villa Serene Only)**

Main Door Teak Wood and Polished Veneer finish on both sides, Bedroom Doors 1 mm laminate on both sides, Bathroom doors 1 mm laminate on both sides. All doors with good quality matt finish stainless steel handles and hardware. *Windows:* Anodised aluminium windows for all rooms and bathrooms

**DOORS & WINDOWS (Villa Exotica Only)**

Main Door Teak Wood and Polished Veneer finish on both sides, Bedroom Doors One side Polished Natural Veneer, Bathroom doors One side laminate finish (inside). All doors with good quality matt finish stainless steel handles and hardware. *Windows:* Polished Teak Wood frame with glass fixed on stone revil, bathroom to have anodized aluminum windows

**FLOORING**

Large format Vitrified tiles, Natural Hard Stones in Landscape

**KITCHEN**

Large format Vitrified tiles with Granite Platform, S.S. Sink, Ceramic Tiles dado, DP Kotah Shelf in Store room, Kotah Stone floor in wash area

**TERRACE GARDEN**

Soil filling with basic gardening and rustic tiles

**TOILETS / BATHROOMS**

Designers tiles with dado upto lintel level, wall hung EWC and counter basin of standard make, CP Brass faucets of standard make, imported shower panel in master bedroom

**ELECTRIFICATION**

3 Phase Concealed ISI Copper Wiring with Modular Switches and MCB Distribution Panel

**PAINTWORKS**

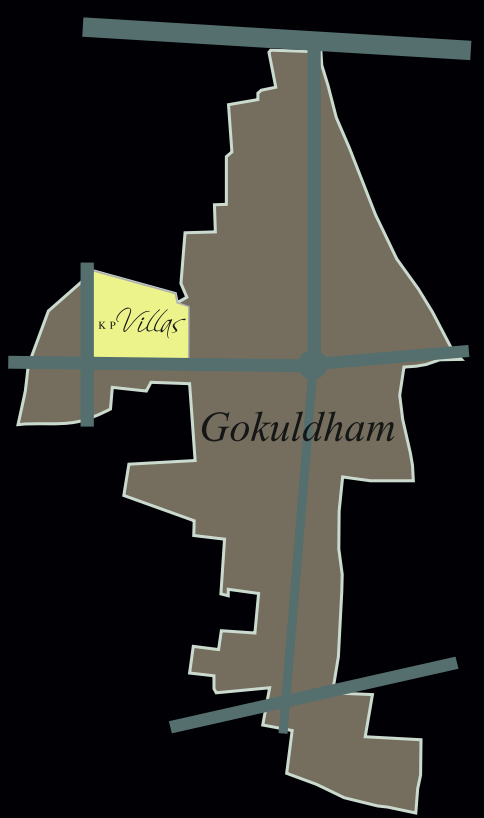
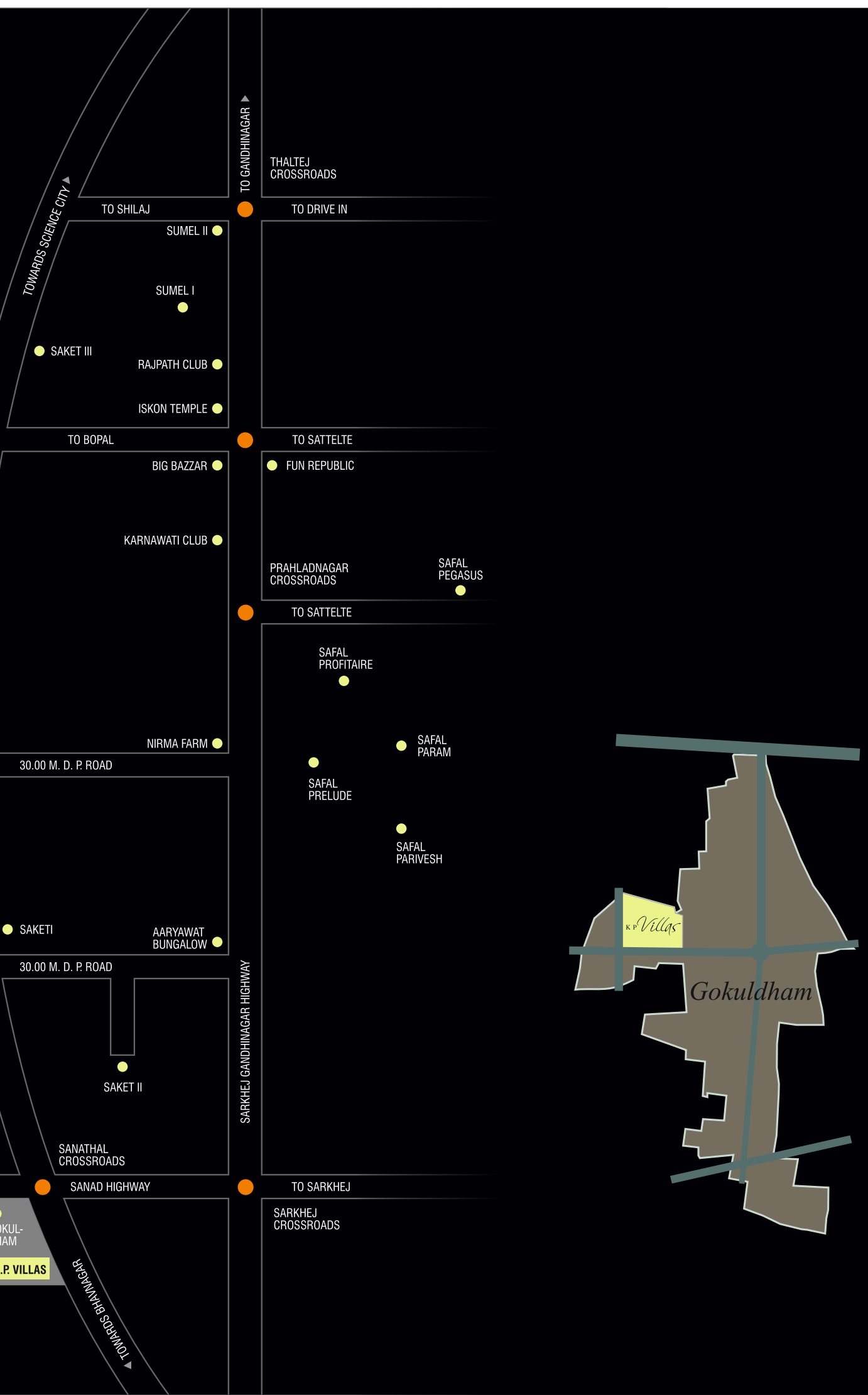
Internal Putty finish, External 100% Acrylic paint

**Special Note:**

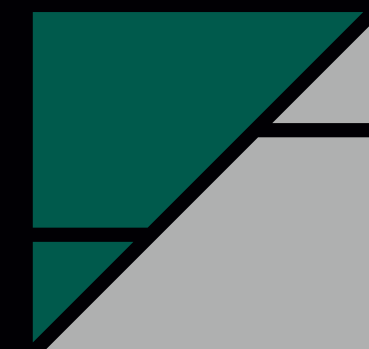
Developers reserve the right to make necessary changes in the above mentioned specifications without any prior notice & these would be binding to all the members. All the dimensions given are approximate and unfinished. This brochure is just a representation of the final product of the project and cannot be treated as a legal document.



KEY PLAN



ARCHITECT:



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