Project by :-

SHAMBHAVI
ESTATES

-: Brochure Concept :-
v2studio.in | 9691011222 | Bhopal

AGRAWAL IMPERIA

Luxury With A Difference

MODERN VILLAS. TRADITIONAL LIFESTYLE!

A Project by :-

SHAMBHAVI
ESTATES

AGRAWAL IMPERIA

Luxury With A Difference

Booking Contact : 79998 67582, 97541 15167

Site Address : Harda Road, Pankhi Tiraha, Near SPM, Narmadapuram (M.P.)

-: Brochure Concept :-
v2studio.in | 9691011222 | Bhopal

Awards

Pride of Madhya Pradesh



Dr. Anurag Agrawal

Chairman, Agrawal Exotica & Agrawal Imperia, Narmadapuram

Awarded By Hon'ble Chief Minister Shivraj Singh Chouhan





Awarded for Most Premium Row Housing

AGRAWAL IMPERIA

Luxury With A Difference

Features At A Glance

- 100 Ft. Wide Magnificent Entrance Gate with 24 Hours Security & CCTV Surveillance.
- Majestic Swimming Pool.
- Ultra Luxurious Club House.
- 40 ft. tall Adiyogi Statue.
- Royal Drive way with Series of Date Palm Trees.
- Beautifully Carved Temple With Sitting Space & Meditation Space.
- Decorative 5D Mural Walls.
- Ample Parking space with big sized Lawn in each unit.
- Extraordinary Elevation based on Indonesian Theme.
- Grand Gazebo with covered sitting placed between the garden.
- State of the art enlightened pathways in the garden.
- Extremely enriched enormous green area.
- 65 ft. distance between two units throughout the project.
- Aqua Garden with Water Fall.
- Big Size Ludo Floor, Play Station & Sandpit zone in kids play area.
- Banquet Hall with Kitchen, Indoor Games like Snooker, Table Tennis Chess, Carom etc.
- Executive Fully Furnished AC Guest Rooms.
- Fully Equipped AC Gymnasium.

You Don't Have To Be A Celebrity

to make a grand lifestyle yours

AGRAWAL IMPERIA

Luxury With A Difference

From the developers of Agrawal Exotica which has gain the reputation of Quality Construction & Modern Living. Agrawal Imperia, Located on SPM Road is yet another Gem in the city that will transform the living culture of the People who like to live luxuriously.

Agrawal Imperia is a State of the art, Indonesian Style Villas featuring 124 modern Villas of 4, 3 & 2 BHK. This magnificent avenue blends nature and leisure with all the modern amenities.

Come & experience the luxury living, Today!

AGRAWAL IMPERIA

Luxury With A Difference

Give Yourself The Royal Feel

from the driveway with the series of date palm trees



AGRAWAL IMPERIA

Luxury With A Difference

Experience A New Level Of Energy

in a peaceful, greener environment





AGRAWAL IMPERIA

Luxury With A Difference

Be In Love With Your Home

in every detail of it





AGRAWAL IMPERIA

Luxury With A Difference

- Independent Car Porch
- 65 Ft. Wall to Wall Distance
- Date Palm in each Villa
- Spacious Green Lawn


The Grand Life
is here

AGRAWAL IMPERIA

Luxury With A Difference

Grand Adiyogi Statue

placed in the middle of the garden which will be the greatest attraction ever for the people of Narmadapuram.



AGRAWAL IMPERIA

Luxury With A Difference

Boundless Swimming Pool

amidst the ever entertaining club house



AGRAWAL IMPERIA

Luxury With A Difference

Experience The Happiness

of new abode











Amenities









AGRAWAL IMPERIA

Luxury With A Difference

Your Own Home Is The Most Comfortable

place on earth

30x55 | W | 1650 sq.ft.

Floor Plans

Ground Floor



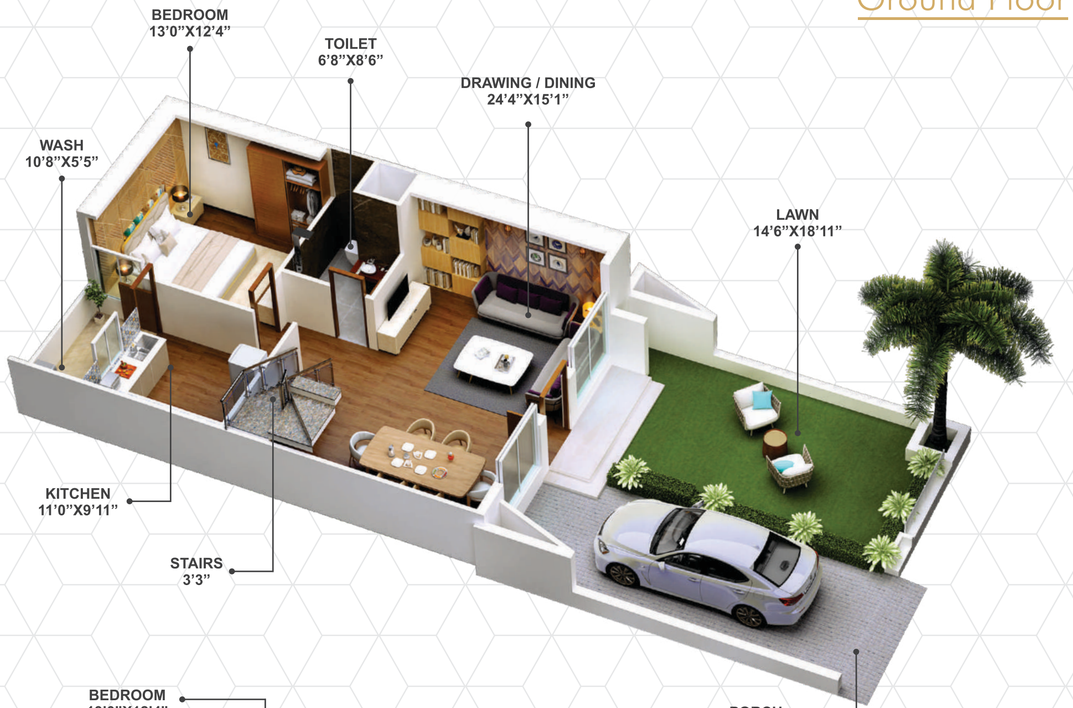
First Floor



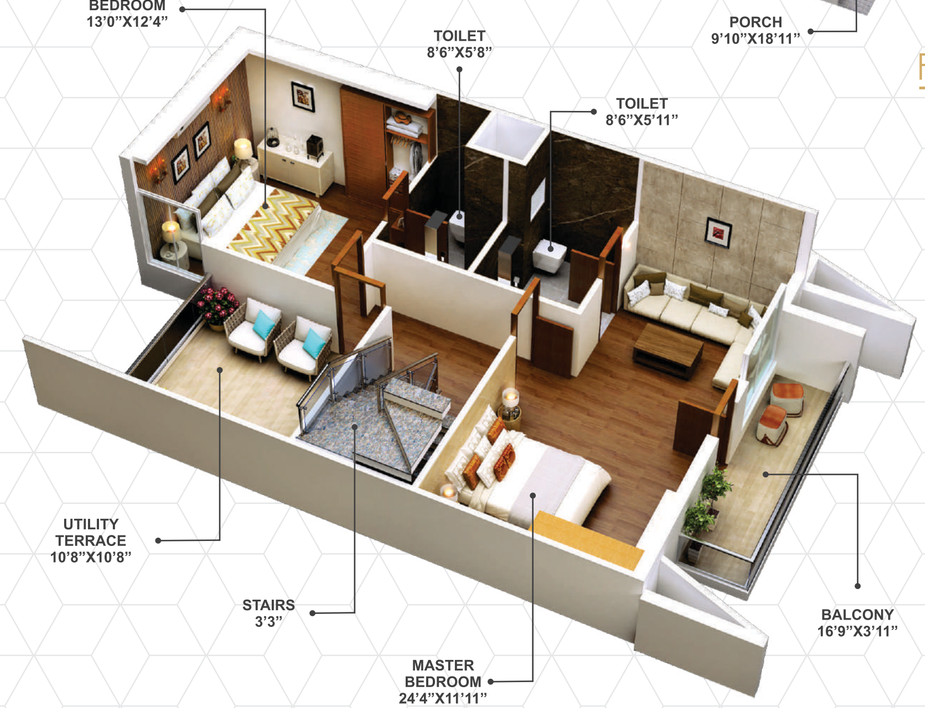
AGRAWAL IMPERIA
Luxury With A Difference

25x55 | N | 1375 sq.ft.

Ground Floor



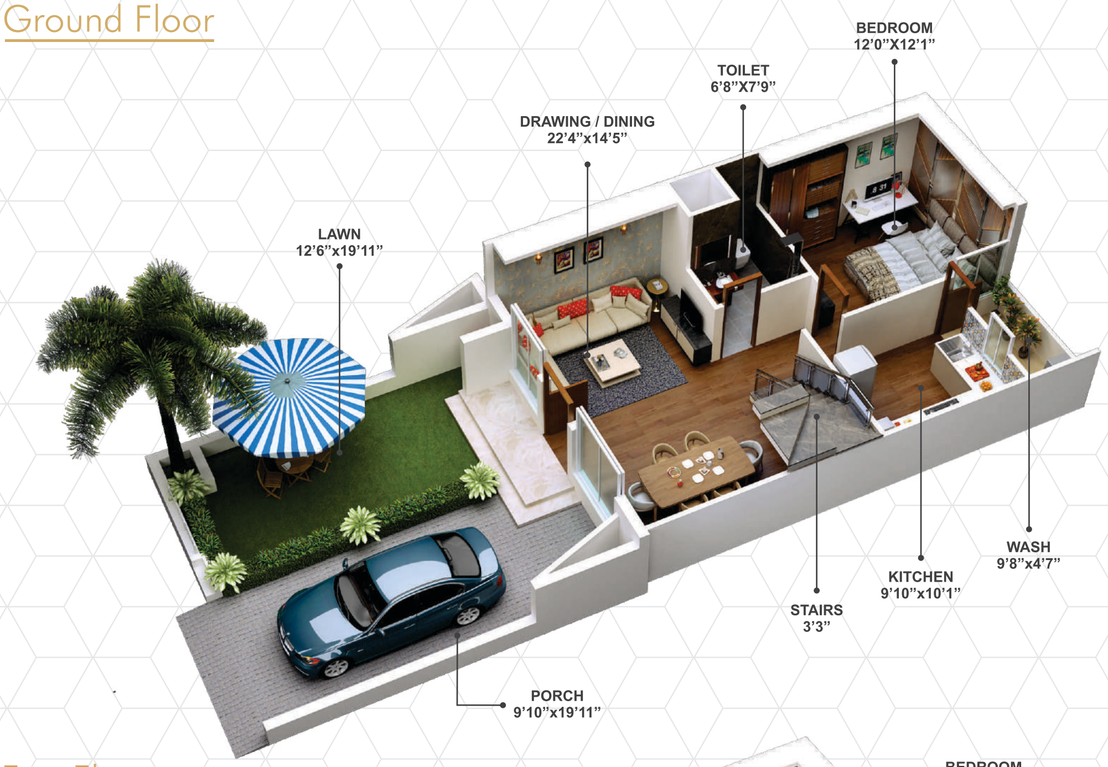
First Floor



23x55 | **E** | **1265 sq.ft.**

Floor Plans

Ground Floor



First Floor



AGRAWAL IMPERIA
Luxury With A Difference

21x55 | **E** | **1155 sq.ft.**

Ground Floor



First Floor



21x50 | **E** | **1050 sq. ft.**

Floor Plans

Ground Floor



First Floor

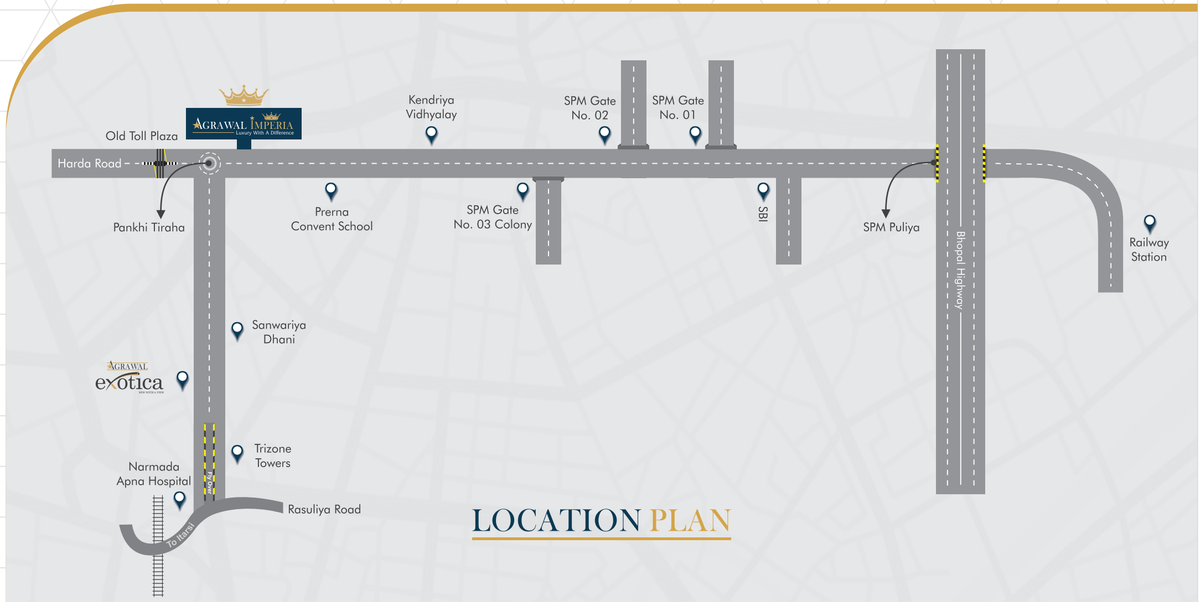


AGRAWAL IMPERIA
Luxury With A Difference

21x60 | **N** | **1260 sq.ft.**

Ground Floor





LOCATION PLAN

LAYOUT PLAN



30 x 55 = 1650 sq.ft.
25 x 55 = 1375 sq.ft.
23 x 55 = 1265 sq.ft.
21 x 55 = 1155 sq.ft.
21 x 54 = 1134 sq.ft.
21 x 50 = 1050 sq.ft.
23 x 54.5 = 1253.5 sq.ft.
21 x 60 = 1260 sq.ft.
10.5 X 40 = 420 sq.ft.
21 X 40 = 840 sq.ft.
24.6 X 60 = 1476 sq.ft.
24.6 X 40 = 984 sq.ft.
18 x 50 = 900 sq.ft.
20 x 54.5 = 1090 sq.ft.
Large Size Plots

Investor's View



Saurabh Gour
Asst. Vice President
(Multi National Company)

As smart investors, we always think before making an investment in real estate that it should be profitable over the short term. It is very tough to invest in ideal or favorable conditions. Selection of investments is also a very tough job because whenever opportunity is better, trustworthy people and handsome returns are not there, when handsome returns are available, trustworthy people are not there, and when trustworthy person is there opportunities and handsome returns are not there, the combination of trustworthy people, opportunity, and handsome returns is very rare.
So I am very fortunate that I invested the money in Agrawal Exotica and got a hassle-free and tension-free amount, just like an FD in the bank. All three things - a trustworthy person, a golden opportunity, and handsome return was available there.

I had invested in the pre-launching of Agrawal Exotica project and got 50% return on my investment in only one year.

Dr. Anurag Agrawal has delivered Agrawal Exotica, which is the super-premium and modern colony of Madhya Pradesh. The first colony in which whatever was shown in the brochure, Exactly same is delivered on the ground even better.

Now again, I have invested the money in Agrawal Imperia, which is also an ultra-luxurious range of super-premium bungalows and villas where 25% of the units were booked on the first day of announcing the project.

Approved By
Real Estate Regulatory Authority Madhya Pradesh
Rera No. P-HBD-22-3752

Guru Jhunnu Seth
A Trust of 105 Years

Planner
ASTRAL GROUP
ARCHITECTURAL CONSULTANCY SERVICES
Ar. Shailesh S. Aswar +91-9425300258

Architect, Planner
ACME ASSOCIATES
202/ 214, B - Sector Shahpura, Bhopal
Amitabh Singh +91-9893059654

Marketed By
Paramount Promotions
(A Real Estate Marketing Co.)
Partner :- Ashish Dhote & Balkrishna Gour

Brochure & Creatives
VIRTUAL VIZION
we value your vision
Graphics Design & Signage Consultants
v2studio.in +91-9691011222

Legal Notes / Disclaimer : • Stamp duty, registration charges, legal documentation charges, society maintenance charges, etc. shall be borne by the purchaser • Any additional charges, Taxes, GST or duties levied by the Govt./Local Authorities during or after completion of the scheme will be born by the purchaser. • Changes/alterations of any nature, including the elevations, exterior color scheme of the Villas or any other change affecting the overall design concept & outlook of the scheme are strictly Not Permitted during or after the completion of the scheme • This brochure is purely conceptual and is intended only to convey the essential design and technical features of the scheme and will not be construed to form part of the legal document • All specifications, amenities, sizes, layouts, floor plans, elevations etc. are tentative and subject to such variations, changes, modifications and additions/deletions as decided by the Developer or by the Architects and all the purchasers shall abide by such changes. • All Visual Photograph Used in this brochure are Artist's impressions. • No claims shall be entertained by the developer depending on this material. • The users are advised to verify designs, plans, specifications, facilities, features etc. with our team.