

curro one



THE FIRST ADDRESS OF NEW CHANDIGARH





The First Address of New Chandigarh





Artistic impression



<p>PREMIUM APARTMENTS</p> 	<p>SERVICED STUDIOS</p> 
 <p>SHOP-CUM-OFFICES (SCOs)</p>	
<p>MULTIPLEX</p>	



THE DEVELOPMENT All you need is right within

- / Over 10 acre site with approx. 70% open area
- / Gated complex secured with multi-tiered security system
- / Central greens with water bodies and state-of-the-art landscaping
- / 5-6 screen multiplex with 1000+ seats signed with PVR within the development
- / Retail shops for residential needs within the development
- / On the intersection of two 200 feet wide roads
- / Designed by renowned architect ARCOP

THE APARTMENT For your pride of ownership

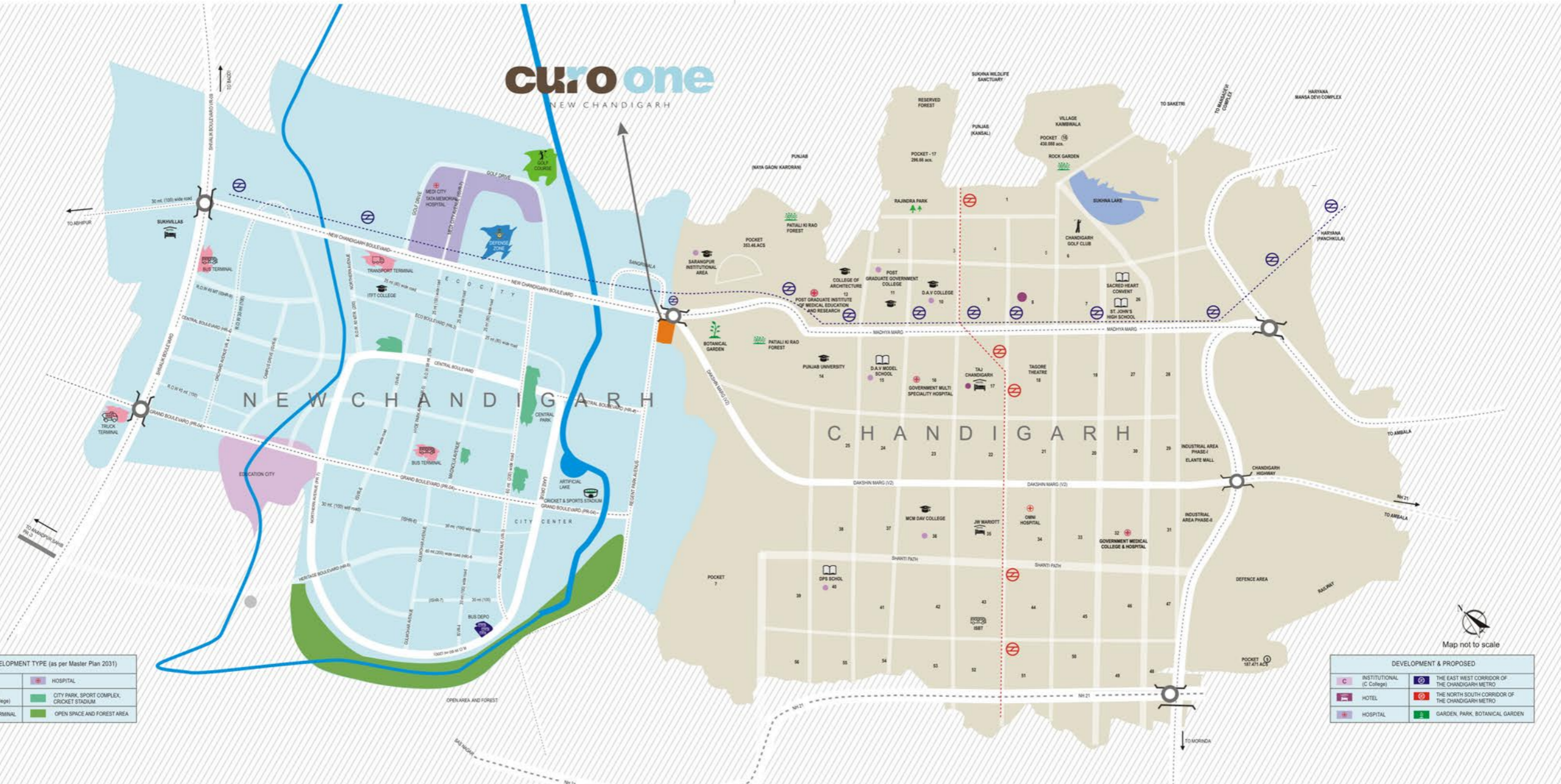
- / Four to a core and exclusive two to a core towers
- / Privacy on each floor with apartment entrance doors placed at a distance
- / Grand double height entrance lobby in each tower
- / Full height window for optimum utilization of natural daylight
- / Separate room and toilet for house assistant/maid in mostly all units with exclusive entry/exit
- / Digital living with fibre optical cable laid for DTH, telephone, intercom, broadband with high-speed internet and security cameras
- / 24-hours water supply & power back-up
- / Provision for split AC units in mostly all the rooms (location & route defined)
- / Earthquake resistant structure

THE CLUB Your private wellness and social hub

- | | |
|---------------------------------|------------------------|
| / Swimming pool & kids pool | / Billiards room |
| / Well-equipped gymnasium | / Jogging track |
| / Indoor & outdoor gaming areas | / Cards room |
| / Multi-purpose party hall | / Yoga/Meditation room |
| / Café/Restaurant | / Steam bath |
| / Table tennis room | / Sauna room |
| / Squash courts | |

Curo One

NEW CHANDIGARH



PROPOSED DEVELOPMENT TYPE (as per Master Plan 2031)

COMMERCIAL	HOSPITAL
INSTITUTIONAL (C Proposed College)	CITY PARK, SPORT COMPLEX, CRICKET STADIUM
TRANSPORT TERMINAL	OPEN SPACE AND FOREST AREA

DEVELOPMENT & PROPOSED

INSTITUTIONAL (C College)	THE EAST WEST CORRIDOR OF THE CHANDIGARH METRO
HOTEL	THE NORTH SOUTH CORRIDOR OF THE CHANDIGARH METRO
HOSPITAL	GARDEN, PARK, BOTANICAL GARDEN



30 37.57
STATIONS KM TOTAL LENGTH

Know Your Neighbourhood

KEY DISTANCES (Approx.)

Schools

Vivek High School	11 Mins., 5.2 Kms
Carmel Convent School	12 Mins., 7.3 Kms
Delhi Public School	12 Mins., 7.3 Kms
Bhavan Vidyalaya	13 Mins., 8.8 Kms
Sacred Heart Convent School	14 Mins., 9.6 Kms
St. John's High School	14 Mins., 9.6 Kms

Shopping

Curo One	00 Mins., 00 Kms
Sector 15	10 Mins., 5.0 Kms
Sector 9	12 Mins., 6.0 Kms
Sector 17	12 Mins., 7.0 Kms
Sector 22	17 Mins., 8.5 Kms
Elante Mall	22 Mins., 12 Kms

Public Transport

Metro	01 Mins.
Bus Stand (ISBT)	15 Mins., 9.5 Kms
Railway Station	30 Mins., 12.5 Kms
Airport	38 Mins., 19.4 Kms

Universities

University Business School	5 Mins., 3.7 Kms
Punjab University	5 Mins., 3.0 Kms
Postgraduate Institute of Medical Education and Research (PGI)	5 Mins., 3.0 Kms
Chandigarh College of Architecture	8 Mins., 5.5 Kms
PEC University of Technology	9 Mins., 5.5 Kms

Attractions

Botanical Garden and Nature Park	02 Mins., 1.3 Kms
Government Museum and Art Gallery	08 Mins., 5.9 Kms
Zakir Hussain Rose Garden	08 Mins., 6.0 Kms
ISKCON Chandigarh Temple	12 Mins., 7.3 Kms
Sukhna Lake	14 Mins., 9.0 Kms

Hotels

Hotel Mountview	8 Mins., 6.0 Kms
Taj	10 Mins., 6.0 Kms
Shivalki View	10 Mins., 7.0 Kms
JW Marriott	14 Mins., 8.1 Kms
Sukhvilas	20 Mins., 10 Kms

Hospitals

PGI	05 Mins., 3.0 Kms
Government Multi Speciality Hospital	07 Mins., 6.0 Kms
CMC Hospital	11 Mins., 7.8 Kms
Grewal Eye Institute	12 Mins., 6.7 Kms
Insciol Tertiary Care Hospital	15 Mins., 8.6 Kms





- A ENTRY
- B STUDIO TOWER
- C RESIDENTIAL TOWERS
- D HALF BASKETBALL COURT
- E MULTI-PURPOSE COURT
- F KIDS & SENIOR CITIZEN PLAY AREA
- G CLUB POOL
- H CLUB PARTY LAWN
- I GREEN AREA
- J DROP OFF
- K PARKING
- L EXIT



Map not to scale



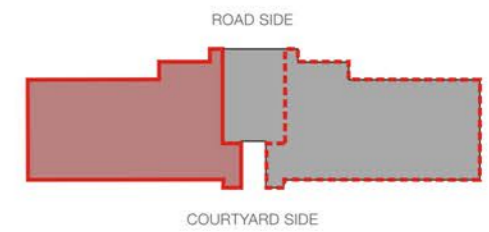
curo one

TOWER - 1

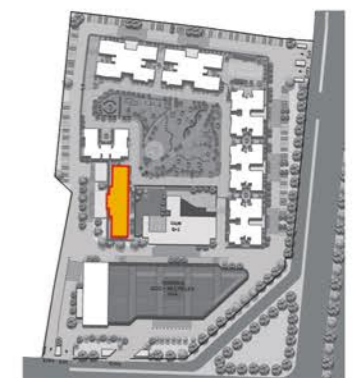
Artistic Impression

FLOOR PLANS

TOWER 1
3400 SQ.FT.



- ENTRANCE FOYER
- FORMAL LIVING ROOM
- DINING AND FAMILY ROOM
- BAR
- 1 MASTER BEDROOM
- 3 BEDROOMS
- STUDY/MASTER LOUNGE
- PUJA ROOM
- POWDER ROOM
- KITCHEN
- WET KITCHEN
- 4 TOILETS
- 4 BALCONIES
- UTILITY SPACE
- STORE
- SERVANT ROOM (2 BEDS)



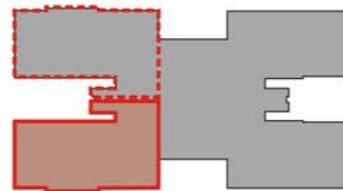
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FLOOR PLANS

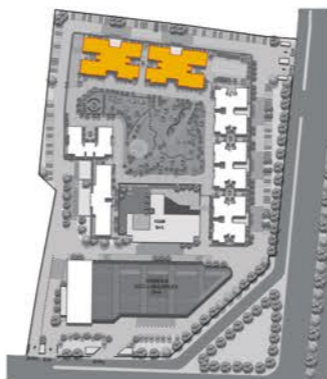
TOWER 3 & 4
2565 SQ.FT.



ROAD SIDE



COURTYARD SIDE



- ENTRANCE FOYER
- LIVING AND DINING ROOM
- 1 MASTER BEDROOM
- 3 BEDROOMS
- PUJA ROOM
- POWDER ROOM
- KITCHEN
- 4 TOILETS
- 3 BALCONIES
- UTILITY SPACE
- STORE
- SERVANT ROOM

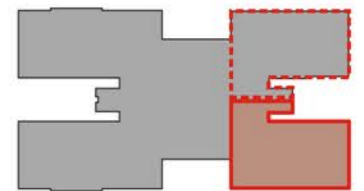
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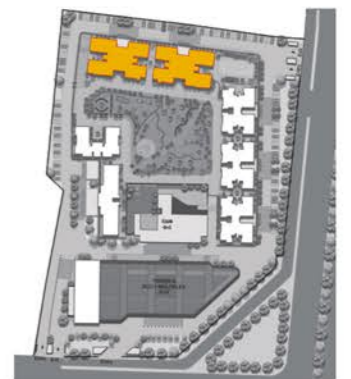
TOWER 3 & 4
2225 SQ.FT.



ROAD SIDE



COURTYARD SIDE



- ENTRANCE FOYER
- LIVING AND DINING ROOM
- 1 MASTER BEDROOM
- 2 BEDROOMS
- STUDY
- POWDER ROOM
- KITCHEN
- 3 TOILETS
- 2 BALCONIES
- UTILITY SPACE
- SERVANT ROOM

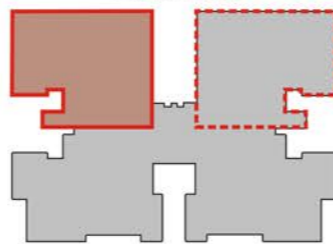
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◆ FLOOR PLANS

TOWER 5, 6 & 7
1800 SQ.FT.



COURTYARD SIDE



ROAD SIDE



- ENTRANCE FOYER
- LIVING AND DINING ROOM
- 1 MASTER BEDROOM
- 2 BEDROOMS
- POWDER ROOM
- KITCHEN
- 3 TOILETS
- 1 LARGE BALCONY
- UTILITY SPACE
- SERVANT ROOM

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◆ FLOOR PLANS

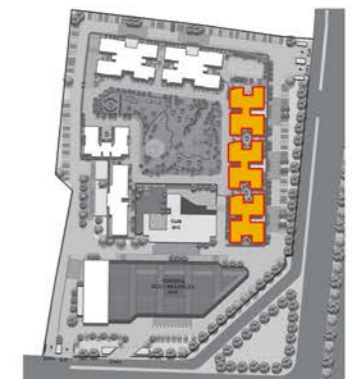
TOWER 5, 6 & 7
1530 SQ.FT.



COURTYARD SIDE



ROAD SIDE



- ENTRANCE FOYER
- LIVING AND DINING ROOM
- 1 MASTER BEDROOM
- 2 BEDROOMS
- KITCHEN
- 3 TOILETS
- 2 BALCONIES
- UTILITY SPACE

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FINISHING SCHEDULE - TOWERS
FOYER

FLOORS	:	PREMIUM VITRIFIED TILE
WALLS	:	POP PUNNING WITH PLASTIC EMULSION PAINT
CEILING	:	PLASTIC EMULSION PAINT
DOORS	:	ENTRANCE DOOR: POLISHED VENEER MOLDED FLUSH DOOR WITH HARDWOOD FRAMES WITH DOOR ACCESSORIES

LIVING ROOM/DINING/ FAMILY LOUNGE

FLOORS	:	PREMIUM VITRIFIED TILE
WALLS	:	POP PUNNING WITH PLASTIC EMULSION PAINT
CEILING	:	PLASTIC EMULSION PAINT WITH COVE
WINDOW/GLAZING	:	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & LOUVERS WITH CLEAR/FROSTED/TINTED GLASS

MASTER BEDROOM

FLOORS	:	PREMIUM VITRIFIED TILE/LAMINATE WOODEN FLOORING
WALLS	:	POP PUNNING WITH PLASTIC EMULSION PAINT
CEILING	:	PLASTIC EMULSION PAINT WITH COVE
DOORS	:	EXTERNAL DOOR: UPVC/POWDER COATED ALUMINIUM DOORS INTERNAL SEASONED HARDWOOD FRAMES WITH FLUSH PANEL DOOR WITH ENAMEL PAINT AND STANDARD HARDWARES
WINDOW/GLAZING	:	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & LOUVERS WITH CLEAR/FROSTED/TINTED GLASS
OTHERS	:	FITTED WITH WARDROBE

OTHER BEDROOMS

FLOORS	:	PREMIUM VITRIFIED TILE/LAMINATE WOODEN FLOORING
WALLS	:	POP PUNNING WITH PLASTIC EMULSION PAINT
CEILING	:	PLASTIC EMULSION PAINT
DOORS	:	EXTERNAL DOOR (IF ANY) : UPVC/POWDER COATED ALUMINIUM DOORS INTERNAL - SEASONED HARDWOOD FRAMES WITH LAMINATE/VENEER FLUSH DOOR
WINDOW/GLAZING	:	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & LOUVERS WITH CLEAR/FROSTED/TINTED GLASS

KITCHEN

FLOORS	:	VITRIFIED TILE
WALLS	:	DESIGNER TILES UP TO 2 FEET ABOVE THE COUNTER AND PLASTIC EMULSION IN THE BALANCE AREAS
CEILING	:	PLASTIC EMULSION PAINT
DOORS	:	EXTERNAL DOOR: UPVC/POWDER COATED ALUMINIUM DOORS INTERNAL SEASONED HARDWOOD FRAMES WITH LAMINATE/VENEER FLUSH DOOR
WINDOW/GLAZING	:	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & LOUVERS WITH CLEAR/FROSTED/TINTED GLASS
OTHERS	:	GRANITE COUNTER TOP AND PREMIUM CP FITTINGS, MODULAR KITCHEN CABINETS, STAINLESS STEEL SINK WITH DOUBLE BOWL AND DRAINAGE

BALCONIES/ TERRACES

FLOORS	:	ANTI-SKID TILES
WALLS	:	M.S. RAILING WITH HANDRAIL
CEILING	:	WEATHER-PROOF PAINT
DOORS	:	UPVC/POWDER COATED ALUMINIUM DOORS
WINDOW/GLAZING	:	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & LOUVERS WITH CLEAR/FROSTED/TINTED GLASS

MASTER TOILET

FLOORS	:	DESIGNER CERAMIC TILES
WALLS	:	DESIGNER CERAMIC TILES UPTO DESIRED HEIGHT
CEILING	:	PLASTIC EMULSION PAINT
DOORS	:	INTERNAL - SEASONED HARDWOOD FRAMES WITH LAMINATE/VENEER FLUSH DOOR
WINDOW/GLAZING	:	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & LOUVERS WITH CLEAR/ FROSTED/TINTED GLASS
OTHERS	:	PREMIUM SANITARY FIXTURES AND CP FITTINGS INCLUDING SHOWERS OF PREMIUM BRANDS

OTHER TOILETS

FLOORS	:	DESIGNER CERAMIC TILES
WALLS	:	DESIGNER CERAMIC TILES UPTO DESIRED HEIGHT
CEILING	:	PLASTIC EMULSION PAINT
DOORS	:	INTERNAL - SEASONED HARDWOOD FRAMES WITH LAMINATE/VENEER FLUSH DOOR
WINDOW/GLAZING	:	UPVC/POWDER COATED ALUMINIUM WINDOW FRAMES & LOUVERS WITH CLEAR/FROSTED/TINTED GLASS
OTHERS	:	PREMIUM SANITARY FIXTURES AND CP FITTINGS INCLUDING SHOWERS OF PREMIUM BRANDS

HOUSE ASSISTANT/MAID/UTILITY

FLOORS	:	CERAMIC TILES
WALLS	:	CERAMIC TILES UPTO DESIRED HEIGHT
CEILING	:	OIL-BOUND DISTEMPER PAINT
DOORS	:	INTERNAL DOOR: FLUSH DOOR
WINDOW/GLAZING	:	UPVC WINDOW FRAMES & LOUVERS WITH CLEAR/FROSTED/TINTED GLASS
OTHERS	:	SANITARY FIXTURES AND CP FITTINGS OF HINDWARE OR EQUIVALENT INCLUDING SHOWERS

MISCELLANEOUS
ELECTRICAL FITTINGS

ALL ELECTRICAL WIRING IN CONCEALED CONDUITS, PROVISION FOR ADEQUATE LIGHT & POWER POINTS, TELEPHONE & T.V. OUTLETS IN DRAWING, DINING AND ALL BEDROOMS, MOLDED MODULAR PLASTIC SWITCHES & PROTECTIVE MCB'S, ELECTRICAL POINTS FOR KITCHEN CHIMNEY, HOB

PLUMBING

AS PER STANDARD PRACTICE, ALL INTERNAL PLUMBING IN GI/CPVC/COMPOSITE/UPVC

CLUB HOUSE

MULTI-PURPOSE/PARTY ROOM WITH KITCHEN FACILITIES, RESTAURANT, LOUNGE, GYMNASIUM, CRICKET AREA, SQUASH COURT, INDOOR LOUNGE FOR READING/RELAXATION, SWIMMING POOL, CHANGING ROOMS, STEAM ROOM, SNOOKER AND TT ROOM, CARDS ROOM, KIDS INDOOR AND OUTDOOR PLAY AREA, OUTDOOR TERRACE FOR SIT-OUTS/PARTY, COMMUNITY SPACE

LIFTS

2 TO A CORE TOWERS: 2 PASSENGER/SERVICE/STRETCHER LIFT
4 TO A CORE TOWERS: 2 PASSENGER LIFTS AND 1 SERVICE/STRETCHER LIFT

POWER BACK-UP

ADEQUATE POWER BACK-UP WILL BE PROVIDED WITH REQUIRED CAPACITY GENERATOR SET, 100% BACKUP FOR EMERGENCY & COMMON FACILITIES, LIFTS AND COMMON AREAS

FACILITIES

HIGH SPEED ELEVATORS, TREATED WATER SUPPLY, ADEQUATE BASEMENT AND SURFACE PARKING, LANDSCAPED COURTS WITH SIT-OUT SPACES, TINY TOT LOTS, PARTY LAWNS, PODIUM GREENS, PEDESTRIAN PATHS, JOGGING TRAIL WITH SEVERAL OUTDOOR FITNESS STATIONS, PROVISION FOR OPTICAL FIBER NETWORK

SECURITY

• GATED COMPLEX SECURED WITH MULTI-TIERED SECURITY SYSTEM • BOOM BARRIER ENTRY TO THE PREMISES • FULL CCTV SURVEILLANCE & HIGH-TECH SECURITY AT ENTRANCE LOBBY AT GROUND FLOOR • SECURITY MANAGED BY TOP PROFESSIONALS, DEDICATED SECURITY IN EACH TOWER • FIRE PREVENTION • SUPPRESSION • DETECTION & ALARM SYSTEM AS PER LOCAL FIRE AUTHORITY NORMS • PROVISION FOR OPTICAL FIBER NETWORK • STRETCHER LIFTS IN CASE OF ANY EMERGENCY SITUATION

ON CHARGEABLE BASIS: DOOR BELL- IP • MOTION SENSOR • VIDEO CAMERA • MOBILE STREAMING • INTEGRATION WITH INSIDE AND OUTSIDE DOOR LIGHT • MESSAGING (VIA PEN SCANNER) • SOS ALARM - MANUAL AND MOBILE CONTROLLED PANIC/MEDICAL ALARM BUTTON, GAS LEAKAGE - WIRELESS • HIGH SENSITIVITY SENSOR • BUZZER • MOBILE ALARM INTEGRATION • FIRE DETECTION - WIRELESS • HIGH SENSITIVITY SENSOR • BUZZER • MOBILE ALARM INTEGRATION



Actual Image of Curo Highstreet, Jalandhar



Actual Image of Curo Highstreet, Jalandhar



Actual Image of Curo Square, Ludhiana



Actual Image of Curo Square, Ludhiana



Actual Image of Curo Homes, Barnala



Actual Image of Curo Homes, Barnala



Curo: Curators of a fine lifestyle. Since 1987.

Curo was founded in the year 1987 by first generation entrepreneur Mr. Pawan Garg. It started its journey as a leading automobile dealer for General Motors and soon became the largest retail player in North India. Over a period of time the group accumulated a substantial land bank to diversify into the real estate industry.

Curo strongly believes in creating consistent returns for its customers, investors and stakeholders. The broad spectrum of projects offered by the Group over the last two decades has fueled its growth in achieving new levels of success.

Curo Group's existing portfolio consists of Curo Highstreet, a remarkable retail and leisure destination in Jalandhar; a fully operational mall in Ludhiana; and a township in Barnala. The Group has plans to bring high-end group housing projects in Chandigarh, Delhi and a commercial development in Gurgaon.

CURO
QUEENSRIDGE
SOUTH DELHI

CURO
TECH
GURGAON

CURO
HIGHSTREET
JALANDHAR

CURO
SQUARE
LUDHIANA

CURO
HOMES
BARNALA



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