

Rera No: HRERA-PKL-JJR-69-2018  
License No. 11 of 2018 Dated 06.02.2018



THE GRAND

PLOTS • VILLAS • FLOORS



*The Grand Villas*

# Luxury Living in Bahadurgarh

Bahadurgarh, also known as “Gateway to Haryana”,  
is well connected through rail and road network  
to the National Capital of Delhi and adjoining NCR areas.

The city was founded by Mughal Emperor Alamgir II,  
its beauty lies in its culture and character.

Today Bahadurgarh hosts many well-known industries  
and is well on its way to become  
a city that is pegged to be second Gurgaon.

## Luxury Redefined @ Forteasia The Grand

Forteasia The Grand promises you a supreme lifestyle.  
Every corner will remind you of heaven on earth and serene living.

Forteasia The Grand caters to every need you can imagine.

## About Forteasia The Grand

The Grand is breath of fresh air in this chaotic world.

Beautifully landscaped gardens fulfill the needs  
of the elderly as well as children.

An upscale integrated township offering Villas, Floors and  
Plots – Forteasia The Grand is pleasant fusion of luxury with nature.

Chirping of the birds, chattering of the children  
and jogging trails with nature will be a daily routine for all.

## Villa Life @ The Grand Unbelievably Affordable

Now you too can live the villa life.  
Forteasia The Grand brings to you independent Villas  
starting at a price that can buy you a flat or floor.  
The joy of living in entirely your owned space.  
Come experience the bliss.





EXOTIC LIVING AT IT'S BEST



Artistic Impression



# UNIT PLANS



## GROUND FLOOR

BEDROOM 1	:	11'-9" x 10'-2"
BEDROOM 2	:	11'-9" x 12'-0"
KITCHEN	:	9'-6" x 6'-0"
DRAWING/DINING	:	11'-0" x 10'-7 1/2"
SHAFT	:	3'-0" x 4'-10 1/2"
TOILET 1	:	4'-0" x 8'-0"
TOILET 2	:	6'-0" x 4'-6"

Total Built-up area of Ground Floor : 700.41 Sq. Ft.  
Total Carpet area of Ground Floor : 600 Sq. Ft.

## FIRST FLOOR

BEDROOM	:	11'-7" x 12'-0"
TOILET	:	4'-0" x 8'-0"
SHAFT	:	3'-0" x 4'-10 1/2"
BALCONY	:	4'-9" WIDE

Total Built up area of First Floor: 386.75 Sq. Ft.  
Total Carpet area of First Floor : 168.43 Sq. Ft.

## PROJECT- "FORTEASIA THE GRAND", SECTOR-35 BAHADURGARH SPECIFICATIONS OF VILLAS

LIVING, DINING & LOBBY/PASSAGE	Floors Walls Ceiling	Vitrified Tiles Pleasing Shades of OBD Whitewash
BEDROOM	Floor  Walls Ceiling	Vitrified Flooring in Master Bedroom Vitrified Tiles in all Bedrooms Pleasing shades of OBD Whitewash
BALCONIES	Floor Walls Ceiling	Anti-Skid Ceramic Tiles External Paint Finish External Paint Finish
KITCHEN	Walls  Floor Counter CP Fitting Sink	Ceramic tiles upto 2 feet above counter & OBD in balance area Vitrified Ceramic tiles Cheema Pink Granite/ P-White Standard CP Fittings SS Single bowl drain board sink
TOILETS	Walls  Floor CP Fittings Chinaware	Ceramic tiles upto 7 feet height & OBD in remaining Anti- skid Ceramic tiles Standard CP Fittings Hindware or equivalent
DOORS	Internal Entrance Door External Doors & Windows Hardware	Wooden shutters for Window Flush Door  Aluminium/Wooden Standard hardware fittings
ELECTRICAL	Wiring Switches & Sockets	As per ISI Standards As per ISI Standards
MISCELLANEOUS	Staircase	Cheema Pink Granite/ P-White Kota Stone concrete or equivalent



Actual Image



Actual Image



Actual Image



Actual Image





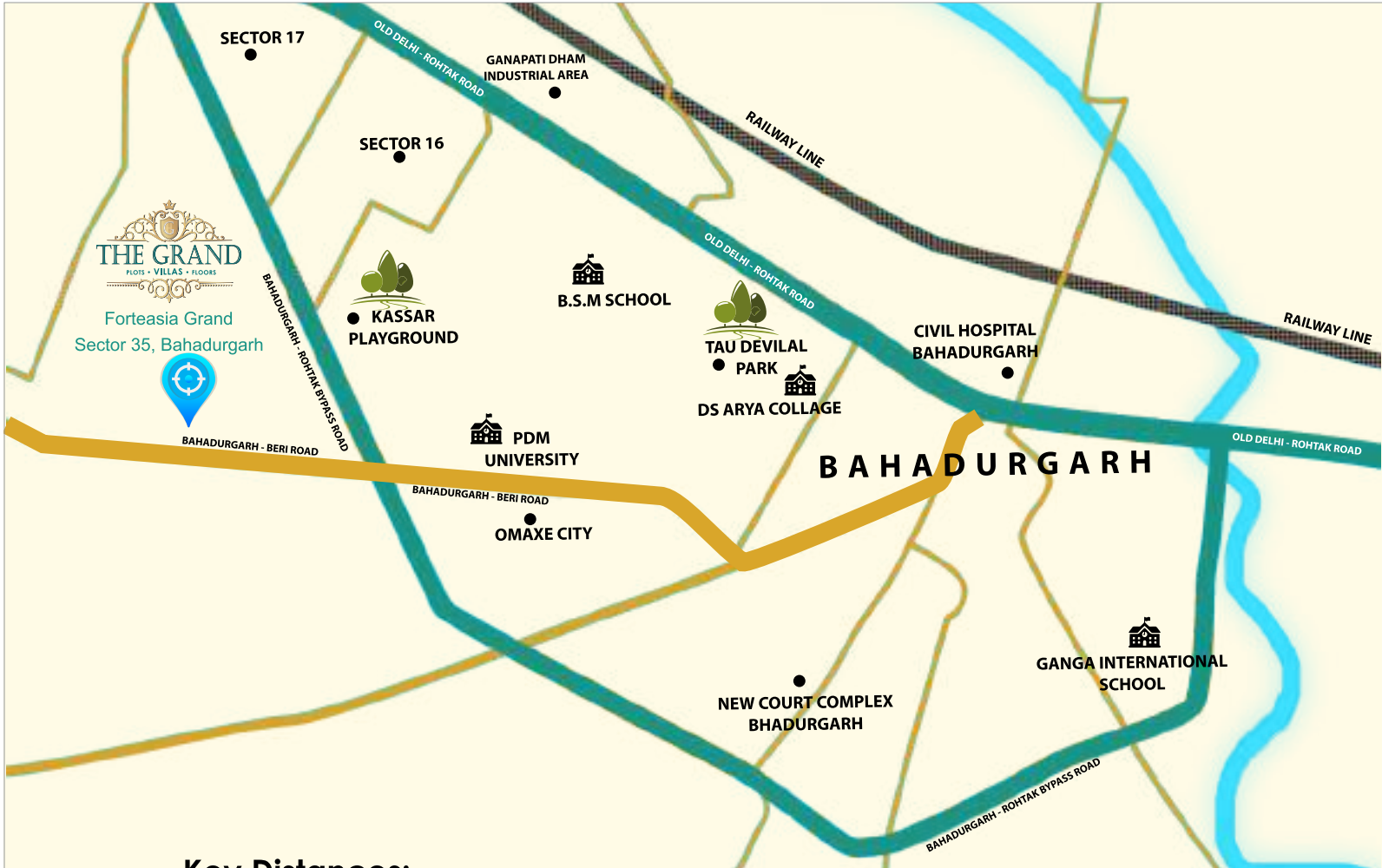
Artistic Impression

# CO-EXISTING WITH NATURE



Artistic Impression





**Key Distances:**

Connaught Place : 36 Kms	Metro Station : 3 Kms	Railway Station : 5 Kms
Punjabi Bagh : 23 Kms	PDM University : 2 Kms	Bus Stand : 4 Kms
Peeragarhi Chowk : 20 Kms	Delhi Border : 7 Kms	Civil Hospital Bahadurgarh : 5 Kms

**Project attractions**

- PM Yojana Benefit • Pollution Free Zone • Green Theme Parks • Badminton Court • Water & Electricity
- Loan Approved • Wide Roads • Jogging Track • Cricket Pitch • 24 Hours Security



**FORTEASIA**

**9821396239, 011-41078899**

**True Villas Developers Private Limited**

Regd. Office: J-221, Sarita Vihar, New Delhi-110076

Site office: Sector-35, Bahadurgarh



**Disclaimer:** This brochure is purely conceptual and is not a legal offering. Further, the Promoters / Architects / Management reserves the right to add/ delete any details / specifications / elevations mentioned above, if so warranted by circumstances.