

# Villa Mayflower

PROPERTY BY FLOWERING SPACES



# *Villa Mayflower*

Villa Mayflower, with its Mediterranean style architecture exudes the timeless allure of homes built in the sunny region around the picturesque Mediterranean Sea.

Built on a beautiful six - hundred square yard property, the stately villa is situated in the quaint colony named Mayfair Gardens, inside the posh and historical neighbourhood of Hauz Khas in South Delhi. The green surroundings range from the many small parks that dot the immediate vicinity, to nearby Deer Park and Hauz Khas Forest areas that form the largest green tracts in the city.

Delhi has been nominated as a UNESCO World Heritage City for the many ancient monuments and archaeological sites of importance in the city. One such site - the Makhdum Sabzwari's Mosque dating back to the 15th century - is literally stones throw away from the property located in a quiet park. Thus making the location not only exceptionally unique, but also very coveted for the protection it enjoys under the auspices of the Archaeological Survey of India (ASI). The privileged few residents can continue to enjoy their beautiful surroundings in the future, a luxury seldom enjoyed in the fast changing urban setting of large metropolises.



# *Mayfair Gardens*

Mayfair Gardens area is home to some of the most trendy restaurants, art galleries, and boutique stores situated in the historically rich Hauz Khas Village, an area that originated in the medieval period when Delhi was ruled by the Allauddin Khilji Dynasty in the thirteenth century.

Other important landmarks are the Siri Fort Auditorium and Sports Complex, Sri Aurobindo Market, and surrounding institutional areas that boast of several education and healthcare institutions of international repute, including the

Indian Institute of Technology (IIT), and the All India Institute of Medical Sciences (AIIMS).

The colony offers excellent approach to both the Indira Gandhi International Airport and the Hazrat Nizamuddin Railway Station. For travel within the city, the three road arteries of August Kranti Marg, Outer Ring Road, and Sri Aurobindo Marg together put the property within minutes of driving distance to anywhere. Public transport is also very convenient given the many underground Metro line stations within few hundred meters of the property.











## *The Residences*

As an independent residence, Villa Mayflower is truly one-of-a-kind amongst the luxury real estate collection in the country. The site and the four levels of the villa are developed as two separate, high-end residences.

Each residence is more than five-thousand square feet of living space split between two main levels. While these two main levels are identical for both the

residences, the third level is unique for each with more than twenty-five hundred square feet of either terrace or basement space, both of which have been masterfully designed for recreational and other use. For a genuine villa experience, a statement piece grand staircase internally connects this third level from within the respective residence.



## *The Site*

The road or stilt level of the property truly sets Villa Mayflower apart.

The site is developed as two independent residential properties, each with its exclusive entrance from one of the two access roads on either side of the property i.e. August Kranti Marg and Mayfair Garden Road. Thus making the entry experience truly representative of an independent home.

The villa's exterior towards both these entrances has been mindfully designed to offer an equally impressive 'frontage' to each residence. Additionally, the landscaped areas, pebbled driveway, gates in classic wood pannelling, and other welcoming details such as the bell towers that crown the gateway pillars, or the wrought iron archways over the driveway-all tell an authentic story of a personal villa residence.



## *The Verandah*

The spacious driveway for each residence can accommodate three or more vehicles, freeing up the covered stilt area to be enjoyed as a lavish verandah space for seating and entertaining, besides further enhancing the entrance to the residences on either side of the villa through beautiful chequered stone floors and other charming details.

The elegant rounded arches of the verandah open into green spaces, finished with an inviting water fountain.

The verendah leads into the entrance lobby of the residence through especially crafted wooden doors that are finished with glass and wrought iron grill work to compliment the setting of this timeless, stately home.

The lobby is an especially interesting foyer space with smoked mirrors and pattered marble floors, and houses a conveniently located state-of-the-art elevator which also compliments the interiors.

























# *First Level Plan*



## *The Floors*

Each of the two residences at Villa Mayflower houses the following on the two main levels of the residence ~

- ❖ Lavish open plan formal drawing and dining spaces that can blend and effortlessly create larger/free flowing spaces, or remain cordoned off with beautifully designed screen doors. The artful guest powder room is suitably located
- ❖ Two master suites and three guest suites for a total of five handsomely sized bedrooms - two on the lower level and three on the upper

level. Each featuring classic wooden floors in elegant patterns and matching motif borders, both reminiscent of the fine Italian estates

- ❖ Each bedroom comes with a beautifully appointed full marble bathroom - designed in a spacious open plan format to include the dressing area. The sensibly organized closet space is well crafted in custom cabinetry, and the master bath on the lower level comes with a secure walk-in-closet. Bath fittings and fixtures are from superior global brands such as Laufen. Master baths on both levels feature a Jacuzzi

## *Second Level Plan*



- ❖ The family lounge is located on the second level, along with the adjoining large lobby that can be used as home office, informal second dining space, or simply as additional seating. There is a pantry on this level in one of the residences (the other residence has a pantry on the basement level)
- ❖ The kitchen located on the lower level offers efficiency through the latest in modular kitchen concepts, hardware and international design dimensions, and yet echos the warmth of a 'cucina.'
- ❖ As a modern day residence, the villa is future ready and comes equipped to integrate the best technologies in home automation for a sophisticated, comfortable, and secure living experience
- ❖ Throughout the home, exquisite marble floors are detailed with delicate mosaic borders designed to compliment ideal furniture layout. Other fine interior details include a moorish inspired water feature beneath the grand internal staircase that makes a design statement of its own, elegant marble pillars / archways to define the interior spaces, marble fireplace in the formal drawing room, and cornices / mouldings to accentuate walls and ceilings
- ❖ Doors and windows, both exterior and interior, add character due to the interesting use of wrought iron, wood beading and stained glass. These large openings in all bedrooms and living areas open into balconies, offering plenty of natural light and air. In keeping with the alfresco elements integral to the architectural style, the balconies feature pleasing cornice and balustrade details in stone look -ideal for added greenery and privacy.

# *Terrace Plan*



# *Basement Level Plan*



# *Interiors in Pictures*



















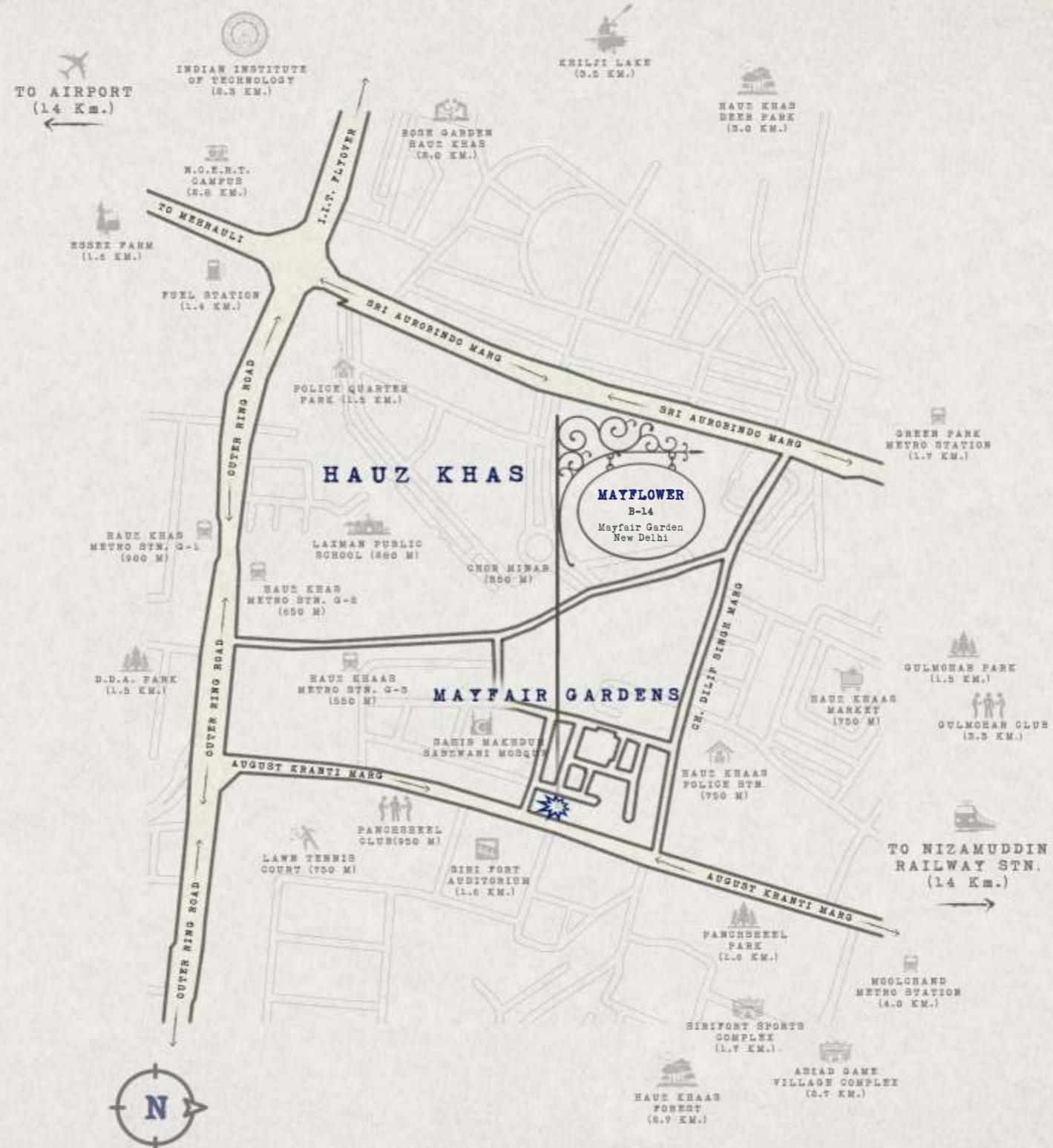








# Location Map



# Notes





















