



# Prakash City

# MAGNUM

*A luxury lifestyle*

2, 3 & 4BHK Villas  
Bazpur Road, Kashipur



by:

**ABD**  
नीवं विश्वास की



## Project Highlights :

Efficient drainage system | Wide concrete road with L.E.D Street Light | Swimming Pool | Gym & Club | T.T. Room  
Lush Green Parks | Children Park | Gated entry with automatic barrier | 24 hrs Security | Near by School and Hospital  
C.C. T.V. Camera on entrance | Temple | Water Supply with overhead water tank  
Elegant Contemporary independent villas with optimum space utilization design



## Specification :



**Structure :** Earthquake resistant R.C.C. frame structure with brick filler walls.



**Flooring :** Vitrified flooring in all bedrooms & Kitchen, anti skid tiles in bathrooms & balconies.



**Doors :** Decorative finish flush door complete fitting with duco paint.



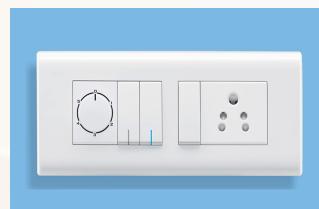
**Windows :** Wooden frame windows with grill & glass. Fly mesh door.



**Kitchen:** Granite kitchen platform with stainless steel sink. Glazed tiles upto 2' in height.



**Bathroom :** Glazed/Ceramic Tiles upto door level, Hot & cold water supply system. Counter top basin. Standard make white colour EWC.



**Electrical :** Concealed copper wiring. Quality modular switches. MCB power distribution board. Provision for inverter in each room, AC points in all rooms, Provision for TV/Telephone points in drawing/dining.



**External Finish & Painting :** Weather proof paint with combination of texture paint on exterior walls. Plastic emulsion with plaster of Paris punning in drawing/dining.

## Ground Floor Plan



## Ground Floor Plan



Plot: 23'-8" X 55'-3" : 1286.77 Sq. Ft  
Covered Area : 1384 Sq. Ft.

**BLOCK - W**  
2 BHK VILLA

Plot: 27'-2" X 55'-3" : 1500.92 Sq. Ft  
Covered Area : 1563 Sq. Ft.

**BLOCK - W**  
3 BHK VILLA

## Ground Floor Plan



Plot: 27'-9" X 55'-0" : 1498.75 Sq. ft  
Covered Area : 1597 Sq. Ft.

**BLOCK - S**  
3 BHK VILLA

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



Covered Area : 1270 Sq. Ft.

Covered Area : 1316 Sq. Ft.

**BLOCK - T**  
4 BHK DUPLEX VILLA

Plot: 25'-5" X 55'-0": 1397.55 Sq.ft.

Covered Area: 2737 Sq.ft.

## GROUND FLOOR PLAN



Covered Area : 1591 Sq. Ft.

## FIRST FLOOR PLAN



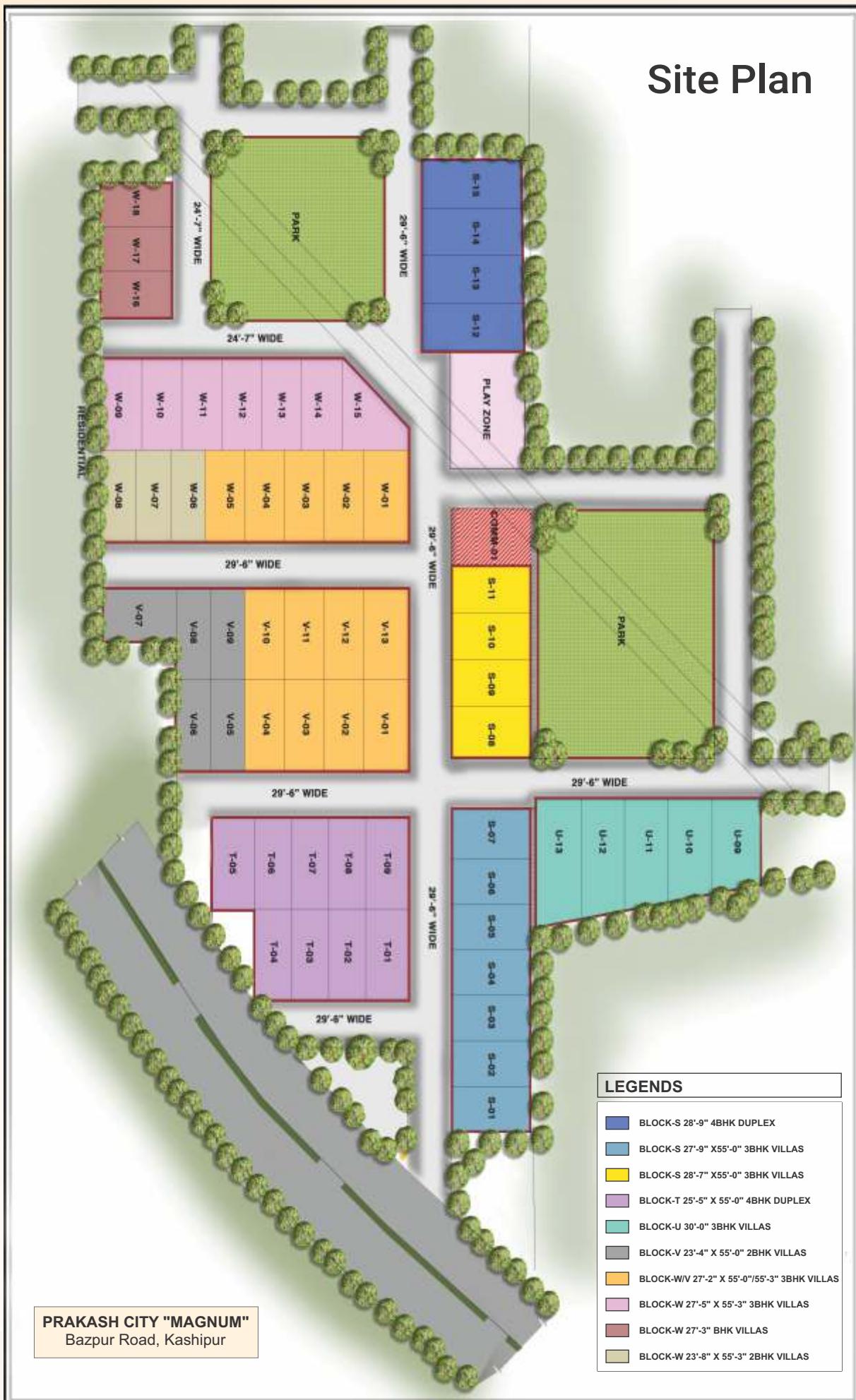
Covered Area : 1591 Sq. Ft.

**BLOCK - S**  
4 BHK DUPLEX VILLA

Plot: 28'-9" X 68'-4": 1965 Sq.ft.

Covered Area : 3382 Sq.ft.

# Site Plan



## Location Map



## Committed to make Kashipur a better place

Established in 2004, **Ashish Builders and Developers** is Kashipur's most trusted name in real estate development with an impressive portfolio of projects covering both commercial and residential sectors.

Guided by the vision of **Ashish Kumar Gupta**, a civil engineer with a master's degree in urban planning, the group has earned the reputation of being a responsible real estate organization conscious of the needs of society and that of the environment. Quality construction, sound business ethics, and the promise to provide customers with early possession is what makes the group stand apart from the crowd.

The **Prakash City Magnum** is another edition of the Group's Excellence and superiority to the next level in the city.

## Completed Projects



Spectrum (Shopping Plaza)

Prakash Residency

Prakash City

Prakash Enclave



Windsor Court



Prakash Harmony



Prakash County



## Ashish Builders & Developers

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