CHORDIA'S
DECADES OF DILIGENCE

CHORDIA'S
GULMOHAR HEIGHTS

3 BHK RESIDENCES • AJMER ROAD, JAIPUR

LIVE THE DREAM

CHORDIA'S
GULMOHAR HEIGHTS

Introducing Gulmohar Heights, a masterpiece by Chordia Group that epitomizes ‘Dream Living’ amidst Jaipur's premier locations. This luxurious residential haven combines contemporary amenities with exceptionally high construction standards, offering an exclusive lifestyle with a blend of vibrant surroundings and tranquil scenic greens. Each home at Gulmohar Heights boasts private gardens or expansive terraces, ensuring unobstructed views with wide open spaces. Experience the pinnacle of high-end living in an environment that is secluded yet inviting, designed to be your sanctuary in the city. Welcome to Gulmohar Heights, where every detail is crafted for a picture-perfect lifestyle.

CHORDIA'S
DECADES OF DILIGENCE

Established in 1990, each development by Chordia's blends a 34-year legacy of excellence and trust with a commitment to creating lasting developments that cater to the needs of every resident. The rich experience and business acumen of Managing Director Mr. Nitin Chordia & Chairman Mr. Vinay Chordia have established the group as a leading name in Jaipur's real estate sector.

MISSION

To establish immaculate standards and excellent quality that can be used as an international benchmark. To envision the future with luxurious and innovative trends in lifestyle, striving to contribute towards real estate development with a blend of all modern and traditional aspects.

VISION

Aiming to provide affordable and innovative architecture & engineering along with excellent infrastructure catering to society. We aim to build dream homes at economical rates that satisfy both basic and luxury needs of clients. We provide a healthy & friendly work environment to our team, thus assuring credibility with high standards in everything that we do.

ASSOCIATIONS

Embracing the notion that collaboration is the essence of excellence, we are working with the best designers, architects, and contractors to deliver imaginative and sustainable living spaces. Chordia Group is relentlessly working to create structures that will last into the future and foresee the needs of each and every resident.

BENCHMARKS WITH A HUGE PORTFOLIO THAT COMPRISES OF

- **35 Lacs + Sq. Ft. Construction and growing**
- **50+ Professional Sales Team Members**
- **2500+ Happy Customers**
- **500+ Onsite Manpower Resources**

Mr. Nitin Chordia
Managing Director

Since 1990, our unwavering dedication to enriching the lives of Jaipurites has been the cornerstone of our journey. From our inaugural project, Chordia City, to the soaring heights of Gulmohar Heights, we have fulfilled countless dreams, ushering individuals into realms of possibility.

Guided by the dynamic father-son duo of Chairman Mr. Vinay Chordia and Managing Director Mr. Nitin Chordia, we follow a legacy of hard work, positivity, and prudent thinking. Their combined vision propels us forward, pushing boundaries and redefining standards in the real estate industry.

At our core, we believe that dreams, coupled with diligent work, shape the world. This belief fuels our commitment to crafting spaces that transcend mere structures, infusing them with a human touch. Whether in residential, commercial, integrated townships, malls, multiplexes, or hospitality sectors, we strive to elevate living experiences.

Our values of commitment, integrity, and passion drive us to surpass expectations, transforming dreams into cherished realities. Chordia City stands as a testament to our vision, embodying our dedication to Jaipur since our inception in 1990.

FIND YOUR PERFECT SPACE

Explore the essence of luxury living, where prime location, affordability, and unmatched quality come together seamlessly.

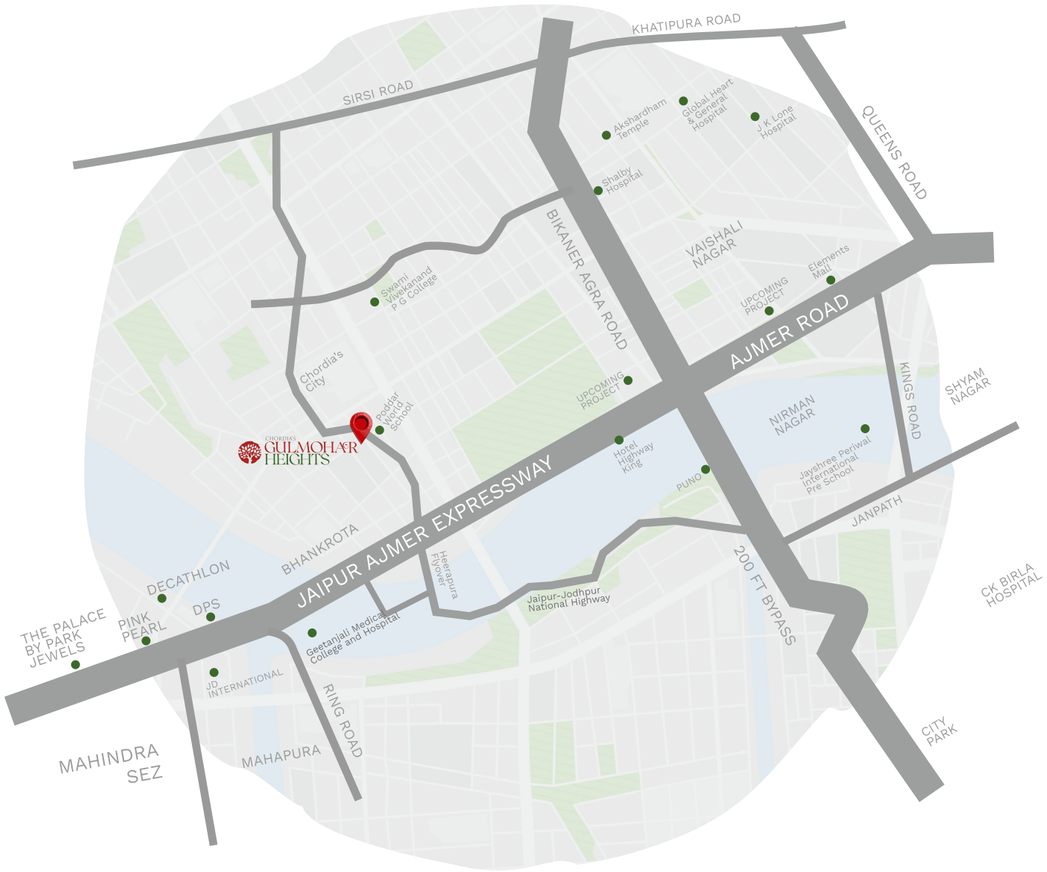
DREAMS MADE WITH BRICKS AND BEAMS

Here, every brick is laid with precision, where every beam is crafted with care, and every detail is a testament to unwavering quality.

Picture yourself standing amidst a masterpiece of architecture, surrounded by the reassuring strength of superior construction.

At Gulmohar Heights, our commitment to excellence is reflected in every aspect of construction, from the foundation to the finishing touches.

Welcome to Gulmohar Heights, where quality construction meets the promise of a brighter tomorrow.



EASY ACCESS		
AIRPORT: 25 MINS METRO STATION: 10 MINS DELHI PUBLIC SCHOOL: 5 MINS NEERJA MODI SCHOOL: 20 MINS VAISHALI NAGAR: 15 MINS	PINK PEARL: 5 MINS MANIPAL UNIVERSITY 25 MINS JAYSHREE PERIWAL INT. SCHOOL 10 MINS J K LONE HOSPITAL 20 MINS	UPCOMING D-MART: 5 MINS AJMER ROAD BUS STAND: 5 MINS SHALBY HOSPITAL: 15 MINS RAILWAY STATION: 30 MINS MAHINDRA SEZ: 10 MINS 200 FT BYPASS: 10 MINS

LOCATED WHERE DREAMS ARE

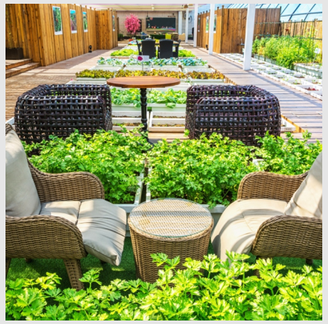
Picture a neighborhood buzzing with vitality, where every corner holds the promise of convenience and growth.

Imagine a landscape dotted with amenities that cater to your every need, from shopping and dining to recreation and relaxation. Now, envision yourself at the heart of it all, surrounded by opportunity and endless possibilities.

At Gulmohar Heights, this vision becomes a reality. Situated in the fastest growing location in Jaipur, our residences offer more than just a home.

With amenities sprouting up all around, now is the perfect time to invest in the future.

Welcome to Gulmohar Heights, where the best of today meets the promise of tomorrow.



BEST OF AMENITIES

- Power Backup for Common Areas
- Pollution-Free Environment
- Rainwater Harvesting
- CCTV Camera Surveillance
- High-Speed Lifts
- Earthquake Resistant Structure
- Fire Equipment
- Yoga Deck
- E-Rickshaw Facility
- Swimming Pool
- Parking Facility
- Gymnasium
- Indoor Games Room
- Security Services
- Terrace Garden
- Multipurpose Activity Room

GREEN LUSH DREAMS

Picture yourself surrounded by verdant greenery, with ample space for outdoor recreation and relaxation.

Envision a vibrant community where every family finds their place, and every moment is a celebration of togetherness.

At Gulmohar Heights, this idyllic vision becomes a reality.

Our residences are nestled amidst sprawling green landscapes, offering a sanctuary for residents to connect with nature and each other. With dedicated recreation areas and amenities designed for all ages.

Terrace Garden for those perfect sunset views

Your Own Lavish Backyard Garden

Wellness redefined at Gulmohar Heights. Our state-of-the-art fitness center caters to all fitness levels, providing a holistic wellness experience. Benefit from expert guidance, the latest equipment, and a community-oriented approach. 'Live The Dream' with fitness at your doorstep.

FITNESS CENTRE

SWIMMING POOL

Immerse yourself in tranquility at Gulmohar Heights' serene swimming pool. Our oasis offers a perfect escape to relax, rejuvenate, and refresh. With a design that harmonizes with nature, experience luxury swimming in an environment that's as inviting as it is exclusive. 'Live The Dream' with a splash of elegance.

Step into perfection at Gulmohar Heights. Meticulously designed spaces showcase superior craftsmanship. From the grand entrance to the finest details, our commitment to quality is evident in every corner. Experience 'Live The Dream' with excellence.

DINING AREA

SPACIOUS BEDROOMS

LIVING SPACE

WELL DESIGNED KITCHEN

At Gulmohar Heights, luxury meets affordability effortlessly. Discover distinctive elegance within your budget. We cater to discerning homeowners, offering a lifestyle of comfort and sophistication without compromise. 'Live The Dream' without breaking the bank.

MINI THEATRE

SPECIFICATIONS

Drawing Dining

- Vitrified Tile Flooring
- Flush Door with Stone Door Frame
- Aluminum/UPVC Windows
- Tractor Emulsion Paint
- Modular Electrical Switches
- Copper Piping for AC

Bedrooms

- Vitrified Tile Flooring
- Flush Door with Stone Door Frame
- Aluminum/UPVC Windows
- Tractor Emulsion Paint
- Modular Electrical Switches
- Copper Piping for AC

Kitchen

- Vitrified Tile Flooring
- Granite Counters
- SS Sink
- Modular Electrical Switches
- Aluminum/UPVC Windows
- Semi-Modular

Others

- Power Backup for Common Areas
- Lighting Fixtures in Common Areas
- M.S./S.S. Railing
- Security/CCTV System
- External Paint

Washroom

- Anti-skid Tiles for Flooring
- Flush Door
- C.P. Fittings of Parry Ware/Johnson or Equivalent Brand
- Sanitary Ware of Jaguar/Parry Ware or Equivalent Brand

SHARED SPACES COMMON AMENITIES

GARDEN
- Butterfly Garden
- Sculpture Points
- Pergolas
- Sunken Group Sitting
- Grass Mounds
- Interlocking Tiles
- Decorative Electric Poles

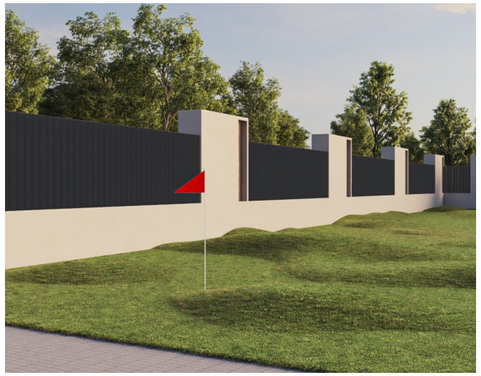
GAMES
- Game Table
- Table Tennis
- Carrom Board
- Foosball Table Soccer
- Board Games
- Chess

KIDS
- Indoor Kids Game Room
- Kids Play Area
- Kids Climbing Wall
- Swing For Kids
- Creche

CLUB AMENITIES
- Steam Bath
- Sauna Bath
- Banquet Hall
- Party/ Event Lawn
- Wifi in Club Area
- Gazebos
- Community Hall
- Outdoor Speakers
- Swimming pool
- Rain Dance
- Outdoor Showers

HEALTH & FITNESS
- Provision for Yoga
- Indoor GYM
- Outdoor GYM
- Space for Aerobics

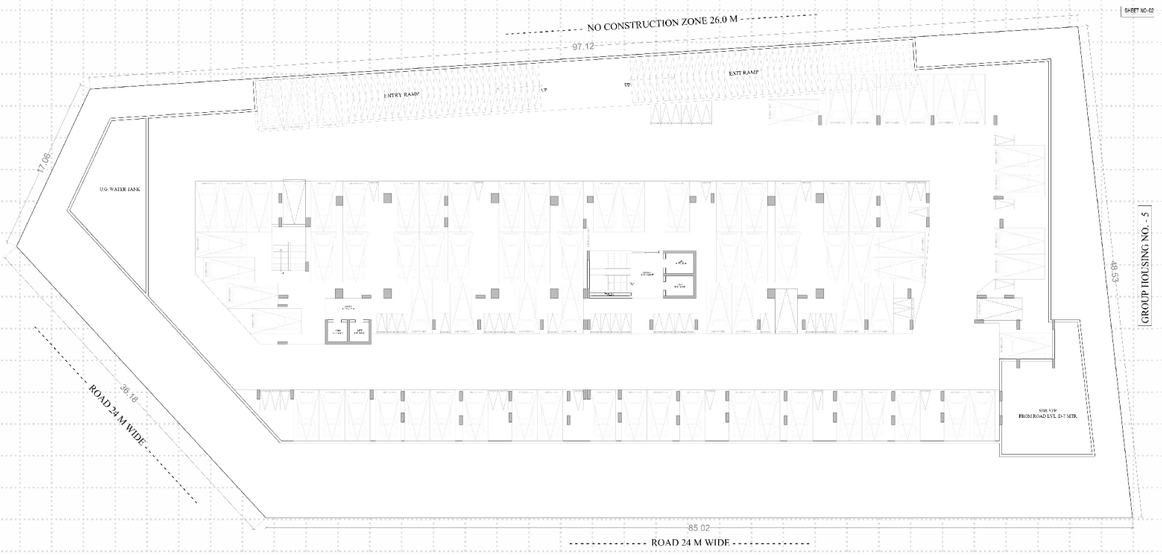
SECURITY
- Boom Barrier
- Speed Breakers
- Outdoor CCTV
- 24x7 Security
- 3 Tier Security
- Dedicated Society Office

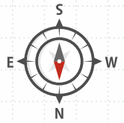


COMMON AMENITIES

FLOOR PLANS

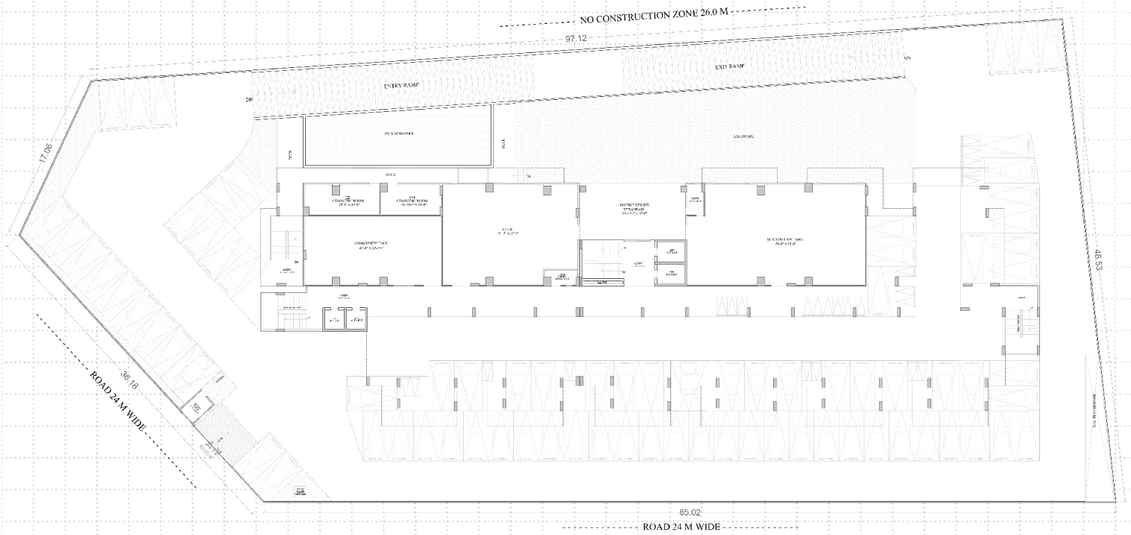
BASEMENT FLOOR PLAN

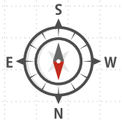




TYPICAL FLOOR PLAN

STILT FLOOR PLAN

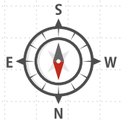




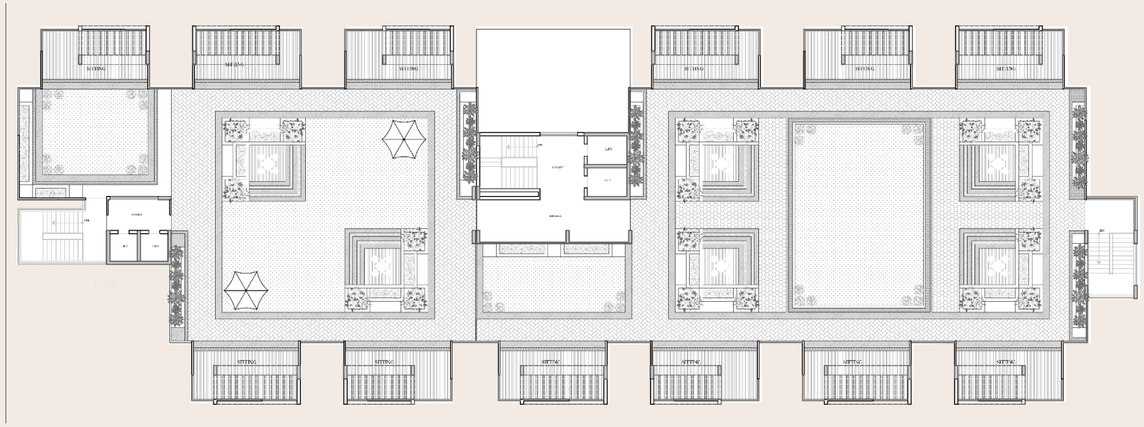
UNIT PLAN

CARPET AREA (SQ. FT.)	BUILT-UP AREA (SQ. FT.)	SALE AREA (SQ. FT.) ADD. 35%
968.00	1211.00	1635.00

SEVENTH FLOOR PLAN



TERRACE PLAN



OUR PAST & UPCOMING PROJECTS AT A GLANCE

THE CROWN
IT BELONGS TO YOU

A-6, Airport Endave Scheme,
Durgapura, Tonk Road, Jaipur

BUSINESS 18
Corporate Life Infinite Growth

Business 18, Khasra No. 171/88/1/2,
Brijlalpura, Near Gopalpura Bypass,
Opposite New Aatish Market, Jaipur

CHORDIA CITY

Chordia City, Kamla Nehru Nagar, Behind
Heera Pura Power Station, Ajmer Road, Jaipur

GHAR AANGAN

29, Janpath, Shyam Nagar,
Shyam Nagar, Jaipur, Rajasthan

PARK RETREAT
villas that spell out royalty

Chordia City, Near Kamla Nehru Nagar,
Ajmer Road, Jaipur

UPCOMING

Commercial Project
URSA @ Tonk Road

High Rise Residential
@ DCM Ajmer Road

Since 1990, we've transformed Jaipur with projects like Chordia City, reaching areas like Tilak Nagar and Bapu Nagar, redefining real estate standards.

CHORDIA'S
GULMOHAR HEIGHTS
3 & 4 BHK RESIDENCES • AJMER ROAD, JAIPUR

RERA No. RAJ/P/2024/3068

Site Office: Plot No. GH-4, Indraprastha,
Chordia City, Ajmer Road, Jaipur

Corporate Office: 29 Janpath,
Shyam Nagar, Jaipur, Rajasthan (India)

sales@chordiasgroup.com

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