



KIAN

where luxury feels like care

HERITAGE MEETS CONTEMPORARY ELEGANCE

Drawing from Jaipur's architectural vocabulary, the project reinterprets heritage through a contemporary design language. Arched forms, layered facades, balanced proportions, material warmth, and controlled natural light are expressed with cleaner lines and a more refined spatial approach.



BRAND STORY

Most developers build for the moment you walk in. Kian builds for every moment after.

We are a real estate developer built around a simple but uncommon idea, that the people who use our spaces should always feel like it was built for them.

Every project we take on is shaped by two commitments we refuse to choose between, uncompromising standards and genuine customer care. One ensures that everything is done right, the other ensures that it feels right.

Our work is not measured by how many projects we deliver, but by how many people feel, years later, that choosing Kian was one of the best decisions they ever made.

That is the Kian promise.

Where luxury finally feels like care.

Design Thinking

At Kian, nothing is treated as an afterthought.

Intuitive, not just
impressive

Materials chosen
to age well

Systems built to
perform over time



PROJECT CONCEPT

Located at Moti Dungri Circle, Jaipur, the project brings together the ease of a well-connected address with the comfort of a thoughtfully planned living environment. Surrounded by some of the city's most established landmarks, healthcare, retail, and everyday conveniences, it allows life to remain effortlessly connected while still feeling calm, private, and composed.

Designed around a low-density planning approach, the residences are shaped to maximise openness, natural light, ventilation, and privacy. Expansive balconies, landscaped transitions, and sky-level amenities create a seamless relationship between indoor and outdoor spaces, allowing everyday living to feel lighter, quieter, and more open.



Every aspect of the development has been planned with clarity and attention to detail from spatial organisation and circulation to comfort, security, and long-term functionality. Wellness spaces, concierge services, integrated management systems, and thoughtfully curated amenities work together to create an experience that feels smooth, dependable, and easy to live with over time.

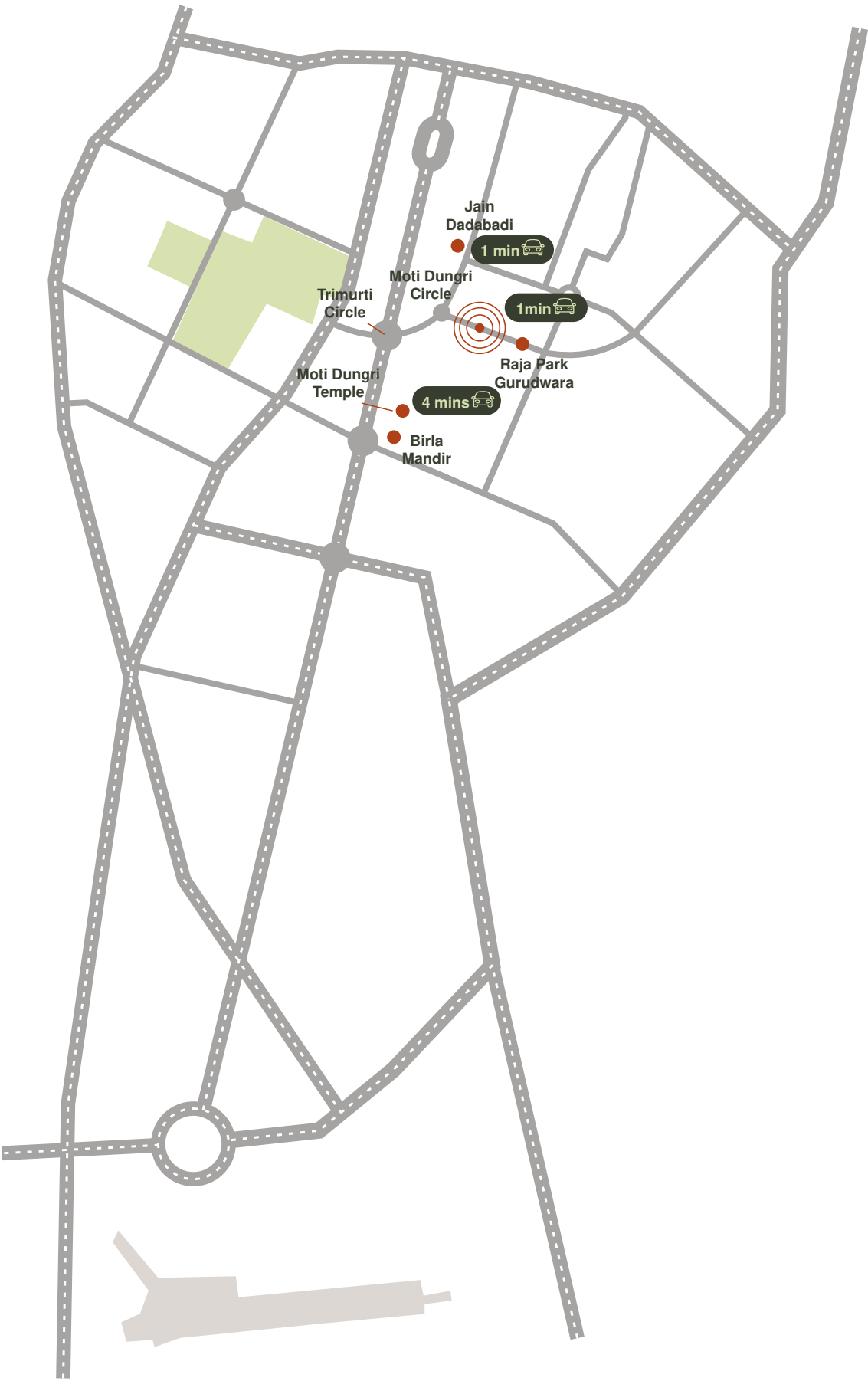
With a limited number of residences, the project offers something increasingly rare in urban living, the feeling of having space, privacy, and care built into everyday life. A home designed not just to impress in the moment, but to continue feeling right for years to come.



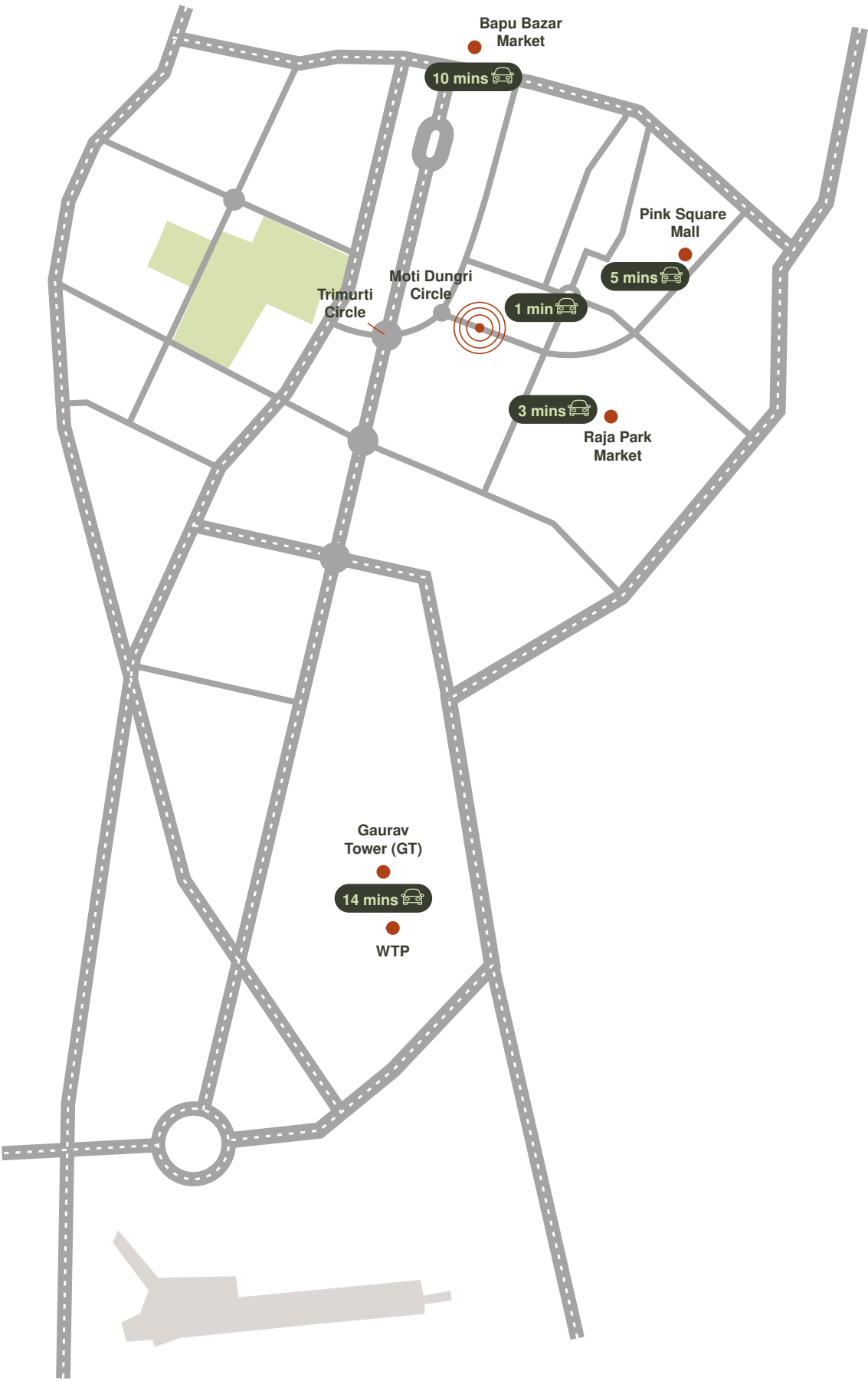
SEAMLESS CONNECTIVITY AT YOUR FINGERTIPS



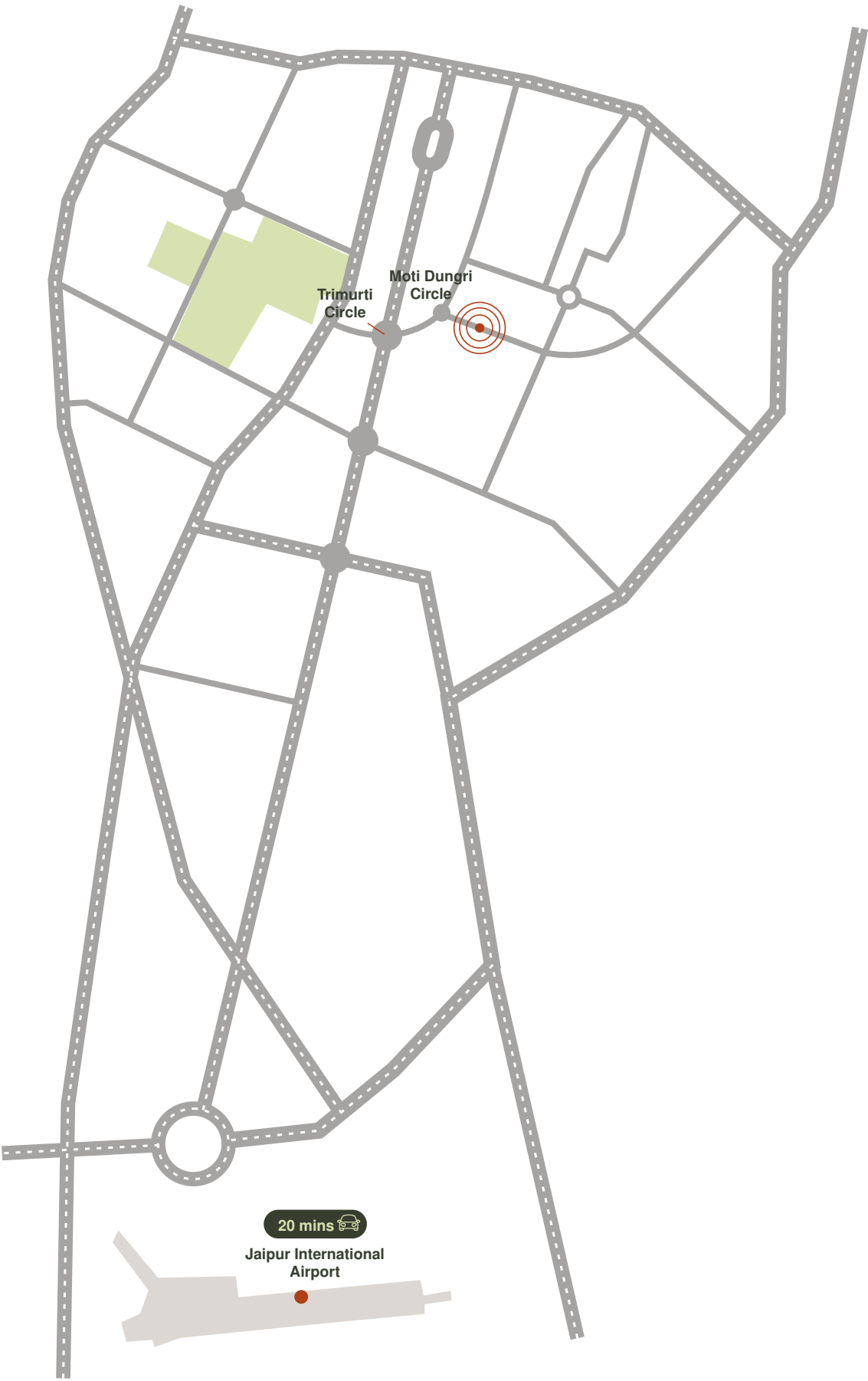
Places of Worship nearby



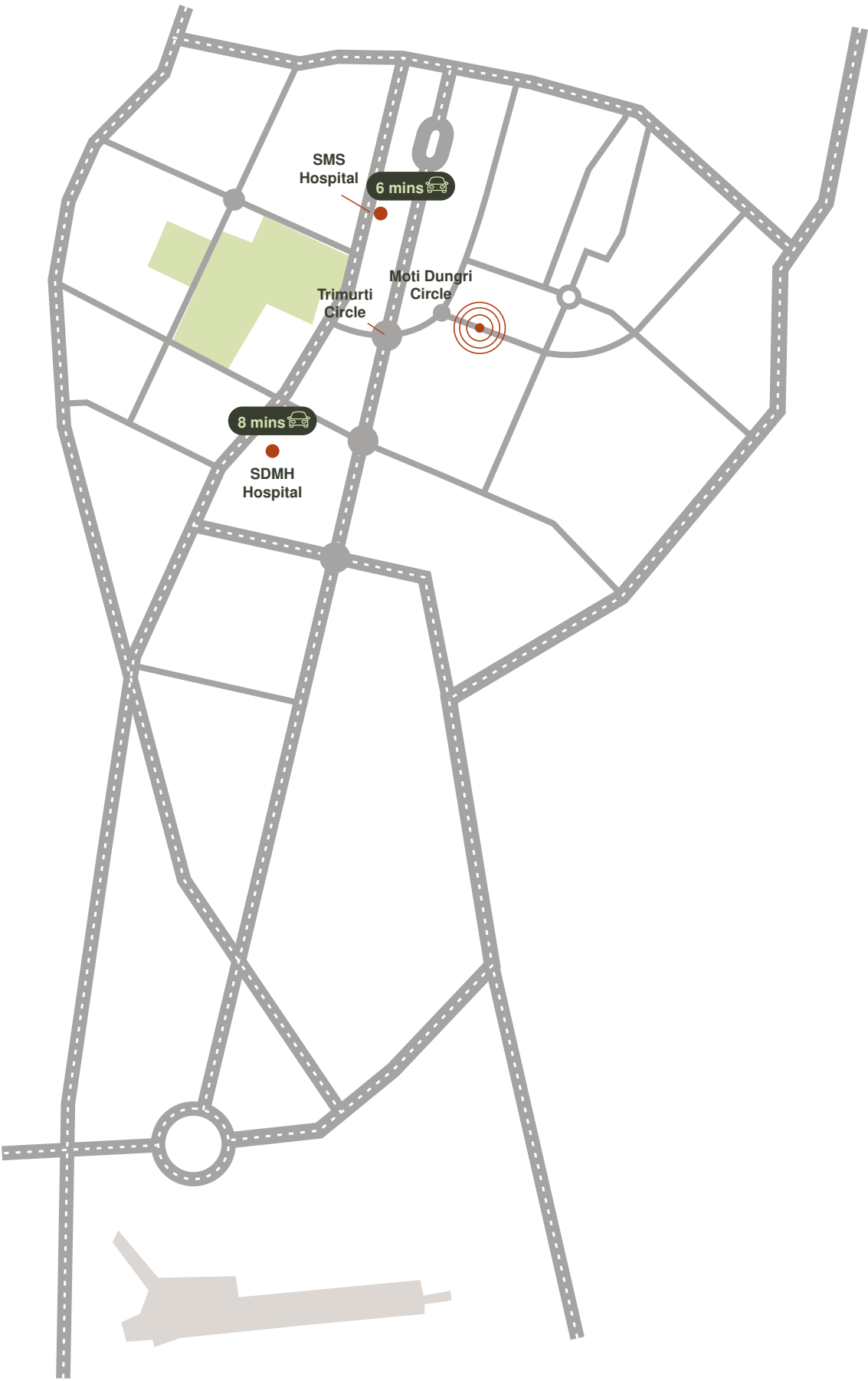
Connectivity to Shopping Hubs



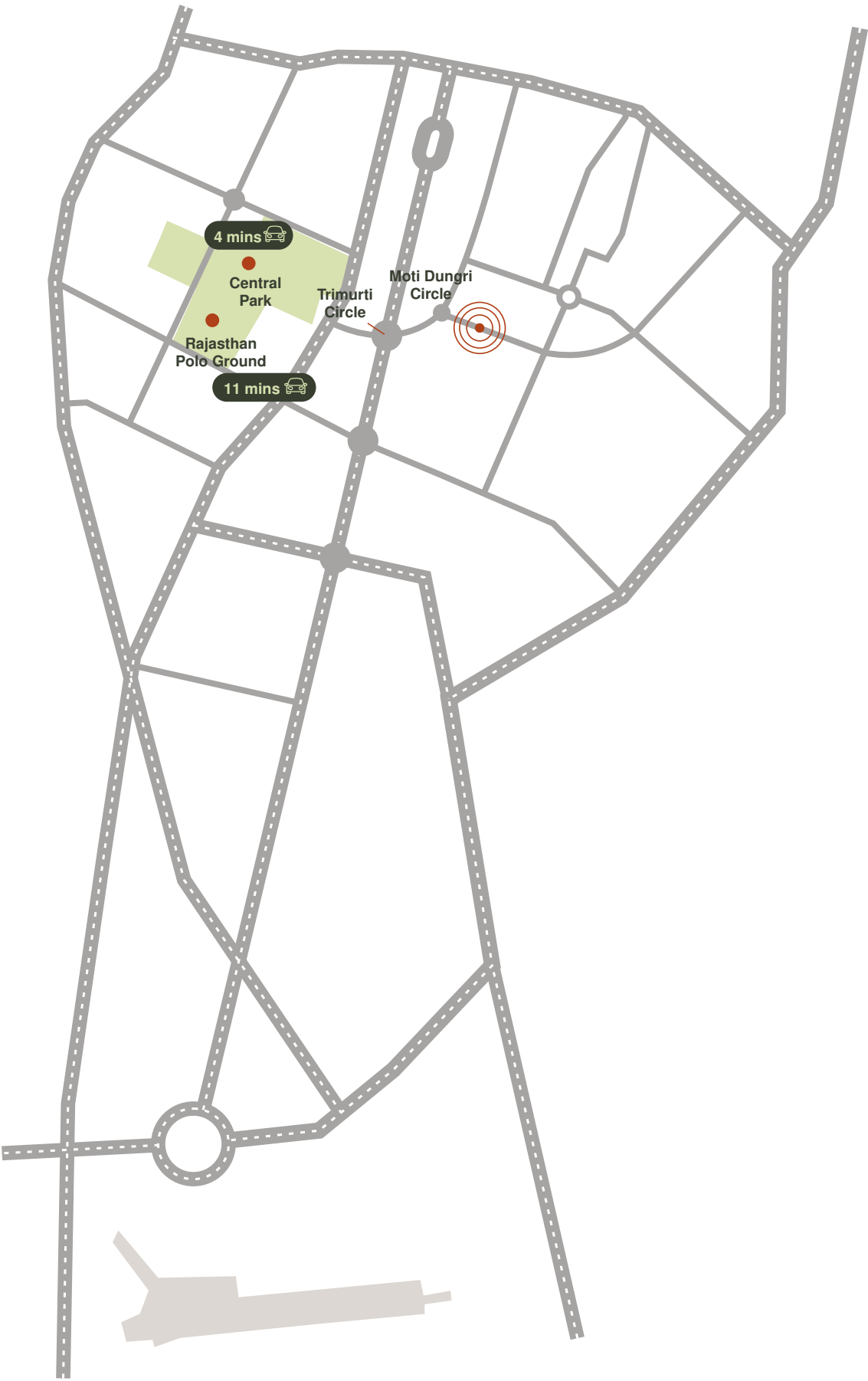
Connectivity to Airport



Medical Facilities in the Vicinity

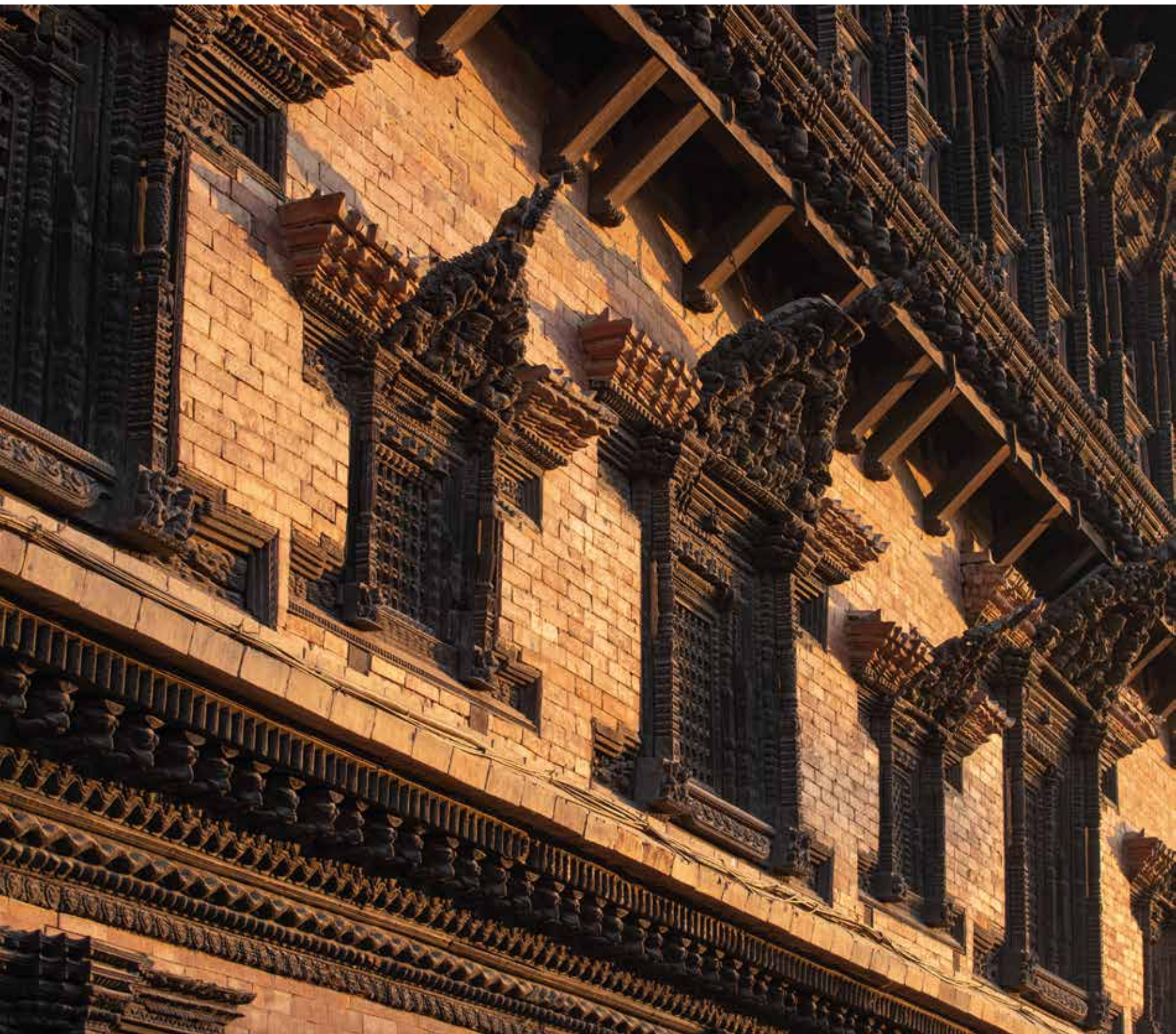


Green Retreats



WHERE HERITAGE MEETS MODERN LIVING

Drawing from Jaipur's architectural vocabulary, the project reinterprets heritage through a contemporary design language. Arched forms, layered facades, balanced proportions, material warmth, and controlled natural light are expressed with cleaner lines and a more refined spatial approach.





The architecture is shaped around openness, low-density planning, and seamless indoor-outdoor transitions, creating residences that feel expansive, private, and naturally connected to their surroundings. Every element from facade articulation to spatial flow has been designed to balance visual character with everyday functionality.

THE ULTIMATE TERRACE RETREAT

From Infinity Pool to Sky Garden



1. Breathtaking Infinity Pool

- Panoramic views of the majestic Aravalli ranges.
- Overlooks the historic Nahargarh and Moti Dungri forts.
- A serene escape for relaxation and rejuvenation.

2. Scenic Walking Track

- Around 300 meter long walking track through a terraced landscape.
- Designed to harmonize movement with nature.



3. Wellness & Fitness Enhancements

- Outdoor Yoga & Meditation Deck
- Wooden flooring with shaded structures.
- Ideal for mindfulness, yoga, and meditation practices.



- Perfect for community movie nights under the stars.
- BBQ Counter
- Exclusive grilling station for live cooking and private celebrations.

4. Social & Leisure Spaces

- Luxury Lounge
- Cozy seating for intimate evening gatherings.
- Outdoor Movie Screening Zone
- Open-air cinema with a high-definition projector and plush seating.



6. Nature & Tranquility Enhancements

- Sky Garden with Seating Pods
- Shaded seating pods surrounded by lush greenery.

5. Family & Entertainment Areas

- Children's Play Zone
- Nature-inspired play area with soft flooring.
- Engaging climbing structures and sensory play elements for children.



CLUB & AMENITIES

Grand banquet Hall

A luxurious venue for elegant celebrations.

Open Multi Court

Play amidst landscaped greens.

Business Centre

A modern workspace for meetings and productivity.

Sky garden & Sky Walk

More than 300-meter-long thoughtfully designed walking track winding through a beautifully terraced landscape.



Crèche & Kids' Play Area

A safe and engaging space designed for children's learning and recreation.

Terrace Swimming Pool

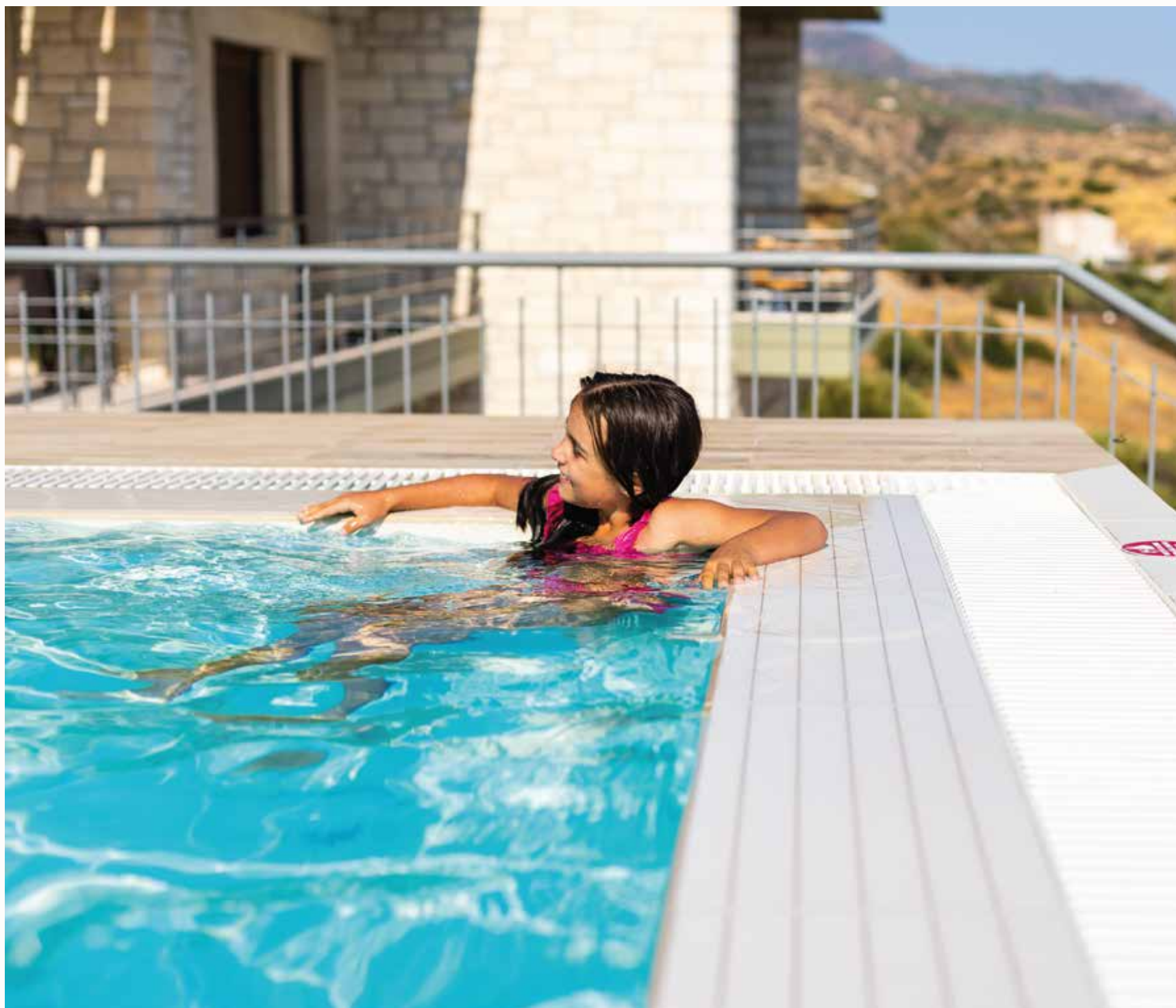
Unwind in the midst of nature with panoramic, breathtaking views of the majestic Aravalli ranges.

Card Room & Indoor Games

Enjoy card games and indoor sports.

Multipurpose Gym & Activity Area

Gym, yoga studio, TT & Pool Table, and an indoor play zone for endless activities.



THE 4-TIER SECURITY FEATURES



*Visitor Authentication &
Digital Entry*



*Security Guard
Verification & Approval*



*Surveillance &
Access Control*



*Emergency &
Incident Response*



SECURITY & CONVENIENCE

Smart Security Services

Advanced systems with app-based control for a secure living experience.

Spacious Parking

Ample parking space with EV fast charging available.

Concierge Services

A dedicated team to assist your conveniences.

24/7 Management Support

Always at your service to address any resident needs.

Access-Control Lifts

Secure, card-based lift systems ensuring privacy and safety.



WORLD-CLASS EXPERTISE



Shobhan Kothari

ADND

Helming the 'ADND' Life, the endeavours at the design consortium rest on the sheer balance of contrasts between a Thinker and an Artist; with their diametrically varying takes on life and creativity.

Notable Projects:

- Lodha Primo, Bombay
- Lodha Crown, Mumbai
- Lodha Clariant, Mumbai



Anand Menon

essentia[®]

Essentia Environments embodies global refinement and indigenous design sensibilities, merging contemporary and classic styles to prioritize the preferences of clients.

Notable Projects:

- Apartment Magnolias
- Gurugram, Suncity, Gurugram
- Elan-the Presidential, Gurugram
- Ramprastha Office, Gurugram



Haradesh Chawla



Monica Chawla



Sam SJ



CK Lee



SAM SJ and CK LEE are Singapore based landscape architects with more than 18 years of international experience. They have been involved in diverse developments including residential, commercial, mixed use, master planning, hotels and resorts that span across Singapore, Malaysia, China, India, Vietnam, Sri Lanka, Maldives and other countries.

Notable Projects:

- Shangri-La
- Taj
- Hyatt
- JW Marriott



YOUR FUTURE HOME AWAITS

Discover a thoughtfully designed living experience in one of Jaipur's most sought-after locations. This high-end apartment project promises to deliver a haven of comfort, style, and sophistication.



A HOME DESIGNED WITH THOUGHTFUL PRIVACY

- Apartments open on three sides, offering enhanced privacy and exclusivity.
- Natural sunlight and fresh air flow freely, creating a bright and serene living environment.
- A dual-tower concept featuring two dedicated elevators serving only 3-4 residences, complemented by a separate service elevator.



DEDICATED ENTRY TO SERVANT QUARTERS

- **Privacy & Convenience** – Ensures residents' privacy with dedicated staff access.
- **Luxury & Functionality** – Exclusivity and operational ease while offering comfort and dignity to staff.



EXCLUSIVE LOW-DENSITY LIVING

With only 59 residences spread across approximately an acre, enjoy a spacious, serene, and uncluttered living experience.

- **Expansive Balcony** – Seamlessly extend your living space with open-air balcony view.
- **Ample Parking** – 3 Level basement parking ensures secure and hassle-free vehicle management.
- **Grand Reception & Spacious Corridors** – An elegant welcome with wide corridors for smooth movement.





TRANQUILITY THROUGH CUTTING-EDGE DESIGN

- Sound-reducing design ensures a peaceful living space.
- Premium DGU windows block external noise, creating a calm and quiet home.

A LIFESTYLE ROOTED IN HERITAGE AND MODERNITY

- Proximity to iconic cultural landmarks like Moti Dungri Fort and Dada Badi.
- Offers the perfect blend of Jaipur's heritage and contemporary living.



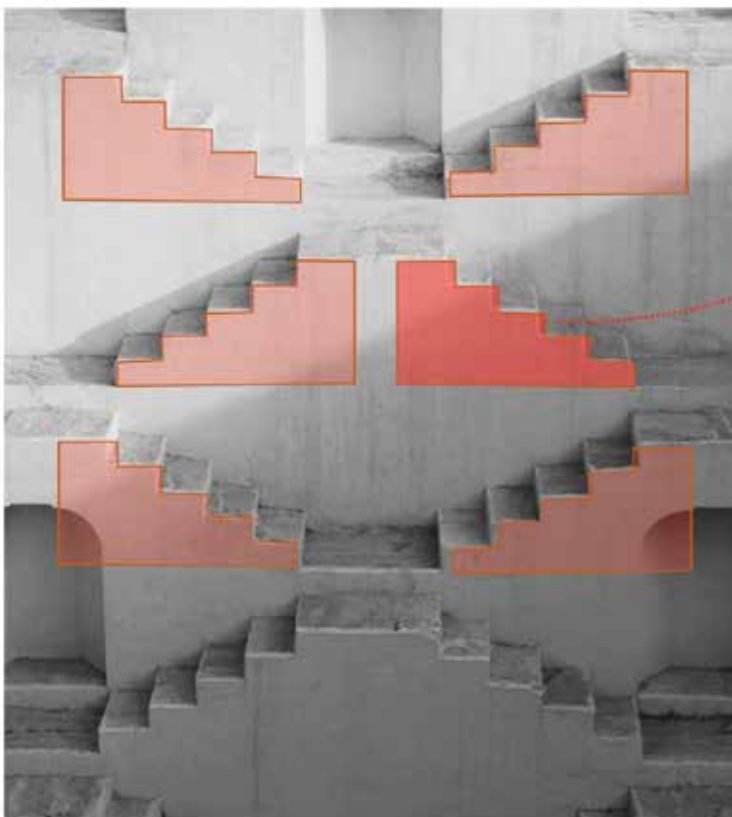
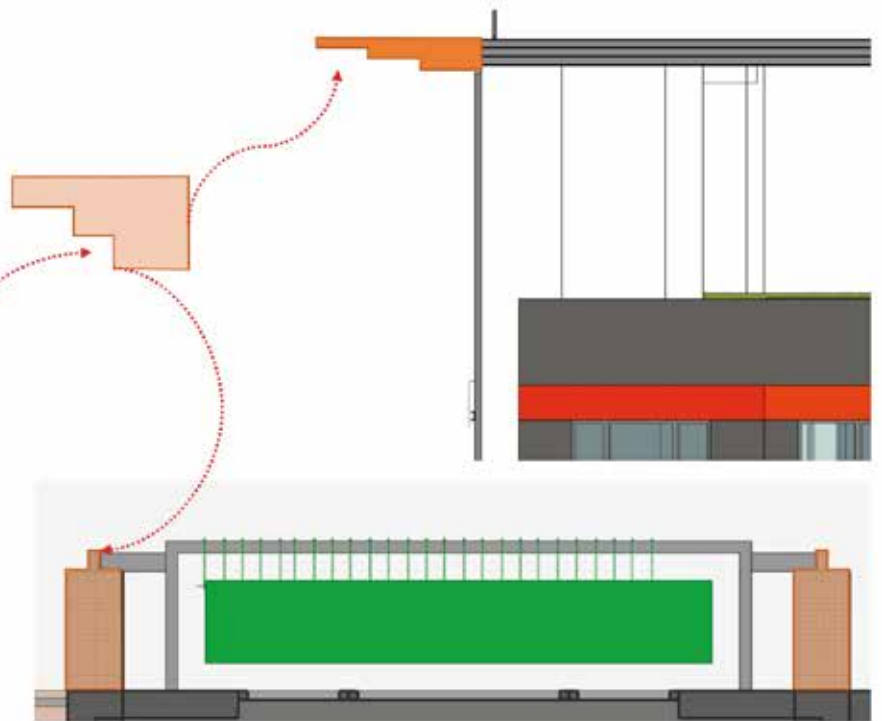
DESIGN PHILOSOPHY

The architectural approach is rooted in reinterpretation where Jaipur's historic design vocabulary is translated into a more contemporary and refined built expression. Rather than replicating traditional motifs, the design draws from the city's materiality, geometry, spatial rhythm, and climatic responsiveness to create an architecture that feels contextual yet distinctly modern.



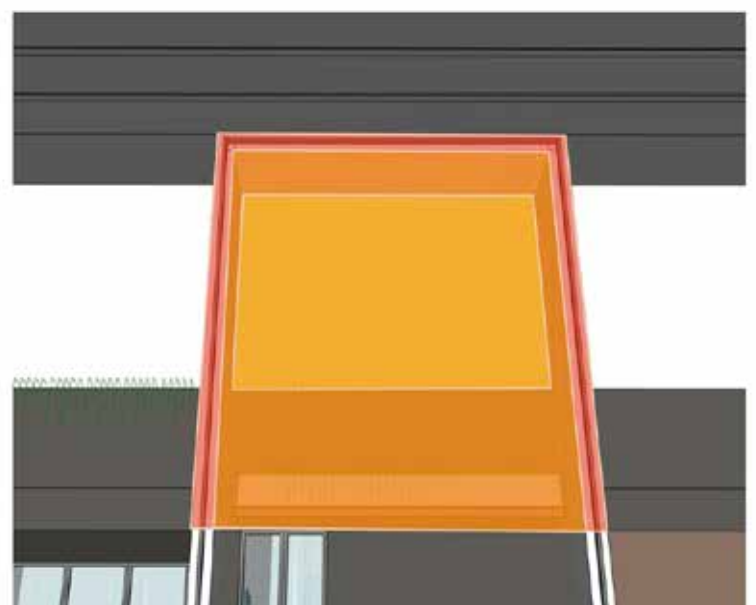
A key influence within this language is the stepped geometry seen in Jaipur's historic baoris and stairwells. Reimagined through facade articulation, profile detailing, transitional elements, and volumetric layering, these staggered forms introduce depth, rhythm, and visual continuity across the architectural experience.

Staggering stepwell



The staggering pattern from the step well is used as design element and incorporated as canopy section and column profile

Staggering stepwell



The staggering plan of the step well is replicated in the façade portal.



Thoughtfully shaped around both heritage and modern living, the project offers a way of life designed to be experienced, valued, and carried forward across generations.

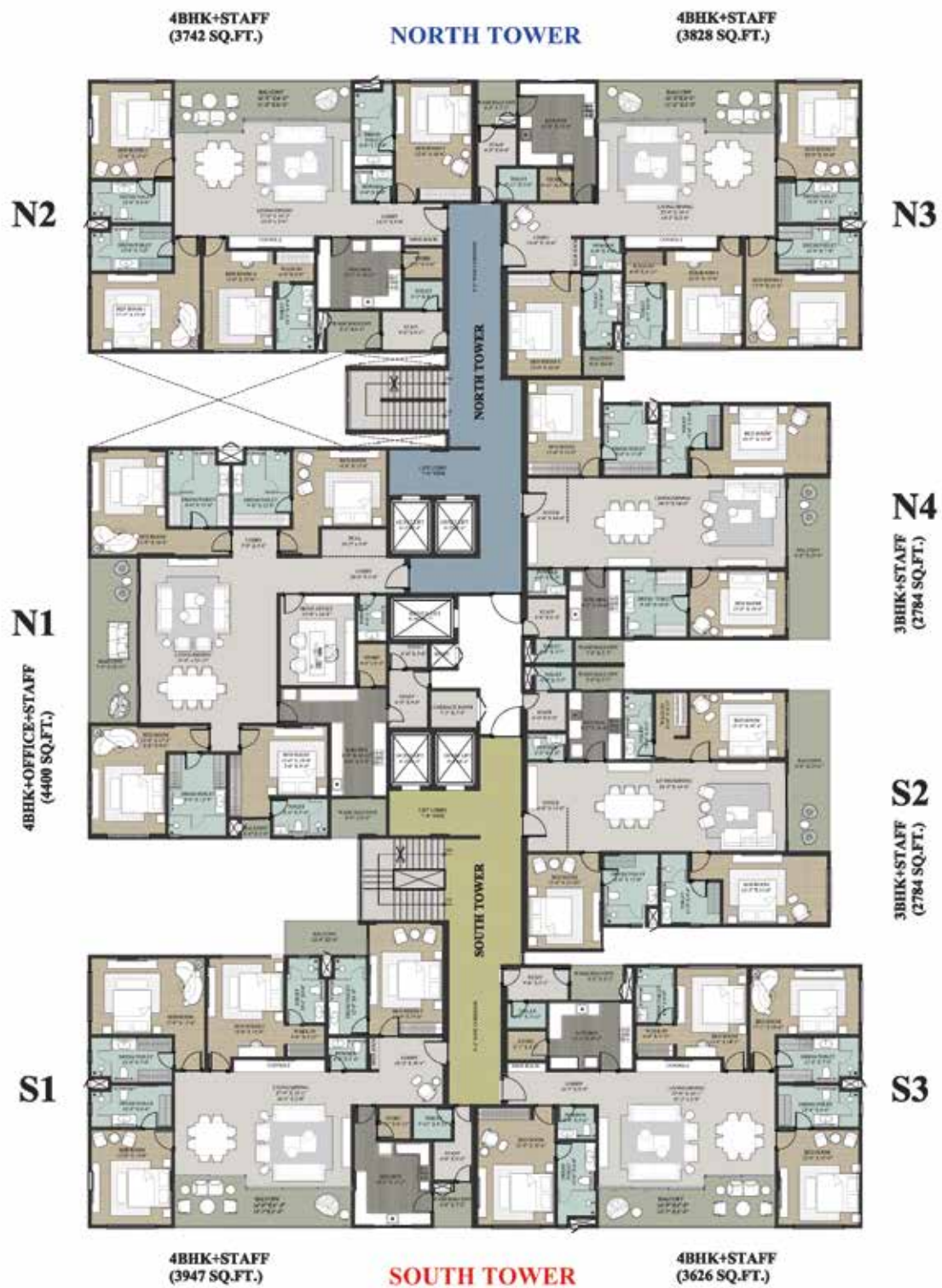
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Master Plan

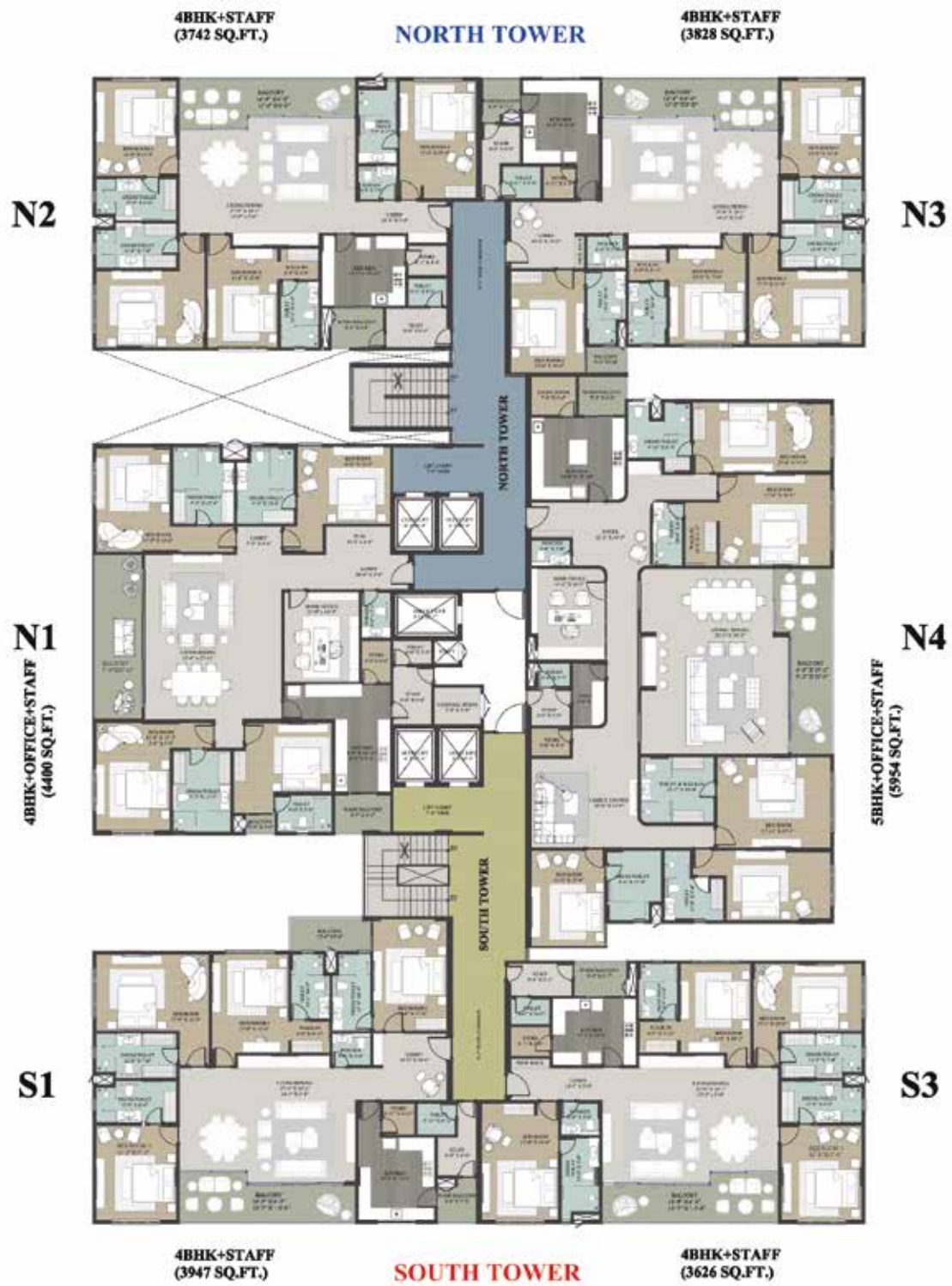
Floor 2-6



GOVIND MARG

Master Plan

Floor 7-10

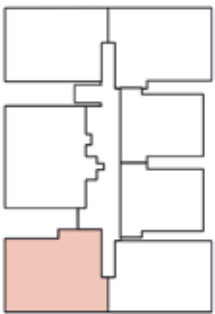


GOVIND MARG

UNIT TYPE S1

4BHK + STAFF

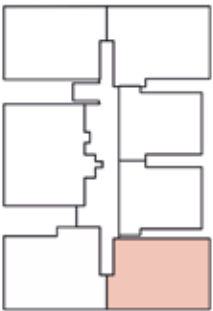
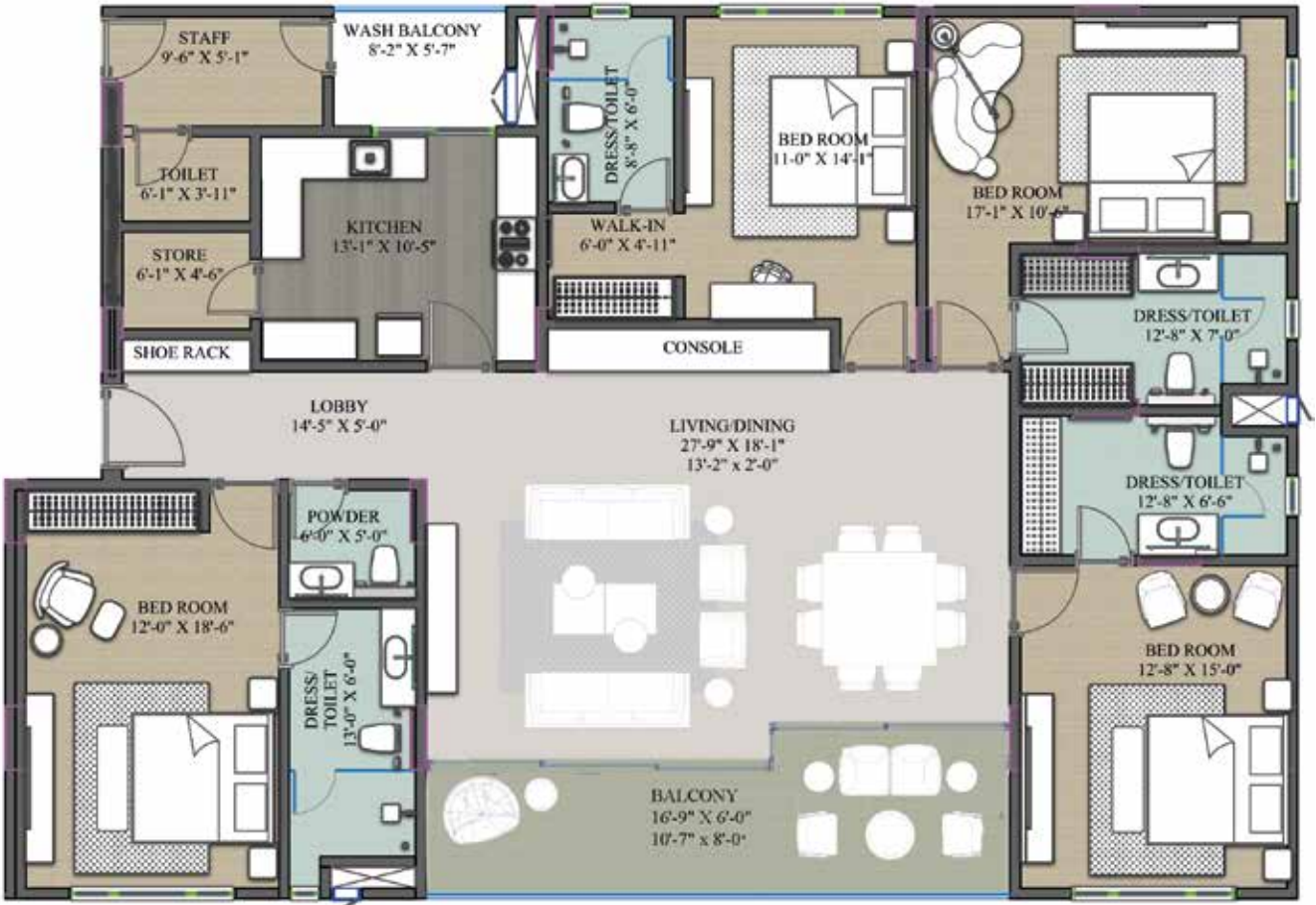
3947.00 SQ.FT.



UNIT TYPE S3

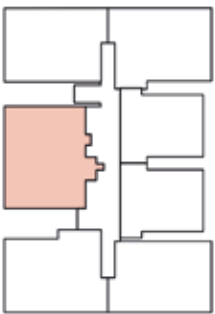
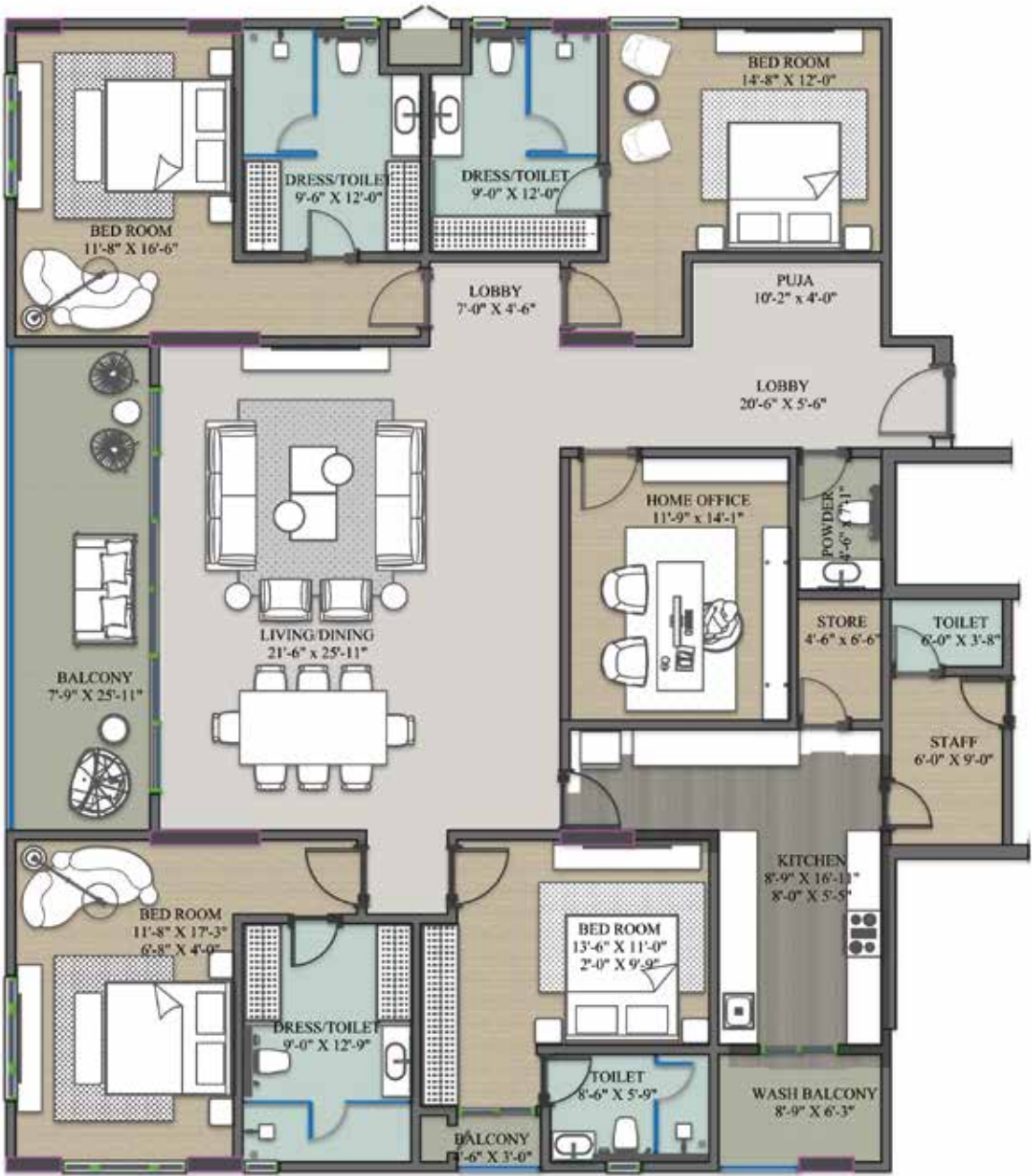
4BHK + STAFF

3626.00 SQ.FT.



UNIT TYPE N1

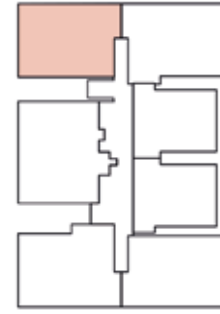
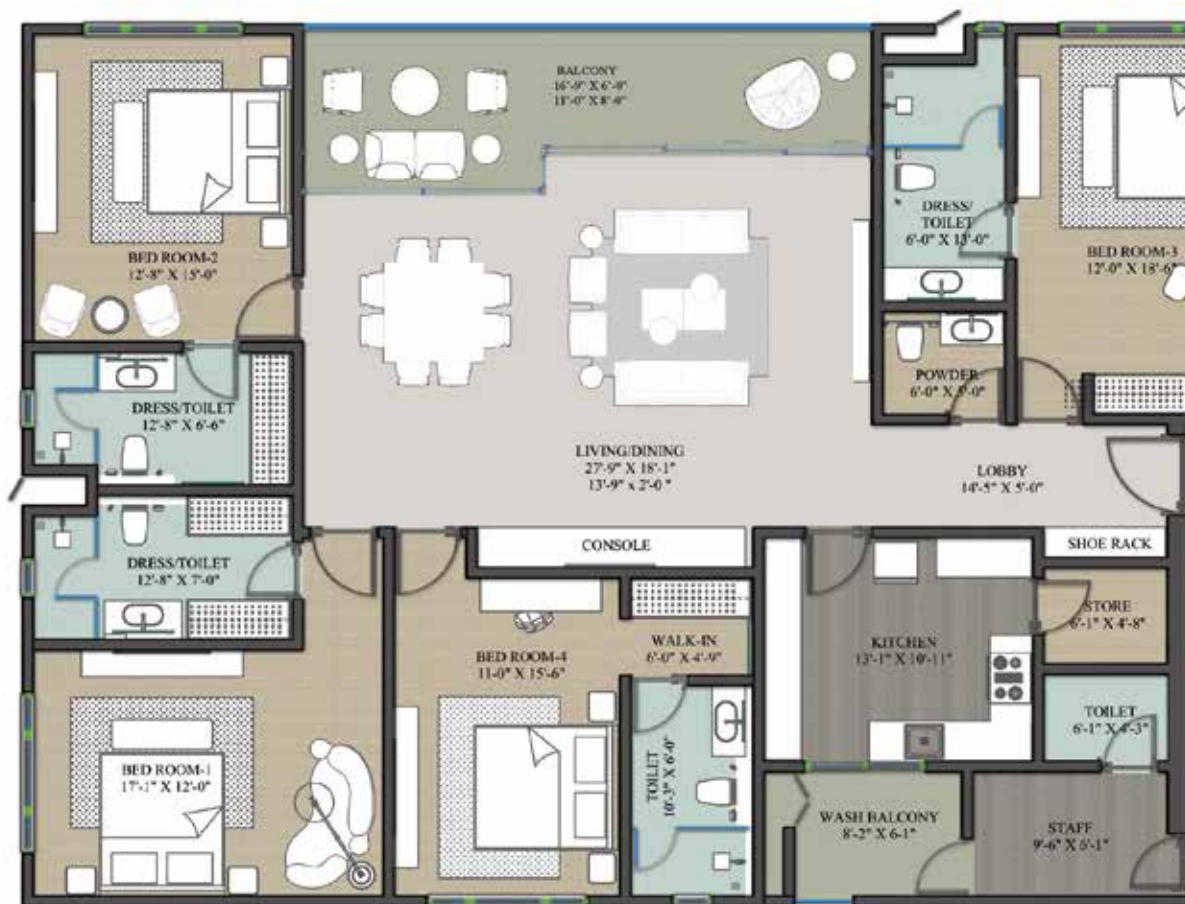
4BHK + OFFICE + STAFF
4400.00 SQ.FT.



UNIT TYPE N2

4BHK + STAFF

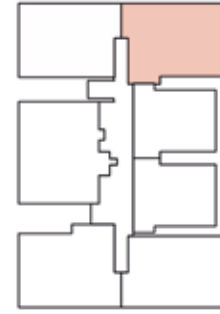
3742.00 SQ.FT.



UNIT TYPE N3

4BHK + STAFF

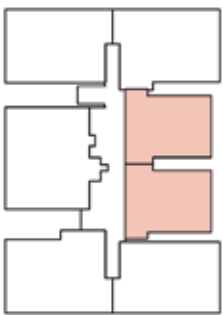
3828.00 SQ.FT.



UNIT TYPE N4

3BHK + STAFF

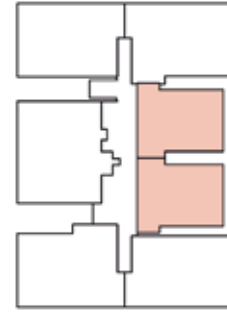
2784.00 SQ.FT.



UNIT TYPE N4

5BHK + OFFICE+ STAFF

5954.00 SQ.FT.





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