

PBRERA-SAS79-PR0526

WELCOME TO

**ELITE**  
**LIVING!**

**EL**  **SPAZIA**  
ELITE  
SPANISH HOMES







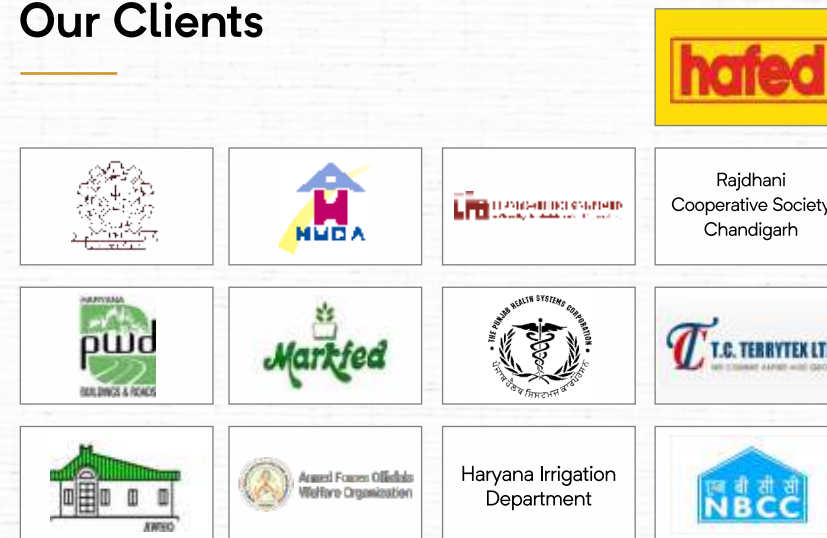
# Construction Prowess Meets Real Estate.

Now in Zirakpur.



With 35 years of hands-on experience and expertise of building homes and celebrated empires, literally, spawning across multiple sectors and states of Punjab, Haryana, Himachal Pradesh, Uttar Pradesh and its hometown Chandigarh, Allwin Infrastructure stands tall and strong the test of time, winning the trust of its clients and the hearts of its neighbours.

## Our Clients









“  
**SPAIN**  
IN EVERY NOOK & CORNER  
”

In between contemporary and classy,  
there's a timeless space. We call it  
**El Spazia.**

Spacious, Stylish & Spanish architecture  
inspired apartments, first in the vicinity,  
are home to the connoisseurs of luxury,  
comfort and art, breathing in every nook  
and cranny of El Spazia, a state-of-the-  
art society built on a prime location of  
Zirakpur.





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# SECURE SAFE GREEN

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## Secure & Safe Outdoors

- Well-Lit Street Lighting System
- Security System with Control Room
- Welcome Gate at Main Entrance  
with Murals & Water Sculptures
- Lavish Greenery & Open areas
- Tree-Lined Boulevards
- Soothing Touch of Water bodies
- Well-Covered Parking Space
- Passenger & Service Lift for Each Block
- Rain Water Harvesting System
- Wi-Fi Connectivity





•  
**SPACE  
TO  
DO  
MORE**  
•





## **Spacious Aesthetic & Functional Indoors**

- Open Areas in Each Residential Unit
- Spacious Balconies with Bedrooms
- Luxurious & Stain-Free Flooring & Finishes
- High on Functionality Modular Kitchen with Trendy Fittings
- High-Quality Stylish Wardrobes in High Gloss and Mat finish
- Provision of Split AC and Outer Unit





●  
**MORE  
TO DO  
AT  
LEISURE**  
●





## **A Life Full of Fun & Recreation**

- Professionally developed Cricket Pitch, Basket Ball, Badminton Court
- Club House with Quality Equipments
- Swimming Pool
- Rejuvenating Dance and Music Room
- Gymnasium with modern equipments
- Multi-use Party Hall
- Guest Rooms/ Dormitory Available  
in Club House
- Vibrant Gazebos
- Noise and Nuisance free Adult Sitting area





LET  
THEM  
BE  
JUST  
KIDS!





## **For a Joyful Childhood**

- Safe & Smart Playpen, Swings and Tot-Lots
- Indoor Games
- Zero Vehicular Movement in Kids' Play Area
- Best Quality Sandpit for Kids
- Outdoor Court for various Activities and Sports



# SITE LAYOUT

Strategically built on PR-7 (Airport Road)

<b>A B C</b>	3 BHK
<b>D E</b>	3+1 BHK

## LEGENDS

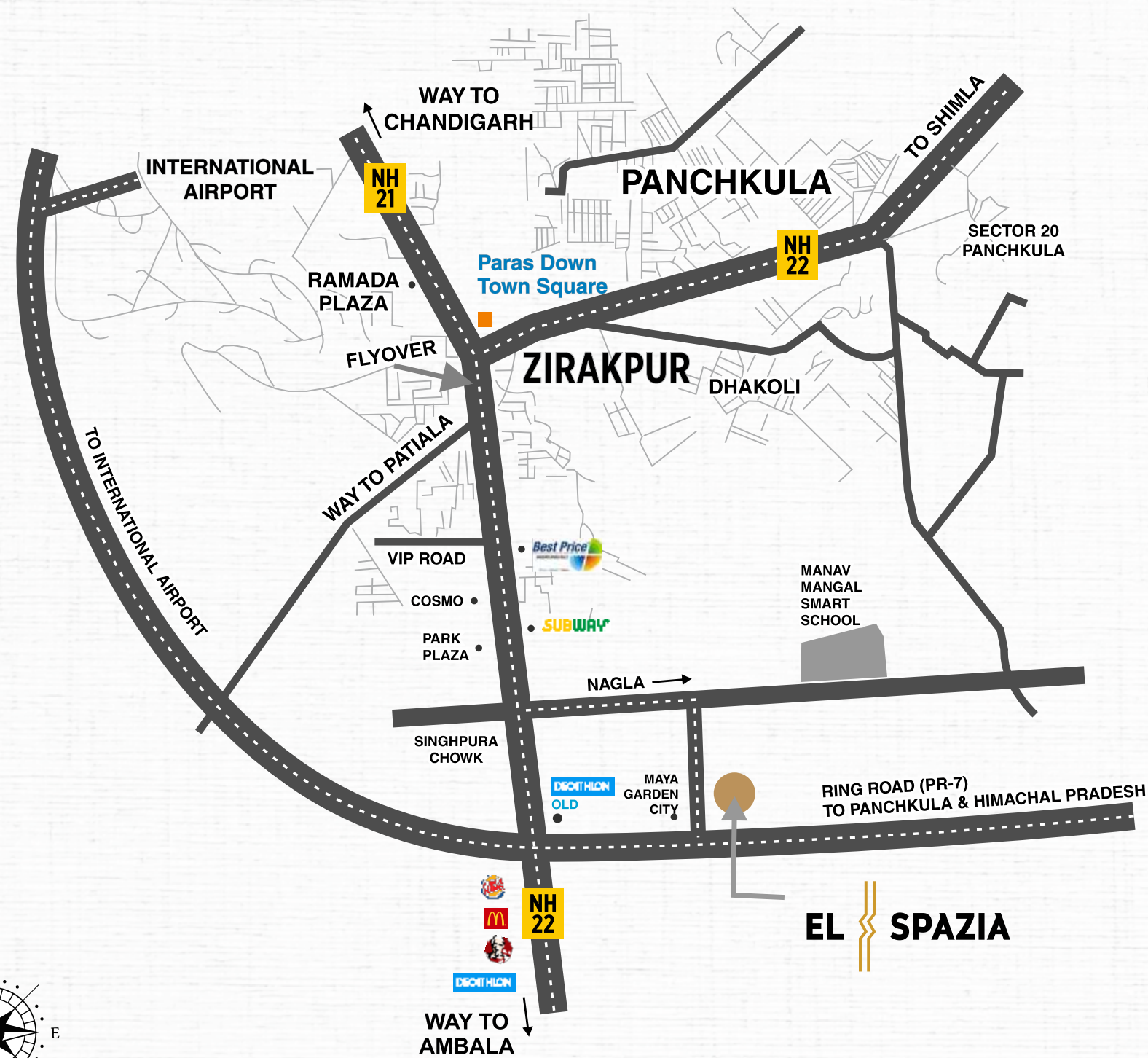
- 1 Entry Gate
- 2 Water Body
- 3 3 BHK
- 4 3+1 BHK
- 5 Green Area
- 6 Yoga/Meditation Zone
- 7 Gazebos
- 8 Club House
- 9 Swimming Pool
- 10 Sports Zone
- 11 Kids Play Area





# LOCATION MAP

Just 300 Mtrs. from Chandigarh - Delhi Highway



## Location Highlights

2 Min. Drive

- ST. XAVIERS INT. SCHOOL
- MC DONALDS
- KFC
- INOX THEATRE
- DECATHLON
- D MART
- BURGER KING
- FUEL STATION

5 Min. Drive

- CHANDIGARH
- HOTEL PARK PLAZA
- AMCARE HOSPITAL
- J.P. HOSPITAL
- MANAV MANGAL SCHOOL
- GURUKUL SCHOOL
- BEST PRICE - METRO
- COSMO MALL
- ZIRAKPUR BUS STAND
- HOTEL RADISSON

10 Min. Drive

- INTERNATIONAL AIRPORT
- ELANTE MALL
- CHATBIR ZOO
- IT CITY
- IISER
- GMCH SEC.32
- SECTOR 20, PANCHKULA

20 Min. Drive

- FORTIS HOSPITAL
- RAILWAY STATION
- PGI
- ALCHEMIST HOSPITAL
- SUKHNA LAKE
- PUNJAB UNIVERSITY
- ROCK GARDEN
- DT MALL
- CHANDIGARH IT PARK



# FLOOR PLAN 3BHK

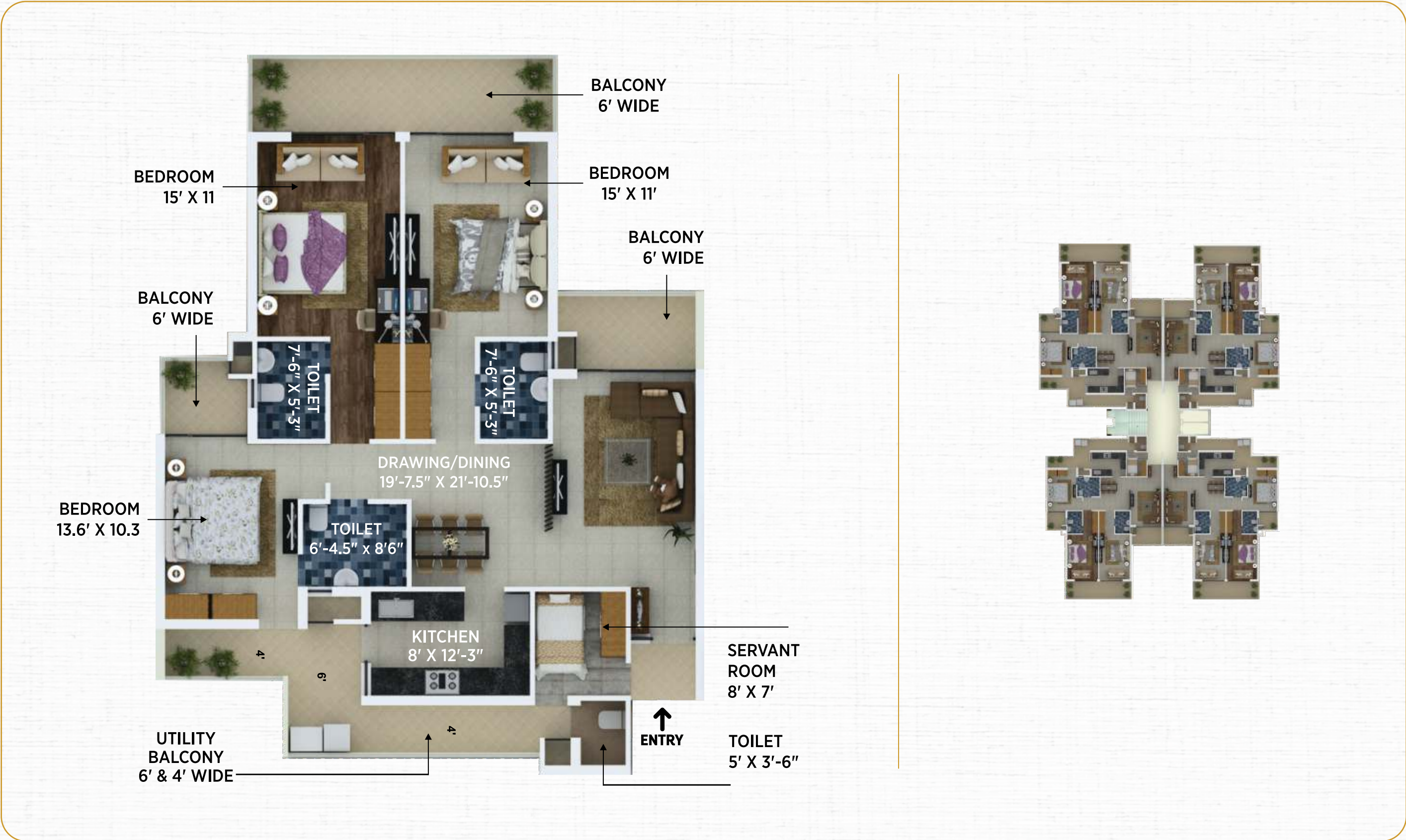
Super Area 1638 Sq. Ft. | Unit 1195 Sq. Ft. | Circulation 231 Sq. Ft. | Balcony 212 Sq. Ft.





# FLOOR PLAN 3+1BHK

Super Area 2284 Sq. Ft. | Unit 1540 Sq. Ft. | Circulation 359 Sq. Ft. | Balcony 385 Sq. Ft.





# TECHNICAL SPECIFICATIONS

AREAS/LOCATION	FLOORS	WALLS	DOORS	CEILING	FIXTURES & FITTINGS	OTHERS
<b>Living/Dining Room, Lobby &amp; Family Lounge</b>	Premium quality double charged vitrified tiles flooring SOMANY, KAJARIA or Equivalent make.	Premium Emulsion Paints	Internal: Flush doors with hardwood frames with matte finish External: High Quality UPVC Doors	Premium Emulsion Paints	Fully fitted wardrobes/ Dressers with attractive finish	—————
<b>Bedrooms</b>	Premium quality double charged vitrified tiles flooring SOMANY, KAJARIA or Equivalent make.	Premium Emulsion Paints	Internal: Flush doors with hardwood frames with matte finish External: High Quality UPVC Doors	Premium Emulsion Paints	Fully fitted wardrobes/ Dressers with attractive finish	—————
<b>Bathrooms</b>	Good quality ceramics antiskid tiles Somany, Kajaria or equivalent make	Good quality of premium brand ceramics tiles	Internal: Flush doors with hardwood frames with matte finish External: High Quality UPVC Doors	Premium Emulsion Paints	CP Fitting- Premium Brand Jaquar/Kohler/ Grohe or equivalent make Chinaware: Premium Brand American Standard/ Toto/Kohler or equivalent	A detachable stainless steel Cockroach Trap to be provided in all bathrooms
<b>Kitchen</b>	Premium quality double charged vitrified tiles flooring SOMANY, KAJARIA or Equivalent make.	Good quality ceramics tiles of premium brand upto 2" height above Counter & premium emulsion paints in balance areas	External: High quality UPVC doors	Premium Emulsion Paints	CP fitting premium Brand Jaquar/Kohler/Grohe or equivalent make Telescopic Channel Installed to enable easier access to recessed regions of drawer units & better use of storage space.	Semi Modular Kitchen with pre polished granite counter top with stainless steel double bowl sink, high quality hardware provided by Hettich or equivalent , natural shade laminate finish on exteriors and interiors in wood work .
<b>Balconies/Exterior</b>	Good quality ceramics antiskid tiles Somany, Kajaria or equivalent make	Weather proof paint of premium brand	High quality UPVC doors	Premium Emulsion Paints	Railing MS railing	Tap in utility Balcony & Electrical Power points in all Balconies
<b>Elevators Lobby &amp; Corridors</b>	Granite	Granite/Stone/Tiles/Premium Emulsion Paints or in Combination, use of other Products for decor as per architect view	Flush Door Shutter	Premium Emulsion Paints	—————	Two Lifts to be provided in each tower for access to all the floors of premium quality (known brands). Capacity as per norms.
<b>Staircase</b>	Granite/Marble & natural stones	Premium Emulsion Paints	—————	—————	Railing	—————
<b>Servant Room</b>	Ceramic tiles Somany, Kajaria or equivalent make	Oil bound distemper	Flush Door Shutter	—————	—————	—————
<b>Servant Bathroom</b>	Good quality antiskid ceramic tiles Somay, Kajaria or equivalent make	Ceramic tile Somany, Kajaria or equivalent make	Flush Door Shutter	—————	—————	Toilet fixtures chinaware & C.P. Fittings Indian make & premium modular switches, sockets & copper wiring.
<b>Electrical</b>	All Electric wires in concealed conduit, provision for adequate light & power point. Telephone, T.V. Outlets & AC Pointing in Drawing/Dining & all bedrooms. Provision for geysers in all bathrooms & Kitchens. Each Apartment shall have 3KVA / 4KVA (as per unit) Power backup.					
<b>Plumbing</b>	As per Standard practice all internal plumbing in GI/CPVC/PVC					



**TIME  
TO BEGIN  
YOUR ELITE  
STORY!**

**E L S P A Z I A**



A PROJECT BY



**ALLWIN INFRASTRUCTURE LIMITED** (ESTD. 1988)



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