

# emerald

premium residential apartments

C 11-12, 200 Feet Jagatpura Road, Malviya Nagar, Jaipur.  
(Near North Western Railway Headquarters)

A Venture of :



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*let life glow with the distinction!*

Welcome to EMERALD, 1/2/3 BHK premium apartments with unequalled features and facilities, ample availability of natural resources, excellent ventilation and sunlight and above all a great view of the Aravali Mountains.





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The project is coming up in one of the most promising of neighborhoods in Malviya Nagar 'en route to Jagatpura. With the majestic North Western Railway Headquarter office in its close vicinity, you get the benefit of residing in a really premium location.

- Project on main 200 ft road
- 4 mins drive from Jaipur International Airport
- Close proximity to Jawahar Circle

A collection of moments and truly unique experiences that's what life will have in store for you. Be fitting co-existence and class, promise of an ROI much better than any other address in town, surroundings that give your emotions the most perfect setting to get accentuated; amenities that guarantee pure ease and comfort 24x7. All this and much more are the factors that enable the facets of your life to shine with distinct brilliance.





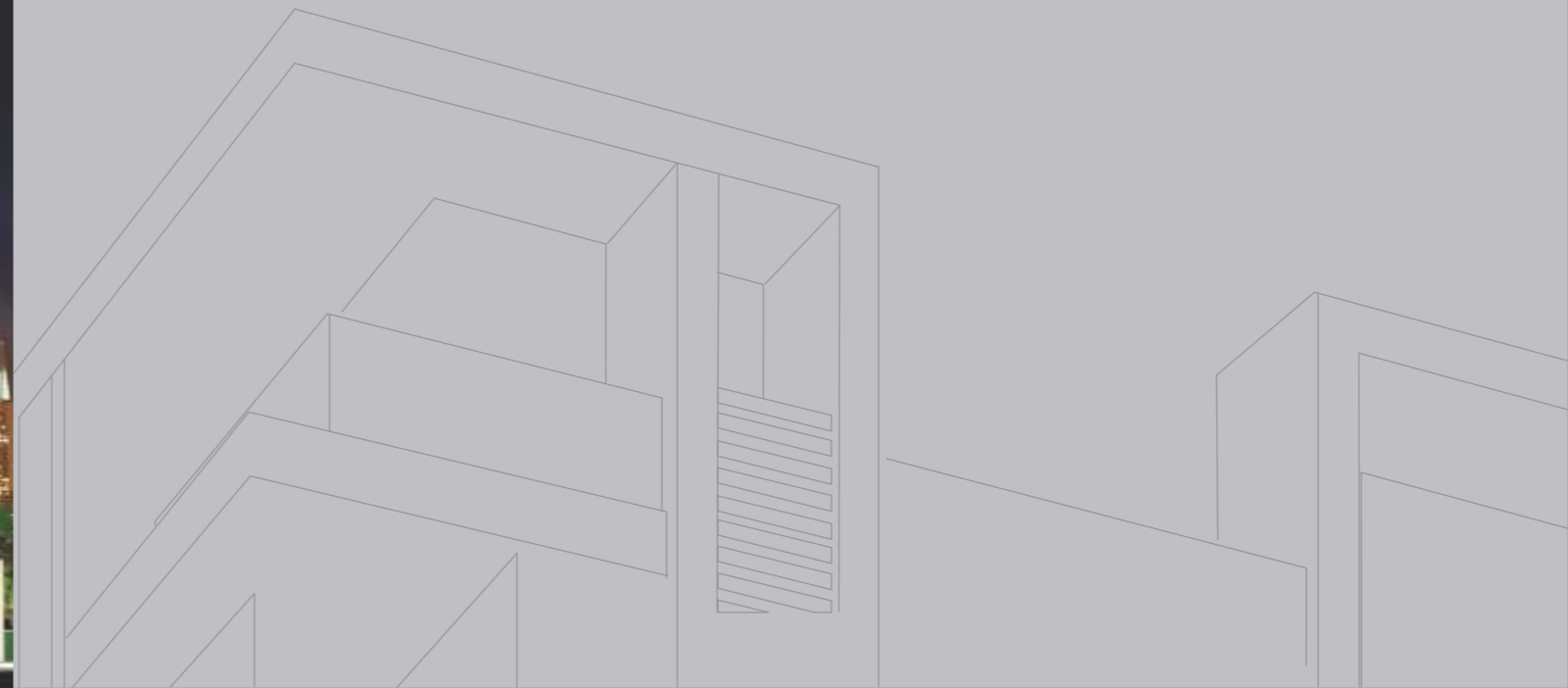
With Emerald, the combination of comfort and class would envelope you at every inch of your home.

And, when the promise of such distinction comes from the most trusted real estate development brand of Jaipur, Unique Dream Builders you can be more than sure that you will gain the distinction, so earnestly desired by all individuals who consider owning their own residential dwelling.

Emerald brings you amenities that give your dwelling a character of its own. The architectural planning and the aesthetical sensibility coupled with the rich natural bounty make life truly distinct and prized for you. Be it the fixtures and fittings or the vastu plan and the other features, every minute detail has been accounted for in order to give you nothing but the best. Even the Windows and doors have been strategically incorporated in the apartment plan to let in unhindered air and natural light in your living spaces. The refreshing design has done away with the un-necessary elements inside the apartment and weather proof durability of fixtures and finishes has been followed religiously.



Emerald promises to be a milestone in the history of excellent real estate developments in the city. The design and architectural creativity are way above a normal individual's expectations. Large windows and provision for cross-ventilation not only ensure un-obstructed air flow but also keeps the interiors always fresh. The main window opens to greet lush green landscaping and there's a big main balcony with every flat.



## ECO-HOUSING, GO GREEN WITH EMERALD!

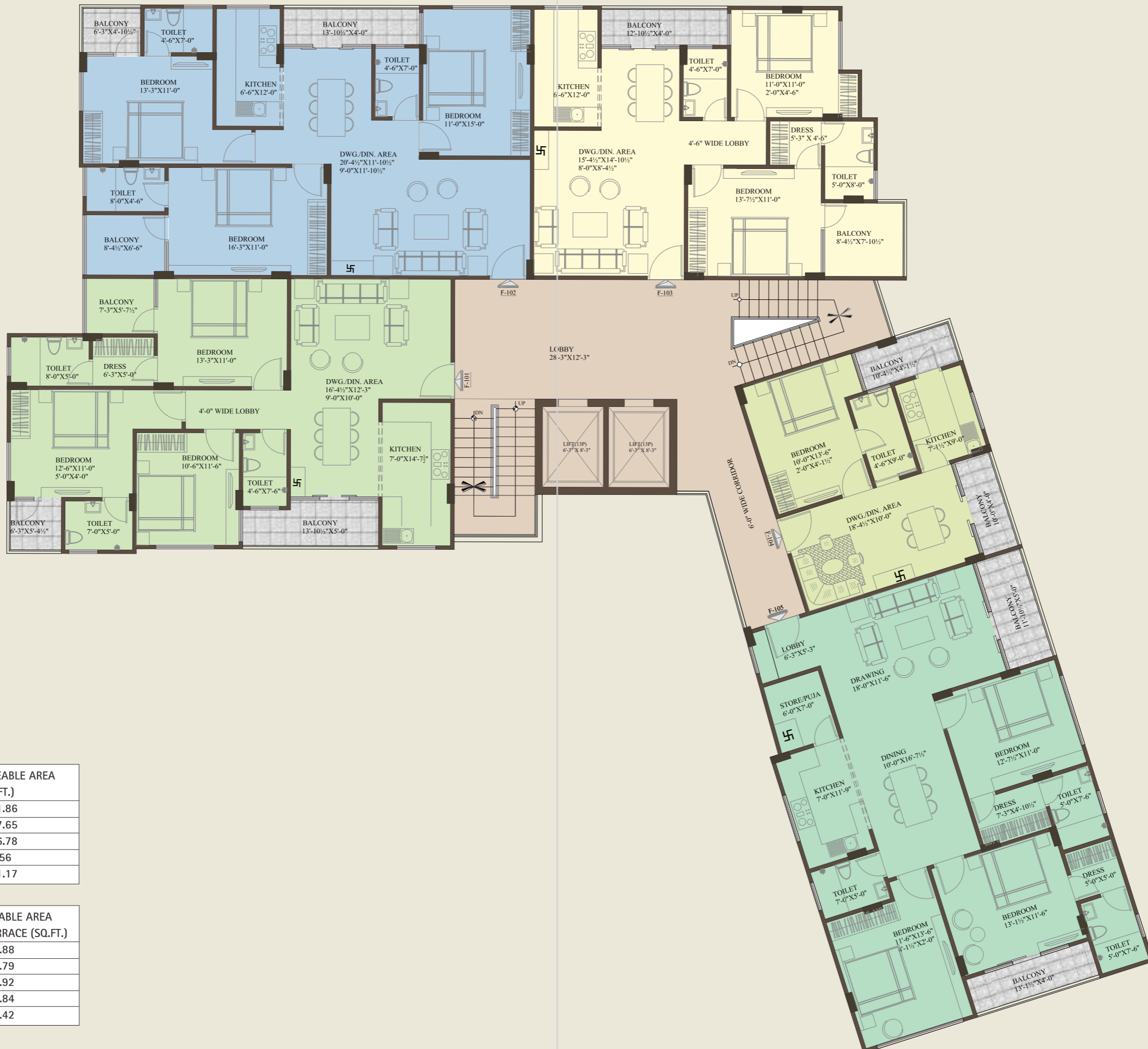
The concept of maintaining the ecological balance and the utilization of the same has been the pivotal factor which has determined the architectural plan for the building. Emerald has been designed in a way that has ensured minimum alteration to the natural terrain and surroundings. And, we have made sure that energy is conserved in whichever way possible.

Rain Water Harvesting System and Indoor Air Quality has been perfected as the two key highlights for the building and may be treated as the prime facets that would change your consideration into a favorable decision.

## FLOOR PLANS



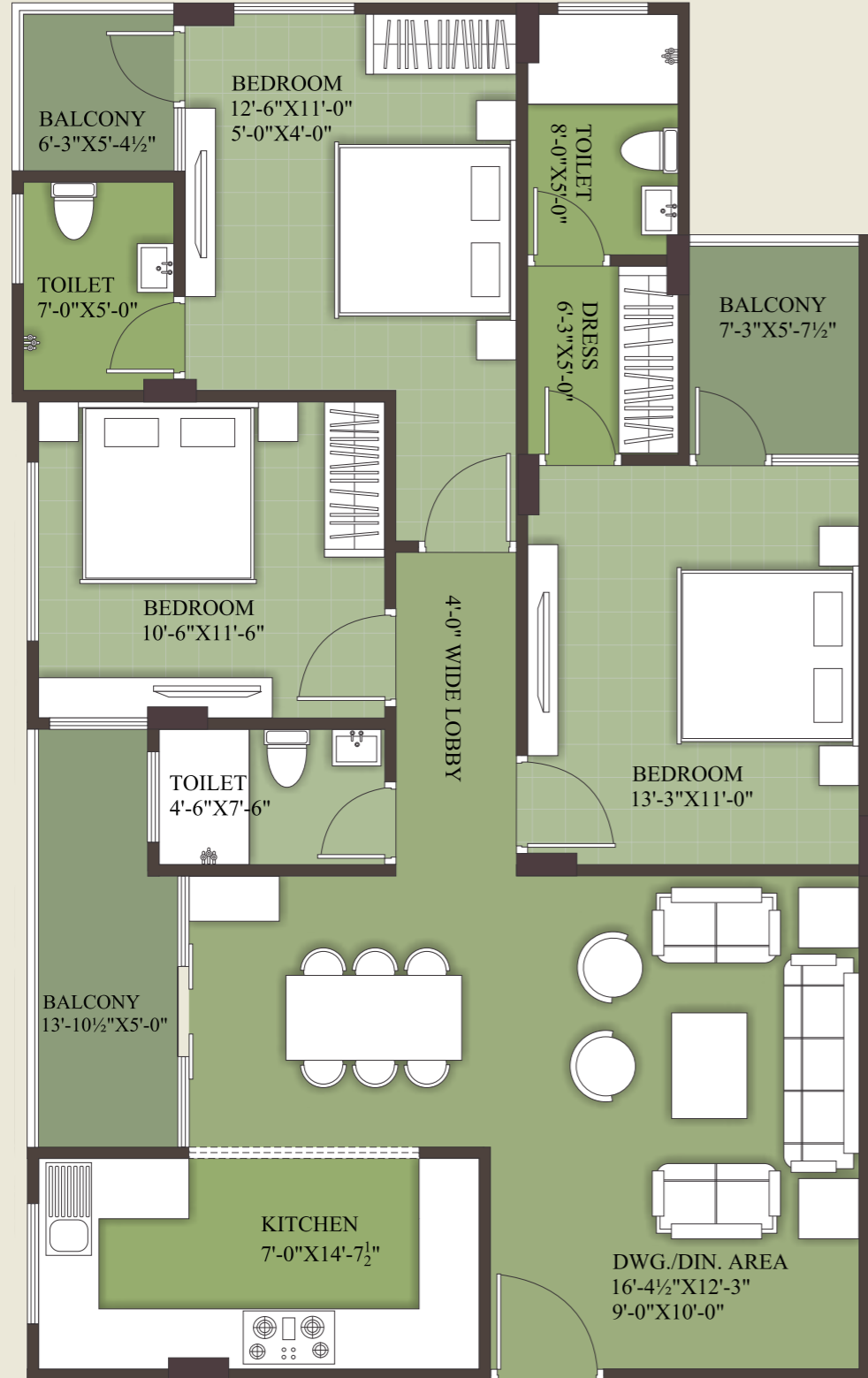
# TYPICAL FLOOR PLAN



S.NO.	FLAT NO.	TYPE	SALEABLE AREA (SQ.FT.)
01.	101-801	3BHK	1591.86
02.	102-802	3BHK	1657.65
03.	103-803	3BHK	1266.78
04.	104-804	1BHK	727.56
05.	105-805	3BHK	1771.17

S.NO.	FLAT NO.	TYPE	SALEABLE AREA + TERRACE (SQ.FT.)
01.	901	3BHK	2317.88
02.	902	3BHK	2431.79
03.	903	3BHK	1888.92
04.	904	1BHK	1113.84
05.	905	3BHK	2635.42

FLAT NO. 101-801  
 3BHK  
 1591.86 (SQ.FT.)



FLAT 101

FLAT NO. 102-802  
 3BHK  
 1657.65 (SQ.FT.)



FLAT 102



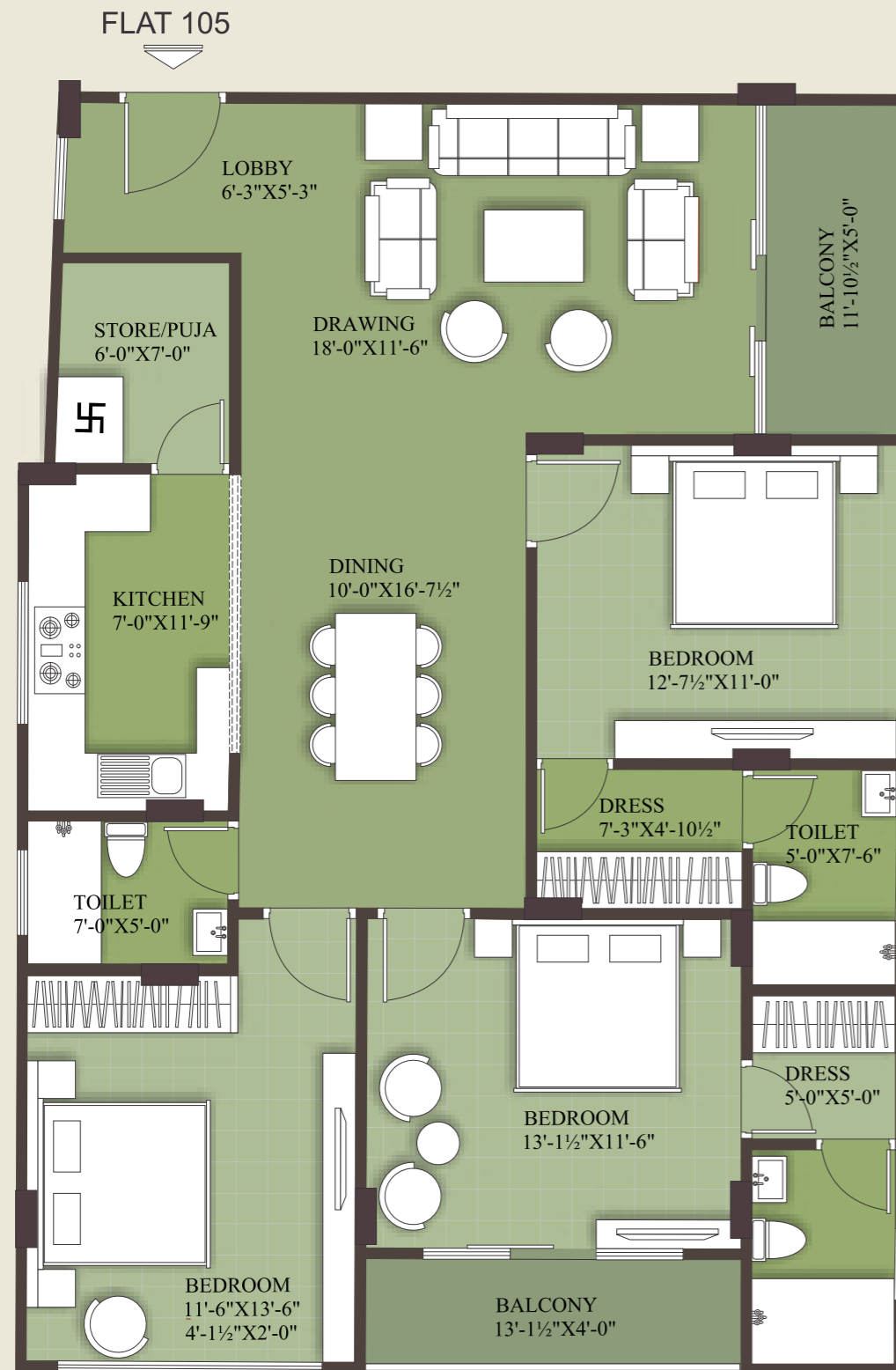
FLAT NO. 103-803  
 3BHK  
 1266.78 (SQ.FT.)



FLAT NO. 104-804  
 1BHK  
 727.56 (SQ.FT.)



FLAT NO. 105-805  
 3BHK  
 1771.17 (SQ.FT.)



## SPECIFICATIONS & FEATURES

<b>SPECIAL FEATURES:</b>	Spacious balcony with each flat, Low Maintenance Charges, Quality Lifts
<b>FINISHING:</b>	Exclusive designer vitrified flooring in Drawing, Dining area and Bed Rooms, POP finish on wall and ceiling with cornices, (Interior : Oil Bound Distemper / Exterior: Long lasting weather resistant paint)
<b>WOOD WORK:</b>	Wooden Main Door, Tough ISI Mark Flush Door, Brass / Chrome hardware, Glass windows, weather resistant paint for all doors
<b>KITCHEN:</b>	Kitchen counter top in polished granite, 2 ft tiles DADO above the counter, Anti scratch stainless Steel sink with hot & cold water mixer
<b>ELECTRICAL:</b>	Premium quality switches & accessories, TV/Telephone / A.C. / Cooler point in all rooms at appropriate places, Power backup for lift, water Pump and Common Areas
<b>WATER SUPPLY SYSTEM:</b>	24 Hrs. water supplies
<b>TOILET:</b>	Designer ceramic glazed tiles, Premium grade C.P. Fitting, Anti – skid tiles on flooring
<b>SECURITY:</b>	Round the clock security, Sound Security System