

GOOD MORNING !

Here is the latest guide to explore Jaipur’s real estate.

Real estate has seen dynamic shifts in the past few years. The industry faced challenging times in 2020, and the year 2021 marked a significant turnaround. The "new normal" brought an upsurge in demand for residential properties thereby real estate developers diligently strived to meet the growing needs of buyers. Preference towards gated communities, sustainable luxury, independent housing and plotted development is increasing. It is expected to grow as these offerings are evolving into self-sustaining ecosystems with better amenities and safety offerings focused on health and better living.

In this journal, we talk about Agra Road being the new hot-spot and upcoming future hub for development and how luxury now has a new definition. We bring to you some of the hidden gems of Jaipur’s real estate under these heads ranging from upper mid-segment apartments to gated plotting schemes and luxury villas.

Nine Degree has almost 20 years of experience in promoting real estate in Rajasthan and outside, we have been decoding real estate and taking it to its potential buyers. We are delighted to present our second edition of Nine Degree Realty Journal.

FUTURE IS AGRA ROAD

Agra Road is emerging as a promising avenue for development in Jaipur – attracting investments, fostering economic growth, and offering a better quality of life. Agra Road holds immense potential for growth and prosperity as it is poised for a remarkable transformation. With improved connectivity, infrastructural development, and projects taking shape, Agra Road’s future shines bright.

Various government initiatives and upcoming projects of Agra Road

- Delhi-Mumbai Expressway has significantly diverted traffic to and from Delhi NCR through Agra Road.
- Ring Road has improved connectivity of Agra Road to distant areas.
- JDA’s Heritage City is being developed spreading over 3300 bighas.
- Houses two industrial zones namely : Hirawala & Bassi
- Kanota declared a satellite town & Kanota Dam to become a tourist spot.



ACTUAL SITE PHOTOGRAPH

AKSHAT KANOTA ESTATE : APARTMENTS | PLOTS

For almost 3 decades Akshat has been a synonym for credible real estate developer in Jaipur. Their commitment and dedication right from inception to execution has set an industry-wide example. Their flagship project Akshat Kanota Estate is now concluding with villa-like apartments which would be the last opportunity for a few to be proud residents of one of the Jaipur’s finest townships. With the recent developments and impressive appreciation of Agra Road, it is a must-have for home seekers.

HARIGARH ESTATE : PLOTS

FS Realty’s vision is to shape beautiful communities and utility value-oriented developments. In the past 6 years, it has delivered some of the finest and the most desirable developments in Jaipur with a portfolio of 2 million sq. ft. Harigarh Estate by FS Realty is an integrated master development in JDA’s ambitious project, New Heritage City at Ring Road, Agra Road. The project spans over approximately 700 hectares. It’s the place that houses the future of growing Jaipur.



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THE NEW LUXURY LIVING

There was a time when Luxury meant opulence, comfort and convenience. But in the past few years, there has been a paradigm shift wherein consumer preference towards sustainability and wellness has increased, which has led to the emergence of new dimensions in luxury living.

Highlights of trends in Sustainable Luxury development :

- Increased supply of more square footage and sustainable offerings.
- Developments are more focused on integrated lifestyle options.
- Inclusion of more openness and greenery.
- Strong emphasis on the overall well-being of the community.
- Use of eco-friendly material to reduce the environmental impact.



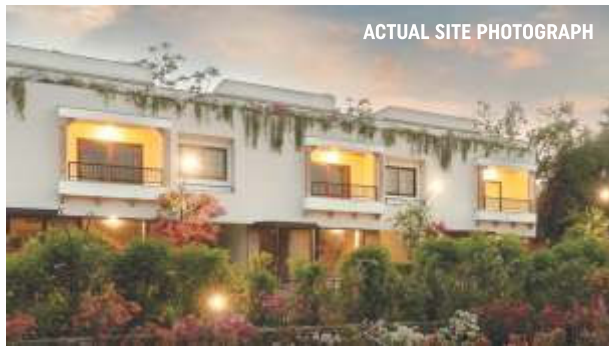
ARTISTIC RENDER

PRITHVY SAMSARA : APARTMENTS

Prithvy Developers, a para-modern real estate company, offers luxurious yet sustainable real estate development. Legacy of over 100 years, fueled by young energy, their vision is to build spaces with contemporary sensibilities that define good living. Prithvy Samsara offers 3/4/5 BR opulent simplexes and penthouses with lavish spaces like those never seen in Jaipur before. Endowed with abundant greens, open spaces and numerous amenities, it is a project that is unique for group housing in the city centre.

VANASHRAYA : VILLAS

Living Stone in a short span has created a very niche portfolio with their nature-centric real estate developments. In 12 years they have delivered 11 luxury projects at some of the poshest locations in Jaipur. Good planning, quality construction and sustainability are their foundations. With Vanashraya, Living Stone has changed the way a home should be perceived. Vanashraya is almost a fantasy come true for people who aspire to have luxury living in nature. It is an eco-conscious project, wrapped in hues of natural surroundings.



ACTUAL SITE PHOTOGRAPH

If you miss it, you will miss it.



BEST INVESTMENT ON EARTH IS EARTH.

JDA APPROVED PLOTS IN WELL PLANNED INTEGRATED TOWNSHIP



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A SMART INVESTMENT WITH PROSPEROUS TOMORROW

Harigarh Estate is a premium plotting township. It is a part of the government's 700 hectares mega project - the New Heritage City on Agra Road. It's strategic location has an easy access from Tonk Road and Ajmer Road through Ring Road. It's a thoughtfully planned integrated development with facilities like:

Safe Premise | Community Center | Health Care Center | Primary School | Retail Shops
Sewage Treatment Plant | Rain Water Harvesting

5 REASONS WHY HARIGARH ESTATE ?



60 | 40 | 30
FEET ROADS



MULTIPLE SIZES
TO CHOOSE



UNDERGROUND
SERVICE LINES



PLOT JOINING
OPTION



SEPARATE
FACILITY AREAS



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HARIGARH ESTATE

Location : Agra Rd, Dher Ki Dhani, Jaipur
Units : Plots
Plot Size : 138-225 Sq.Yards

CALL : 9828 188 177
WWW.HARIGARHSTATE.COM



WHATSAPP QR CODE

FS REALTY

The Crest, Suite 9, A-4 Airport Enclave, Near Marriott, Jaipur, Rajasthan 302018 | www.rera.rajasthan.gov.in | Rera Reg. No.: RAJ/P/2022/2289



ACTUAL PHOTOGRAPH

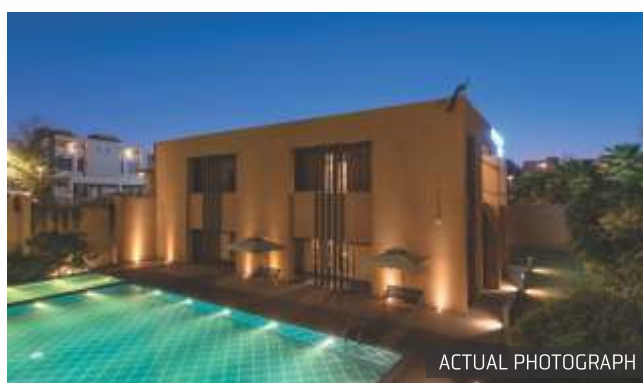
A FINEST TOWNSHIP COMES COMPLEMENTARY WITH FINEST HOMES

SPACIOUS APARTMENTS IN A FULLY DEVELOPED TOWNSHIP

COMMUNITY LIVING AT IT'S BEST

Akshat Kanota Estate is the epitome of a thoughtfully crafted township on Agra Road. A flagship project of Akshat Developers, it has become a benchmark of the finest and well-maintained development. Spread over 55 bighas of green expanse, it has more than 350 abodes in villas, apartments, and plots with the best club and sports facilities. Akshat offers a concluding opportunity to belong to this prestigious community through villa-like spacious apartments. Live and experience a wholesome life that has never been seen before.

EXPLORE AKSHAT KANOTA ESTATE IN REAL



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

5 REASONS WHY AKSHAT KANOTA ESTATE ?



**MORE SQUARE FEET
IN BUDGET.**



**LOW RISE
DEVELOPMENT**



**PHENOMENAL
APPRECIATION**



**300+ RESIDENTS
& OWNERS**



**MAINTAINED BY
PROFESSIONALS**



ACTUAL PHOTOGRAPH

Akshat
Kanota Estate
DESIGNED FOR UNIFIED LIVING

Location : Kanota, Naila Road, Agra Road, Jaipur

Unit Type : 3 | 4 BR Apartments

Unit Area : 2065-3475 Sq. ft. SBUA

Price : Starts from INR 80 lacs only*

CALL : 72309 94999
WWW.AKSHATAPARTMENTS.COM




WHATSAPP QR CODE

*PRICES ARE INDICATIVE. FOR THE FINAL QUOTE CONTACT DEVELOPER.

AKSHAT APARTMENTS PVT. LTD.

Akshat House, A-27/13-A, Kanti Chandra Road, Banipark, Jaipur-16 | [Www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in) | Rera Reg. RAJ/P/2022/2087-88

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BIG WORLD IN THE HEART OF THE CITY.

3/4/5 BR LUXURY APARTMENTS
IN BANI PARK



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ONE OF A KIND GROUP HOUSING IN THE CITY CENTER

PRITHVY SAMSARA is a rare combination of luxury and community living positioned in Bani Park. These thoughtfully and meticulously planned homes are one of the most spacious apartments with private patios that set a new benchmark of luxury. With numerous amenities and abundant green areas, it is the perfect setting for you to experience peaceful living in the heart of Jaipur. Such an address is as rare as it gets!

Amenities at a glance:

Gymnasium | Swimming Pool | Badminton Court & Cricket Net | Spa | Kids Play Area
Ballroom & Party Lawn | Garden | Amphitheatre | Rooftop Deck | Mini Theatre | Café



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5 REASONS WHY PRITHVY SAMSARA ?



**GREAT ALTERNATIVE
TO BUNGALOW
LIVING**



**INCOMPARABLE
AMENITIES AND
ABUNDANT GREENS**



**LUCRATIVE PRICE
TO PRODUCT
OFFERING**



**LAVISH &
SUPER SPACIOUS
HOMES**



**VASTU FRIENDLY
AND IGBC
CERTIFIED**



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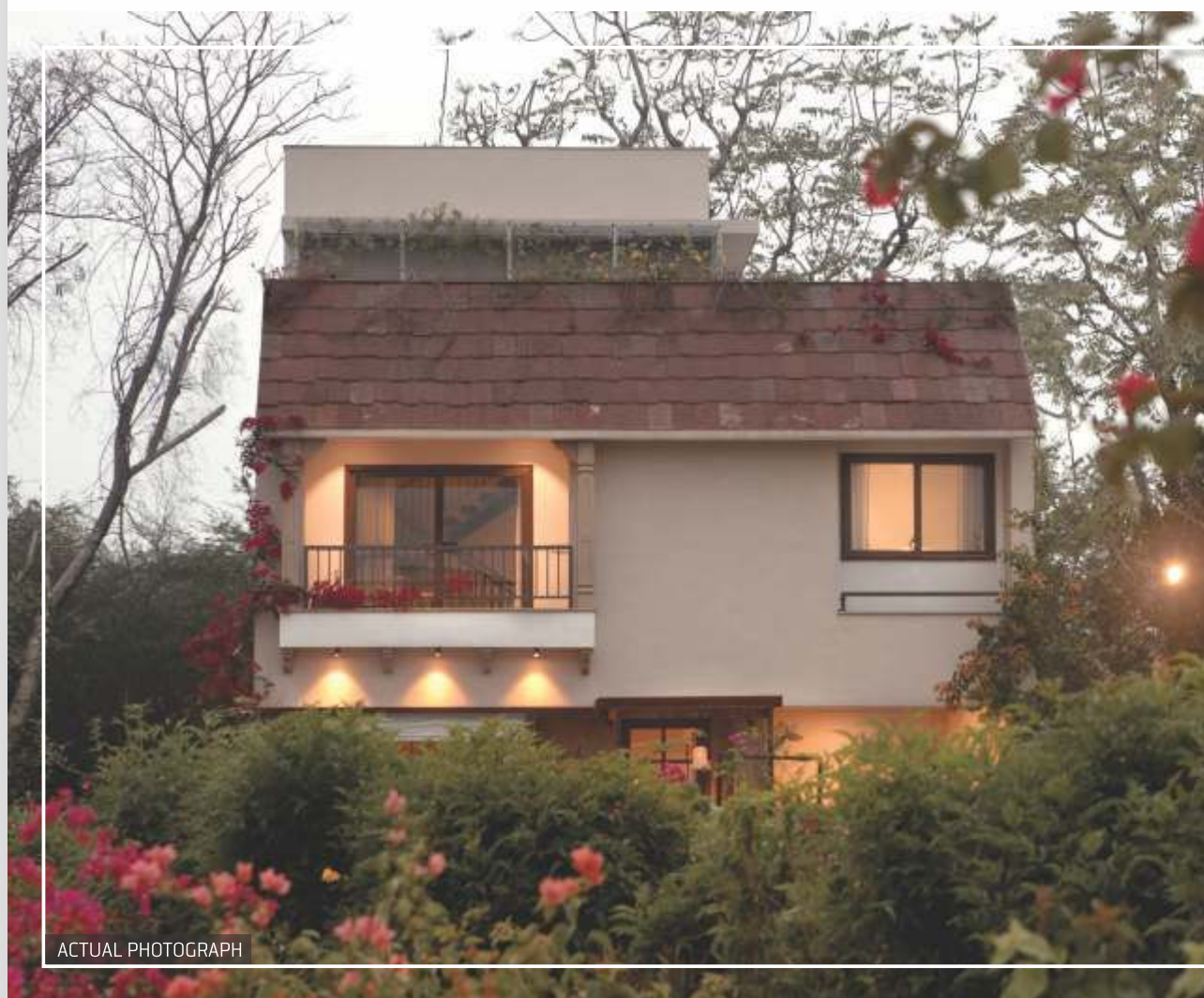
**PRITHVY
SAMSARA**

Location : B-6, Shiv Marg, Banipark, Jaipur
Units : 3 | 4 | 5 BR Simplexes & Penthouses
Unit Area : 2584-6495 Sq.ft. SBUA
Price : on request

CALL : 93512 27117
WEB : WWW.PRITHVY.IN



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ACTUAL PHOTOGRAPH

IT'S NOT A VILLA IT'S A PIECE OF PARADISE.

LUXURY PRIVATE VILLAS
AMIDST DENSE GREENS

BLEND IN NATURE, CHERISH PEACE FOR A LIFETIME

Vanashraya is truly beyond ordinary. It is one of a kind offering that stretches the limit of real estate in traditional sense. Meticulously planned and built with great detailing, it is not a run of a mill villa offering. Vanashraya is designed for the elite that seek more than square feet. Enveloped in the Jhalana forest adjoining the prestigious palm court colony, it is a limited edition offering that houses modern amenities in a pollution free surrounding. It is a sanctuary of peace, nature and luxury.

EXPLORE VANASHRAYA IN REAL



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

5 REASONS WHY VANSHRAYA ?



**30 UNITS IN
13393 SQ. MTR.**



**ONLY 6.5 KM
FROM WTP**



**AMIDST THE GREEN
LUNGS OF FOREST**



**40' ROAD WITH
DENSE PLANTATION**



**POLLUTION FREE
SELF SUSTAINABLE**



ACTUAL PHOTOGRAPH

वनाश्रय

Location : Near Shooting Range, Jagatpura, Jaipur
Unit Type : 4 | 5 BR Villas
Unit Area : 161-430 Sq. Yards
Price : 4.50 Cr. Onwards*

CALL : 95099 18099
WEB : WWW.VANASHRAYA.COM



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*PRICES ARE INDICATIVE. FOR THE FINAL QUOTE CONTACT DEVELOPER.

LIVING STONE PROJECTS

D 15, Ganesh Marg, Bapu Nagar, Jaipur-302015 | www.rera.rajasthan.gov.in | Rera No. RAJ/P/2019/1143, 2022/1839

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