

a trusted name in Real Estate



I D E A L
— Hills —

Jabalpur



city provide it with beautiful natural landscape.

Well connected by road, rail and air, Jabalpur is the second most populous district in Madhya Pradesh with a population of 2.2 million. It is the gateway to the tourist circuit covering Kanha, Bandhavgarh & Pench tiger reserves and picturesque valleys of Bhedaghat. The city is on the verge of a major

Jabalpur – The city is situated on the banks of the holy Narmada river. Jabalpur has been blessed with large green areas within the city which are well preserved by a large cantonment. The hilly tracts within the

upswing. The establishment of quality educational institutes has brought Jabalpur to the notice of numerous IT & BPO companies. With the city improving its infrastructure, the city real estate values are soon expected to see a steep growth.

Jabalpur has several advantages which makes it a very livable city:-

- Excellent rail connectivity & air connectivity
- Green and pollution free environment
- No water shortage – Narmada river water supply & ground water both available aplenty
- Low cost of living with ample domestic help availability
- Good healthcare & education facilities

Being a cantonment, it is one of the best settlement options for defence personnel.

Narmada Road : The South



modern colonies and affluent and literate residents.

This is the main road from the city towards the Narmada river. The land along this road is already the prime residential area of the town with greenery, open area and posh bungalows lining the streets. It is a quiet and peaceful area with

which will make this road the second entry to the city from the south.

- Narmada Road is undergoing an expansion into four lanes right from the Cantonment areas upto Gwarighat. Also the City Metro Bus is servicing it at regular intervals.
- There are two major Mall Multiplexes coming up in the vicinity and there are two highly reputed Schools, in the neighbourhood.

This area has also proved good as an investment and the property prices here have steadily appreciated by over 500% in last 6-7 years as depicted by the graph below.

A bridge on the Narmada somewhere at the end of this road is proposed to be built in the near future



"It is a well established fact that the southern part of any city is more prosperous and sought after the world over, be it Delhi, Mumbai, Tokyo, London or New York. As per vastu, this is the basic reason why property prices in the south are always leading the prevailing rates than any other part of the city".

The economic times, New Delhi, 24th August, 2003.

"Ideal Hills, located just off Narmada Road, Adjoining Adarsh Nagar, offers unrestricted views of beautiful Nayagaon Hills, Shakti Bhavan and the lush green cantonment."



Indicative artists impressions of the proposed buildings

Luxury Apartments in Hill Top Towers



Typical Floor Plan
GF, 1st, 2nd, 3rd, 4th floor, Type D (D2-D7)



Not to Scale



Not to Scale

Typical Floor Plan
3 BHK



Not to Scale

Typical Floor Plan
3 BHK Penthouse

'D' Wings

Luxury 3 BHK apartments

Building features:-

- Classy marble entrance lobby with glass door entrance
- Automatic lift in stainless steel with generator backup
- Building design & location incorporates good indoor living environment by natural illumination and airflows
- Intercom facility
- Lower ground floor reserved for Stilt parking and utilities
- Six floors of luxurious living space
- Large balconies / decks for sit outs to enjoy the view & ambience
- Reinforced Concrete Structure following codes for earthquake prone seismic zones

Apartment Specifications

Walls	Brick masonry with cement plaster
Flooring	Vitrified Tiles
Doors & Locks	Main door teak wood Other flush doors with mortise locks
Windows	Heavy Duty Aluminium window system
Bathrooms	Anti-skid Ceramic tile floor & 7ft wall dado Wash basin with marble counter along with mirror Jaquar or equivalent bath fittings Premium / Quality sanitary fittings
Wall finishes/ Paints	Putty with high quality enamel paint
Light & Power	Modular switches with concealed wiring Provision to connect inverter
Kitchen	Modular kitchen with top and bottom cabinets Marble / Granite top with Stainless steel sink Chimney

For more information contact – Ideal Estate, Adjoining Adarsh Nagar, Narbada Road, Jabalpur (MP), India
Phone : (+91 761) 6532002, 98270 41265 **Fax:** (+91 761) 2652963 **E-mail:** sales@ideal.co.in **Web:** www.ideal.co.in

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 The developer reserves the right to make changes or alterations at their sole discretion."*

Ideal Hills



SITE PLAN

A modern township is being created at Ideal Hills having several residential towers offering quality living within reasonable means.

The main features of the Project are:-

- Large landscaped open and green areas
- Six storey towers offering great views
- 1, 2, 3 & 4 BHK Apartments
- Lift facility with power back up
- Ample covered & open parking space of two wheelers and four wheelers
- Underground power cabling

- BSNL telephone cabling already up to site
- Building maintenance & upkeep by Ideal Hills Flat Owners Welfare Association
- Round the clock security and water supply
- Well lighted common areas
- Club house with Gymnasium, In-door games and Provision for Sauna & Steam Bath along with an Outdoor Swimming Pool.
- Concrete roads and paved or landscaped shoulder areas
- Property Management Services (i.e. Value added After Sales Services)

A large number of families are already settled in Ideal Hills in the towers completed.

Testimonials

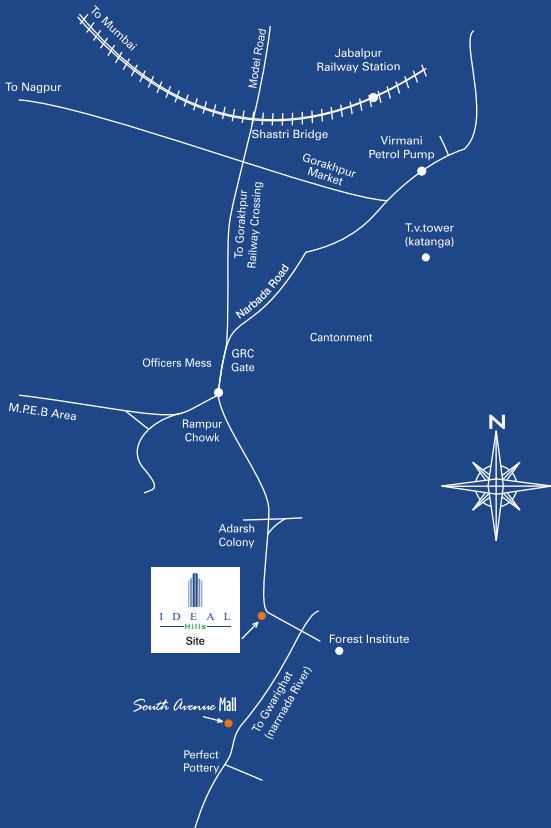
“ Having purchased an apartment situated at Ideal hills, we wish to thank GOD that we have been placed to such a beautiful site full of lush greenery all around and pollution free area at Narmada road, known for prestigious living.”

-Mr. K. Kumar
Chartered Accountant

“ The 3 basic factors which motivated me to buy this house were (1) Best peaceful location (2) Very good quality modern construction & spacious design (3) The amount of planning the Ideal hills team has put in , in the project in order to cater for a good residential environment is remarkable!”

-Major Shaikat Gupta

Customer video testimonials are available on our website www.ideal.co.in.



The project is pre-approved for finance to our customers by :



+91-761-4007796



+91-98261-22652



+91-94254-12967



+91-761-2403216



Sales Office – Ideal Estate, Adjoining Adarsh Nagar, Narbada Road, Jabalpur (MP), India

Phone : (+91 761) 6532002, 98270 41265 **Fax:** (+91 761) 2652963 **E-mail:** sales@ideal.co.in **Web:** www.ideal.co.in

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