



# PINE WOOD VILLA

*An Absolute Villa Destination*  
RUDRAPUR, UTTRAKHAND



## **Fusion of Natural Beauty and Urban Comfort**

Live in spacious Villa with 24\*7 privileges, convenience and security. It offers splendid views of the creek & grassland views. Pine wood Villa provides expansively designed villa that gives you just the space you have dreamed. Within this vibrant residential community, you will find lush green where you can spend some time with mother nature. Coming up in one of the most elite location of Rudrapur, Uttarakhand. Pine Wood Villa is just the right place with easy access to prominent schools, hospitals, recreation hubs and work places.



# Site Plan

**SIZES: 100 - 110 - 200 - 400 Sq Yards**

SIZES: 100 - 110 - 200 - 400 Sq Yards



**Extravagance That Welcomes You To  
Opulent Living**





## EXCLUSIVE LOW DENSITY LIVING

The secured villa community with just 50 villas Pine Wood Villas offers presidential villas, duplex villas and luxury row houses.

Disclaimer:- Images including stock images, colors, picture and accessory are indicative an use for illustrative propose

## INFRASTRUCTURE, NO LESS THAN THE BEST

Carefully planned infrastructure with well-designed roads, environment friendly initiatives such as solar lighting in public areas, organic waste convertors, STPs, 24 hour power back-up and rain water harvesting for hassle-free living.

The Society has magnificent space planning, finest amenities and flawless execution that befit the lifestyle of the upper echelons



Disclaimer:- Images including stock images, colors, picture and accessory are indicative an use for illustrative propose



## ALL COMFORTS WITHIN REACH

Along with high-end villas and row houses, the township is in close vicinity to social infrastructure like schools, nursing homes, clinics, cafés, retail and commercial zone.



A SITE PHOTOGRAPH. ARTIST'S IMPRESSION

## PREMIER CLUB LIFE

These Villas will have a ultra modern well equipped club house This would Include a Swimming pool, convenience store, gymnasium, pool table, a coffee bar and administrative office. All in all a fully equipped club house to take care off all your recreational needs.

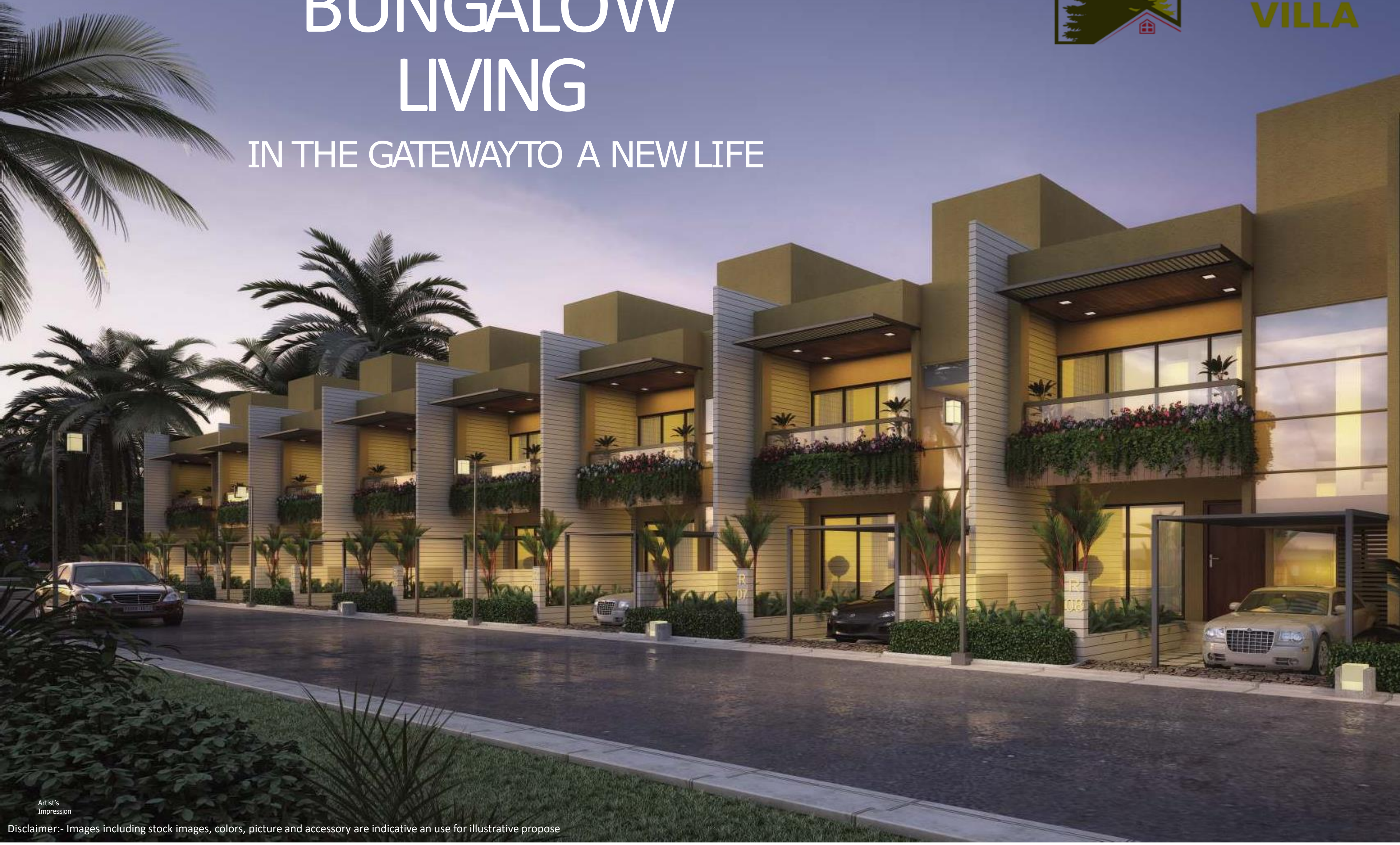
## Secured Community

Project Covered by Compound wall Entry Through Visitors Entry Register Monitoring By C.C.T.V Camera Clocks wise Security System. The best of all is that security system provided 24\*7. So no need to fret over you home and your loved ones. Every thing will be taken care at Pine Wood Villas.



# EXCLUSIVE BUNGALOW LIVING

IN THE GATEWAY TO A NEW LIFE



Artist's  
Impression

Disclaimer:- Images including stock images, colors, picture and accessory are indicative an use for illustrative propose

## Bed Room Luxury of Comfort

### Space That Defines Comfort

When you design the interiors of your home, it's the areas of style and comfort. Lavishly spread large Bed Room with the Privilege of luxury, The master bedroom boasts a cool, clean color palette and an electric mix of furnishing



## Drawing Room Luxury of Signature

### Vibrant and Full-of-Life Space

Vivacious enough to brighten up your day, These living spaces brim with an energy that stimulates and charge your spirit to take it on the world. So much that when you are back home from work exhausted you are ready to take on This time, Life





## KIDS ROOM FEEL CHERISHED

Let the world see the  
connoisseur in you.

Gift your children their own space.  
Their world of twinkling stars and  
peeping moon Nature that budding  
genius in them for who knows  
tomorrow the world may be proud  
of them. And you too, for  
introducing them to their first  
lesson of belonging.



## LIVING ROOM Luxury Of Spaces

Cheerful Playful.  
Thoughtful.

A spacious floor which provides  
enough flexibility to lay it out as per  
your lifestyle. Practically designed  
living space that is certain to become  
the heart of your home.



# MODULAR KITCHEN

## Luxury of Cuisine

Cooking is all about creativity, an open mind, ingredients and whole lot of love, The sumptuous kitchen lets you indulge in your favorite activity exactly the way you plait it out to be complete with the latest aspects of modular design kitchens, the working area is spacious enough to ensure you don't get cramped up. Step in and cook you heats always.



Disclaimer:- Images including stock images, colors, picture and accessory are indicative an use for illustrative propose

## Open Sky Stand out Luxury

Holiday like ambience life long  
Imagine a home where you have an open sky. Chairing of birds, greenery all around, a wide terrace where one can create memorable evening spent with friends and family amidst a personal party deck  
That you can plan and execute at your own will. A space that gives you a .



Disclaimer:- Images including stock images, colors, picture and accessory are indicative an use for illustrative propose



# Exclusivity Is A Luxury , Live It Way You Like

## Row House Specifications

RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS. STONE CLADDING / TEXTURE PAINT ON EXTERIORS.

LARGE SIZE DOUBLE GLAZED WINDOWS WITH NATURAL/ ENGINEERED STONE COPING ON WINDOW SILLS AND PARAPET.

SYSTEM. PRESSURISED WATER SUPPLY SYSTEM.

## LIVING / DINING / FAMILY / PASSAGE

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE FLOORING AND SKIRTING
WALL & CEILING	PLASTIC EMULSION PAINT Elegant Wood Work As Required POP & Gypsum Fall Ceiling

## BEDROOMS

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TIMBER LAMINATED FLOORING AND SKIRTING
WALL & CEILING	PLASTIC EMULSION PAINT , Wall Paper Work
Fixture	POP & Gypsum Fall Ceiling Wardrobe As Specified

## KITCHEN

FLOORING	SUPERIOR QUALITY VITRIFIED TILES
WALLS	SUPERIOR QUALITY CERAMIC WALL TILING
FITTINGS & FIXTURES	CHROMIUM PLATED FITTINGS, EXHAUST FAN & HOT WATER SUPPLY
UTILITY AREA	SUPERIOR QUALITY CERAMIC TILE FLOORING, SUPERIOR QUALITY CERAMIC WALL TILING & GRANITE COUNTER WITH SINK

## BALCONIES

FLOORING	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING AND SKIRTING
PARAPET / RAILING	NATURAL / ENGINEERED STONE COPING / GLASS / SS

## BATHROOMS / TOILETS

WALLS	NATURAL / ENGINEERED STONE WALL TILING IN MASTER BATHROOM & SUPERIOR QUALITY CERAMIC WALL TILING UPTO FALSE CEILING IN OTHER BATHROOMS
CEILING	PLASTIC EMULSION PAINT
FLOORING	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING IN OTHER BATHROOMS
COUNTER	NATURAL / ENGINEERED STONE
FIXTURES	WASH BASIN COUNTER-TOP, SHOWER PARTITION WITH PANEL IN ALL
ACCESSORIES	BATHROOMS EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL
FITTINGS	TOILETS
	FITTINGS OF REPUTABLE MAKE

## DOORS

MAIN DOOR	TIMBER FRAME, TIMBER ARCHITRAVE & SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES WITH 60 MM THICKNESS
BEDROOM DOORS	TIMBER FRAME, TIMBER ARCHITRAVE & SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES
TOILET DOORS	SHUTTERS WITH OUTSIDE MASONITE & INSIDE LAMINATE TIMBER FRAME & ARCHITRAVE
EXTERNAL DOORS	SPECIALLY DESIGNED HEAVY-DUTY POWDER COATED ALUMINIUM EXTRUDED
WINDOWS	FRAMES HEAVY-DUTY POWDER COATED ALUMINIUM WINDOWS & VENTILATORS

## UTILITY ROOM

FLOORING	SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING
TOILET	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING & SUPERIOR QUALITY CERAMIC WALL TILING. STANDARD SANITARYWARE AND FITTINGS

## STAIRCASE

SUPERIOR QUALITY NATURAL / ENGINEERED STONE TREADSAND RISERS GLASS RAILING WITH SS

## SECURITY

VIDEO DOOR PHONE, SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCE. EACH UNIT LINKED TO MAIN SECURITY VIA INTERCOM.

## CAR PARKING

1 OPEN CAR PARKS

## LANDSCAPE

DESIGNER LANDSCAPING

Disclaimer: Marble/ granite being natural materials have inherent characteristics of color and grain variations. Utility/ S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances are tentative and liable to change at the sole discretion of the company. Applicant/ Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services.

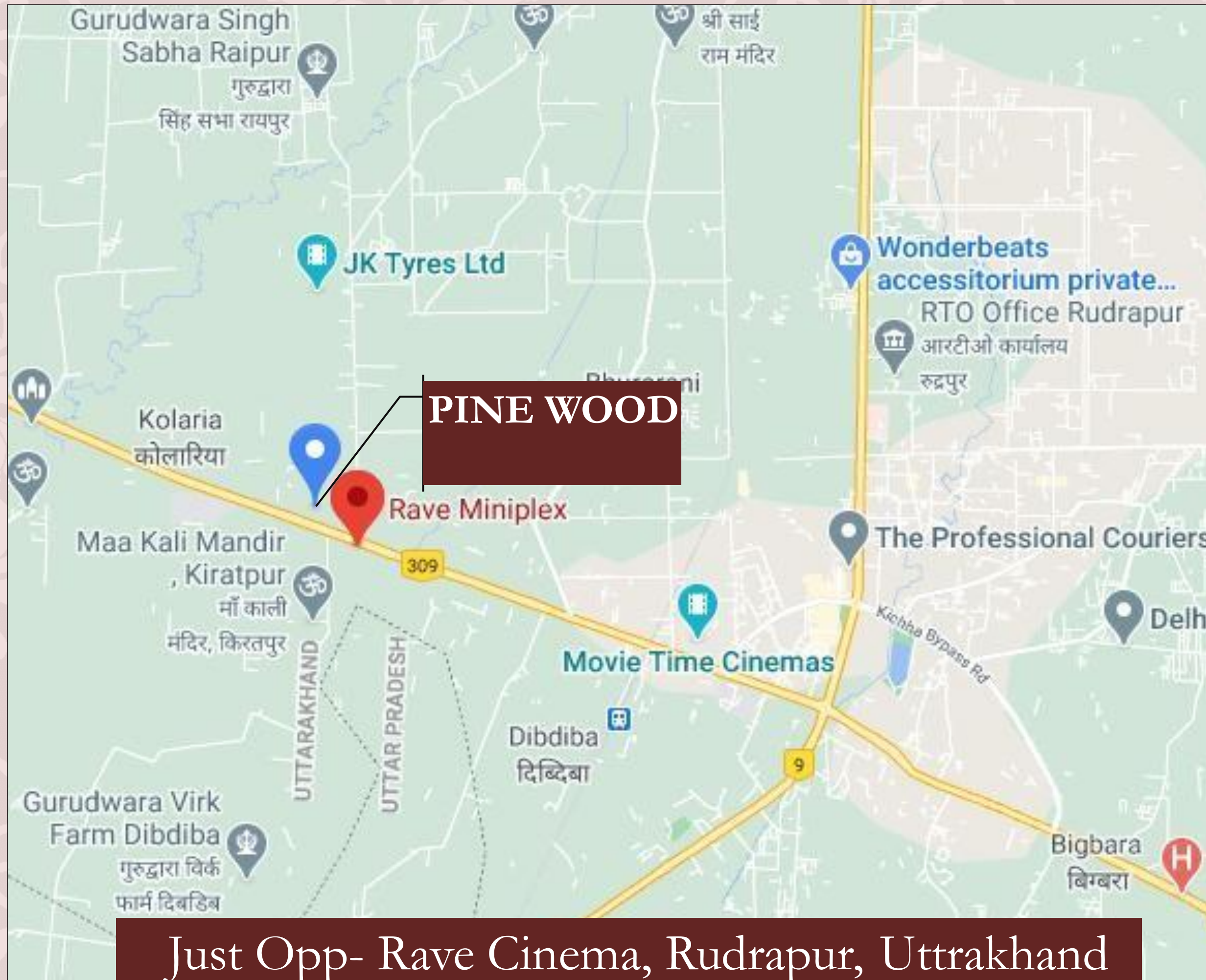


# Our Brand Partners in Progress

★★★★★  
SUPERIOR  
HOMES  
ASSURED



# Location Map



## Location Advantages

- Bus Stop- 4Km
- Railway Station- 2Km
- Airport- 15Km
- Amenity Public School - 2Km
- Rudrapur City - 2Km
- Sidcul- 6Km
- Radisson Blu Hotel- 5Km



# About Us

A Company and a growing brand that is not a real estate company, but a progressive idea fused with trust, assurance, transparency and sincerity. The company has been carving a niche for itself through consistent delivery of quality and Value

A testimony to this is the overwhelming response that the company has received from its customers over the decades and aims at forming an illustrious skyline in the coming years with new passion and new enthusiasm that celebrates the factor of “ YOU in each landmark it creates..

## Our Presence

### **Real Estate**

- JSBJ Farms  
Ramnagar
- Pine Wood Cottages  
Bhimtal

**Himalayan Roots Haldwani.**

**Falcon Infra Solution**

### **Haldwani**

- Vasundhra enclave
- Sai Enclave

### **Rudrapur**

- Maruti kunj
- Satya Enclave
- Gokul Dham Society
- Ashok Vihar Enclave
- Krishna Apra
- JSBJ Enclave
- J M K Enclave



**Thank You**



**JSBJ Infratech. Pvt. Ltd.**



**PINE  
WOOD  
VILLA**

**CALL / WHATSAPP- 8750150419**

