



KESHAR
APARTMENTS

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Corporate Address
Gangwal Mills Compound, Near Phalka Bazar,
Lashkar, Gwalior - 474001 (M.P.)
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Site address
Keshar Bagh, Racecourse Road,
Gwalior - 474002 (M.P.)
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An ISO 9001:2008 certified company



Principal Architect
L. S. Vaswani Architects Pvt. Ltd
Indore Bhopal Mumbai

Structural Consultant
Arjay Upadhyaya & Associates
Indore

Landscape Architect
Kavita Silvastava & Associates
Mumbai

Civil Contractor
Kesar Constructions
Gwalior

Interior Designer
Design Cell
Indore

Financial Consultant
Sunilk, Mangal & Associates
Mumbai Gwalior

RHE consultant
Vij Sanfalans
Vadodara

Electrical Consultant
Trouble Shooters
Indore

Fire Consultant
Vivid Consultants
Indore

Ventilation & HVAC Consultant
The Solutions
Indore

3D Graphics design
Design Domain
Indore

Media Plan & Brochures
SOHO
Jaipur

Disclaimer : This brochure is not a legal document, it only describes the conceptual plan to convey the intent and purpose of the developers & builders. The specifications and details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developers and/or the architects.

“ Let your life
lightly dance on the
edges of time like
dew on the tip of a leaf. ”

Rabindranath Tagore



The life you imagined is here



KESHAR
APARTMENTS

Come home
to your world ...

Here life is so amazing,
that it leaves little time
for anything else.

Imagine waking up to the music of twittering birds. Enjoying your morning cup of tea with a dazzling view of green garden with rising sun. The breeze that comes right into your home brings along the positivity of a beautiful day ahead. As you begin your day, you wonder what better life can be than this.

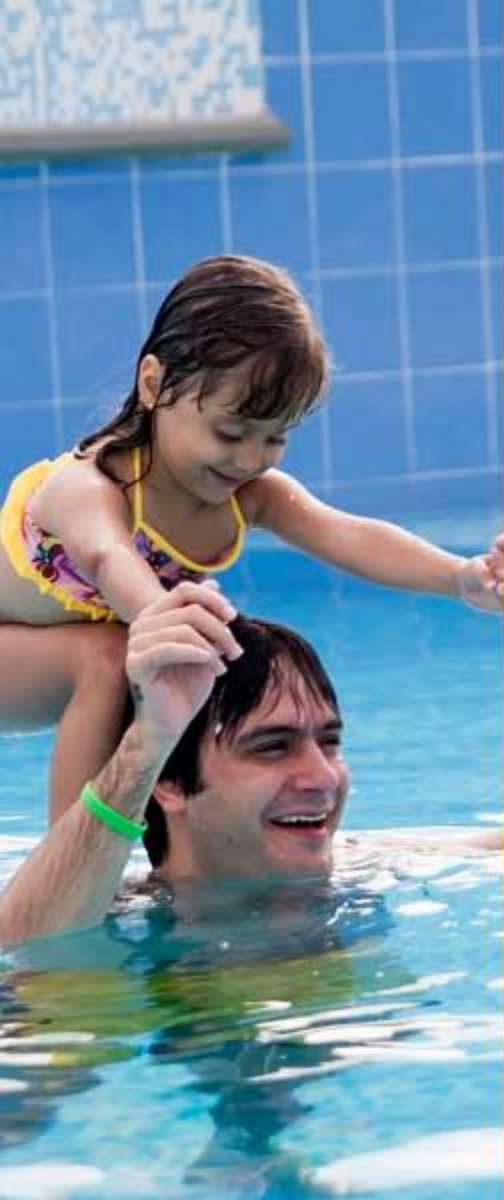




Everyday brings new surprises with loads of excitement

Keshar Apartment is a home that you would be truly proud to own. An expression of your true self, your personality and the zest for good living. Homes that include virtually every feature the owner would wish to have and carefully preclude those that he would not.





Enough to keep your mind, body & soul rejoiced

It is your choice whether you would like to unwind and relax after a hectic day, by sweating out at the high-tech gymnasium or do a few laps of swimming at the roof top pool or simply converse lazily with your friends over a cup of coffee at the modern clubhouse. With hoards of amenities, you have yet another opportunity to spend quality time with yourself and your loved ones. A perfect setting to start as well as end your day with a feeling of contentment of an accomplished life. So wrap yourself in complete luxury and amplify your life.





A sight that will
render you speechless



- Situated on main Race Course Road
- 2 / 3 / 4 BHK spacious apartment plans
- Vastu friendly well ventilated apartments
- Sky terraces & floating balconies
- 4 Towers / 2 Stilt + 10 floors
- 3 levels of dedicated parking
- 2 tier security
- 24 hrs DG back-up for essentials
- Lush green garden two floors above ground level
- Club & recreation facilities



Everything you can imagine is real here

While you discover optimal natural lighting and fresh air ventilation, you also witness a home that will never endure a power cut or water crisis and find multi-tier security that keeps your children safe and the risks out. Generous landscaped greens are a delight to relax in. Complete support facilities from shopping to leisure, Keshar Apartments come attached with all these and more.



Spirited colors of environ
right into your home

landscape features
podium garden



Flowing Water Streams
Avenue Pathways
Landscaped Mounds
Seating Benches
Aroma Garden
Flower Beds
Trellis
Water Cascades
Kids Play Area



sky terraces
floating balconies



enjoy private sun & rain with a unique
concept of double height balconies



Go ahead and embrace
the privileged life

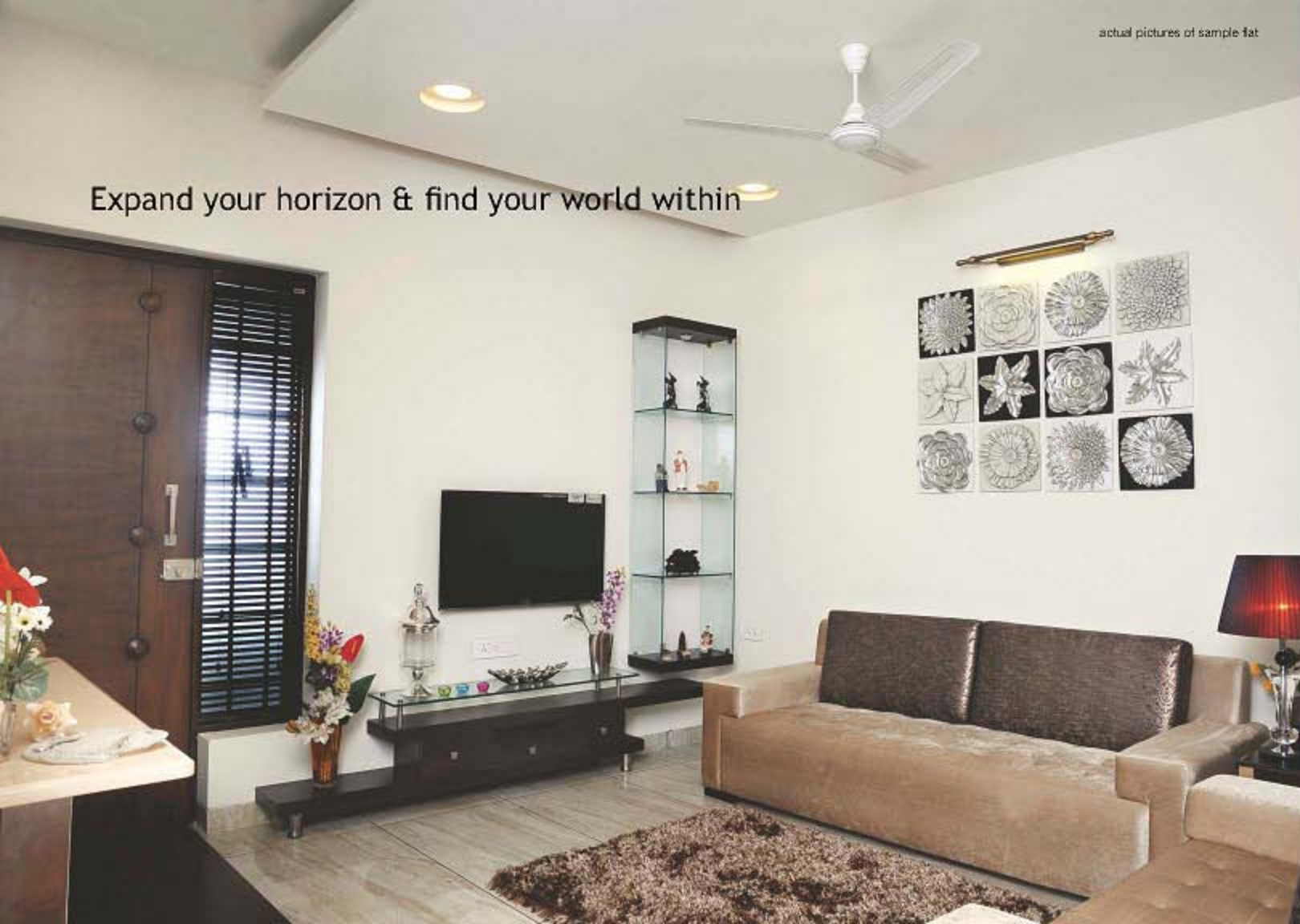
recreation amenities
clubhouse



Hanging infinity Swimming Pool
Kid's pool with pool side pergolas
Fully equipped gymnasium
Indoor play room
Yoga terrace
Internet café
Community hall with kitchen facility
Coffee shop
Library & Reading Room



Expand your horizon & find your world within



The living space is so designed to let the sun, the breeze and the outdoors step right in your house and blend seamlessly with the inviting interiors. Embrace the small pleasures that life bestows upon you as you live each day. Sit back and sip your morning cup of tea in your private balcony or the terrace overlooking the greens.



living
drawing

Sumptuous moments worth savouring with all



dining
kitchen

Spacious, yet warm and inviting, dining area is the perfect place to entertain family and friends or relax after a tiring day. Share mealtimes in the perfectly placed dining room flanked by an open kitchen area, fitted with attractive granite counters and extensive workspace.



Revel in the cozy warmth of your space



All the bedrooms are bright, airy, welcoming and bathed in natural sunlight. Rest and recharge in the enviable master bedroom, with its impeccable design and large windows with a private balcony to bask in the sun. Pamper yourself at your personal space and in-suite bath facilities.



bedrooms

toilets

specifications

features

BEDROOM / LIVING / DINING

Floor - Vitrified tiles
 Wall - Acrylic premium emulsion with super fine POP base
 Ceiling - Oil bound distemper with POP base

TOILET

Floor - Anti skid glazed ceramic tiles
 Plumbing & Sanitary - Concealed plumbing with high quality CPVC & UPVC pipes
 Single lever CP fitting, wall mounted W/C seat, concealed cistern
 Wash basin with granite counter & bottle trap
 Provision for exhaust fan, geyser
 Hot & cold water in bath and basins

KITCHEN

Floor - Vitrified tiles
 Granite platform with 2" glazed tiles above the counter
 Separate space for utensils washing
 Gas pipe connection
 Stainless steel sink with provision for hot & cold water
 Water point for water purifier
 Sufficient power points for kitchen gadgets
 Water inlet & outlet point for washing machine in separate wash area

BALCONY / TERRACE

Floor - Ceramic / Vitrified tiles
 Wall - Weather proof exterior paint
 Glass railing having MS stand and SS pipe

DOORS & WINDOWS

Main door - 5'0" wide wooden polished door with fixed glass panel
 Internal door - Premium quality flush doors
 Balcony & terrace facing door - UPVC sliding door
 Three track UPVC sliding window with mosquito net
 Granite window sill

SURFACE / FINISH

External - Sand face finish / textured plaster with superior weatherproof paint
 Internal walls - Super fine POP / gypsum with premium acrylic emulsion paint
 Ceiling - POP finish with premium oil bound distemper
 Lift wall - Stone / tile cladding on external lift wall

ELECTRICATION

Separate line & meter for regular power and DG set (fans & lights only)
 ISI mark concealed copper wiring with circuit breakers
 Adequate electrical points along with modular switches, TV / telephone points
 AC points in living & all bedrooms / Provision of split AC & AC ledge for fitments



STRUCTURE

Earthquake resistant R.C.C framed structure as per seismic design

ELEVATORS

Two high speed elevators (one stretcher size elevator) in each tower

PARKING

Three level (lower ground, ground & upper ground) covered car parking

SECURITY

Secured gated community with access control at entrances & CCTV for parking area & entrance lobby

WATER RECYCLING

Sewer water recycling to be used in toilet flush & garden

WATER SOFTENING

Water softening plant to soften the hard water

WATER SUPPLY

U.G.T with pump house & O.H.T for 24 hrs supply of water

WATER HARVESTING

Rain water harvesting system as per statutory norms

POWER BACK-UP

DG power backup for common areas & emergency backup in all flats

GAS SUPPLY

LPG supply to all flats through centralized gas station

FIRE FIGHTING

Fire fighting system with sprinkler, smoke detection as per norms

CONNECTIVITY

Intercom access from all flats to the main entrance

GARBAGE DISPOSAL

Garbage disposal duct on each floor with chute in basement

WAITING ROOM

Well furnished waiting lounge at the main entrance

The abundance of space
 The tranquility of place
 The affinity of neighborhood
 The connectivity of life...

This is the place where
 you would love to live

Keshar Apartments puts every convenience at your fingertips. It has factored in every logistics, away from the rough and tumble, yet within easy reach of urban comforts, offering you a uniquely balanced lifestyle.

Situated at the most prime location on the Racecourse Road, it has open vistas all around, as far as your vision can go. Flanked by LMUPE, Mela Ground and Agriculture University in its vicinity, it is in the heart of the main city.



Map not to scale

APPROXIMATE DISTANCES

- Railway Station - 1 km : 2 Min
- City Bus stand - 500 Mtr : 2 Min
- City Centre - 1.6 Km : 5 Min
- Airport - 9.5 Km : 15 Min
- Gwalior Fort - 4.8 Km : 15 Min

Know your neighbourhood