



NIRMAAN'S
SPLANDE
PREMIUM



**3 BHK INDEPENDENT LUXURY
FLOORS WITH LIFT**

....

Luxury at Every Corner

NIRMAAN'S SPLANDE PREMIUM, DREAM HOME

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Your dream aboard is your own space where you & your loved one's reside in peace and harmony with Luxury & World class amenities. We have created and designed Your dream home with the best furnishing, fittings and other amenities. Your home is not a mixture of doors and tiles but of huge space and ventilation. We create your dream home the way you want it.



YOUR SECURITY, OUR PRIORITY

A host of amenities at Nirmaan's Splande Premium will make your stay a pleasurable experience. Nirmaan's Splande Premium offers you a home that you always desired to dwell in. All basic amenities at a short distance.

Step into the world of tranquillity that's well-connected, brilliantly designed and facilitated with every form of luxury.

For us(Nirmaan Builder & Promoters) at Nirmaan's Splande Premium, your security is priority. From Luxury to an Environment friendly living, we are offering 3-Tier Security with having Fully Gated township, CCTV surveillance, 24x7 Guard Security.

On Entry gate of your premium apartment, we are offering Keyless entry with card system etc. With Luxury at every corner we have tried to add security features like never before in the region.

Experience abundance of luxury with High security and green living at Nirmaan's Splande Premium, Zirakpur



SPACE THAT WE LEAVE FOR YOU TO DEFINE



A place where a soul experience harmony with divine serenity and tranquility. We understand that Your home is the most comfortable place to live in the whole world.

To meet an exorbitant lifestyle, we have gathered the best furnishings, fings and upholstery along with the best hues and shades for your dream home that brings the experience of comfort & Luxury all together.



Technical Specifications

MASTER BEDROOM & OTHER ROOMS



- Long lasting Emulsion Walls
- Branded UPVC Windows
- Vitrified / Ceramic Tiles
- Secure Mortise Locks
- Premium Modular Switches
- Copper Wiring for AC

WASHROOM / BATHROOMS



- Anti-Skid Tiles
- Designer Tiles
- Flush Doors
- Secure Mortise Locks
- Premium Modular Switches
- Branded Bath Fittings
- Internal Branded CPVC Fittings

KITCHEN



- Modular Kitchen
- Granite Counter Top
- Double Bowl SS Sink
- Branded Faucet
- Provision for RO
- Premium Modular Switches

STANDARD FEATURES



- Power Backup
- Electric Wiring
- Both side open Flat
- Cooking Gas Pipe Line
- Earthquake Resistant Structure

SPLENDED SPACIOUS & SPECTACULAR LIVING



Designed to create a lifestyle unlike any other, Nirmaan'Splande Premium 3BHK spacious homes offer a life that is enhanced by feelings of relaxation and efficiency, glamour and exclusivity. Surrounded by nature, along with the finest attention to details will envelop and delight your senses. It is a perfect place to enjoy a luxurious living.



*Bringing to You the Most eco-friendly & energy efficient luxury homes.
Our lush & green residencies are beautifully crafted and designed with exceptional standards in an environment responsible way. With the efficient use of energy and water, our idea is to boost the overall quality of Life with Luxurious Life style.*



SPLENDID CLUB HOUSE AMENITIES

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Club House &
Ultra Modern Gym



Indoor
Swimming Pool



Private Movie Zone



Indoor Kids Playing Area



Well Stocked Library



Space for Restaurant



Banquet Hall



Open Terrace Lounge

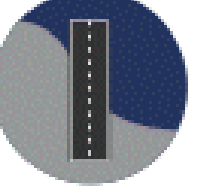
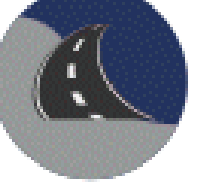
SITE PLAN

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NIRMAAN SPLANDE
PREMIUM

#AMENITIES & UNMATCHED FEATURES

- | | | |
|---|---|---|
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24X7 GATED
SECURED SECURITY | 
2.5 ACRES OF
OPEN AREA | 
AMPLE
CAR PARKING |
| 
EARTHQUAKE RESISTANT
RCC STRUCTURE
APPROVED BY PEC | 
LIFTS IN
EACH TOWER | 
BETTER INDOOR
AIR QUALITY |
| 
DAILY
NEED SHOPS | 
ULTRA MODERN
CLUB HOUSE | 
66 FT.
WIDE ROAD |
| 
BOTH SIDE
OPEN APATMENT | 
76FT. GRAND
ENTRANCE | 
PRIME LOCATION
/ NH-7 HIGHWAY |

An Ideal Location For Living

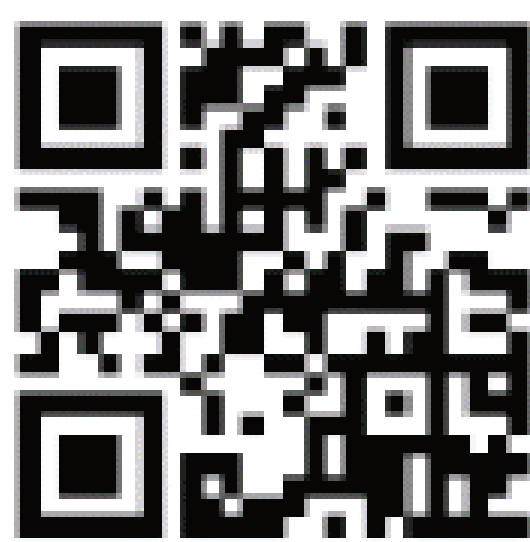


KEY DISTANCE

		INTL. AIRPORT 10 MIN.			CHHATBIR ZOO 05 MIN.			ELANTE MALL 10 MIN.			BUS STAND 03 MIN.
		PKL GOLF COURSE 15 MIN.			CHD RAILWAY ST 15 MIN.			WALL MART. 10 MIN.			HOSPITAL 05 MIN.
		COLLEGES 02 MIN.			SCHOOLS 03 MIN.			McDonald/KFC. 05 MIN.			SPORTS ACADEMY 0 MIN.

Project Location : Nirmaan's Splande Premium,
Opposite. Chimney Heights, Patiala Highway
near Aerocity, Zirakpur (Punjab) - 140603

Website: www.nirmaanbuilder.com



Scan for Project Location

Disclaimer : The Brochure is purely conceptual and not a legal offering. Further the promoters/architects reserve the right to add/delete any details /features/Specifications/elevation mentioned it so warranted by the circumstances. Map not to scale. images are used for illustration purpose only