



3 BHK Spanish Design Villas in Kharar

*Living in  
Your Dream and  
Sweet Home  
..... in Reality*



# ADDRESS FOR ACCOMPLISHED YOU



## HIGHLIGHTS

- Luxurious 3 BHK VILLAS
- Shopping Commercial Area
- Near to VR Punjab Mall
- Near to Major Education Hub
- Lush Green landscape
- Modular Kitchen and Wardrobe in all Bedrooms
- Multi Tier Secured and Gated Project
- Kids Play Area
- Close Proximity to Kharar-Kurali National Highway
- 10 Minutes Drive to Chandigarh bus Stand Sec- 43
- 5 Minutes Drive to Max hospital
- Close proximity to Schools
- Vastu Compliant Project



Fully equipped with all the modern amenities and having villas with in the close commune with rich and vibrant environment.



\* The above pictures are for reference purpose only actual may vary





VILLAS

NICEKICKS



PALCIO

Ded

*elvi's*



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“ Redefining  
Living in Luxury  
with  
Rich & Bold  
Spanish Design ”







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n



“ Carving out a Niche by  
Creating an Oasis  
where your Family  
Live in the Lap of Nature  
with Lush Green  
Landscape for  
Healthy & Better Living ”





“Inspiring and Creating  
Higher Living Standards by  
Providing the Villas  
which Speaks for Itself”







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## MASTER BEDROOM

The Experience and luxury living at Villas Palcio. We understand the designs thus creating the unique place - Bedrooms which are designed for maximum space efficiency and asthetically soothing. Just sit and Relax and close your eyes to feel the sooth..It is the only way to enjoy the warmth of the luxury living



## LIVING ROOM

The vibrance of true Living with all family socialising at the place where the real joy spreads. Designed for rich and beautiful moments thus creating a place where you just don't feel happy but actual joy... Having a large Dining Area at Villas Palcio, Have large expanses of wall,with no obstructive features with ample seating and floating space. Perfect place where entire family sit together and create moments of joy to feel for...

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## KITCHEN

The exclusive Villas Palcio Kitchen is an actual delight where the love and warmth of mothers love is transformed via rich and healthy cooking and unfolds into ultimate family bonding. This modular kitchen in itself is a delight to be in. Fully equipped to cater to all amenities which speaks for itself.

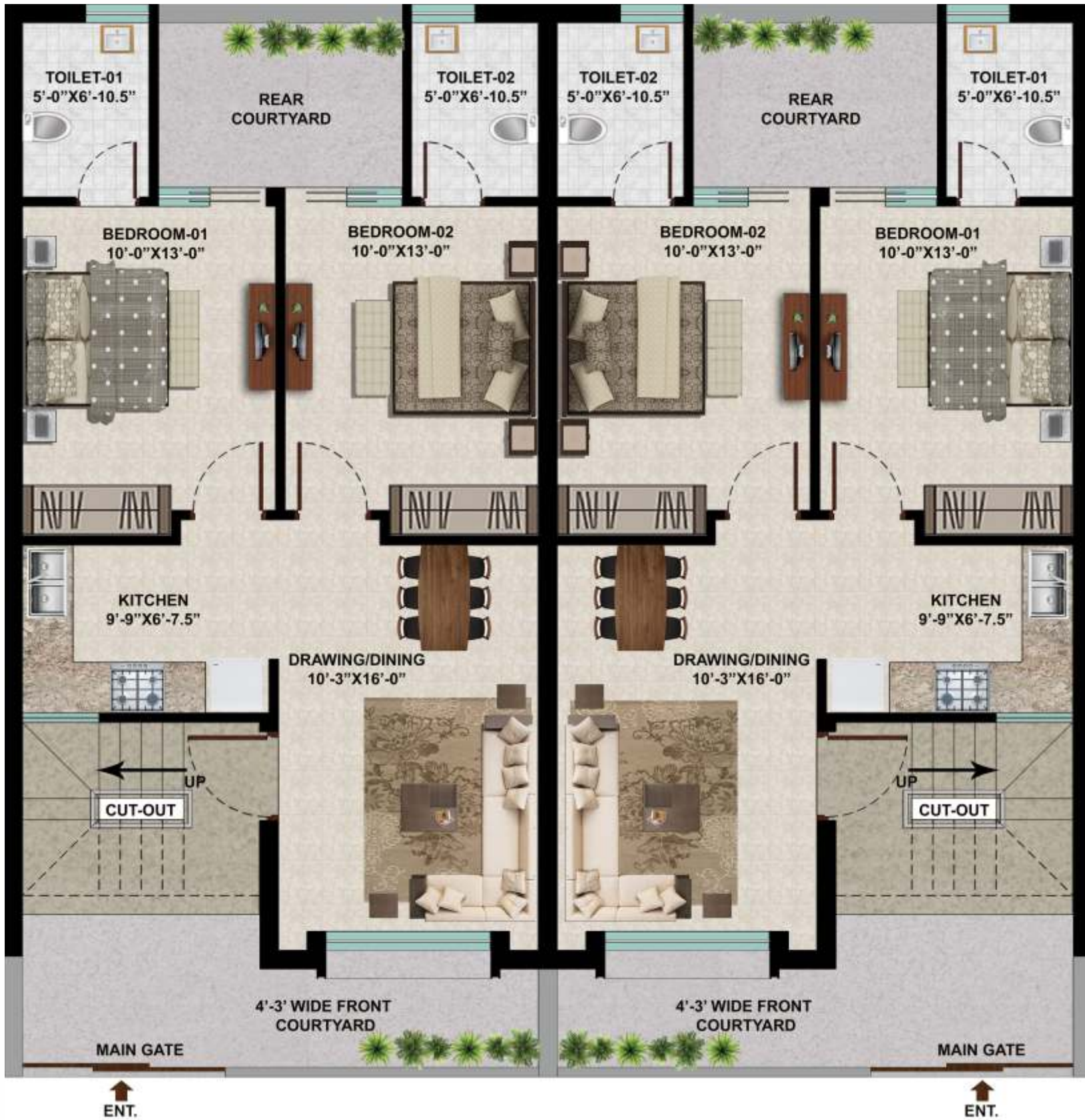


## BATHROOM

Specially crafted and created Bathroom at Villas Palcio is a dream come true experience. Designed with perfection keeping elegance in mind offers you the real and creative space to relax in. With ultra modern designs yet elegant gives you abundant space to relax and thoughts to ponder on..

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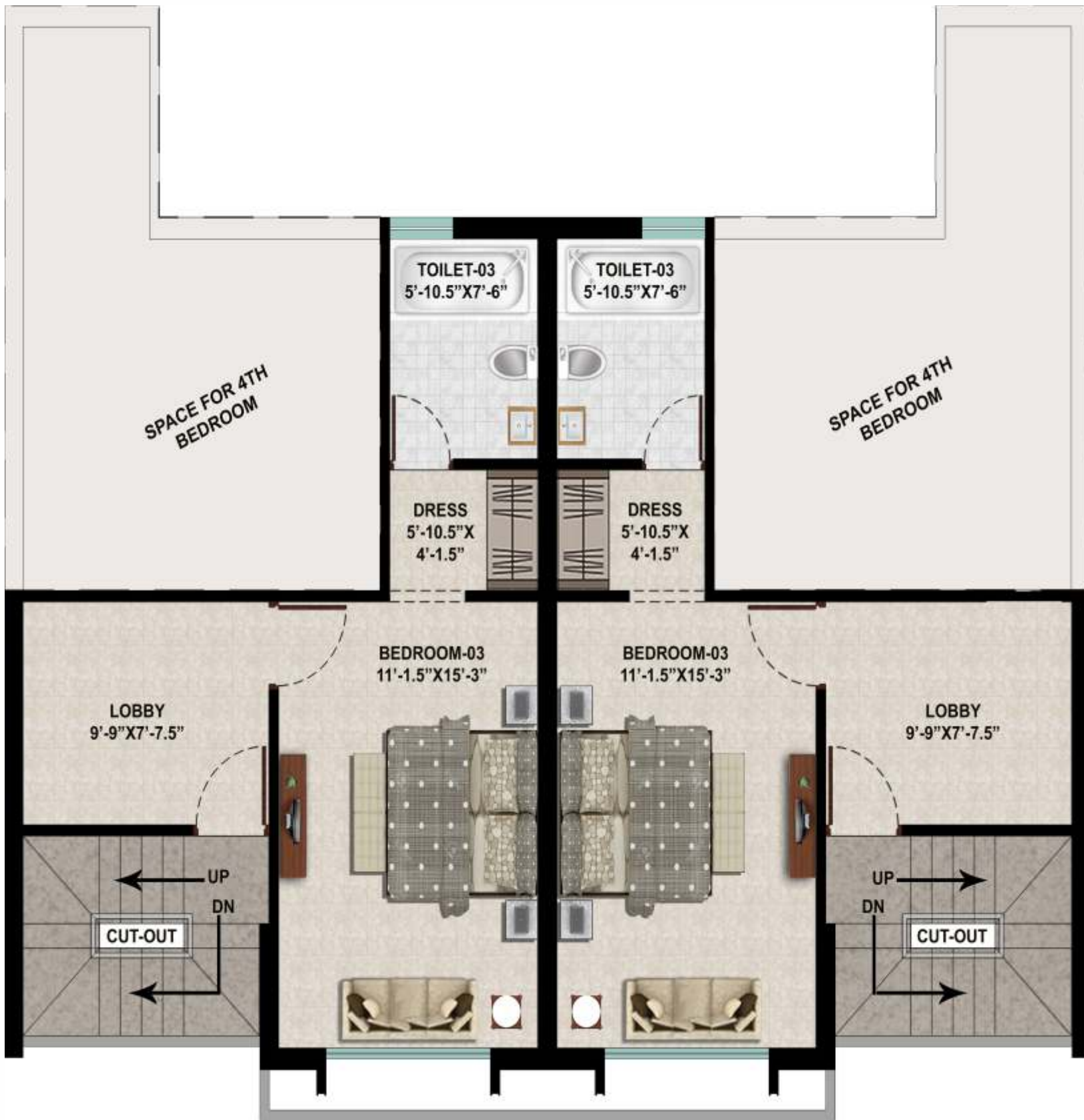


**(GROUND FLOOR PLAN)**

Size : 21'-1.5" X 42'-0"

A + D STUDIO





**(FIRST FLOOR PLAN)**

Size : 21'-1.5" X 42'-0"

**A + D STUDIO**



# SPECIFICATION



## BEDROOMS

- Floors : GVT / Vitrified tiles in all bedrooms  
Cupboards : Complete wardrobe woodwork  
Wall : Acrylic emulsion paint with good quality putty on all bedrooms  
Ceiling : Oil bound distemper with putty on ceiling P.O.P work in designated areas



## LIVING / DINING

- Floors : GVT / Vitrified tiles  
Wall : Acrylic emulsion paint with good quality putty on walls  
Ceiling : Oil bound distemper with putty on ceiling



## KITCHEN

- Floors : GVT / Vitrified tiles  
Cupboards : Modular wood work with relevant accessories  
Wall & Ceiling : Selected Ceramic tiles up-to 600mm (2ft.) height above the counter and acrylic emulsion paint in balance area and oil bound distemper with putty on ceiling  
Counter : Granite stone  
Sink : Stainless steel sink, Kitchen sink mixer



## BATHROOMS

- Floors : Anti-skid tiles  
Walls and ceiling : Selected ceramic tiles up-to ceiling and oil bound distemper with putty in balance area.  
Fittings : Luxury Sanitary Fixture (Jaquar or equivalent) CP fitting (GROHE / JAQUAR or equivalent)  
Provision for geysers



## BALCONIES

- Floors : Anti-skid tiles  
Railing : MS railing



## DOORS & WINDOWS

- External : Wooden frame door / shutter  
Internal : Finished seasoned hardwood frames flush / wooden doors



- Air Conditioning : Enabling work for provision for ACs for bedrooms / Living / dining  
Plumbing : SWR, PPR, PVC, UPVC, GI pipes of reputed makes.  
Exterior : Good quality weather resistant exterior paints or texture paint



# VILLAS-PALACIO

SITE PLAN



ARCHITECTS -  
A+D STUDIO

SCO-230-31, IIIRD FLOOR, SECTOR 34-A, CHD.





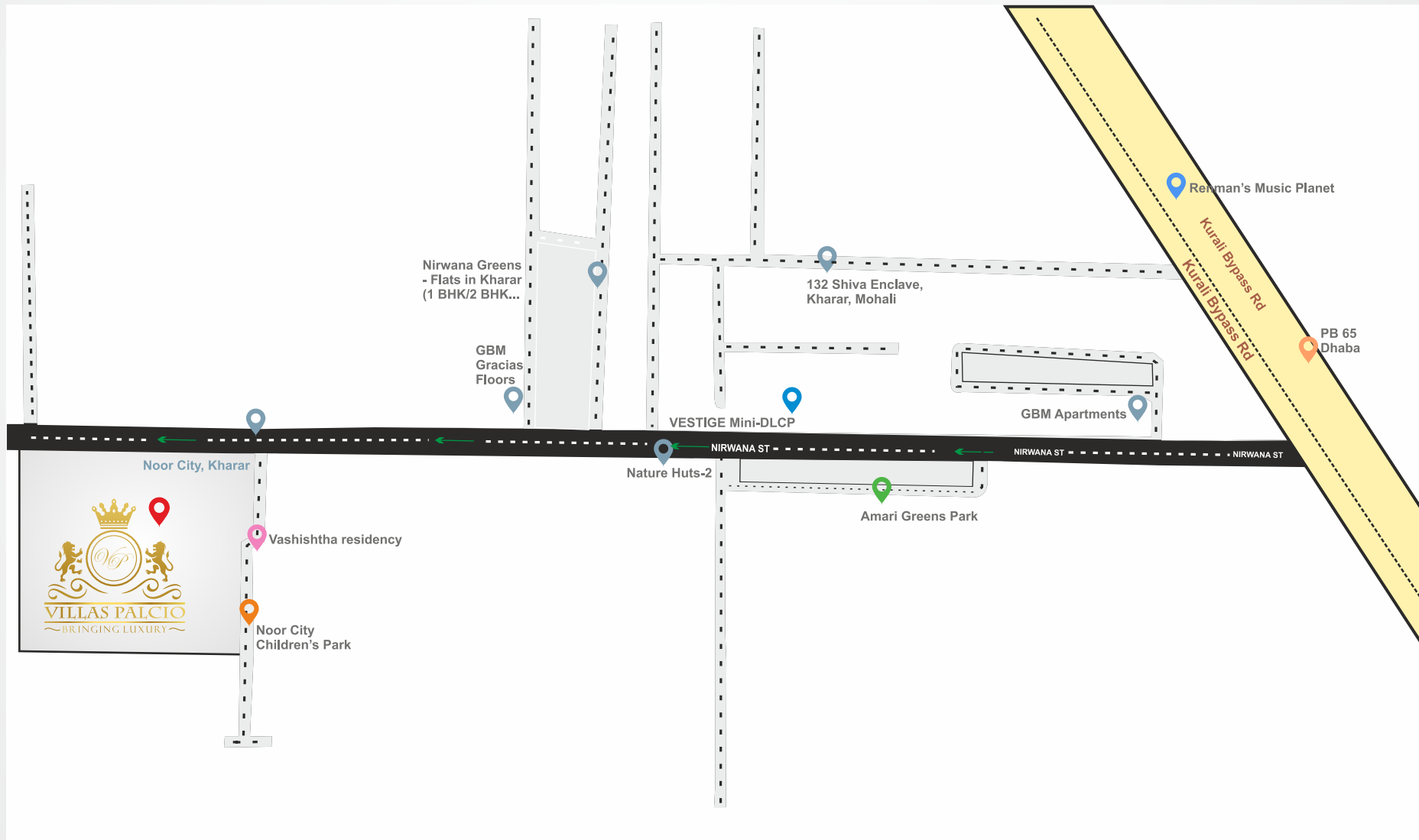




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# MAP



- Mind Tree School - 0 Min
- International Airport
- Bus Stand
- Mohali Railway Station
- Max hospital
- PGI Chandigarh
- Chandigarh University
- Kharar Bus Stand

## VILLAS PALCIO

A project by **DIVYA DEVELOPERS**

Khanpur – Kharar Kuraji Highway, Near Mind Tree School

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