

KUKREJA  
INFRASTRUCTURES

  
Kukreja Embassy-II  
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L I V E P R E M I U M





# EXPERIENCE THE GOLDEN LIFESTYLE...



Kukreja Infrastructures is one of the leading real estate companies in Central India. The Company has been delivering a range of properties including High Rise Apartments, Gated Townships, Affordable Housing Projects, Office and Corporate Business Parks, Shopping Malls, Multiplex etc.

Kukreja Infrastructures today is a trusted household name known for its High Quality Construction Technology, Facility Management and award Winning Architecture.

Kukreja Infrastructures has always maintained path breaking status and has pioneered various firsts. From trend setting luxury housing to providing homes for the every section of society.

" From Central India's Tallest Skyscrapers to Mega Townships, from changing the way people work to changing the way people **LIVE** , Kukreja Infrastructures has achieved it all."



## LIVE PREMIUM, LIVE THE HIGH LIFE

This Is An Address For Those  
Who Cherish Finer Things In Life,  
Who Know And Appreciate The Quality

This place is sure to be a happy living in itself. This brings us to its location! Embassy II is located in Nagpur's Luxury Living area called Byramji Town which is close proximity to the Koradi Road, sadar, Wardha Road, as well connected city making it's location one of a kind. High on convenience, Kukreja Embassy II has all you need at manageable distances.

Magnificent Architecture,  
Contemporary Design And  
Everything In Between.

Kukreja Embassy II, presents the Signature Style Life. It brings forth a lifestyle for those who have a fine taste for life and exclusivity. Step into a home that blends innovation with style creating contemporary spaces that are a class apart. Discover an Experience that encompasses a galore of recreation amenities. Elevate to the terrace level and experience a host of features that's beyond the earth. At Kukreja Embassy II, live the signature life at the new peak of luxury.

**G+16**

Storeyed  
Magnificent  
Tower

**4 & 4.5**

BHK  
Residences

**Gated  
Community**

With Hi-Tech 24X7  
Surveillance

**Ample  
Parking**

Space

**Prime  
Location**

of Byramji Town,  
Nagpur.







ENTRANCE FACADE



BUILT ON LEGACY

Grandeur, Finesse And  
The Enchantment In Between.

For those who have a taste for all things fine, Kukreja Embassy II offers a home that matches expectations. Each area of your home has its very own special flooring, from awe to enchanting, to delighting. Now you can walk on floors that are thoughtfully planned to make an impression and raise your style quotient.





GRAND ENTRANCE LOBBY



## THE NEW ADDRESS OF LUXURY

### Signature Style, Superior Lifestyle And Everything In Between.

With increased exposure and broader thinking, we have all developed our own taste that largely tilts towards luxury and fine living. Most of us today have become status conscious making fancy homes and luxurious lifestyles a priority as well as a social need. KUKREJA GROUP understands the vitality of luxurious living and the beauty of simplicity. Keeping these emotions in mind, Kukreja Embassy II has Designed Perfect Entrance Space to Welcome your Guest.





MAGNIFICENT MULTIPURPOSE HALL



## MULTIPURPOSE HALL FOR CONDUCTIVE SOCIAL AVENUES

### Soulful Indulgences, Soothing Experiences And The Rejuvenation In Between.

When we say signature style, we really mean it! Discover a Themed Gathering space that gives you a feeling of Celebration. Experience a host of recreational amenities that are planned in a massive area. The Magnificent Multipurpose Hall is the ideal getaway and the best part is it's open for you every day. So step in and enjoy your celebration time!





HI-TECH GYM



## HI-TECH AIR CONDITIONED GYM WITH STRENGTH & CARDIO SECTIONS

Fitness, Goodness Of Health And  
The Active Life In Between.

A fit body is all you need to face whatever tough situations that life throws at you. Step into the hi-tech gym that is fully stocked with modern equipments. Designed for just one purpose, to give you a fitter body, here you'll start to discover the advantages of an active life.





THEATRE



HI-TECH AIR  
CONDITIONED  
THEATRE WITH  
RECLINING SEATS

Movies Fun Action  
The Entertaining Life In Between.

Nothing compares to the joy of spending time in the company of your loved ones under the roof of luxurious Theatre and enjoy the movies as you want to watch Live the high life at Kukreja Embassy II





CHILDREN'S PLAY AREA



## CHILDREN'S PLAY AREA WITH MODERN EQUIPMENT

## Fun, Frolic And The Joy Of Growing Up In Between.

Children need to discover life outside consoles and Kukreja Embassy II offers the ideal avenue for your kids. Let them play around in their own space, experience the joy of slides & swings. If yours was a happy childhood, let your kids have the same.





GAME ZONE



## EXCLUSIVE SPACES WITH GAME ZONE

Craftsmanship, Convenience And  
The Lasting Impression In Between.

Begin the wonderful journey of the signature style life at Kukreja Embassy II . The Huge Multipurpose Play Area is the space created to provide flexibility of several gaming activities in one space. Step in and enjoy the game zone!





DESIGNER STYLING,  
SAFE HEAVEN AND THE  
IDEAL LIFE IN BETWEEN.

Kukreja Group has carved a niche for itself by being committed to timely delivery and high-quality offering following its philosophy of being transparent. Kukreja Group has successfully designed and delivered residential and commercial projects aimed at Themed luxury.



AMENITY  
FLOOR PLAN





# TYPICAL FLOOR PLAN





FLAT 003  
DESIGN-2988



FLAT 002  
DESIGN-3185





## FLAT 001 DESIGN-3682



Fire Alarm



Three Level  
Security



Multi Level  
Parking



Intercom  
Facilities



Hi-Tech  
Gym



Game Zone

## Grandness, Magnificence An The Best Of Everything In Between.

### INTERNAL AMENITIES

- Natural light and cross ventilation
- Exclusive Sun-decks
- Glass railing in balconies
- 8ft. height French windows with Italian / Composite marble stone cladding on sills and jambs.
- Heavy Section Aluminum Windows with Glass Cladding
- Elegant entrance door modern with locking system
- Italian marble flooring and wooden flooring in master bedroom
- Wooden Finished Tiles in Balconies
- Anti-Skid Tiles in Toilets
- Designer tiles up to door height in toilets
- Decorative tiles above the kitchen platform
- Quartz Top or equivalent in Kitchen
- SS Sink With Drainboard
- Dry balcony attached to kitchen with provision for washing machine outlet
- Premium branded CP & Sanitary Fittings of TOTO / Kohler/ Jaguar or Equivalent
- Concealed Copper Wiring of Finolex/ RR Kabel or Equivalent With Modular Switches
- Inverter points in all rooms
- Safety features like MCB / ELCB
- Provision of TV / Phone / Internet
- Provision for electric points for AC in living room and bedrooms.

### EXTERNAL AMENITIES

- Hi-tech Gymnasium
- Theater with reclining seats
- 2 Guest suits
- Snooker / Billiards
- Double-height Entrance Lobby
- Welcome Lounge at Entrance Lobby
- Welcome Lounge on amenities floor
- Chess Carrom & Table Tennis
- D.G. Power backup for common area
- Intercom Connectivity
- Restrooms for drivers / domestic help
- Three level security
- Under-Ground anti-termite treatment
- High-speed elevators & stretcher lift
- Multi-Level parking
- Elegantly designed spacious lift lobbies at every apartment level
- Video Door Phone
- Fire-alarm system / Sprinklers / Hooters for common areas.



## OUR LANDMARK PROJECTS



YOUR NEIGHBOURHOOD NEEDS AND WANTS  
WITHIN EASY REACH, FOR EVERY MEMBER  
OF YOUR FAMILY.

### Location Map (Not to Scale)



#### Site Address

Kukreja Embassy-II, Plot No. 22B-24,  
Byramji Town, Nagpur 440013

#### Corporate Office

Kukreja Infrastructures Kukreja House,  
Museum Road, Civil Lines, Nagpur,  
Maharashtra 440001

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#### Disclaimer

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#### AIRPORT

Dr. Baba Saheb Ambedkar Int. Airport 9.7 Km.

#### SHOPPING MALL & ENTERTAINMENT

Poonam Chambers	0.7 Km.
Ginger Mall	2.4 Km.
Inox Jaswant	3.1 Km.
Eternity Mall	3.5 Km.
V.R. Mall	6.4 Km.

#### SCHOOLS

Wonderland	750 Mtrs.
Centre point school	2.5 Km.
Orchids International School	4.6 Km.

#### HOSPITALS

Suray Eye Instiute	300 Mtrs.
VIMS	1.7 Km.
Alexis Hospital	1.6 Km.
Kingsway Hospital	2.5 Km.

#### RAILWAY / METRO STATION

Kadbi Square Metro Station.	1.2 Km.
Main Station	2.4 Km.
Ajni Station	4.5 Km.