

A PROJECT BY SAV INFOSYSTEMS LLP

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Gulnaar
Meadows
ZIRAKPUR





Where the soul feels free.



Where kids have their own space.



Where happiness resides.



Gulnaar Meadows...

Designed for Life,
Customized for you.

.....

3 & 3+1 BHK Ultra Modern Independent Homes

Your home 1 minute drive from Chandigarh

Location is always an advantage, we have many.

Located 2 mins from Chandigarh border on Delhi Highway in a well developed residential area of Zirakpur, Gulnaar Meadows offers seamless connectivity to Panchkula and Himachal and Punjab make everyday commuting lot more easier. The location surrounded with buzzing malls, supermarkets, food hubs and recreational zones. The most popular Elante mall is 15 mins drive from your home. Big Bazaar, Metro, Best Price, Decathlon and Cosmo outlet mall just minutes away. World-class healthcare and well recognised smart schools are within a 5 km of radius. So live at a location that has advantages more than just one.



Designed for a
close-knit community.





THE ARCHITECTURE

Ultra modern
facade
that captures
your heart.

.....

A Home that shines with the warmth of sunshine, the corners which speak of you, the noise of kids' laughter and most importantly the feeling of being at ease, Gulnaar Meadows is perfectly designed to offer it all for the rest of your lives.

The premium and modern architecture offering 3 & 3+1 low rise housing is everything that you require for a comfortable living. It is where everyday will be a new beginning of happiness. Get mesmerized in the stunning facade and Shivalik Hills view from your abode. The premium project with only 180 units will truly define the concept of "Home". Every space is made from the best construction material and equipped with all the necessary amenities, giving you an elevated experience of living with comfort and safety.



RECREATIONAL SPACES

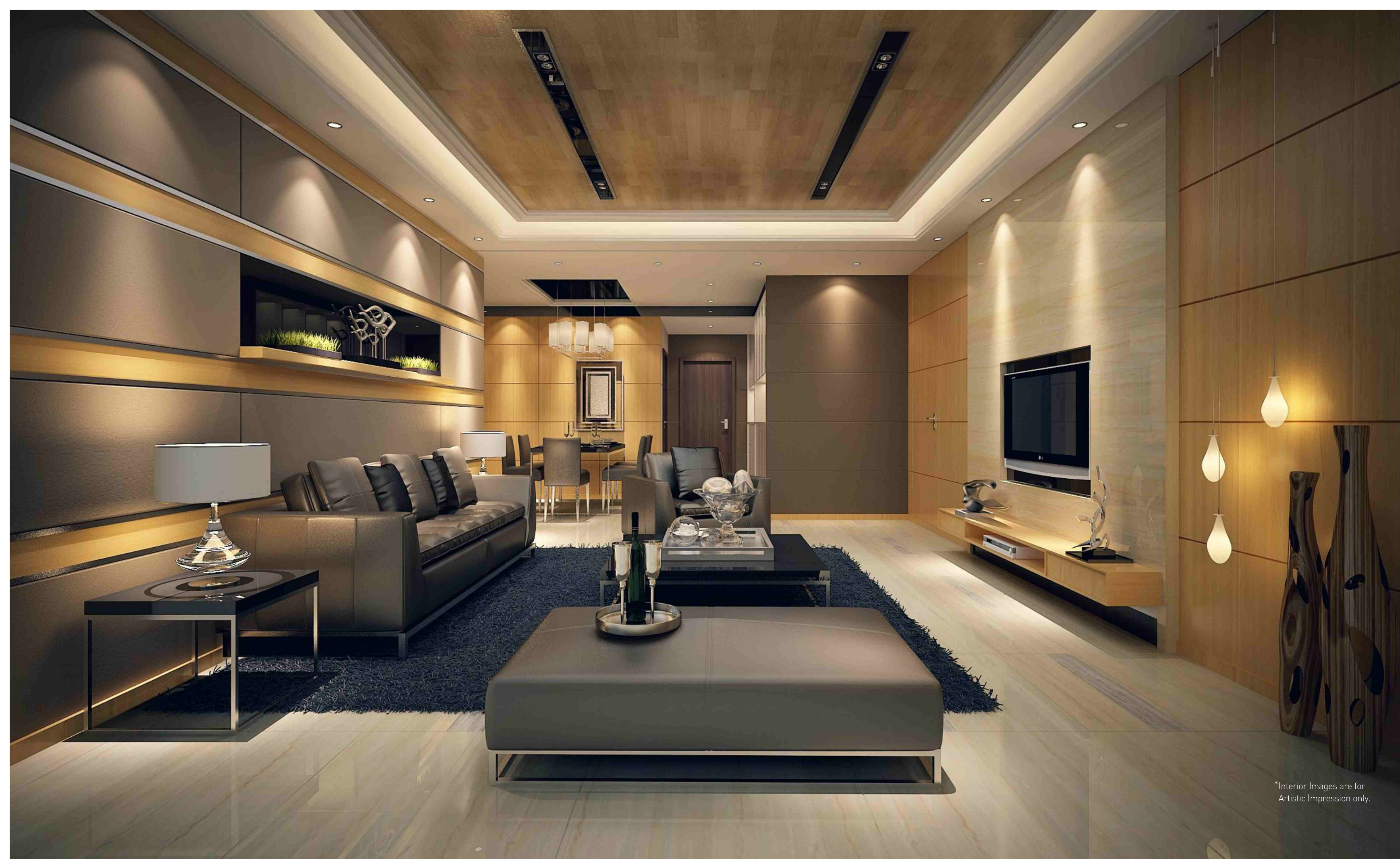
A place
where you
rejuvenate.

.....

A healthy society is a one where people live and interact as a community. Gulnaar Meadows gives its residents an opportunity to not only entertain their family and friends but also socialize with one another. The fully equipped Gym takes care of the fitness needs of modern day health conscious individuals. Separate play areas for children ensure a safe and secure play environment. The beautiful swimming pool is where you would want to spend your summer days or simply enjoy some sun in winters.

Splash Pool | Gymnasium | Coffee Shop | Restaurant
Indoor Games | Banquet Hall

*Interior Images are for
Artistic Impression only.



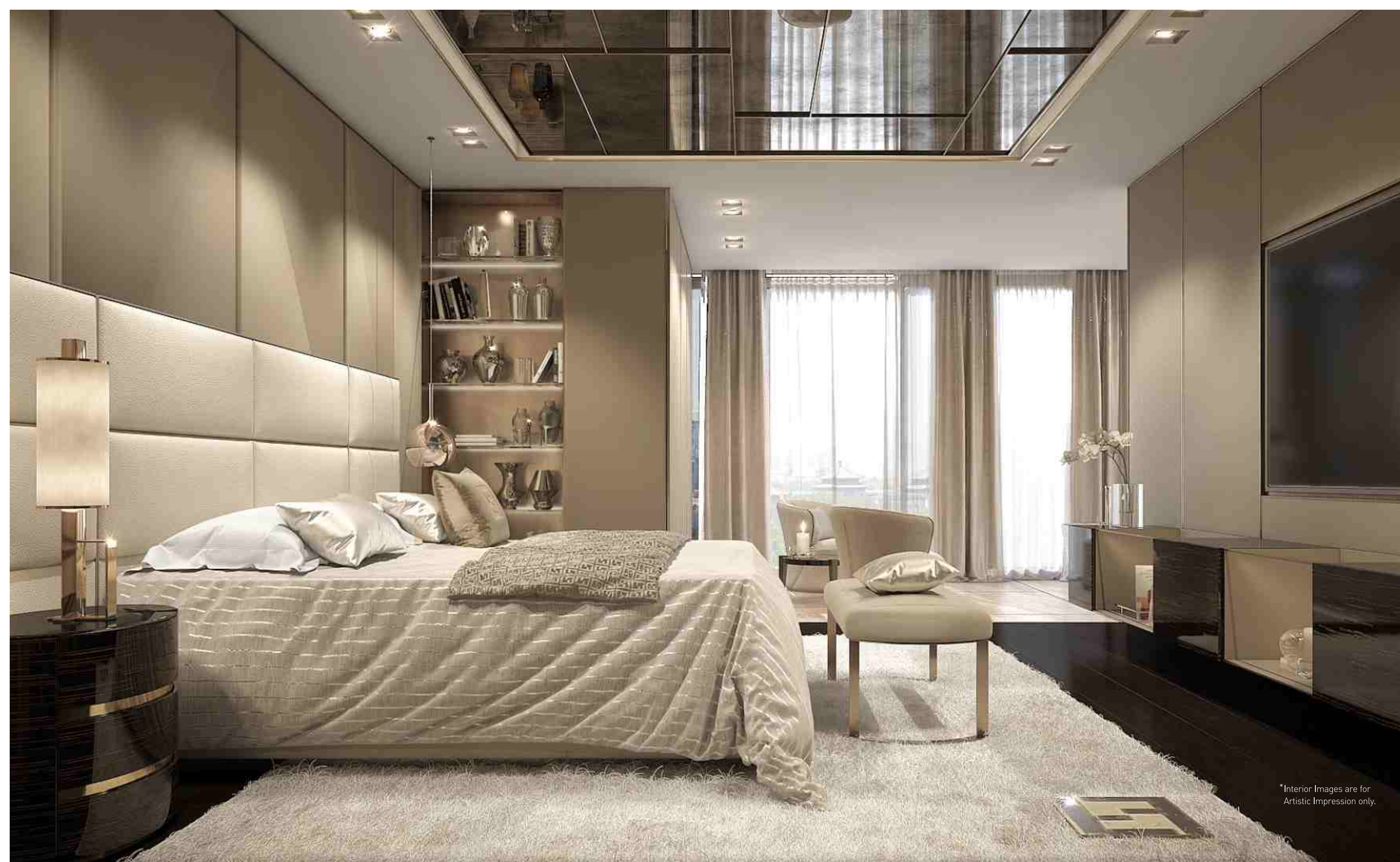
THE INTERIOR SPACES

A blend of charm and grace.

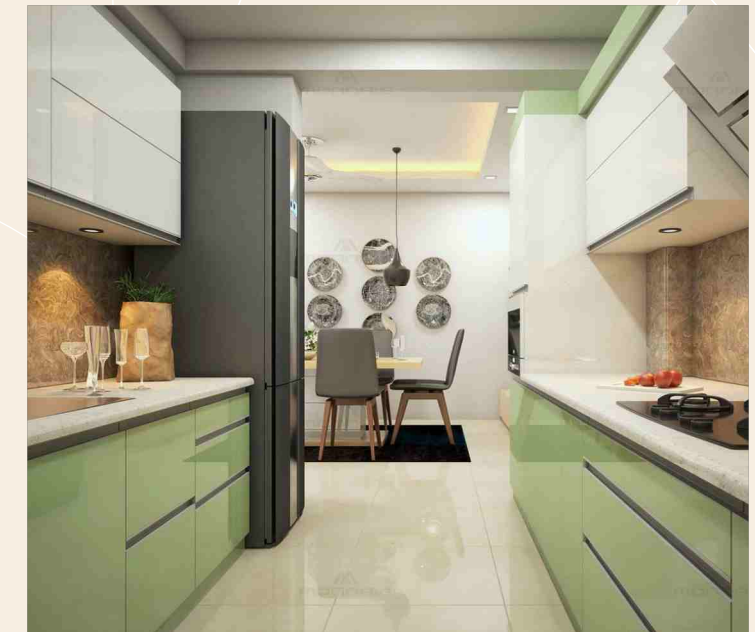


Your home is your personal sanctuary, right from doors and windows to decor and finishing, everything must be top notch. Your home must reflect your personality. Gulnaar Meadows understands this and have kept the slightest details in mind so that your home is perfect for you in every sense. The vast space, airy rooms, accommodating kitchen, relaxing bathrooms and more will allow you to live your life in luxury and relaxation. You will always look forward to come home after a long day at work.

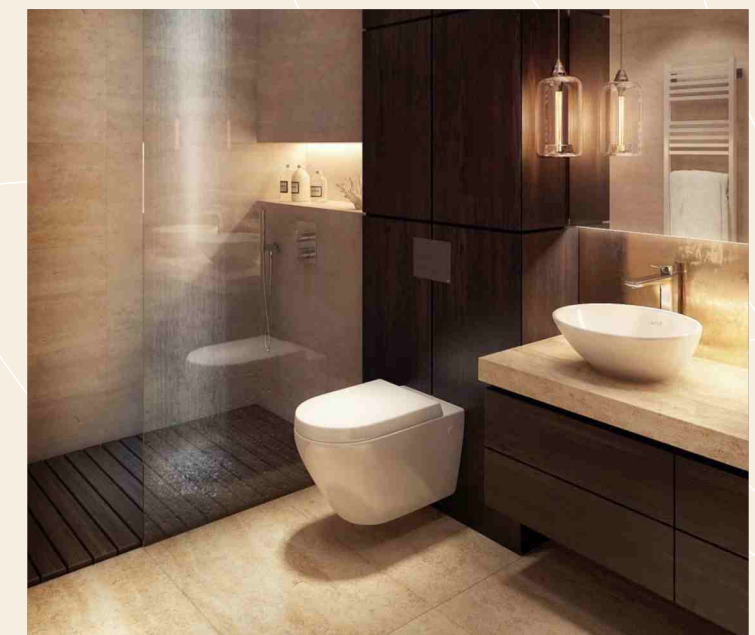
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..... Spaces that breathe art



PROJECT FEATURES & AMENITIES


Every individual today wishes for a home that is close to the city yet away from the bustle. A space where laughter echoes and not the sounds of blaring car horns. Where tantalizing aroma spreads from the kitchen and not the smell of rising pollution. Gulnaar Meadows has been crafted keeping the needs of the millennial generation in mind.

Reflection of your home with the plethora of living amenities.






3 & 3+1 BHK
Semi Furnished Residences



Landscaped Open
Green Area


Stilt Parking with
40 ft. wide internal roads


Yoga Center
& Gymnasium



24 hours Water Supply
& Power Backup



1 min. Drive from
Chandigarh



Boom Barrier Entry
with 3 tier security


Quality
Construction


Indoor &
outdoor Games


Gated
Community


Minutes away from
major Highways & Airport


Intercom
Facility


Kids Play
Area


Premium
Elevators

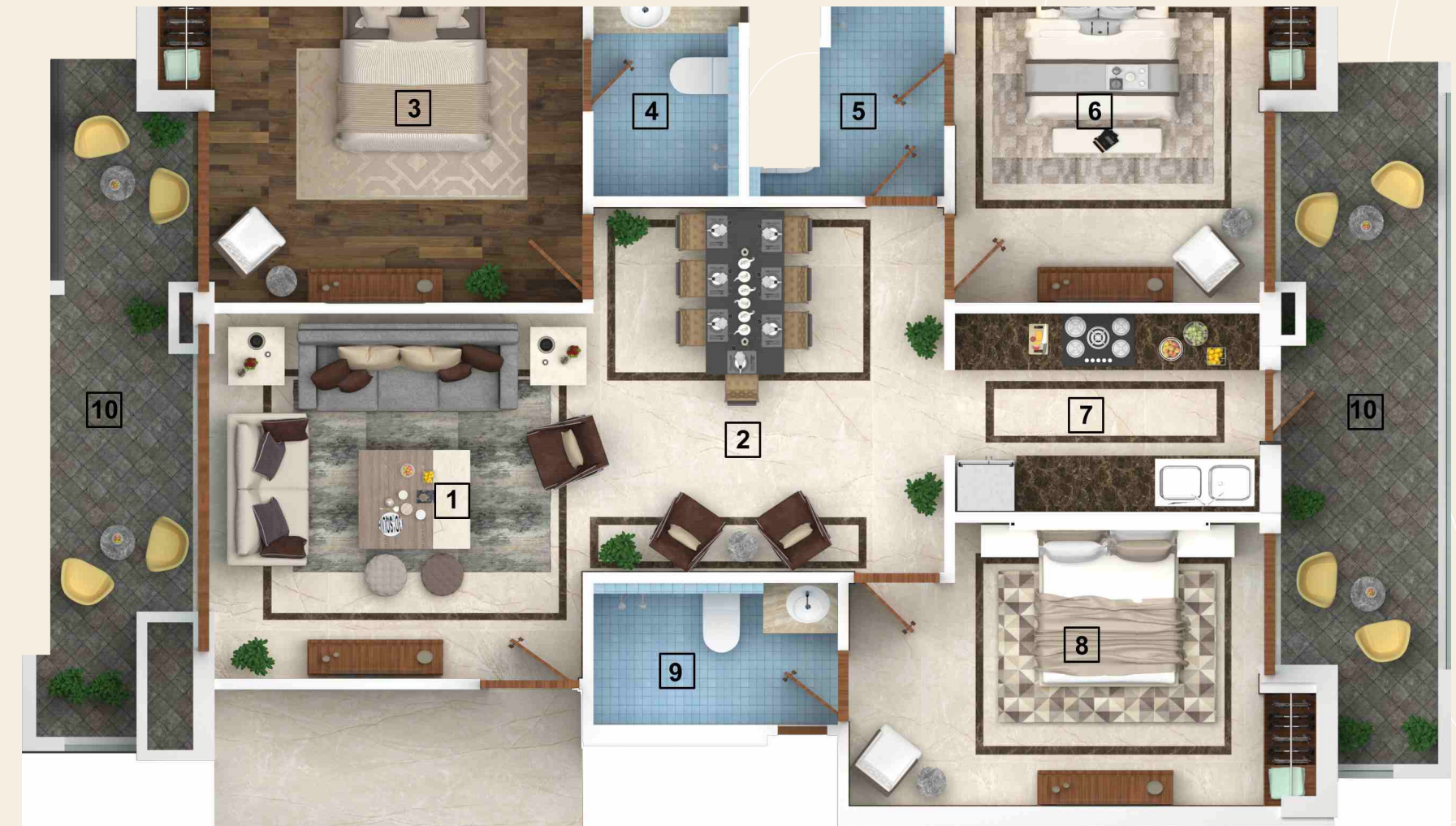

Retail spaces
in the Vicinity

Site Plan



3 BHK - Type A

Area: 200 Sq. Yds.



- 1. LIVING ROOM : 12'-10½"X13'-0"
- 2. DINING ROOM : 12'-10½"X12'-4½"
- 3. MASTER BED : 11'-6"X13'-0"

- 4. MASTER TOILET : 7'-9"X5'-1½"
- 5. VISITOR TOILET : 7'-9"X6'-10½"
- 6. BEDROOM : 11'-6"X10'-9"

- 7. KITCHEN : 7'-0"X10'-9"
- 8. BEDROOM : 10'-0"X14'-6"
- 9. TOILET : 5'-0"X8'-7½"

- 10. BALCONY : 6'-0" WIDE

The particulars, details and visuals shown herein are intended to give a general idea of the project.

3 BHK - Type B

Area: 247 Sq. Yds.



- 1. LIVING ROOM : 12'-10½"X15'-9"
- 2. DINING ROOM : 12'-6"X15'-9"
- 3. MASTER BED : 11'-6"X15'-9"
- 4. MASTER TOILET : 7'-9"X7'-7½"
- 5. TOILET : 7'-9"X5'-7½"
- 6. BEDROOM : 11'-6"X13'-3"
- 7. KITCHEN : 7'-0"X9'-10½"
- 8. BEDROOM : 10'-0"X13'-3"
- 9. VISITOR TOILET : 8'-3"X5'-0"
- 10. BALCONY : 6'-0" WIDE
- 11. STUDY : 5'-3"X9'-0"

The particulars, details and visuals shown herein are intended to give a general idea of the project.

3+1 BHK - Type C

Area: 261 Sq. Yds.



- 1. LIVING ROOM : 14'-6"X15'-9"
- 2. DINING ROOM : 13'-6"X16'-7½"
- 3. MASTER BED : 11'-6"X15'-9"
- 4. MASTER TOILET : 8'-0"X11'-0"
- 5. TOILET : 8'-0"X5'-3"
- 6. BEDROOM : 11'-6"X14'-6"
- 7. KITCHEN : 7'-7½"X10'-9"
- 8. BEDROOM : 11'-0"X14'-6"
- 9. VISITOR TOILET : 8'-7½"X5'-3"
- 10. BALCONY : 6'-0" WIDE
- 11. STUDY : 5'-9"X6'-7½"
- 12. TOILET : 6'-1½"X4'-9"

The particulars, details and visuals shown herein are intended to give a general idea of the project.

3+1 BHK - Type D

Area: 264 Sq. Yds.



1. LIVING ROOM : 14'-6"X16'-0"
2. DINING ROOM : 13'-6"X16'-7½"
3. MASTER BED : 11'-6"X16'-0"

4. MASTER TOILET : 8'-0"X11'-0"
5. TOILET : 8'-0"X5'-3"
6. BEDROOM : 11'-6"X15'-0"

7. KITCHEN : 7'-7½"X11'-3"
8. BEDROOM : 11'-0"X15'-0"
9. VISITOR TOILET : 8'-7½"X5'-3"

10. BALCONY : 6'-0" WIDE
11. STUDY : 5'-9"X6'-7½"
12. TOILET : 6'-1½"X4'-9"

Technical Specification

BEDROOMS

Floors Laminated wooden flooring in master bedroom
Vitrified tiles in other bedrooms
Cupboards Complete wardrobe woodwork
Walls Acrylic emulsion paint with good quality putty on walls
Ceiling Oil bound distemper with putty on ceiling

LIVING / DINNING

Floors Vitrified tiles
Walls Acrylic emulsion paint with good quality putty on walls
Ceiling Oil bound distemper with putty on ceiling

KITCHEN

Floors Vitrified tiles
Cupboards Modular woodwork
Walls and ceiling Selected Ceramic tiles up to 600mm (2 ft.) height above the counter and acrylic emulsion paint in balance area and oil bound distemper with putty on ceiling
Counter Granite stone
Sink Stainless steel sink, Kitchen sink mixer

BATHROOMS

Floors Anti skid tiles
Walls and ceiling Selected ceramic tiles up to ceiling and oil bound distemper with putty in balance area.
Fittings Luxury Sanitary Fixture (JAQUAR or equivalent)
CP Fittings (JAQUAR or equivalent)
Looking Mirror

BALCONIES

Floors Anti skid tiles
Railing Painted MS railing

DOORS & WINDOWS

External 8 ft. UPVC doors & DGU windows
Internal Finished seasoned hardwood frames
Flush doors / wooden doors

COMMON CORRIDOR, LIFT AND STAIRS

Floors Stone / Vitrified tiles
Railing Painted MS railing

ELECTRICALS

Modular Switches, Copper Electrical Wiring, Concealed PVC Conduits, MCBs, Provision for TV in Living / Dining / Bedrooms etc, Provision of DTH, Telephone Outlets in Living/Dining/ Bedrooms etc, Provision of internet/ Wi Fi connection.

AIR CONDITIONING Provision for Air Conditioners

PLUMBING

CPVC, UPVC of reputed makes.

EXTERIOR

Good quality all weather resistant exterior paint or texture paint

THE DEVELOPER

Epitomizing brilliance by delivering excellence.



Years of invincible determination and a clear & bright vision made our journey full of success and achieved milestones. SAV Infotech LLP is the team of highly committed individuals working together to make the tricity a go-for destination for investment and living purpose.

Operating in the heart of tricity, we have designed and transformed large area of undeveloped lands into beautiful facades.

Our several completed and upcoming residential and commercial projects have enabled us to build a long list of happy customers with an intention to deliver comfort with all the possible and latest facilities.



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