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A LIFE OF FLAIR





Mr. Anvinder Singh Chawla & Mrs. Gurvinder Kaur with family



The Millennium School



Over 100 Families moved in

THE FLAIR OF
A BLOOMING
LOCALITY

WHY
CHD CITY?

Spanish Meadows is an integral part of CHD City, Karnal – a city that is thriving with joy and merriment.

The highlights of the city are:

- The Millennium School
- Daana Paani (Food Court) with Haldiram's and other leading food brands
- Multi-specialty Hospital
- Temple
- Crèche, Milk Booth
- A lush green Central Park
- Wide roads, walkways, 5.4 acres Central Park
- Segregation of pedestrian and vehicular movement
- Proficient services to manage essentials such as power backup, water supply, street-lighting and landscapes



Vita Milk Booth



THE FLAIR OF
ELEGANT SALVATION

THE
LIFE_{YOU}
DESIRED

Everyday, our heart seeks for the greener pastures of life. We wander through the urban forest to search for the life we desire, although we settle for lost hopes. But there is a world being built, where our desires are being painted with Spanish elegance and dreams are being built with extraordinary finesse. A world called **SPANISH MEADOWS**.

THE FLAIR OF
EXUBERANT
ARCHITECTURE

SPANISH
ARCHITECTURE

Spanish Meadows comprises a cluster of charming villas that epitomizes the Hispanic beauty and glamour. The intricate details in windows, doors and the canvassed walls exemplify a splendor of the highest order. Inspired by the work of famous Spanish architects, Spanish Meadows stands as a wonder in the heart of Karnal.



THE FLAIR OF FASCINATING FEATURES

SPANISH MEADOWS HIGHLIGHTS

- Duplex
- Freehold property
- Sun terrace
- Attached Balcony with Every Room
- Spacious Living & Dining Kitchen
- Spacious family lounge with terrace
- Rich Exterior in Earthy Colours
- Provision for AC
- Grill on all windows
- 24x7 security
- Burglar alarm
- Wider Staircases
- Dedicated parking space
- Dresser with Master Bedroom, Utility Balcony



- Exclusive, flawlessly planned
- Well manicured front greens
- Picture perfect backyard, perfect for lazing around and informal family dining
- Terrace adorned by exotic creepers & climbers
- Black iron Spanish Villa lanterns on the façade
- Bespoke Juliet Balcony
- Spectacular entrance porch
- Well-lit spacious villas
- Master bedroom overlooking the landscaped garden
- Wooden pergolas compliment the sunny terrace
- Front covered verandahs
- Villa is embellished with renaissance motifs



THE FLAIR OF
FLAMBOYANT
SPACES

As everyday passes by, our wants and desires increase by several manifolds. Spanish Meadows allows its residents to expand their abodes according to their need, so that their desires have more room to resound. The villas can be expanded at the back without disturbing the adjacent constructions. The design has been blue-printed keeping in mind structural expansion in the near future.

EXPANDABLE
VILLAS

CHDcity

NH-1, Sector 45, Karnal

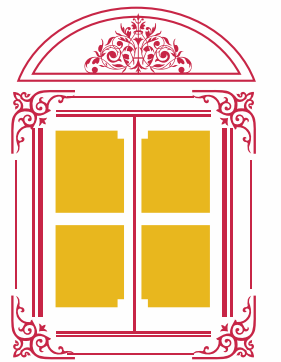
- A** 12.5 X 4.0m : 50.0sqm (59.70sqyd)-342nos.
- B** 18.5 X 9.0m : 166.5sqm (200.0sqyd)-306nos.
- C** 19.0 X 11.0m : 209.0sqm (250.0sqyd)-536nos.
- D** 20.0 X 12.5m : 250.0sqm (300.0sqyd)-318nos.
- E** 22.5 X 13.5m : 303.75sqm (360.0sqyd)- 82nos.
- F** 30.0 X 14.0m : 420.0sqm (500.0sqyd)- 91nos.
- G** 38.5X 21.7m : 835.45sqm (999.0sqyd)-14nos.

- Nursery School
- Primary School
- High School
- Dispensary
- Nursing Home
- Creche
- Milk and Vegetable Booth
- Taxi Stand
- Community Centre
- Electrical Sub Station
- Overhead Water Tank
- Central Park
- Landscape Park
- Religious Building

RESIDENTIAL UNITS ALREADY LAUNCHED



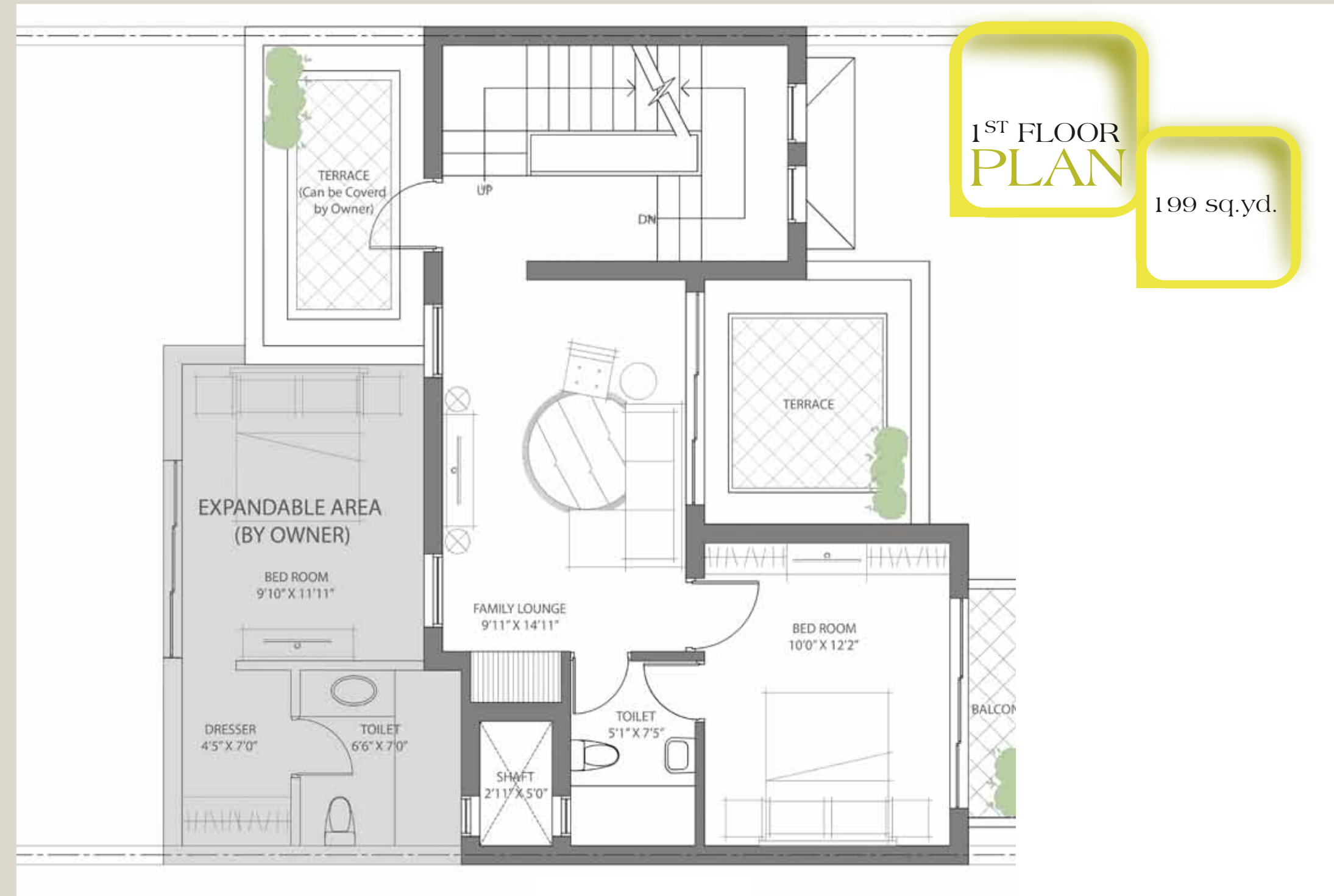
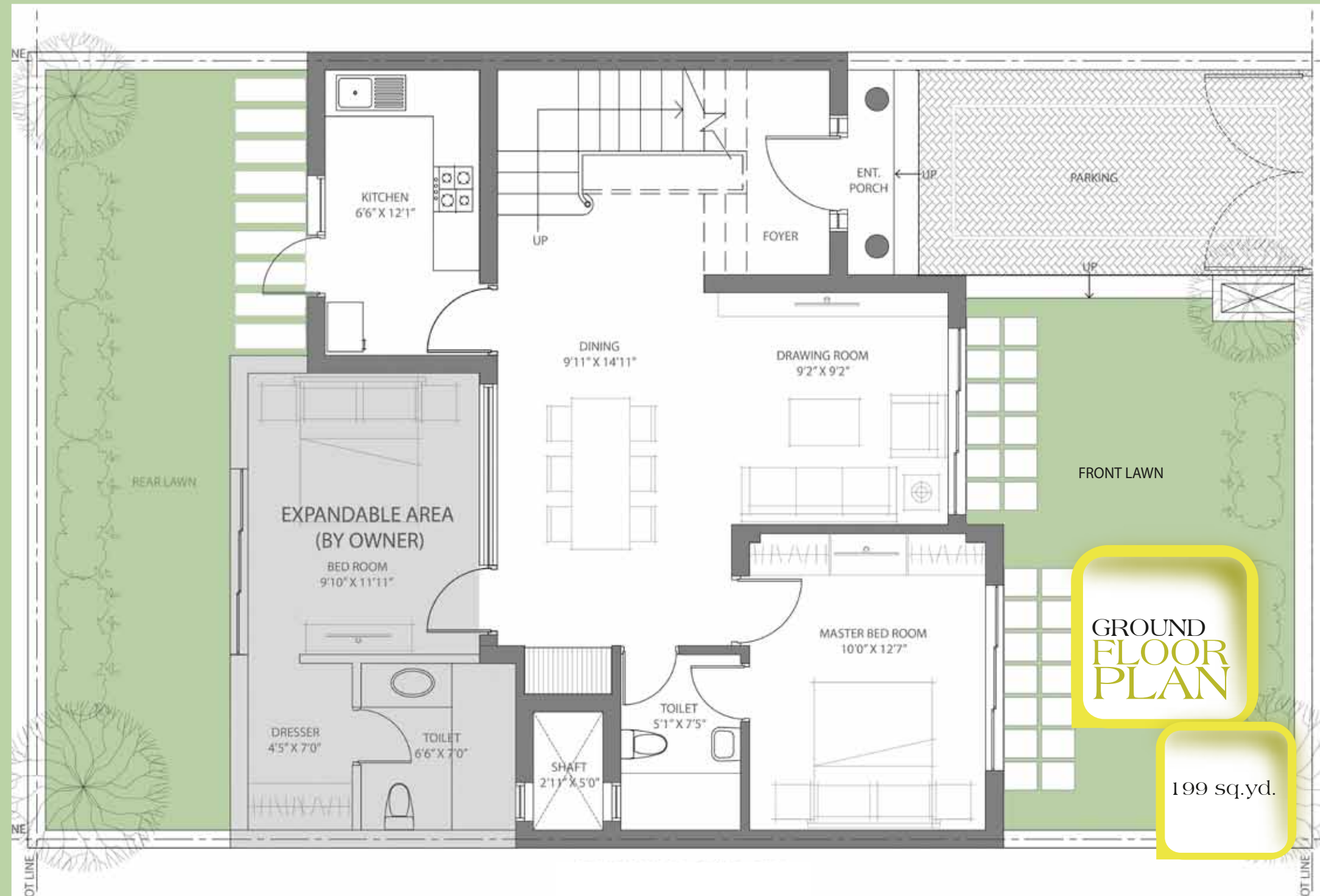
COMMERCIAL PROJECTS

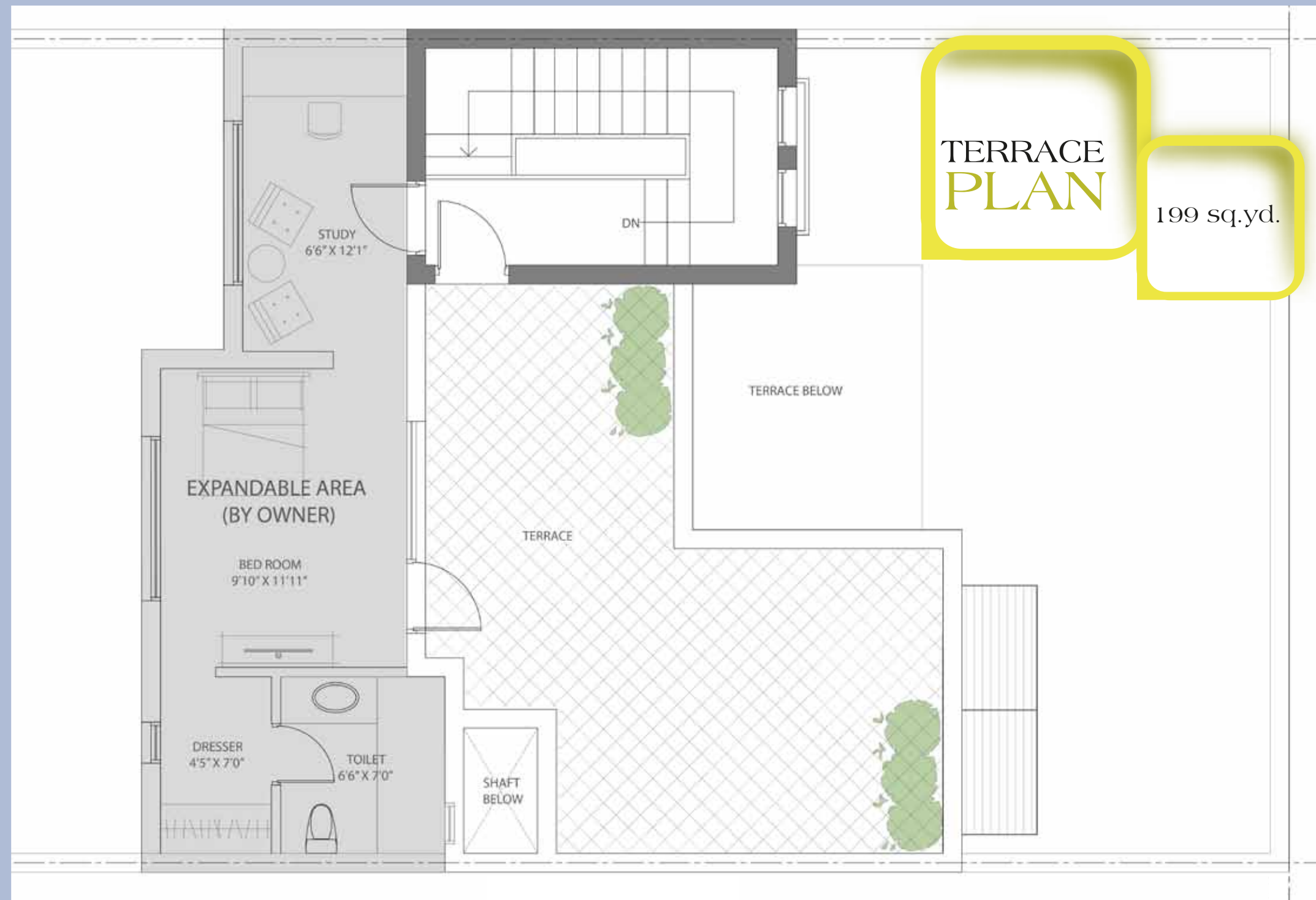


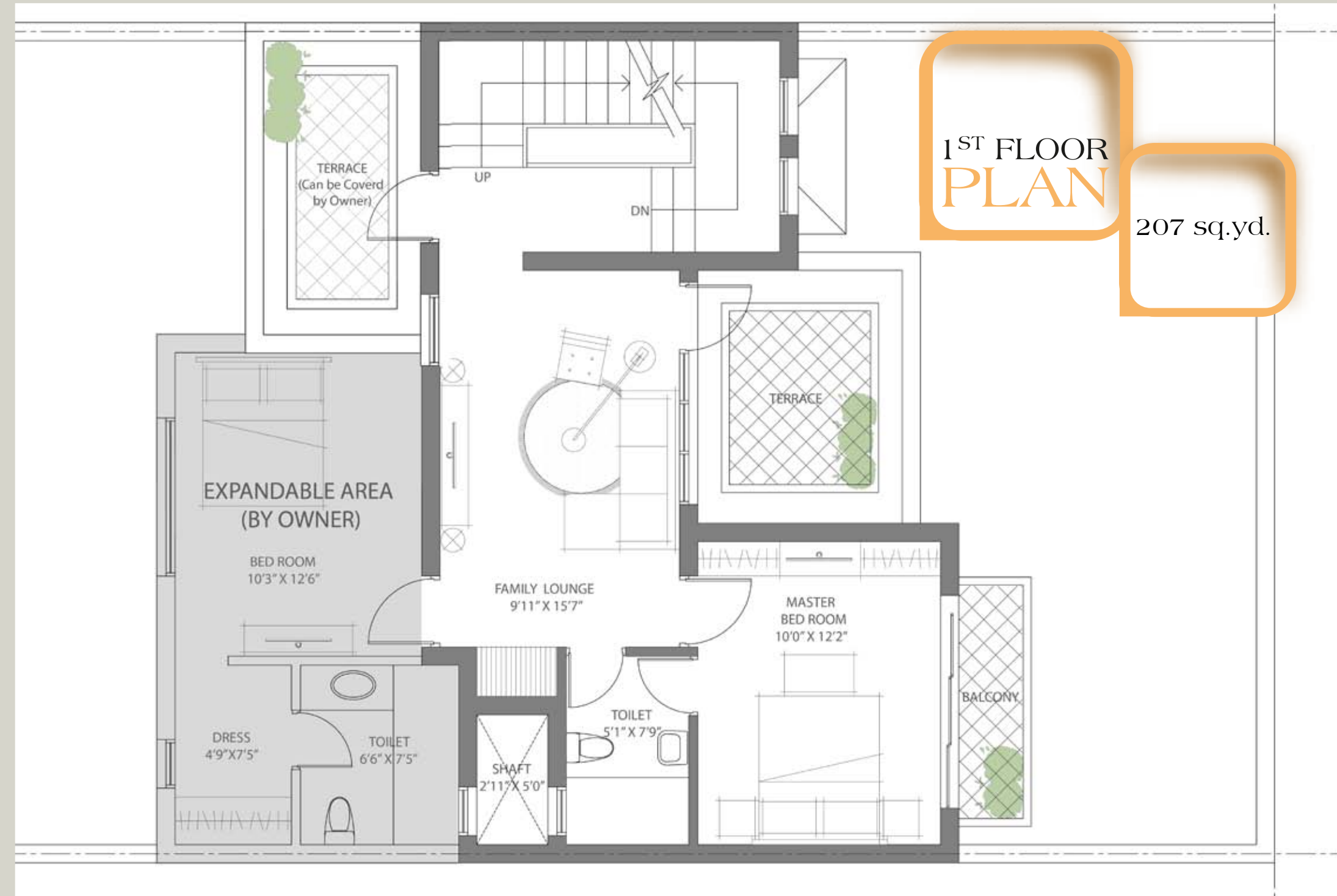
SPANISH MEADOWS
EXPANDABLE LUXURY VILLAS

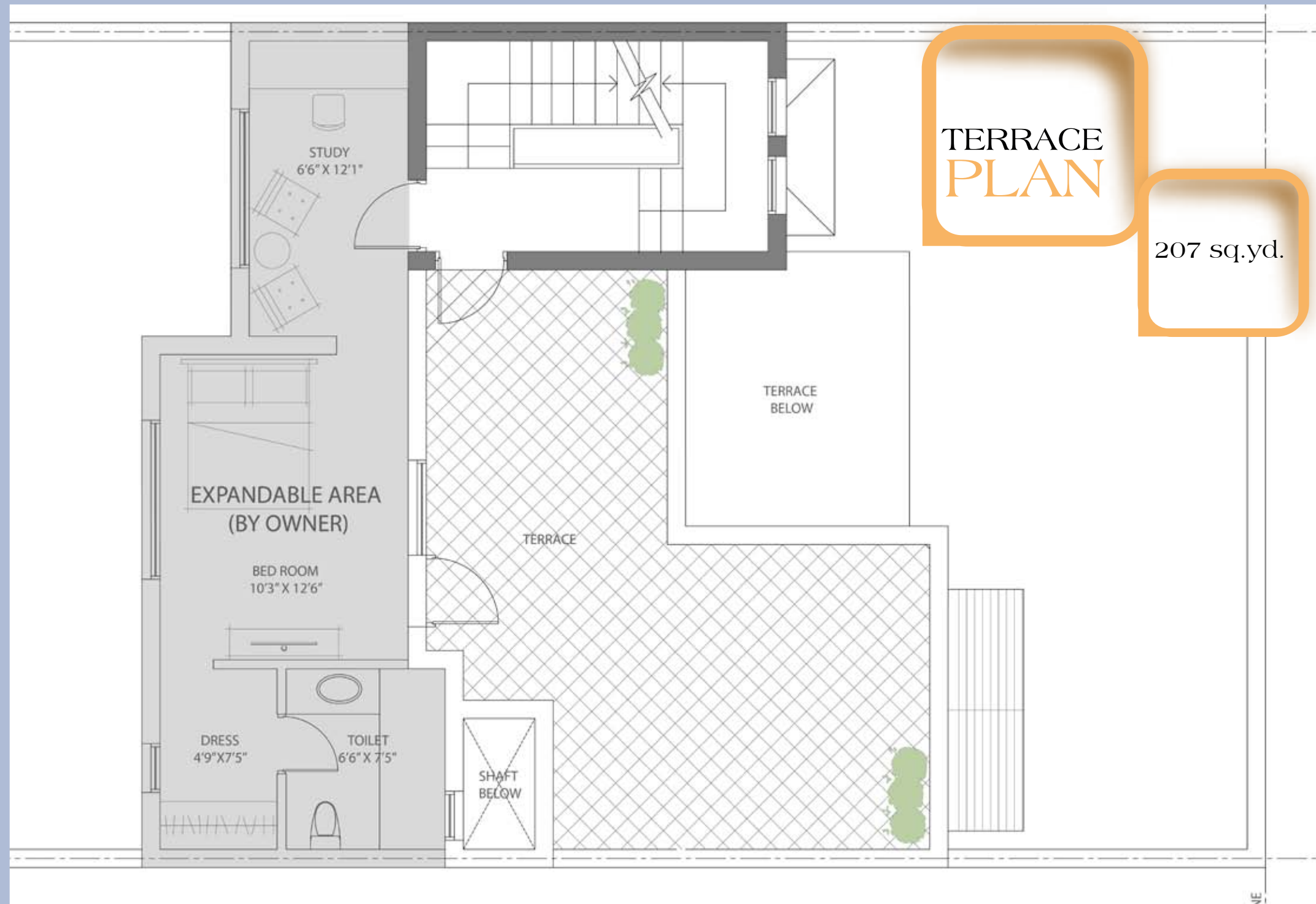
SITE PLAN











FLOOR PLANS

207 sq.yd.

SUPER AREA:
1674 sq.ft.

SPECIFICATIONS



Living / Dining / Lobby	
Floor	Premium Vitrified tiles.
Walls and Ceiling	Plastic emulsion.
Air conditioning	Providing sleeve to accommodate the refrigerant piping for connecting defined locations of Indoor/ Outdoor A/C split units with drainage piping.
Connections	TV & Telephone ports & AC Socket
Bedrooms	
Floor	Premium Vitrified tiles.
Walls and ceiling	Plastic emulsion with soothing shade.
Wardrobe	Provision for wardrobe.
Air conditioning	Providing sleeve to accommodate the refrigerant piping for connecting defined locations of Indoor/ Outdoor A/C split units with drainage piping.
Connections	TV & Telephone ports & AC Socket
Kitchen	
Floor	Vitrified Tiles
Wall	Dado upto 2 ft height above counter and balance shall be finished in OBD.
Ceiling	Oil bound Distemper.
Fittings / Fixtures	Premium CP fittings, Stainless Steel Sink.
Cooking Counter	Mirror polished granite counter.
Provisions	Provision for exhaust fan & geyser.
Balconies/ Terraces at First Floor	
Floor	Ceramic anti-skid tiles with water proof treatment
Wall	External paint of pleasant shade / texture paint.

Toilets	
Floor	Combination of one or more anti-skid premium ceramic tiles.
Dado	Combination of one or more of glazed ceramic tiles upto 7ft height.
Fittings / Fixtures	Premium C.P. fittings, European wall mounted WC & wash-basin.
Joinery	
Internal doors	Solid hardwood frame with factory made flush doors with paints.
Main Entrance door	Solid hardwood frame with factory made flush doors with paints.
External Fenestration	UPVC frame and shutters with grills having provision for burglar alarm system.
Electrical	
Standard modular switches and copper wiring in conceal conduits.	
Plumbing	
GI piping for water supply inside the toilets and kitchen.	
Sanitation	
SWR & UPVC pipes for soil and waste	

External Elevation	
Spanish Architecture inspired ELEVATION with designer features.	
Walls	Plaster finished with external paint of pleasant colour scheme.
Landscape	Front and rear lawns with sit-out area in Kota stone
Boundary	Combination of brick work and MS railing.
Added feature	
Electric bell and space for name plate.	
Roof Terrace	
Waterproof treatment and thermal insulation by brickbat coba.	
Common Area/Staircase Structure	
Kota stone/marble floor finishes. Earthquake resistant mixed structure (load bearing & RCC framed) responsive to earth's tremor.	

