



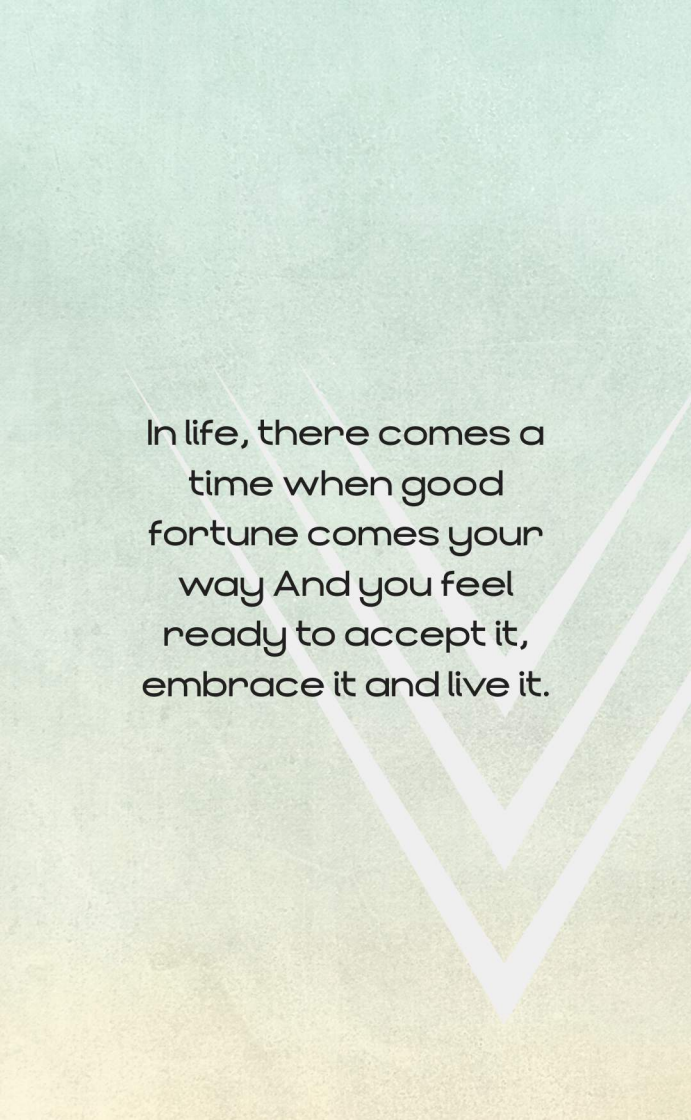
ventura

4 BHK OPULENT RESIDENCES



RERA Reg. No. RAJ/P/2024/3058

www.rera.rajasthan.gov.in



In life, there comes a
time when good
fortune comes your
way And you feel
ready to accept it,
embrace it and live it.



It will feel like you belong right where you are

Experience luxurious living like never before at Ventura, where spacious flats meet modern amenities. Each meticulously designed flat offers ample space to breathe and thrive, ensuring a harmonious blend of comfort and elegance. Dive into a vibrant community that fosters a wholesome living environment, complete with state-of-the-art facilities and lush green surroundings. Welcome to a lifestyle of unparalleled comfort and convenience.

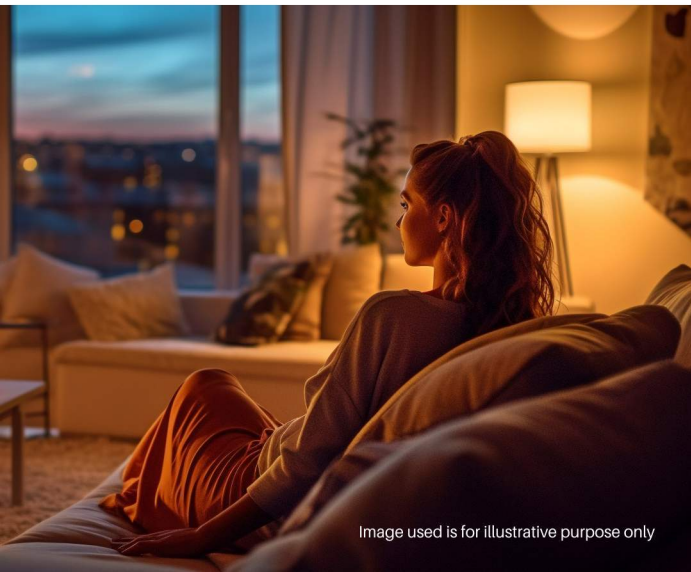


Image used is for illustrative purpose only

An address that has you living amidst an elite locale

Ventura, located in the heart of Mansarovar, Jaipur, provides an unmatched living experience due to its exceptional location. Commuting is made simple, with the metro station only steps away and a smooth connection to the rest of the city. Enjoy world-class shopping and entertainment at neighboring, recognized malls, while leading hospitals offer access to top-tier healthcare. The tranquil City Park offers a lush green retreat for leisure and pleasure. With easy access to all kinds of transportation, Ventura blends elegance, comfort, and convenience, making it the ideal location for a refined lifestyle.



Education

- SS College 6.2 km
- IIS School 4.1 km
- Maharshi Arvind School 3.9 km
- Vardhman International School 2.6 km



Shopping

- Mansarovar Plaza 4.6 km
- Ganpati Tower 2.6 km
- Sunny Trade Center 2.4 km
- Elements Mall 3.2 km



Health

- Manglam Plus Medicity 3.9 km
- CK Birla Hospital 5.5 km
- Indus Jaipur Hospital 4.0 km
- Metro Mas Hospital 3.9 km



Transport

- Mansarovar Metro Station 1.1 km
- Jaipur International Airport 9.6 km
- Durgapura Railway Station 7.3 km
- Sindhi Camp Bus Stand 9.6 km



Park

- City Park 3.2 km





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Site : Plot No. O35A,
6D Engineers Colony,
Mansarovar, Jaipur



Scan
QR Code
for Location



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4 BHK OPULENT RESIDENCES

Project at a Glance



4 BHK
Spacious
Apartments



Exclusive
Landscape Garden



Well Equipped
Modern Gymnasium



Refreshing
Terrace Pool





An actual representation of what your neighborhood looks like

Ventura provides an actual insight into your prospective neighborhood.

Experience a place where every element captures the spirit of sophisticated living. Immerse yourself in a thriving, well-connected environment, complete with upmarket eating, shopping, and leisure opportunities. This is more than simply a place to live; it is the lifestyle you deserve. Welcome to a neighborhood that truly feels like home.

 Prime Location on a
60 Feet Wide Road



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4 BHK OPULENT RESIDENCES





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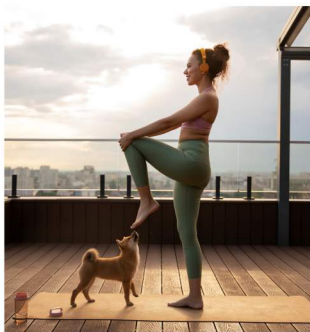
4 BHK OPULENT RESIDENCES



It's your world: live it truly and wholly

Imagine a space dedicated solely to your well-being. Your private terrace unfolds as a tranquil oasis, perfect for unwinding after a long day. Unwind with a yoga session amidst the calming embrace of nature, or simply soak up the sun while enjoying a good book. The spaciousness allows for a variety of leisure activities, all within the privacy of your own sanctuary.

Step outside and onto your expansive balcony, designed for creating lasting memories with loved ones. Host intimate gatherings under the stars, enjoy a leisurely breakfast with a view, or simply reconnect with family in a serene setting. The private terrace and spacious balcony at Ventura extend your living space, offering a haven for relaxation, rejuvenation, and quality time with loved ones.





Airy, greenery and
calm-experience
the relaxed moments





For those who appreciate the finer things, a connection with nature shouldn't be a compromise. Our landscaped ground floor is an urban sanctuary, meticulously designed to cultivate tranquility. Imagine rolling emerald lawns, ideal for intimate gatherings or a relaxing afternoon with a book. The featured wall becomes a unique focal point, a conversation starter that adds a touch of artistic flair. This isn't just a space for children's laughter; it's a symphony for the senses, a place to unwind, connect with nature, and cultivate a sense of well-being in a sophisticated setting.



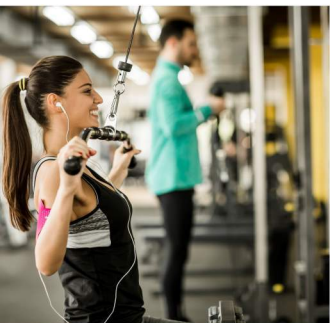
Luxury that lets you be amongst the sky and serenity

Imagine cooling off in a sparkling pool while gazing at the panoramic cityscape. Our rooftop pool isn't just a place to swim; it's a destination for creating unforgettable memories. Host poolside gatherings with stunning backdrops, soak up the sun in luxurious comfort, or simply unwind in a serene setting above the city's bustle. The rooftop pool at Ventura Apartments elevates your aquatic experience to new heights.



Amenities

- GYMNASIUM
- MINI THEATER
- INDOOR GAMES
- YOGA DECK



Standout Features

WATER LILY COURT

EV CHARGING POINT

ROOF TOP WALK WAY

BICYCLE/E-CYCLE STAND

BANQUET HALL

OLD AGE SITTING

KIDS PLAY AREA

CELEBRATION LAWN

ROOFTOP POOL

MULTI-PURPOSE HALL

STEAM BATH

WI-FI IN COMMONAREAS



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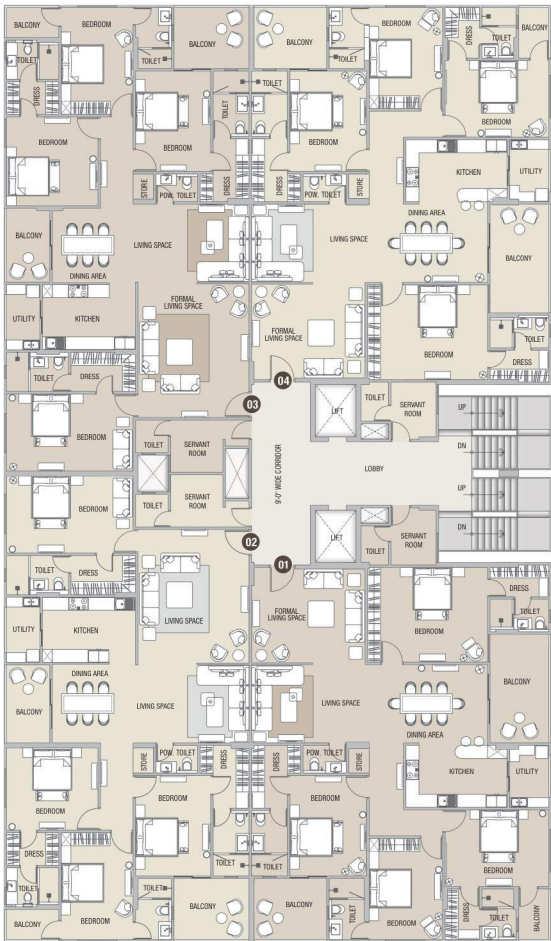




STILT FLOOR PLAN

Legends

- | | | | |
|---------------------|-----------------------|--------------------------|----------------------|
| 1. Entrance Gateway | 6. Multi Purpose Lawn | 10. Entrance Lobby | 13. Stilt Parking |
| 2. Exit Gateway | 7. Club House | 11. Electrical Panel | 14. Clubhouse Lobby |
| 3. Open Parking | 8. Office | 12. Basement | 15. Club Lounge |
| 4. Sitting | 9. Guard Room | Parking Ramp with Canopy | 16. Water Lily Court |
| 5. Kid's Play Area | | | 17. Drop Off |



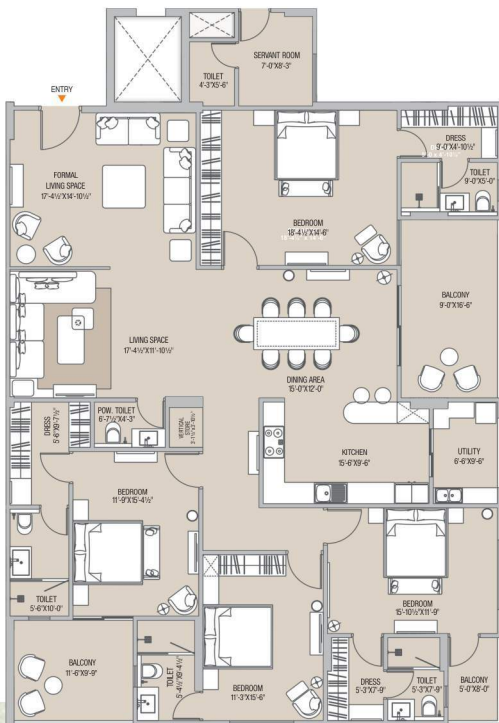
TYPICAL (1ST TO 10TH) FLOOR PLAN



TERRACE FLOOR PLAN

UNIT TYPE
4 BHK

1

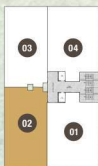
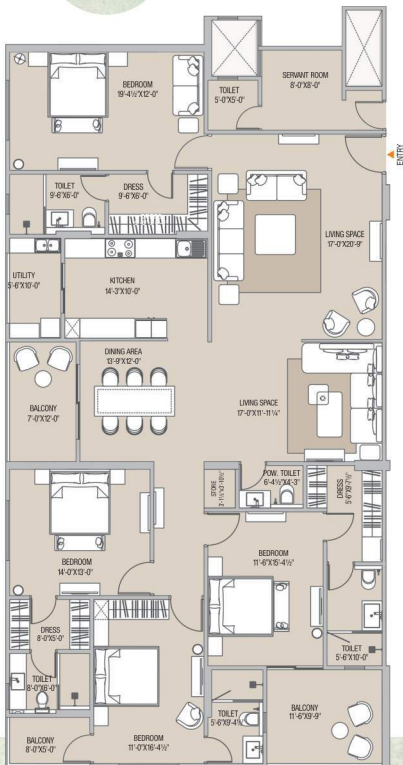


AREA STATEMENT
(Including Servant Room)

Super Built-up Area	3734.10 Sq.Ft.
Built-up Area	2766 Sq.Ft.
Carpet Area	2302 Sq.Ft.
Balcony Area	362 Sq.Ft.

UNIT TYPE
4 BHK

2

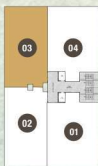
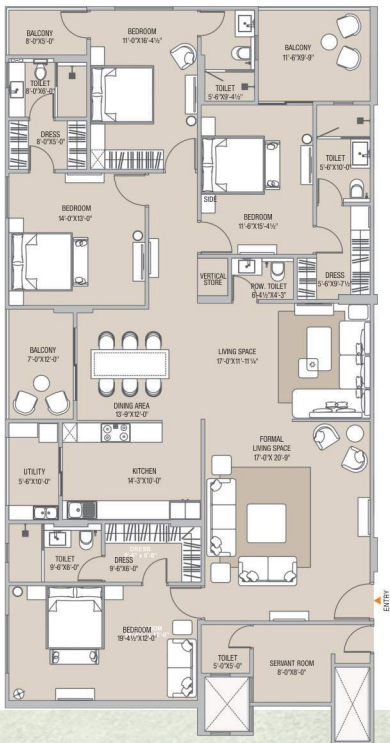


AREA STATEMENT
(Including Servant Room)

Super Built-up Area	3612.60 Sq.Ft.
Built-up Area	2676 Sq.Ft.
Carpet Area	2298 Sq.Ft.
Balcony Area	289 Sq.Ft.

UNIT TYPE
4 BHK

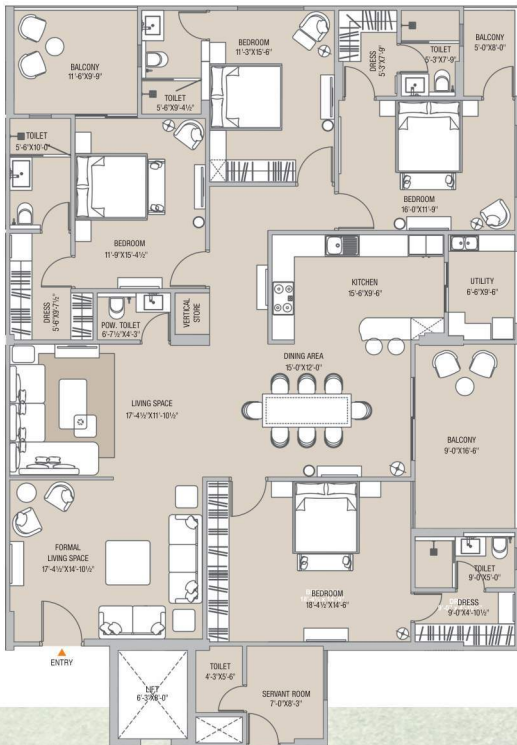
3



AREA STATEMENT
(Including Servant Room)

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SPECIFICATIONS

LIVING/DINING

Flooring	Imported Marble
Skirting	Imported Marble
Wall Finishes	Plaster with POP and O.B.D.

BEDROOMS

Flooring	Vitrified Flooring
Skirting	Vitrified Profile
Wall Finishes	Plaster with POP and O.B.D.
Ceiling	Plaster with POP and O.B.D.

TOILETS

Flooring	Anti Skid Ceramic Tiles
Wall Finishes	Ceramic Tiles up to 7'-0" height & rest plaster with POP & O.B.D.
CP Fittings & Sanitary	European Wall hung WC, under/over counter basin / basin with pedestal in all the Toilets of Renowned brands
Fittings	like Kohlar/ Jaquar/ Roca or equivalent. Brush steel finish C.P. fixtures of Renowned brands like kohler / Jaquar/ Roca or equivalent.
Hygiene	Separate Dry and wet areas along with glass partition



BALCONY

Flooring	Anti skid ceramic Tiles
Skirting	Tile profile
Hand Rail	M.S. Railing with Glass

KITCHEN

Flooring	Floor with vitrified/Anti skid matt finish tiles
Wall Finishes	Plaster with POP and O.B.D.
Wall Tiles	Tiles upto 2' height above counter top
Counter Top	Quartz counter top
Sink	Double bowl sink with drain board
CP Fittings	Brush finish Sink mixer

DOORS AND WINDOWS

Main Door	Flush door with Veneer/Laminate on both sides / Ready Made Designer doors or equivalent
Other Doors	Ready made designer doors/ flush doors or equivalent
Windows	Aluminium Powder Coated
Ventilators	Aluminium Powder Coated

COMMON LOBBY

Flooring	Anti skid Premium class tiles / Natural stone
Skirting	Tile / Marble Profile
Wall Finishes	Plaster with POP and O.B.D.
Ceiling	Plaster with POP and O.B.D.

STAIRCASE

Riser & Tread	Natural stone / Tiles
Hand rail	M.S. Railing with Enamel Paint satin finish



COMMON FACILITIES

SERVICES

1. 1 kva power back up for each apartment and 100% power back up for common areas and lift
2. Gas line
3. Dual Plumbing with separate line for flushing
4. Provision for DTH
5. Three tier security with Boom Barrier , CCTV at Entrance, app based notifications.
6. Car Washing Area
7. Rain Water Harvesting System
8. Outer paver roads with saucer drains

STRUCTURE AND SERVICES

- ⊙ Earth Quake Resistant Structure
- ⊙ OH Water Tank for potable water & separate OH Water Tank for flushing water (treated)
- ⊙ Energy efficient, green 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.

ELECTRICALS

- ⊙ High side Electrical equipment - Transformer, Panels etc of requisite designed capacity
- ⊙ Electrical Fittings & Concealed Copper Wiring in PVC Conduit
- ⊙ Separate Meter for Lighting in Common Areas, Elevators and Pumps
- ⊙ 16 Amps Sockets for Geysers in Toilets and 25 Amps Socket for Air Conditioners in all Bedrooms
- ⊙ Adequate Nos. of 6 Amps sockets & 16 Amps sockets in Kitchen
- ⊙ Adequate 16 Amps Plug Sockets in each Room. Multiple Socket in Living Room for connections to TV, Stereo and other equipment.
- ⊙ One Calling Bell along with Bell Push.





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About Group

J.S. Buildcom is a distinguished brand in the real estate sector that has been dedicated to quality for more than 15 years. We take great pleasure in our ability to turn ideas into reality, having completed more than 15 projects successfully in the past.

J.S. Buildcom, we think that our committed staff of experts, who are enthusiastic about designing extraordinary living environments, is the cornerstone of our success. Our commitment to quality and perfection is seen in every project we take on, as we consistently establish new standards driven by our core principles of honesty, innovation, and customer satisfaction.

Builder & Promoter



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Interior Designer

AR. SANDEEP KHANDELWAL

STHAPATYA
SINCE 1996

MEP Consultant



Knowledge and Strategy By



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