



◆ FELICITY  
**IRENE**  
USHA TOWER

*D*elightful breeze greets you with 3 side open luxury apartments

For *heavenly bliss*, all you have  
to do is wait till *night fall*



## *The* PROJECT

### 58 Luxury Apartments

- 3 BHK Luxury Apartments with Servant Room
- 3 BHK Luxury Apartments with Servant Room & Terrace Garden
- 4 BHK Luxury Apartments with Servant Room
- 3 BHK Luxury Penthouses with Servant Room

### *Ultra* Modern Clubhouse

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

### *Top*-of-the-line Assortments

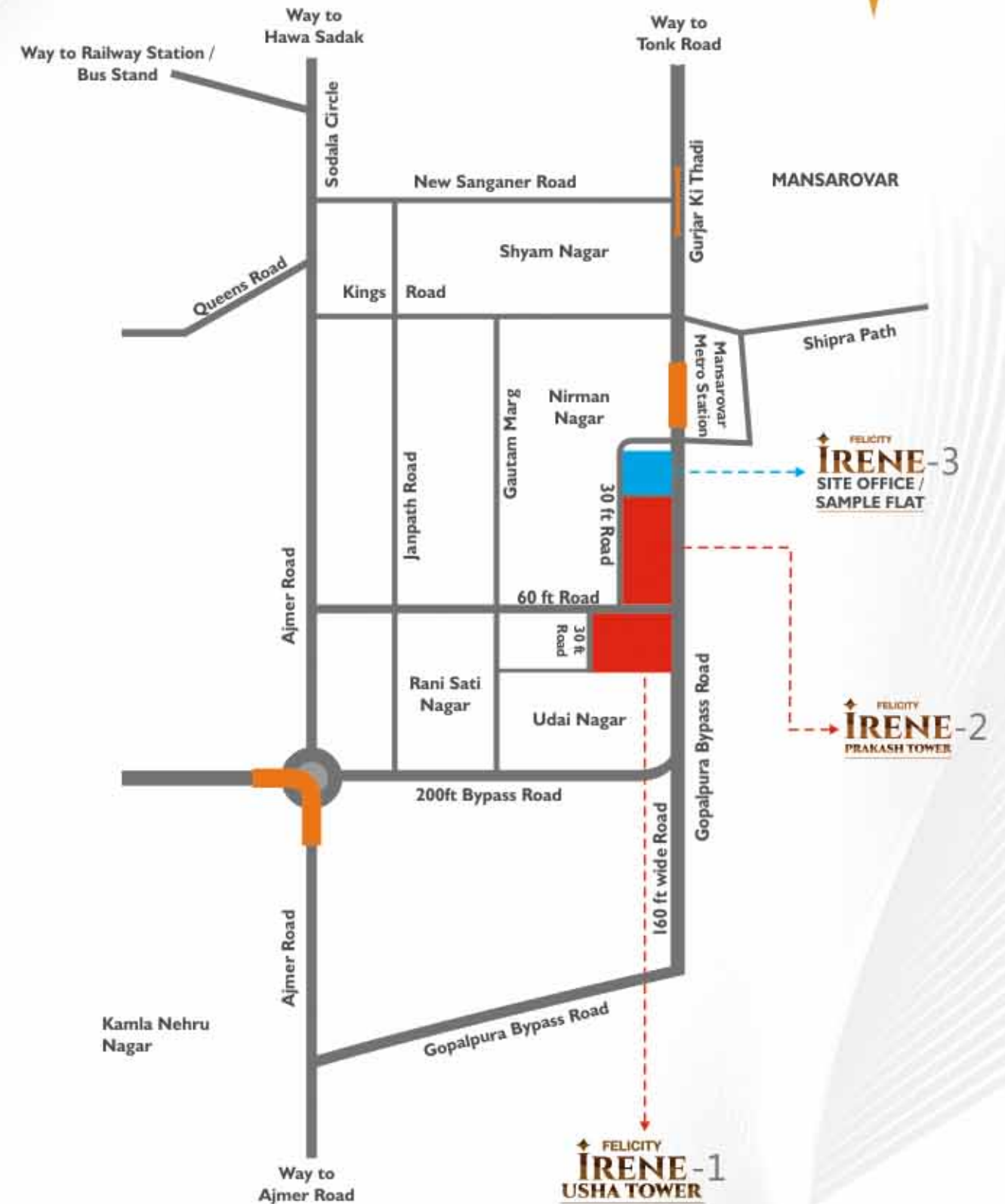
- All Apartments are Open on Minimum 3 Sides, Assuring Air Ventilation & Sunlight.
- Central Court Landscaping.
- Well Designed Landscaped Garden.
- Kid's Play Area.
- Ample Parking (Double Basement & Stilt).
- 100% Power Backup for Common Areas & Upto 1 KVA Power Backup in each Apartment.
- Elegant Modular Kitchen.
- State-of-the-art Premium Brand Elevators for Vertical Transportation.

# Enjoy the best of accessibility and Convenience

The strategic location of Felicity Irene Usha Tower amidst well-preserved serenity focuses to maximize the convenience for luxurious living. Desirably situated near **Mansarovar Metro Station**, residents here are never too far away from amenities that are integral to an Urban Lifestyle. With institutions, hospital, temples and commercial centre being at a short drive away, the residents are blessed to experience the best of both worlds.

## Location Advantages & its Connectivity

- Located on Main 160 Ft Wide Road.
- 100 Mtrs from Mansarovar Metro Station.
- Approx 5 Kms from Main Railway Station.
- Approx 8 Kms from Airport.
- Well Developed Commercial & Residential Area.
- Prestigious Learning & Health Care Centres located within a radius of 2 Kms.
- Easy approach to Vaishali Nagar, Shyam Nagar, Mansarovar & Sodala.
- Surrounded by Shopping, Entertainment and Happening Places.



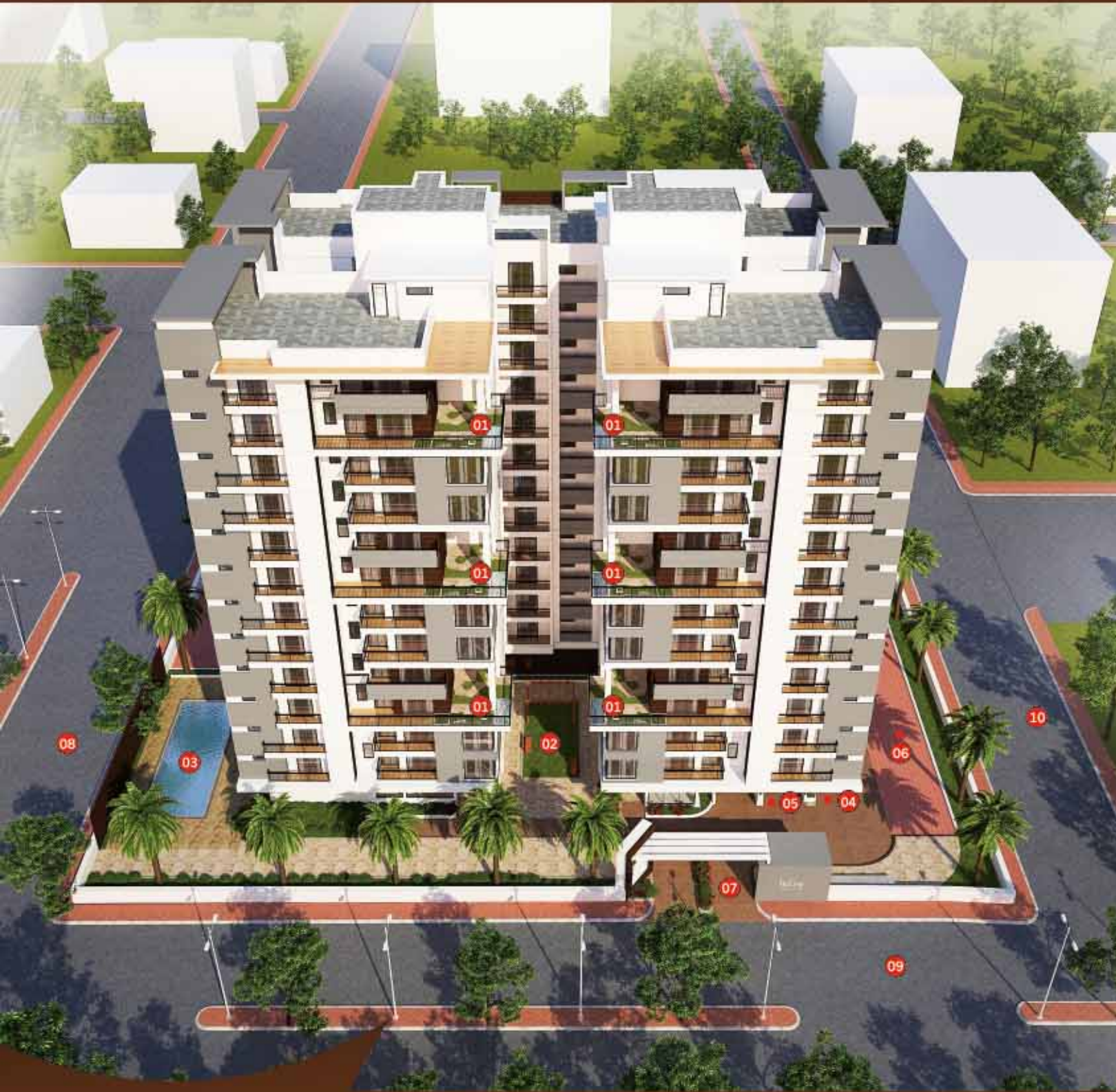
*Unique* Location

Site Address : Felicity Irene Usha Tower,  
Udai Nagar, Near Mansarovar Metro Station, Jaipur

(map not to scale)



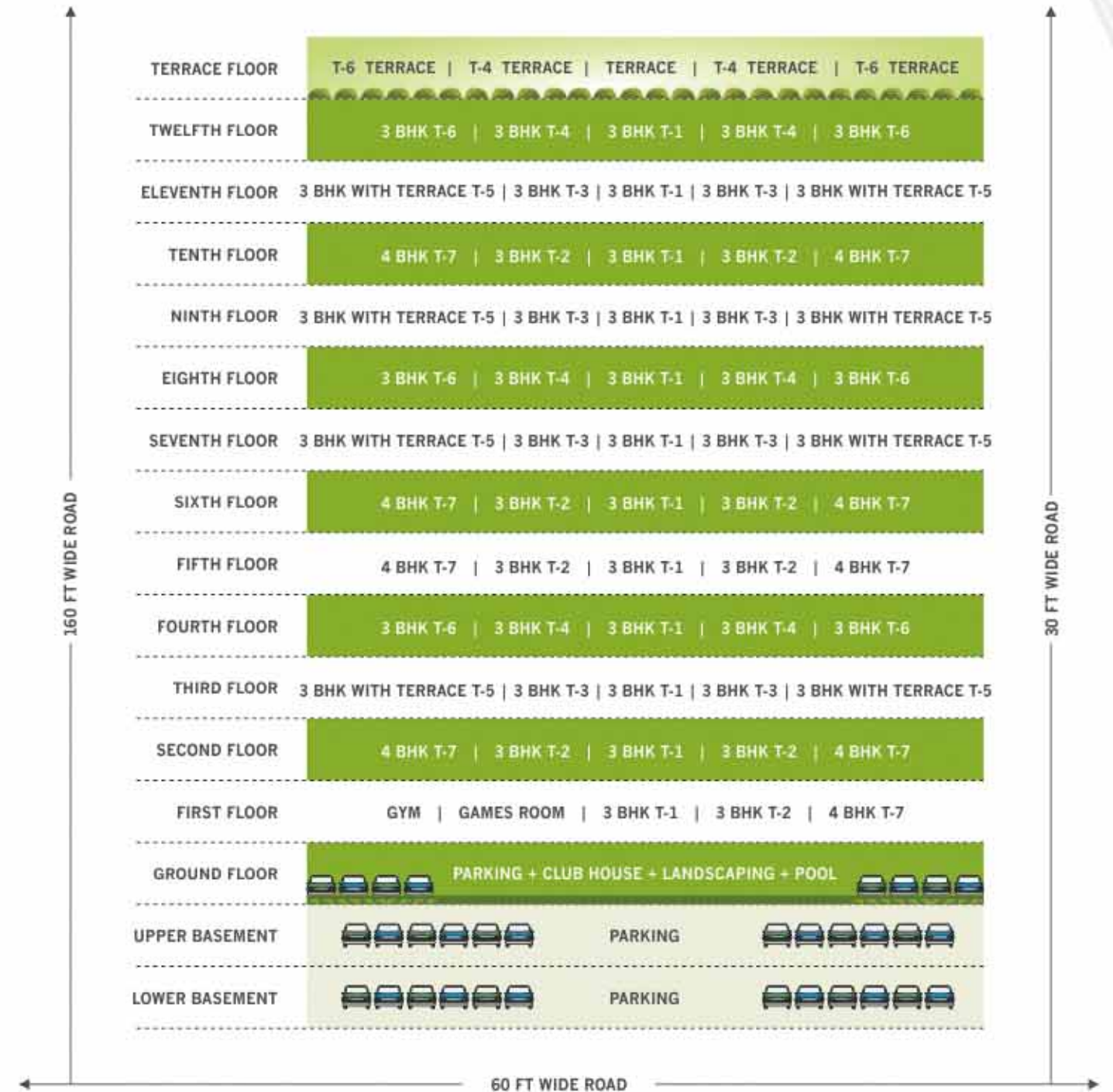
An address that radiates *Serenity* and grandeur  
amid a calm and stress-free *Community*



- |                              |                                |
|------------------------------|--------------------------------|
| 01. Terrace Garden           | 06. Way to Stilt floor Parking |
| 02. Central Court            | 07. Entry / Exit Gate          |
| 03. Swimming Pool            | 08. 160ft Wide Road            |
| 04. Ramp Up From Basement -1 | 09. 60ft Wide Road             |
| 05. Ramp Down To Basement -1 | 10. 30ft Wide Road             |

FELICITY  
**IRENE**  
USHA TOWER

## BUILDING *Section Plan*



# Site plan

OF FELICITY IRENE USHA TOWER WITH LANDSCAPING



Typical  
BLOCK LAYOUT

1st Floor

Clubhouse Facilities



**T-2**  
3 BHK  
2429.08 Sq.Ft.

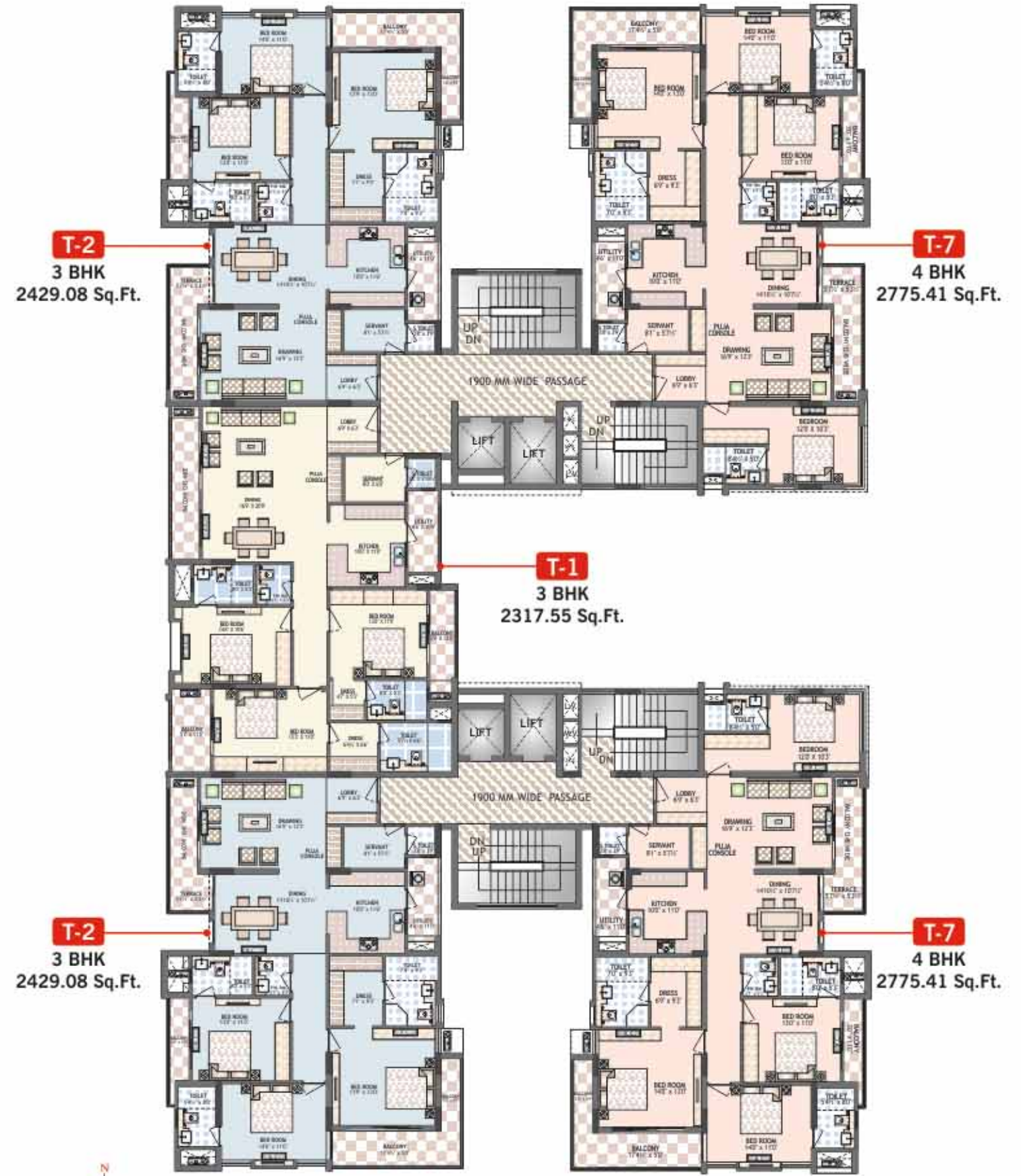
**T-7**  
4 BHK  
2775.41 Sq.Ft.

**T-1**  
3 BHK  
2317.55 Sq.Ft.



Typical  
BLOCK LAYOUT

2nd | 5th | 6th | 9th | 10th Floor



**T-2**  
3 BHK  
2429.08 Sq.Ft.

**T-7**  
4 BHK  
2775.41 Sq.Ft.

**T-1**  
3 BHK  
2317.55 Sq.Ft.

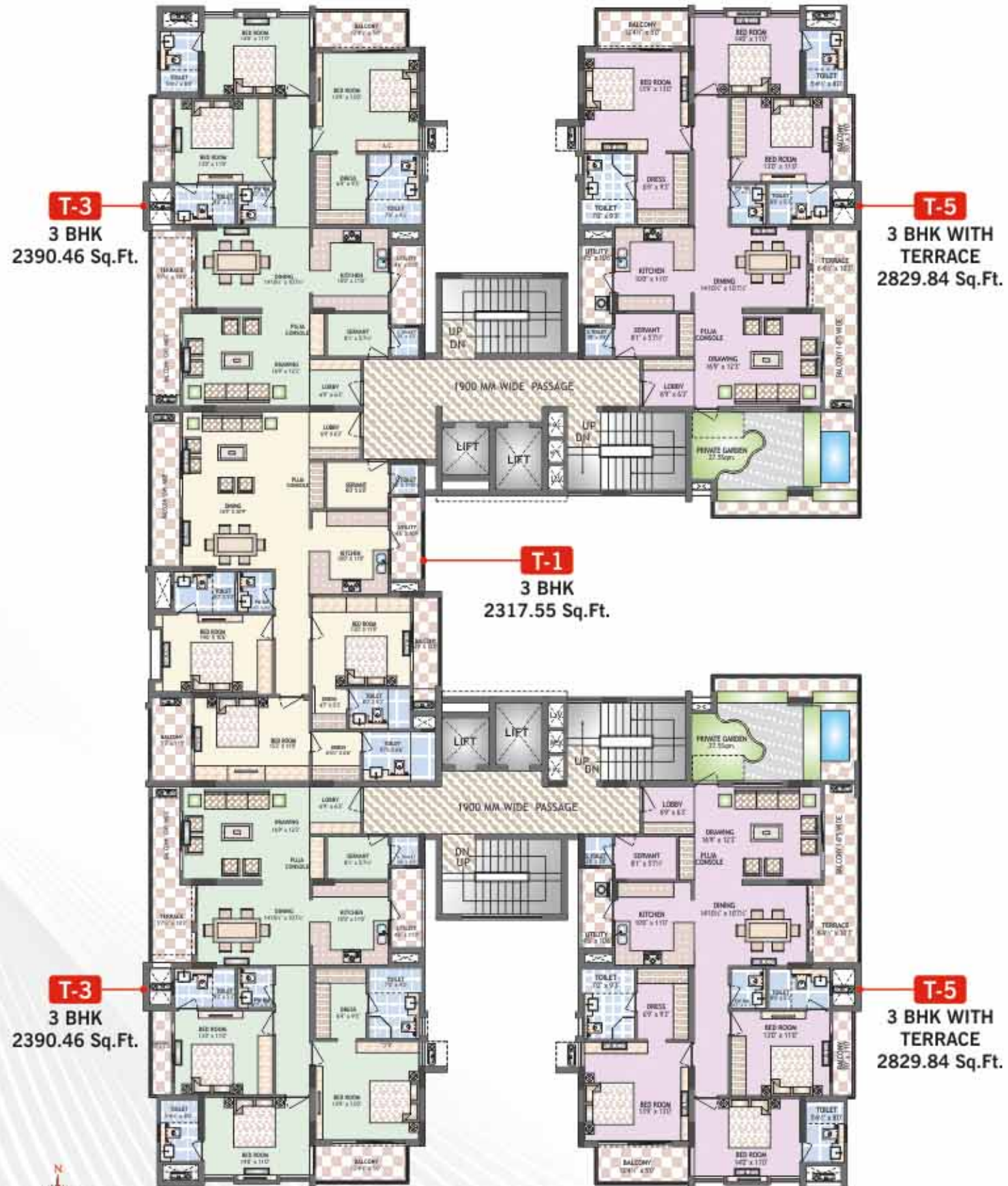
**T-2**  
3 BHK  
2429.08 Sq.Ft.

**T-7**  
4 BHK  
2775.41 Sq.Ft.



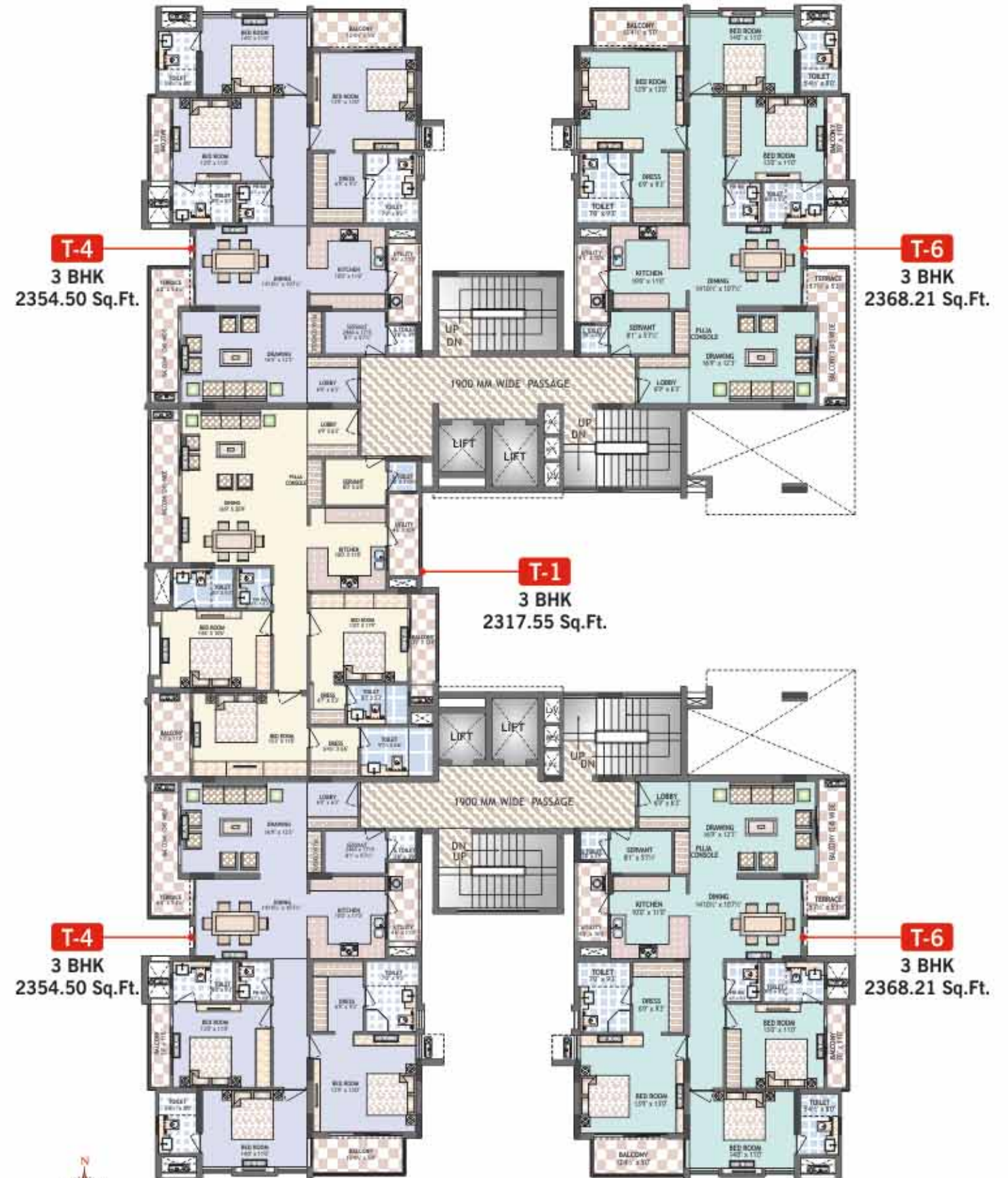
Typical  
BLOCK LAYOUT

3rd | 7th | 11th Floor



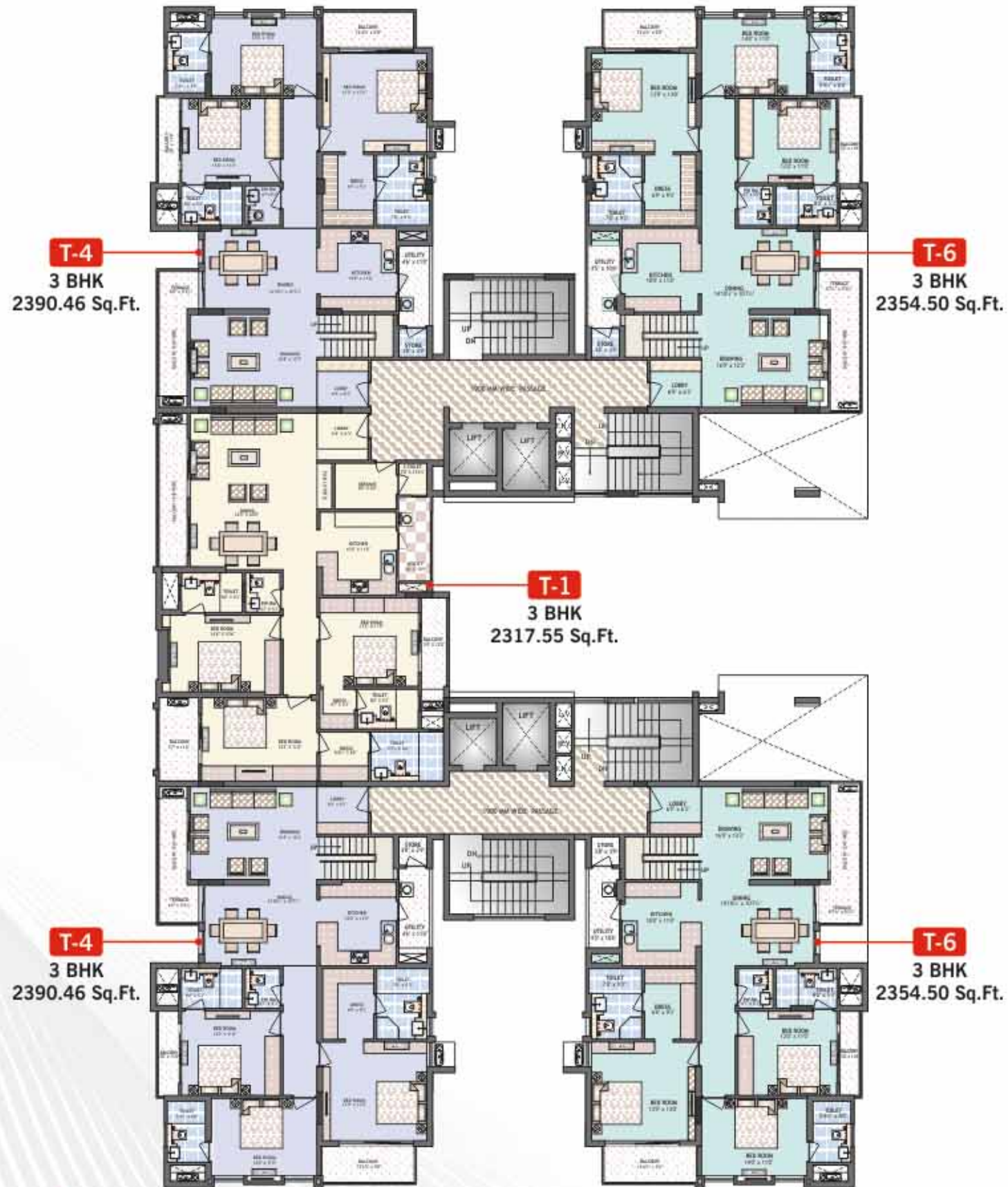
Typical  
BLOCK LAYOUT

4th | 8th Floor



*Typical*  
BLOCK LAYOUT

12th Floor



*Typical*  
BLOCK LAYOUT

Terrace Area





# Type - 1

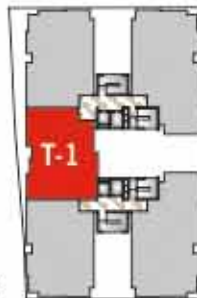
1st | 2nd | 3rd | 4th | 5th | 6th | 7th  
9th | 10 | 11th | 12th Floor



3 BHK Flat Layout  
Saleable Area : 2317.55 Sq.Ft.

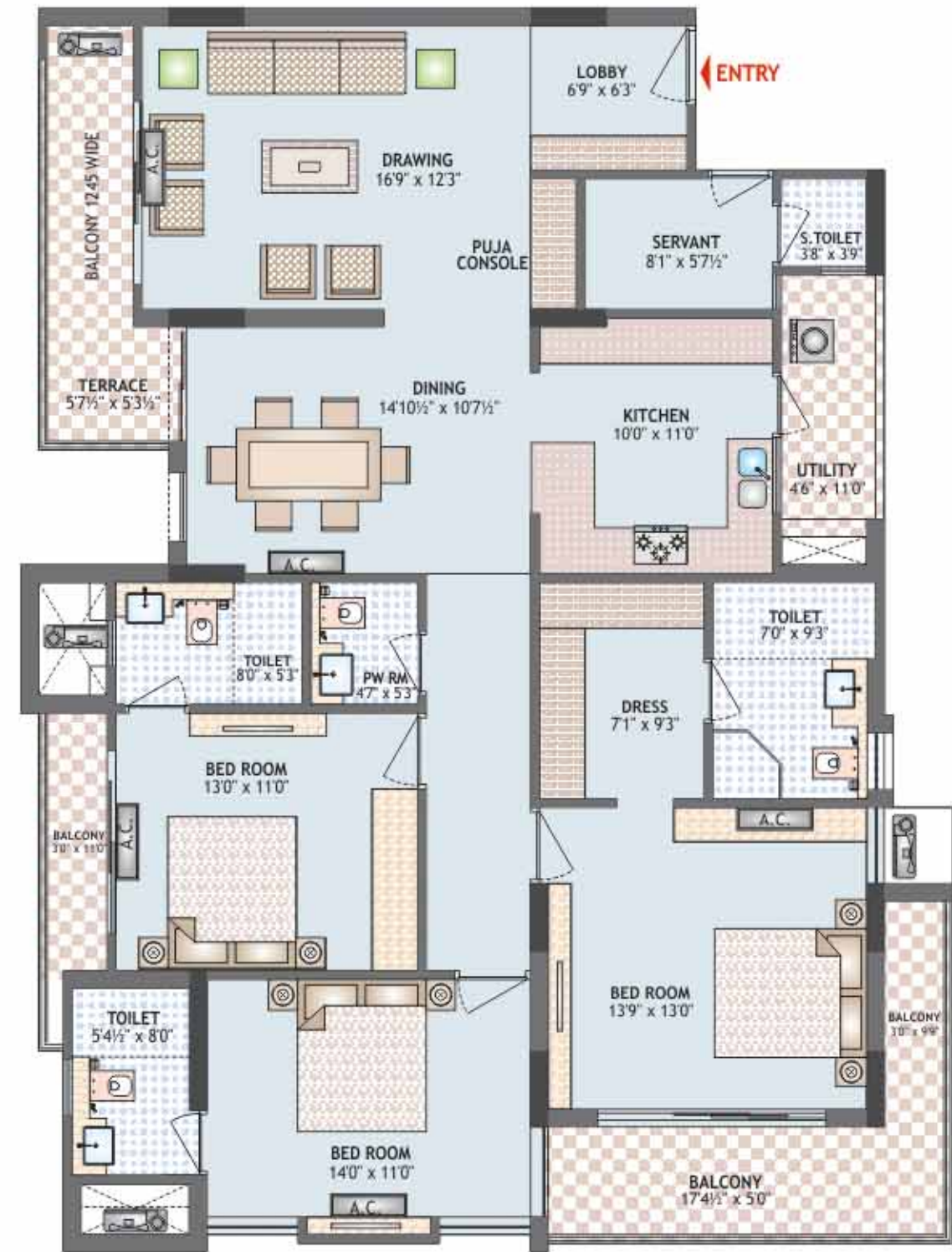


Typical Building Block



# Type - 2

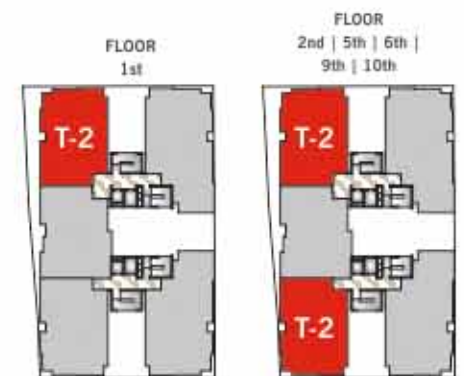
1st | 2nd | 5th | 6th | 9th | 10th Floor



3 BHK Flat Layout  
Saleable Area : 2429.08 Sq.Ft.

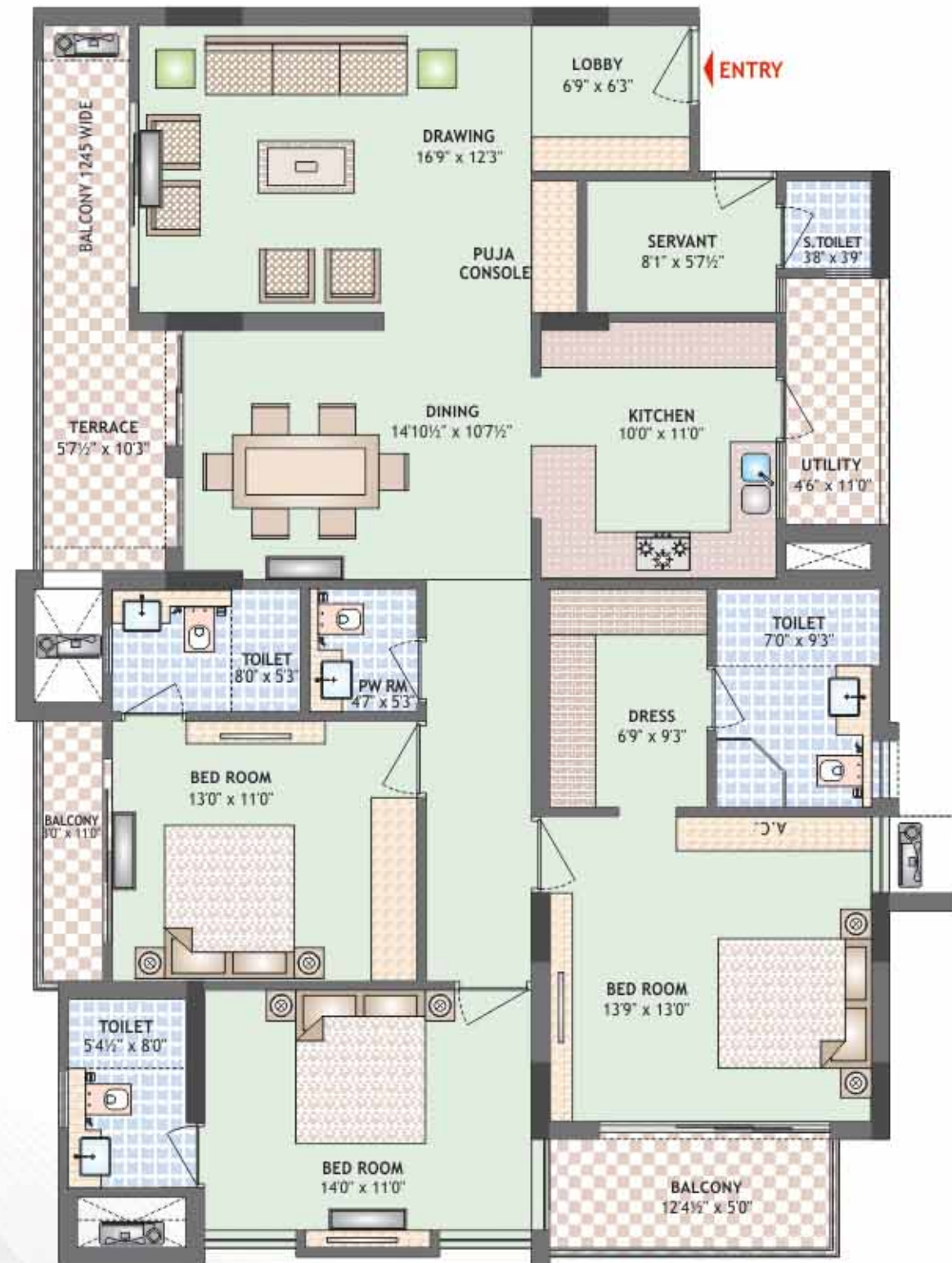


Typical Building Block



# Type - 3

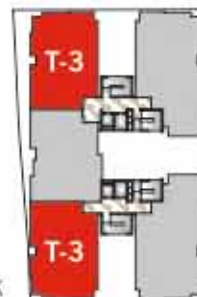
3rd | 7th | 11th Floor



3 BHK Flat Layout  
Saleable Area : 2390.46 Sq.Ft.

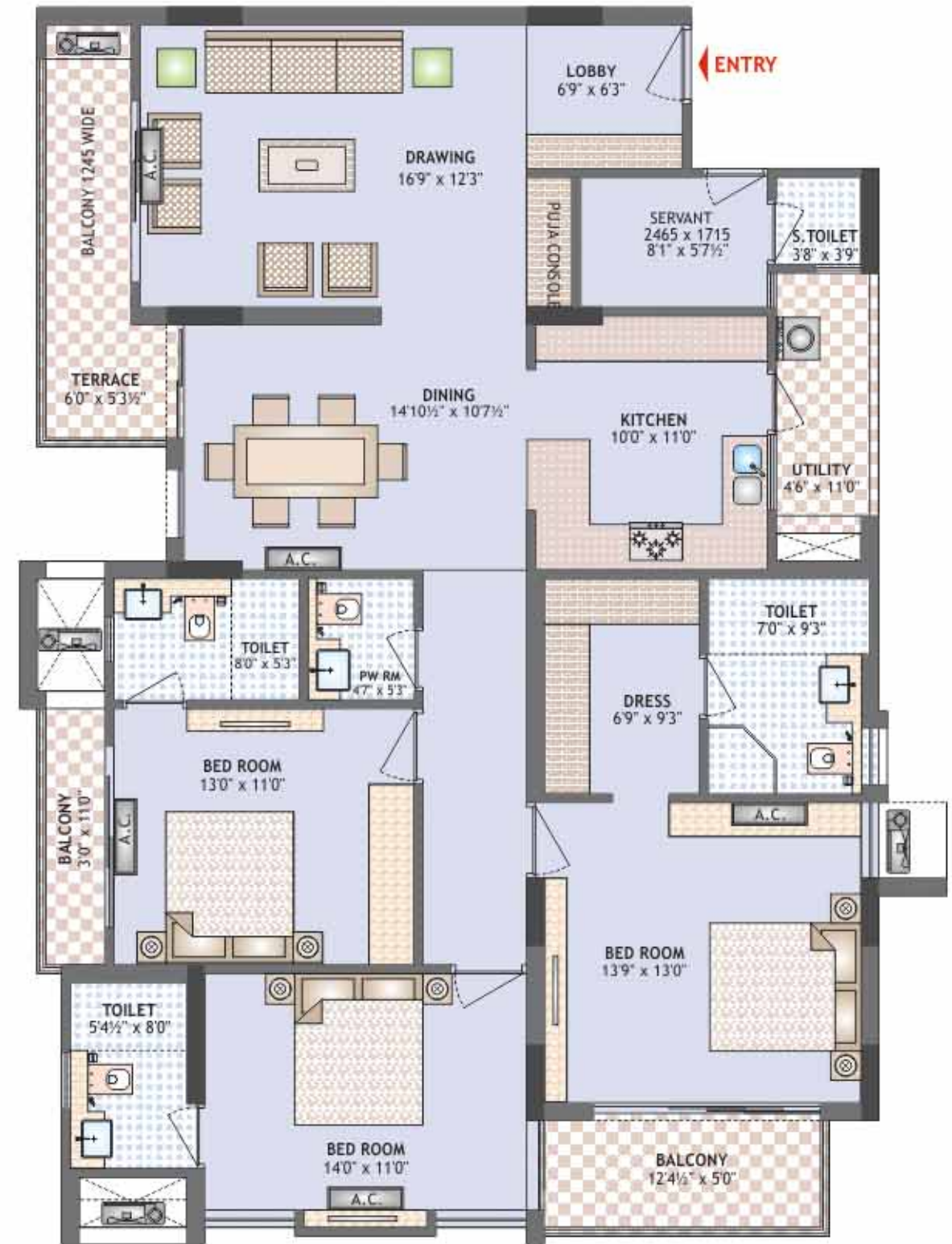


Typical Building Block



# Type - 4

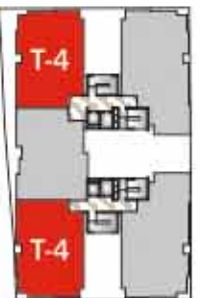
4th | 8th | 12th Floor



3 BHK Flat Layout  
Saleable Area : 2354.50 Sq.Ft.



Typical Building Block



# Type - 5

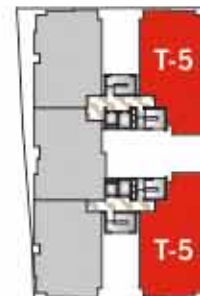
3th | 7th | 11th Floor



3 BHK Flat Layout with Terrace  
Saleable Area : 2829.84 Sq.Ft.



Typical Building Block



# Type - 6

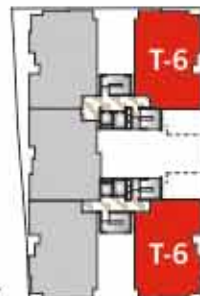
4th | 8th | 12th Floor



3 BHK Flat Layout  
Saleable Area : 2368.21 Sq.Ft.



Typical Building Block



# Type - 7

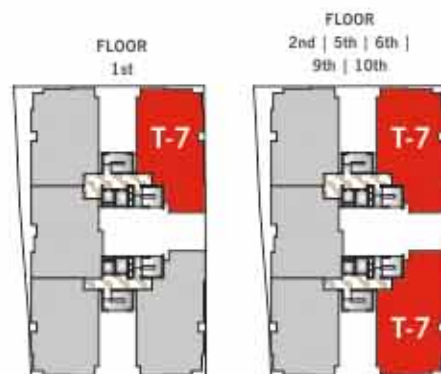
1st | 2nd | 5th | 6th | 9th | 10th



4 BHK Flat Layout  
Saleable Area : 2775.41 Sq.Ft.

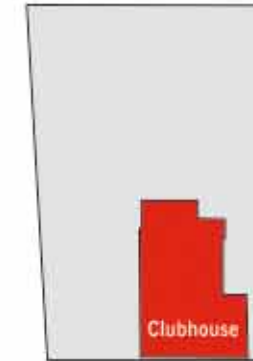


Typical Building Block

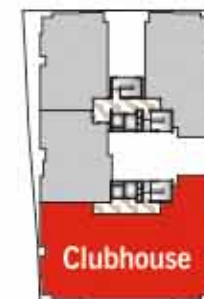


# The CLUBHOUSE

## GROUND FLOOR



## FIRST FLOOR



Revive your mind and  
body with a power-packed *workout*



*Fun*-filled moments are  
just a few steps *away*

Social life at Felicity Irene-Usha Tower is centred around the Clubhouse with its ultra-modern gym, waiting lounge, indoor games room, swimming pool, beautiful landscaping thus giving plenty of activities for the kids to indulge in. Thus, providing a light, airy and contemporary environment to relax.

## *The* CLUBHOUSE FACILITIES

- |  |   |
|--|---|
|  Ultra Modern Gymnasium |  T.T. & Pool Table |
|  Aerobics               |  Massage Room      |
|  Beautiful Landscaping  |  Salon             |
|  Swimming Pool          |  Steam Bath        |
|  Waiting Lounge         |  Jacuzzi           |
|  Indoor Games Room      |  Kid's Play Area   |

The Clubhouse offers outstanding services and facilities for your wellbeing. The ultra-modern gymnasium provides a welcome respite with unsurpassed comfort, world-class experience and uncompromising lifestyle to better achieve your goals and remain healthy. So get in shape on your own, with friends, or with one of the highly-qualified gym instructors.

The well-appointed entrance lobby is the perfect fusion of style and ambience. Designed to meet the standards of a high-end residential complex, it is ideal for both the residents as well as the visiting guests.

FELICITY  
**IRENE**  
USHA TOWER



*Dive* in, make a splash or just *chill*

## Features at *Glance*

### *Unmatched* lifestyle services

- Clubhouse with Indoor Games, Swimming Pool, Jacuzzi, Gymnasium & Many More.
- State-of-the-art Premium Brand Elevators for Vertical Transportation.
- 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.
- Effective & Efficient Fire Fighting System.
- 100% Power Backup for Common Areas & Upto 1 KVA Power Backup in each Apartment.
- Uninterrupted Water Supply & Water Softening Plant.
- Fully Equipped Ultra Modern Clubhouse with Exclusive Facilities.

### *Apartments* features

- Building Designed as per Eco-Friendly Concept. Big Windows for Better Air & Light Cross Ventilation
- All Apartments are Open on Minimum 3 Sides, Assuring Air Ventilation & Sunlight
- Central Court Landscaping
- Wi-Fi Internet Connectivity & DTH Connection in each Apartment.
- Kids' Play Area
- Ample Parking (Double Basement & Stilt)
- Earthquake Resistant RCC Frame Structure
- POP Finish on Walls & Ceiling with Cornices
- Acrylic Plastic Emulsion Paint on Walls & Ceiling

## *Interior* Specifications

AREA	FLOOR	DOORS	WINDOWS	OTHERS
<b>LIVING / DINING / DRAWING</b>	Italian Marble	Main Entrance Teakwood Doors	French Windows	---
<b>MASTER BEDROOM</b>	Laminated Wooden Flooring	Decorative Flush Door	French Windows	Dressing Room with Wardrobe
<b>OTHER BEDROOM</b>	Superior Quality Vitrified Tiles	Decorative Flush Door	French Windows	Premium Wardrobes
<b>WASH ROOM</b>	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.
<b>KITCHEN</b>	Anti Skid Vitrified Flooring	Decorative Flush Door	French windows	Elegant Modular Kitchen, Premium Granite Counter Top, Stainless Steel Sink, Exhaust Fan.
<b>ELECTRICALS</b>	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 & ceiling fans in every room.			
<b>SECURITY</b>	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.			
<b>COMMON FACILITIES</b>	100% Power Backup for Common Areas and upto 1 KVA Power Backup in each Apartment, Earthquake Resistant Framed Structure Design as per Seismic Zone-II, Rain Water Harvesting, Kid's Play Area, Lush Green Landscaping, High Speed Elevators with capacity of 8 and 12 passengers.			

FELICITY  
**IRENE**  
USHA TOWER



# Our Milestone

The PATH MAKERS



Felicity Group takes great pleasure in introducing itself as one of the most committed builder in India. It has been designed to provide total solutions for all real estate needs under a single roof. Ever since its inception, Felicity Group has had a major contribution in the realty sector of Rajasthan, dealing primarily with the construction of Residential Flats, Townships, Hotels, Malls and Commercial Complexes. The Group has been acknowledged for excellence, truthfulness and timely completion of its projects.

The Group is a leading Real Estates Group with proven track record and hands on experience of successfully developing and building REAL ESTATES VENTURES. To name a few Felicity Tower at Sahakar Marg, Felicity Emerald at Swage Farm, Felicity Meadows Integrated Township at Jaipur – Ajmer Express Highway, Felicity Solitaire at Swage Farm, Felicity Aura at Vaishali Nagar, Felicity Naturewoods at Sirsi Road, Felicity Estancia at Jaipur-Ajmer Express Highway, Felicity Maple Woods at Phagi Road, Felicity Roongtas Aventura at Kho Nagoriyan Road, Near Malviya Nagar, Felicity Malhotra's Select Homes at Sirsi Road, Jaipur bear testimony to the acclaimed reputation earned by the Group.

Felicity Group is committed to excellence in terms of quality. At every stage of a project, the company ensures satisfaction to the minutest detail. It also lays a strong emphasis on the aesthetic elements in the project's design. Our mission is to build spaces of high value for our customers, spaces that make a difference, aesthetically and functionally, and eventually add to the quality of the environment.

## COMPLETED & ONGOING PROJECTS



**FELICITY TOWER**  
at Sahakar Marg, Jaipur



**FELICITY EMERALD**  
at Swage Farm, Jaipur



**FELICITY AURA**  
at Vaishali Nagar, Jaipur



**FELICITY NATUREWOODS**  
at Sirsi Road, Jaipur



**FELICITY SOLITAIRE**  
at Swage Farm, Jaipur



**FELICITY MALHOTRA'S  
SELECT HOMES**  
at Sirsi Road, Jaipur



**FELICITY  
ROONGTAS AVENTURA**  
at Kho Nagoriyan Road,  
Near Malviya Nagar, Jaipur



**FELICITY ESTANCIA**  
at Jaipur-Ajmer Express  
Highway, Jaipur



**FELICITY MAPLE WOODS**  
Opp. Knowledge City,  
Phagi Road, Jaipur

## UPCOMING PROJECTS



**FELICITY NATURE GREENS**  
at Bagru, Jaipur



**FELICITY MAPLE VALLEY**  
at Shahpura, Jaipur



**FELICITY MAPLE GREENS**  
Opp. Ratan Industrial Area,  
Phagi Road, Jaipur



**LUXURY APARTMENTS**  
at Swage Farm, Jaipur





**Corporate Office :**

**FELICITY PROJECTS PVT. LTD.**

Felicity Tower, Plot No. 01, 2nd Floor, Sahakar Marg,  
Jaipur-302 015 | T : +91 141 2743434, 2743939

**Registered Office :**

C-2 / 2449, Vasant Kunj, New Delhi - 110070

**Architects :**

**m | a | architects**

E : studio@maarchitects.in

**Online Partner :**



---

**Call : +91 95493 50555 | 98297 44446 | e-mail : info@felicitystates.com | Website : www.felicitystates.com**

---

Disclaimer - Builders and Developers reserve the right to change any design and specification of the building without any prior notice and information. This brochure is for illustration purpose only and it cannot be in any way treated as a legal document. All information, specifications, plans, material and visual representations contained in the brochure, email & sample flat are subject to change from time to time by the developer and / or the competent authorities and shall not form part of the offer or contract.