



GOLF HABITAT

The Royal's
never had it so *Good.*



SUSHANT
GOLFCITY

Welcome to the eternal life

Actual picture of fountain gate at Sushant Golfcity, night view



Meeting the aspirations of a new India

India is making its presence felt globally, striding rapidly towards new horizons. Her confidence and aspirations echo among her people who demand more - a lifestyle that reflects their global tastes and attitudes.

Ansal API understands this and has carved exceptional living spaces since 1967.

ANSAL API
Building lifestyles since 1967



Actual picture of Sushant Golfcity gate, night view

The pride of Lucknow

With its latest offering, Ansal API is raising the bar in sophisticated luxury to a whole new dimension. Presenting Sushant Golf City Lucknow - Spread over 3530 acres, this hi-tech township offers a diverse range of plots, apartments, designer homes and luxury villas. What's more, this premium gated community also offers convenient shopping options, malls, clubs, schools, hospitals and a Manhattan type commercial zone.

With breathtaking landscapes-featuring international standard golf courses, sculptured gardens and water bodies, Sushant Golf City is everything you ever wanted and more.



GOLF HABITAT

The Privileged life

Golf Habitat at Sushant Golf City is spread across an idyllic 380 acres flanked by endless rolling golfing greens. This exclusive residential neighborhood promises refinement while offering the very best of leisure and recreational facilities.

Open your life to a green window



*Designed by the Maestros.
For the champion in you.*

The 18-hole, 380 acres golf course here comes with a stamp of superior quality from none other than the champions in golf course development – Hawtree. With an impressive portfolio of 750 courses, including premium championship courses dotting all over the world, Hawtree brings the same expertise for an exhilarating golfing experience, every time.



18 hole International Golf Course at Golf Habitat has been designed by Martin Grant Hawtree, U.K. The Champion of Championship Golf Course



Master plan

An ultimate location, spectacular views on all sides bring alive European-styled villa-homes. Spacious and thoughtfully appointed, these homes are proud expressions of your refined tastes. Here, life flows at the pace set by you; allowing you to bask in the luxuries of this magnificent setting. The landscaped gardens, the sound of nature, the changing colours of the season and clean, crisp air... you will discover the magic of fine living here.



Monarch welcomes you to a tranquil life

King of the divine estate



Monarch represents a range of ultra-modern “intelligent villas” wrapped in luxury. A regal ambience, almost-surreal landscape, and of course, the marvelous 18 hole international standard championship golf course as the perfect backdrop makes it a divine estate for the modern day royalty.





Floor plan

← Ground Floor Area 412 Sq. mtr.



First Floor Area 345 Sq. mtr.



Second Floor Area 169 Sq. mtr.



*Regalia invites you to nestle amidst
a timeless and mystical charm*

The regal insignia



Nestled amongst the championship-style Golf Course, Regalia exudes a timeless and mystical charm. Designed with the hard working go-getter in mind, the lush green environs inspire while they help you unwind. The Regalia is the announcement that you have arrived – in style. It epitomizes all that you have deservedly earned with single-minded determination. Now, sit back and embrace the uncompromising luxury, built only for you.





← Ground Floor Area 402 Sq. mtr.

Floor plan



First Floor Area 298 Sq. mtr.



Second Floor Area 156 Sq. mtr.



An Imperial invite to connect with your soul



The glory is for real



Ever wondered how it is to be a King or Queen and live an indulgent life? The Villas at Golf Habitat are the closest experience to your wishes coming true. Designed by the finest architects and fitted with all modern day conveniences, you will witness perfection in every detail, keeping in mind your comfort and expectations from a home of this stature. Come, pamper your soul.





← Ground Floor Area 433 Sq. mtr.

Floor plan



First Floor Area 336 Sq. mtr.



Second Floor Area 177 Sq. mtr.



Everything you ever wanted

Actual picture of Golf mural at Sushant Golf City, night view

Fairway to Heaven

Fairway Avenue is a divine estate that houses twenty five Golf Villas - all equipped with the best of lifestyle and security features. It houses three different types of Golf Villas, each designed to perfection to suit the needs of those who respect undiluted excellence in every walk of life. Located on the 18 hole golf course, the Fairway Avenue is a place where nature beckons you to dream more and the facilities enable you to work smart.

Type	Villa
D6	Monarch
A5 T1	Regalia
A5 T2	Imperial





Actual picture of Regalia Villa, night view

Technology meets convenience

We have spared no effort to bring to you a world-class life with thoughtfully designed conveniences.

Home Automation

Auto Respondent Home

1. Keyless Entry – secure Handle with Keypad & Secure Key Mortise Lock
2. Automated Garage door opening and automatic lighting through occupancy sensor.
3. Welcome Light at main entrance corridor.
4. Automatic Lighting inside the Lift car while occupied.

Automated Control Features

1. On- off of the appliances like light points, FAN, AC, Geyser etc.
2. Dimming control
3. AC temperature control
4. Curtain Control

Lifestyle Features

1. Mood / Scene creation – Like- Party mood, Movie mood, relax mood etc in lighting.
2. Device scheduling – individual device behavior according to the time.
3. Time profiling – a combination of device behavior, according to the time. Like, which devices should be in on-off state in morning, afternoon, evening, Night etc.

Wi- Fi enabled Home

1. Entire home on private Wi-Fi network for easy broadband access.

Security Features

1. Villa peripheral security – Through High resolution IP CCTV camera installed at strategic locations, and 30 days recording.
2. Magnetic sensor – at strategic locations to get alert in case of unauthorized entry.
3. Glass break sensor – at strategic locations to get alert in case of unauthorized entry through window.
4. LPG sensor inside kitchen – for alert in case of emergency.

Control and Configuration through

1. Remote Control
2. Mobile
3. Laptop / PC
4. Tablet

Security Alert

1. Alarm inside the Home
2. SMS alert on predefined numbers stating the area of alert.

User Friendly GUI

Actual picture of your home area with the appliances installed for control and configuration. So, no need to remember anything for control. Just navigate inside your home, select the area, and touch the appliance.... It works.



Actual picture of Regalia Villa Study room

The lobby

Look forward to one of the most dramatic welcomes you will ever receive as you enter the Regalia Villa. Fountains will greet you with open spaces giving you a majestic view of the study room.

The study

A comfortable and peaceful ambience that is conducive to productivity should prevail in a study area. Keeping this in mind, the study room has been designed to accommodate all the essential furniture, yet, cosy and personal. Turn the study into your child's favourite area, or your SoHo, or a family library.



Actual picture of Regalia Villa Entrance lobby

*Welcome to the
Regalia living room*





Actual picture of Regalia Villa living room

Memorable moments begin here



Allow open spaces to greet you, the warmth of sunshine to gently stream through the windows, and the energised air to refresh you. The living rooms at the Villas have been designed to radiate positive energy, letting in ample natural light and circulation. Moreover, they offer panoramic views of the golf course making every moment you spent here all the more memorable.



Actual picture of Regalia Villa dining room

Elevate the fine to the finest

Come together and soak in the warm glow of your drawing and living area that is large, yet cosy. The second floor literally takes comfort to new heights with comfortable rooms overlooking the rolling greens outside. Entertain, unwind, introspect the spaces contour around you, the way you want them to be.





*Kitchen takes pride of place
in these magnificent villas*



Actual picture of Regalia Villa kitchen

The warmest part of your heart and home

Kitchen takes pride of place in these magnificent homes and rightly so. Ergonomic design, modular construction and fitted with the latest appliances, cooking here is a sheer pleasure. Ample spaces for storage and thoughtfully demarcated areas for specific tasks help in an organised, clutter free kitchen.



*Golf Course
facing bedrooms*

The Private Indulgence



Actual picture of master bathroom

The grandness theme continues in the bedroom with the sweeping spaces it offers. Offering total privacy, these bedrooms are outfitted with wall-to-floor wardrobes, wooden flooring, and vistas of the golf course through glass doors and private balconies.



Actual picture of Regalia Villa master bedroom



*Health and Happiness
for your loved ones*

Opulent lifestyle for your kids



Every inch of the villa displays keenest attention to details and the finest employment of resources. Imported marble flooring everywhere in the villa lend a serene finish. The premium VRV air conditioning ensures efficient use of energy. Acrylic Emulsion paint protects the air you breathe. Which will ensure health and happiness for your loved ones.



Actual picture of Regalia Villa kids room



Private terrace for stunning views

Golf facing private lounge



Actual picture of Regalia Villa terrace lounge

Your own private lounge overlooking the Golf Course and also a terrace with plenty of open area for parties, giving you stunning views all around with sculptures, gardens and the shimmering water bodies.



Actual picture of Regalia Villa terrace



Relax in your aqua life

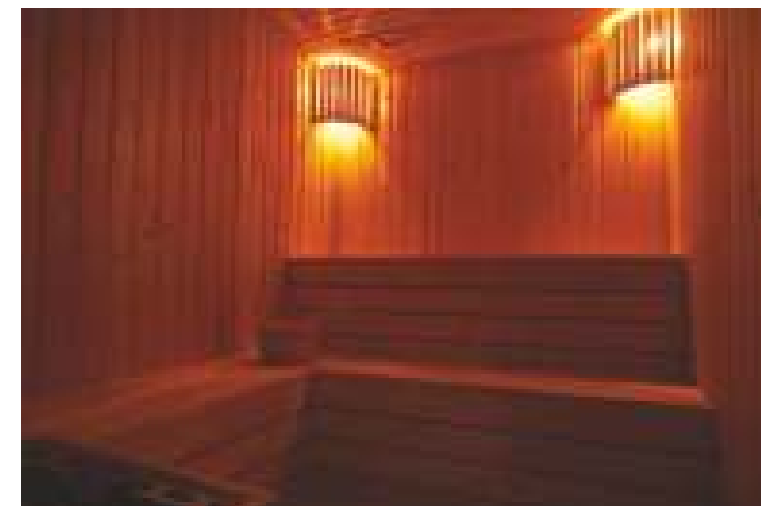
Private swimming pool



Discover the exhilaration of a private swimming pool overlooking the golfing greens in your new home. Customised to suit your needs and fitted with Jacuzzi and a filtration plant, it will wash away all the weariness at the end of a long, hard day at work.



Your own personal health club



The high-end Villas offer the option for an ultra modern, personalised health club room to facilitate all your needs like steam, spa and gym. Relax or work out in the privacy and convenience of your home.





Multi-tier, 24x7 security

When it comes to security, there's no compromise. Each Villa is equipped with door-phone, burglar alarm and smoke detectors. Surveillance cameras are installed on the front side and rear side and the servant's area and connected to the master bedroom. It gives you the freedom to keep a close eWatch on your home and your precious assets without stepping out of your comfort zone.

You can also monitor your home remotely through high-tech surveillance. With a click on your iPad you can view the activities in your home in real-time and keep a close watch on your loved ones while you are away. Moreover, you can control the lights, fans, air conditioners, televisions, security cameras, music speakers and even video door phones in your home.



24x7 Security



CCTV Camera



Door-Phone



i-Pad



Burglar Alarm

SPECIFICATIONS FOR GOLF VILLAS

Type of Structure - Composite load bearing structure conforming to BIS Seismic codes

FLOOR FINISH

Foyer, Gallery, Lounge, Dining, family room	:	Imported marble
Master Bedroom	:	Engineered wood
All other rooms	:	Indian/Imported marble in pattern
Balconies and decks	:	Porcelain/ceramic – Anti skid tiles
Terrace and swimming pool deck	:	Wooden / Porcelain/Ceramic/Slate

TOILETS

All toilets with 4 – 6 fixtures		
Master toilets with Glass shower cubicle with SS patch fitting / Jacuzzi		
Flooring	:	Marble / Stone in pattern
Walls	:	Stone/ceramic tiles in pattern with highlighter
		Tiles as per arch. design
Chinaware	:	Imported / High end Indian with pleasing colours
		Wall hung W / C with concealed cistern
CP fittings	:	High end single lever
Counters	:	Marble / granite stone
Water supply	:	Hot and cold water supply

KITCHEN

Flooring	:	Marble/stone in pattern
Dado	:	Marble/tile cladding on wall as per arch. design
Woodwork	:	Modular kitchen with chimney and hob
Water supply	:	Hot and cold water
CP fittings	:	High end single lever
Sink	:	Double bowl sink with drain board
Joinery	:	Windows with teakwood frames and shutters with Mosquito net shutters
Doors	:	Teakwood frames with panelled wooden doors All doors and windows will have brass / SS fittings

FINISHES

All wooden work shall be painted / polished
 Walls shall be finished with velvet touch paint or equivalent in pleasing shades
 Plastic emulsion paint in common areas
 POP surface treatment in all walls
 Decorative false ceiling / cove as per arch. design

OTHER FIXTURES AND FEATURES

Pressure pump
 Solar water heating system
 Centralised Boiler or individual Geysers of adequate capacities for hot water supply in toilets and kitchen

EXTERNAL FINISHES

Stone / stone tile / tiles along with all weather paints in combination as per arch. design

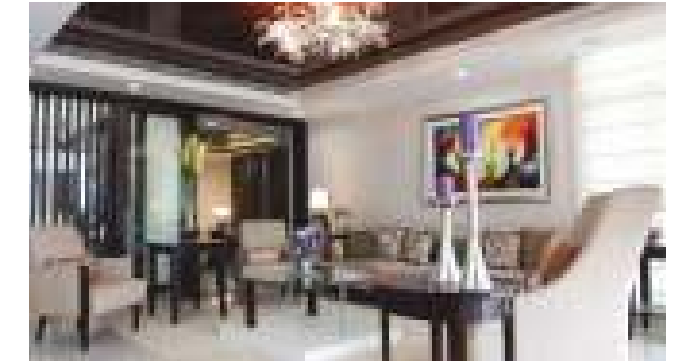
OTHER FEATURES

Modular wardrobes
 Air conditioning with VRV units
 Toughened glass railing with SS patch fittings in balconies and decks
 Balconies to have adjustable/movable slatted sunshades as per arch. design
 Steam room in each villa
 Elevator in each villa
 Provision of BBQ stack on roof terrace
 Independent swimming pool with Jacuzzi in each villa with filtration plant
 Car parking in each villa. Car Garage, wherever provided, will have remote control shutter.
 Skylights, wherever provided, will have adjustable louvered covers
 TV, telephone point in each room with provision for DTH dish
 Interactive security door phone
 Provision for smoke detectors / fire alarm
 Provision for burglary alarm
 Each villa with separate male / female help quarter.
 Round the clock R.O drinking water supply

ACTUAL PICTURES OF REGALIA VILLA



Villa Exterior



Ground Floor Living Room



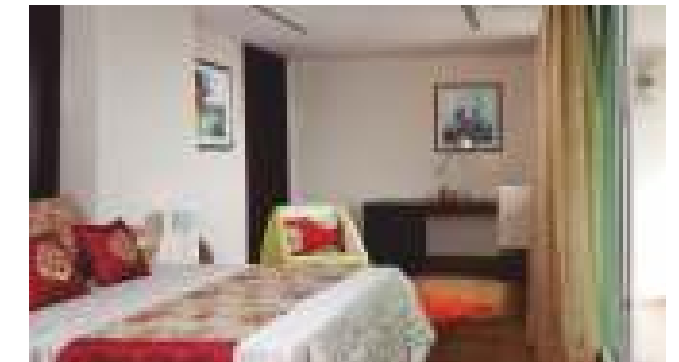
First Floor Living Room



Kitchen



Master Bedroom



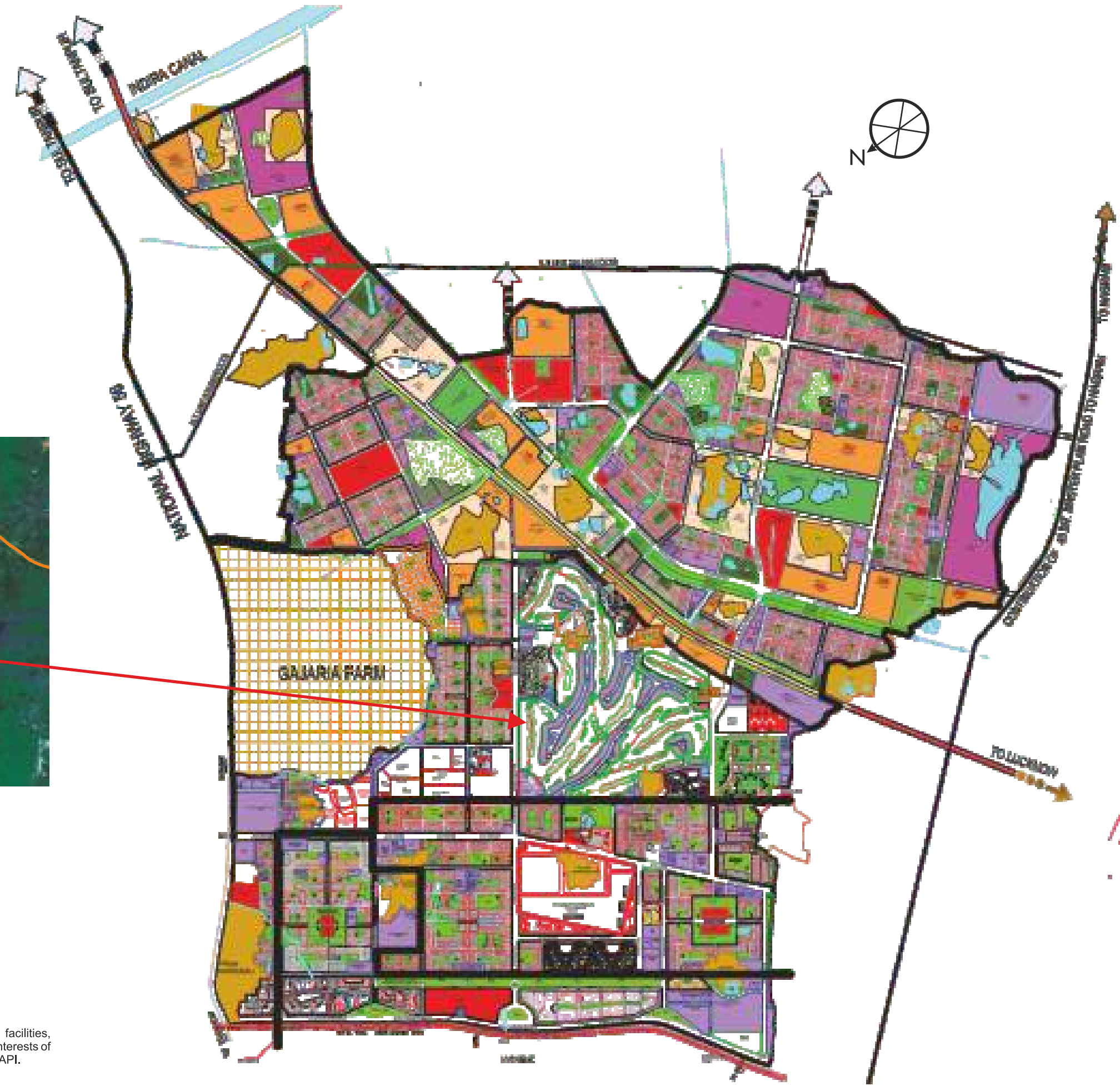
First Floor Bedroom



Golf Course Facing Terrace



Dining Room



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Note: This brochure is purely conceptual and not a legal offering. All building plans, drawings, amenities, facilities, elevations, specifications, materials, layout plans, etc. are representative and are subject to change in the best interests of the development, as may be decided by the Company or Competent Authority. The discretion remains with Ansal API.
(1 acre = 4046.873 sq.mtr., 1 sq.mtr. = 10.764 sq.ft. = 1.196 sq.yards, 1 mtr. = 3.28 ft.)