

SANFRAN ESTATE



A Landmark of Luxury, A Legacy for Life



About Sanfran Group



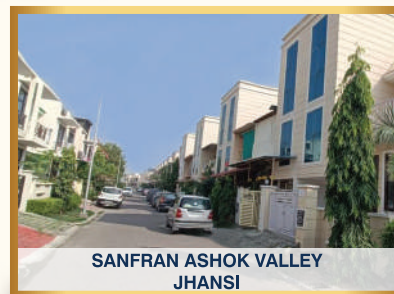
Sanfran Group a renowned name in the real estate, hospitality, health & education sector with an experience of more than a decade guiding through its growth and success. Sanfran Group is a conglomerate of diverse companies which operates in Real Estate, Hospitality, Education and Social Welfare Sectors. At Sanfran, we just don't build houses, we create smiles and memories. Sanfran Group established 15 years ago has, demonstrated remarkable business growth, delivering 800% returns to investors in 12 years. Our strong customer base and impactful social initiatives are widely recognized in industrial, business, and government circles.



Few Completed Projects

16 सालों का विश्वास, हजारों सपनों की पहचान, हर घर के साथ, भरोसा है सनफ्रान की शान

3 Continents, 11 Cities, 24 Projects “Delivered On-Time! Everytime!”





About Sanfran Estate

Welcome to Sanfran Estate, a project approved by Lucknow Development Authority situated on National Highway-56 opening up on global lifestyle. The villas in the project are situated in lush green surrounding marked by their beautiful facade complementing the spacious interior. The villas offer finest material and fittings along with open air restaurant, commercial, club, gymnasium and other world class infrastructure.

Actual Image



Actual Image



Actual Image

Amenities



Modern
Clubhouse



Power
Backup



Landscaped
Gardens



Rainwater
Harvesting



Swimming
Pool



Multipurpose
Sports Court



Fully Equipped
Gym



Community
Hall



Kids Play
Area



High-Speed
Internet



Jogging &
Cycling Track



Smart Intercom
Facility



24/7 Security
with CCTV



Advanced
Fire Safety



Dedicated
Parking



Home
Automation



Artistic Image



About

Anandam



Anandam - Bungalow by the Nature, a pinnacle of luxury living and a legacy crafted for generations. As Lucknow's first boutique residential row housing project, Anandam redefines sophisticated elegance with its exclusive independent bungalow set amidst lush greenery.

Each Bungalow is thoughtfully constructed to provide an unparalleled living experience, combining comfort and opulence. Residents at Anandam will enjoy an array of amenities, including a state-of-the-art clubhouse, a serene swimming pool, and a tranquil temple. Strategically located on the main Sultanpur Road and well-connected via Poorvanchal Highway-Shaheedpath, Anandam offers both convenience and accessibility to urban conveniences while enveloping you in nature's tranquility.



Artistic Image



Living Room

Only the right design elements can tie a room together. Whether your living room is full colours or favours monochrome minimalism and larger-than-lore furniture in sectionals, your space will have room for every décor desire.



Artistic Image

Artistic Image

Bedroom

This is your territory where you space out after day-long toils and wake up refreshed every morning. Every bedroom designed by experienced architects is dipped in timeless aesthetics and that makes them the place where you rise and grow.



Artistic Image



Artistic Image



Artistic Image

Artistic Image



Artistic Image



Artistic Image

Kitchen

This is the place where you would love to explore the finest flavours for hours, every day. An organized kitchen becomes the heart of the house. Nourishing contemporary vibes and making lives simpler; modern well-equipped kitchens have provisions for installing the latest cooking gadgets.



Artistic Image

Balcony

Step onto your private balcony and immerse yourself in a world of tranquility. Designed for luxury and comfort, this expansive space offers stunning panoramic views, whether it's the lush greenery, a shimmering skyline, or a peaceful waterfront. Crafted with elegant railings, premium flooring, and thoughtfully placed lighting, the balcony is perfect for morning coffees, sunset unwinding, or intimate gatherings under the stars. Let the fresh breeze and scenic beauty redefine your moments of relaxation.

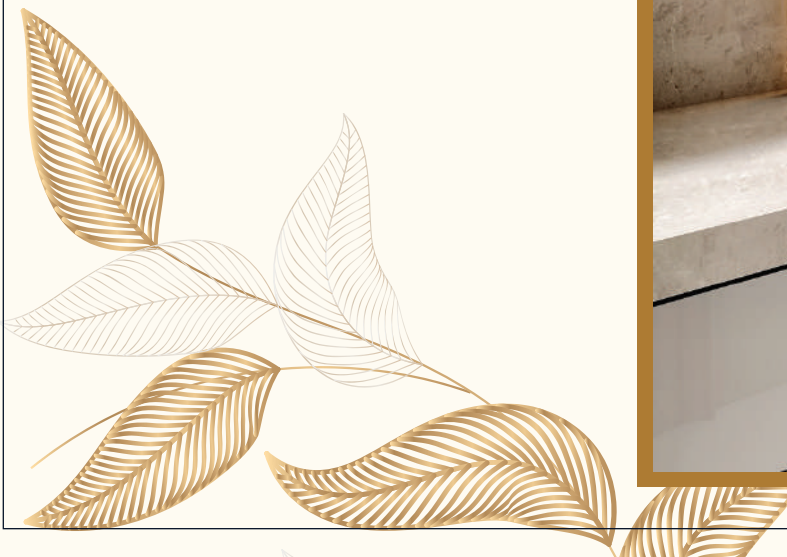


Washrooms

Step into a realm of pure luxury and serenity, where every detail is crafted for comfort and sophistication. Our exquisite washrooms blend modern aesthetics with functional opulence, offering an elevated experience that redefines relaxation.



Artistic Image



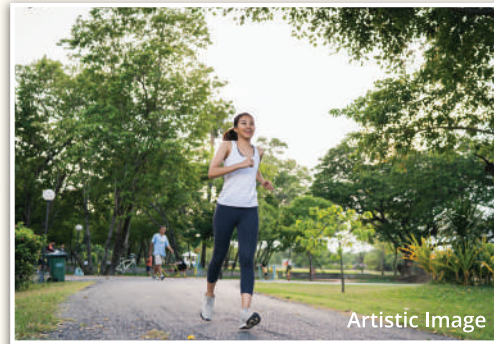
Amenities



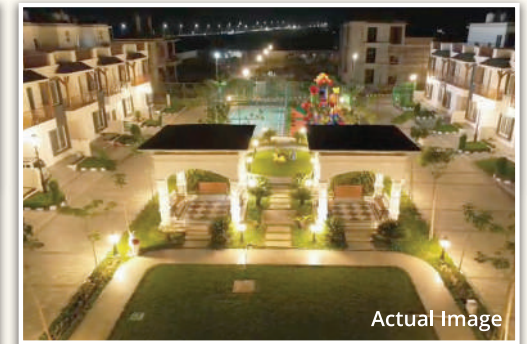
KIDS PLAY AREA



CCTV & 2 TIER SECURITY



JOGGING PARK



LUSH GREEN SURROUNDINGS



GATED COLONY



FOUNTAIN PARK

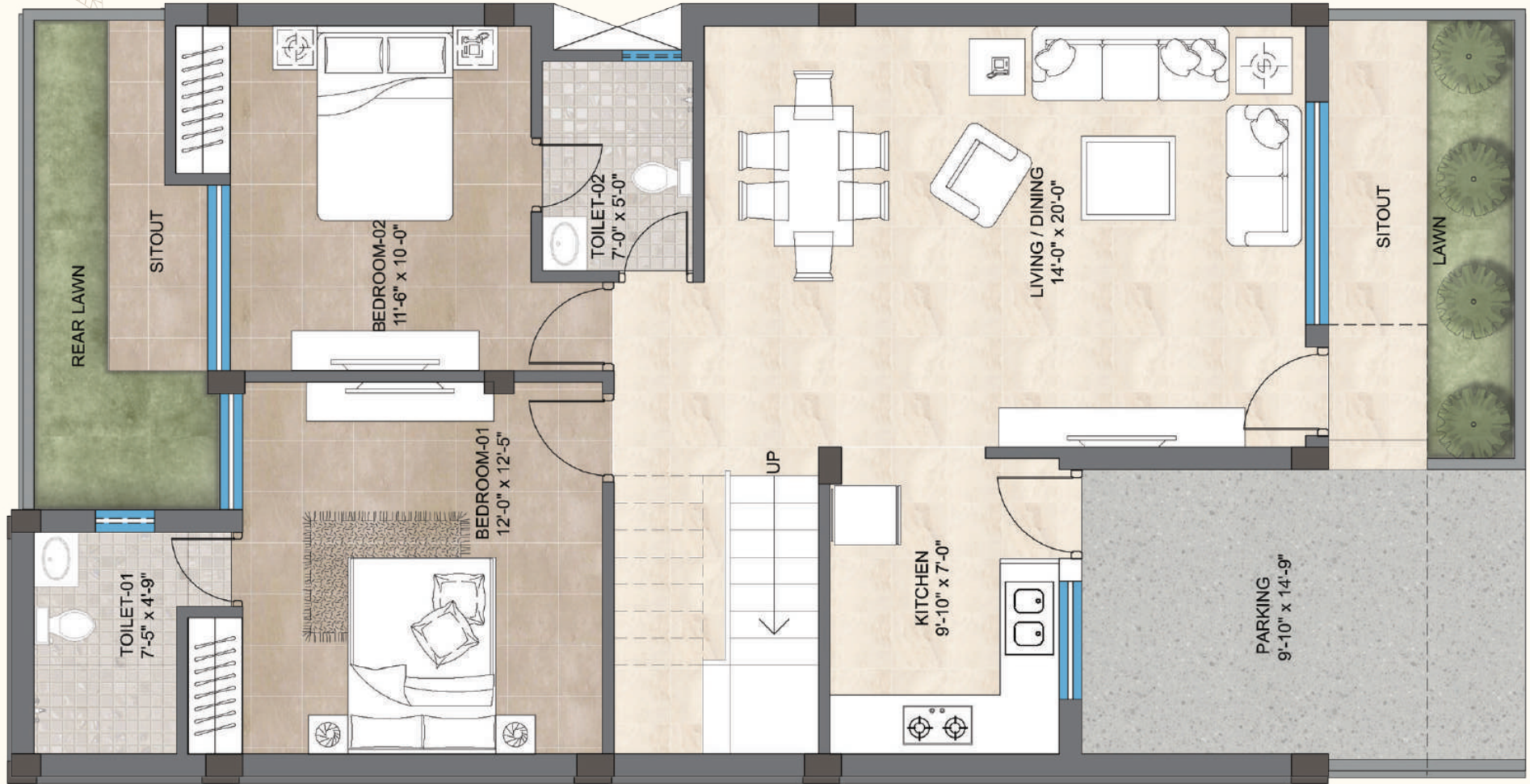


AMPHITHEATRE



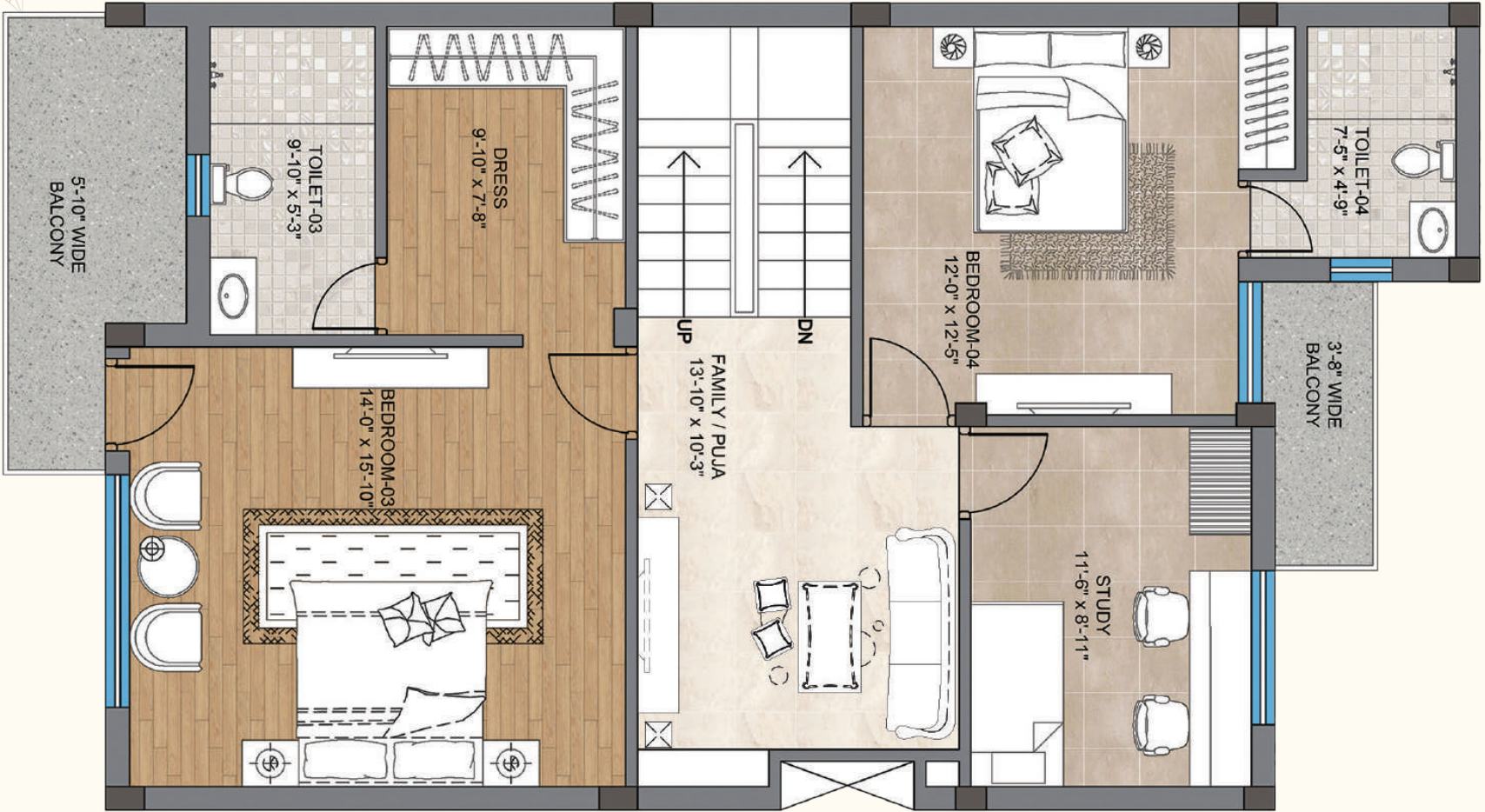
SWIMMING POOL

Layout Plan (Floor Plan)



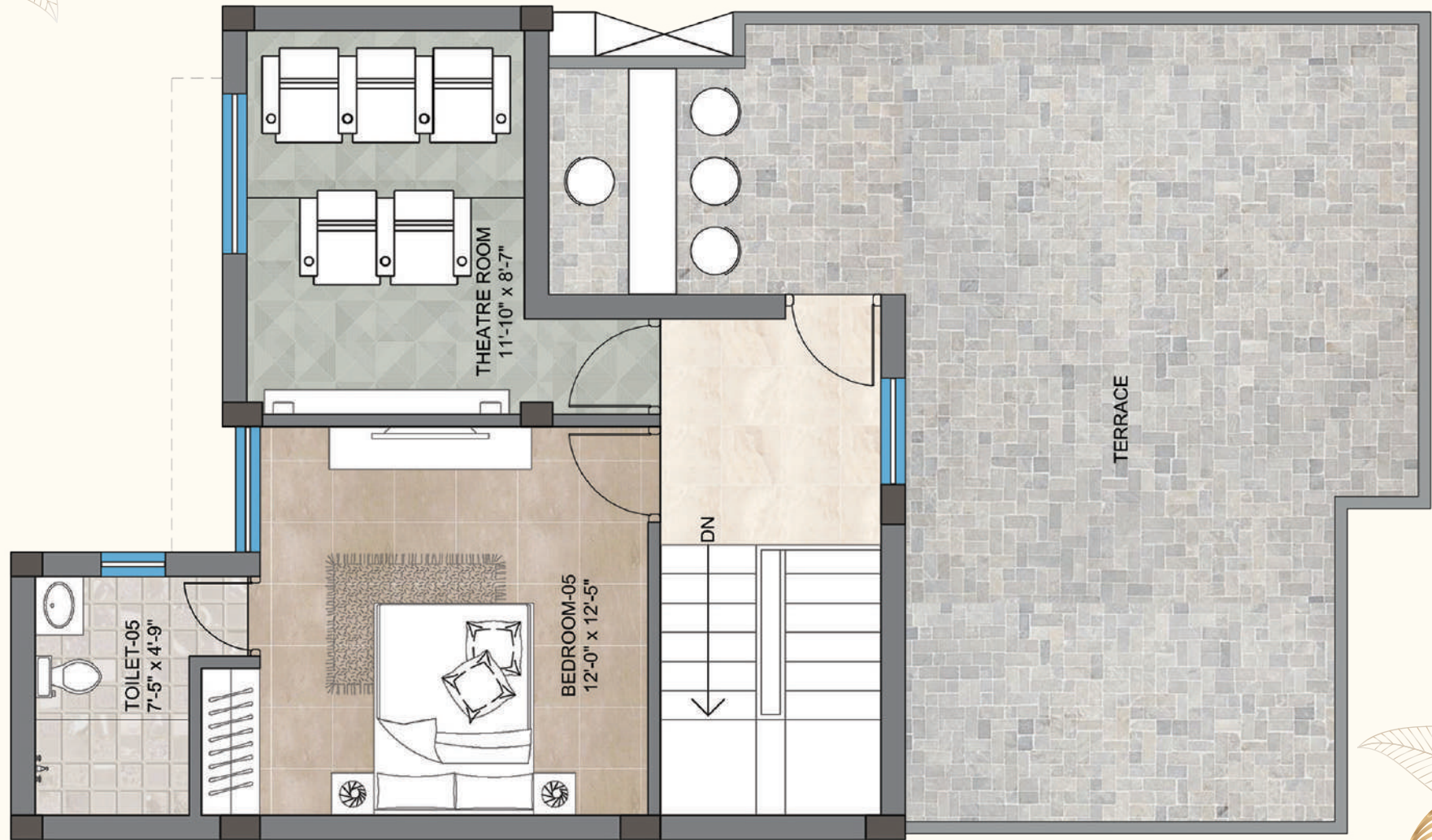
GROUND FLOOR PLAN

Layout Plan (Floor Plan)



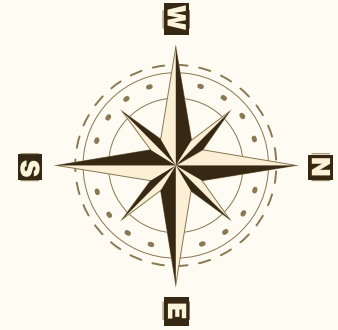
FIRST FLOOR PLAN

Layout Plan (Floor Plan)



SECOND FLOOR PLAN

Master Layout Plan of SEL



Specification



STRUCTURE	: Earthquake resistant RCC framed structure as per applicable seismic zone.
EXTERNAL FINISH	: Appropriate finish of weather coat exterior grade paint(Asian/Berger or Equivalent)
FLOORING	
Drawing, Dining, Kitchen & Family lounge	: Italian marble flooring
Master Bedroom	: Laminated wooden flooring
Bedroom	: Vitrified tiles(Kajaria/Nitco/Vermora/Johnson /Equivalent)
Balconies & Sit-out	: Anti-skid tiles (Kajaria/Nitco/Vermora/Johnson/Equivalent)
Toilets	: Anti-skid tiles with ceramic wall dado (Kajaria/Nitco/Vermora/Johnson/Equivalent)
Staircase	: Italian marble flooring
Driveway	: Heavy duty tiles
INTERNAL FINISH	: Oil bound paint on walls and false ceiling (Living, Dining, Kitchen & Bedrooms) (Asian/Berger/Equivalent)
KITCHEN	: Modular Kitchen : Granite counter top with dado upto 2' above counter in ceramic tiles (Kajaria/Nitco/Vermora/Johnson/Equivalent) : Double bowl stainless steel sink : Branded HOB , Chimney & R.O. : Provision for Dishwasher



Specification



SANITARY/CP FITTINGS : Jaquar/Kohler/Equivalent

DOORS & WINDOWS

Main Door : High quality designer door
Internal Door : Flush doors
Windows : UPVC windows with clear glass

ELECTRIC FITTINGS

: Smart switches with an option to integrate with wifi & voice assistant
: Smart lighting control
: EV charging point in parking area
: Copper wiring (Havells /RR Kable/Anchor/Bontone / Equivalent)
: AC in all rooms
: Smart home appliances control
: Motion sensor based lighting in all toilets & Parking area
: Provon for integrating CCTV & security systems
: Smart video door bell

PLUMBING


: As per standard practice, all internal plumbing in CPVC/UPVC
: Carwash/garden hose point at front open area






Location Map






Location Advantages


- 
01 min. from Jalsa Resort


06 min. from Cancer Institute

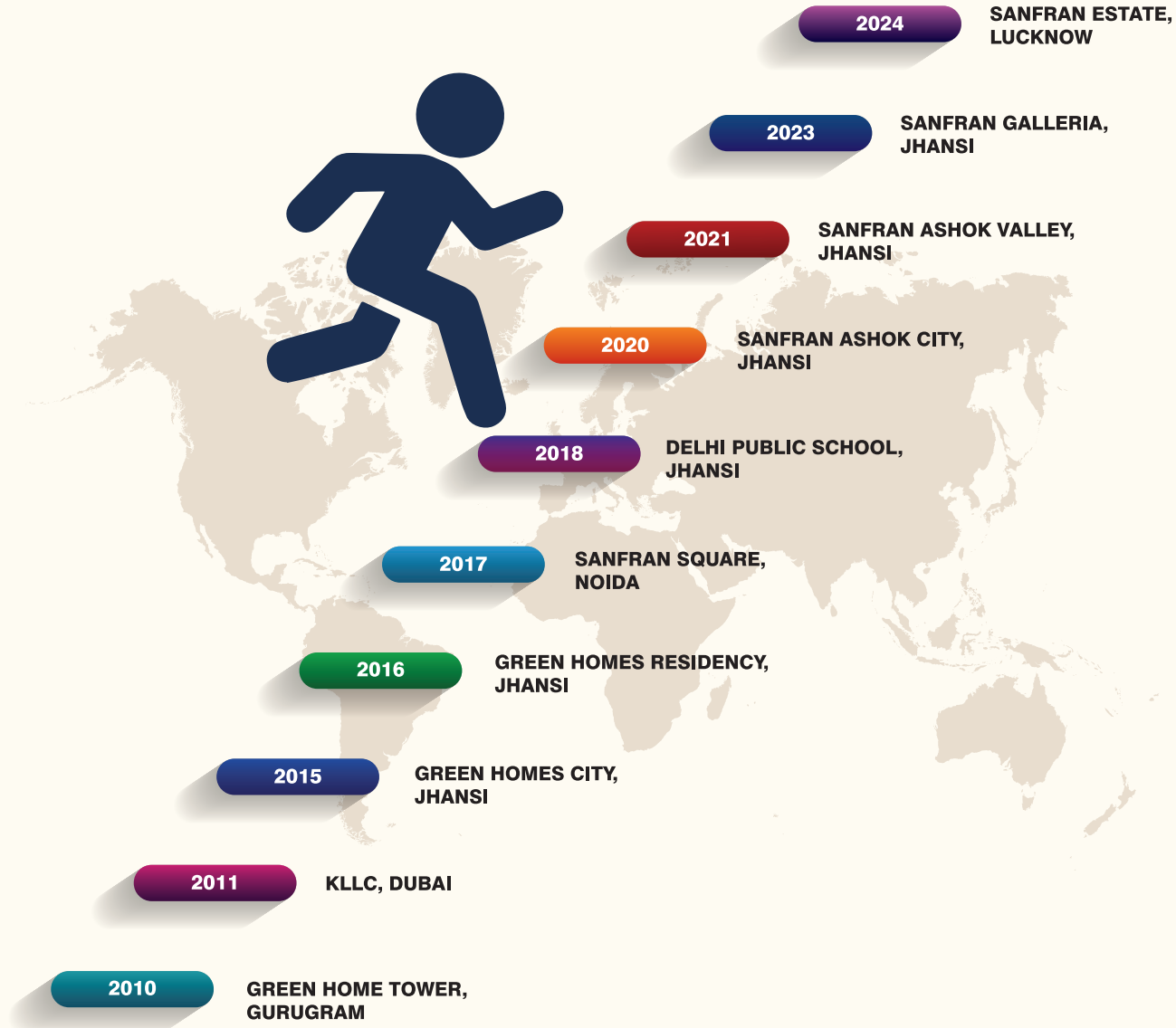

10 min. from Lulu Mall & Walmart
- 
10 min. from Medanta Hospital


11 min. from Phoenix Palassio Mall

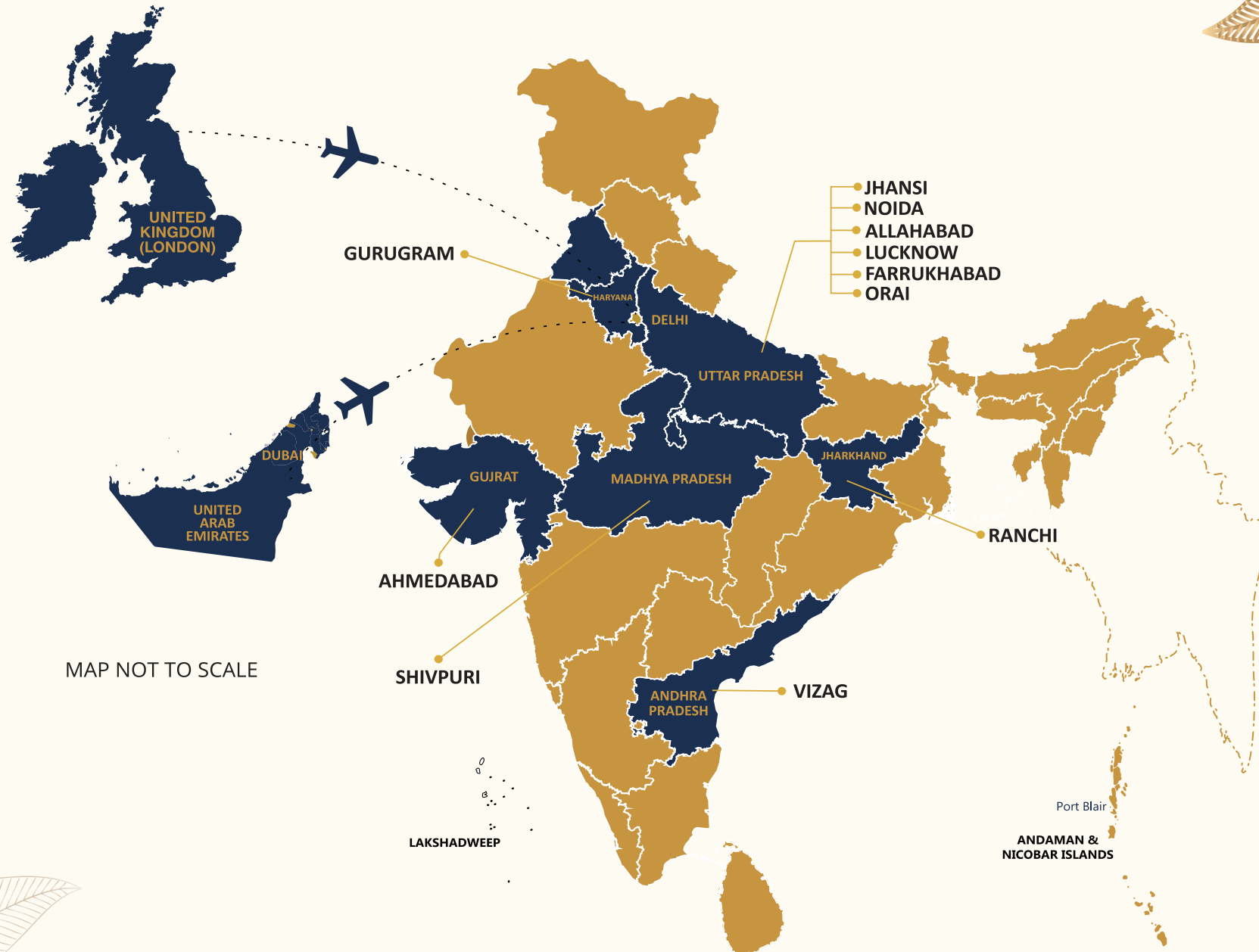

22 min. from Airport
- 
22 min. from Gomti Nagar Railway Station


25 min. from Charbagh Railway Station

Milestones



Our Presence





Corporate Office Address
Sanfran Square, A-73, Sector-2, Noida NCR-201301

Site Address
Sanfran Estate, Sultanpur Road, Village Bakkas, NH-56,
Opposite Jalsa Resort, Lucknow (U.P)- 226002

Completion Certificate Received
(for the Township)



RERA Registration No.:
UPRERAPRJ580591
www.up-rera.in

Follow us on :      www.sanfrangroup.com  info@sanfrangroup.com

**Bank Details - Beneficiary Name: Sanfran Developer Pvt. Ltd. | Bank Name: Canara Bank |
A/c No.: 98443070001126 | IFSC Code: CNRB0019844 | Bank Branch: Ahimamau, Lucknow**



***Disclaimer:** All buildings, specification, information, etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Images are for representative purpose only. *1 sq.mtr. is equal to 10.764 sq.ft.




Sanfran Estate
LUCKNOW

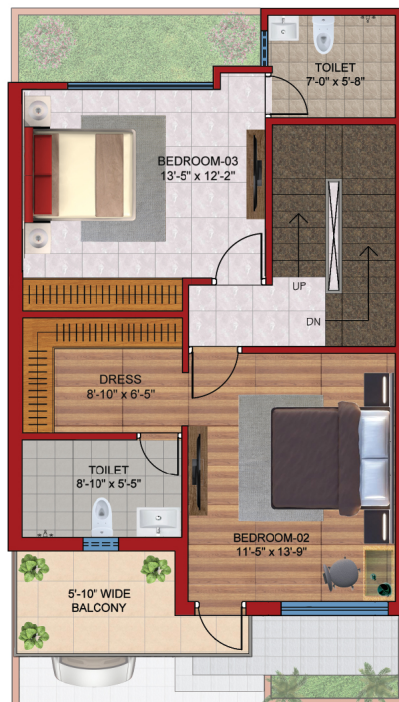

About Sanfran Estate Lucknow

Welcome to Sanfran Estate, a project approved by Lucknow Development Authority situated on National Highway-56 opening up on global lifestyle. The villas in the project are situated in plush green surrounding marked by their beautiful façade complementing the spacious interior. The villas offer finest material and fittings along with open air restaurant, commercial, club, gymnasium and other world class infrastructure.

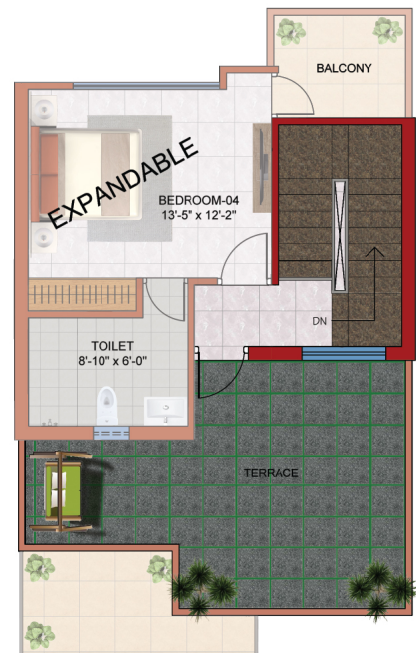
Villa Floor Plan



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

UNIT TYPE	DESCRIPTION	CARPET AREA	BUILT UP	SITOUT	BALCONY	TERRACE	LAWN / PARKING	SALEABLE AREA	SALEABLE AREA WITH EXPANDABLE
DUPLEX	3BEDROOMS + 3 TOILETS	112.71 SQM 1213 SQFT	127.97 SQM 1378 SQFT	3.77 SQM	5.66 SQM	50.03 SQM	18.49 SQM	151.43 SQM 1630 SQFT	175.12 SQM 1885 SQFT

FLOOR PLANS FOR VILLAS AT SANFRAN ESTATE, LUCKNOW

G + 2 Duplex Independent Floor Elevation



Independent Floor



**GROUND FLOOR PLAN
(INDEPENDENT FLOOR)**

UNIT TYPE	DESCRIPTION	CARPET AREA	BUILT UP	SITOUT	SALEABLE AREA
2BHK	2BEDROOMS + 2TOILET	51.97 SQM 560 SQFT	54.55 SQM 587 SQFT	6.90 SQM	67.81 SQM 730 SQFT

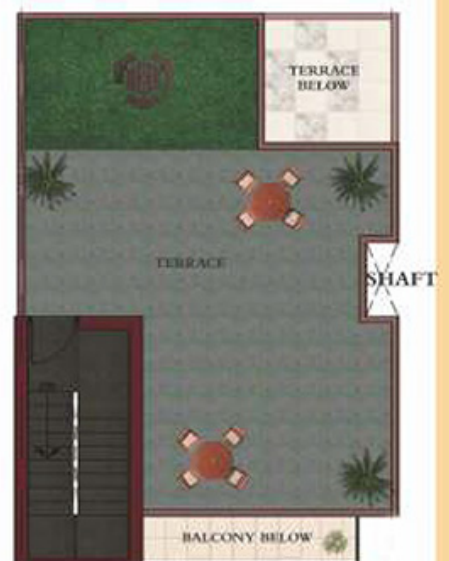
Duplex Floor Plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

DUPLEX

UNIT TYPE	DESCRIPTION	CARPET AREA	BUILT UP	BALCONY	UTILITY	TERRACE	SALEABLE AREA
DUPLEX	3 BEDROOMS + 3 TOILETS	122.96 SQM 1324 SQFT	129.82 SQM 1397 SQFT	10.59 SQM	3.03 SQM	52.25 SQM	144.48 SQM 1555 SQFT

Sanfran Arcade & Plaza



Floor Plan



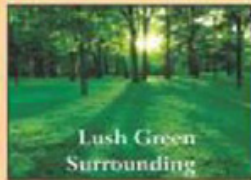
Specification

STRUCTURE	:	Earthquake resistance RCC framed structure as per applicable seismic zone.
EXTERNAL FINISH	:	Appropriate finish of texture paint exterior grade. (Asian/Berger/Equivalent)
FLOORING		
(i) Living, Dining, Kitchen & Bedrooms.	:	Vitrified tiles (Varmora/Kajaria).
(ii) Master Bedroom	:	Laminated Wooden Flooring.
(iii) Balconies & Sit-out	:	Anti-skid tiles (Varmora/Kajaria) with MS railing in balconies.
(iv) Toilets	:	Anti-skid tiles on floor with ceramic tiles wall dado (Varmora/Kajaria).
(v) Staircase	:	Granite with SS railing.
(vi) Drive way	:	Heavy duty parking tiles.
INTERNAL FINISH	:	Oil bound distemper on walls and ceiling (Asian/Berger/Equivalent) with POP cornice in bedrooms, living/dining and kitchen.
KITCHEN		
	:	Modular Kitchen
	:	Granite counter top with Dado upto 2' above counter in ceramic Tiles (Varmora/Kajaria).
	:	Single bowl stainless steel sink with drain board.
SANITARY/CP FITTINGS	:	Kohler/Jaquar
DOORS & WINDOWS		
(i) Main Door	:	High quality waterproof door.
(ii) Internal doors	:	Flush doors.
(iii) Windows	:	UPVC windows with toughened glass and mesh.
ELECTRIC FITTINGS		
	:	Modular Switches & Sockets (Havels/Wipro/Anchor/Equivalent).
	:	Copper Wiring (Bontone/Havels/RR Kabel/Anchor/Equivalent).
PLUMBING	:	As per standard practice, all internal plumbing in PVC & CPVC.

Location Map



Amenities



About Sanfran Group

Sanfran is known for their lush green environs, modern architect, amenities and a host of other convenient facilities. Sanfran has become, within a short span of time, a name to reckon in the real estate sector in India. The Company has created a name for itself in the real estate development setting unprecedented standards in architecture, designs, aesthetics and timely delivery. Sanfran has delivered many projects & the proud residents are cherishing the lifestyle with world class infrastructure. Sanfran Group has created benchmark which in turn brought customers' trust and loyalty.

Completed Project



Green Home Tower,
Gurgaon



KLLC,
Dubai



Green Home City,
Jhansi



Green Home Residency,
Jhansi



DPS School,
Jhansi







Sanfran Square,
Noida

Sanfran Developer Pvt. Ltd.

Site Address: Sanfran Estate, Sultanpur Road, Village Bakkas, NH-56, Opposite Jalsa Resort, Lucknow (U.P)- 226002

RERA NO.: UPRERAPRJ580591

Corporate Office Address: Sanfran Square, A-73, Sector-2, Noida NCR-201301, TEL: 0120-4113884

For more details please call: 9555188283 ,Follow us on:     /www.sanfrangroup.com

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Site Plan







ACTUAL IMAGES





ACTUAL IMAGES

