



www.solitairesuites.com



One Investment.
Return For Lifetime...



SOLITAIRE SUITES



LUXURY STUDIOS BY OKAY PLUS

RERA Reg. No. :
RAJ/P/2017/094
www.rera.rajasthan.gov.in





Re-inventing

Luxurious Lifestyle

**FULLY FURNISHED
STUDIO APARTMENTS**

**SITUATED ON
160 FEET WIDE ROAD**

**ELITE-CLASS
CLUB FACILITY**

**FOUR SIDE OPEN
PROJECT
(160', 60', 30' & 30' Roads)**



Re-exploring Lifestyle

Offering, Ultra-Modern Architecture
& Quality Construction For
An Extra-ordinary Living Experience

FURNISHING DETAILS

- ▶ Wardrobe
- ▶ Master Bed With Side Box
- ▶ 2 chairs + Coffee Table
- ▶ LED TV With Cabinet
- ▶ Modular Kitchen
- ▶ Hob & Chimney
- ▶ Refrigerator
- ▶ Dish TV
- ▶ Induction Plate
- ▶ Geyser (10 Ltr.)
- ▶ Bathroom Mat
- ▶ Decorative Photo Frames
- ▶ Split AC 1.5 Ton
- ▶ Curtains With Rods
- ▶ Study Table With Chair + Lamp
- ▶ Exhaust Fan
- ▶ Decorative Photo Frames
- ▶ Cob Lights & Fancy Lights
- ▶ Soap Dispenser
- ▶ Bedsheet & Pillows
- ▶ Toaster
- ▶ Wall Clock
- ▶ Cushions With Cover
- ▶ Corner For Storage In Bathroom
- ▶ False Ceiling
- ▶ Ceiling Fan
- ▶ Tea Kettle
- ▶ Crockery Set
- ▶ Book Shelf
- ▶ Water Purifier
- ▶ Mattresses
- ▶ Wallpaper

STUDIO	
Flooring	Premium Vitrified/Ceramic Flooring
Skirting	Tile Profile
Wall Finishes	Plaster with POP and emulsion paint
Ceiling	Plaster With POP
TOILETS	
Flooring	Anti-skid ceramic tiles
Wall Finishes	Ceramic tiles upto 7'-0" height & rest plaster with puty & water based enamel paint
Sanitary	European WC fittings, under/over counter basin of renowned brands.
CP Fittings	Brush Steel finish CP fittings of premium quality brands.
KITCHEN	
Flooring	Floor with anti-skid tiles
Skirting	Tile profile
Wall Finishes	Plaster with POP and emulsion paint
Counter Top	Granite
Fittings	Stainless steel sink and C.P. fittings
DOORS & WINDOWS	
Main Door	Flush door with Vaneer on both sides/Ready Made designer flush door / equivalent
Other Doors	Flush door /with laminate on both sides
Windows	Wooden Window frames with Wooden shutters & Fixed Glazing / Aluminium Powder Coated / UPVC
COMMON LOBBY	
Flooring	Anti skid Premium class tiles / Natural stone
Skirting	Tile / Natural stone Profile
Wall Finishes	Plaster with POP and Emulsion / Enamel Paint
Ceiling	Plaster with POP and Emulsion Paint

STAIRCASE

Riser and Tread Natural stone

Hand rail MS. Railing with Satin finish Enamel Paint

COMMON FACILITIES

1. State-of-the-art Electricity Metering system.
2. Power Back-up in common areas
3. Garbage Collection point
4. Land Line/ Intercom facility
5. Lifts
6. Effective Rain Water Harvesting System
7. CCTV cameras at common areas

ELECTRICALS

1. High side Electrical equipment- Transformer, Panels etc of requisite designed capacity
2. Electrical Fittings & Concealed Copper Wiring in PVC Conduit
3. Separate Meter for Lighting in Common Areas, Elevators and Pumps
4. Adequate 16 Amps Plug Sockets in each Room.
5. Multiple Socket for connections to T.V and other equipments

STRUCTURE & SERVICES

1. Earth Quake Resistant Structure
2. Separate pipe line for potable and flushing water
3. Energy efficient, eco friendly nominal design, centralized grouped location of services installation to ensure easy maintenance, state-of-the-art technology, fast track installation and compliance to all statutory regulations.

MISC.

1. Laundry Service
2. Cafeteria / Restaurant
3. Security by well trained security staff
4. Parking Facility

Presenting
Paradise of Amenities

World-Class Clubhouse With
Premium Amenities For
A High-Class Life



Modern Gym



Gazebos On Roof-Top



Swimming Pool



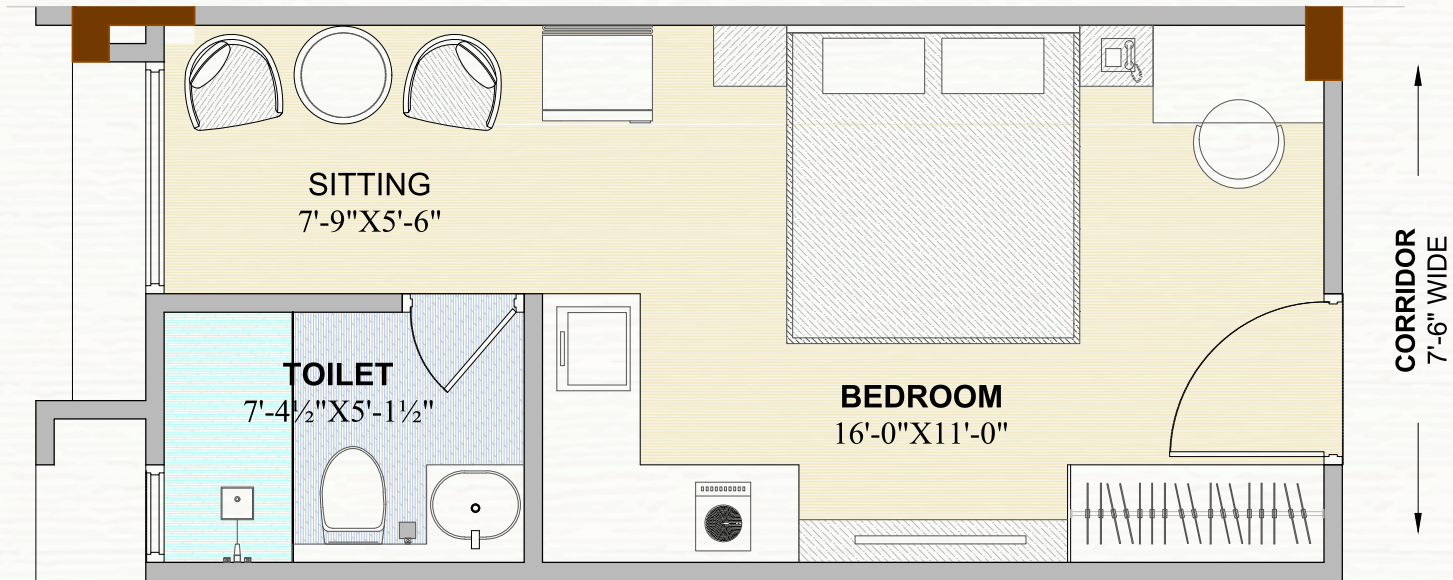
Kids Play Area



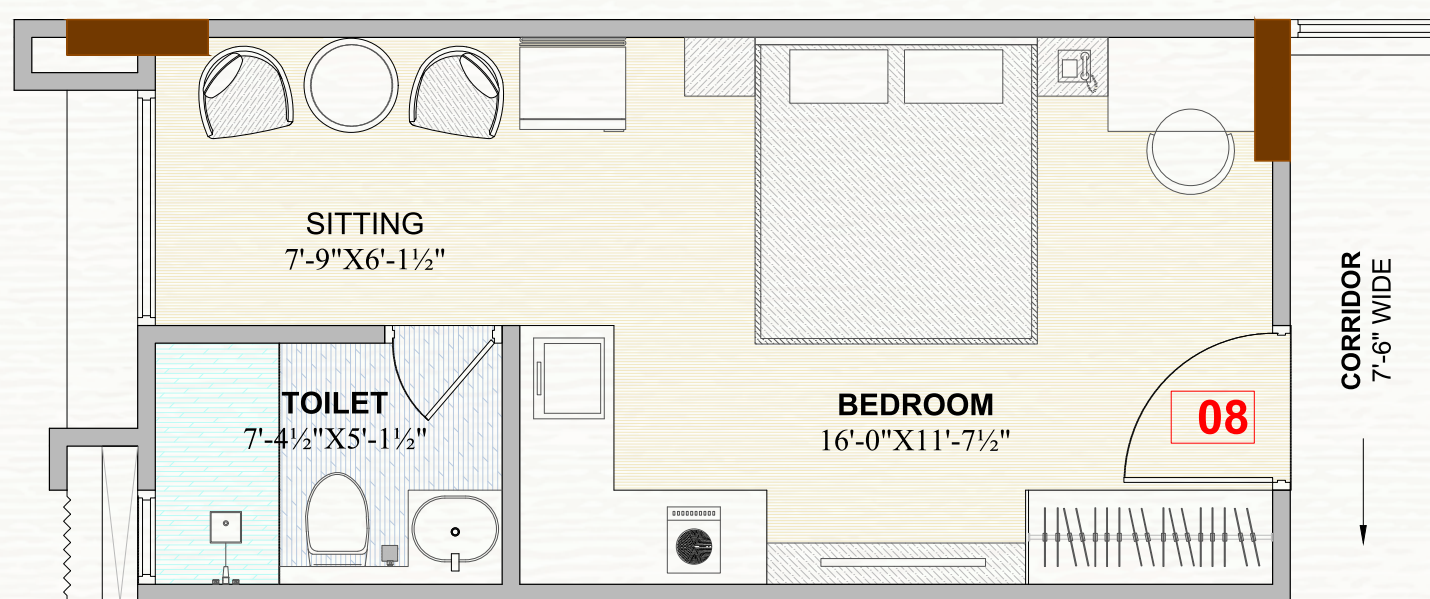
Indoor Games

Gazebos On Roof-Top | Library | Roof-Top Garden With Sit-Outs | Community Hall | Meditation Area

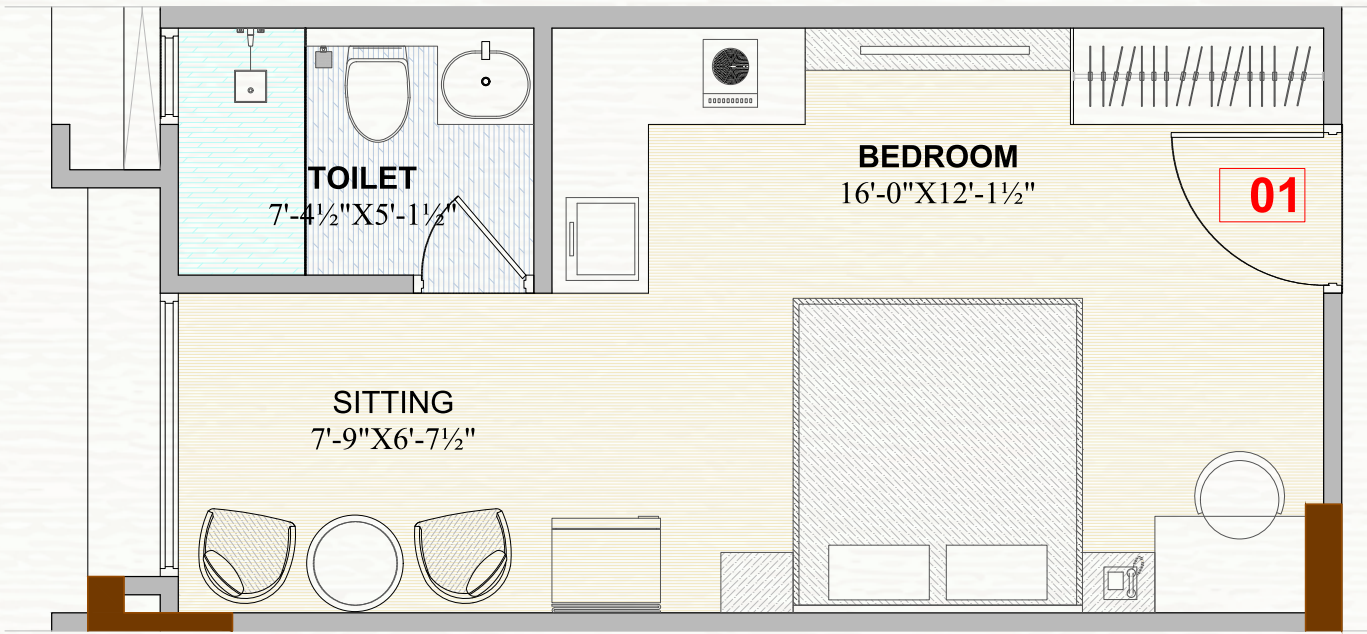
TYPICAL STUDIO UNIT PLAN



Carpet Area - 261.25 Sq. Ft.
Built-Up Area - 287.87 Sq. Ft.
Super Built-up Area - 403.01 Sq. Ft.



Carpet Area - 276.09 Sq. Ft.
Built-Up Area - 303.18 Sq. Ft.
Super Built-up Area - 424.45 Sq. Ft.



Carpet Area - 287.96 Sq. Ft.
Built-Up Area - 315.43 Sq. Ft.
Super Built-up Area - 441.60 Sq. Ft.

CORRIDOR
7'-6" WIDE

TYPICAL FLOOR LAYOUT





MAJOR LANDMARKS

- Jaipur International Airport
- Akshaya Patra Temple
- Bombay Hospital
- D Mart
- AU Bank Head Office

HOSPITALS

- EHCC Hospital
- Fortis Hospital
- Apex Hospital
- Narayana Multi Speciality Hospital
- Calgary Eye Hospital
- JNU Medical College
- Jeevan Rekha Hospital
- Mahatma Gandhi Hospital

EDUCATIONAL INSTITUTES

- VIT University
- SKIT University
- Gyan Vihar University
- Poornima university
- Jayshree Periwal International School
- Golden Era Academy
- Maharaja Sawai Bhawani Singh School
- SRN International School
- St. Anselm's School

HOTELS

- Radisson Blu
- Marriot
- The Lalit
- Clarks Amer

MALLS

- Capital Highstreet
- Viva City
- WTP
- Gaurav Tower
- Jaipur Central



Multiple Road
Connectivity



High-Class
Security



Quality
Construction



Upto 90% Loan
Facility



Housekeeping
Facility



Corporate Office: **OKAY PLUS BUILDERS LLP**
72 A, Kiran Path, Suraj Nagar (W), Civil Lines, Jaipur



9773-521-522