



 Astitya
anant

2, 3 & 4 BHK EXCLUSIVE APARTMENTS



JOY OF LIVING

Think of a place
where your home extends
into lush green gardens
and the welcoming sun.
Here, you wake up
not because you need to,
but because you want to.
Here, life is friendly,
joyful and inspiring





Astitya
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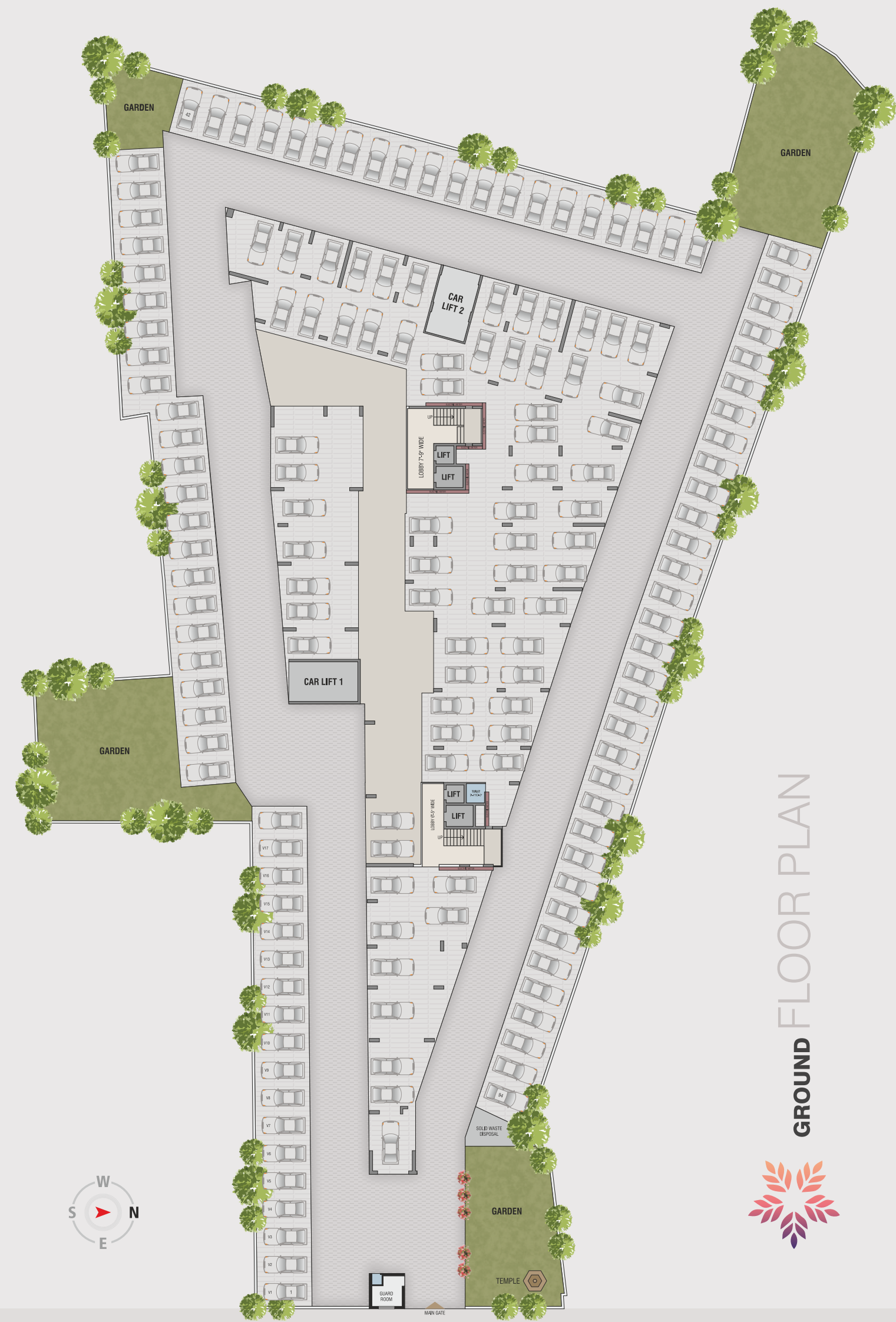


REDEFINE
LUXURY
AND CREATE
AN UNMATCHED
LIVING
EXPERIENCE





FRESH, GREEN, STYLISHLY
LANDSCAPED ENVIRONMENT



GROUND FLOOR PLAN



100 FT. WIDE ROAD

PROJECT FEATURES



INCREDIBLE LOCATION



POLLUTION FREE GREEN AREA



NR, BUS ST., RAILWAY ST. & HOSPITAL



4 LUSH GREEN GARDENS



MULTI PURPOSE HALL & GYM



FIRE FIGHTING SYSTEM



AS PER VASTU DESIGN



NATURAL LIGHT & VENTILATION



ALLOTTED PARKING FOR ALL FLATS



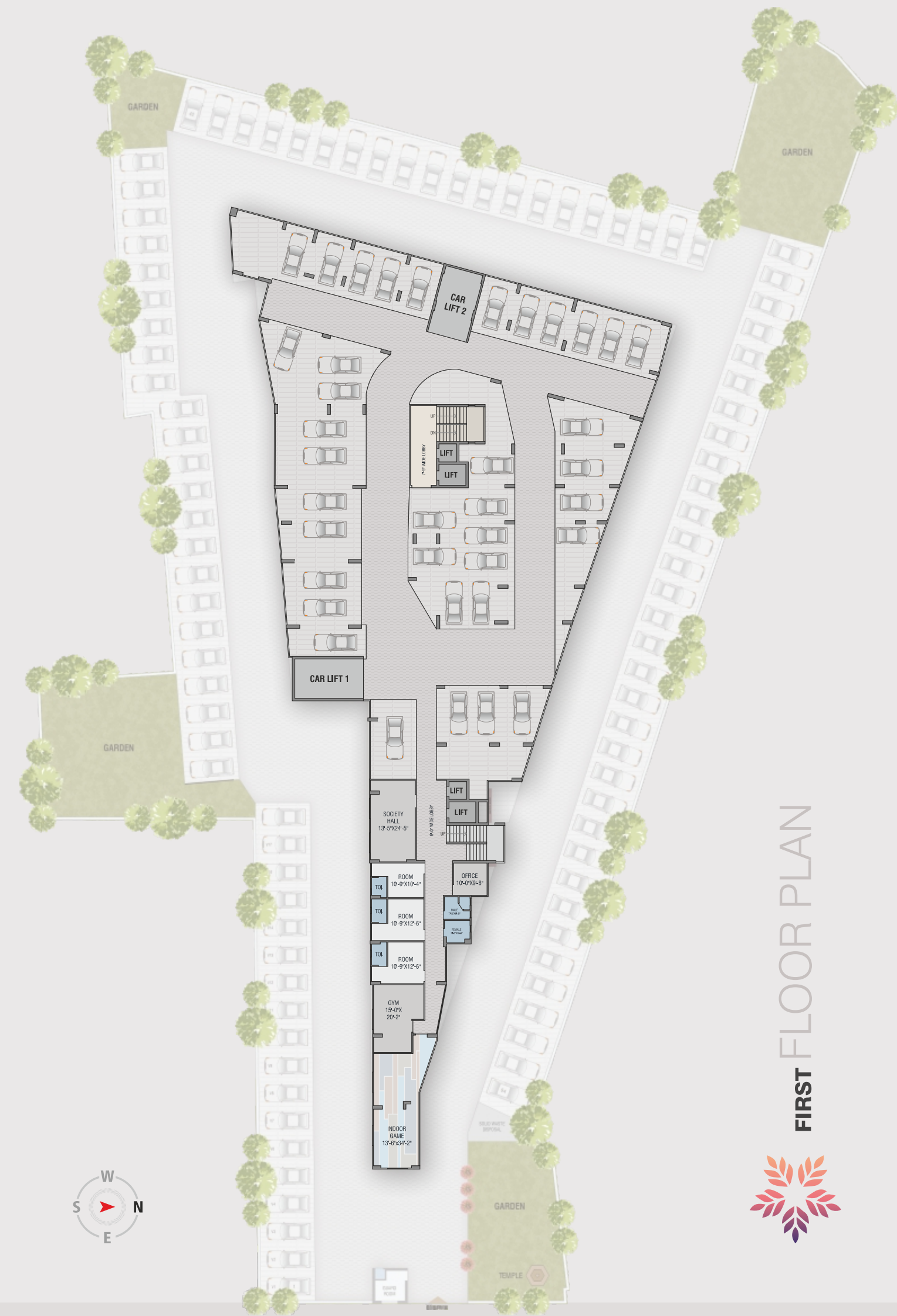
POWER BACK-UP FOR COMMON AREA



24 X 7 SECURITY



CCTV CAMERAS IN COMMON AREA



FIRST FLOOR PLAN

100 FT. WIDE ROAD



02 | 2 BHK

707.53 - C.A. SQ.FT.
832.05 - B.A. SQ.FT.
1081.66 - S.B. SQ.FT.



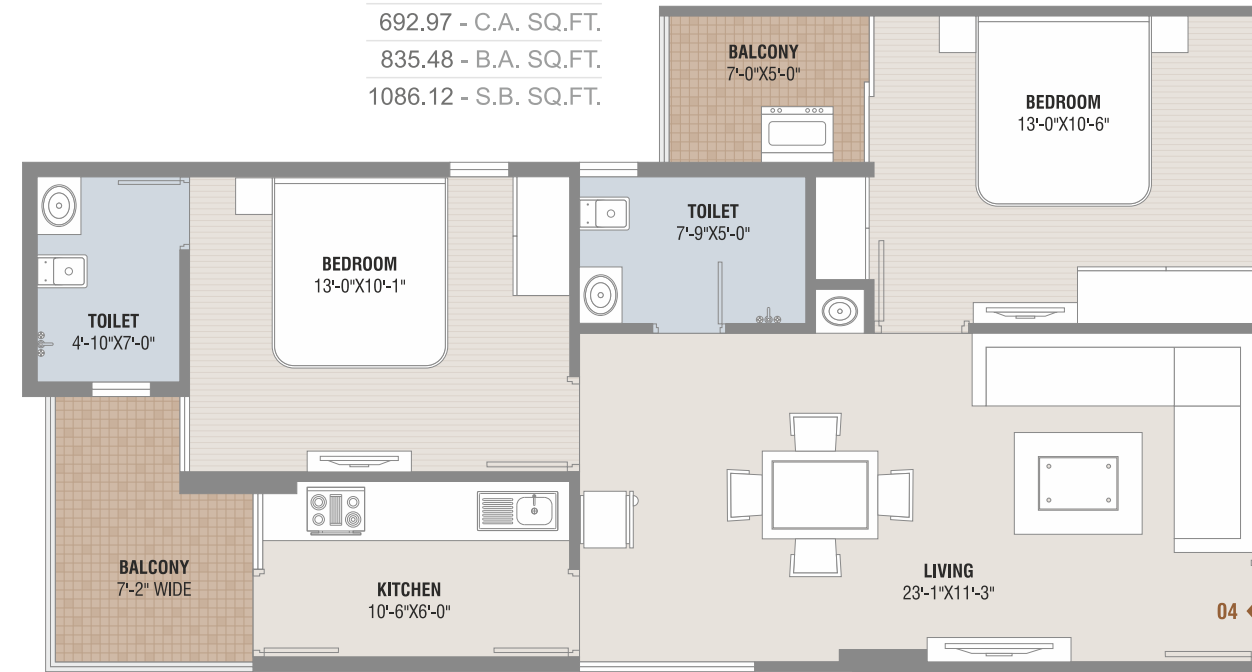
01 | 4 BHK

1382.54 - C.A. SQ.FT.
1611.32 - B.A. SQ.FT.
2094.71 - S.B. SQ.FT.



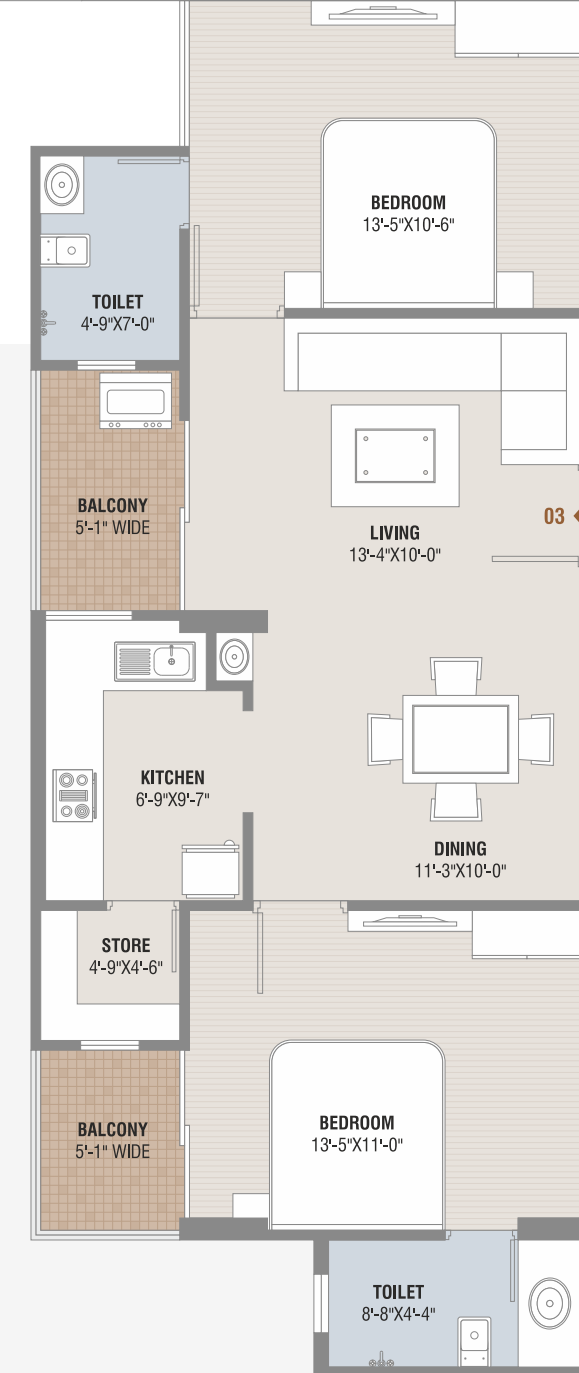
04 | 2 BHK

692.97 - C.A. SQ.FT.
835.48 - B.A. SQ.FT.
1086.12 - S.B. SQ.FT.



03 | 2 BHK

710.62 - C.A. SQ.FT.
830.82 - B.A. SQ.FT.
1080.06 - S.B. SQ.FT.



07 | 3 BHK

1062.80 - C.A. SQ.FT.
1335.26 - B.A. SQ.FT.
1735.83 - S.B. SQ.FT.



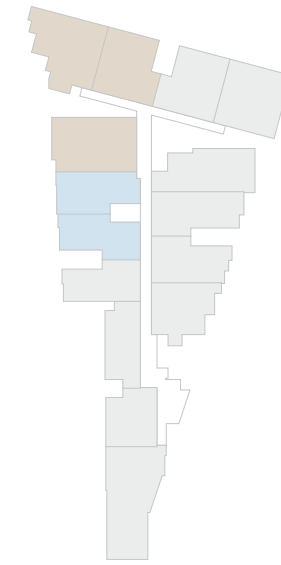
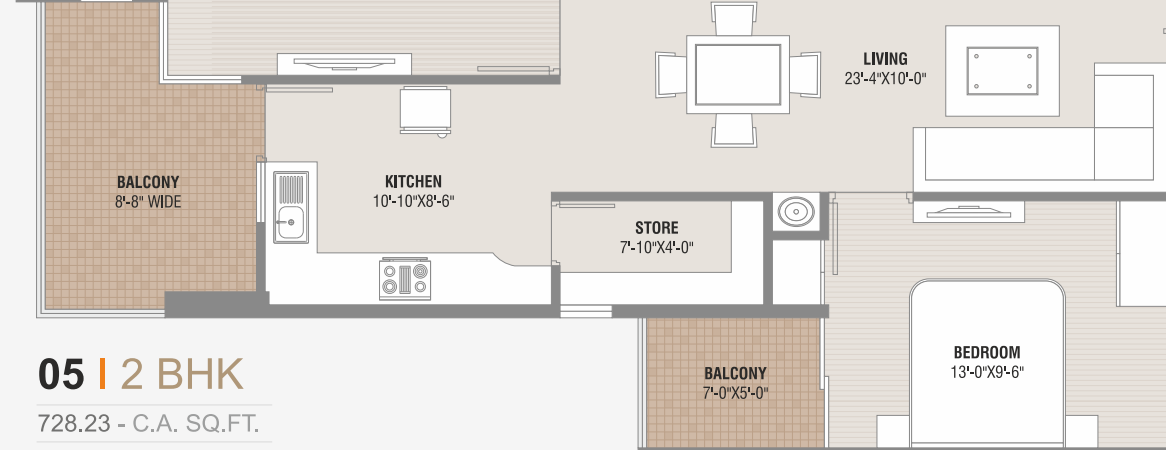
815.14 - C.A. SQ.FT.
940.64 - B.A. SQ.FT.
1222.83 - S.B. SQ.FT.

06 | 2 BHK



05 | 2 BHK

728.23 - C.A. SQ.FT.
901.32 - B.A. SQ.FT.
1171.71 - S.B. SQ.FT.



08 | 3 BHK

1023.85 - C.A. SQ.FT.
1319.36 - B.A. SQ.FT.
1715.16 - S.B. SQ.FT.



08

DRAWING
11'-0" x 15'-10"

TOILET
7'-0" x 5'-0"

BED ROOM
11'-0" x 13'-3"

BALCONY
7'-2" WIDE

BED ROOM
10'-6" x 13'-3"

TOILET
7'-0" x 5'-0"

BALCONY
5'-0" WIDE

LIVING HALL
20'-8" x 15'-10"

KITCHEN
6'-3" x 11'-0"

BALCONY
5'-0" WIDE

TOILET
7'-0" x 5'-0"

BED ROOM
10'-4" x 13'-3"

TOILET
7'-0" x 5'-0"

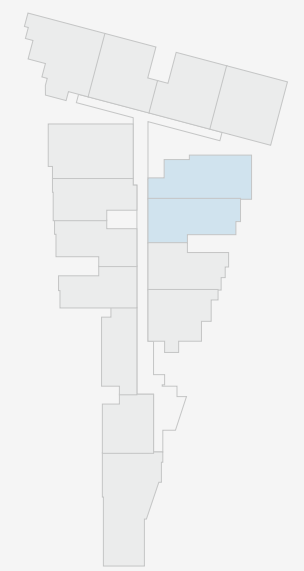
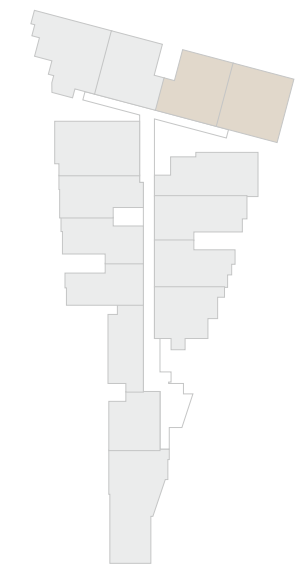
BALCONY
5'-5" x 7'-0"

BED ROOM
12'-8" x 10'-6"

09 | 3 BHK

959.41 - C.A. SQ.FT.
1111.73 - B.A. SQ.FT.
1445.24 - S.B. SQ.FT.







COMPLETED PROJECTS BY **ASTITVA**



ROYAL VERTICA 3 BHK DUPLEX FLATS & 4 BHK FLATS
 @ BAJRANG NAGAR, KOTA



ASTITVA ESTATE EXCLUSIVE BUNGALOWS
 @ BUNDI ROAD, KOTA



SAINIK COLONY DUPLEX ROW HOUSES
 @ BARAN ROAD, KOTA



ROYAL CITY 3 BHK DUPLEX HOUSES
 @ POLICE LINE, KOTA



MAHALAXMI RESIDENCY ROW HOUSES
 @ BARAN ROAD, KOTA



ASTITVA PRATHAM 2 & 3 BHK FLATS
 @ STATION MAIN ROAD, KOTA



SPECIFICATOINS

LIVING / DINING

FLOORING - Premium vitrified flooring
SKIRTING - Vitrified profile
WALLS FINISHES - Plaster & Emulsion paint
CEILING - Plaster

MASTER BEDROOM

FLOORING - Granite flooring
WALLS FINISHES - Plaster & Emulsion paint
CEILING - Plaster

TOILETS

FLOORING - Anti-skid ceramic tiles
WALLS FINISHES - Ceramic tiles upto 7' height & rest plaster with putty & water based enamel paint
CEILING - Plaster, sanitary fittings - European wall hung WC, under / over counter basin or basin with pedestal in all the bathrooms of internationally, renowned brands
CP FITTINGS - Single lever, brush steel finish CP fittings or premium quality brands

KITCHEN

FLOORING - Anti-skid matt finish tiles
SKIRTING - Tile profile
WALLS FINISHES - Plaster and emulsion paint
WALL TILES - Ceramic tiles upto 2' height above counter top
COUNTER TOP - Premium granite
SINK - Stainless steel sink
CP FITTINGS - Brush finish sink mixer & modular kitchen below counter

BALCONY

FLOORING - Anti-skid matt finish tiles
SKIRTING - Tile profile
HAND RAIL - M.S. railing with enamel paint stain finish

DOOR & WINDOWS

MAIN DOOR - Flush door with laminate on both sides / readymade, Designer flush door equivalent
OTHER DOORS - Flush door with laminate on both sides / readymade, Designer flush door equivalent
WINDOWS - Aluminum powder coated / UPVC

COMMON LOBBY

FLOORING - Anti-skid premium class tiles / Natural stone
SKIRTING - Tile / Marble profile
WALLS FINISHES - Plaster & emulsion paint
CEILING - Plaster

STAIRCASE

RISER & TREAD - Natural Stone
HANDRAIL - M.S. railing with enamel paint satin finish

COMMON FACILITIES

- Power backup for common areas
- Intercom facility
- Provision of DTH
- CCTV at entrance
- 4 Lifts : 2 lifts of 6 passengers & 2 lifts of 13 passengers
- Fire fighting equipment
- Rainwater harvesting structure

STRUCTURAL

- Earthquake R.C.C. resistant structure
- OH water tank for portable water & separate OH water tank
- Energy efficient, Green Eco-friendly, nominal easy maintenance, state-of-the art technology, fast track installation and compliance to all statutory regulations

ELECTRICAL

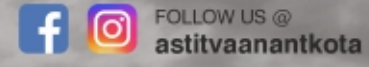
- High side electrical equipment, Transformer, Panel, etc of requisite designed capacity
- Electrical fittings & concealed copper wiring in PVC conduit
- Separate meter for lighting in common areas, Elevators and pumps
- 16 AMPS, sockets for Geyser in toilets and 25 AMPS, Socket for air-conditioners in all bedrooms
- Adequate 16 AMPS, Plug sockets in each room, Multiple socket in living room for connections to TV, stereo and other equipments.
- One calling bell along with bell push



LEGAL NOTES : Stamp duty registration charges, Legal documentation charges, society maintenance charges, LA charges & JVVNL charges including cable shall be borne by the purchaser. ● GST, any additional charges, taxes, cess or duties levied by the Govt. / Local authorities during or after the completion of the scheme will be borne the purchaser. ● In the interest of the continual developments in design and quality of construction, The developer reserves all rights to make any changes in the scheme, including technical specifications, designs, planning & layout in any stage and all the purchasers shall abide by such changes. ● Changes / alterations of any nature, including the elevations, exterior color scheme are strictly NOT PERMITTED during or after the completion of the scheme. ● The brochure is intended only to convey the essential design and technical features of the scheme and shall not be constructed to form part of the legal document.



SCAN FOR WEBSITE



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astitvaanantkota

PROJECT DESIGN,
CONSTRUCTION &
MARKETED BY



PROPRIETOR
DEEPAK GUPTA (ARCHITECT)

**HORIZON PROJECTS &
INFRASTRUCTURE PVT. LTD.**

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