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VISION 204

FULLY FURNISHED LUXURY STUDIO @ COACHING HUB PRATAP NAGAR

LUXURY LIVING WITH NEVER ENDING RETURNS

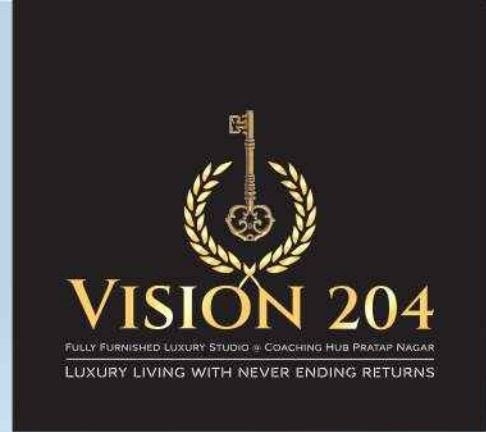
A vision of a magnificent lifestyle



A world of possibilities, all in one space

Vision 204 offers a completely furnished studio apartment with a large balcony and a great return. Our studio apartments, which prioritize elegance and simplicity, offer a haven in the middle of the city where you can live a simple lifestyle without sacrificing comfort.





204 Studio Apartments

EASY
CONVENIENCE

FULLY
FURNISHED

A masterpiece that unfolds in convenient spaces

Welcome to our well-thought-out studio apartments, perfect for the busy lives of singles, students, and business people looking for a stylish yet practical place to live. Capture the spirit of city life with modest yet well-designed spaces that effectively strike a balance between practicality and elegance.



STILT FLOOR PLAN

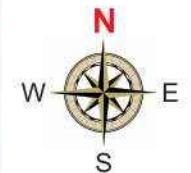




AREA STATEMENT

Unit No.	Carpet Area	Balcony Area	Builtup Area	Super Builtup Area	Unit No.	Carpet Area	Balcony Area	Builtup Area	Super Builtup Area
01	254.03 (Sq.Ft.)	29.28 (Sq.Ft.)	305.68 (Sq.Ft.)	443.23 (Sq.Ft.)	13	312.26 (Sq.Ft.)	40.04 (Sq.Ft.)	376.62 (Sq.Ft.)	546.09 (Sq.Ft.)
02	254.03 (Sq.Ft.)	29.28 (Sq.Ft.)	300.69 (Sq.Ft.)	436.00 (Sq.Ft.)	14	254.03 (Sq.Ft.)	40.04 (Sq.Ft.)	306.24 (Sq.Ft.)	444.04 (Sq.Ft.)
03	254.03 (Sq.Ft.)	29.28 (Sq.Ft.)	300.69 (Sq.Ft.)	436.00 (Sq.Ft.)	15	254.03 (Sq.Ft.)	29.28 (Sq.Ft.)	300.69 (Sq.Ft.)	436.00 (Sq.Ft.)
04	254.03 (Sq.Ft.)	29.28 (Sq.Ft.)	306.24 (Sq.Ft.)	444.04 (Sq.Ft.)	16	254.03 (Sq.Ft.)	29.28 (Sq.Ft.)	300.69 (Sq.Ft.)	436.00 (Sq.Ft.)
05	315.49 (Sq.Ft.)	40.47 (Sq.Ft.)	380.46 (Sq.Ft.)	551.66 (Sq.Ft.)	17	254.03 (Sq.Ft.)	29.28 (Sq.Ft.)	306.99 (Sq.Ft.)	445.13 (Sq.Ft.)
06-12	312.26 (Sq.Ft.)	40.04 (Sq.Ft.)	370.78 (Sq.Ft.)	537.63 (Sq.Ft.)					

TYPICAL FLOOR PLAN
(1st to 12th Floor)





TERRACE FLOOR PLAN



ISOMETRIC VIEW



UNIT TYPE 1

Carpets Area	Balcony Area	Builtup Area	Super Built-up Area
254.03 Sq.Ft.	29.28 Sq.Ft.	300.69 Sq.Ft.	436.00 Sq.Ft.

UNIT TYPE 2

Carpets Area	Balcony Area	Builtup Area	Super Built-up Area
315.49 Sq.Ft.	40.47 Sq.Ft.	380.46 Sq.Ft.	551.66 Sq.Ft.



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LUXURY LIVING WITH NEVER ENDING RETURNS

A vision to behold both inside out

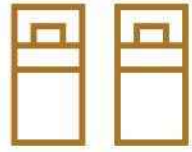
Each element has been painstakingly designed for modern life, maximizing comfort without sacrificing style. Our studio apartments provide the ideal haven, whether you're a young worker looking for convenience or an urban inhabitant appreciating clever design. Live seamlessly in an environment that exudes style, efficiency, and creativity. Welcome home.

Amenities that impress, spaces that inspire

Where the outer world shuts off and you dwell into your own world on the terrace that is carefully designed to make your indulgences an extraordinary affair. Embark on your fitness journey, or simply put your feet in the water as the sky shimmers with stars. Call your friends and host a memorable party in the exquisitely designed sitting area. Elevate your lifestyle with the luxury of thoughtful amenities.



FURNISHING DETAILS



Twin Sharing bed
of size 3'x6' each



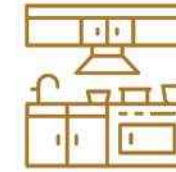
Two wardrobes
with shoe shelf



One 42" LED TV
(In Samsung/
LG/Sansui brand)



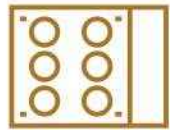
Two Study table
with Two Chairs and
Two Study Lamps.



Semi Modular Kitchen
with lower & upper cabinet



One Refrigerator
(In LG/Godrej & Samsung
Equivalent brand.)



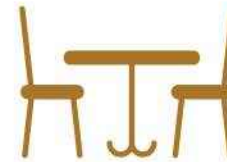
Induction
Plate



Tea &
Coffee kettle.



Crockery
Set



2 Cane wood
chairs & one small
center table.



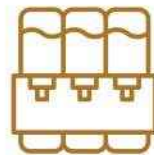
Book shelf below
the TV Cabinet



Chimney (In Kutchina
& Equivalent brand.)



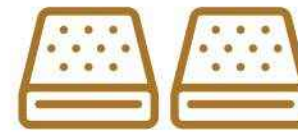
Single 3-seater
sofa cum Bed.



Water purifier
(Kent/Aqua &
Equivalent brand).



10 ltr
Geyser



Two Mattresses,
Bedsheets, Pillows,
Quilting.



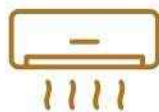
Textured Wall
on back side of
Bed headrest.



2 Nos. Decorative
Painting



Full height
designer curtain.



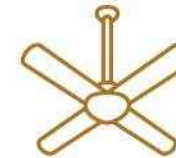
One 1.3 Ton AC (In Daikin/
O General/Mitsubishi
& equivalent brand.)



Exhaust Fan



Fancy Light



Ceiling Fan



Wall
clock

PROJECT & UNIT SPECIFICATION

STRUCTURE

- ⊙ Earthquake resistant structure designed as per seismic zone II.

UNIT SPECIFICATION

- ⊙ Premium class flooring of Crenza, Moto or equivalent brand.
- ⊙ POP finished & Asian emulsion paint on walls.
- ⊙ False ceiling.
- ⊙ Heat resistant, sound proof. U.PVC 3 track sliding door with wire mesh.
- ⊙ ACP Ceiling in balcony area in wooden color.
- ⊙ Wooden color ceramic tiles in Balcony.
- ⊙ Designer European style M.S. grill railing in each balcony of studios.
- ⊙ Flush door with designer mica & Wooden frame chokhat.
- ⊙ Handle lock with card entry-exit system in doors.
- ⊙ Complete Fully furnished unit.

KITCHEN

- ⊙ Granite working counter top with S.S.sink.
- ⊙ 2 feet dado tiles above the counter.
- ⊙ CP fitting of branded company Grohe/Jaquar.
- ⊙ Fully Modular Kitchen with Upper cabinet and chimney.

BATHROOMS

- ⊙ Premium C.P. & Sanitary fittings from Grohe / Toto / Jaquar or Equivalent brand.
- ⊙ PVC & CPVC of Astral, Ashirwad, Supreme etc.
- ⊙ Shower cubical in each toilet.
- ⊙ Crenza, Moto or equivalent brand ceramic tiles up to door height.
- ⊙ Exhaust fan & 10 ltr. geyser.
- ⊙ Towel rack, nepkin holder, wash basin mirror & light

SECURITY SYSTEM

- ⊙ Intercom facility system for each studio.
- ⊙ Well managed 24 security services along with 24 hrs CCTV Camera.
- ⊙ Guard Room

ELECTRICAL

- ⊙ Electrical wiring of Finolex, KEI, RR Kabel or equivalent brands.
- ⊙ Premium quality modular switches & accessories from Anchor / Legrand / Schneider.

GENERAL FEATURES OF THE PROJECT

- ⊙ 2 Lifts of Kone / Thyssum / Otis brand.
- ⊙ Card access with Lifts for particular floor access.
- ⊙ 100% Power Backup for Common Area.
- ⊙ Ample Car Parking space.
- ⊙ Designer Waiting/ Reception Lounge.
- ⊙ Well Designed Entrance Lobby & Lift Lobby.
- ⊙ Stilt floor 14' ceiling height of designer lobby.
- ⊙ Basement ceiling height 12'.
- ⊙ Big size ceramic tiles on each floor corridor.
- ⊙ Granite flooring on Staircases.
- ⊙ Fire Fighting System.
- ⊙ Approved By Rajasthan Housing Board.
- ⊙ Rera Approved.
- ⊙ EV vehicle charging point in parking area.

CIVIL MATERIAL

- Steel : Tata, Jindal & equivalent.
- Cement : Ultra Tech, Wonder & equivalent.

PROJECT AMENITIES

- ⊙ Water bodies on Rooftop.
- ⊙ Beach line area.
- ⊙ Designer sitting area in between water bodies & Beach line on rooftop.
- ⊙ Designer Buddha sculpture on rooftop area.
- ⊙ Rooftop restaurant.
- ⊙ Designer Gazebo sitting on rooftop.
- ⊙ Barbeque Area.
- ⊙ Co-Working space.
- ⊙ Entertainment Performance stage on rooftop on little height.
- ⊙ Projector screen on rooftop.
- ⊙ Cafeteria on stilt floor.
- ⊙ Mess(food) area on stilt floor.
- ⊙ Club house in Basement area.
- ⊙ Indoor Games in basement 8 ball Pool table, TT table, Chess, Carrom & Air hockey table.
- ⊙ Gym on rooftop (Indoor & Outdoor).

COACHING HUB AMENITIES PROVIDED BY R.H.B - JAIPUR

- ⊙ Podium performance/entertainment amphitheater.
- ⊙ Basketball court.
- ⊙ Long tennis court.
- ⊙ Library.
- ⊙ Cafeteria.
- ⊙ Food Court.
- ⊙ Jogging track.
- ⊙ Gym.
- ⊙ Basement vehicle parking (Large parking space with 8 tower internal connectivity)
- ⊙ Cycling track.





Site : Coaching Hub, Pratap Nagar, Jagatpura, Jaipur

MAJOR DISTANCES

TRANSPORTATION

Airport	7.8 km
Tonk Road	2 km
Jaipur Junction	18.3 km
Jagatpura Railway Station	5.8 km

HOSPITAL

Narayana Hospital	2.7 km
Bombay Hospital	7.9 km
Jeevan Rekha Hospital	5.2 km
Fortis Hospital	8.2 km

EDUCATION

India Overseas School	1.6 km
SKIT	4.9 km
Poornima University	5.6 km
Gyan Vihar University	5.2 km

SHOPPING MALL

Manglam Mall	1.3 km
Pratap Plaza	2.1 km
WTP	8.9 km
Central Mall	3.5 km



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Architect
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GRID**
ARCHITECTS

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