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where life evolves to 'king-size' grandeur.



Fusion of Natural Beauty and Urban Comfort...



The project "Villa Grande" is yet another landmark development of UDB group. With 50 premium luxury 3 BHK villas in Ist phase, it is a perfect concoction of ultra modern amenities and vastu architectural design. Besides all the basic necessary amenities, the advanced security monitoring system and adequate green open spaces are the exclusive prominent features of "Villa Grande" project. Easy accessible location, club house and hassle free living environment make these villas a must have property choice for our every customer.





PERFECT ENVIRONMENT

Close to MANSAROVAR far from hustle an bustle. pure living pleasure. at the Villa Grande, enjoying outdoors is a part of everyday life. Whether you prefer a quiet morning walk in the landscaped streets or a family stroll in the evening, the choice is yours. surrounded by green open spaces and natural tranquility enjoy an active lifestyle. Keeping fit and enjoying outdoors is part of everyday life at Villa Grande.



Green Landscaping and Well Plantation on Streets and Common Areas









All villas are semi-furnished, which would include tube lights, fans, exhausts and geysers at all appropriate places, a modular kitchen and A/c, TV and telephone points in the living room and bedroom. There will also be a service office for providing the services of an electrician, plumber and gardener, so you need not worry over small problems in the house. Housekeeping facility will be available on nominal charges, intercom connectivity from the guard room to all the units, garbage collection. Your villa life will entitle you to a generator service for all common areas and 100% power back up will also be provided at minimum additional cost. Provision to place individual generator in back yard.













The area is ripe for investment and for those looking to boost their investment in lesser time this would be the right choice. With the space in the city already exhausted, it is the suburbs that are developing faster and this is one such area that promises a definite, and solid return of investment. But the best of it all is that it is the first area of the city to be connected with the Metro rail project. The first trial run of the Metro from Mansarovar to Shyam Nagar has already been conducted and hopefully the Metro would begin soon. This would give a further boost to nearby areas and would make it easy for the people living here to commute in Jaipur city.



The majestic villa life would also guarantee you a lot of other perks. These include a temple in the vicinity and aesthetically designed and spacious villas with modern elevation. What's more is that customized design can be done without changing the external elevation and structure. Healthy environs is the name of the game these days. Greenery here will be in abundance making for a healthy landscape as these villas will boast of beautiful landscaped gardens including a front garden in each villa and row house. The villa gardens will be maintained by the society. The look of the villas would be further enhanced by well-designed and landscaped roads with tree-lined avenues and broad walkways.

So, here you have a home, with all modern facilities and services for a comfortable, luxurious and hassle free living. These independent homes, nestled in greenery, with wide open spaces and guarded community, spell a new dimension of luxury living in the city. Certainly a dividing line between an ideal and an ordinary world... the Villa Grande offers you the best the world has to offer. The icing on the cake is that all this exquisite fusion of nature and luxury comes to you at a budget that is unbelievable and matches your dreams. So, what are you waiting for...







The luxury Villas -Exotic eye catching villas are being put together with premium state of art interiors & exterior. The entire community is a new generation marvel of architecture providing you with the facilities and amenities which creates an atmosphere truly matching the highest living standards. The lavish statement of each villa is planned to impress your friends and relatives every time they visit you. It carry status symbol in search of both style and serenity.











Project Covered by Compound Wall
Entry Through Visitors Entry Register
Monitoring by C.C.T.V. Cameras
Clock Wise Security System

The best of it all is that security services will be provided 24X7. The entire property will be secured with a compound wall and entrance will be manned by a security personnel. So, no need to fret over the security of your home and your loved ones. Everything will be taken care of at the Villa Grande.







Project Address: New Sanganer Road, Near Mansarovar, Jaipur

The 50 villas right in the heart of one of the largest colonies of Asia, Mansarovar, will be located at a premium address too, Sachivalya Vihar Colony, New Sanganer Road, Mansarovar. The villas are located only 1.3 kms from the Sanganer Railway Station, at a 7 mins drive from JaipurInternationalAirport, 3km from Sanganer Bus Stand, 1.6 km from ICG and only 3kms from the peaceful and scenic surroundings of the IskonTemple.





BED ROOM



Indulgence

Steep in the gentle strokes of absolute luxury...

A tranquil escape from the home's busiest spaces, the master bedroom boasts a cool, clean color palette and en electric mix of furnishings in keeping with the home's sophisticated style. Add to it the essentials of a sense of fun and a chic sensibility and you'll never have to step out of this fab retreat.

Carefree. Elegant. Sensuous. Vivacious.

That's as to why we have already potented it with a lot of style everywhere, right from the flooring to the fitting and fixtures.

Mesmerize yourself. Discover a new you everyday.



KIDS ROOM

Cheerful. Playful. Thoughtful.

Just what you want your child to be.

Feel cherished.

Let the world see the connoisseur in you.





Gift your children their own space. Their world of twinkling stars and peeping moon, Mickeys and Teddys and the latest-on-the-block toon.

Nurture that budding genius in them for who knows tomorrow the world may be proud of them. And you too, for introducing them to their first lesson of belonging.





MODULAR KITCHEN

Where cooking & eating is a festival..







they say the way to someone's heart is through the stomach.....SO BE IT

Cooking is all about creativity, an open mind, ingredients and whole lot of love. The sumptuous kitchen lets you indulge in your favourite activity exactly the way you plan it out to be. Complete with the latest aspects of modular design kitchens, the working area is spacious enough to ensure you don't get cramped up. Step in and cook your heart away.













"Exquisitely designed for the privileged few who cross over, the Villa Grande is the dividing line between an ideal and an ordinary world"



Green and Peaceful Living environment | Well lit roads and exteriors | Security Services | Dedicated utility area and backyard in each villa | Beautifully landscaped.

50 Premium Luxury 3 BHK Villas with Servant room in First Phase. Ultra Modern Club House. Vastu-Friendly layout.

EXTERNAL FEATURES

Secure Gated community | cctv monitoring for security | Aesthetically designed spaciously villas with tasteful elevation treatment Modern and functional design All modern facilities and services for comfortable, luxurious and hassle free living 1 Service office for services of electrician, plumber & gardener 1 Housekeeping facility on nominal charges I Intercom/EPABX | Well designed and landscaped roads | Villa Gardens/Greens will be maintained by Society | Environment friendly villa development. I Generator will be provided for all common services/areas and 100% Power backup to villas will be provided at additional cost. I Underground & overhead storage tanks of suitable capacity. I Quiet peaceful environment, congenial living space | Temple within the compound

EQUIPPED CLUB HOUSE

4375 sq.ft. of well-equipped club house | Swimming Pool | Equipped gymnasium | Ironing Facility | Multimedia Room/ Administrative Conference | Convenience Store | Pool table/ Table Tennis | Administrative Office

INDIVIDUAL VILLA FEATURES

Basement + G+2 floor villas I 3BHK with servant room I 2 parking spaces I Optimum space utilization I Beautifully landscaped garden I Attached toilets with all bedrooms. I Adequate utility space I Spacious open and covered terraces I spacious kitchen with attached backyard/utility space I Paved backyard/ Provision for inverter I Multipurpose hall in basement.

PREMIUM VILLAS- CORNER

Beautifully landscaped personal garden | Paved walkway around the house | Spacious backyard



FLOORING

Vitrified Tile/ Marble flooring in living/ dining space Ceramic tiles in bathroom and kitchen spaces Vitrified tiles in bedrooms, basement, utility and balcony spaces Natural/ Engineered stone/ grass pavers in exterior landscaping.

WALL FINISH

Acrylic Emulsion paints of architects choice in interiors Weatherproof Acrylic Emulsion paints of architects choice in exteriors Ceramic tile dado upto 7' in bathrooms and 2' over counter in kitchen.

BATHROOM/TOILET

Anti- Skid Ceramic tile flooring Ceramic tile dado upto 7' Premium grade C.P. fittings of Marc/ jaguar or equivalent make. Sanitary fittings by Cera/ Hindware or equivalent make

KITCHEN

Anti- Skid Ceramic tile flooring Ceramic tile dado upto 7' Premium grade C.P. fittings of Marc/ jaguar or equivalent make. Sanitary fittings by Cera/ Hindware or equivalent make Counter washbasin as per specifications

LIVING/DINING/BEDROOM

Vitrified Tile/ Marble flooring
Spacious living space
Adequate lighting and ventilation
Modular electrical switches, sockets and electrical fittings of reputed brand
Acrylic emulsion paint on walls
Anodized/ powder coated aluminum/ PVC glazed doors (exteriors)
Anodized/ powder coated aluminum/ PVC glazed window frames

Main Entrance door: Double door for security

Combination of wire mesh and wooden flush door

D.G. POWER

and shutters

Generator will be provided for all common services/ areas
100% power backup to villas will be provided at minimum additional cost.
Provision to place individual generator in backyard.

INTERCOM/T.V./TELEPHONE

Intercom from security to all units

TV and Telephone points provided in all bedrooms, Living and dining spaces

SECURITY

Secured by compound walls CCTV Cameras at all areas Round the clock security by guards Intercom from security to all units.

ELECTRICAL FITTINGS

Modern electrical system with concealed ISI Grade copper wiring of fynolex/ RR or equivalent make Premium quality modular switches MCs and DBs as per ISI standard Tube lights, Fans and Exhaust fans in all villas. TV, Telephone/ A.C./ Cooler points at appropriate places.

SANITARY & FITTINGS

Premium grade C.P. fittings of Marc/ jaguar or equivalent make. Sanitary fittings by Cera/ Hindware or equivalent make.

DOORS & WINDOWS

Main Entrance door: Double door for security
Wooden flush doors with wood frames in internal spaces
Anodized/ powder coated aluminum/ PVC glazed doors (exteriors)
Anodized/ powder coated aluminum/ PVC glazed window frames and shutters.

LANDSCAPING / WATER SUPPLY

Beautifully landscaped front garden Grass paver tiles in front yard Paved backyard

Boring for water supply

Overhead and underground water tanks with Pump in each Villa



VILLA NO.	PLOT AREA	PLOT TYPE	PLOT FACING	S.B.U.A.
01	99.00	Temple	East	-
02	188.77	Club House	East	4375.00
03	150.18	Corner	East	3044.00
04	194.62	Corner	East	3900.00
05	133.33	-	East	3706.00
06	133.33	-	East	3706.00
07	133.33			3706.00
08	194.62	Corner	East	3856.00
09	207.95	Corner	East	4163.00
10	146.66	-	East	4050.00
11	146.66	-	East	4050.00
12	146.66	_	East	4050.00
13	146.66		East	4050.00
14	146.66		East	4050.00
15	220.00		East	4275.00
16	192.13	Corner	South	3825.00
17	133.33		South	3719.00
18	133.33		South	3719.00
19	135.83		South	3800.00
20	135.83		South	3775.00
21	133.33		South	3719.00
22	133.33		South	3719.00
23	192.13	 Corner	South	3788.00
24	192.13	Corner	North	3806.00
25	133.33		North	3694.00
26				
26	133.33		North	3694.00 3775.00
	135.83		North	
28	135.83		North	3750.00
29	133.33		North	3694.00
30	133.33		North	3694.00
31	192.13	Corner	North	3781.00
32	192.13	Corner	South	3825.00
33	133.33		South	3719.00
34	133.33		South	3719.00
35	135.83	-	South	3800.00
36	135.83		South	3775.00
37	133.33		South	3719.00
38	133.33		South	3719.00
39	192.13	Corner	South	3788.00
40	225.05	Corner	North	4744.00
41	155.55		North	4644.00
42	155.55		North	4644.00
43	158.47		North	4738.00
44	158.47	-	North	4744.00
45	155.55	-	North	4644.00
46	155.55	-	North	4644.00
47	225.05	Corner	North	4763.00
48	228.28	Corner	South	4675.00
49	157.45		South	3275.00
50	155.03		South	4656.00
51	151.44		South	4063.00
52	143.15		South	3963.00
53	133.33		South	3619.00
54	125.92		South	3269.00
			00001	0207.00







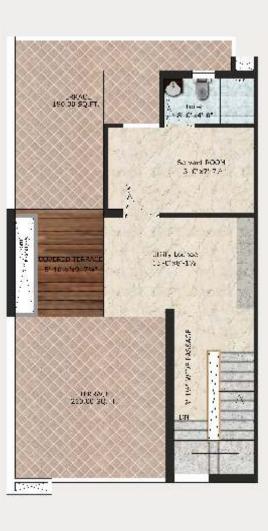
VILLA NO. 15

PLOT AREA = 220 SQ.YD | S.B.U.A. = 4275 SQ.FT. | EAST FACING









BASEMENT FLOOR

GROUND FLOOR

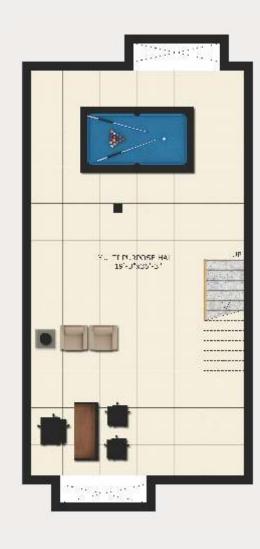
FIRST FLOOR

TERRACE FLOOR



VILLA NO. 17

PLOT AREA = 133 SQ.YD. | S.B.U.A. = 3719 SQ.FT. | SOUTH FACING









BASEMENT FLOOR

GROUND FLOOR

FIRST FLOOR

TERRACE FLOOR



Over the years, Unique Dream Builders(UDB Group) has become very definition of success and entrepreneurial finesse. One of the most trusted builders in Rajasthan, UDB has been a renowned name in the construction industry for over 3 decades.

A closer look at the completed and ongoing projects by the company in the last few years reveals their strong focus on quality and innovation. The residential and commercial projects executed by UDB Expect More have been appreciated not just for the foresight and attention to detail, but also for the crisp and clear legal processes and minimum hassle for the customers.

UDB has been a renowned name in the Real Estate industry for over 3 decades and most trusted Company based in Jaipur, Rajasthan, India. It is well-known for quality projects, transparency, aesthetic lifestyle and trust.

UBD has developed many constructed properties with exceptional infrastructural space which has created noteworthy landmarks in Jaipur. The trademark of their developments is contemporary design, innovation, clear & legal titles and scheduled completion. The approach is holistic, combining strategy, planning and methodical research to incorporate together all the specifics of economic, environmental and technological and community.

The projects initiated by UDB represent veracity, quality and perfection. Each project is irreplaceable in itself, reflects the modern architecture.

www.udb.in

