

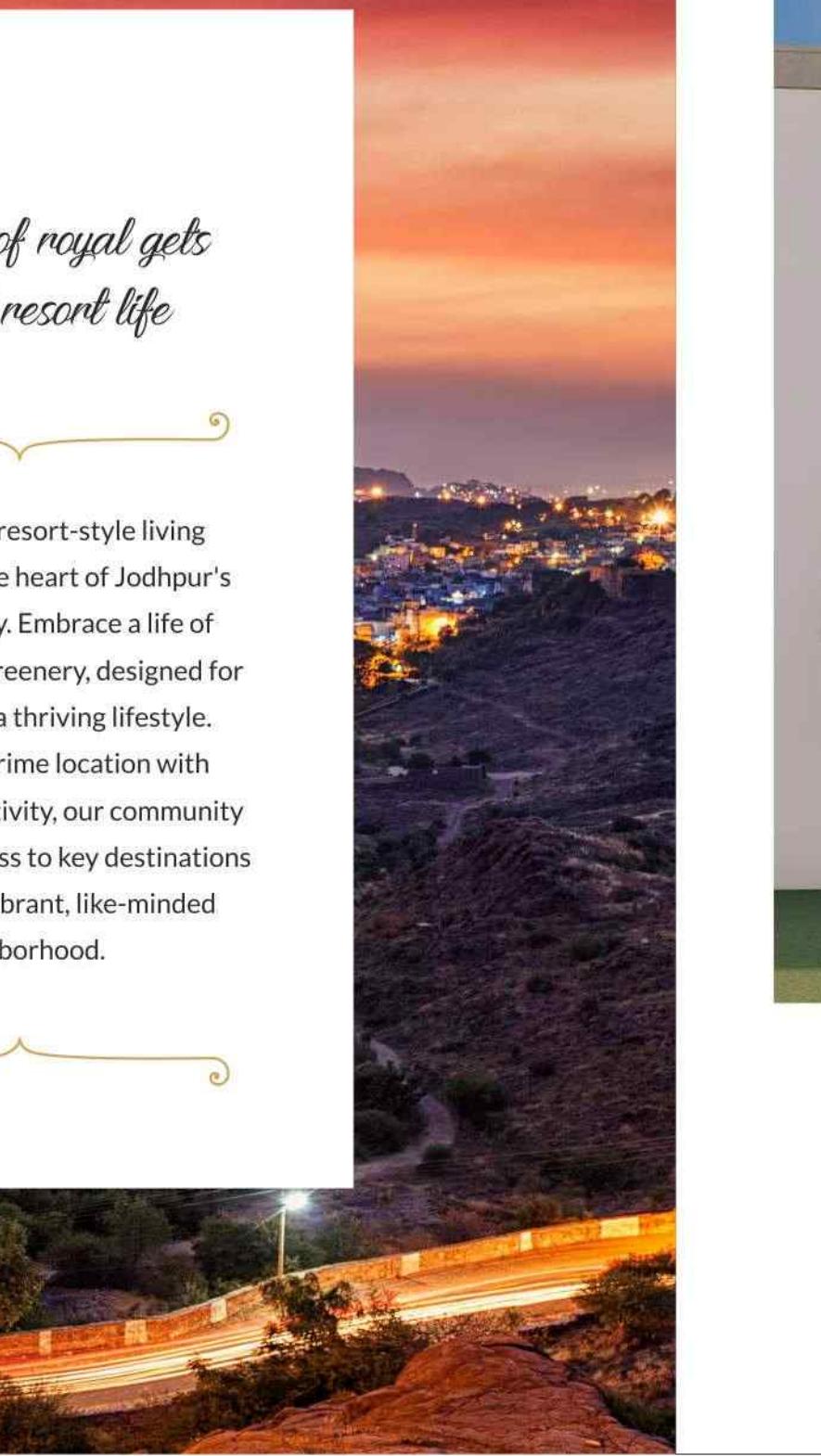

Shubh Villa
LUXURY VILLAS

THE RESORT LIFESTYLE



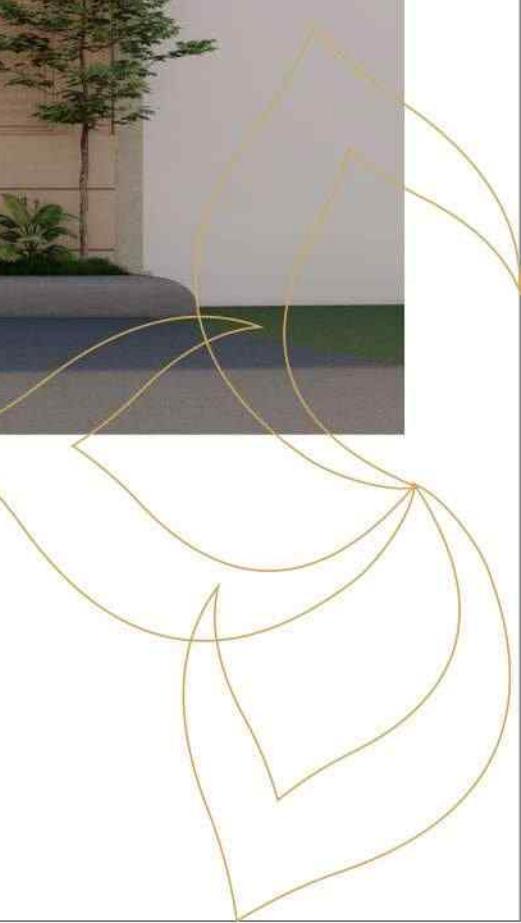
*The land of royal gets
its first resort life*

Introducing a resort-style living experience in the heart of Jodhpur's iconic Blue City. Embrace a life of luxury and lush greenery, designed for those seeking a thriving lifestyle. Situated in a prime location with excellent connectivity, our community ensures easy access to key destinations and fosters a vibrant, like-minded neighborhood.



 **Shubh Villa**
LUXURY VILLAS

Where every moment feels like a vacation





Shubh Villa
LUXURY VILLAS



PROJECT USP & SPECIFICATIONS

INDOOR GAMES



GYM



YOGA DECK



COMMUNITY HALL



MINI THEATRE



INDOOR
BADMINTON COURT



POOL TABLE



CARROM



LIBRARY



GUEST ROOM



TABLE TENNIS

OUTDOOR GAMES



2 SWIMMING POOL
WITH CHANGING ROOM



CRICKET NET



HALF
BASKETBALL COURT



WALKING TRACKS



KIDS PLAY AREA





Where magnificent villas meet a superb
clubhouse & verdant greenery



CLUB HOUSE

Unwind, Connect, Celebrate
Your Lifestyle Destination

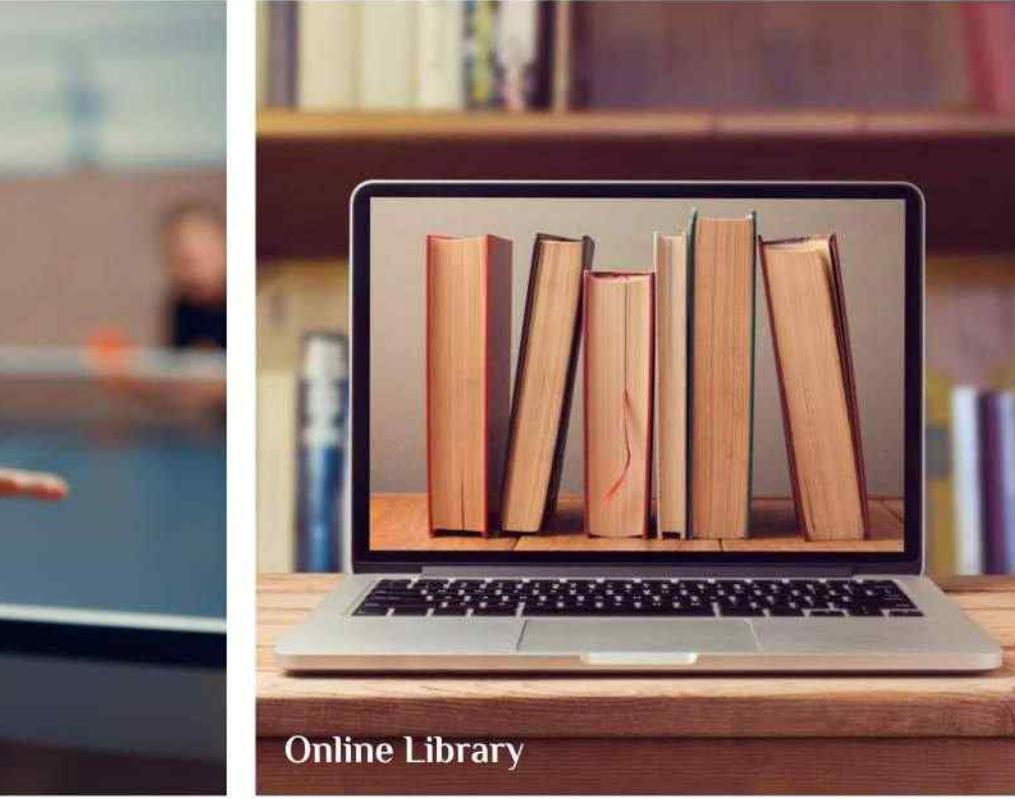
Live Life to the fullest, elevate your lifestyle with exclusive amenities. Unwind in the gym, connect in the games room, or celebrate in the banquet hall. Your haven for relaxation, entertainment, and community awaits.





A haven for physical and mental well-being

Experience a comprehensive well-being journey at Shubh Villa. Immerse yourself in our advanced gymnasium featuring state-of-the-art fitness technology, inviting you to commence a path towards physical vitality. Unwind at our tranquil yoga deck, a serene sanctuary designed for mental rejuvenation. Reconnect with inner peace during revitalizing yoga sessions amidst the calming surroundings, providing a serene escape from the daily hustle and bustle.





2 SWIMMING POOL



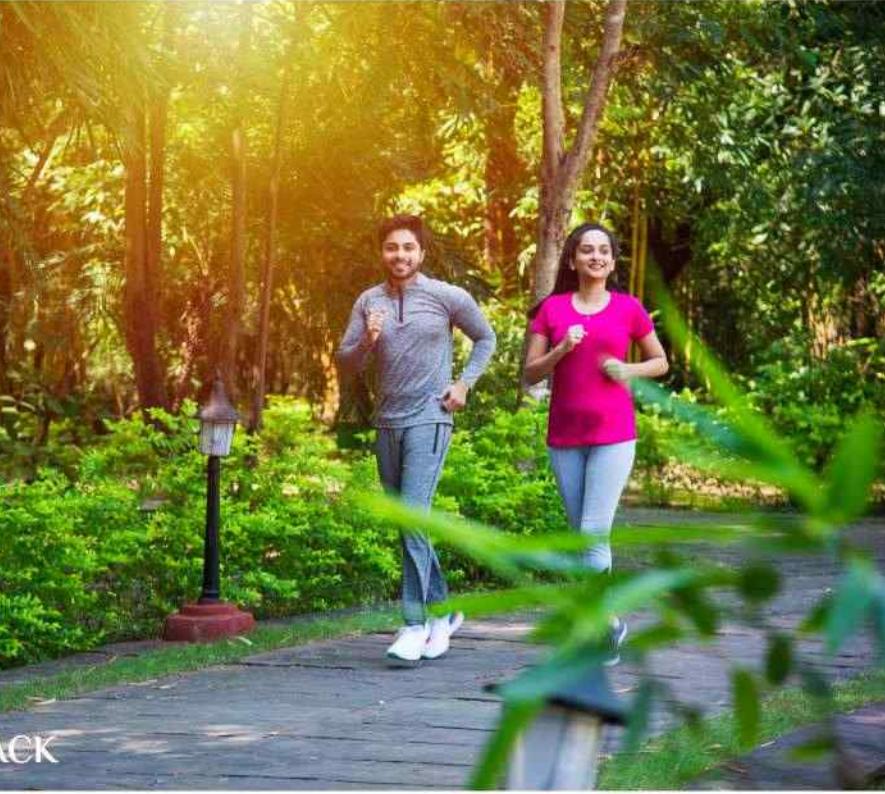
CRICKET NET

Take a dip to relax or perfect your shots

Immerse yourself in luxury with our pristine swimming pool, offering a serene oasis for relaxation and rejuvenation. For those seeking the thrill of sports, our exclusive cricket pitch awaits, providing the perfect venue for friendly matches and spirited competitions. Enjoy the best of both worlds – a serene retreat by the poolside and the excitement of a dedicated cricket pitch – all within the opulent embrace of Shubh Villa.



BASKET BALL COURT



WALKING TRACK



KIDS PLAY AREA



TEMPLE

SITE PLAN



GROUND FLOOR PLAN



50

25



50

25

FIRST FLOOR PLAN



Plot Size :
25'-0" X 50'-0"

AREA SHEETS

Ground Floor

B.U.A. 1281.49 Sq.ft.
Carpet Area 827.34 Sq.ft.

First Floor

B.U.A. 1281.49 Sq.ft.
Carpet Area 816.63 Sq.ft.

Terrace Floor

Mumty B.U.A. 115.31 Sq.ft.

Total (approx.)

B.U.A. 2680.83 Sq.ft.
Carpet Area 1717.33 Sq.ft.



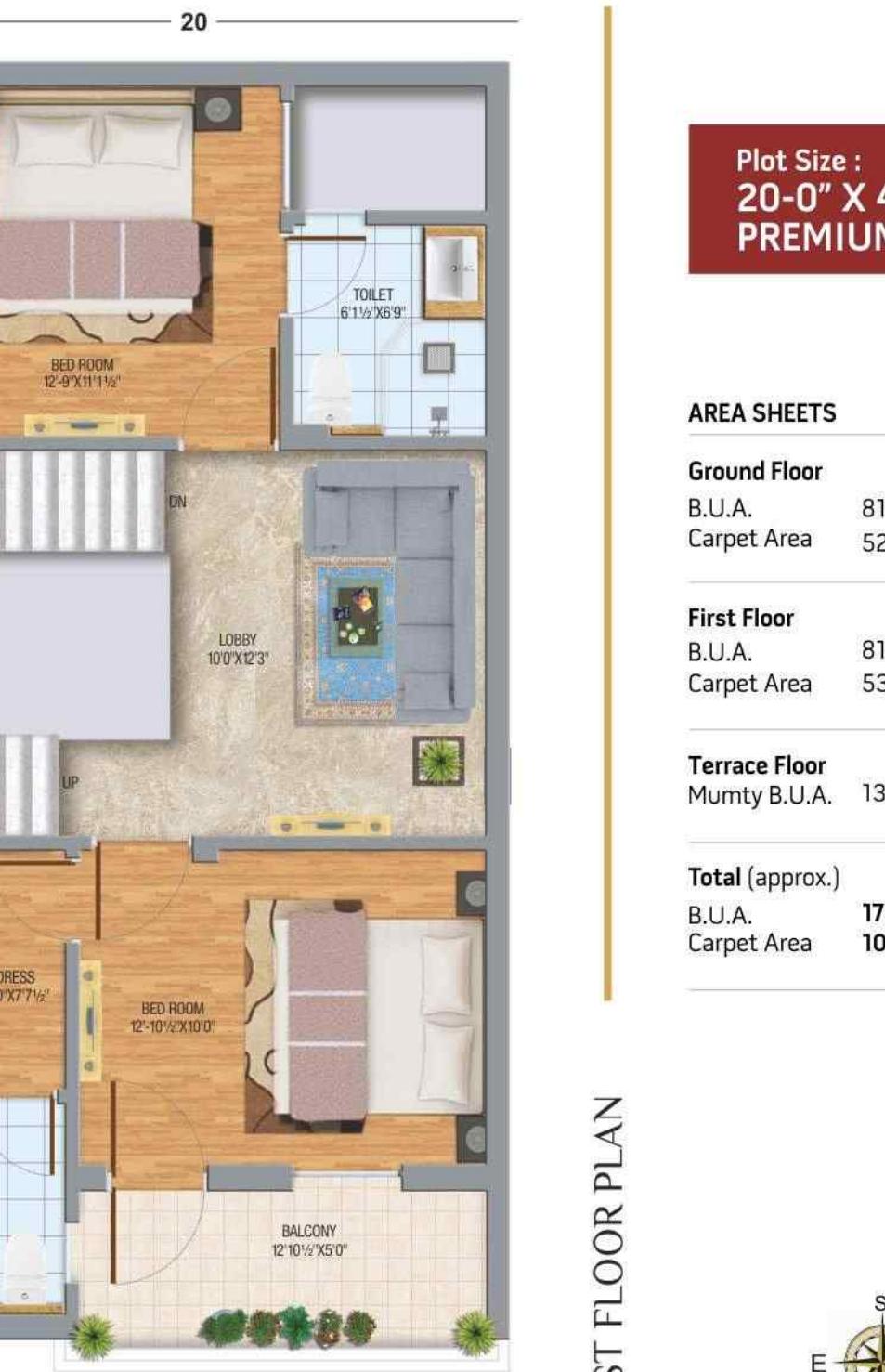
GROUND FLOOR PLAN



40

20

FIRST FLOOR PLAN



40

20

**Plot Size :
20'-0" X 40'-0"
PREMIUM**

AREA SHEETS

Ground Floor

B.U.A. 814.14 Sq.ft.
Carpet Area 522.40 Sq.ft.

First Floor

B.U.A. 814.14 Sq.ft.
Carpet Area 535.75 Sq.ft.

Terrace Floor

Mumty B.U.A. 134.20 Sq.ft.

Total (approx.)

B.U.A. 1762.48 Sq.ft.
Carpet Area 1058.15 Sq.ft.



Where extravagance meets the
art of exquisite living

GROUND FLOOR PLAN

FIRST FLOOR PLAN

Plot Size :
20'-0" X 40'-0"
PRIME

East Facing

AREA SHEETS
Ground Floor

B.U.A.	577.58 Sq.ft.
Carpet Area	458.40 Sq.ft.

First Floor

B.U.A.	334.59 Sq.ft.
Carpet Area	248.24 Sq.ft.

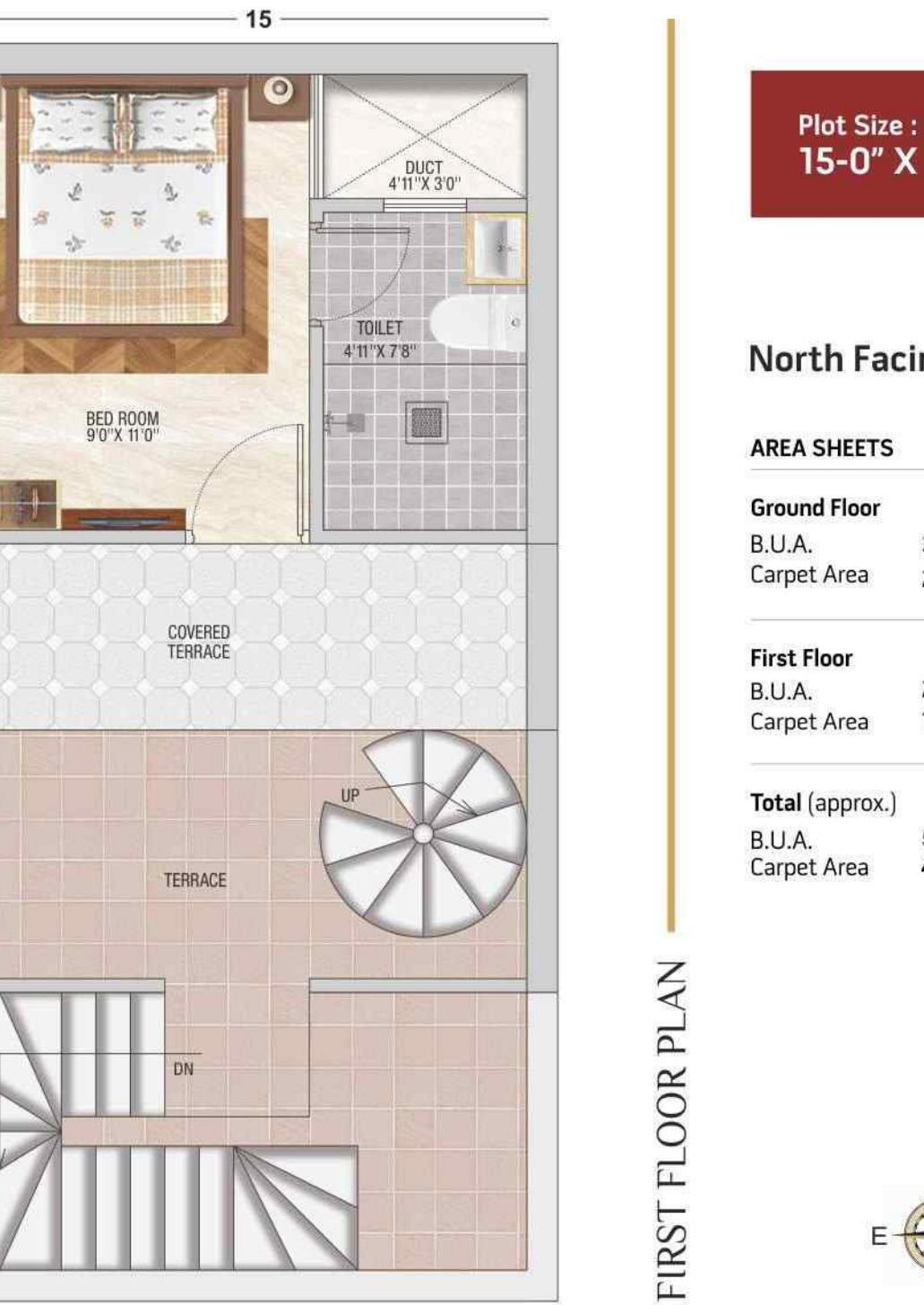
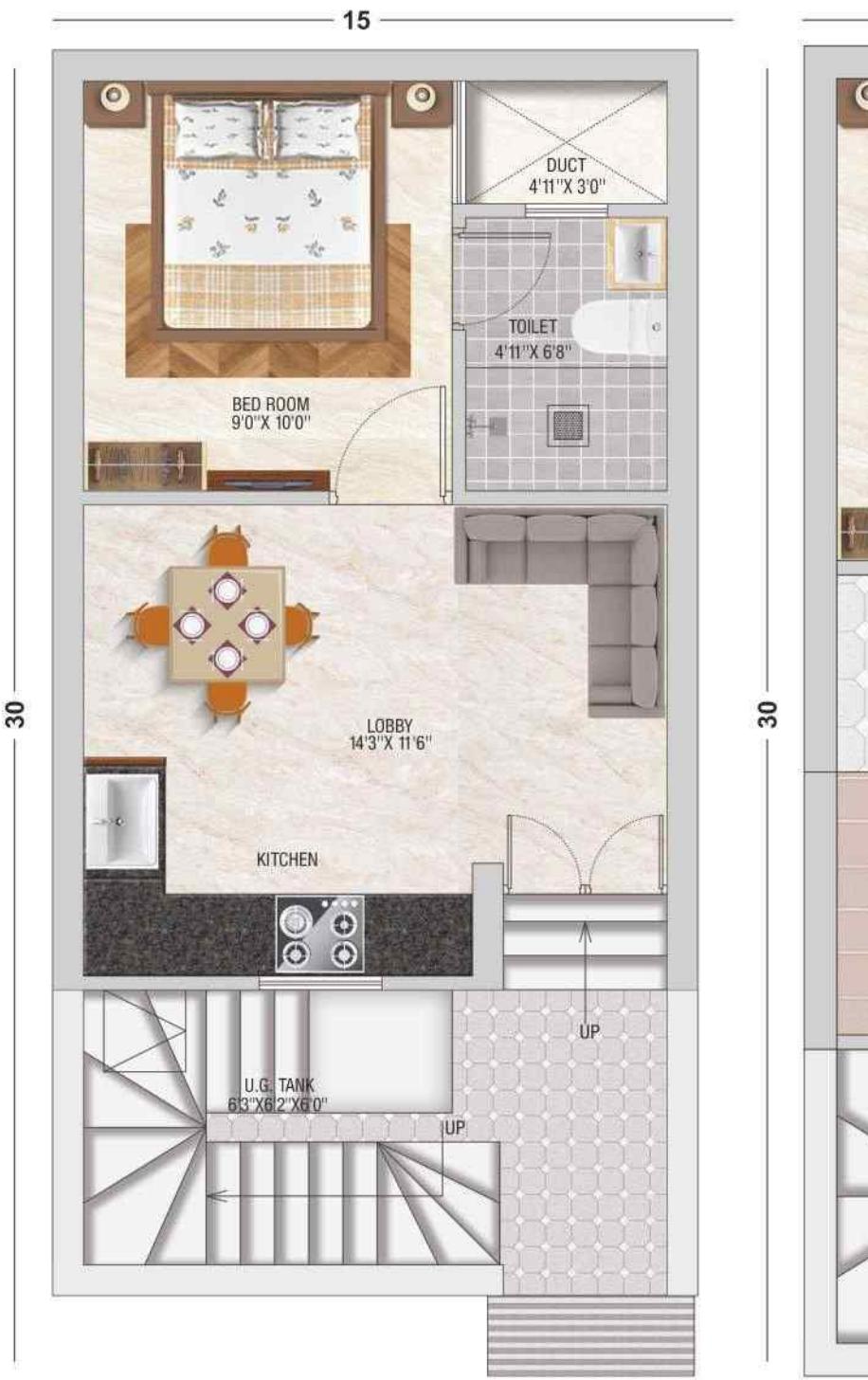
Total (approx.)

B.U.A.	914.66 Sq.ft.
Carpet Area	706.64 Sq.ft.



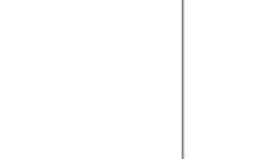
*E*njoy the pure air and nature's beauty
right where you live

GROUND FLOOR PLAN



FIRST FLOOR PLAN

FIRST FLOOR PLAN



Plot Size :
15'-0" X 30'-0"

North Facing

AREA SHEETS

Ground Floor

B.U.A.	338.00 Sq.ft.
Carpet Area	278.00 Sq.ft.

First Floor

B.U.A.	245.00 Sq.ft.
Carpet Area	138.00 Sq.ft.

Total (approx.)

B.U.A.	583.00 Sq.ft.
Carpet Area	416.00 Sq.ft.





SPECIFICATIONS

Specifications

STRUCTURE :

- Jodhpuri Styled Exterior Elevation.
- Adequate Natural Light and Ventilation.
- Efficient Space utilization.
- Overhead and Underground Water Tanks.

WALL & CEILING FINISHES :

- False Ceiling in Drawing / Living Area.
- POP Finished Walls and Ceilings.
- Premium Quality Plastic paint in Interior Walls
- Premium quality water proof exterior paint.

KITCHEN :

- Modular Kitchen with Chimney
- Granite/Vitrified Working Counter.
- Stainless Steel Sink.
- 2' Tiles Dado Above The Counter.
- Provision of Geyser & RO.

WASHROOMS :

- Designer Ceramic Wall Tiles Upto 7ft Height.
- Ceramic Tile Flooring.
- Premium Quality CP Fittings.
- Wall Hung WC.
- Counter Wash Basins.
- Provision of Geyser.

ELECTRICAL :

- Premium Quality Wires and Cables ISI mark.
- Premium Quality Modular Switches & Accessories ISI mark.
- AC Copper Piping in Drawing/ Living Area and all Bedrooms.
- Provision for Inverter.
- Provision for EV Charging Point
- Provision for solar Lights

SECURITY SYSTEM :

- Boom barrier on entry and exit gate
- 24 X 7 CCTV Monitoring
- Managed with Security App

FLOORING :

- Vitrified Tile Flooring in Living, Dinning, Kitchen & Bedrooms.

DOOR & WINDOWS :

- Wooden frame in main door & solid granite frame in other doors
- Laminate flush door with good quality hardware fittings
- UPVC/Aluminium section windows with mosquito net (3 Track)

PARK FEATURES :

- Walking Tracks.

- Outdoor Kids Play Area.

- Aromatic Plantation

- Senior Citizen Corner

- Gazebo

- Cycling Track

- Temple

- Cricket Net

- Beautiful Sculptures

CLUB HOUSE AMENITIES :

- Swimming Pool.

- Equipped Gymnasium.

- Yoga and Meditation Pavilion.

- Indoor Games Room.

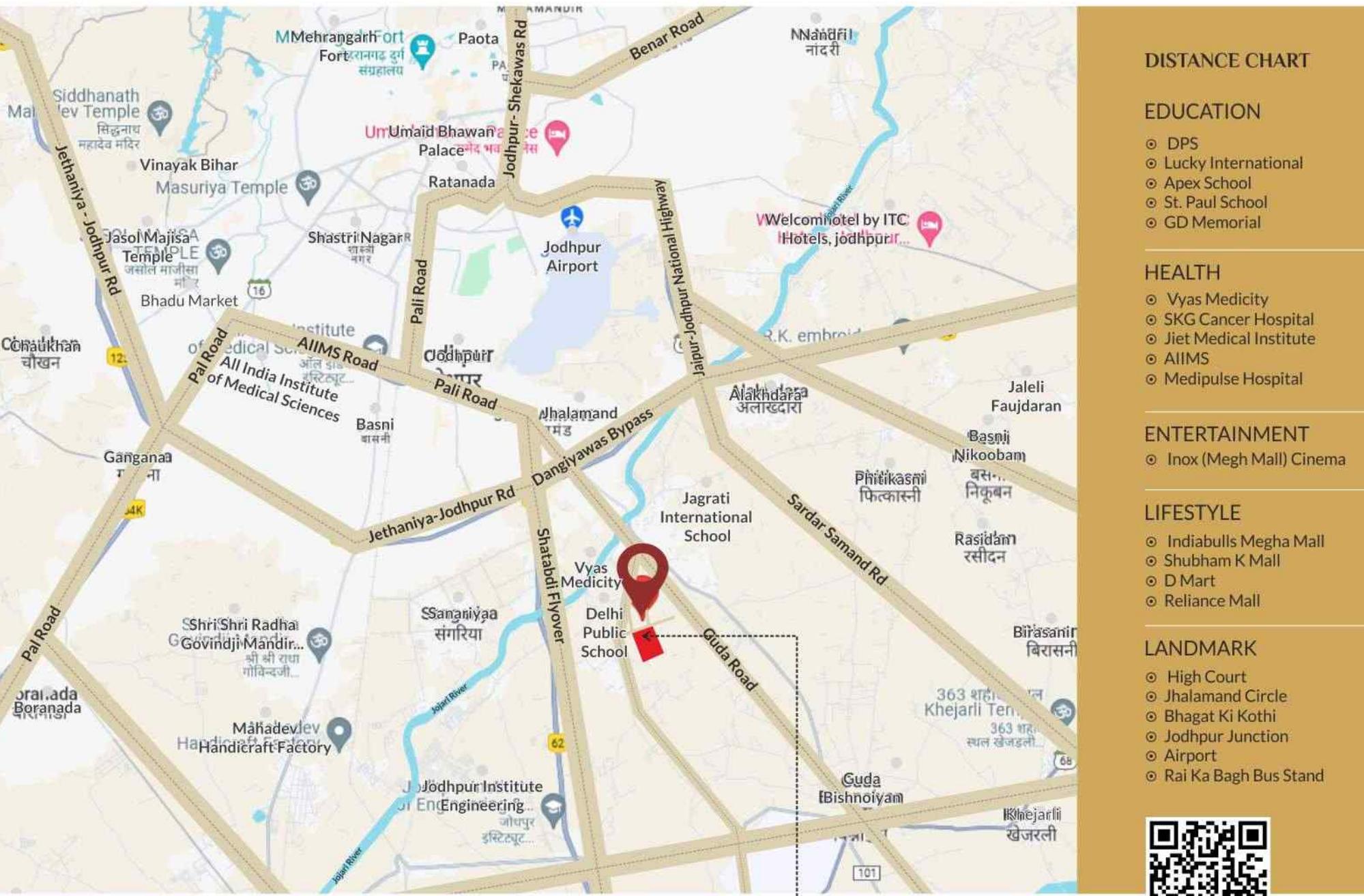
- Multipurpose Hall.

COMMON FEATURES & SPECIFICATIONS:

EXTERNAL FEATURES:

- Well Planned Landscaped Roads
- Proper Drainage System.
- Street Lighting.
- State-of-the-art Clubhouse.
- Landscaped Park.
- Provision for LPG Gas Pipeline
- Underground Electric Cabling.
- Rainwater Harvest System.
- Power Backup in common area

LOCATION MAP



 **Shubh Villa**
LUXURY VILLAS



SCAN QR CODE
FOR LOCATION

DISTANCE CHART

EDUCATION

◦ DPS	6 Min
◦ Lucky International	13 Min
◦ Apex School	16 Min
◦ St. Paul School	10 Min
◦ GD Memorial	14 Min

HEALTH

◦ Vyas Medicity	6 Min
◦ SKG Cancer Hospital	5 Min
◦ Jiet Medical Institute	18 Min
◦ AIIMS	20 Min
◦ Medipulse Hospital	20 Min

ENTERTAINMENT

◦ Inox (Megh Mall) Cinema	13 Min
---------------------------	--------

LIFESTYLE

◦ Indiabulls Megha Mall	13 Min
◦ Shubham K Mall	12 Min
◦ D Mart	12 Min
◦ Reliance Mall	16 Min

LANDMARK

◦ High Court	10 Min
◦ Jhalamand Circle	10 Min
◦ Bhagat Ki Kothi	20 Min
◦ Jodhpur Junction	26 Min
◦ Airport	22 Min
◦ Rai Ka Bagh Bus Stand	30 Min



ABOUT GROUP

At Subham Developers, we are committed to offer the best full-service Real Estate and Infrastructure Development. We aim at fulfilling one's dream into reality with our professional approach, timely delivery and commitment to excellent service. Since its inception, we have focused on creating unmatched luxury spaces with top-notch quality for our clients that surpasses our customer's aspirations. The house of Subham Developers is a blend of experience and a dedicated team to create spaces that offer natural light, air and aesthetically pleasing designs. Our work doesn't end with building a home, quality check-points are installed at every level to ensure the best results. The company is setting new standards in the real estate industry by creating quality-driven projects through our client's trusts.

