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CITYSCAPE

Smart Living Begins Here!!



Experience every shade of happiness...

Unmatched Comfort and Elegance...



**A SYMPHONY
OF LUXURY &
COMFORT**

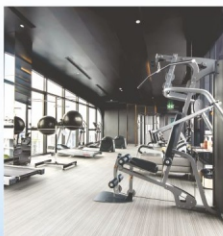


Amenities

- Club House • Kids Play Area • Rooftop Garden • Community Hall • Smart Home
- GYM • Ample Car Parking • Restaurant • Elegance Ambiance • CCTV Surveillance
- Fire Fighting System • Branded Elevator

Fully Furnished Studios & 1 BHK

- Wardrobe • Double Bed • Mattress • LED TV • Modular Kitchen • Chimney • Sofa
- Water Gysers • Bedsheet • Tubelights • Fan • Air conditioner • Exhaust Fan





CITYSCAPE

Smart Living Begins Here!!



A WORLD
OF **COMFORT**
BLESSINGS
WITHIN THE
WORLD



Why Invest in Mahindra SEZ, Jaipur?

Prime Location with Exceptional Connectivity

- Located on Main 100 Feet Road with excellent visibility and accessibility.
- Just minutes away from Ajmer Road – the lifeline to Jaipur’s growth corridor.
- Seamless connectivity to:
- Global IT city & industrial giants – boosting rental and employment prospects.
- St. Xavier’s College
- Jayshree Periwal School &
- Muhana Mandi Road – a developing retail and logistic zone.

Emerging Employment & Economic Hub

- Mahindra SEZ is one of North India’s fastest-growing IT & Industrial Zones.
- Hosts global giants and tech parks, making it a hotspot for white-collar jobs.
- With IT, ITeS, and manufacturing giants setting up bases here, job growth is surging.
- Jobs = Higher rental demand = Solid ROI for investors.

Ideal for End-Users and Investors Alike

- Studio apartments and 1BHK fully furnished premium units ideal for:
- IT professionals
- Corporate renters
- Small families or young couples
- Ready-to-move options with tasteful furnishing = hassle-free living or renting.
- Affordable entry price for first-time buyers and high rental yields for investors.

High Rental Demand & Assured Returns

- Located just a walk away from Global IT city, a major rental driver.
- Students from nearby Xavier’s and Jayshree Periwal institutes ensure year-round occupancy.
- Proximity to employment zones fuels consistent demand for premium rentals.

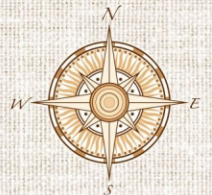
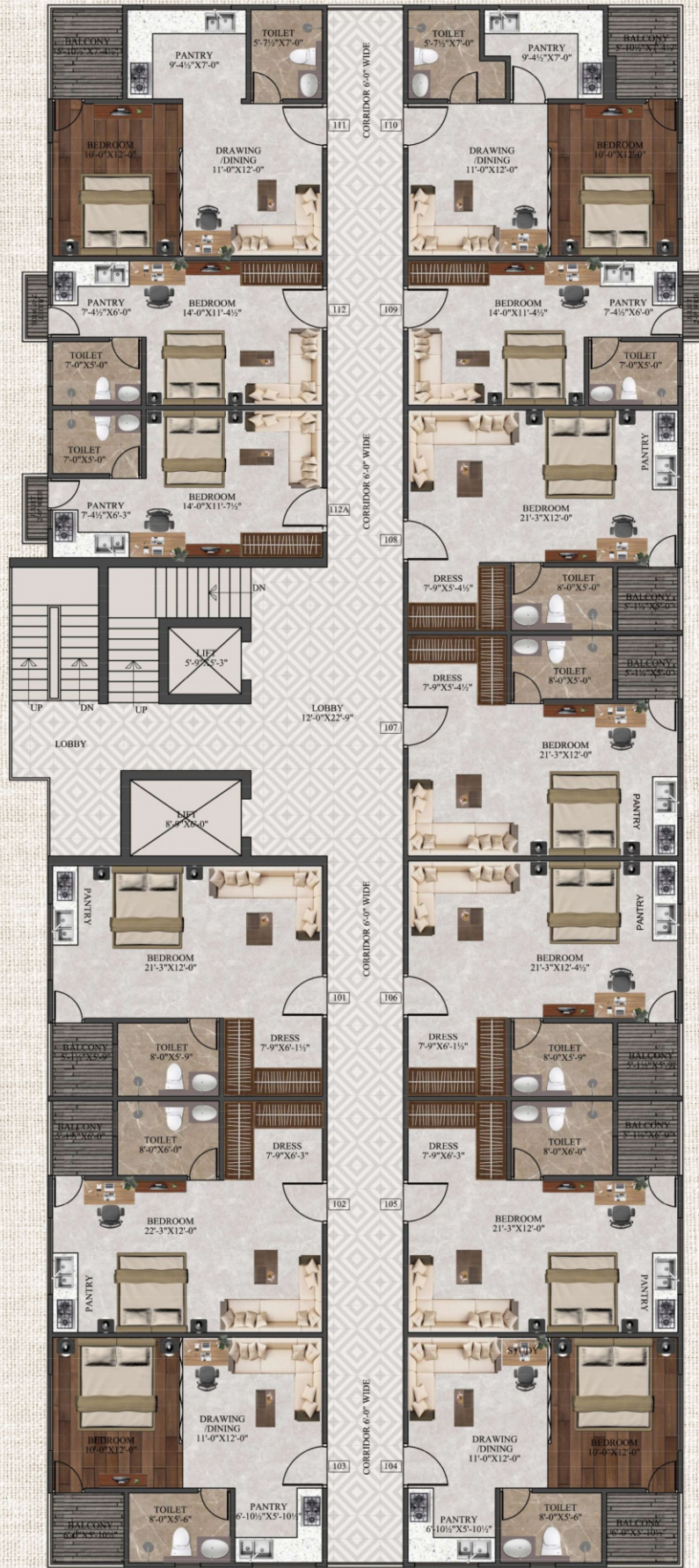
Lifestyle & Infrastructure Advantage

- Well-planned SEZ with wide roads, green zones, and modern infrastructure.
- Nearby malls, Cafes, Schools and Hospitals ensure wholesome urban living.
- Future-ready neighbourhood with increasing government and private investment.

Future Growth Potential

- Proposed metro connectivity & ongoing infrastructure upgrades in Mahindra SEZ.
- Ideal time to invest before property prices shoot up with demand.
- Capital appreciation + steady rentals = win-win for any smart buyer.

Typical Floor Plan



Unit	Flat Type	Built Up Area (SQFT.)	Super Built Up Area (SQFT.)
101	Studio	411.12	575.56
102	Studio	409.75	573.65
103	1 BHK	402.87	564.01
104	1 BHK	402.87	564.01
105	Studio	409.75	573.65
106	Studio	415.25	581.35

107	Studio	390.50	546.70
108	Studio	390.50	546.70
109	Studio	269.50	377.30
110	1 BHK	438.62	614.06
111	1 BHK	438.62	614.06
112	Studio	269.50	377.30
112A	Studio	279.12	390.76



Studio Unit Plan

Unit No.: 101, 102, 105, 106, 107, 108



3D INTERIOR

Flat Type	Built Up Area (SQFT.)	Super Built Up Area (SQFT.)
Studio	411.12	575.56

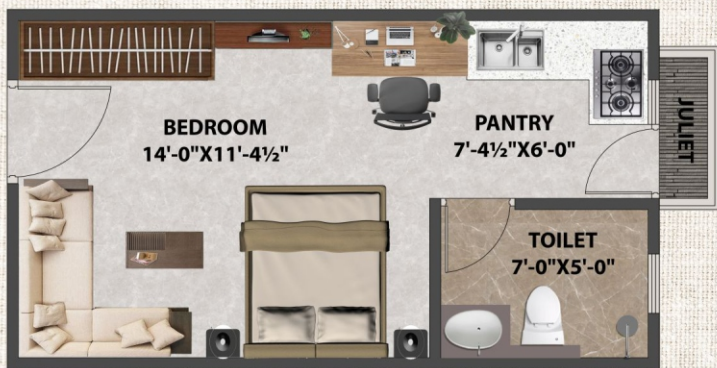


3D INTERIOR

Flat Type	Built Up Area (SQFT.)	Super Built Up Area (SQFT.)
1 BHK	402.87	564.01

1 BHK Unit Plan

Unit No.: 103, 104



Studio Unit Plan

Unit No.: 109, 112, 112A



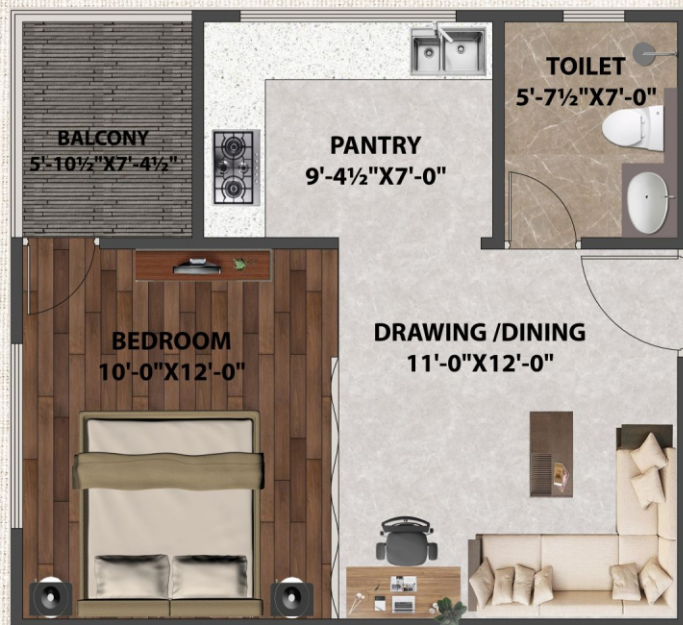
3D INTERIOR

Flat Type	Built Up Area (SQFT.)	Super Built Up Area (SQFT.)
Studio	269.50	377.30
Studio	279.12	390.76



3D INTERIOR

Flat Type	Built Up Area (SQFT.)	Super Built Up Area (SQFT.)
1 BHK	438.62	614.06



1 BHK Unit Plan

Unit No.: 110, 111



ENJOY SEVERAL LOCATION ADVANTAGES:

- Seamless connectivity via 6-lane National Highway connecting Jaipur to Delhi and Mumbai — part of the Western India Mega Depot (DMIC Corridor).
- Close proximity to key industrial zones and the Mahindra SEZ, along with reputed schools and hospitals.
- Strategically located adjacent to the IT Hub.
- Easy access to Rajasthan's top schools, including DPS, Jaishree Periwal, St. Xavier's, and more.
- Surrounded by renowned colleges such as Manipal University, St. Xavier's College, JIT, JK Lakshmiipat University, and others.
- Located near the Geetanjali Medical Hub — a major government-led healthcare initiative.

Marketed by :-



SQUARE ACRE
GROUP
Turning Land Into Landmark

SQUARE ACRE GROUP

UNIMAX BUILDESTATE

Site Office :- PLOT NO.-181, Main 100ft Road, Mahindra Sez,
Jaipur, RAJASTHAN - 302029

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🌐 www.gaurikbuilders.com



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for location

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