

*The Royals
never had it so good.*



GOLF HABITAT



Welcome to the eternal life



Meeting the aspirations of a new India

India is making its presence felt globally, striding rapidly towards new horizons. Her confidence and aspirations echo among her people who demand more - a lifestyle that reflects their global tastes and attitudes.

Ansal API understands this and has carved exceptional living spaces since 1967.

ANSAL API
Building lifestyles since 1967



Actual Picture of Sushant Golfcity Gate, night view

The pride of Lucknow

With its latest offering, Ansal API is raising the bar in sophisticated luxury to a whole new dimension. Presenting Sushant Golf City Lucknow - Spread over 3530 acres, this hi-tech township offers a diverse range of plots, apartments, designer homes and luxury villas. What's more, this premium gated community also offers convenient shopping options, malls, clubs, schools, hospitals and a Manhattan type commercial zone.

With breathtaking landscapes-featuring a international standard golf course, sculptured gardens and water bodies, Sushant Golf City is everything you ever wanted and more.



GOLF HABITAT

The Privileged life

Golf Habitat at Sushant Golf City is spread across an idyllic 380 acres flanked by endless rolling golfing greens. This exclusive residential neighborhood promises refinement while offering the very best of leisure and recreational facilities.

Open your life to a green window

Actual Picture of the Golf Course under development



*Designed by the Maestros.
For the champion in you.*

The 18-hole, 380 acre golf course here comes with a stamp of superior quality from none other than the champion in golf course development – Hawtree. With an impressive portfolio of 750 courses, including premium championship courses dotting all over the world, Hawtree brings the same expertise for an exhilarating golfing experience, at Golf Habitat.



The 18 hole International Golf Course at Golf Habitat has been designed by Martin Grant Hawtree, U.K.



Golf Villa at Golf Habitat designed by Leading New Zealand Architect Feng Zhan



Golf Club has been designed by Thai Architect Peerayos Amatayakul (Cookie) of KTCY



GOLF HABITAT

An ultimate location, spectacular views on all sides bring alive European-styled villa-homes. Spacious and thoughtfully appointed, these homes are proud expressions of your refined tastes. Here, life flows at the pace set by you; allowing you to bask in the luxuries of this magnificent setting. The landscaped gardens, the sound of nature, the changing colours of the season and clean, crisp air... you will discover the magic of fine living here.



Monarch welcomes you to a tranquil life



King of the divine estate



Front view

Monarch represents a range of ultra-modern “intelligent villas” wrapped in luxury. A regal ambience, almost-surreal landscape, and of course, the marvelous 18 hole international standard championship golf course as the perfect backdrop makes it a divine estate for the modern day royalty.



Rear view



Floor plan

← Ground Floor Area 412 Sq. mtr.



First Floor Area 345 Sq. mtr.



Second Floor Area 169 Sq. mtr.



Regalia invites you to nestle amidst nature

The regal insignia



Nestled amongst the championship-style Golf Course, Regalia exudes a timeless and mystical charm. Designed with the hard working go-getter in mind, the lush green environs inspire while they help you unwind. Regalia is the announcement that you have arrived – in style. It epitomizes all that you have deservedly earned with single-minded determination. Now, sit back and embrace the uncompromising luxury, built only for you.





Floor plan

← Ground Floor Area 427 Sq. mtr.



First Floor Area 325 Sq. mtr.



Second Floor Area 192 Sq. mtr.



IMPERIAL

An Imperial invite to connect with your soul





The glory is for real



Ever wondered how it is to be a King or Queen and live an indulgent life? The Villas at Golf Habitat are the closest experience to your wishes coming true. Designed by the finest architects and fitted with all modern day conveniences, you will witness perfection in every detail, keeping in mind your comfort and expectations from a home of this stature. Come, pamper your soul.





← Ground Floor Area 402 Sq. mtr.

Floor plan



First Floor Area 298 Sq. mtr.



Second Floor Area 156 Sq. mtr.



Everything you ever wanted

Actual Picture of Sushant Golfcity Roundabout, night view

Fairway to Heaven

Fairway Avenue is a divine estate that houses twenty five Golf Villas - all equipped with the best of lifestyle and security features. It houses three different types of Golf Villas, Monarch, Regalia & Imperial each designed to perfection to suit the needs of those who respect undiluted excellence in every walk of life. Located on the 18 hole golf course, the Fairway Avenue is a place where nature beckons you to dream more and the facilities enable you to work smart.

Type	Villa
D6	Monarch
A5 T1	Regalia
A5 T2	Imperial



Site Plan of Fairway Avenue

Technology meets convenience

We have spared no effort to bring to you a world-class life with thoughtfully designed conveniences.

Home Automation

Auto Respondent Home

1. Keyless entry – Secure handle with keypad & secure Key Mortise lock
2. Automated Garage door opening and automatic lighting through occupancy sensor.
3. Welcome light at main entrance lobby.
4. Automatic lighting inside the Lift on entering.

Automated Control Features

1. On- off of the appliances like light points, Fans, Air conditioners, Geysers etc.
2. Dimming control
3. AC temperature control
4. Curtain Control

Lifestyle Features

1. Mood lighting at your fingertips – like-party mood, movie mood, relax mood etc.
2. Device scheduling – individual device behavior according to the time.
3. Time profiling – a combination of device behavior, according to the time. Like, which devices should be in on-off state in the morning, afternoon, evening, night etc.

Wi- Fi enabled Home

1. Entire home on private Wi-Fi network for easy broadband access.

Security Features

1. Villa peripheral security – Through High resolution IP CCTV camera installed at strategic locations, with 30 days recording facility.
2. Magnetic sensor – at strategic locations to get alert in case of unauthorized entry.
3. Glass break sensor – at strategic locations to get alert in case of unauthorized entry through window.
4. LPG sensor inside kitchen – for alert in case of emergency.

Control and Configuration through

1. Remote Control
2. Mobile
3. Laptop / Personal Computer
4. Tablet

Security Alert

1. Alarm inside the Home
2. SMS alert on predefined numbers stating the area of alert.

User Friendly GUI*

Actual picture of your home area with the appliances installed for control and configuration. So, no need to remember anything for control. Just navigate inside your home, select the area, and touch the appliance.... It works.

*Graphic User Interface



Actual Picture of Regalia Villa, night view



Actual Picture of Regalia Villa Study room

The lobby

Look forward to one of the most dramatic welcomes you will ever receive as you enter the Regalia Villa. Fountains will greet you with open spaces giving you a majestic view of the study room.

The study

A comfortable and peaceful ambience that is conducive to productivity should prevail in a study area. Keeping this in mind, the study room has been designed to accommodate all the essential furniture, yet, cosy and personal. Turn the study into your child's favourite area, or your SoHo, or a family library.



Actual Picture of Regalia Villa Entrance lobby

*Welcome to the
Regalia living room*





Actual Picture of Regalia Villa Living Room

Memorable moments begin here



Allow open spaces to greet you, the warmth of sunshine to gently stream through the windows, and the energised air to refresh you. The living rooms at the Villas have been designed to radiate positive energy, letting in ample natural light and circulation. Moreover, they offer panoramic views of the golf course making every moment you spend here all the more memorable.



Actual Picture of Regalia Villa Dining Room

Elevate the fine to the finest

Come together and soak in the warm glow of your drawing and living area that is large, yet cosy. The ground floor literally takes your lifestyle to new heights with almost all rooms overlooking the rolling greens outside. Entertain, unwind, introspect the spaces contour around you, the way you want them to be.





*Kitchen takes pride of place
in these magnificent villas*



Actual Picture of Regalia Villa Kitchen

*The warmest part of
your heart and home*

Kitchen takes pride of place in these magnificent homes and rightly so. Ergonomic design, modular construction and fitted with the latest appliances, cooking here is a sheer pleasure. Ample spaces for storage and thoughtfully demarcated areas for specific tasks help in an organised, clutter free kitchen.



Bedrooms with a Golf view

The Private Indulgence



Actual picture of master bathroom

The grandness theme continues in the bedroom with the sweeping spaces it offers. Offering total privacy, these bedrooms are outfitted with wall-to-floor wardrobes, wooden flooring, and vistas of the golf course through glass doors and private balconies.



Actual Picture of Regalia Villa Master Bedroom

Opulent lifestyle for your kids



Every inch of the villa displays keenest attention to details and the finest employment of resources. Imported marble flooring everywhere in the villa lend a serene finish. The premium VRV air conditioning ensures efficient use of energy. Acrylic Emulsion paint protects the air you breathe. Which will ensure health and happiness for your loved ones.



Actual Picture of Regalia Villa Kids Room.



Private terrace for stunning views

Golf facing private lounge



Actual picture of Regalia Villa terrace lounge

Your own private lounge overlooking the Golf Course and a terrace with plenty open area for parties, giving you stunning views all around with sculptured gardens and shimmering water bodies.



Actual Picture of Regalia Villa Terrace



Relax in your aquatic life

Private swimming pool



Discover the exhilaration of a private swimming pool overlooking the golfing greens in your new home. Customised to suit your needs and fitted with Jacuzzi and a filtration plant, it will wash away all the weariness at the end of a long, hard day at work.



Actual Picture of Regalia Villa Swimming Pool

Your own personal health club



The high-end Villas offer the option for an ultra modern, personalised health club room to facilitate all your needs like steam, spa and gym. Relax or work out in the privacy and convenience of your home.





Multi-tier, 24x7 security

When it comes to security, there's no compromise. Each Villa is equipped with door-phone, burglar alarm and smoke detectors. Surveillance cameras are installed on the front and rear side giving you the freedom to keep a close eWatch on your home and your precious assets without stepping out of your comfort zone.

You can also monitor your home remotely through high-tech surveillance. With a click on your iPad you can view the activities in your home in real-time and keep a close watch on your loved ones while you are away. Moreover, you can control the lights, fans, air conditioners, televisions, security cameras, music speakers and even video door phones in your home.



24x7 Security



CCTV Camera



Door-Phone



I-Pad



Burglar Alarm

SPECIFICATIONS FOR GOLF VILLAS

Type of Structure - Composite load bearing structure conforming to BIS Seismic codes

FLOOR FINISH

Foyer, Gallery, Lounge, Dining, family room	:	Imported marble
Master Bedroom	:	High quality laminated wooden floor
All other Bedrooms	:	Laminated wooden floor
Balconies and decks	:	Porcelain/ceramic – Anti skid tiles
Terrace and swimming pool deck	:	Porcelain / Ceramic tiles

BATHROOMS

Flooring	:	Marble / Stone in pattern
Walls	:	Stone / Ceramic tiles in pattern as per architectural design
Chinaware	:	High end Chinaware Star White Shade with wall hung W/Cs
CP fittings	:	Single lever Grade 1 quality
Counters	:	Marble / Granite stone
Water supply	:	Hot and cold water supply

Master Bedroom Bathroom will be a 4 fixture bathroom with glass cubicle for bathing and a bath tub

KITCHEN

Flooring	:	Marble / Stone in pattern
Dado	:	Marble / Tile cladding on wall as per architectural design
Woodwork	:	Modular kitchen with chimney and hob
Water supply	:	Hot and cold water
CP fittings	:	Single lever grade 1 quality
Sink	:	Double bowl sink with drain board

JOINERY

Windows	:	Windows with teakwood frames and shutters with Mosquito net shutter provision
Doors	:	Teakwood frames with panelled wooden doors. All doors and windows will have brass / SS fittings

FINISHES

All wooden work shall be painted / polished
Walls shall be finished with velvet touch paint or equivalent in pleasing shades
Plastic emulsion paint in common areas
POP surface treatment on all walls
Decorative false ceiling / cove as per architectural design

OTHER FIXTURES AND FEATURES

Hydropneumatic pumps to maintain water pressure
Recycled hot water pumps
Centralised Geysers of adequate capacities for hot water supply in bathrooms and kitchen

EXTERNAL FINISHES

Stone / stone tile / tiles along with all weather paints in combination as per architectural design

OTHER FEATURES

Modular Wardrobes

VRV Air-conditioning units

Toughened glass railing with SS patch fittings in balconies and decks

Balconies to have adjustable/movable slatted sunshades as per architectural design

Steam room in each villa

Elevator in each villa

Provision of BBQ stack on roof terrace

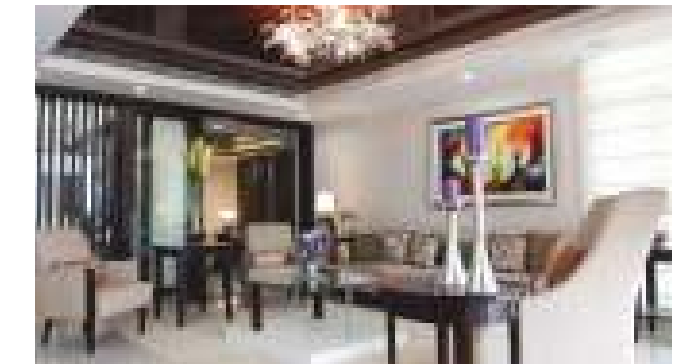
Swimming pool with Jacuzzi in each villa with filtration plant

Home Automation as defined in brochure

ACTUAL PICTURES OF REGALIA VILLA



Villa Exterior



Ground Floor Living Room



Upper Floor Living Room



Kitchen



Master Bedroom



First Floor Bedroom



Golf Course Facing Terrace



Dining Room



GOLF HABITAT

Strategic Location

0 km from Gomti Nagar
11 km from Lucknow International Airport
13 km from Hazratganj



Note: This brochure is purely conceptual and not a legal offering. All building plans, drawings, amenities, facilities, elevations, specifications, materials, layout plans, etc. are representative and are subject to change in the best interests of the development, as may be decided by the Company or Competent Authority. The discretion remains with Ansal API. (1 acre = 4046.873 sq.mtr., 1 sq.mtr. = 10.764 sq.ft. = 1.196 sq.yards, 1 mtr. = 3.28 ft.)



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