

THE
EVOLUTION OF
LUXURY
STARTS HERE.

FELICITY[®] | GOYAL
GROUP | ESTATE

Rera Registration Number : RAJ/P/2017/119



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IRENE
USHA TOWER

3 & 4 BHK Ultra Luxury Residences

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Discover the advantages of living in our beautiful 58 apartments located in the heart of the city. Enjoy easy access to everything you need, including shopping malls, restaurants, and entertainment venues. Benefit from excellent public transport links or access to major highways if driving. Our prime location also offers a vibrant community, rich nightlife, and natural beauty, providing the best of city living with a relaxed lifestyle. Start your journey towards convenient and comfortable living by exploring our apartments today!

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Celebrate your life with the most timeless property designed to change the way you live. To own this address will mean creating an indefinite bond for a lifetime for your self.





Living in a prime location gives you easy access to public transport, making your daily commute to work a breeze. If you prefer to drive, our strategic location means it's easy to access the major highways and roads, making you well connected to the city beyond.

It also means you're surrounded by a vibrant community where you'll get to interact with people from different walks of life while also enjoying more privacy and security.

LOCATION ADVANTAGES

- All apartments are open on minimum 3 sides, assuring air ventilation & sunlight.
- Located on main 160 Ft wide road.
- 100 mtrs from Mansarovar Metro Station.
- Approx. 5 kms from Jaipur Junction.
- Approx. 8 kms from Jaipur International Airport.
- Well-developed Commercial & Residential Area.
- Prestigious Learning and Healthcare Centres located within a radius of 2 kms.
- Easy approach to Vaishali Nagar, Shyam Nagar, Mansarovar and Sodala.
- Surrounded by Shopping, Entertainment and Happening Places.

Enjoy the best of

Accessibility and
Convenience



The Clubhouse - Ground Floor



The Clubhouse - First Floor



EXPERIENCE WORLD CLASS AMENITIES FOR WHOLESOME RECREATION

- Swimming Pool
- Games Room
- Gymnasium
- T.T. & Pool Table
- Terrace Garden
- Massage Room & Salon
- Steam Bath
- Jacuzzi
- Aerobics
- Waiting Lounge

Our premium 58 apartment club facilities offer exceptional amenities to cater to residents of all ages. With a state-of-the-art gym, beautiful landscaped tracks, peaceful pool, steam bath, inviting entrance lobby, jacuzzi, and indoor games, our community provides the perfect environment for socializing, unwinding, and staying healthy. Our dedicated team of professionals ensure that the facilities are always well maintained, clean, and organized, making your experience hassle-free. We look forward to welcoming you to our community!

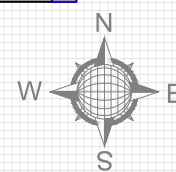
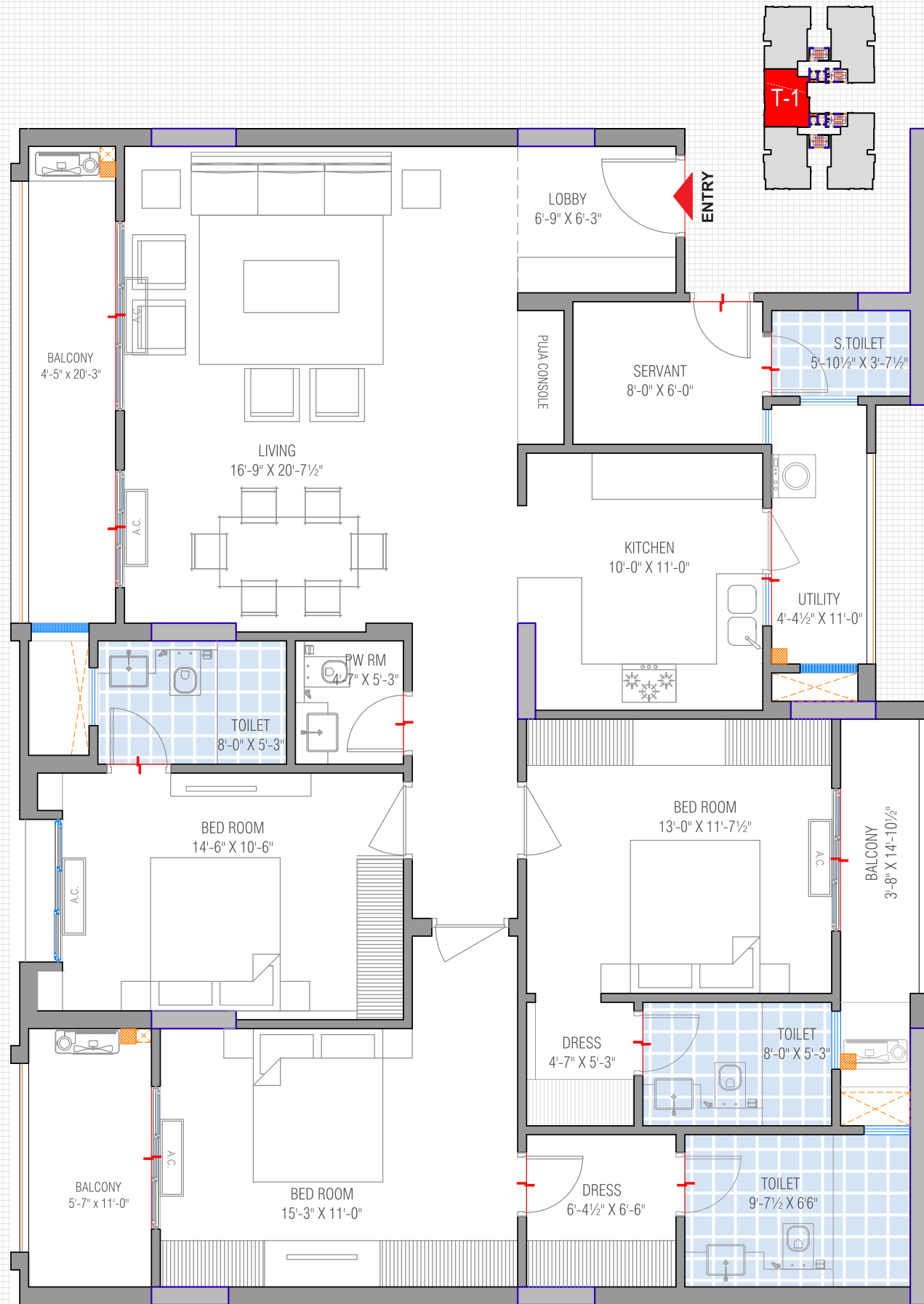
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Type - 1 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th

3BHK Flat Layout

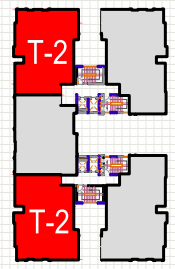
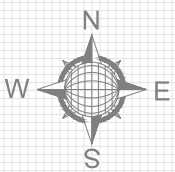
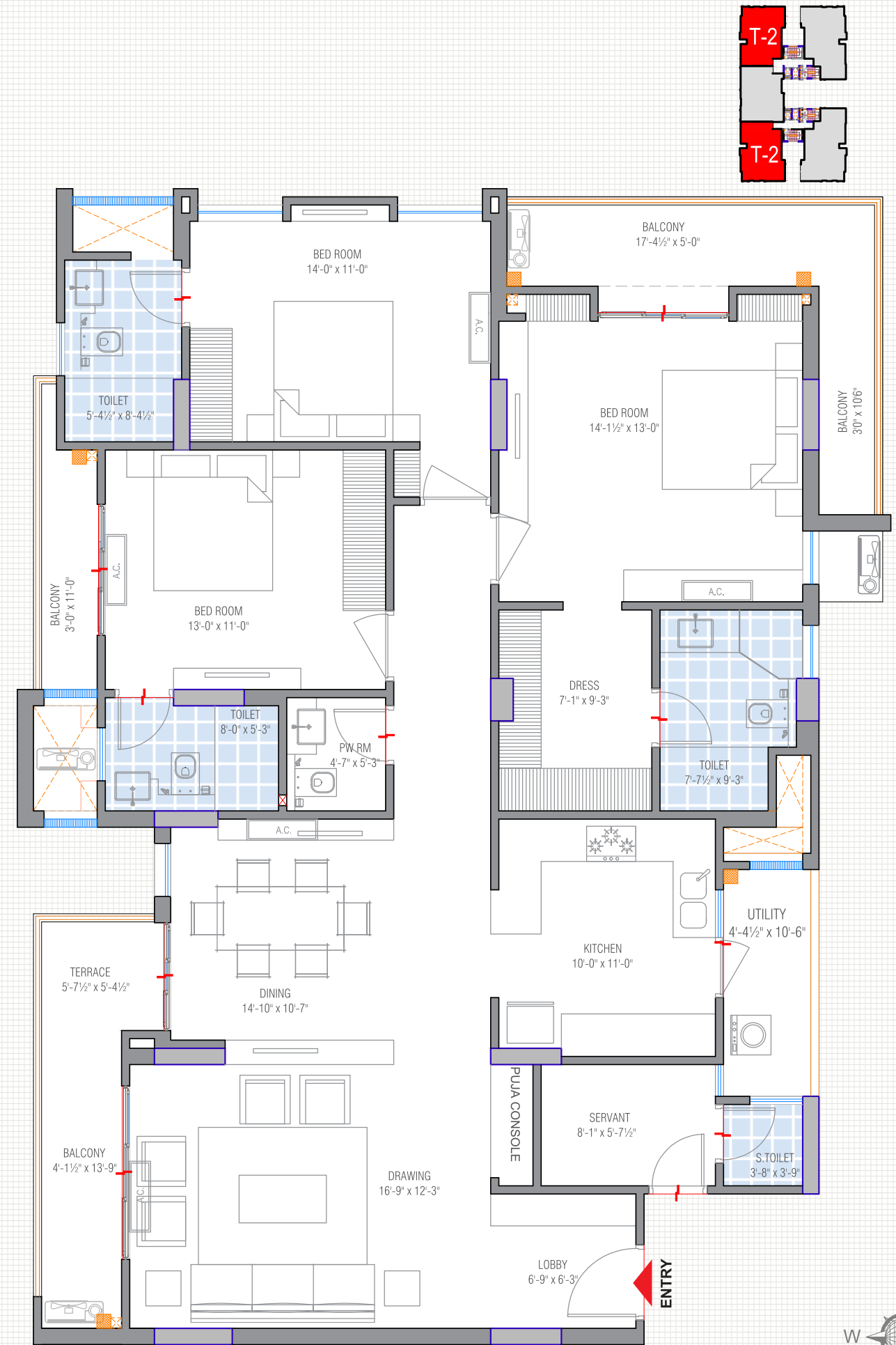
SBUA ▶ 2372.30 Sq. Ft.
BUA ▶ 1779.23 Sq. Ft.



Type - 2 1st, 2nd, 5th, 6th, 9th, 10th Floor

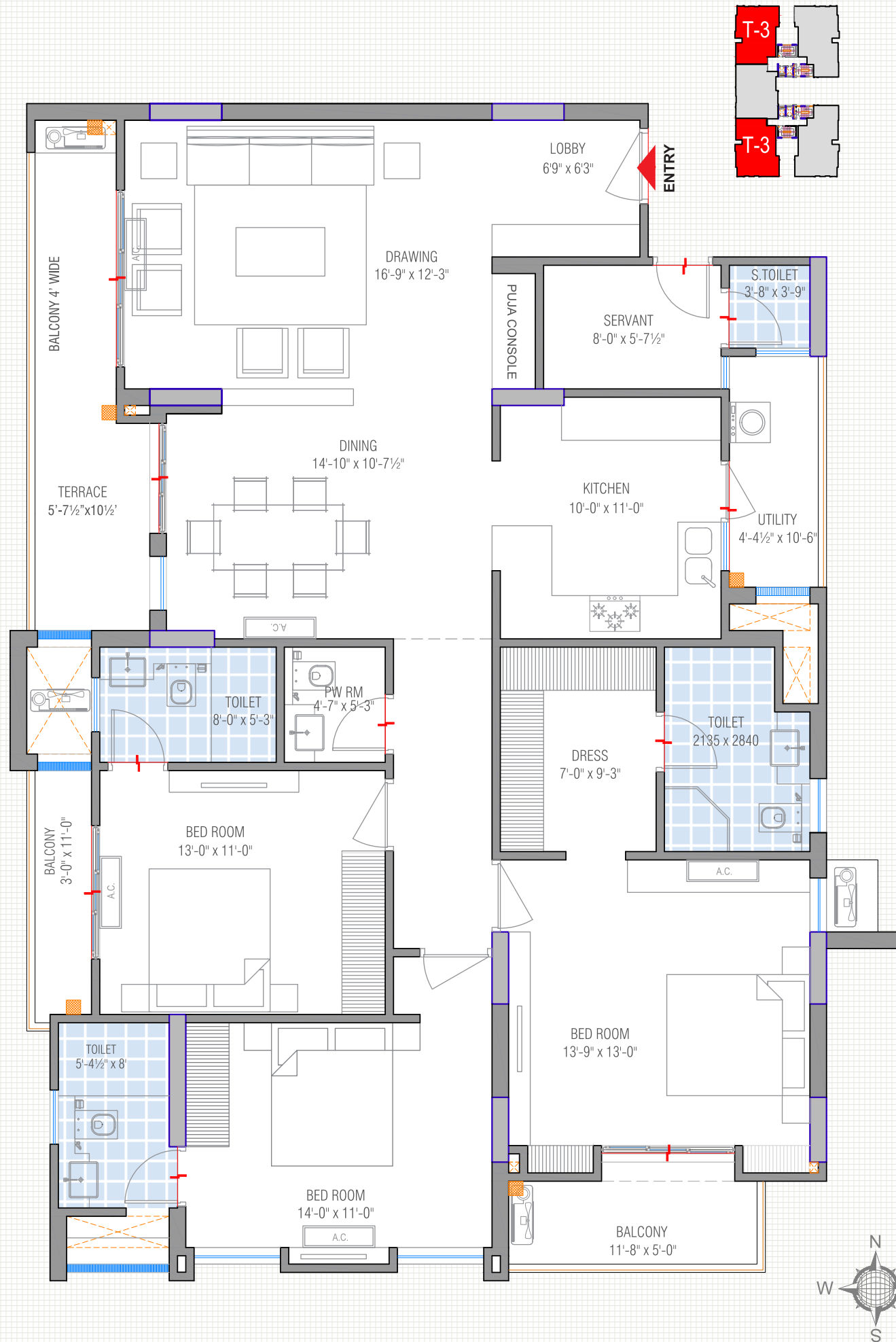
3BHK Flat Layout

SBUA ▶ 2484.39 Sq. Ft.
BUA ▶ 1863.29 Sq. Ft.



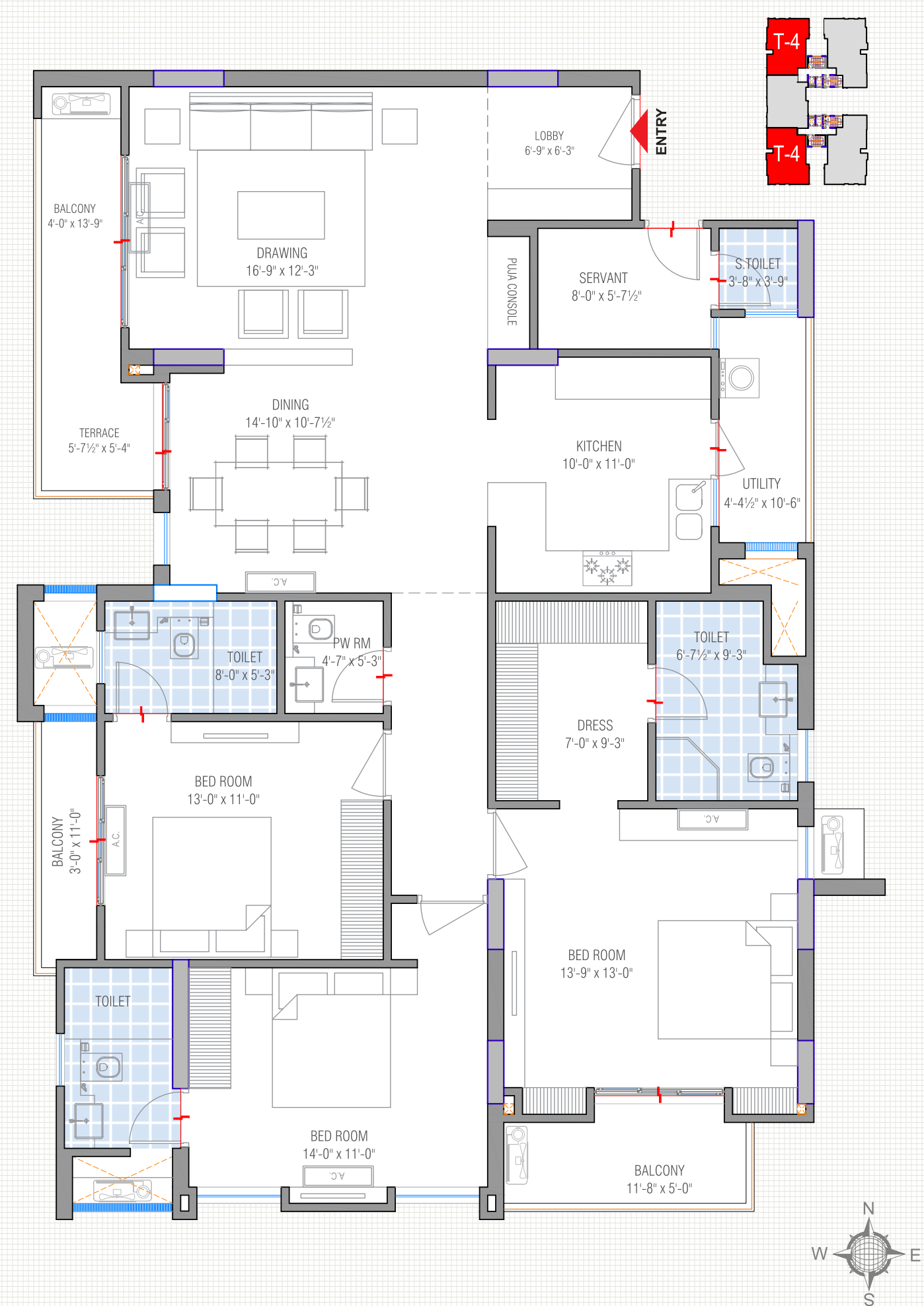
Type - 3 3rd, 7th, 11th Floor

3BHK Flat Layout **SBUA** ▶ 2439.01 Sq. Ft.
BUA ▶ 1829.26 Sq. Ft.



Type - 4 4th, 8th, 12th Floor

3BHK Flat Layout **SBUA** ▶ 2404.51 Sq. Ft.
BUA ▶ 1803.38 Sq. Ft.

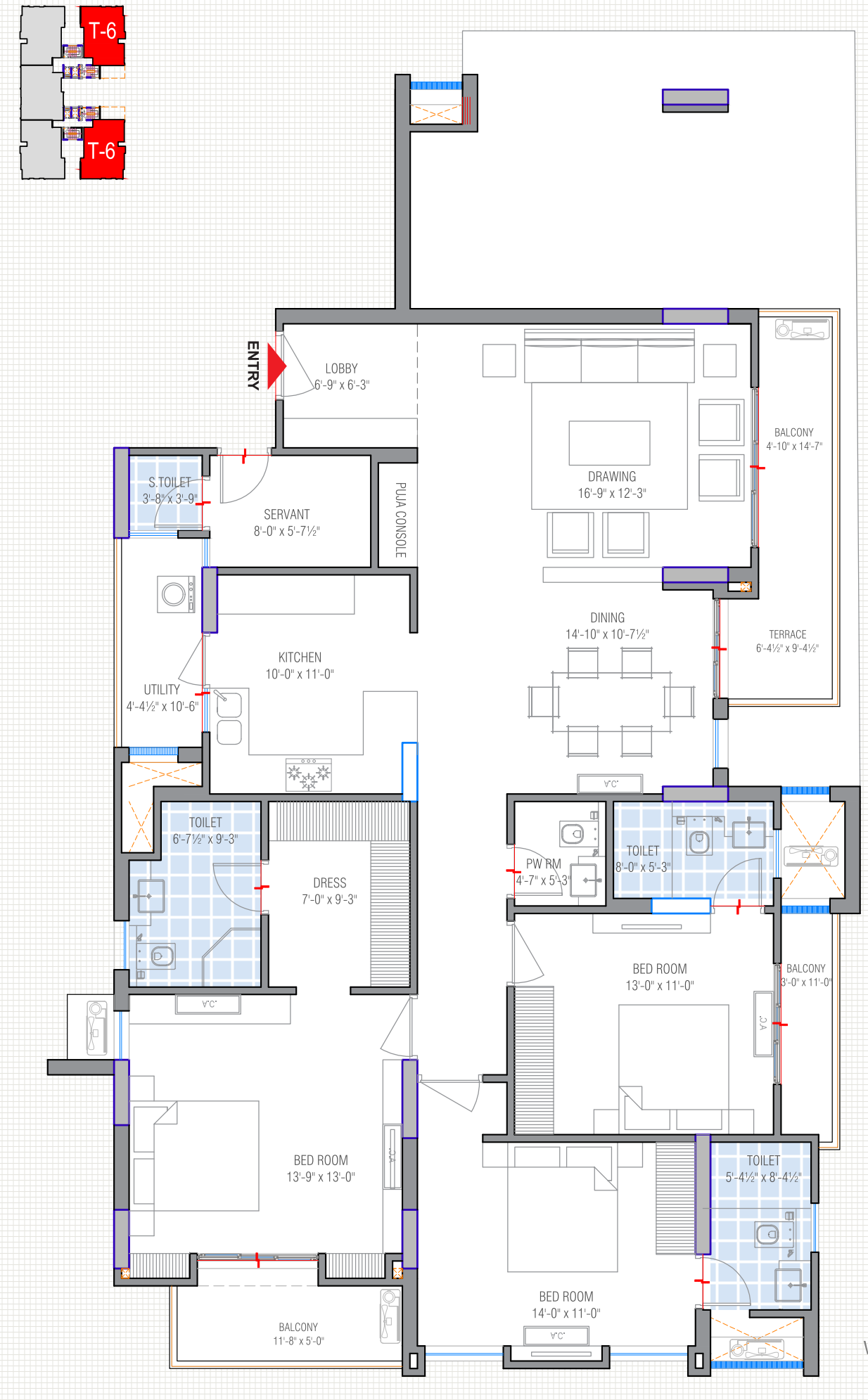
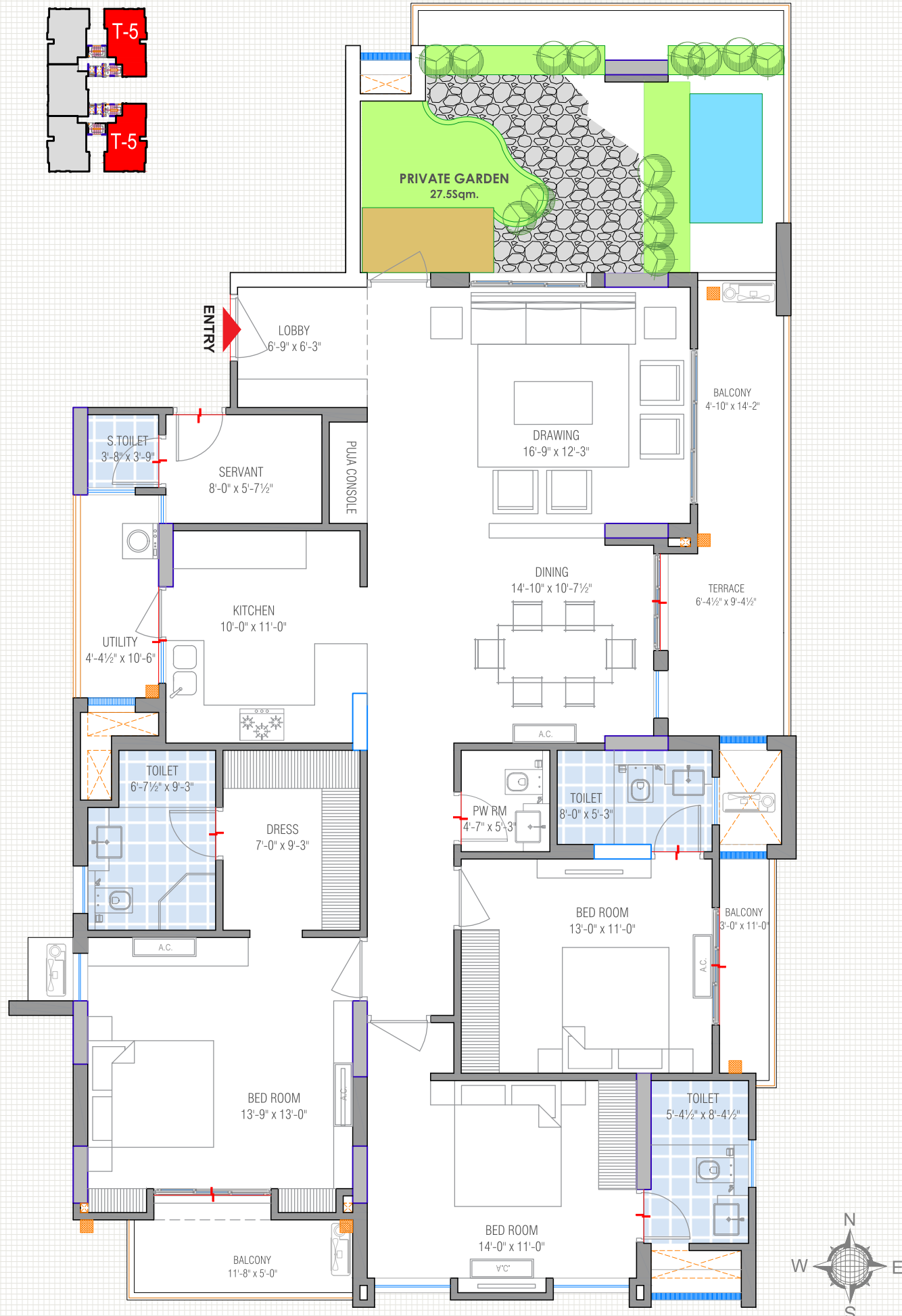


Type - 5 3rd, 7th, 11th Floor

3BHK Flat Layout With Terrace **SBUA** ▶ 2890.68 Sq. Ft.
BUA ▶ 2168.01 Sq. Ft.

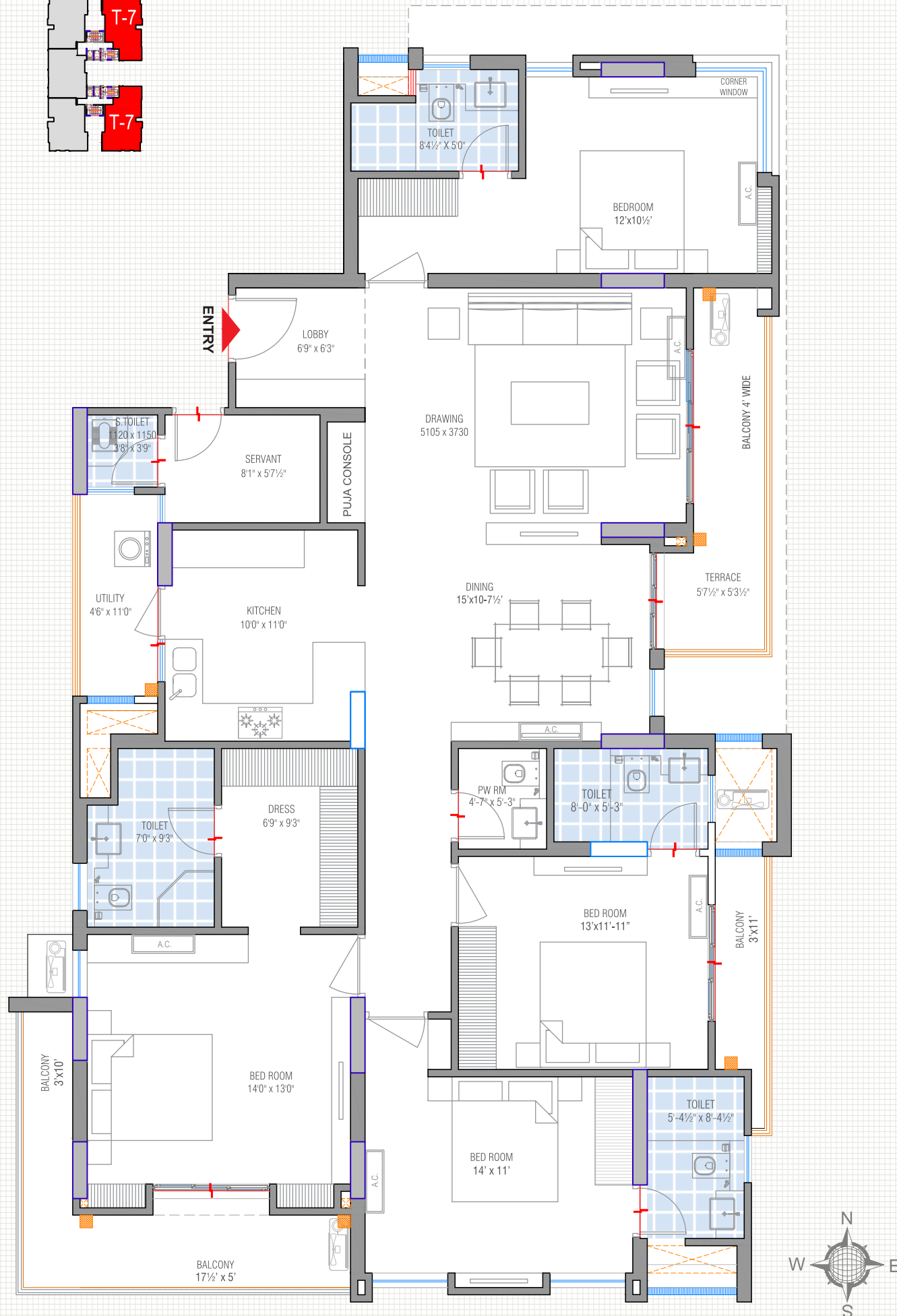
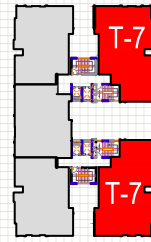
Type - 6 4th, 8th, 12th Floor

3BHK Flat Layout **SBUA** ▶ 2419.26 Sq. Ft.
BUA ▶ 1814.45 Sq. Ft.



Interior Specifications

Typical Floor



AREA	FLOOR	DOORS	WINDOWS	OTHERS
LIVING/DINING/DRAWING	Italian Marble	Main Entrance Teakwood Doors	French Windows	...
MASTER BEDROOM	Laminated Wooden Flooring	Decorative Flush Door	French Windows	Dressing Room
OTHER BEDROOM	Superior Quality Vitrified Tiles	Decorative Flush Door	French Windows	...
WASH ROOM	Anti Skid Vitrified Tiles	Decorative Flush Door	...	Superior Quality C.P./ Sanitary Fittings, Exhaust Fan, Mirror & Bathroom Accessories, Glass Partition in Shower Area in all Bathrooms.
KITCHEN	Anti Skid Vitrified Tiles	Decorative Flush Door	French Windows	Elegant Modular Kitchen, Premium Granite Counter Top, Stainless Steel Sink, Exhaust Fan.
ELECTRICALS	Modern Electrical System with Concealed Fire Resistant Copper Wiring, Premium Quality Modular Switches throughout the apartment. M.C.B., Telephone and A/C power points in all rooms. Tube light and ceiling fans in every room.			
SECURITY	24 Hrs. Round-the-clock Security by CCTV Camera, Hi-tech Security System with Swipe Card Entry, Video Door Phone & Intercom facility from the apartment to main entrance of the Building.			
COMMON FACILITIES	100% Power Backup for Common Areas upto 1 kVa Power Backup in each apartment, Earthquake Resistant Framed Structure Design as per Seismic Zone-II, Rain Water Harvesting, Kids Play Area, Lush Green Landscaping, High Speed Elevators with capacity of 8 and 12 passengers.			





An initiative of:



FELICITY PROJECTS PVT. LTD.

Corporate Office: Felicity Tower, II Floor, Sahakar Marg, Jaipur

☎ 9057 888 000 🌐 www.felicityirene.com

Construction:



Architects:

m | a | architects

Strategy Partner:



Disclaimer: This brochure is not a legal document and just describe the developer's intended conceptual plan. Specifications and details provided are tentative and may change at sole discretion of developer and or the architects.