



when greens inspire living



EMERALD
GREENS

2 BHK, 3 BHK, 3 BHK+Study Apartments & Penthouses



Building lifestyles since 1967

Established in 1967 as a family business, Ansal API today is among the leading Realty and Infrastructure companies of India. A widely reputed and professionally managed Organisation, Ansal API currently operates in a range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs, IT Parks and Infrastructure and Utility Services.

Today Ansal API is one of the most respected and trusted names in the entire Realty-Infrastructure sector. In keeping with the Government's new Housing Policy, the Company also endeavors to provide better dwelling units for the urban poor with special emphasis on improvement in environment and social forestry. With its deep-rooted foundation of ethics and values, Ansal API continues to conquer new horizons, thus pioneering and identifying new vistas of growth for the realty and infrastructure sectors.

Ansal API is focusing on ushering in new realty and other infrastructure ventures in cities like Chandigarh, Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonapat, Panipat, Yamuna Nagar, Karnal, Kurukshetra, Fardiabad, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few...



Welcome to Sushant Golf City, Lucknow, a Hi-Tech Township sprawling across 6465 acres*. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway, this ultra modern township has a world class-18 hole international standard championship Golf Course surrounded by Residential and Commercial Developments. Making life on the greens a reality, Luxury Villas, Designer Landscaping, Entertainment Zones, State-of-the-art Infrastructure, Health Care Facilities, Ansal ISKCON Spiritual Centre, Bharti-Walmart, Golf Academy, Ansal API Auto Park- Northern India's First Auto Mall & much more have been specially designed to exceed your expectations.

After successfully completing more than a decade in Gurgaon, Ansal Institute of Technology & Management (A.I.T.M) is operational in Sushant Golf City, Lucknow.

*1 acre = 4047 sq. mtr.



Grand Entrance of Sushant Golf City



Lifestyle Amenities of Sushant Golf City



G.D. Goenka Public School



Ansal ISKCON Spiritual Center



Ansal Institute of Technology & Management



BEST PRICE Joint Venture between Bharti & Walmart



Developed Roads



The Palms Golf Club and Resort



Golf Academy



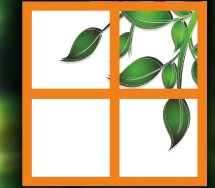
Allahabad Bank



Sub Post Office



Ambulance Service



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“When nature has work to be done,
she creates a genius to do it.”

- Ralph Waldo Emerson

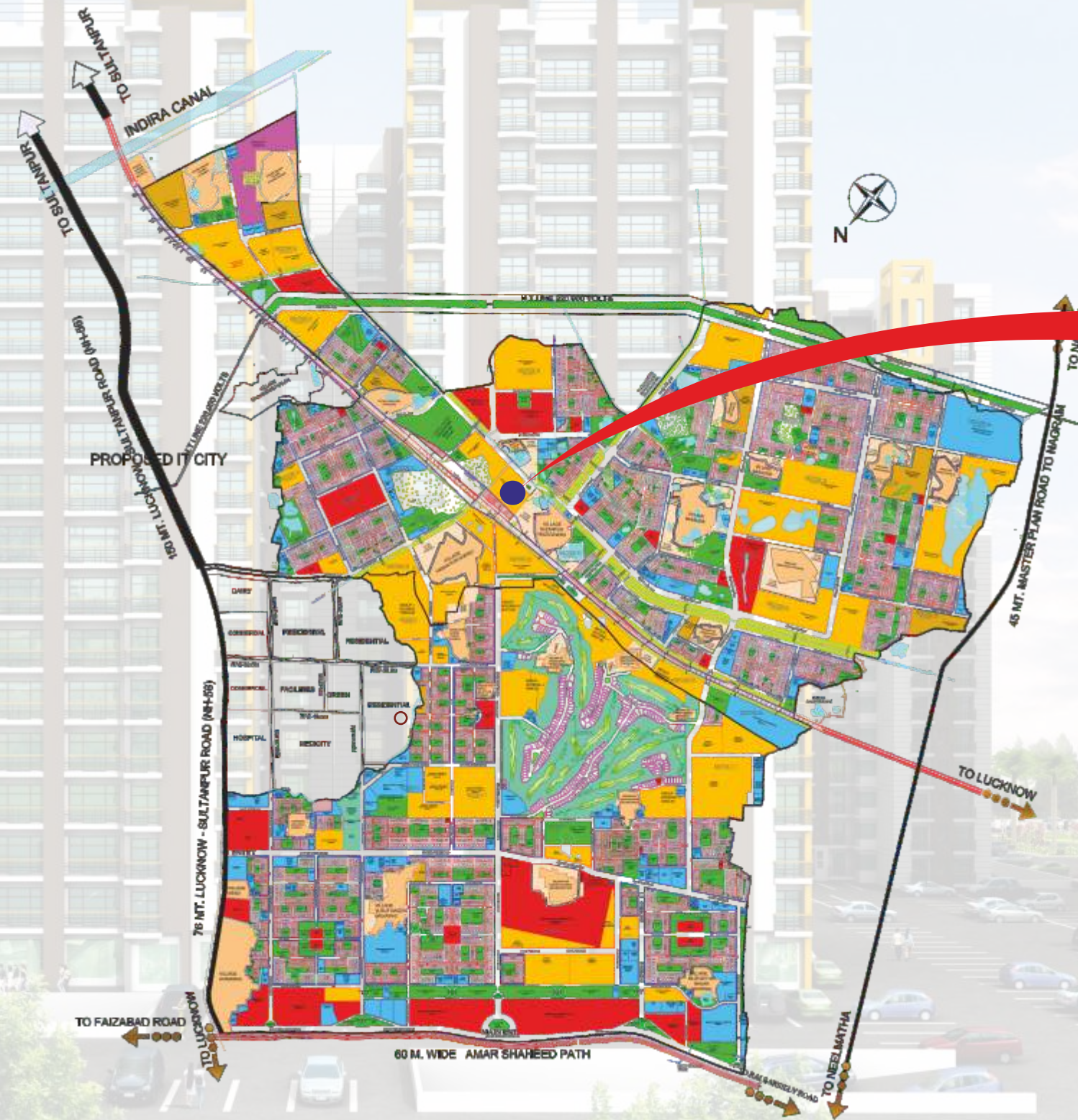


Emerald Greens

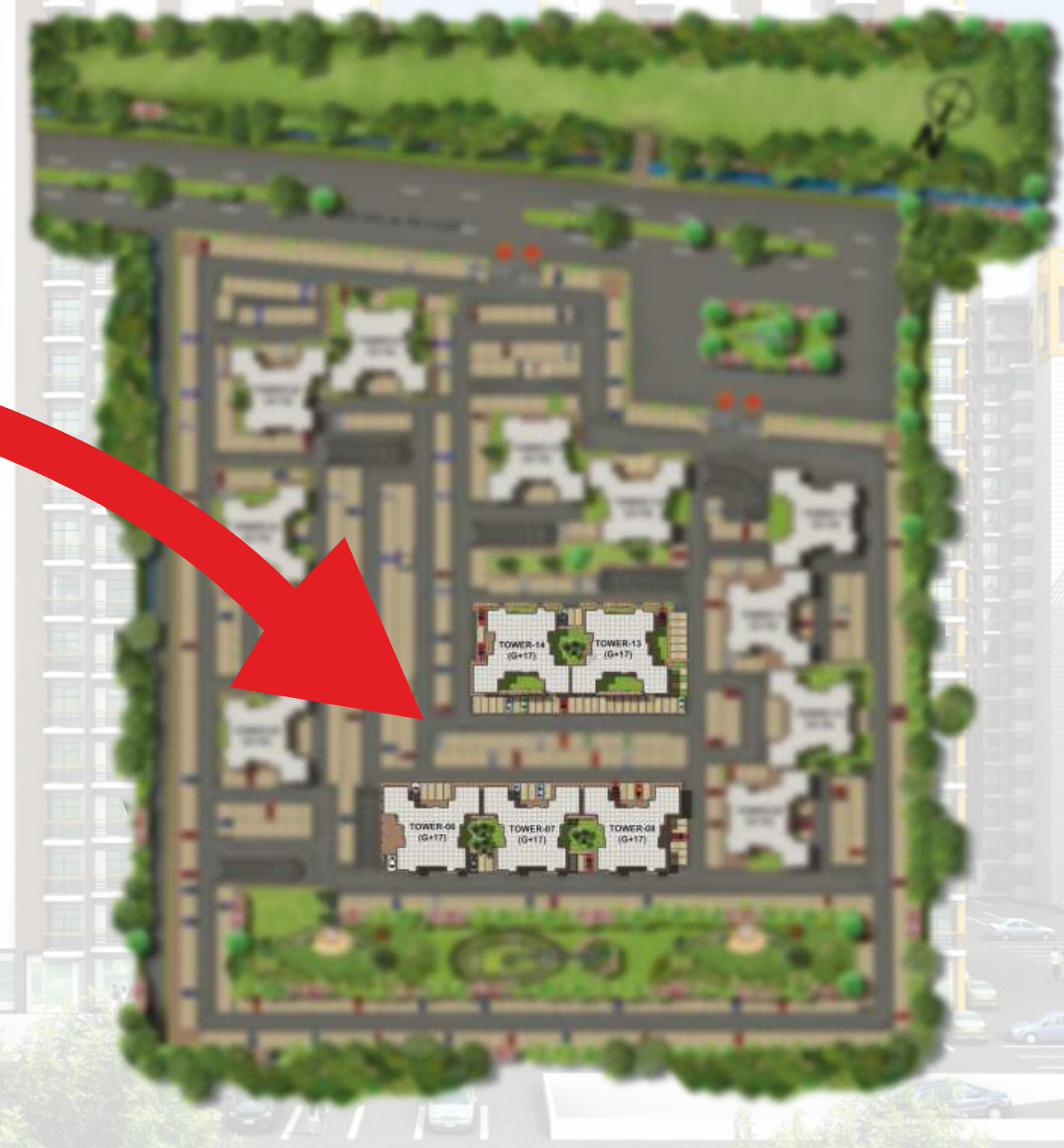
The enchanting greens welcome you with open arms. A place where ultra modern lifestyle meets the serene greens in Sushant Golf City. These premium apartments offer a range of 2 BHK, 3 BHK, 3 BHK+Study Apartments & Penthouses



Township Map



Site Plan





In close proximity to 18 hole international standard championship golf course

Actual Image



Round the Clock Security



Fire Safety Provisions



Spacious Balconies



Convenient Shopping Center in Close Proximity

Features

A Home Amidst Natural Surroundings

- Landscaped Greens
- In Close Proximity to 18 Hole International Standard Championship Golf Course

A Secure Environment for Your Loved Ones

- Gated Community
- Round the Clock Security
- Fire Safety Provisions

Hi-End Living

- Well Ventilated Apartments
- Spacious Balconies

Easy Access to Commercial Complexes

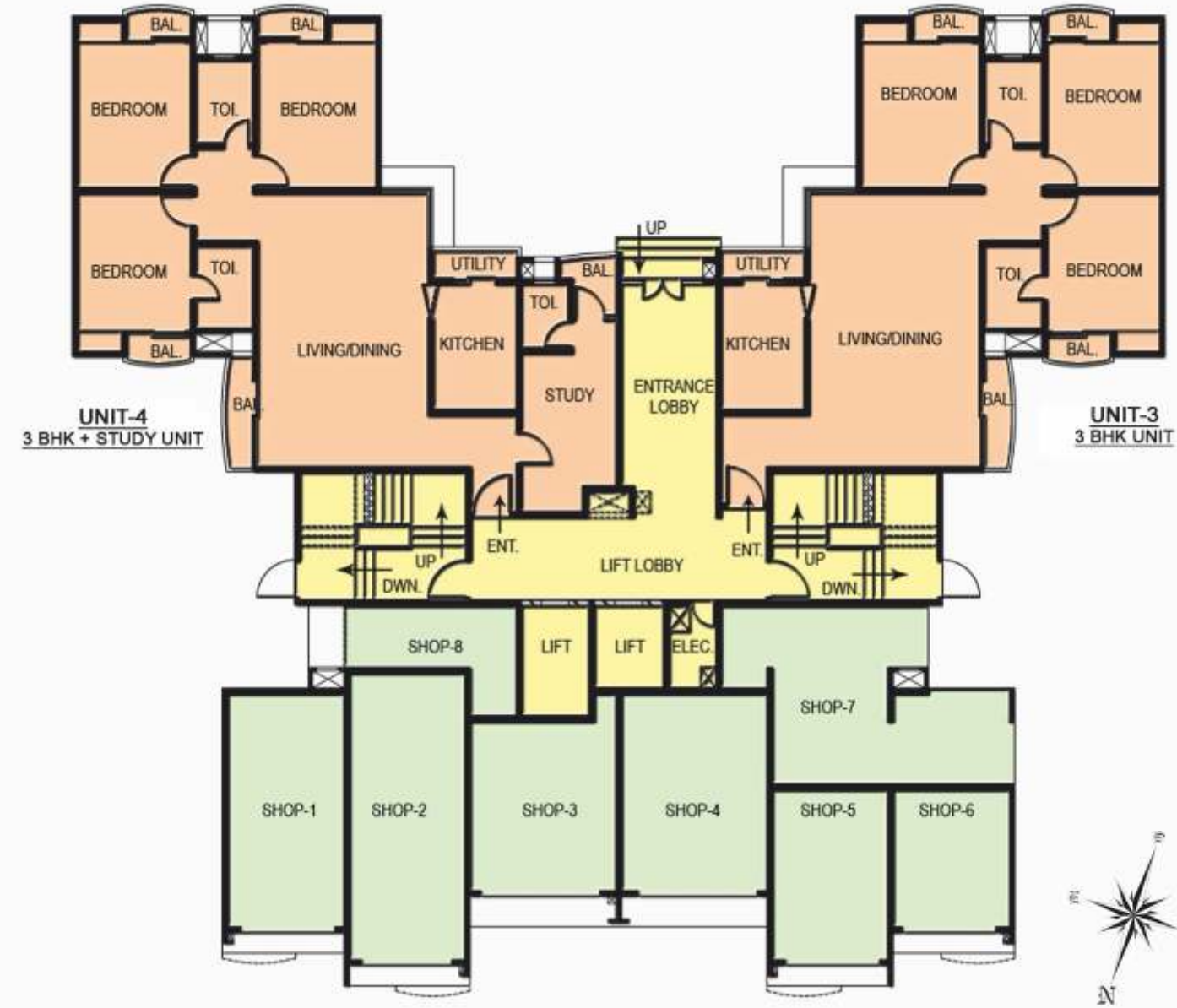
- Schools, Colleges, Malls
- Multiplexes, Hospitals, Hotels
- Restaurants and Convenient Shopping centers

- Recreational Area

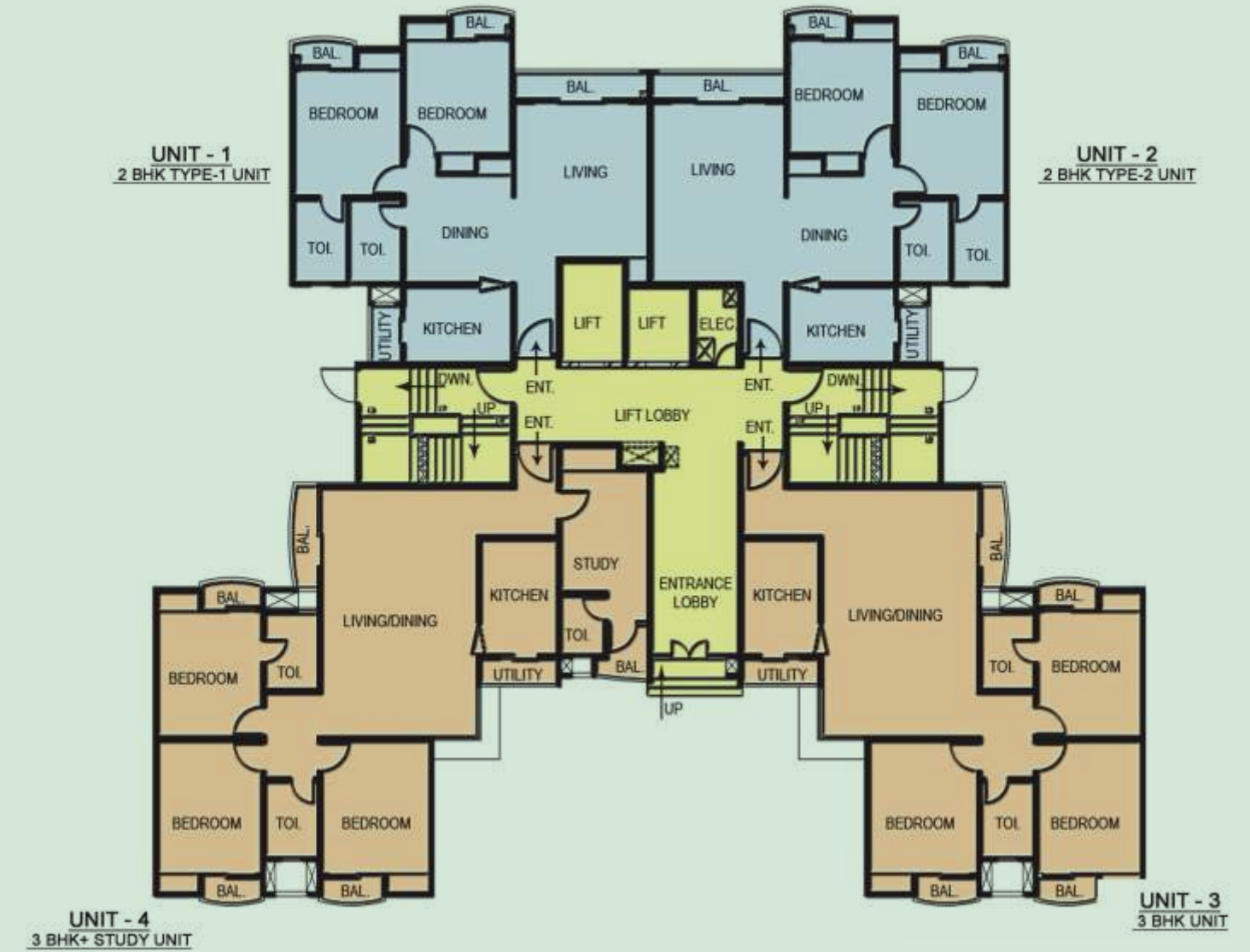
- Open / Covered Parking

- Joggers Track

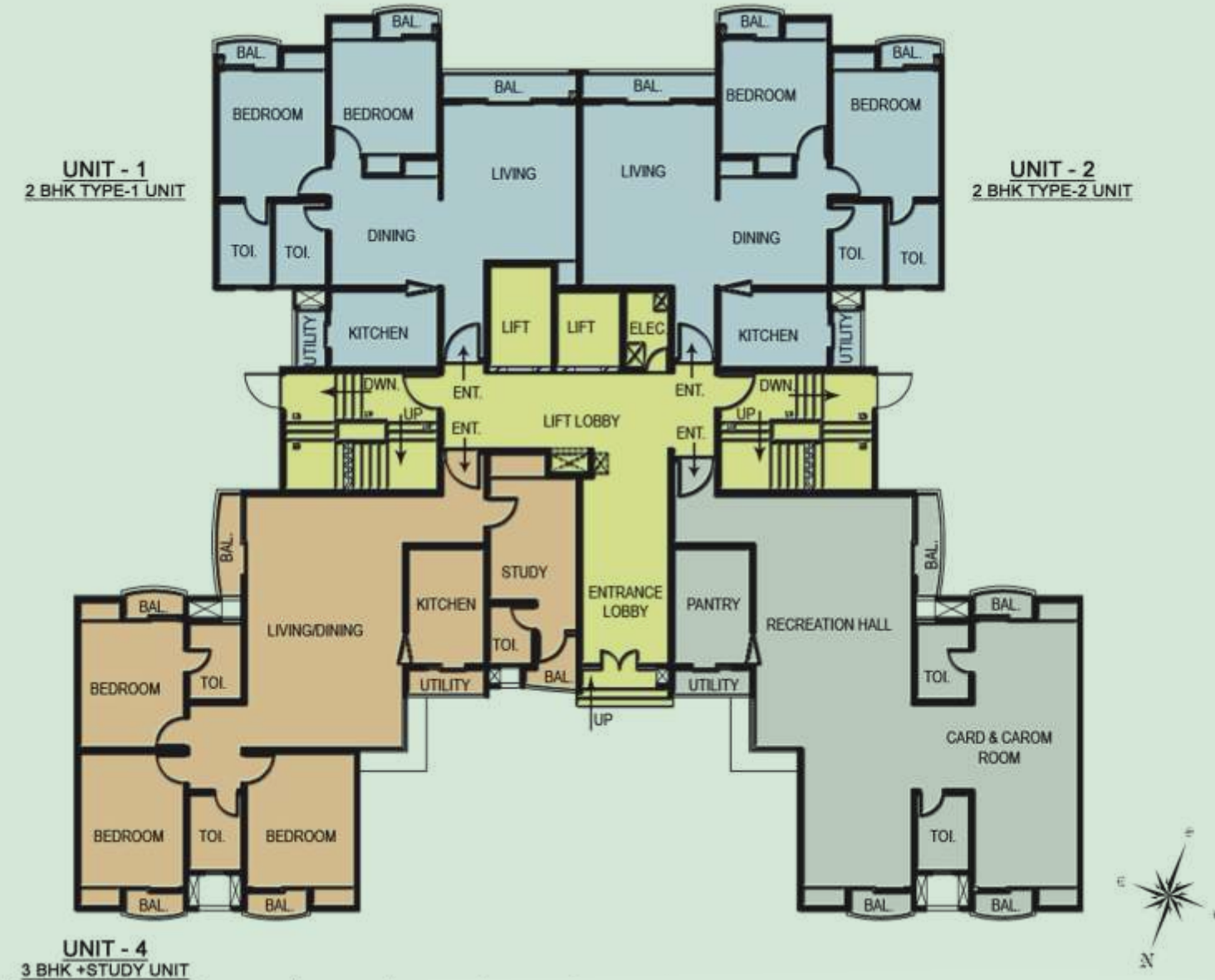
Indicative images



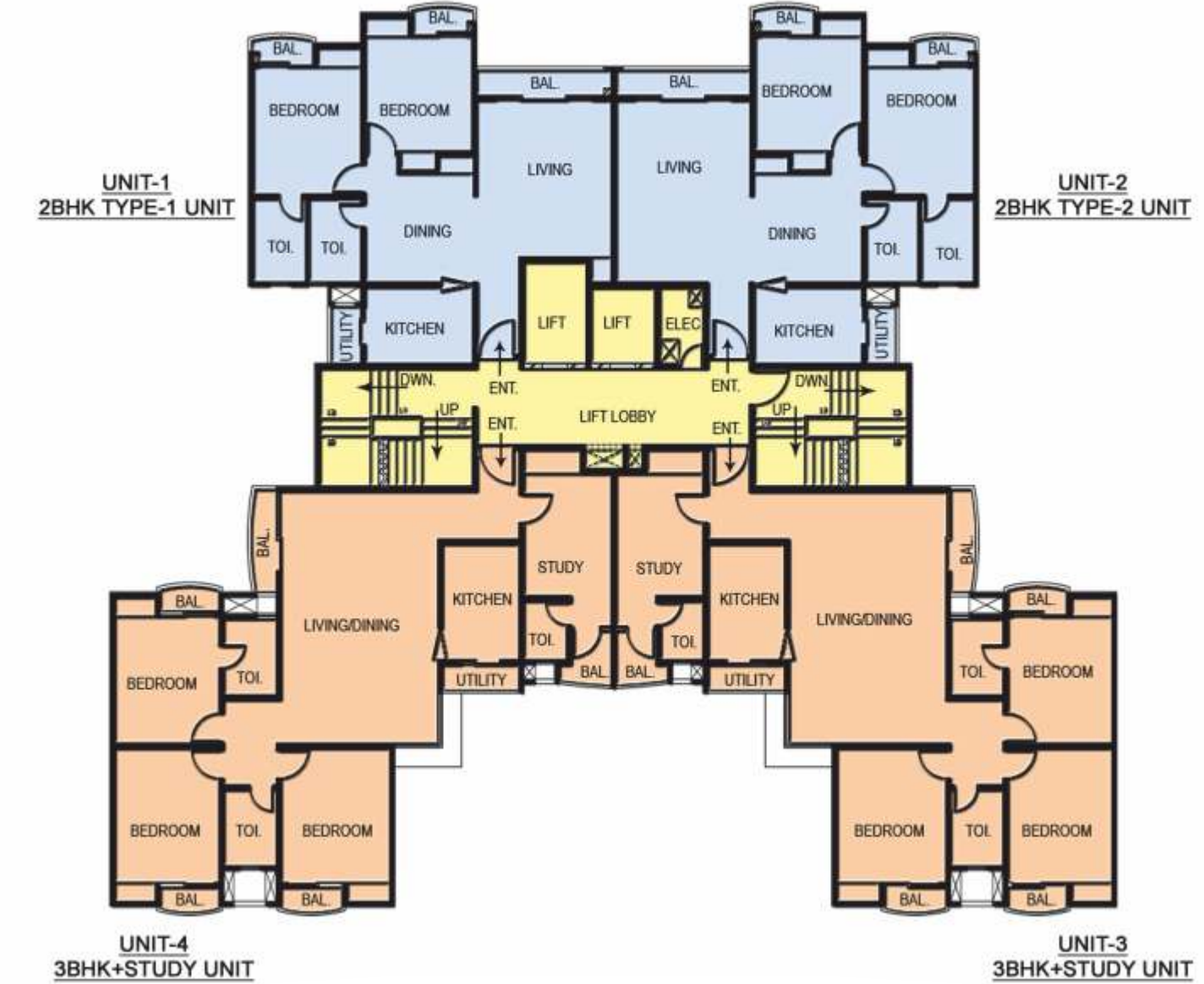
Ground Floor Plan: Tower 6, 7, 8 (G+17)



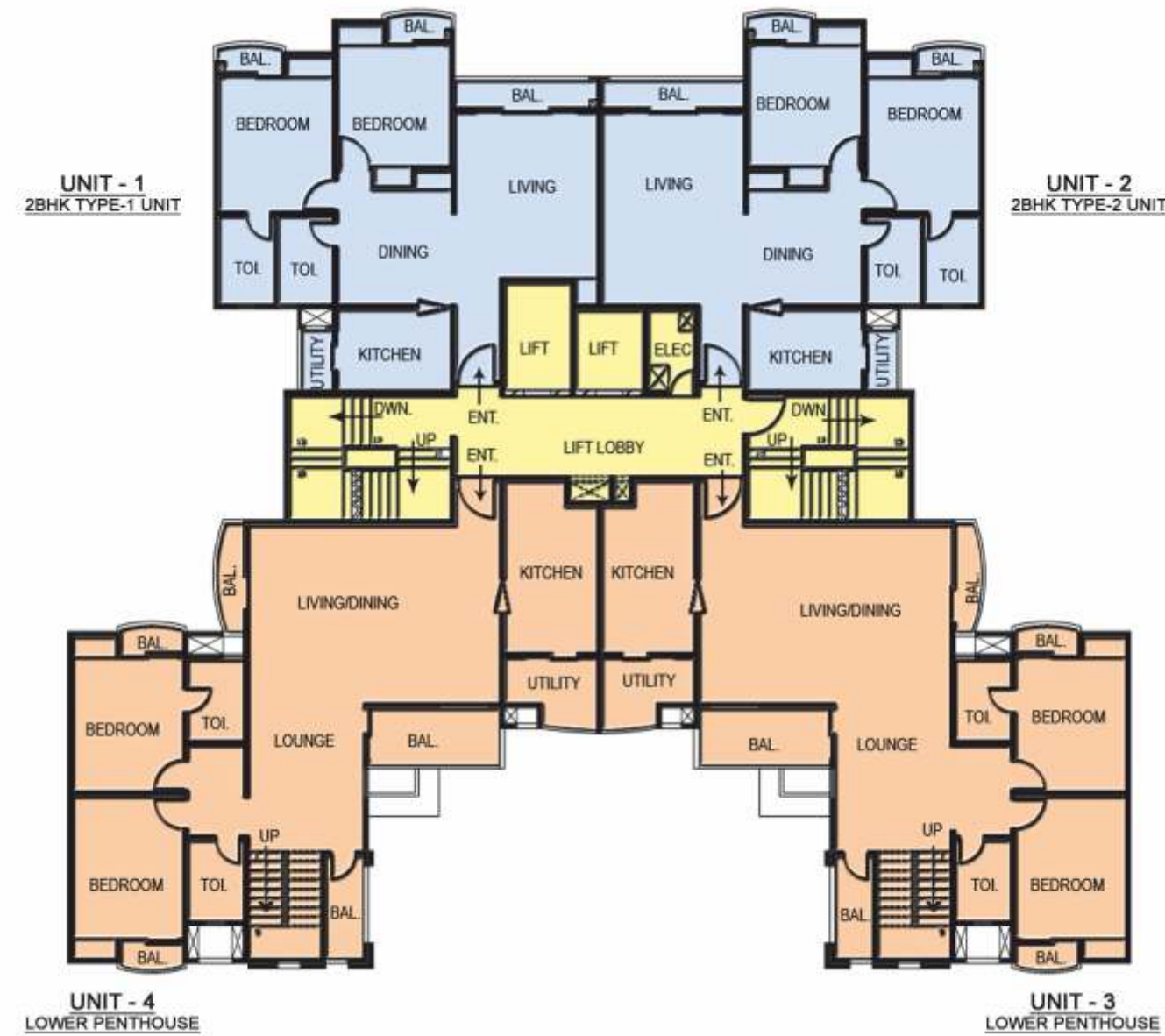
Ground Floor Plan: Tower 13 (G+17)



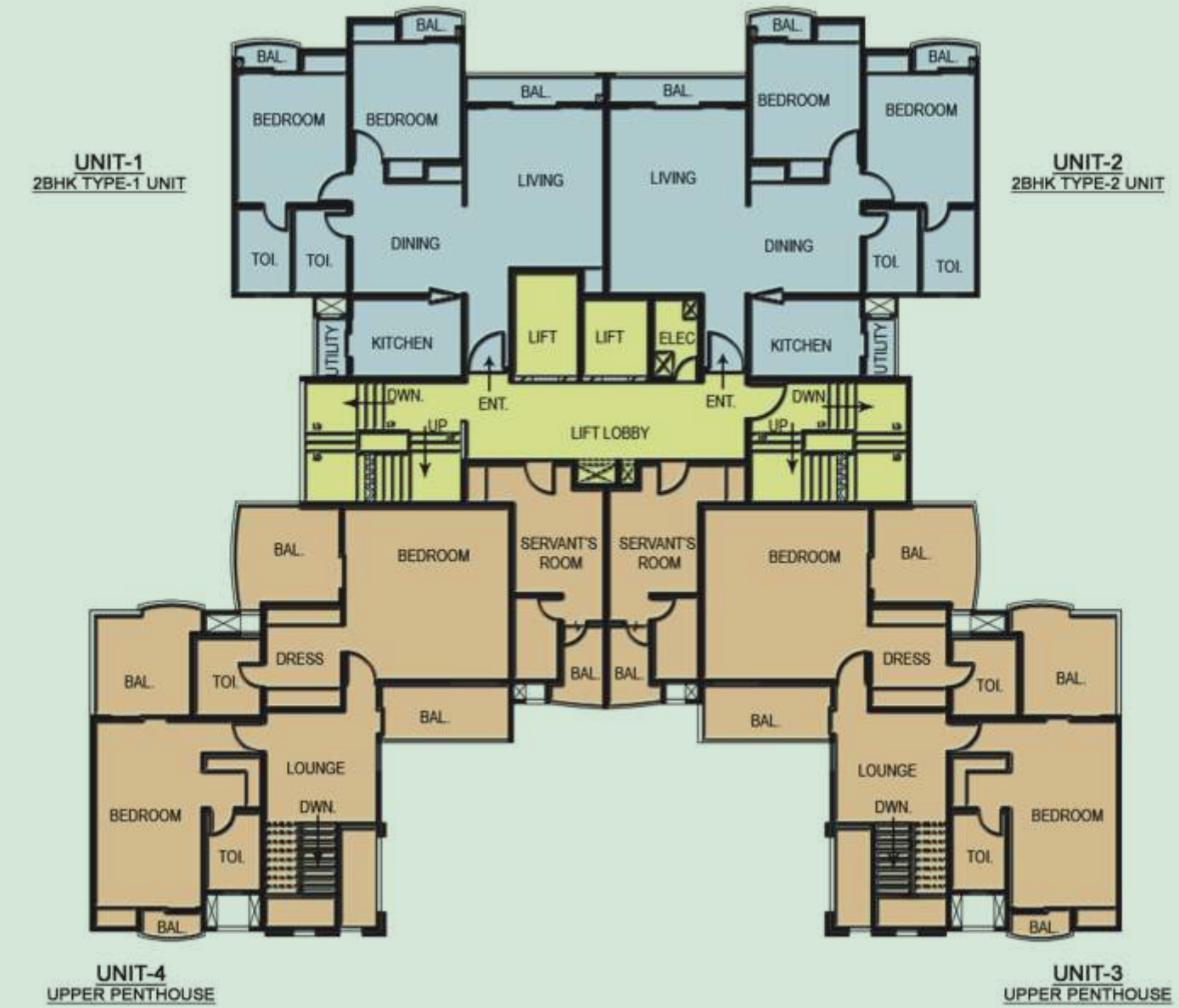
Ground Floor Plan: Tower 14 (G+17)



Typical Floor Plan: 1 to 15 for Tower 6,7,8,13,14 (G+17)



Lower Penthouse
16th Floor Tower 6,7,8,13,14 (G+17)



Upper Penthouse
17th Floor Tower 6,7,8,13,14 (G+17)

Specifications



STRUCTURE

- Framed structure / Shear Wall structure



FLOOR FINISHES

- Living / Dining - Vitrified Tiles
- Bedrooms - Ceramic Tiles
- Stairs - Stone Flooring on treads
- Balconies - Non skid Ceramic Tiles



TOILETS

- Flooring - Non skid ceramic tiles / Porcelain Tiles
- Walls - Tiles as per architectural design
- Chinaware - European Type WC, wash hand basin
- Counter - Stone / Marble Counter
- Fittings - Single Lever C.P Fittings
- Water Supply - Provision for HOT & COLD water supply
- Other fixtures - Looking Mirror, Towel Ring / Rod, Paper Holder, Soap Dish and Health Faucet



KITCHEN

- Flooring - Non skid ceramic tiles or equivalent
- Dado - Ceramic Tiles cladding on walls as per architectural Design
- Counter - Granite / Equivalent
- Cabinets - Cabinet, modular kitchen cabinet over counter with chimney & cook top
- Water Supply - Provision for HOT & COLD water supply
- Fittings - Single Lever CP fittings
- Sink - Single Bowl Stainless Sink with Drain Board



JOINERY

- Windows - UPVC / Anodized aluminum with Float Glass
- Doors - Flush door shutter with SS fittings



FINISHES

- Internal - Drawing and Dining rooms / Bedroom walls shall be finished with plastic emulsion paint
- External - Pleasing Elevation with semi permanent finish / all weather exterior paints



OTHER FEATURES

- Electrical - Copper wiring in conduits with modular switches
- Telecommunication - Provision of telephone points in drawing / dining room
- Provision of DTH points in drawing room / lobby and all bedrooms
- Water Purifier with 10 ltr/hr. capacity in kitchen





UNIT PLAN:
 2BHK TYPE-1
 AREA: 139 SQ.M
 1497 SQ.FT



UNIT PLAN:
 2BHK TYPE-2
 AREA: 142 SQ.M
 1524 SQ.FT



UNIT PLAN:
 3BHK + STUDY
 AREA: 222 SQ.M
 2388 SQ.FT



UNIT PLAN:
 3BHK UNIT
 AREA: 196 SQ.M
 2107 SQ.FT



LOWER PENT HOUSE
 AREA: 418 SQ.M
 4496 SQ.FT.



UPPER PENT HOUSE