



LOCATION MAP | Map not to scale

Promoters & Developers :

Apeksha Infraprojects Pvt. Ltd

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JAI VILAS
Royal Apartments

The Art of Royal Living...



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 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.



ENTRANCE WITH AN
ELEVATED GARDEN

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

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

SWIMMING POOLS
FOR KIDS & ADULTS

SPORTS AREA

ROYAL CORRIDORS,
JHAROKHAS & JAALIWORKS



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



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.





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






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 jai vilas





Guest Room

An amalgamation of the ethnic "east meets west" decorations and rich luxury modern fittings, the royal luxury bedrooms of Jai Vilas thrills you with the ultimate luxury imaginable. The master bedrooms are connected to an adjacent sun lounge balcony cum pavilion.

Well fitted and thematically designed wardrobes, windows and doors complete the royal look for you. The adjacent private washrooms accentuate the elegance further.



Master Bed Room



Kids Room

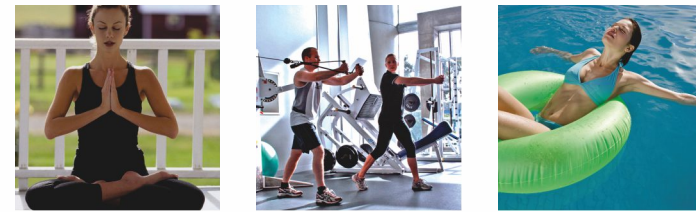


SALIENT FEATURES :



FITNESS & SPORTS

- Club House
- Gymnasium
- Swimming pool
- Jogging track
- Splash pool
- Jacuzzi
- Steam bath
- Sauna bath
- Basket ball court
- Badminton court
- Table Tennis
- Tennis court
- Yoga center



COMMERCIAL AREA

- Banquet
- Restaurant
- Bank/ATM
- Super Market
- Convenient shopping
- Grocery



RECREATION FOR KIDS

- Toddler's park
- Sand pits
- Children's park
- Tricycle track
- Hideout



GENERAL AMENITIES, SECURITY & FACILITIES

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



ENTERTAINMENT & AMUSEMENT

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



OPERA

The Royal Club at Jai Vilas

Jai vilas is equipped with a multi purpose royal club house which will help you to enhance your life style.

where you and your love ones can enjoy every moment lively and peaceful





STEAM BATH



JACUZZI



SWIMMING POOL



BASKET BALL



INDOOR GAMES



BANQUET



YOGA AREA



TENNIS COURT



MINI THEATRE



GYMNASIUM

SPECIFICATIONS :

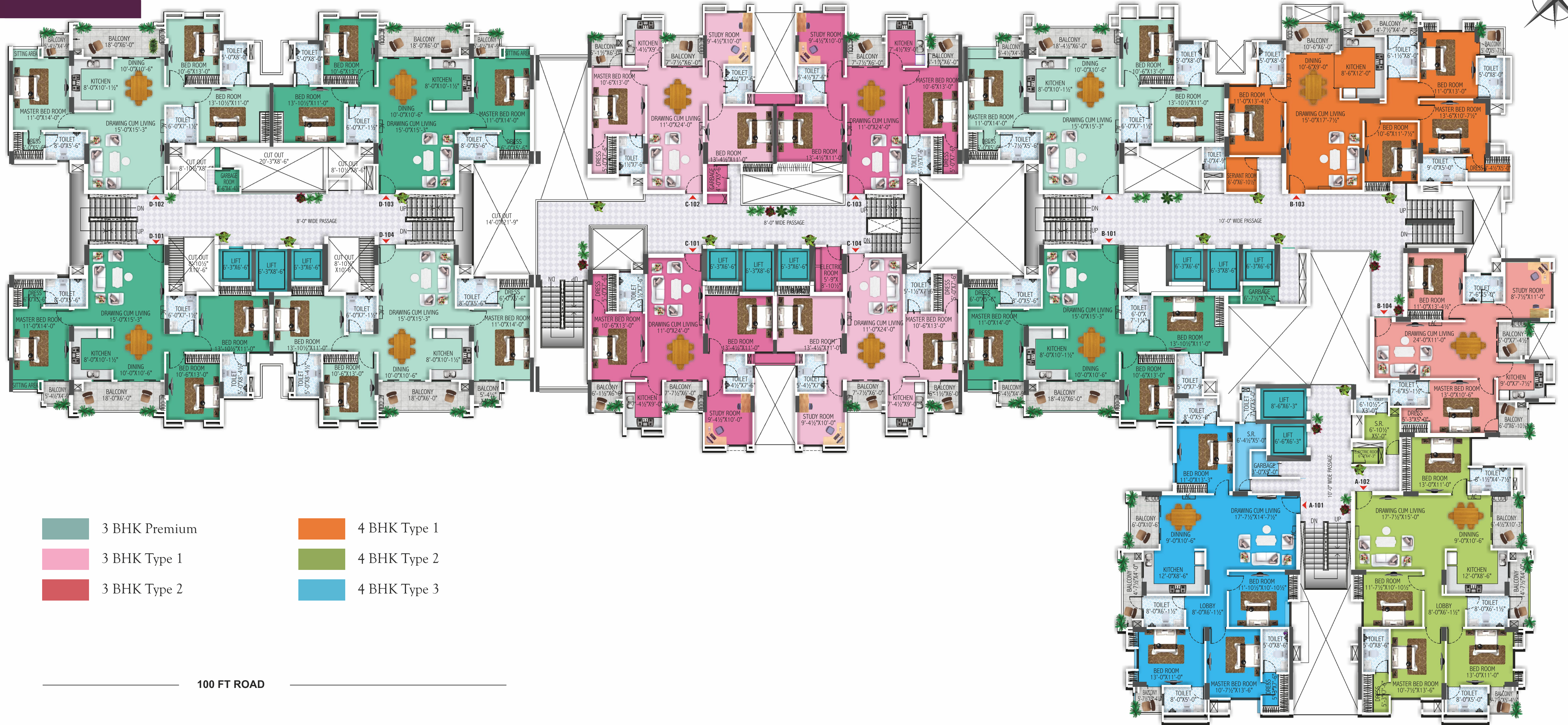
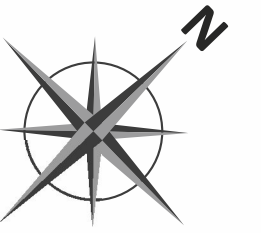
LIVING/DINING/ BEDROOM	Floor Wall Ceiling	Vitrified tiles POP surface with Plastic paint of pleasing shades White plastic paint
MASTER BEDROOM	Floor Wall Ceiling	Ceramic wooden flooring POP surface with Plastic paint of pleasing shades White plastic paint
KITCHEN	Modular Kitchen Floor Wall Ceiling Counter 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
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
UTILITY/SERVANT ROOM	Floor Wall/Ceiling	Ceramic tiles Oil bound distemper
LIFT LOBBY		Combination of Marble/Granite and Acrylic Emulsion. Textured paints
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



TYPICAL FLOOR (PHASE-1)



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

100 FT ROAD

100 FT ROAD

3 BHK- TYPE-1 SBUA : 1365 SqFt



3 BHK- PREMIUM SBUA : 1725 SqFt



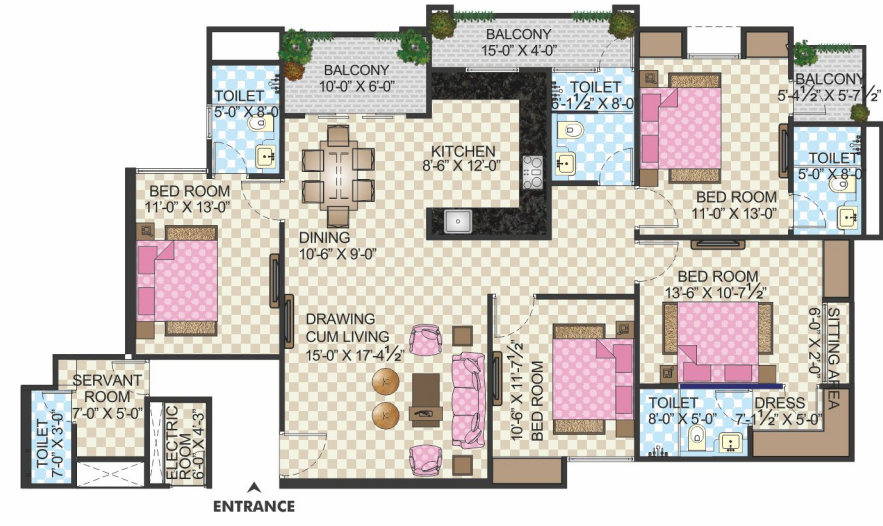
3 BHK- TYPE-2 SBUA : 1350 SqFt



4 BHK- TYPE-1 SBUA : 2220 SqFt



4 BHK- TYPE-2 SBUA : 2180 SqFt



4 BHK- TYPE-3 SBUA : 2220 SqFt



Its majestic magnificence to the core, Jai Vilas is your royal retreat which offers an exotic and luxurious establishment present with privacy in unique exquisite surroundings. The tallest edifice of the neighborhood, overlooking the city's skyline, Jai Vilas boasts of spectacular views and truly royal experiences.

