

ANSAL API

Building lifestyles since 1967

ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED

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**SUSHANT
GOLF CITY**
Hi-TECH TOWNSHIP, LUCKNOW



Palm Ville

GRAND LIVING!

Sushant Golf City, Lucknow

For a select few

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**SUSHANT
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18-TECH TOWNSHIP, LUCKNOW

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As pioneers in the Indian Real Estate and Infrastructure industry, Ansal API has left many indelible imprints of success during its historic journey.

The first to understand the need of the hour by building skyscrapers to redefine the skyline of central Delhi, the first to introduce the mall culture in Northern India with the landmark Ansal Plaza, Ansal API has always been at the forefront of urban development.

Today, as a flagship project amongst a host of nationwide projects, Ansal API is building a hi-tech city in Lucknow, spread across 3530 acres and expandable to 6000 acres - Sushant Golf City.



Actual entrance picture

A future built on unlimited possibilities.

Sushant Golf City is an integral part of the beautiful future that Ansal API has envisioned. Spread across 3530 acres, expandable up to 6000 acres, this hi-tech city has been touted as the 'New Lucknow'. It has been designed to offer everything that goes into the making of a self-sustained futuristic city, including commercial complexes, educational and health facilities, amusement parks, an international championship grade golf course and expansive residential complexes.

STREET VIEW



AERIAL VIEW



Artistic impression

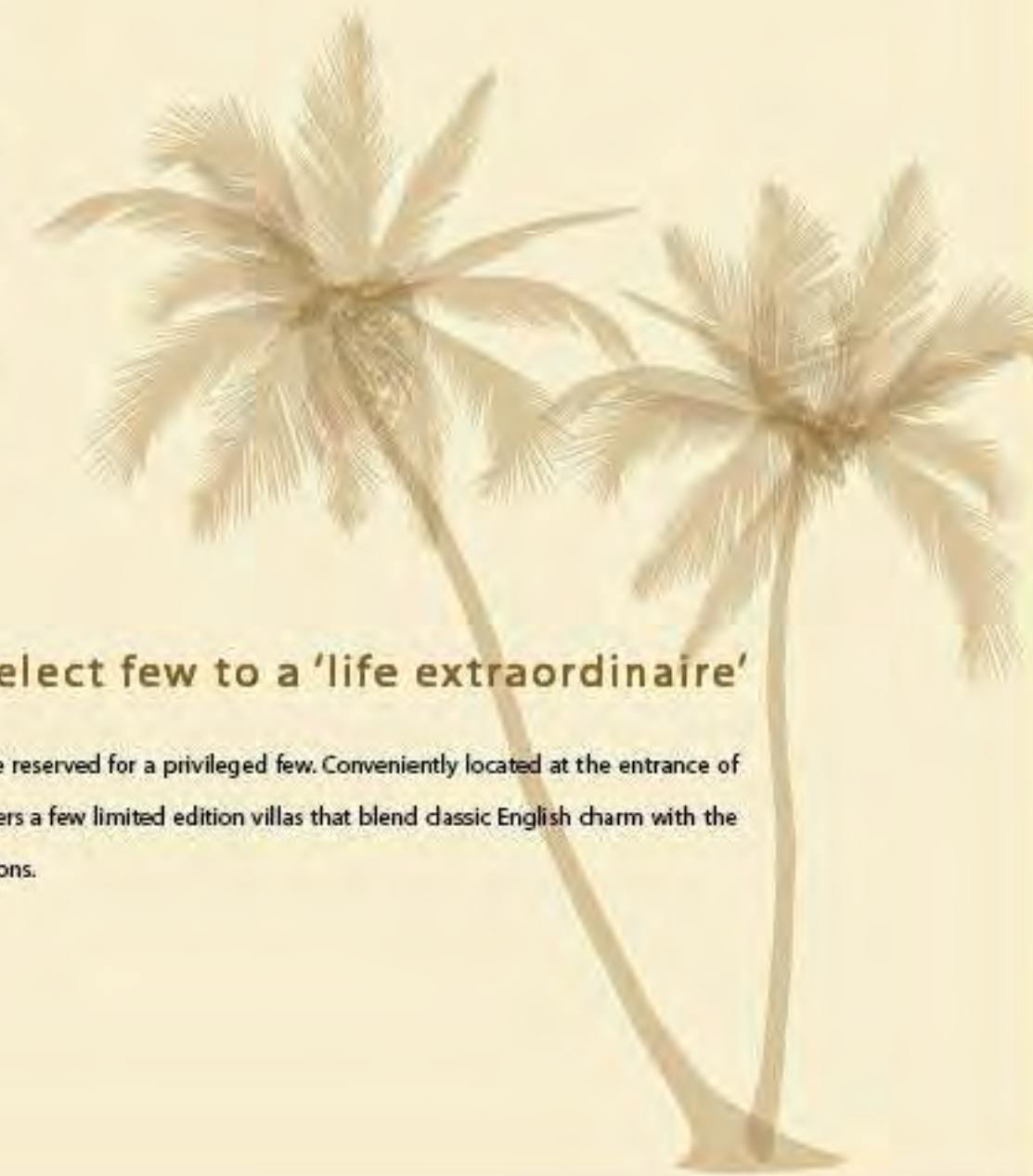


Actual image


Palm Ville
GRAND LIVING!
Sushant Golf City, Lucknow

Welcoming a select few to a 'life extraordinaire'

Come and experience a lifestyle reserved for a privileged few. Conveniently located at the entrance of Sushant Golf City, Palm Ville offers a few limited edition villas that blend classic English charm with the world of sublime modern creations.





Actual image



Actual image

Palm Ville
GRAND LIVING!
Sushant Golf City, Lucknow

Enjoy a life of rare elegance and extraordinary ease

Set amidst beautiful environs, Palm Ville comprises of a cluster of luxury villas offering state-of-the-art features and a host of modern amenities, and of course all the exceptional facilities of Sushant Golf City, such as -

- An 18 hole international championship Golf Course • Mahesh Bhupati Tennis Academy • Golf Club • Healthcare facilities • Shopping complexes • Hotels • Amusement parks • Sports Village • Educational facilities • G. D. Goenka World School • Ansal API – ISKCON Spiritual Complex

Ground Floor



First Floor



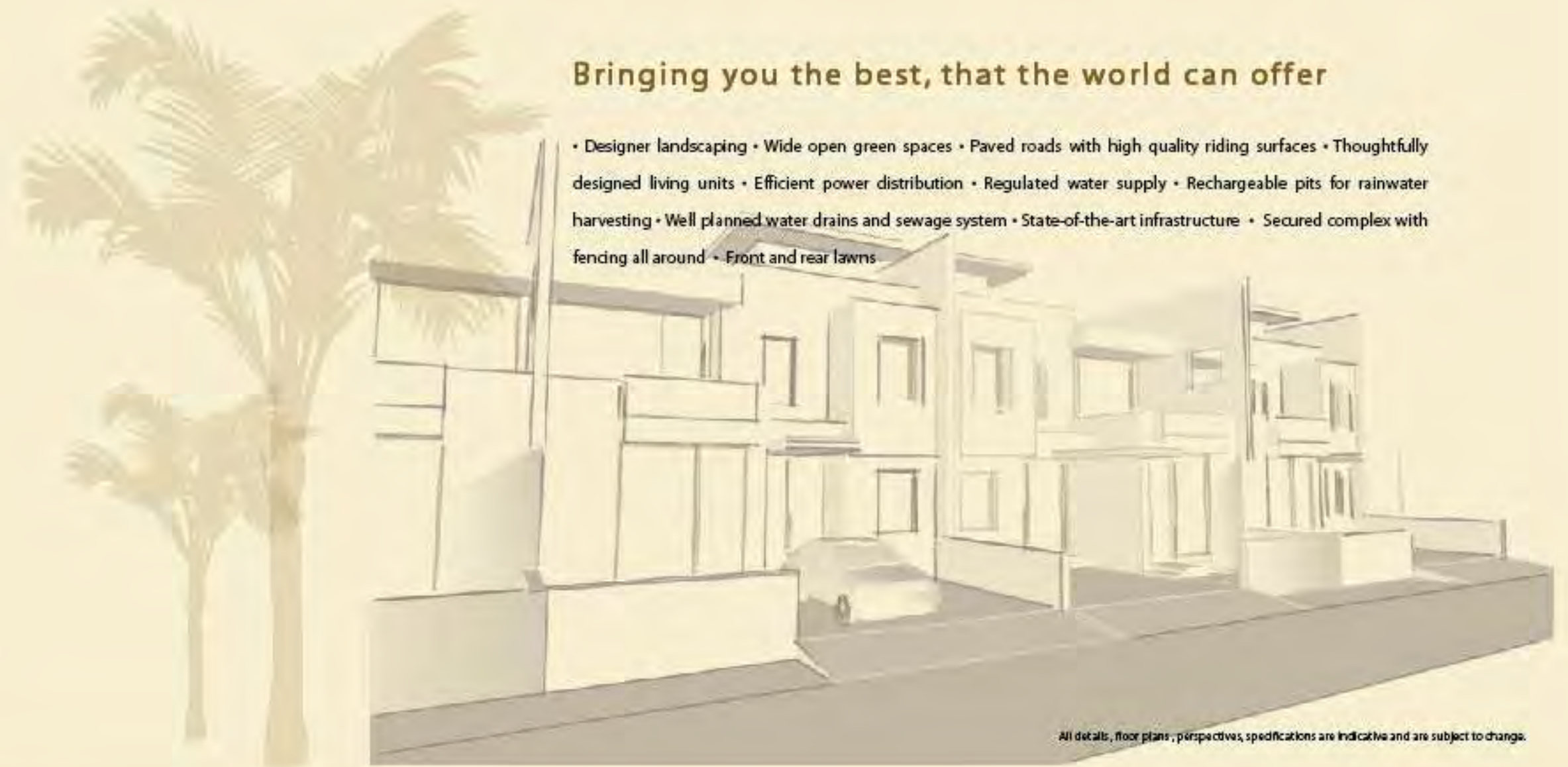
Second Floor



Palm Ville
GRAND LIVING!
Sushant Golf City, Lucknow

Bringing you the best, that the world can offer

- Designer landscaping • Wide open green spaces • Paved roads with high quality riding surfaces • Thoughtfully designed living units • Efficient power distribution • Regulated water supply • Rechargeable pits for rainwater harvesting • Well planned water drains and sewage system • State-of-the-art infrastructure • Secured complex with fencing all around • Front and rear lawns



Making design, quality and science come together perfectly

Each limited edition 4 bedroom villa has a party terrace, a courtyard with a water feature and many more exquisite features.

Flooring details

Living/Dining	Imported marble
Bedrooms	Laminated wooden flooring
Stairs	Polished stone
Balconies	Non-skid ceramic tiles

Toilet details

Flooring	Non - skid ceramic tiles/Porcelain tiles
Walls	Tiles as per architectural design
Chinaware	European type WC, wash basin, single lever CP fittings
Counter	Marble / Granite counter
Water Supply	Provision for hot and cold water supply
Other Fixtures	Looking mirror, towel ring/rod, paper holder, soap dish and health faucet. Master bedroom toilet shall be provided with bathing cubicle. Other bedrooms' toilets shall have glass partitions.

Kitchen details

Flooring	Non - skid ceramic tiles or equivalent
Dado	Tiles cladding on walls as per architectural design
Cabinets	Modular kitchen cabinets with chimney and hob
Water Supply	Provision for hot and cold water supply
Fittings	Single lever CP fittings with mixers
Sink	Stainless steel sink with drain board



Actual image

Joinery details

Windows	UPVC / Anodised aluminium with float glass
Doors	Seasoned hardwood frames with moulded door shutters All doors shall have decorative stainless steel fittings

Wall finishes details

Internal	All wood work shall be finished with synthetic enamel paint. Drawing and dining rooms / bedrooms walls shall be finished with plastic emulsion paint as per design
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 room, dining room and all bedrooms Provision of TV aerial points in drawing room / lobby and all bedrooms

Each villa has a load bearing structure conforming to BIS seismic codes.

All details, floor plans, perspectives, specifications are indicative and are subject to change.

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AnsAL API, committed to taking a nation forward

Today, Ansal API is among the leading Real Estate and Infrastructure companies in India. Our exciting and challenging journey is the story of 46 years of hard work, three generations of commitment and one vision.

A vision to take India to the top. A vision to redefine the skyline of our great nation. A vision that will lead to a developed, resurgent and responsible new India.

It is this vision that has motivated us to achieve many firsts and become one of the leading Realty and Infrastructure conglomerates in India. Ansal API was the first Real Estate firm to venture overseas to execute mega commercial projects, the first to launch integrated townships in tier 1 and tier 2 cities and were also the pioneers who introduced the mall culture in India with the iconic Ansal Plaza in Delhi. As trailblazers in the Indian Real Estate and Infrastructure industry we have left indelible imprints for others to emulate.

As we continue our journey into the future, our vision for a new India is fast taking shape, and our dreams are fast becoming a reality.



Palm Ville
GRAND LIVING!
Sushant Golf City, Lucknow

Find the centre of the world, right in your home

With a home in Palm Ville, you will always find yourself at the very centre of everything you desire. Palm Ville is seamlessly connected to all the important locations and centres of Lucknow. It adjoins Gomti Nagar, Lucknow's most up-market and exclusive locality, and is only 3 kilometres from the airport and a 15 minute drive from Hazratganj and the railway station.

DISTANCE CHART

Zero km from Gomti Nagar Extension

Approx. 6 kms from Airport

Approx. 7 kms from Charbagh railway station

Not to scale