



THE BEST OF  
SPAIN



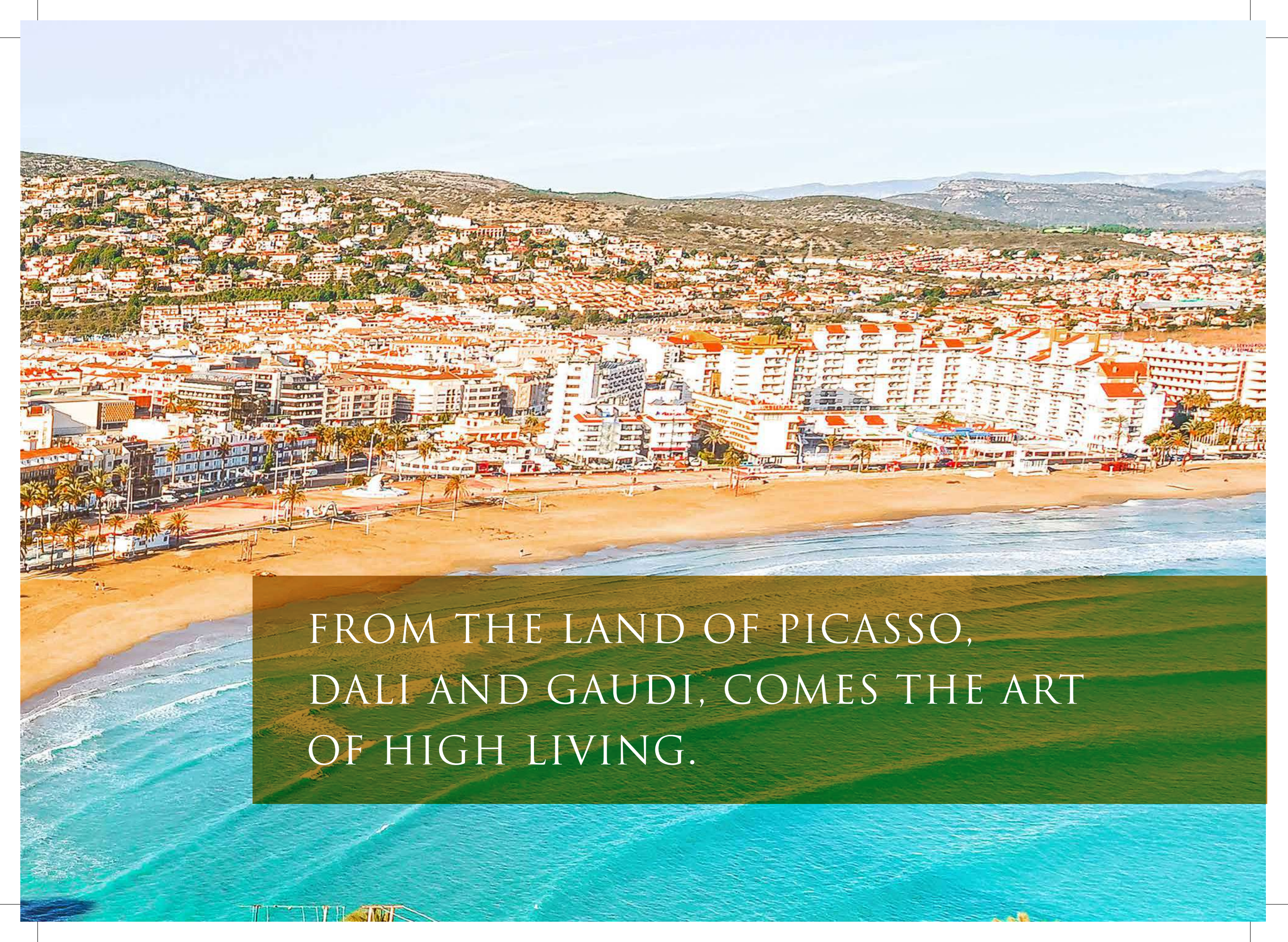






**SUSHMA**  
VALENCIA





FROM THE LAND OF PICASSO,  
DALI AND GAUDI, COMES THE ART  
OF HIGH LIVING.



WHERE EVERY CASA MANIFESTS  
THE GRACE OF YESTERYEARS.



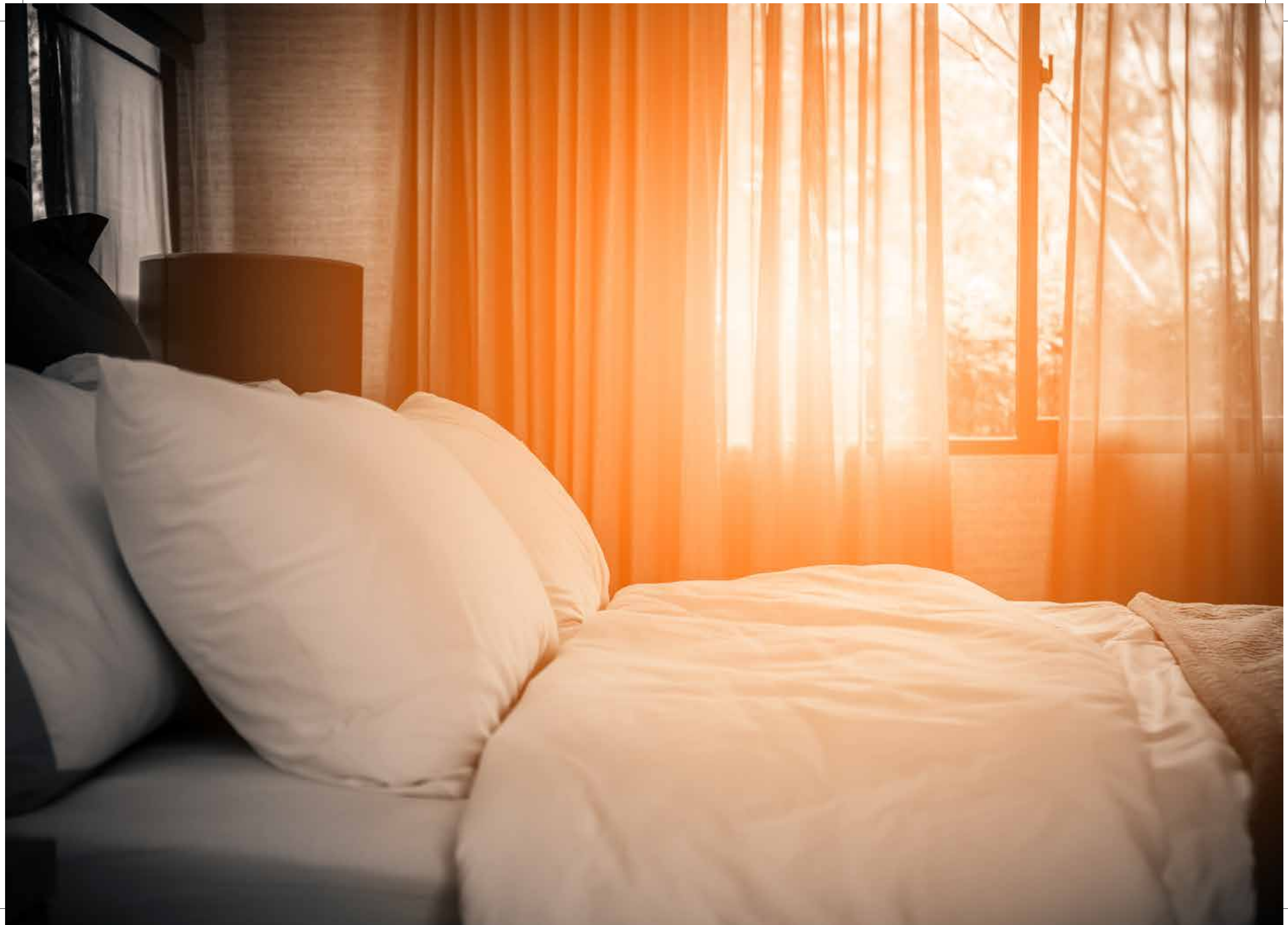


ARCHITECTURAL VISUALISATION OF THE PROJECT



WHERE ART AND LUXURY  
EMBRACE IN SEVILLANAS.

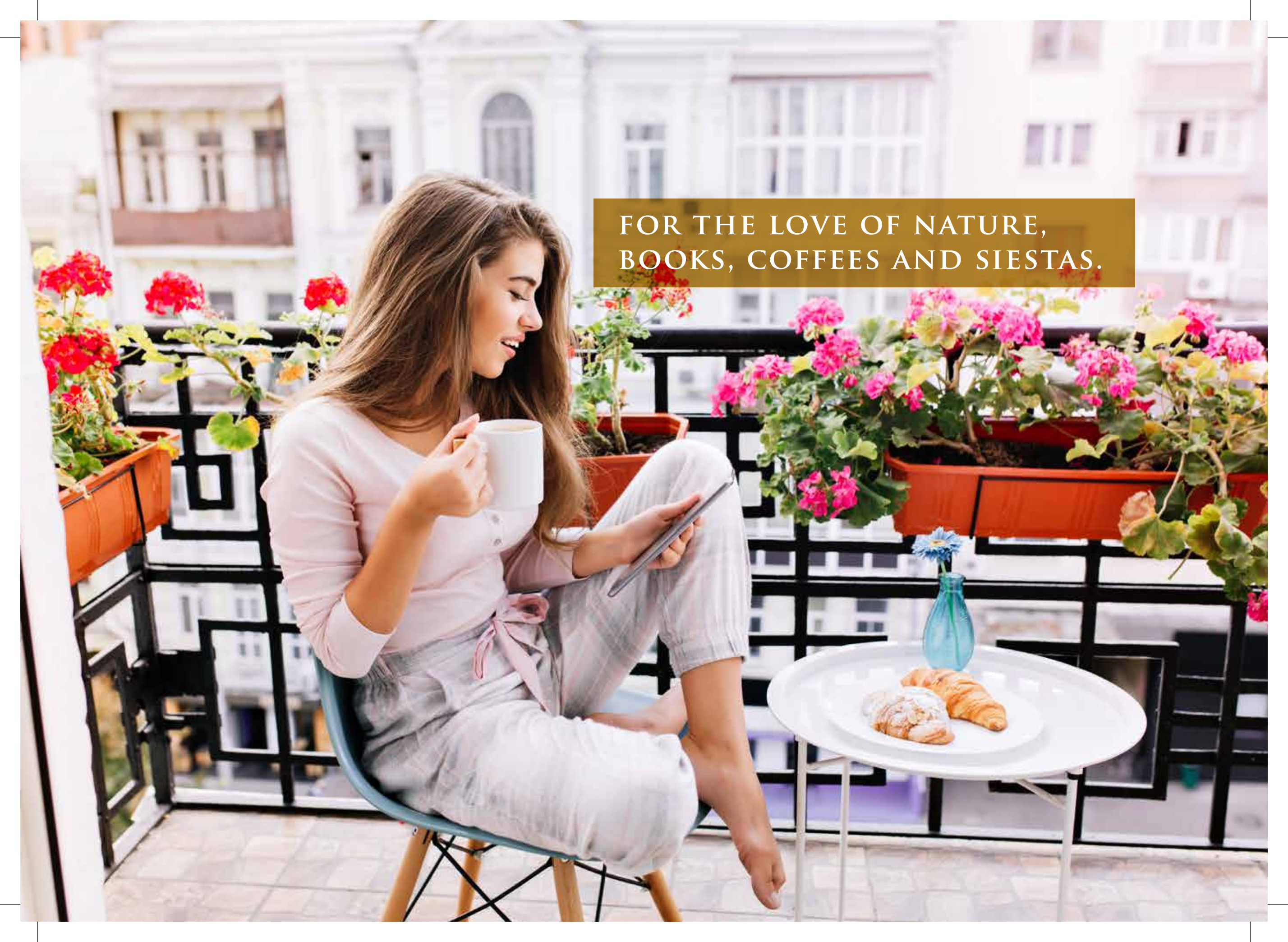






AL FRESCO ALL AROUND.



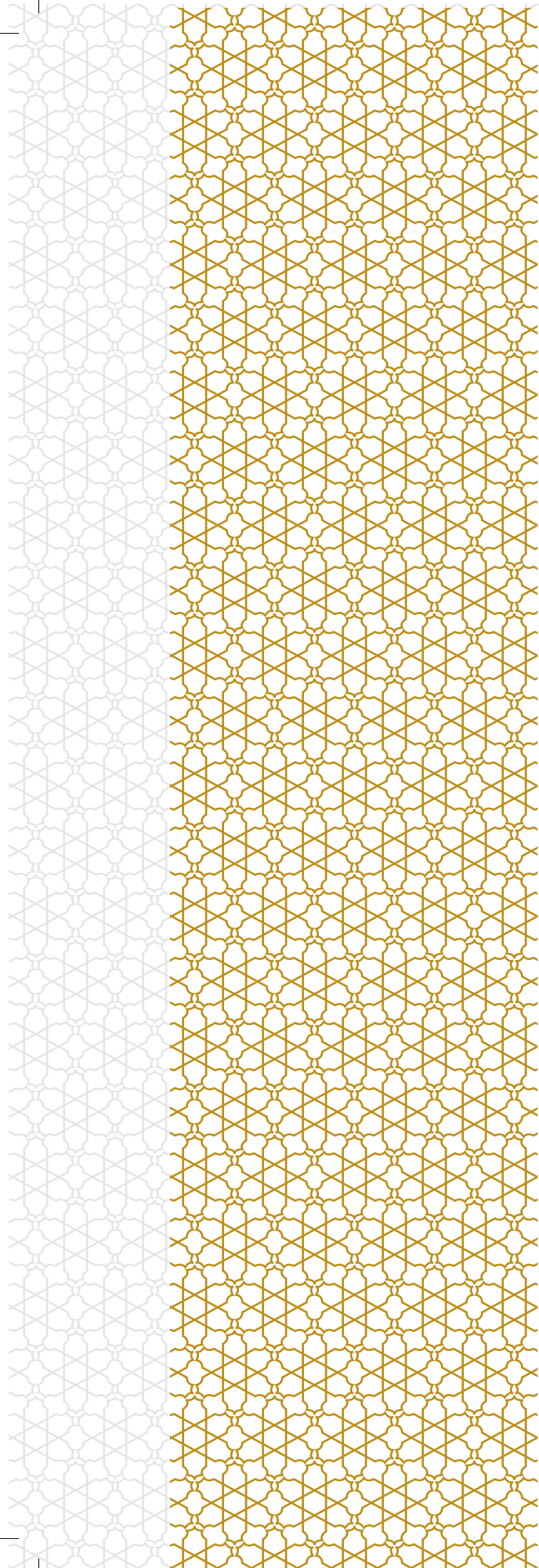
A young woman with long brown hair is sitting on a blue plastic chair on a balcony. She is wearing a light pink long-sleeved shirt and light grey trousers. She is holding a white coffee cup in her right hand and a tablet in her left hand. She is looking down at the tablet with a smile. The balcony has a black metal railing. There are several potted plants on the balcony, including red and pink flowers. In the background, there are white buildings with arched windows. A small white table is next to her, with a blue vase containing a single blue flower and two croissants on a white plate.

FOR THE LOVE OF NATURE,  
BOOKS, COFFEES AND SIESTAS.



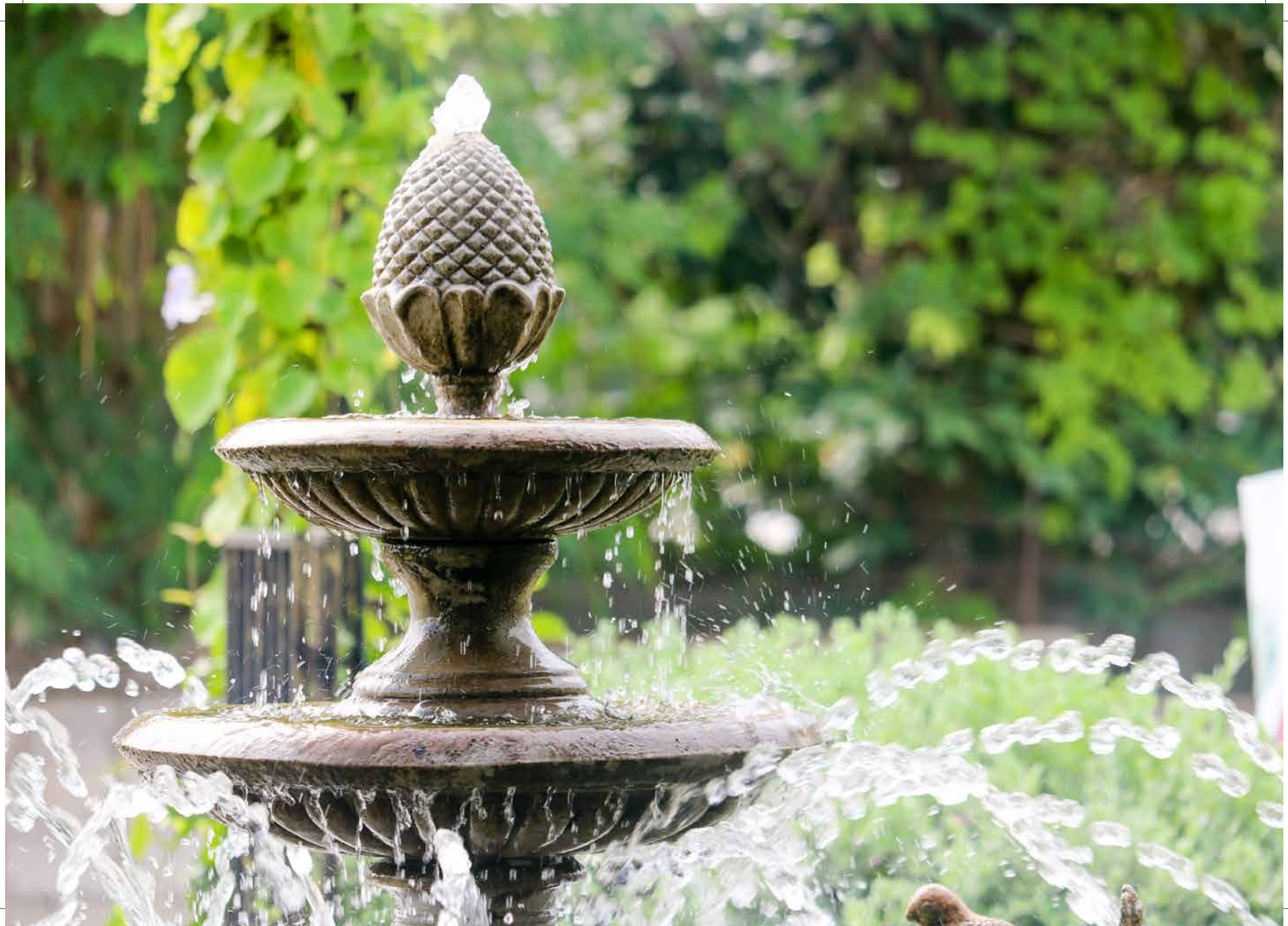
ARCHITECTURAL VISUALISATION OF THE PROJECT

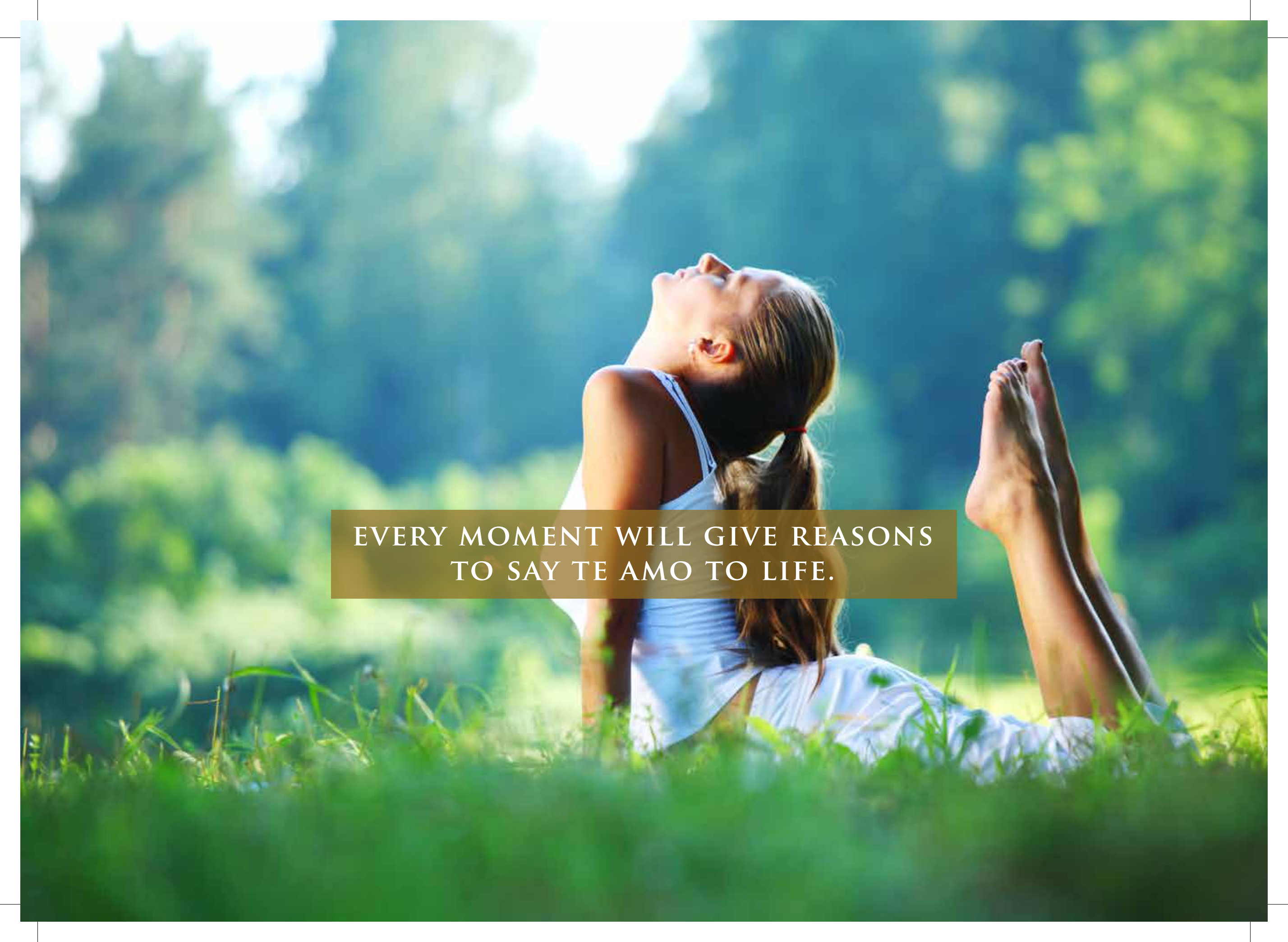






WHERE NATURE SAYS HOLA  
AT EVERY STEP.





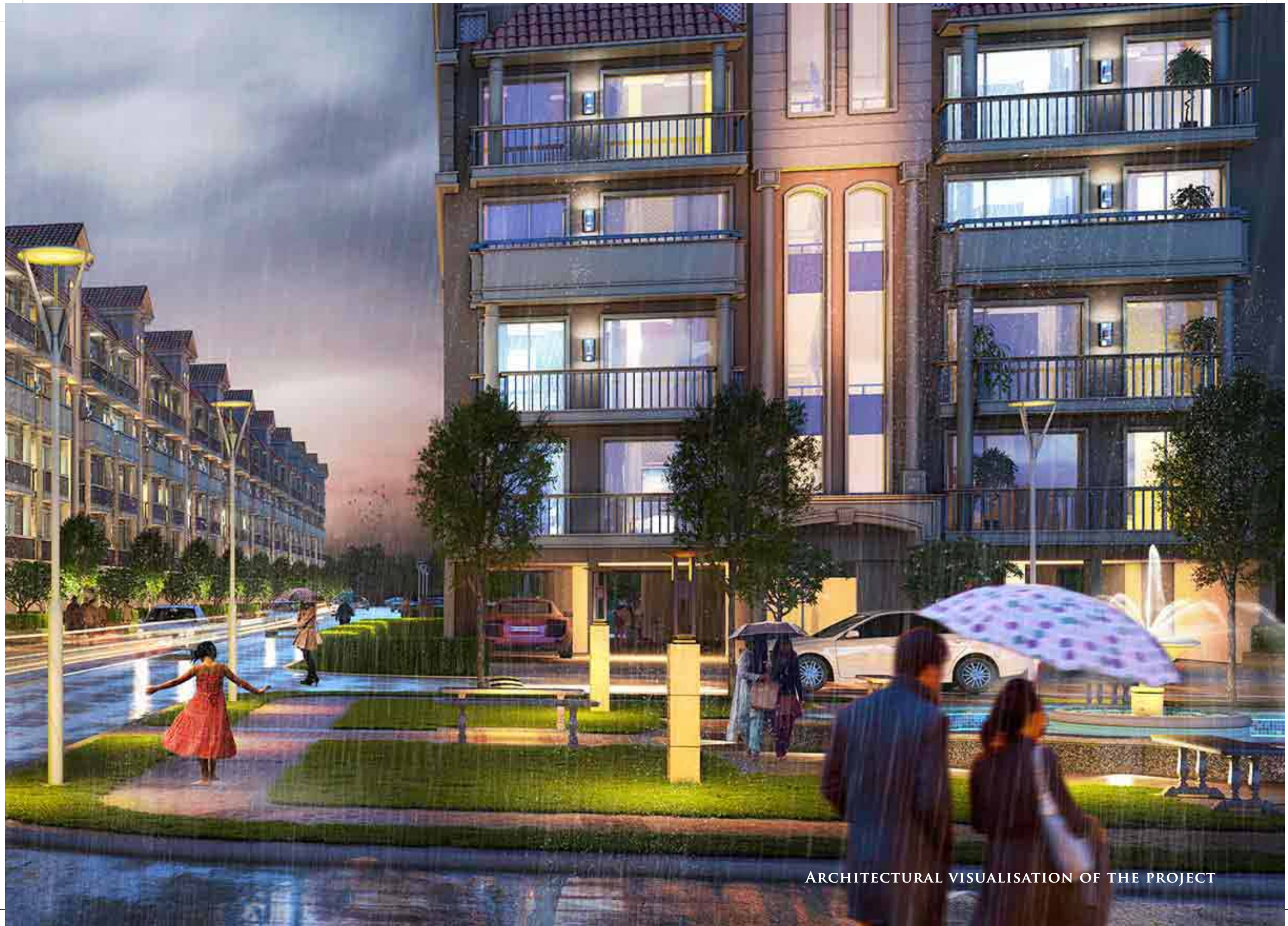
EVERY MOMENT WILL GIVE REASONS  
TO SAY TE AMO TO LIFE.

A low-angle shot of a metal chain against a bright blue sky with soft white clouds. The chain is made of interlocking oval links and stretches diagonally from the top left towards the bottom right. The sky is a vibrant blue with wispy white clouds, and a bright light source, likely the sun, is visible in the lower right quadrant, creating a soft glow.

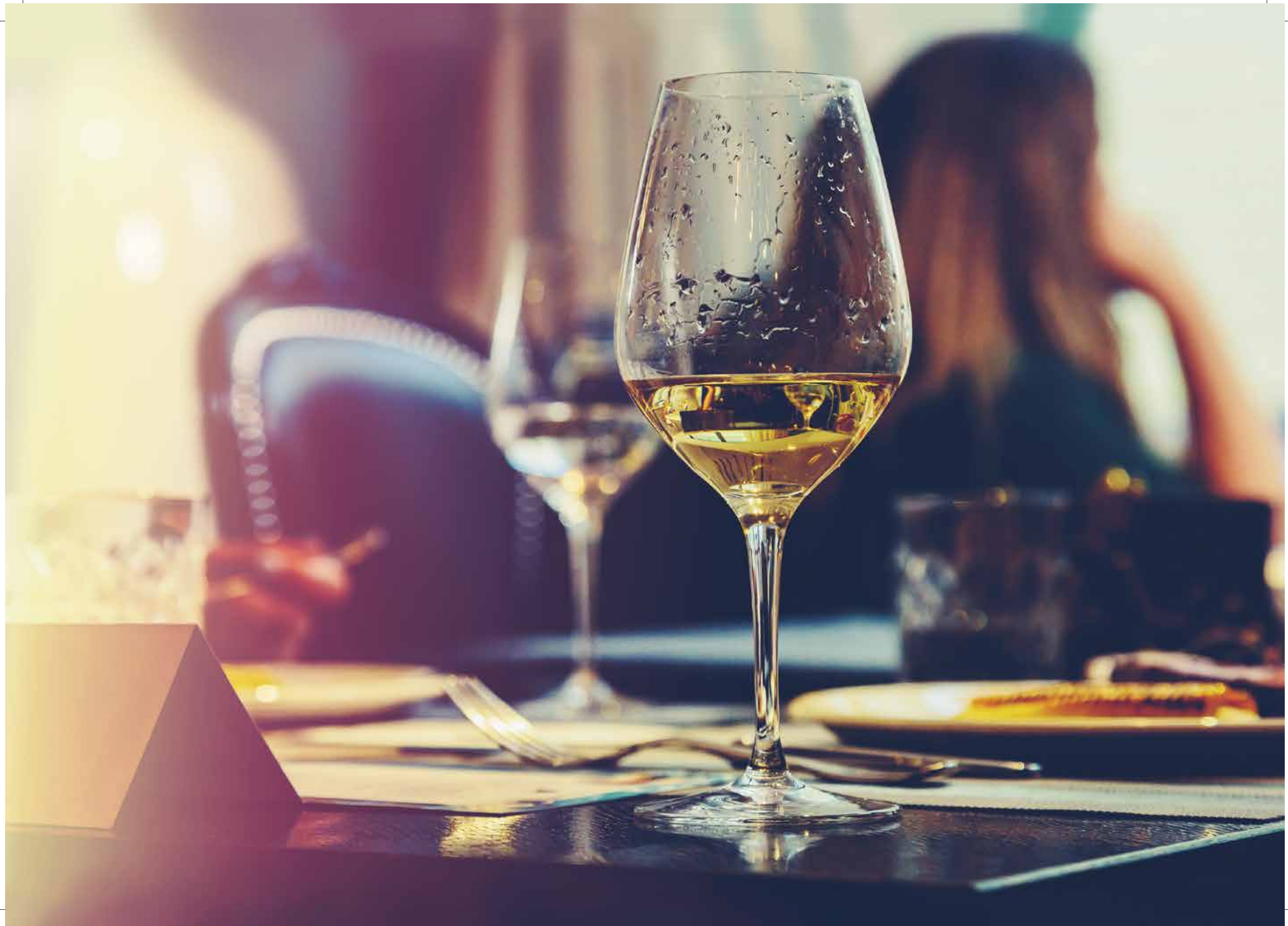
WHERE LIFE'S MANTRA IS JOY SERA SERA.







ARCHITECTURAL VISUALISATION OF THE PROJECT



WHERE  
AMIGOS FOR  
LIFE ARE  
MADE.





SPANISH AT HEART,  
GLOBAL IN SPIRIT.





ARCHITECTURAL VISUALISATION OF THE PROJECT



WHERE EVERY DAY IS  
UN VACACION.







COME HOME TO A  
LIFELONG FIESTA.





ARCHITECTURAL VISUALISATION OF THE PROJECT



## PROJECT SPECIALITIES

### LOCATION

REGION'S SINGLE LARGEST DEVELOPMENT

PART OF ZIRAKPUR'S FIRST ORGANISED 260 ACRES MEGA TOWNSHIP

LOCATED ON 200 FT. WIDE AIRPORT RING ROAD PR-7

ADJACENT TO A RENOWNED SCHOOL

PROPOSED HOSPITAL, INTERNATIONAL FOOD CHAINS, HOTELS,  
RETAIL OUTLETS AND ENTERTAINMENT HUB IN VICINITY

### MASTER PLAN

LEAST DENSE PROJECT OF THE REGION

MORE THAN 55% OPEN AREA WITH WIDE GREEN LAWNS AND  
PLAY AREAS

ELEGANT STREET LIGHTS

60 FEET WIDE INTERNAL ROADS WITH SERVICE LANES  
TO ALL HOMES

MULTIPLE ACCESS POINTS

### HOME PLAN

CLASSIC ELEVATIONS, GRACEFUL ARCHWAYS, AND FLUTED  
COLUMNS FOR RICH AESTHETICS

MOST HOMES ARE PARK FACING

INDEPENDENT FLOORS WITH ELEVATORS

WELL VENTILATED AND NATURALLY LIT  
WITH BALCONIES ON BOTH SIDES

# SPECIFICATIONS

## LIVING / DINING ROOM

- VITRIFIED / CERAMIC TILES
- LONG-LASTING EMULSION WALLS
- POWDER-COATED ENGINEERED ALUMINUM WINDOWS AND DOORS
- WOODEN SKIN INTERNAL DOORS
- SECURE MORTISE LOCKS
- PREMIUM MODULAR SWITCHES

## MASTER BEDROOM

- IMPORTED WOODEN FLOORING IN MASTER BEDROOM
- LONG-LASTING EMULSION WALLS
- OIL BOUND DISTEMPER WALLS
- POWDER-COATED ENGINEERED ALUMINUM WINDOWS AND DOORS
- WOODEN SKIN INTERNAL DOORS
- SECURE MORTISE LOCKS
- PREMIUM MODULAR SWITCHES

## TOILETS

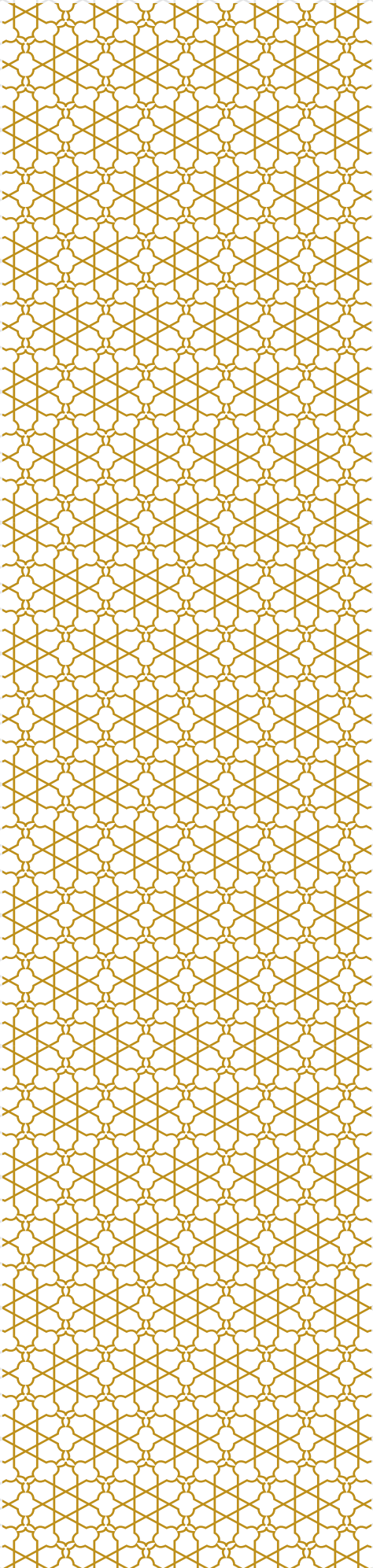
- ANTI-SKID CERAMIC TILES
- DESIGNER CERAMIC TILES
- POWDER-COATED ENGINEERED ALUMINUM WINDOWS
- WOODEN SKIN INTERNAL DOORS
- SECURE MORTISE LOCKS
- PREMIUM MODULAR SWITCHES

## OTHER ROOM(S)

- VITRIFIED / CERAMIC TILES
- LONG-LASTING EMULSION WALLS
- POWDER-COATED ENGINEERED ALUMINUM WINDOWS AND DOORS
- WOODEN SKIN INTERNAL DOORS
- SECURE MORTISE LOCKS
- PREMIUM MODULAR SWITCHES

## STANDARD FEATURES

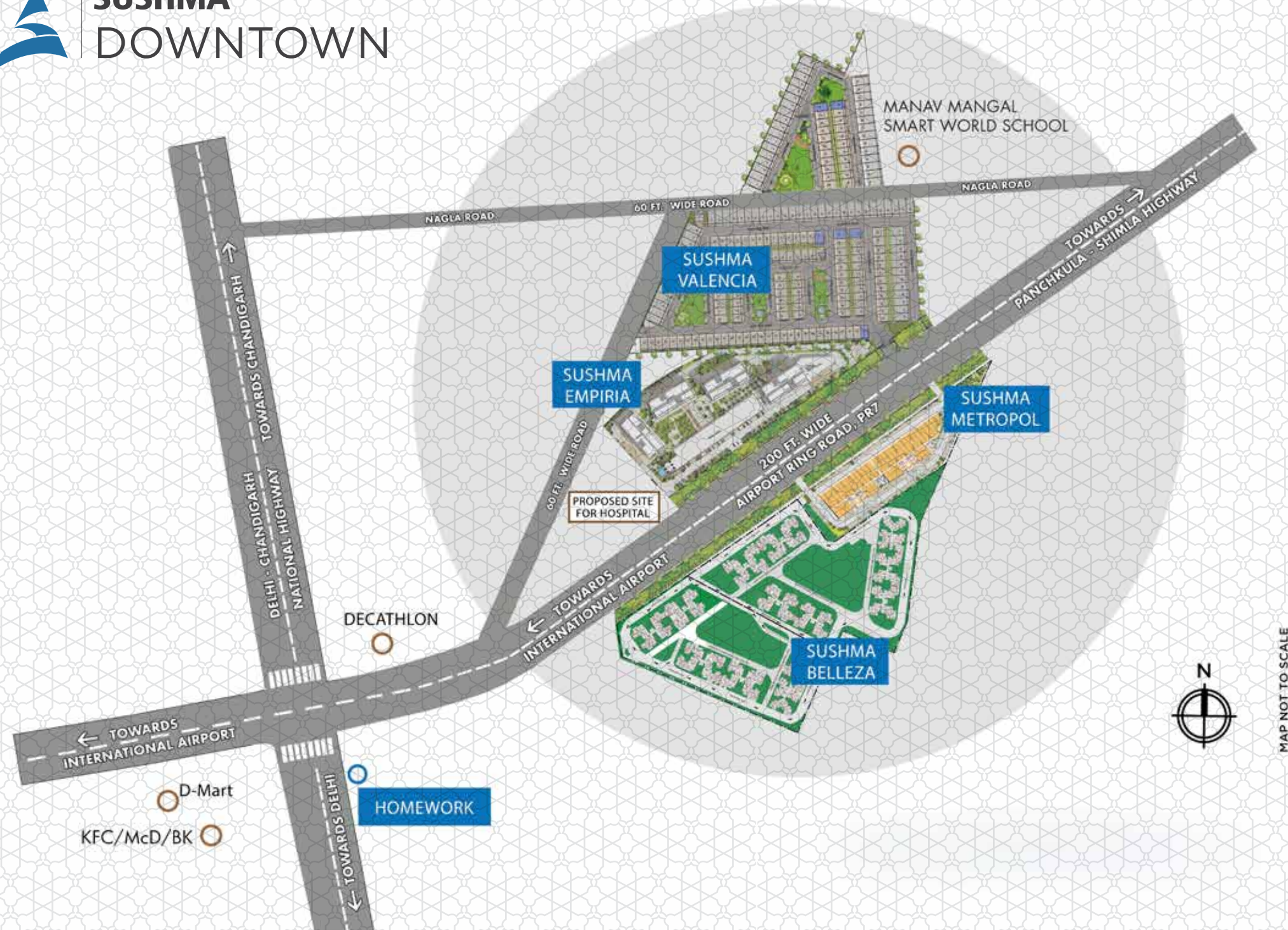
- MODULAR WARDROBES AND KITCHEN
- DOUBLE BOWL SS SINK AND GRANITE COUNTER TOP
- POWER BACKUP
- WEATHERPROOF EMULSION / TEXTURE PAINT ON EXTERIOR WALLS
- MS RAILING IN BALCONY AND STAIRCASE
- BRANDED SANITARY FIXTURES IN TOILETS
- BROADBAND READY



# LOCATION MAP



**SUSHMA  
DOWNTOWN**



MAP NOT TO SCALE





POCKET



**Corporate Office:** Unit No. B-107, Business Complex, Elante Mall, First Floor, Industrial Area, Phase-1, Chandigarh.

**Site Office:** SUSHMA Valencia, SUSHMA Downtown, PR7, Airport road , Zirakpur.

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