

*A dream unfolds...*



## KIARA RESIDENCY

*Enriched Living*

**2 BHK Apartments**

*Sushant Golf City, Lucknow*

A Project By  
**KiARA**  
Lifespaces  
*an alpana kirloskar venture*







Your search for a dream home ends here.. Kiara Residency is the essence of true community living empowered by amenities and activities that infuse a sense of belonging.

A 2BHK Residential society of 288 apartments, 3 towers of stilt and 16 floors, Kiara Residency is an affordable blend of thoughtful floor plans, attentive layout and modern elevation amidst a distinctive landscape.

Offering stunning views of the international standard 18 holes Golf course, Kiara Residency is an endeavour to enrich the quality of your life, offering Luxury within Reach!





# The Location Advantage

## SUSHANT GOLF CITY



Kiara Residency is strategically located in Lucknow within Sushant Golf City - a Hi-tech Township sprawling across 6465 acres.

Situated on Amar Shaheed Path and Lucknow-Sultanpur Highway, this ultra modern township has an 18 holes international standard championship Golf Course surrounded by Residential and Commercial Developments.

In close proximity to the highway, the proposed Metro, hospitals, schools and colleges, IT city and the International Cricket Stadium, it combines the facilities of the city and the beauty of calming nature.

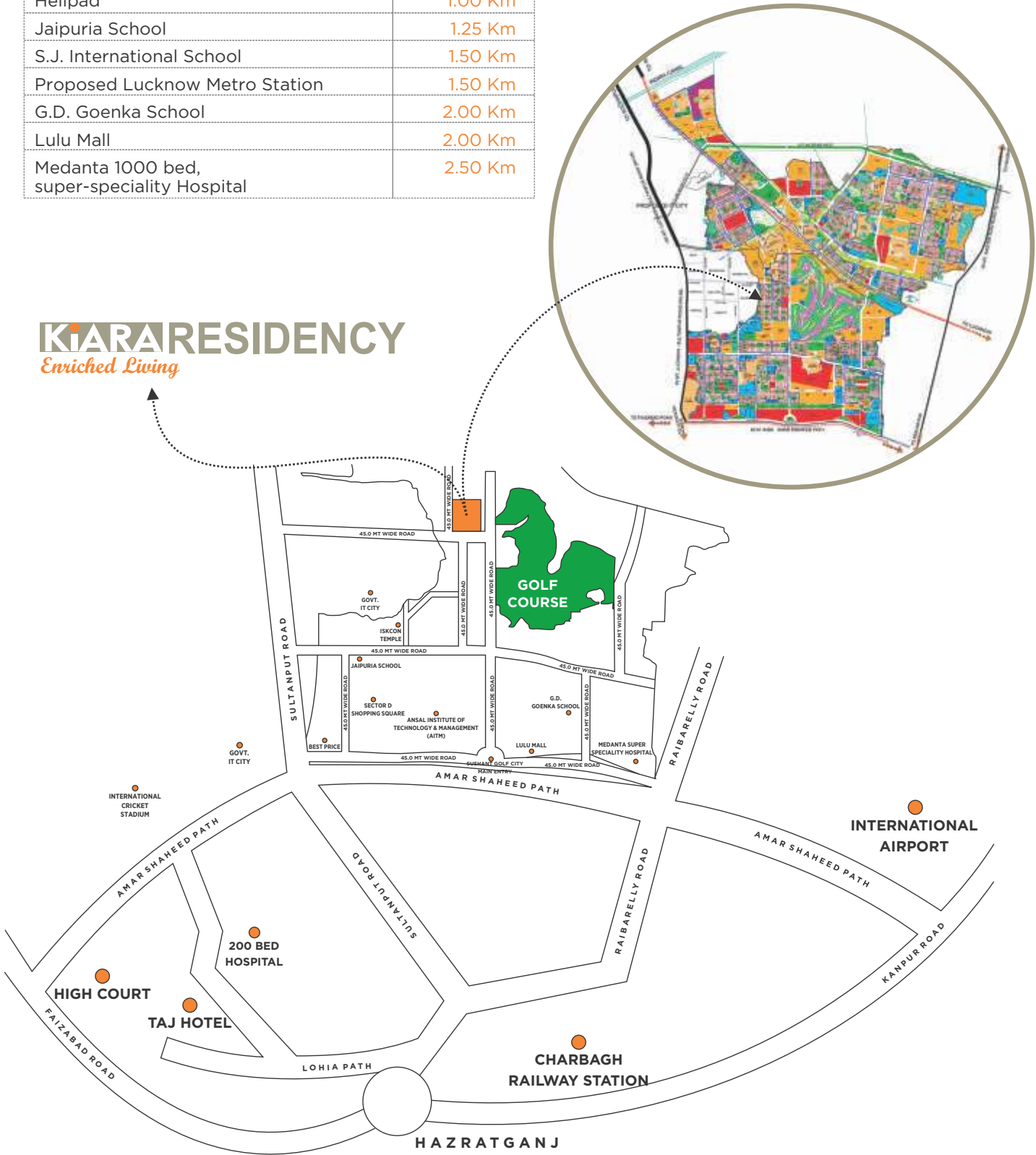
Making life on the greens a reality, Kiara Residency has been specially designed to exceed your expectations.



### PROXIMITY TO KEY DESTINATIONS

18 holes Golf course, Martin Hawtree design	0.20 Km
Amul Dairy	0.50 Km
Cancer Hospital	0.50 Km
Golf Academy	0.50 Km
Sultanpur Highway	0.50 Km
Palms Golf Club and Resort	1.00 Km
ISKCON Spiritual Centre	1.00 Km
HCL IT City	1.00 Km
CG City	1.00 Km
Helipad	1.00 Km
Jaipuria School	1.25 Km
S.J. International School	1.50 Km
Proposed Lucknow Metro Station	1.50 Km
G.D. Goenka School	2.00 Km
Lulu Mall	2.00 Km
Medanta 1000 bed, super-speciality Hospital	2.50 Km

Best Price Walmart	2.50 Km
Awadh Shilp Gram	3.00 Km
Shan-e-Awadh	3.50 Km
International Cricket Stadium	4.00 Km
Hazratganj	14.00 Km
Railway Station	15.00 Km
Airport	16.00 Km









Amenities



- A - Club House
- Children's Pool & Play Area
  - Indoor / Outdoor Banquet Facilities
  - Gymnasium
  - Yoga Studio

- B - Swimming Pool
- C - Approach from Wide Roads
- D - Entrance Gate with 24\*7 Security

- E - Landscaped Garden
- F - Shops & Grocery
- G - Stilt Parking
- H - Open Parking

FLOOR FINISHES:

- Living/Dining: Vitrified tiles, Single Charge Soluble Salt\*.
- Bedrooms: Vitrified Tiles, Single Charge Soluble Salt\*.
- Stairs: Kota Stone or equivalent flooring on treads.
- Balconies: Anti-Skid ceramic tiles\*.

TOILETS:

- Flooring: Anti-skid ceramic tiles\*.
- Walls: Ceramic glazed Tiles as per architectural design\*.
- Chinaware: European type W.C & wash hand basin (White)\*.
- Counter: Stone counter (granite or equivalent).
- Fittings: CP fittings BIS approved\*.
- Water Supply: Provision for hot & cold-water supply.
- Other Fixtures: Soap Dish and health faucet.

JOINERY:

- Windows: Powder coated aluminum windows with 6 mm float glass.
- Doors:
- Skin molded door shutter with aluminum fittings.

KITCHEN:

- Flooring: Anti-skid ceramic tiles or equivalent.
- Dado: Ceramic Tiles cladding on walls as per architectural design.
- Counter: Stone counter (granite or equivalent).
- Water Supply: Provision for hot and cold-water supply.
- Fittings: CP Fittings with BIS approved\*.
- Sink: Single bowl stainless steel Sink with Drain Board\*.

FINISHES:

- Internal: Drawing and Dining Rooms/Bedroom Walls shall be finished with O.B.D. paint.
- External: Standard elevation with semi-permanent finish / all-weather exterior paints.

OTHER FEATURES:

- Electrical: Copper wire in conduits with modular switches. Provision of DTH points in drawing room and all bedrooms.
- Tele communications: Provision of telephone points in drawing / dining and bedroom.
- Balcony railings: M.S.
- Lift lobby: Vitrified Tiles single charge soluble salt\*.
- Lift wall cladding: Granite Stone or equivalent as per architectural design.
- Common passages: Vitrified Tiles single charge soluble salt\*.

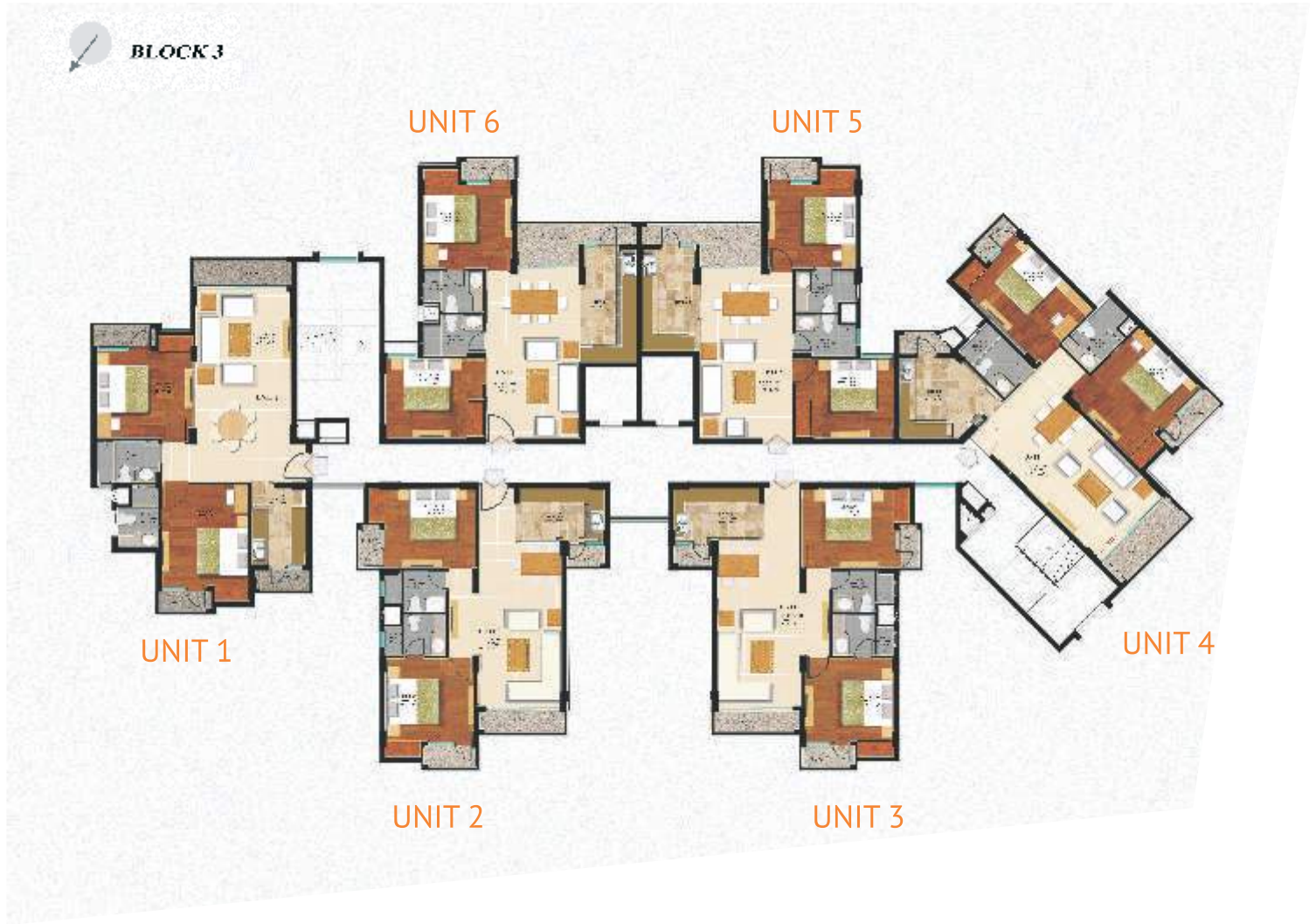
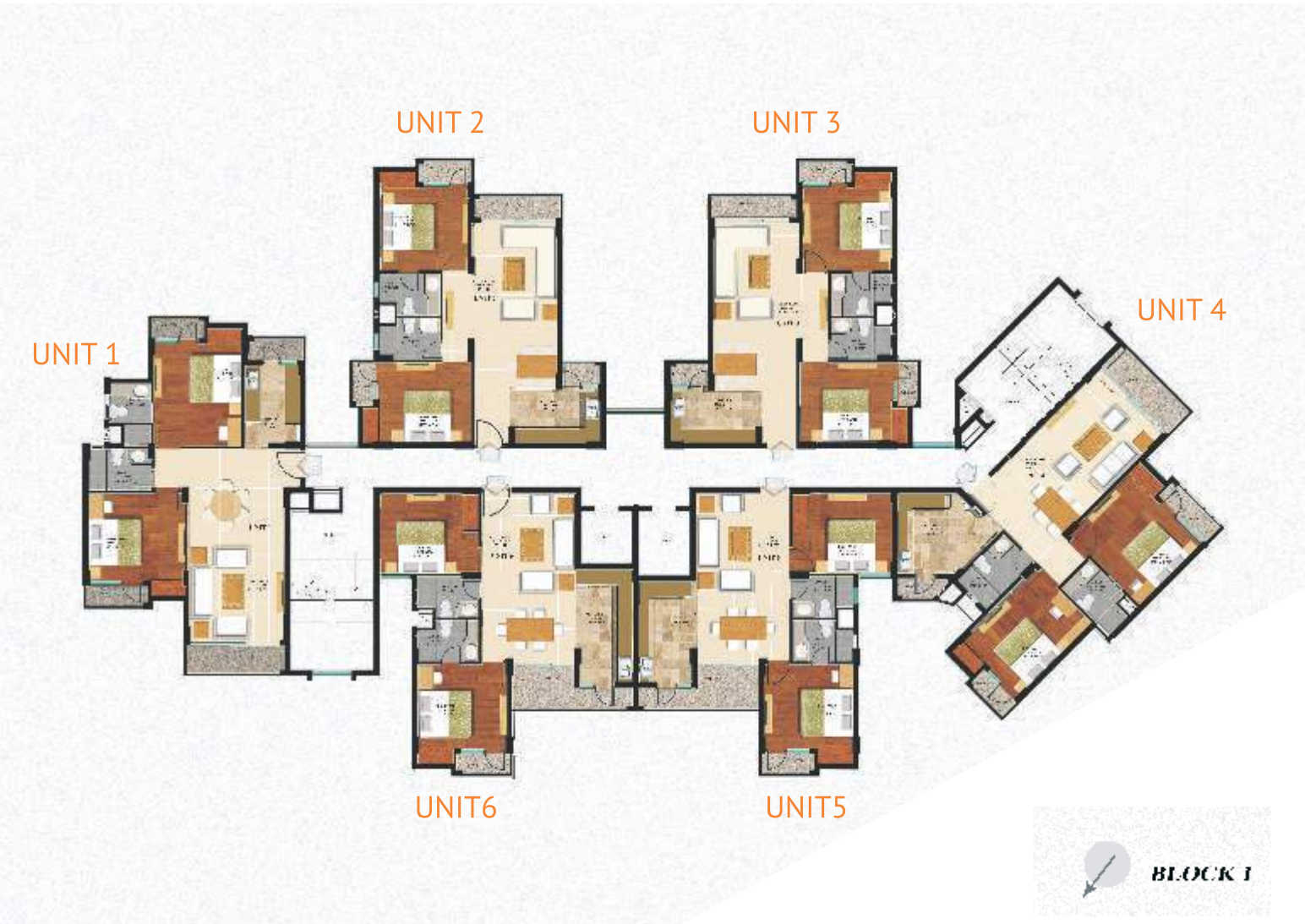
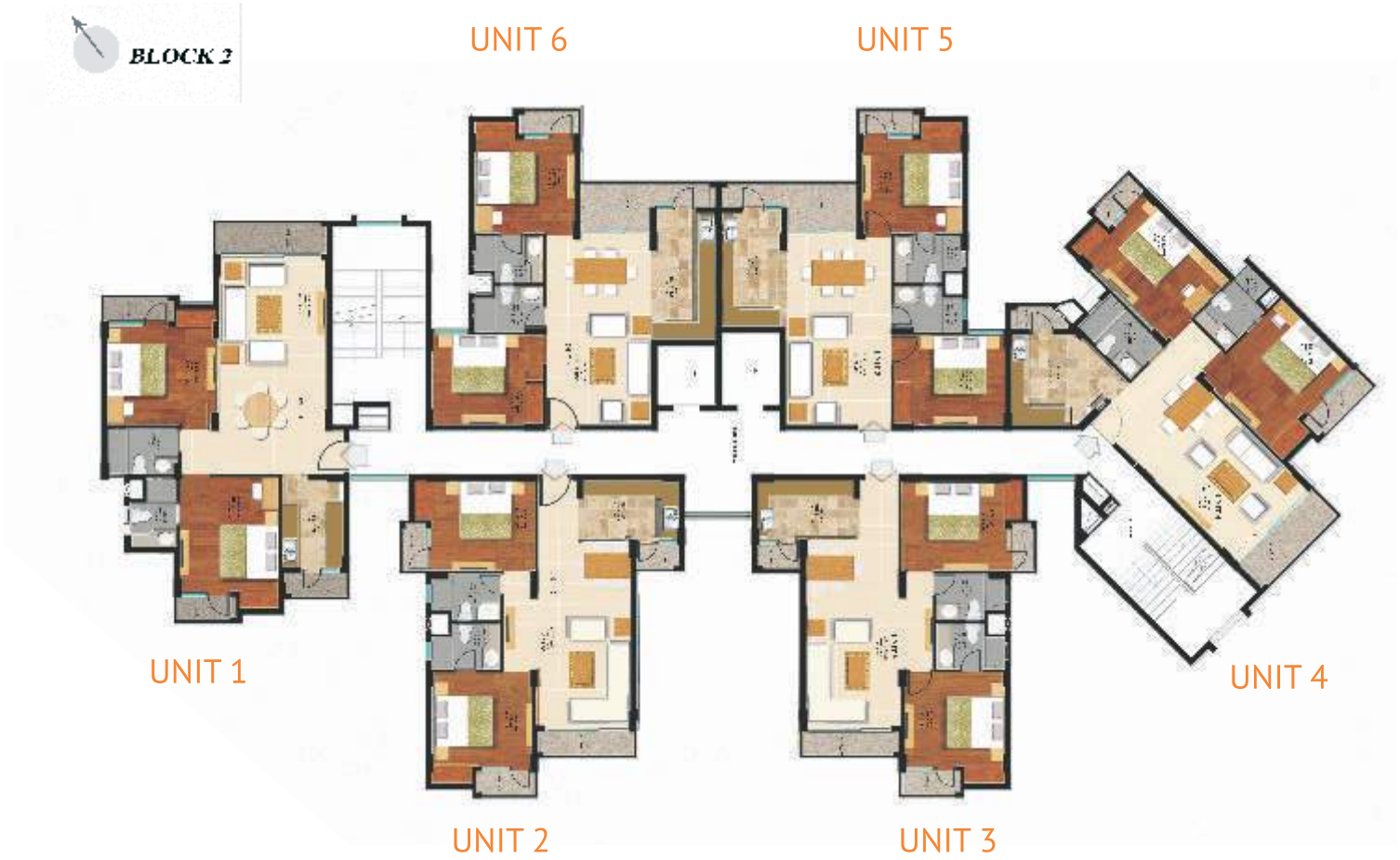
\* ISI Marked Specifications.



# Floor Plans

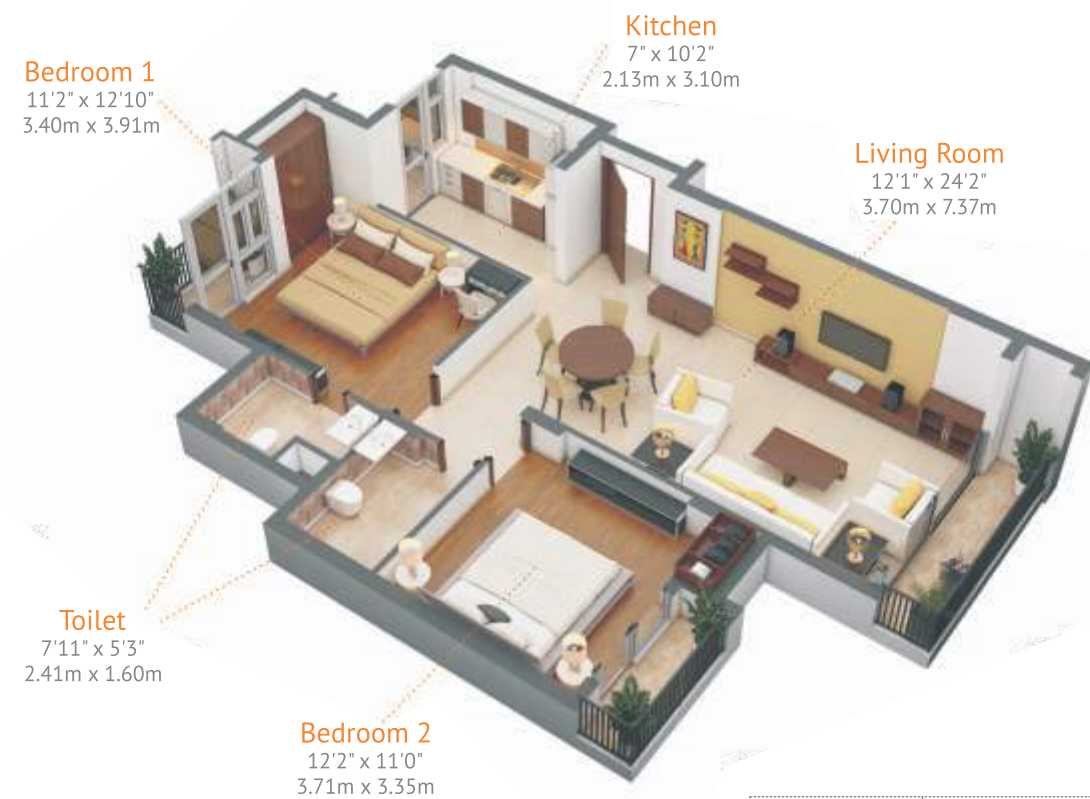
## TYPICAL FLOOR PLAN

Type of Units	Unit Carpet Area	Unit Balcony Area	Saleable Area
UNIT-1	73.23 Sq. M. 788.24 Sq. Ft.	8.27 Sq. M. 89.02 Sq. Ft.	118.17 Sq. M 1272 Sq. Ft.
UNIT-2	66.99 Sq. M. 721.07 Sq. Ft.	6.76 Sq. M. 72.76 Sq. Ft.	106.56 Sq. M 1147 Sq. Ft.
UNIT-3	66.99 Sq. M. 721.07 Sq. Ft.	6.76 Sq. M. 72.76 Sq. Ft.	106.56 Sq. M 1147 Sq. Ft.
UNIT-4	72.41 Sq. M. 779.41 Sq. Ft.	8.37 Sq. M. 90.09 Sq. Ft.	116.78 Sq. M. 1257 Sq. Ft.
UNIT-5	63.29 Sq. M. 681.25 Sq. Ft.	7.28 Sq. M. 78.36 Sq. Ft.	96.53 Sq. M. 1039 Sq. Ft.
UNIT-6	64.29 Sq. M. 692.01 Sq. Ft.	7.28 Sq. M. 78.36 Sq. Ft.	100.61 Sq. M 1083 Sq. Ft.



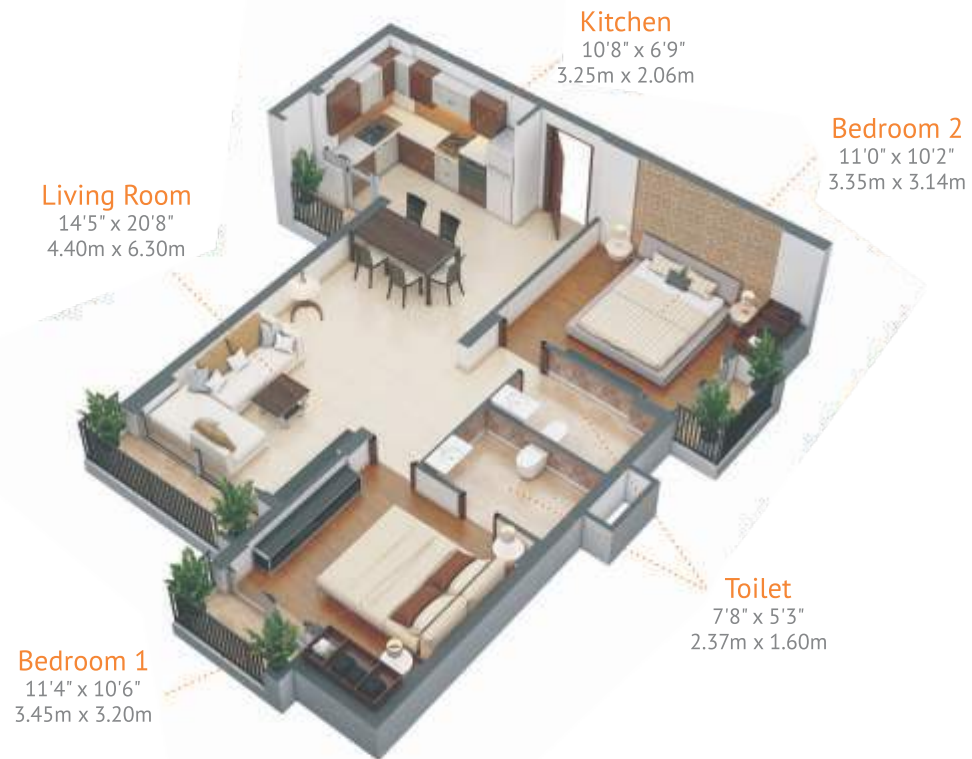


UNIT 1



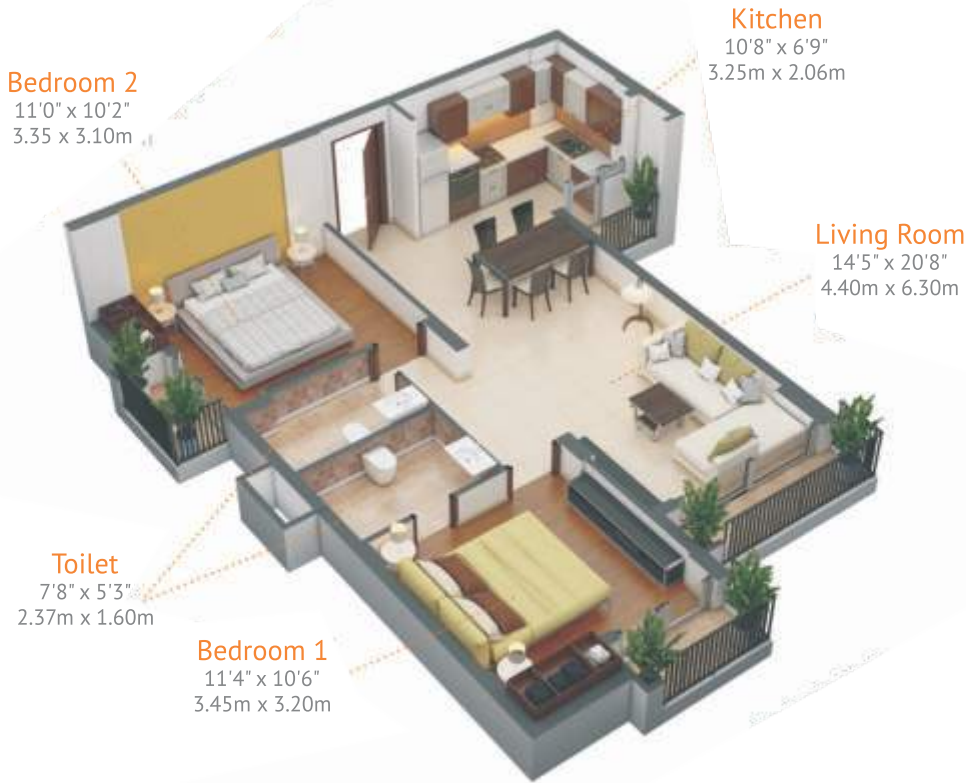
Saleable Area	1272 Sq.Ft.	118.17 Sq. M
Carpet Area	788.24 Sq.Ft.	73.23 Sq. M
Balcony Area	89.02 Sq. Ft.	8.27 Sq. M

UNIT 2



Saleable Area	1147 Sq.Ft.	106.56 Sq. M
Carpet Area	721.07 Sq.Ft.	66.99 Sq. M
Balcony Area	72.76 Sq. Ft.	6.76 Sq. M

UNIT 3



Saleable Area	1147 Sq.Ft.	106.56 Sq. M
Carpet Area	721.07 Sq.Ft.	66.99 Sq. M
Balcony Area	72.76 Sq. Ft.	6.76 Sq. M

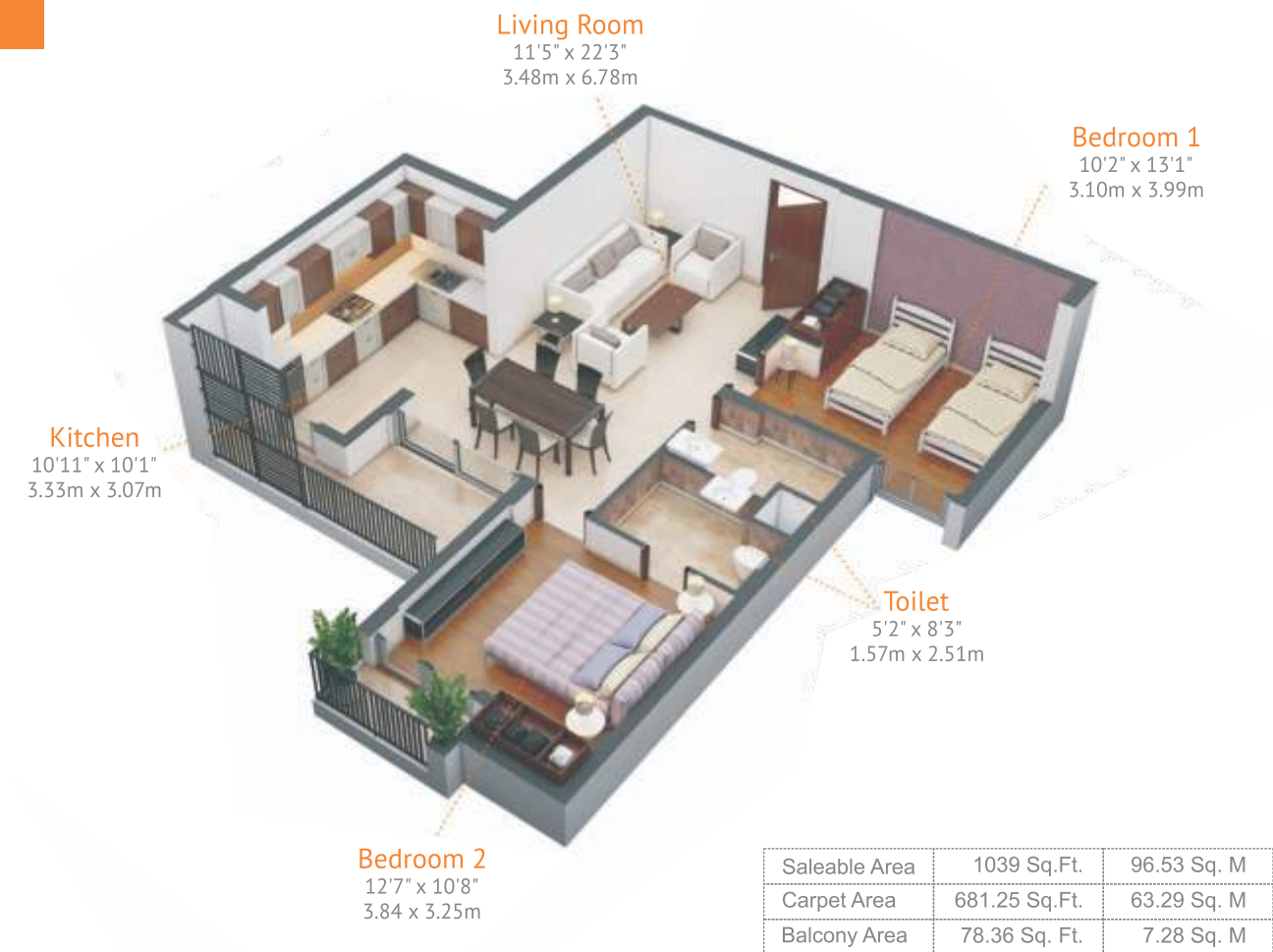
UNIT 4



Saleable Area	1257 Sq.Ft.	116.78 Sq. M
Carpet Area	779.41 Sq.Ft.	72.41 Sq. M
Balcony Area	90.09 Sq. Ft.	8.37 Sq. M



UNIT 5



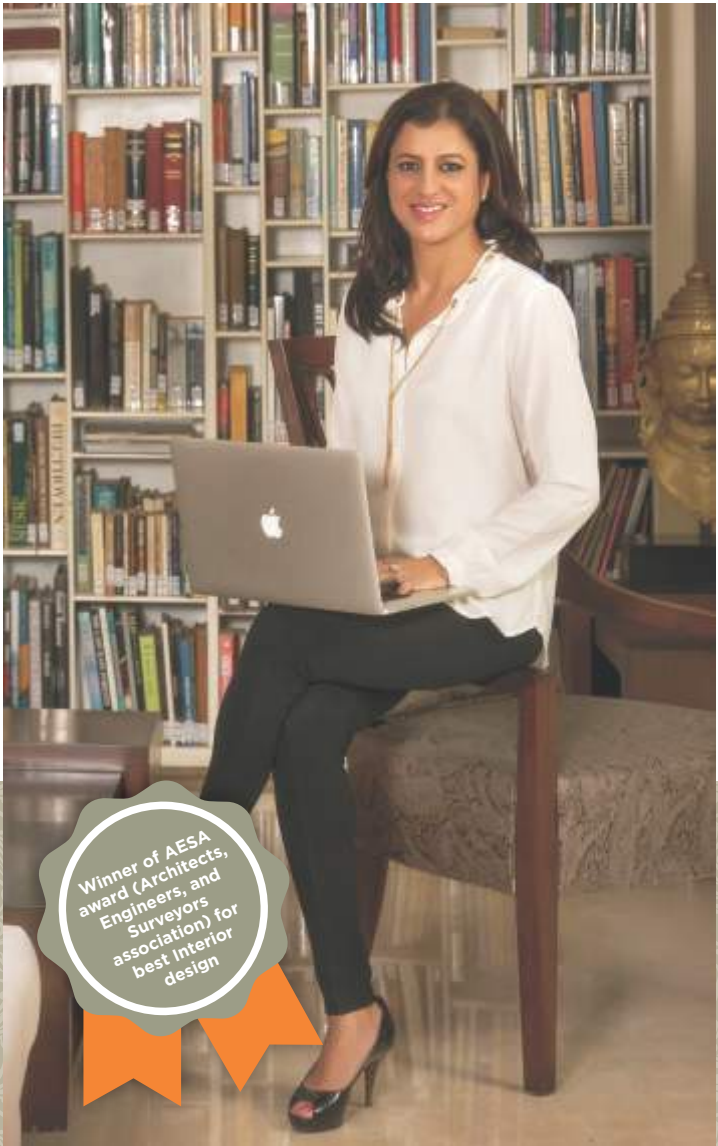
UNIT 6



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“My passion in design led me to complete my degree in architecture from the prestigious School Of Planning And Architecture, Delhi. After more than a decade of running a successful business in Interior design and Architecture, I realized my initial dream of building homes. With an understanding of design sensibilities and deep-rooted values of quality, transparency and commitment, I made my dream a reality. Just like my aspirations found translation, I would like my clients to find their expressions and dreams in enriched spaces.”

**Alpana Kirloskar (B.Arch)**  
Chairperson & Managing Director



KiARA Lifespaces, under the leadership of Alpana Kirloskar, is a real estate company driven by design aesthetics, quality, and commitment.

This company is focusing on providing housing for the mid income segment with improved amenities and infrastructure which will endeavor to enhance the quality of life. As an Architect, Alpana has worked with private clients and real estate companies and understands the importance of balancing efficient use of livable spaces with an enriched living experience. Kiara Residency is an expression of her passion and dedication, with a mission to meet the customer's aspirations and expectations. We welcome you to an essence of true community living.



# KIARA RESIDENCY

*Enriched Living*

Site Address: Group Housing-3, Sector G, Sushant Golf City, Lucknow - 226030  
Sales Center: Sector B, Adjacent Allahabad Bank, Sushant Golf City,  
Shaheed Path, Sultanpur Road, Lucknow - 226030

For More Details, Call: **9821 273 989**

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The areas, prices, elevation and specifications in the Sale Agreement signed between you and the Company shall be final and binding.  
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Booking is subject to confirmation and acceptance of T&Cs.