

ATAM VATIKA

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ATAM VATIKA BY CASA HOMES,
GOLF LINK, MAIN HAMBRAN ROAD,
LUDHIANA

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ONE
ELITE
CIRCLE

Not Just a Residence, an "Icon"

'Atam Vatika' is not merely a residence; it's an iconic landmark that redefines luxury living. With its stunning façade and visionary design, it's a testament to the heights of modern elegance promising not just a home but a legacy.



*Artistic Impression



Infinite Living

*Stock Image

'One Home Per Floor' is not just a statement, it's a testament to unparalleled luxury. Each expansive floor is dedicated to a single, magnificent home, offering you an unrivalled sense of exclusivity and privacy.

A Living Room that Reflects Your Taste for the Finer Things



Step into a living room where elegance and personal style converge. From the plush furnishings to the exquisite art pieces, every detail reflects your appreciation for the finer things in life. It's a space where comfort meets luxury, and your discerning tastes are echoed in every design choice.

*All images are artistic representation



Experience the Intersection of
Luxury and
Functionality.

*Artistic Representation



'Atam vatika', the kitchen and dining transcend their traditional roles. They become spaces where functionality is seamlessly woven with luxury. High-end appliances, elegant finishes, and thoughtful layouts ensure that your culinary and personal retreats are as luxurious as they are practical.

*All images are artistic representation



A Private Oasis with Premium Fittings

Experience the epitome of luxury in your bathroom, Outfitted with top-tier branded fittings, each detail reflects sophistication and style


SAINT-GOBAIN


GROHE

Disclaimer- Brands shown or represented in the booklet are in consideration at the time of the printing of the book and Atam Vatika by Casa Homes reserves the right to modify or change or switch to any better alternative without any formal notice.

*Artistic Representation



*Artistic Representation

Where Your Nights are as Luxurious as Your Days

Retire to a bedroom where luxury doesn't end with the setting sun. Plush linens, serene lighting, and a calming ambiance create a haven for rest and rejuvenation. Here, your nights are cradled in the same opulence that fills your days, ensuring that every waking moment and every dream is steeped in luxury.

Simple

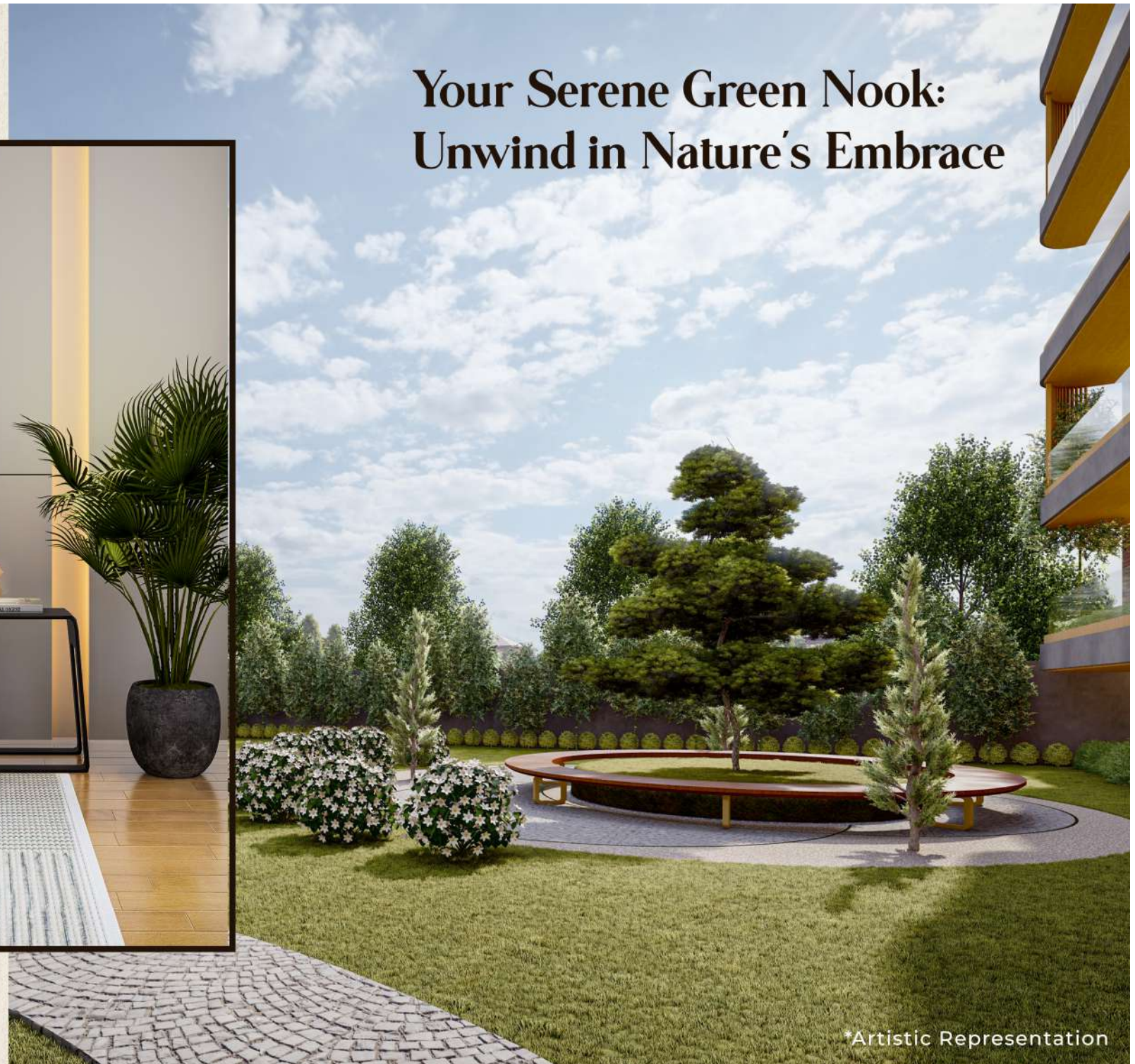
I love my
home how lovely it is
Make me so happy
I hope you are as
happy as I am



Your Window to Breathtaking Views

*Artistic Representation

Your Serene Green Nook: Unwind in Nature's Embrace



*Artistic Representation

Hyper Connectivity



Embrace a life where every major city is just a drive away.

Strategically located at the nexus of major highways, our address connects you seamlessly to Delhi, Jalandhar, Chandigarh, and beyond.

Explore the Masterplan of Your Future Residence



Saffron Suite Floor Plan

- Covered Area- 1841.62 sq.ft. ●
- Built-Up Area- 2245.32 sq.ft. ●
- Super Area- 2707.83 sq.ft. ●



Saffron Suite

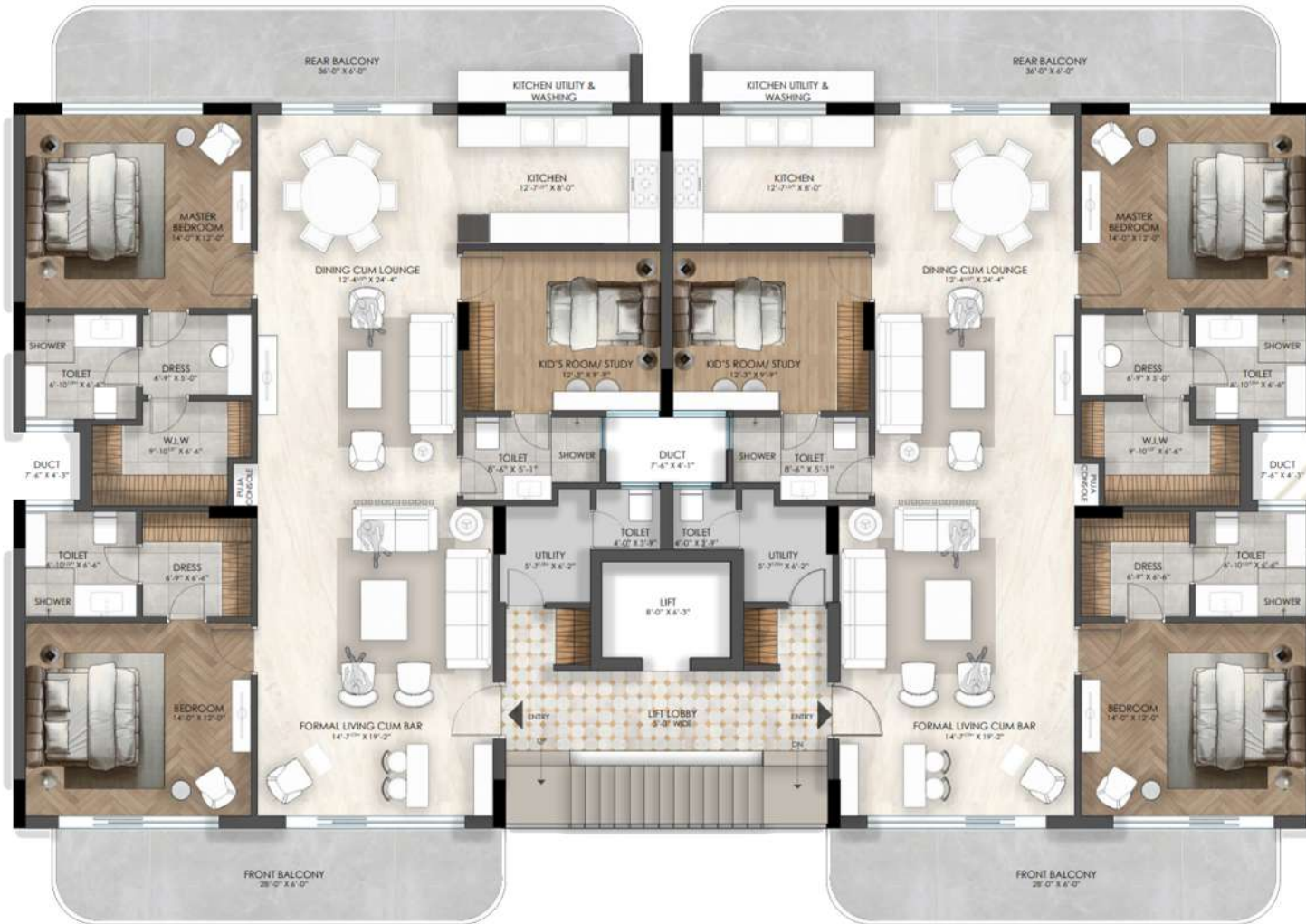
Floor Plan, Block View

Emerald Suite

Floor Plan

- Covered Area- 1749.5 sq.ft.
- Built-Up Area- 2204.50 sq.
- Super Area- 2713.5 sq. ft.

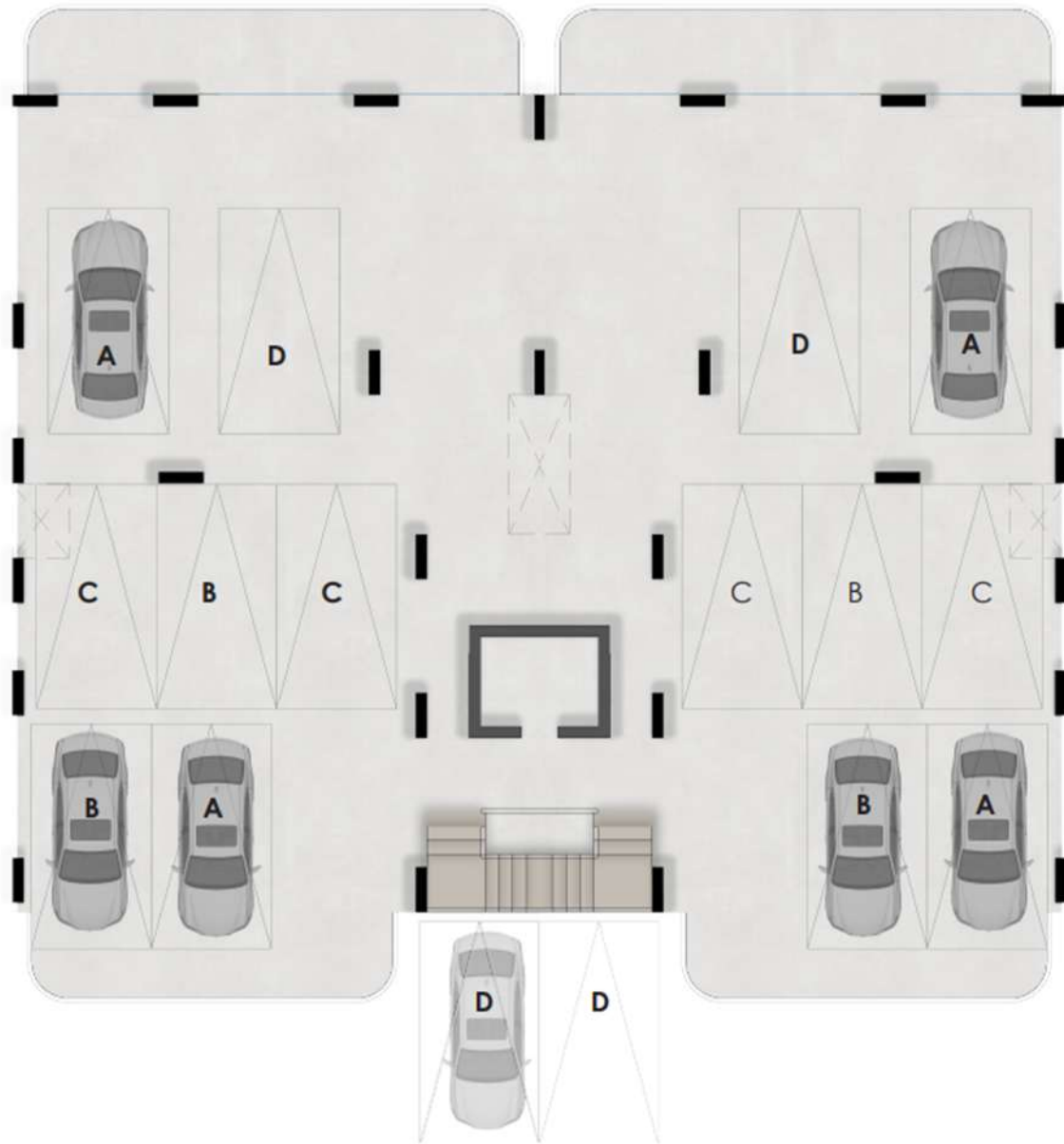




Emerald Suite Floor Plan, Block View

Parking Plan

for both
saffron & emerald suites



Specifications

PART A - INSIDE THE INDEPENDENT FLOOR

Living / Dining / Lobby / Passage

Floor	Premium Tiles
Walls	Acrylic Emulsion
Ceiling	Acrylic Emulsion & False ceiling with cove lights in select areas

Bedrooms

Floor	Laminated Wooden Flooring in Master Bedroom
Walls	Acrylic Emulsion
Ceiling	Acrylic Emulsion & False Ceiling with cove lights
Wardrobes	Wardrobes of standard make

Kitchen

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Tiles
Ceiling	Acrylic Emulsion
Counter	Granite/Synthetic Stone
Fittings/Fixtures	CP fittings, Double Bowl SS Sink, Exhaust fan, Geyser
Type	Modular kitchen with Hob, Chimney of reputed make

Balcony

Floor	Tiles
Ceiling	Acrylic Emulsion / OBD

Toilets

Walls	Combination of Tiles / Acrylic Emulsion Paint / Mirror
Floors	Anti-skid tiles
Ceiling	Acrylic Emulsion / OBD & False ceiling
Counter	Granite/Marble / Synthetic Stone
Fixtures/	Shower-partition in toilets, Exhaust Fan, Towel rail / ring, Geyser, Toilet paper
Accessories	holder, with Sanitary ware/ CP fittings, Wash Basin, Floor mounted/Wall-hung WC of Reputed Make

S. Room

Floor	Tiles
Walls / Ceiling	Acrylic Emulsion
Toilet	Tile flooring, Conventional CP Fittings, Chinaware

Doors

Painted frame with Painted/Laminated door shutter. Painted frame Haminated, thour fire rated door shutter.

External Glazing

Aluminium windows and mosquito mesh in Living & Bedrooms.
Single glass Aluminium windows in other areas.

Electrical Fixtures / Fittings

Home Automation for selected services, ceiling fans in all rooms (except toilets & store rooms) and ceiling light fixtures in Balconies.

Air Conditioning

Air Conditioning system in Living, Dining, Bedrooms & in study rooms (if any)

PART B - COMMON AREAS IN THE BUILDING

External Glazing

Power Back-up Back-up by DG set upto 3 KVA for each floor.

Security System

CCTV for driveway of parking, ground floor entrance lobby, basement & terrace lobby.
Video Door Phone, Electro-mechanical/magnetic lock on main apartment entrance door.

Staircases

Floor	Indian Marble/Granite / Paint
Walls	Acrylic Emulsion / OBD

Lifts

High capacity lifts. One for every eight apartments.

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of colour and grain variations. Room shall not be provided with air conditioning. Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant/ Allottee shall not have any right to raise objection in this regard.

Effortless Proximity

ATAM VATIKA



Saraswati Modern Senior Secondary School (1 KM)

Shri Govind Godham (3 KM)

Shamrock Christian Senior Secondary School (1 KM)

Nirvana Luxury Hotel (2 KM)

GRD Academy (2 KM)

Dandi Swami (8 KM)

BVM Senior Secondary School (6 KM)

Abiss Restaurant (6 KM)

DMC Hospital (7 KM)

Pavilion Mall (8.4 KM) →

Experience the essence of hyperconnectivity with easy access to the city's best - be it business districts, shopping havens, or cultural hotspots. Your home here means being seamlessly connected to the pulse of urban life.

Kingston Resorts (1 KM)

Sai Dham (1 KM)

South City (2 KM)

Shri Ram Global School (5 KM)

Jesus Sacred Heart School (3 KM)

Delhi Public School (4 KM)

Sun View Market (11 KM)

MBD Neopolis (8 KM) ↓

SOUTH CITY RD.

HAMBRAN ROAD

LADHOWAL TOLL PLAZA