

## Highlights of the Township



ANSAL ISKCON  
Spiritual Centre (Operational)



G.D. Goenka Public School  
Academic session started



Ansal Institute of Technology & Management (AITM) (Operational)



Best Price - Joint venture between  
Bharti & Walmart (Operational)

### A few operational facilities in Sushant Golf City



AMBULANCE SERVICE



MAPLE TOWN & COUNTRY CLUB



MILK AND MORE



POST OFFICE

### Lucknow City Office :-

1st Floor, YMCA Campus, 13, Rana Pratap Marg, Lucknow- 226001., Ph: 0522 - 4096200

### Delhi Corporate Office:-

115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi 110001,

Tel: 011-23353550, 66302268/69/70, Fax:66302261,

E-mail: info@ansalapi.com

Toll Free No.: 1800 266 5565

SMS 'API' to 57575

Website: www.ansalapi.com

Website: www.sushantgolfcity.in

**BASERA Enclave**  
DELUXE  
Jahan Basé Khushiyan

An exclusive range of affordable 3BHK Apartments



An architects view

*Unique opportunity to own  
your home in*

*New Lucknow Sushant Golf City*

*A 3530\* acre hi-tech township*





**BASERA Enclave**  
DELUXE

Jahan Basé Khushiyan

*Restyle your life*

Basera Enclave Deluxe is a specially designed affordable 3BHK apartment. It enjoys a unique identity for being intelligently designed to ensure maximum space utilization. You will definitely enjoy living amidst lush green environment with fool proof security arrangement.

A beautiful township taking shape



Grand entrance of the Township



Welcome to Sushant Golf City, Lucknow, a Hi-tech Township sprawling across 3530 acres\*. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway, this ultra modern township has a world class – 18 hole international standard championship Golf Course surrounded by Residential and Commercial Developments. Making life on the greens a reality, Luxury Villas, Designer Landscaping, Entertainment Zones, State-of-the art Infrastructure, Health Care Facilities, Ansal API ISKCON Spiritual Centre, Bharti Wal-Mart, Golf Academy & much more have been specially designed to exceed your expectations.



Building lifestyles since 1967

Ansal API is among the leading Realty and Infrastructure companies of India, with a proven track record of over 46 years. A widely reputed and professionally managed organization, Ansal API currently operates in a large range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs and IT parks. Besides expanding the business sectors, the company has been fast expanding its geographical presence in the past four decades.

Ansal API is focusing on ushering in new reality and other infrastructure ventures in cities like Chandigarh, Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonipat, Panipat, Yamunanagar, Karnal, Kurukshetra, Faridabad, Gurgaon, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few.





Location Map

## Features

An exclusive range of affordable 3BHK Apartment  
Structure conforming to seismic codes



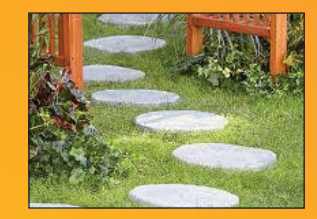
Beautiful landscaping



Absolutely secure with regulated entry and exit points



Ample open areas



Well spread out walkways

Apartment designed with optimum space management

Surface parking

Shopping area in close proximity



Private balconies in each apartment



Low pollution level

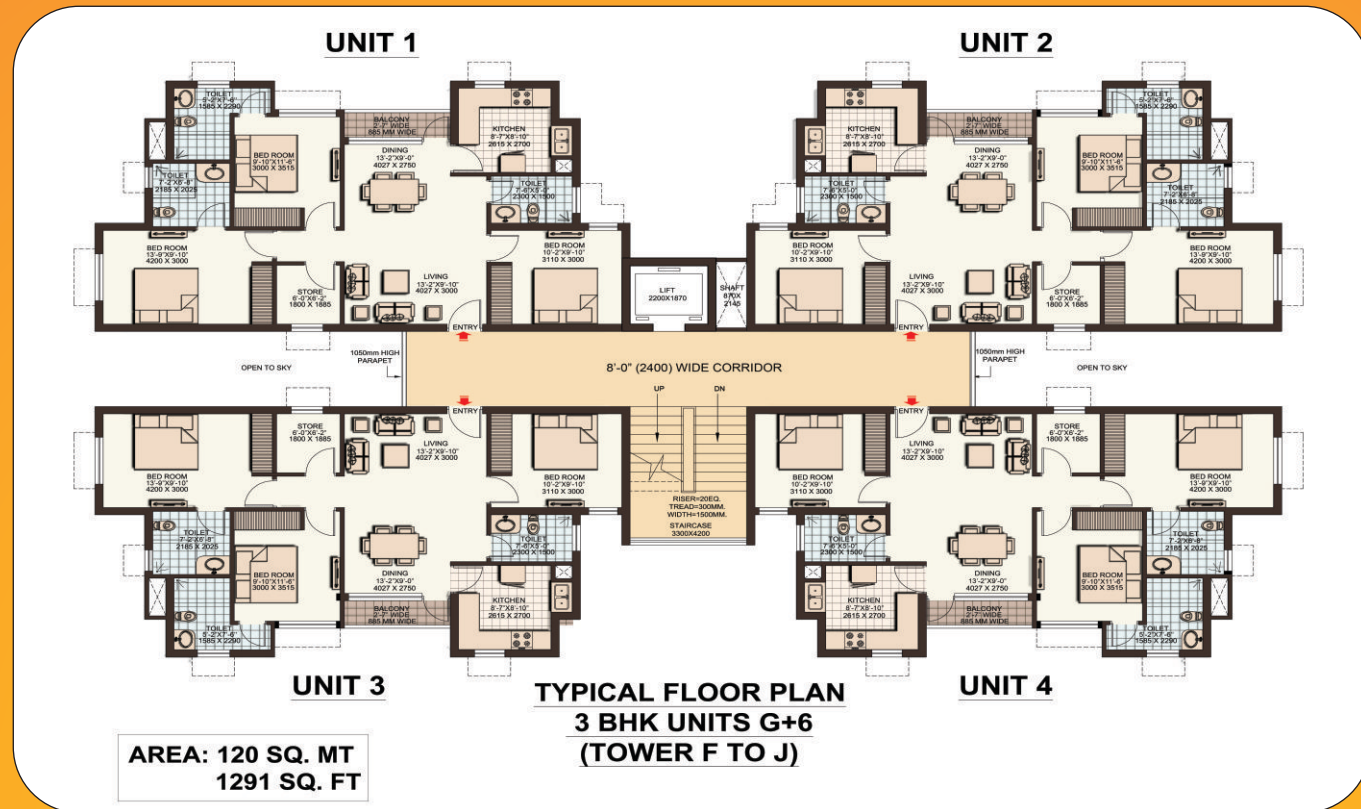
## Site Plan



**BASERA Enclave**  
DELUXE  
Jahan Basé Khushiyan



## FLOOR PLAN



## Specifications

Living Room	Flooring Walls Windows Doors	Aesthetic tiles /poly vinyl flooring Plaster finished with oil bound distemper MS box section MS box section frame along with flush doors
Bedroom	Flooring Walls Windows Doors	IPS / Mosaic Plaster finished with dry distemper MS box section MS box section frame along with flush doors
Kitchen		Kota stone counter Provision of cold water supply
Toilet		Aesthetic tiles on walls and floors as per architectural design. Provision of cold water supply
Staircase		Treads finished in IPS / Mosaic

## BLOCK PLAN

