

## PREFERENCE OF DELHITES



**FDI Backed Project**

## LOCATION MAP



  
**La Parsvnath**  
**Tropicana**  
 MAGAZINE ROAD, KHYBER PASS DELHI  
 The Ultimate Destination

\*Map not to scale.

# VIP LIVING AMONGST DELHI'S FINEST

Nestled amidst the lush greenery of Civil Lines in North Delhi, Parsvnath La Tropicana offers you a unique opportunity to enjoy the blissful privilege of a resort like condominium for lifelong.

This exclusive super-luxurious condominium will rise as the pinnacle of elegance and sophistication while swaying you to a world of enchanting experiences.

EXCLUSIVE LOCATION - ETERNAL BLISS

## THE LUXURY OF EXPANSIVE SPACE IN A PROFUSION OF FOLIAGE

Spread over 16.8 acres, in a city where space is at premium, this is luxury at its best. With over 78% area reserved for lawns, parks, landscaped greens and water bodies, these 3/4/5 bedrooms luxury condominium with penthouses and villas are tastefully designed, where life will bloom in all its manifestations.

  
**La Parsvnath**  
**Tropicana**  
MAGAZINE ROAD, KHYBER PASS, DELHI  
**The Ultimate Destination**



## YOU'RE IMPORTANT - IN FACT, PRICELESS!

- Palm Grove • Water fall with view deck
- Aromatic Garden • Basketball Lawn • Pergola
- Terraced Landscaping • Jogging tracks • Gravelled paths



  
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## YOU HAVE STYLE - IT IS REFLECTED!

The large spacious drawing room exudes class and flaunts an unparalleled style. Adjoining it is the dining area, large enough to host a sit-down dinner, casting a magic spell of complete comfort. These lavishly draped bedrooms with nature-inviting balconies.



- Drawing cum Dining room attached to a large balcony for enhanced ventilation & spill - overs
- Stylish Conices • Italian Marble Cook friendly counters Granite top counters
- Modular fittings • Piped gas supply • Water supply from RO plant Ergonomically designed for maximum comfort

## RELAXATION, AMIDST GRAND AND EARNED

Take a walk on the landscaped green, avail the facilities of luxurious club, be it Spa, Jacuzzi, modern gym or meditation at the cabana. Whatever be your mode of relaxation, you have it all here at La Tropicana.

  
**La Parsvnath  
Tropicana**  
MAGAZINE ROAD, KHYBER PASS, DELHI  
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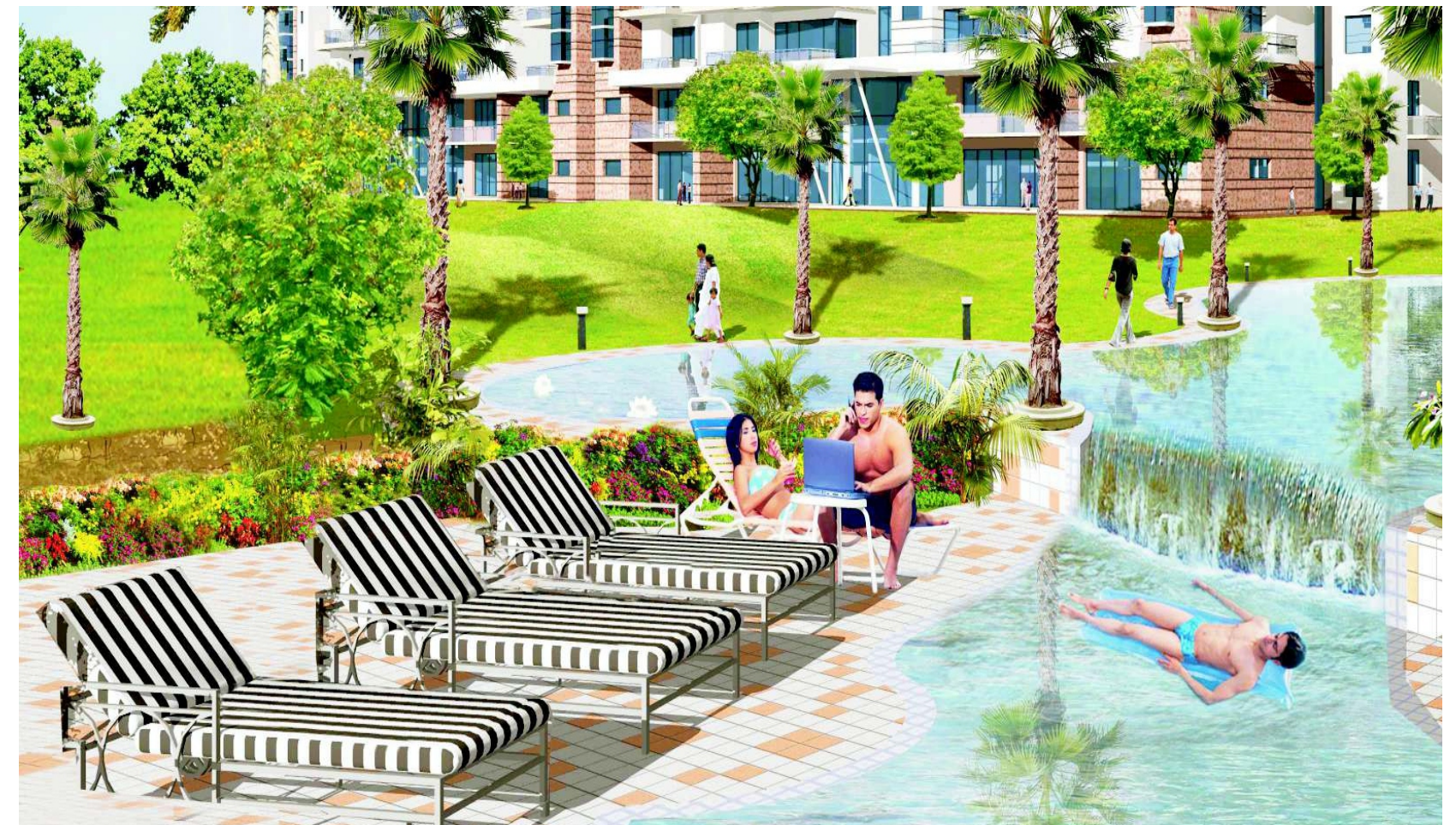
- Health Spa & Gym
- International style swimming pool with toddlers pool
- Basketball and Badminton court
- Squash Court
- Billiards & Snooker



  
**La Parsvnath  
Tropicana**  
MAGAZINE ROAD, KHYBER PASS, DELHI  
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## Securing a carefree life

Experience a carefree life at La Tropicana. The impenetrable 3-tier security arrangements make the environment safer for you and your family. Vigilant guards at manned entry gate and monitored care entry ensure foolproof security.



- 3-tier security
- Round the clock vigilance
- Access control
- Car parking



**La Parsvnath**  
**Tropicana**  
MAGAZINE ROAD, KHYBER PASS, DELHI  
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Image shown is an artistic impression.



# Site Layout Plan



ACCOMMODATION	TOWER
3 Bedroom	T-4, T-6, T-7, T-14, T-15, T-16
3 Bedroom	T-5 (Unit-1) T-21 (Unit-2) T-23 (Unit-3)
4 Bedroom	T-1, T-2, T-3, T-8, T-9, T-10, T-11, T-12
4 Bedroom	T-5 (Unit-2&3) T-21 (Unit-1&3) T-23 (Unit-1&2)
5 Bedroom	T-17, T-18, T-19, T-20

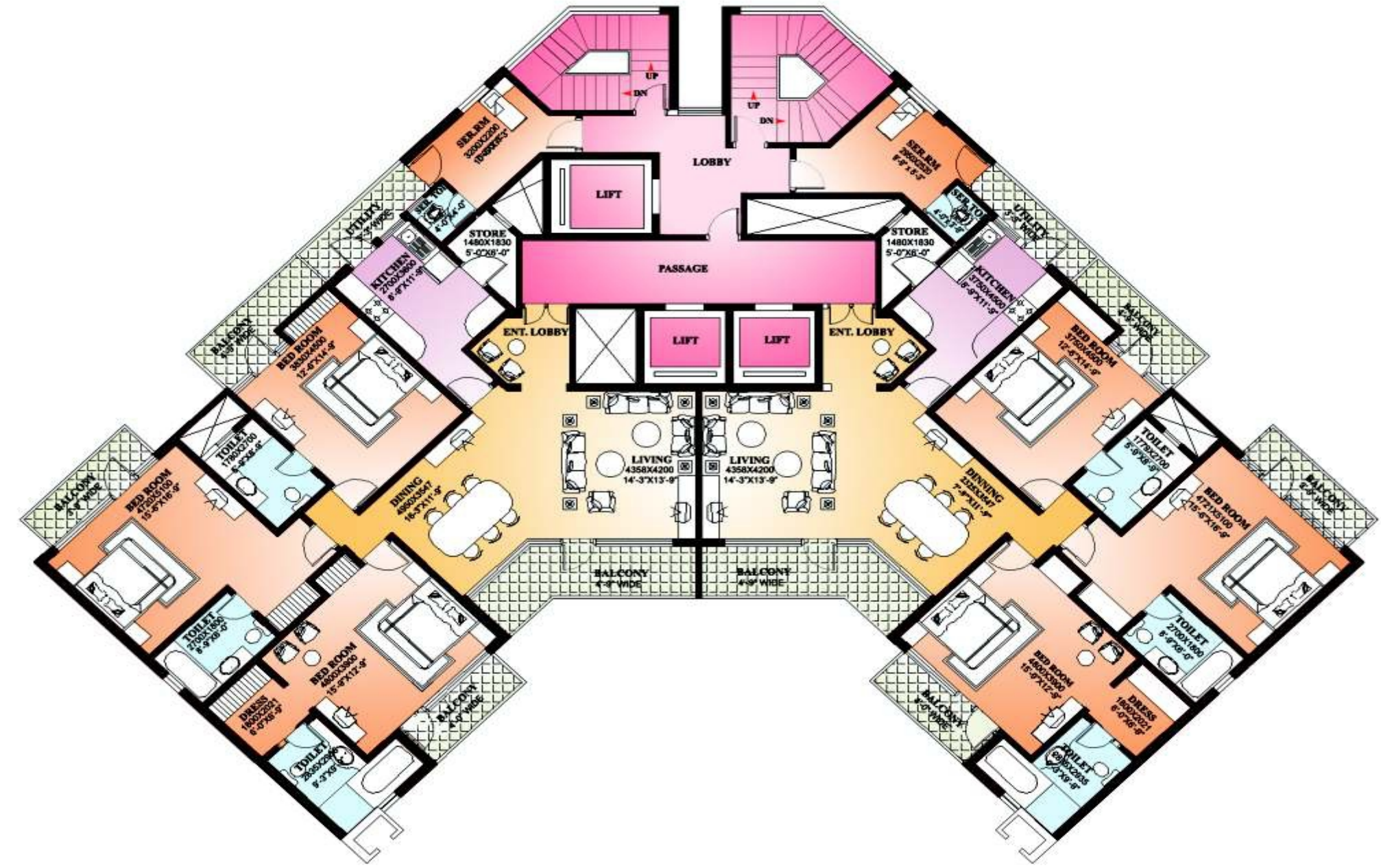
Note: Plans are tentative, subject to approval from all Authorities & may vary as per Architectural features.



Saleable Area: 2530 Sq. Ft.

**THREE BEDROOM TYPICAL FLOOR PLAN**  
TOWER-4, 6, 7

- Notes :-
1. Plans are tentative & subject to approval from the local authority.
  2. Architectural features may vary as per architects design.
  3. All areas are shown as super area and subject to change as per design.



Saleable Area: 2590 Sq. Ft.

**THREE BEDROOM CORNER PLAN**  
TOWER- 14, 16

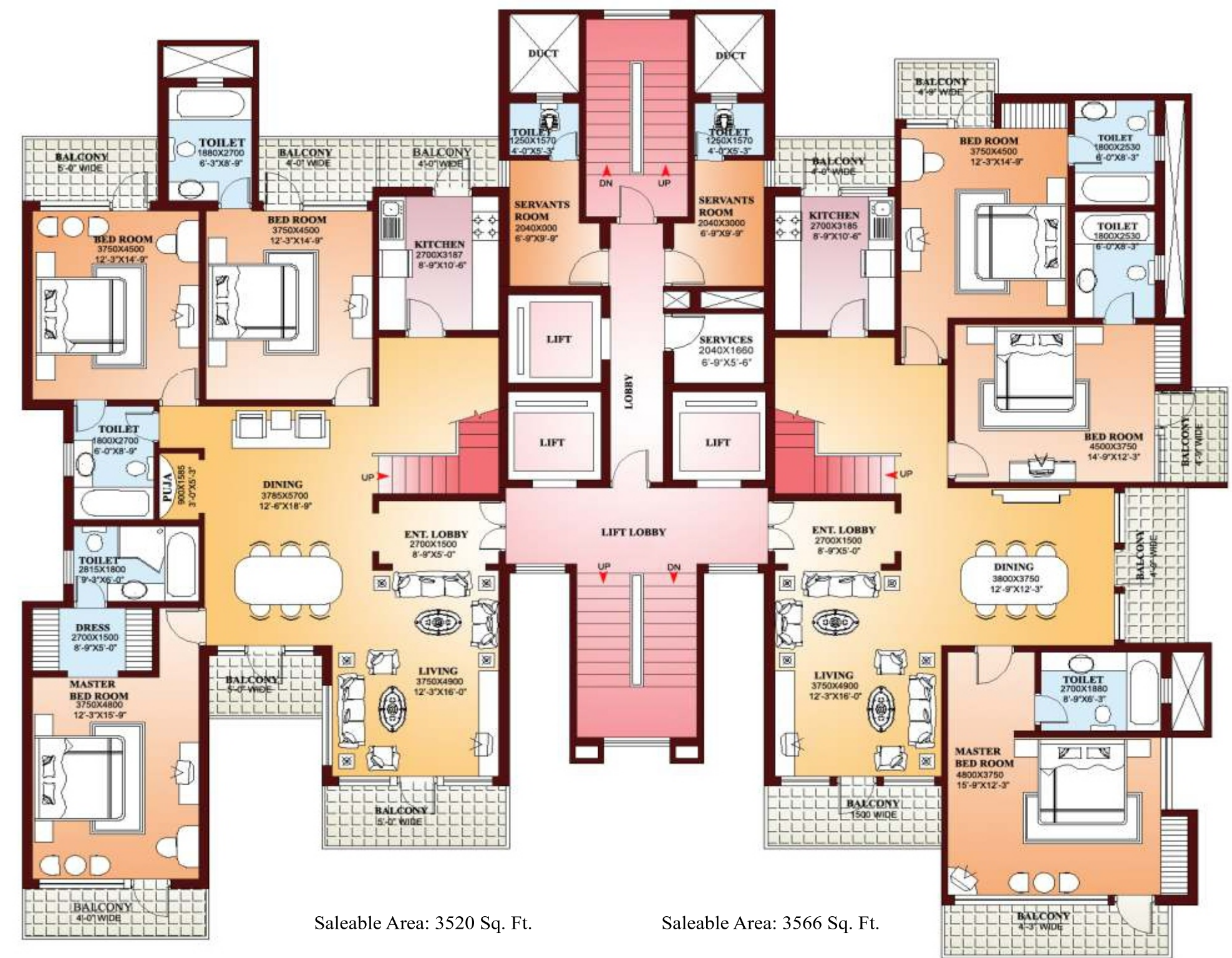
- Notes :-
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Saleable Area: 2530 Sq. Ft.

**THREE BEDROOM PLAN**  
TOWER- 15

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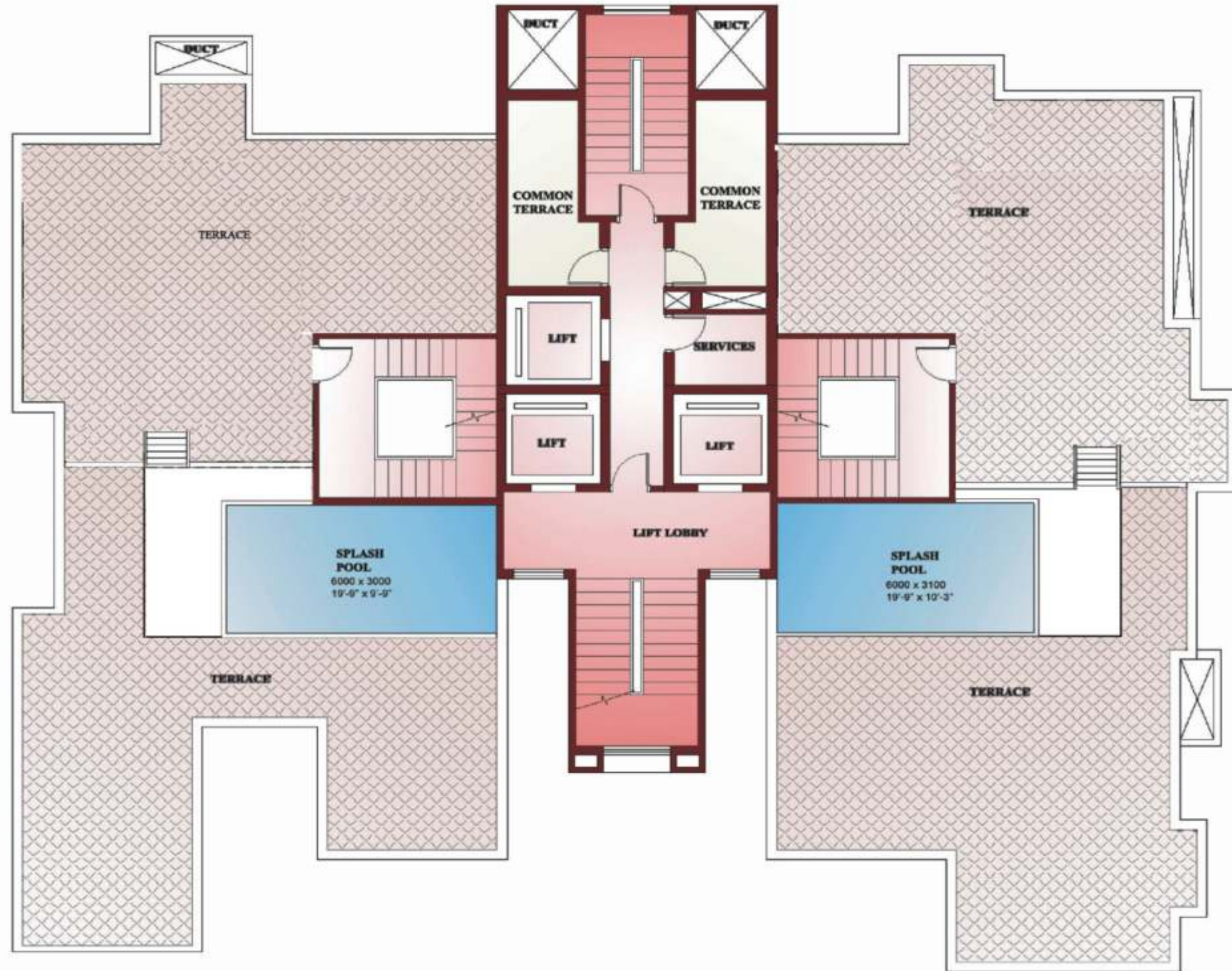
Saleable Area: 3520 Sq. Ft.

Saleable Area: 3566 Sq. Ft.

**THREE BEDROOM PENT HOUSE ( LOWER LEVEL PLAN)**  
TOWER- 4, 6, 7

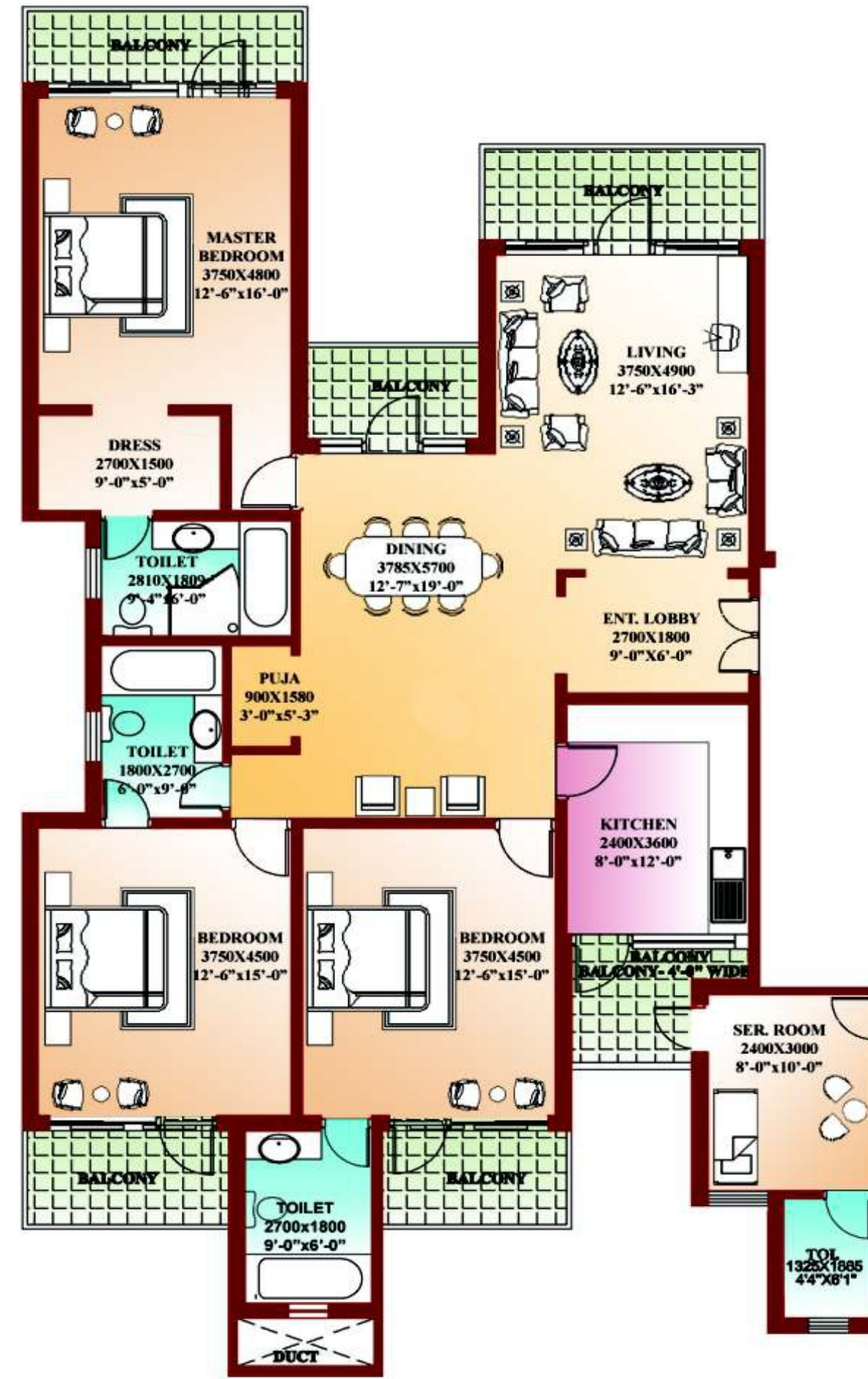
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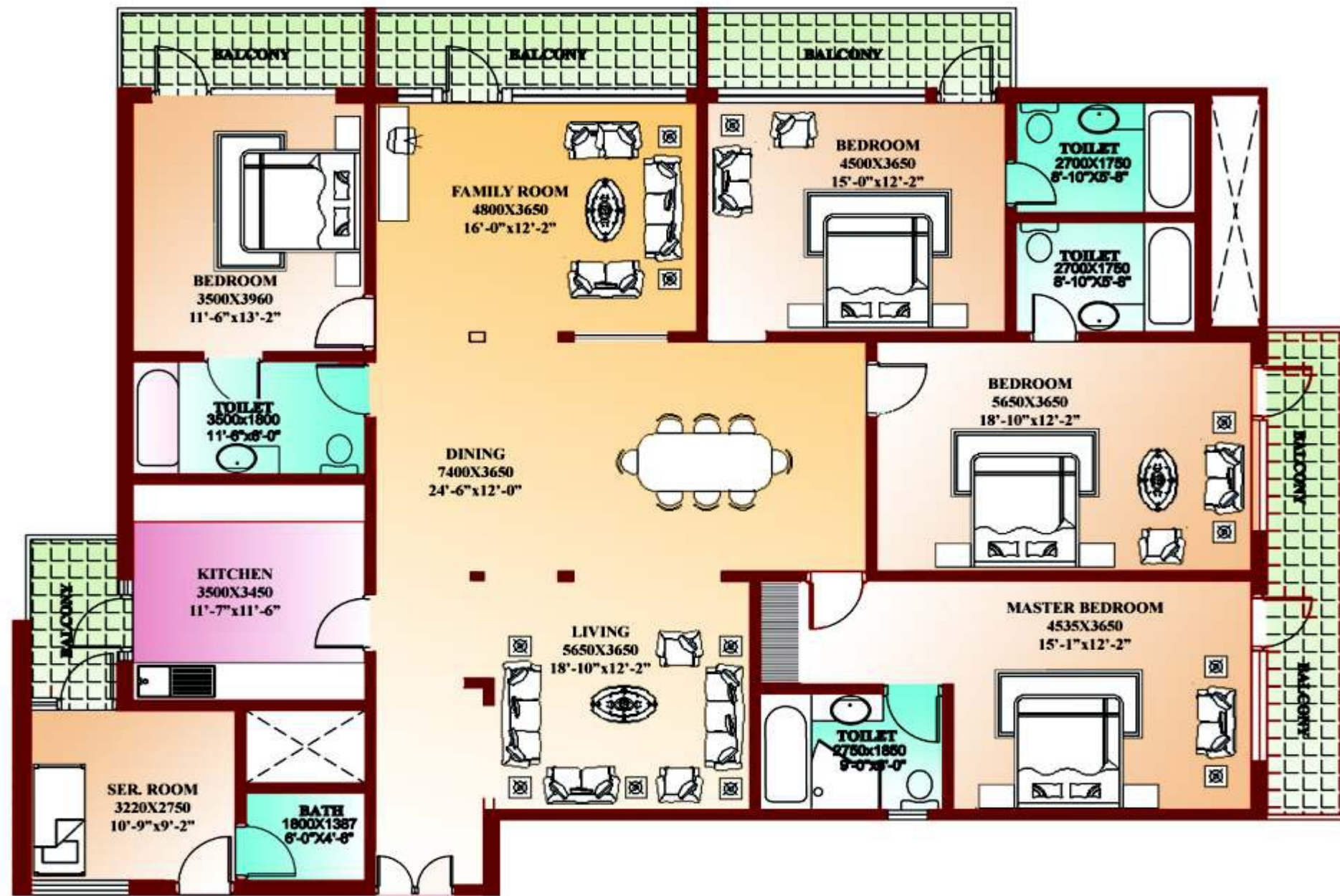
**THREE BEDROOM PENT HOUSE ( TERRACE LEVEL PLAN )**  
 TOWER- 4, 6, 7

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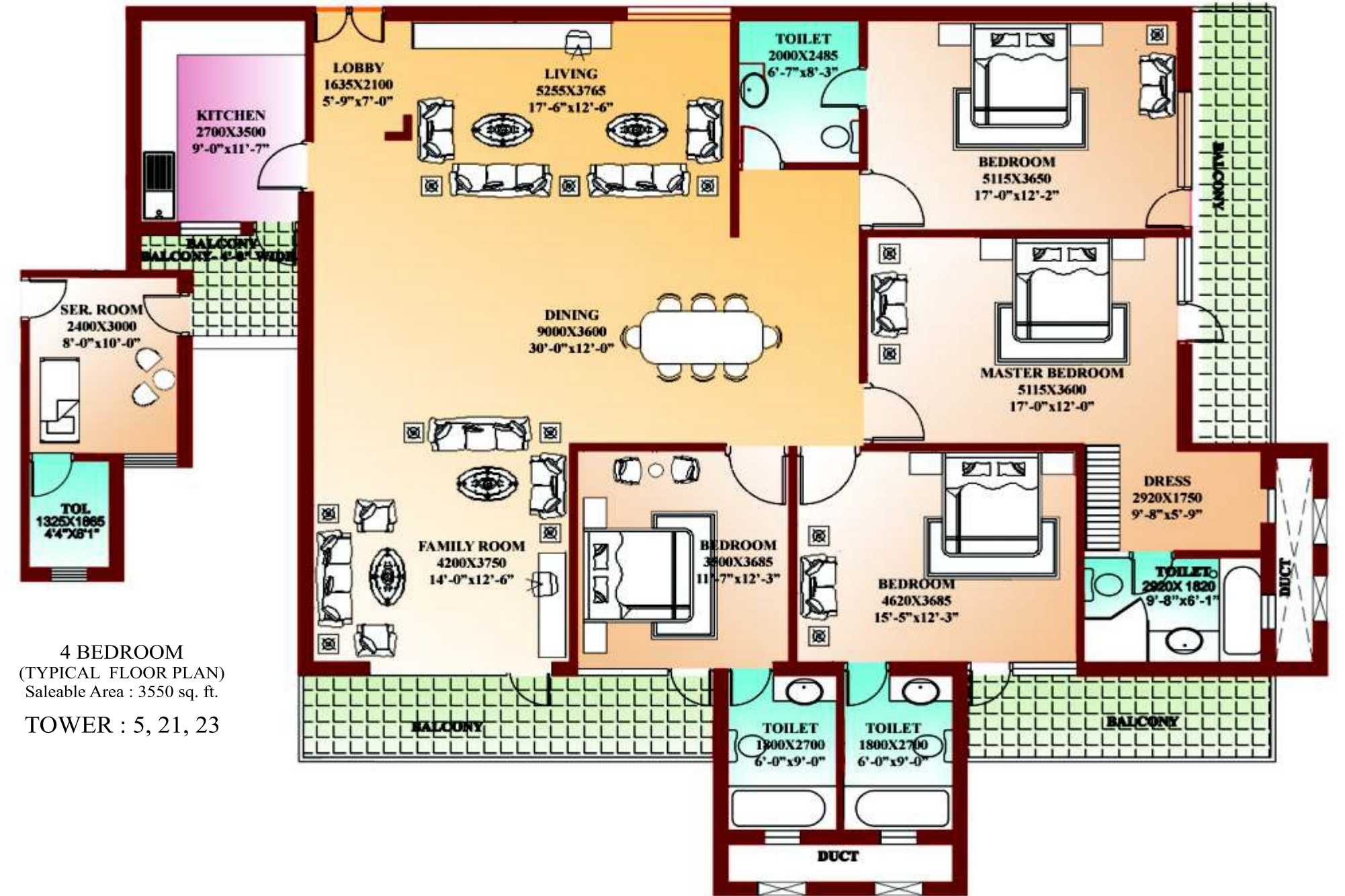
**3 BEDROOM**  
 (TYPICAL FLOOR PLAN)  
 Saleable Area : 2530 sq. ft.  
 TOWER : 5, 21, 23

Notes :-  
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**4 BEDROOM**  
 (TYPICAL FLOOR PLAN)  
 Saleable Area : 3550 sq. ft.  
 TOWER : 5, 21, 23

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 3. All areas are shown as super area and subject to change as per design.



**4 BEDROOM**  
 (TYPICAL FLOOR PLAN)  
 Saleable Area : 3550 sq. ft.  
 TOWER : 5, 21, 23

Notes :-  
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 2. Architectural features may vary as per architects design.  
 3. All areas are shown as super area and subject to change as per design.

5 BEDROOM PENT HOUSE  
(LOWER LEVEL PLAN)  
Saleable Area : 4785 sq. ft.



TOWER 5, 21, 23

5 BEDROOM PENT HOUSE  
(LOWER LEVEL PLAN)  
Saleable Area : 4785 sq. ft.

3 BEDROOM  
(TYPICAL LEVEL PLAN)  
Saleable Area : 2530 sq. ft.



Notes :-  
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5 BEDROOM PENT HOUSE  
(UPPER LEVEL PLAN)



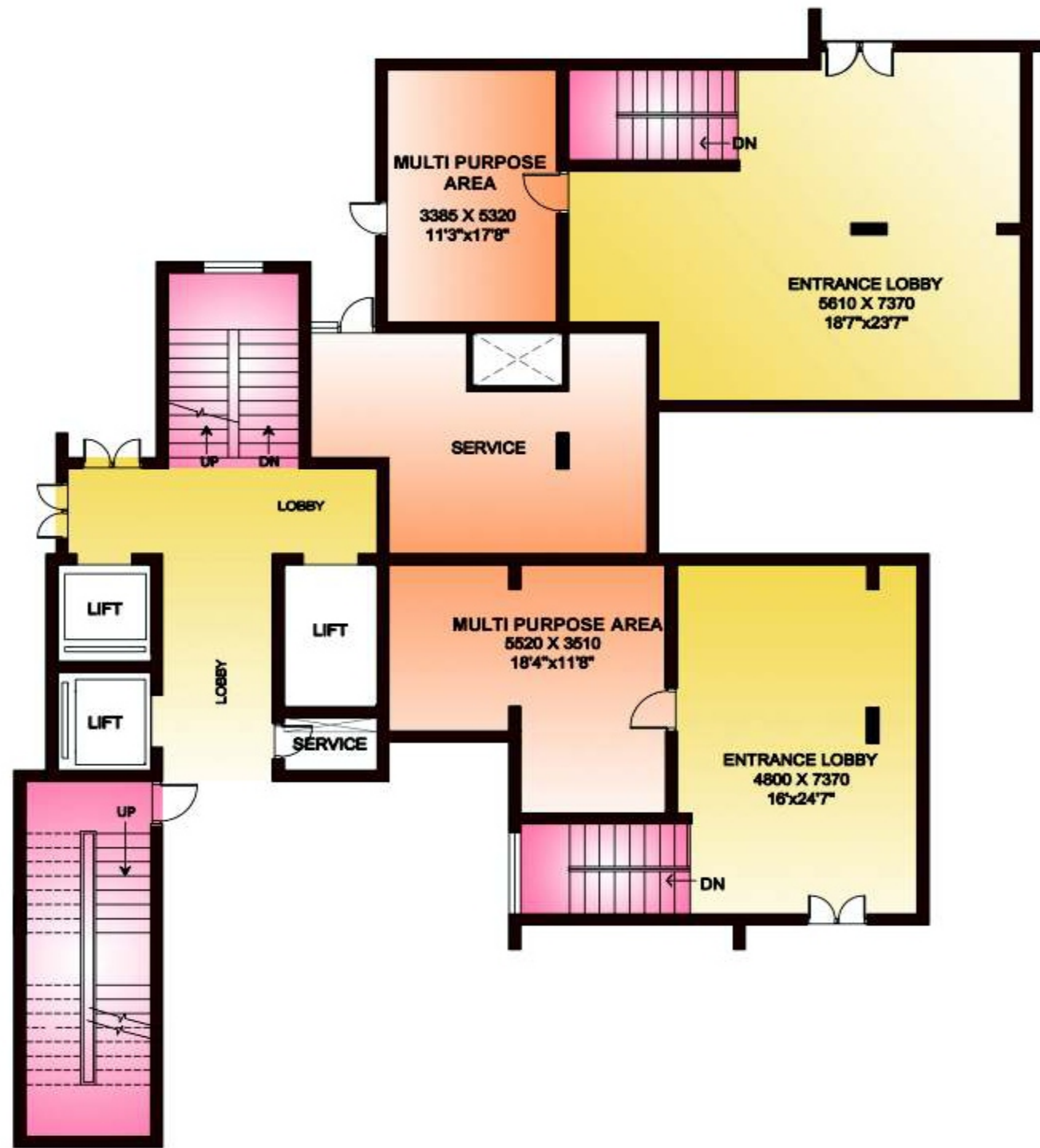
TOWER- 5, 21, 23

5 BEDROOM PENT HOUSE  
(UPPER LEVEL PLAN)

3 BEDROOM PENT HOUSE  
(LOWER LEVEL PLAN)  
Saleable Area : 3520 sq. ft.

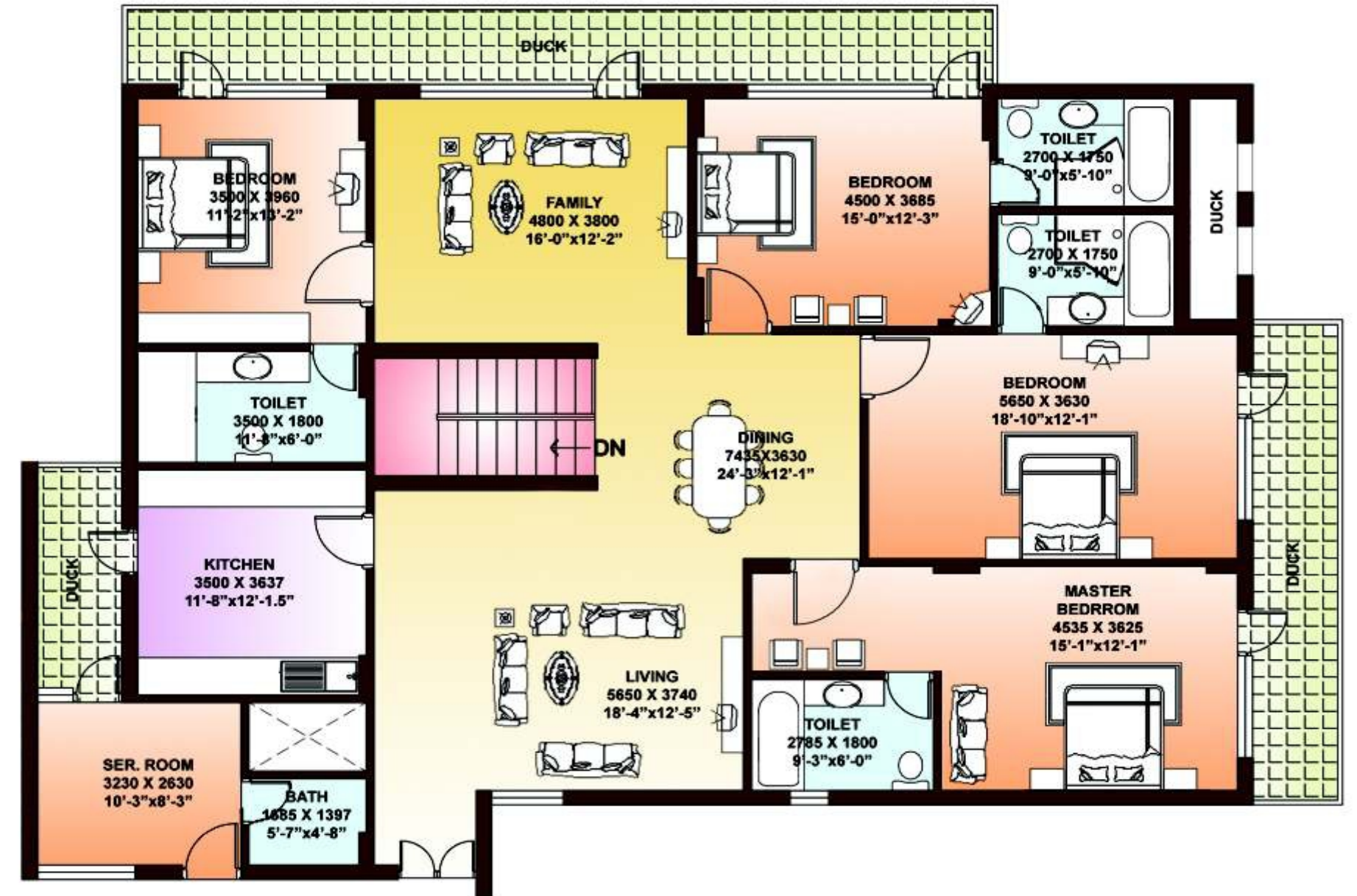
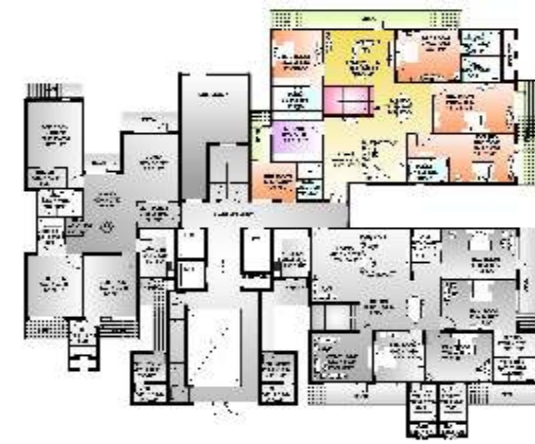


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**4 BEDROOM VILLA**  
 (PARKING LEVEL PLAN)  
 TOWER : 5, 21, 23

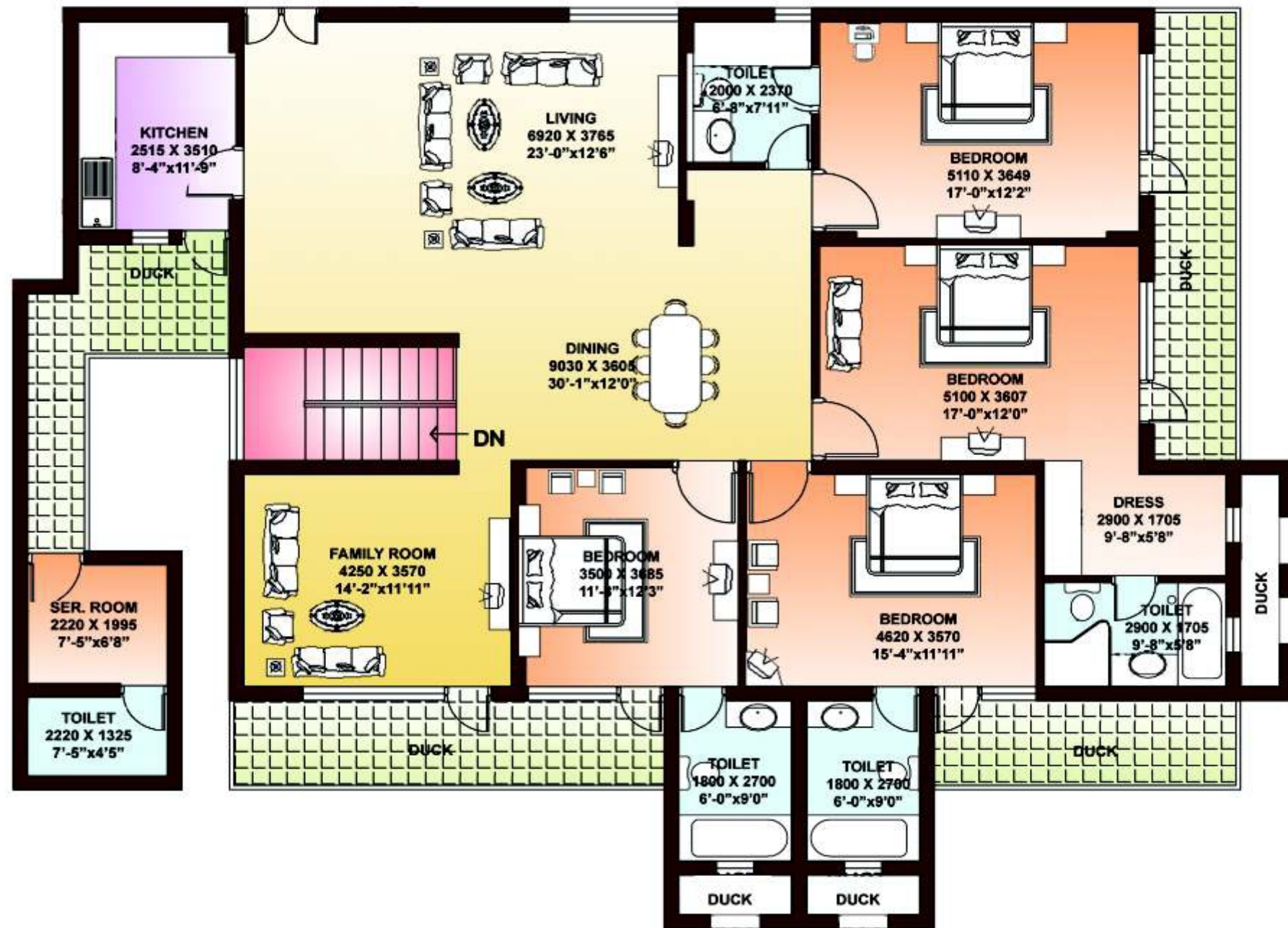
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TOWER : 5, 21, 23

**4 BEDROOM VILLA**  
 (GROUND LEVEL PLAN)  
 Saleable Area : 4250 sq. ft.

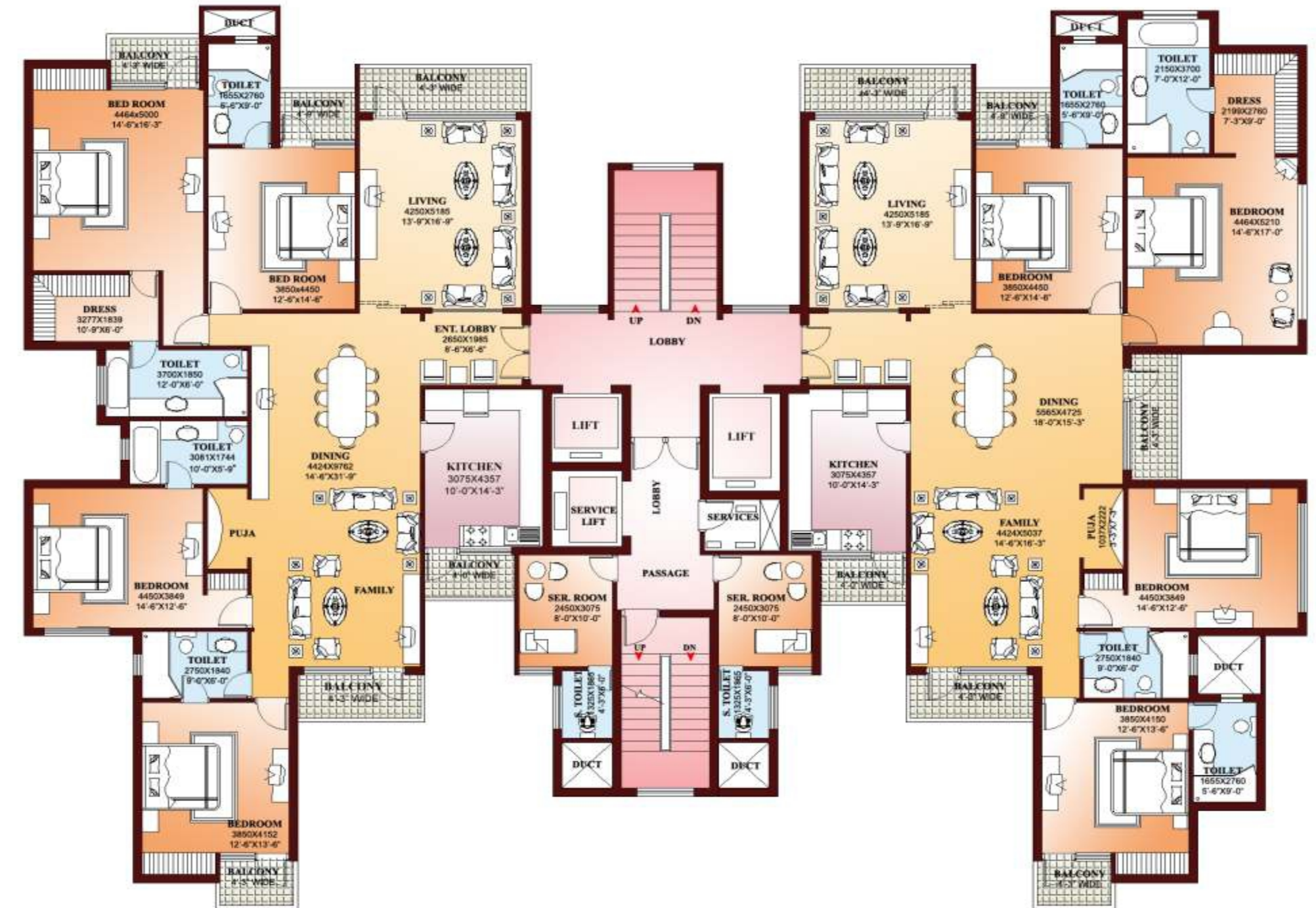
Notes :-  
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TOWER : 5, 21, 23

4 BEDROOM VILLA  
(GROUND LEVEL PLAN)  
Saleable Area : 4250 sq. ft.

- Notes :-
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  3. All areas are shown as super area and subject to change as per design.



Saleable Area: 3480 Sq. Ft.

Saleable Area: 3550 Sq. Ft.

**FOUR BEDROOM TYPICAL FLOOR PLAN**  
TOWER- 1, 2, 3, 8, 9, 10, 11, 12

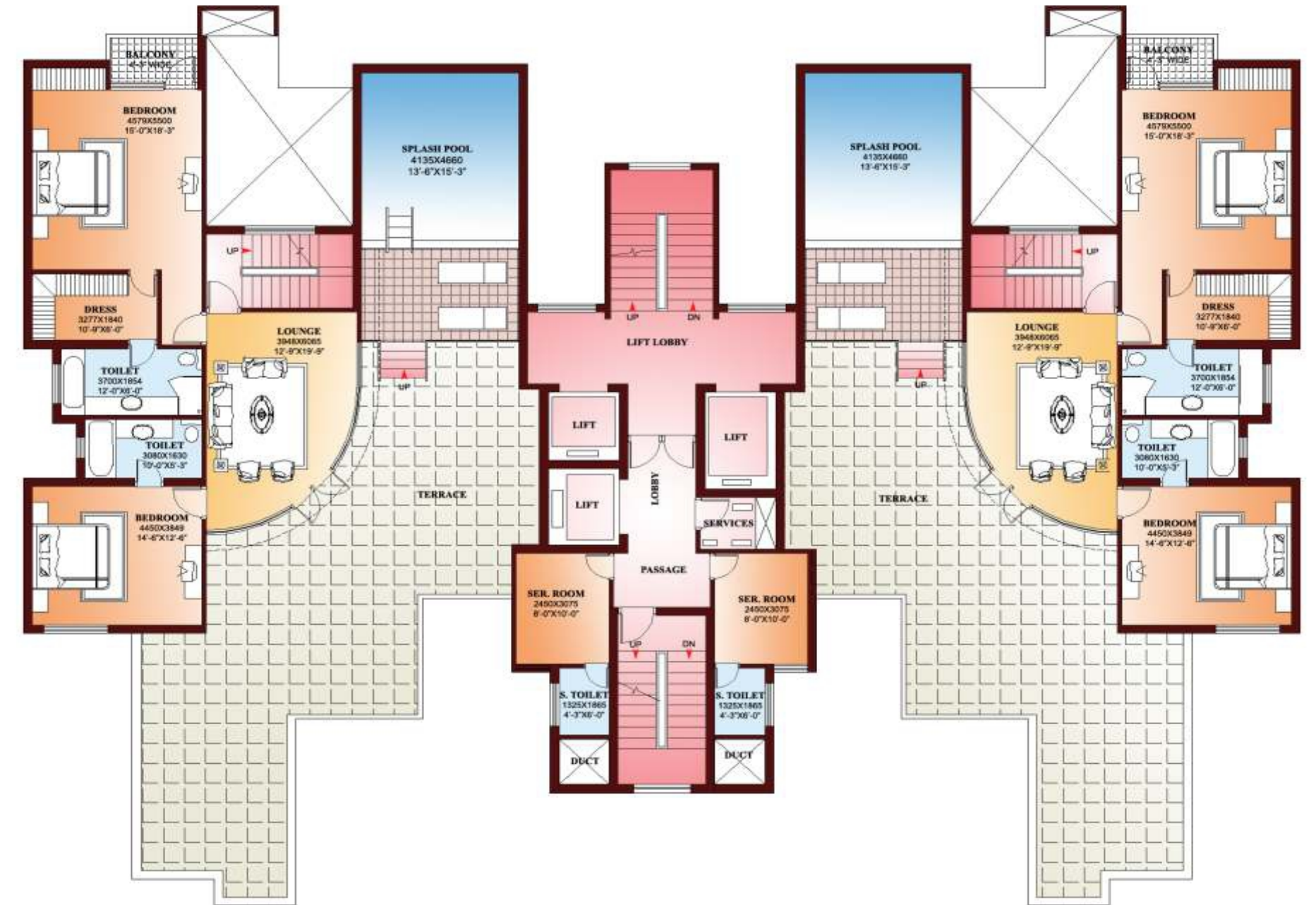
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Saleable Area: 4785 Sq. Ft.

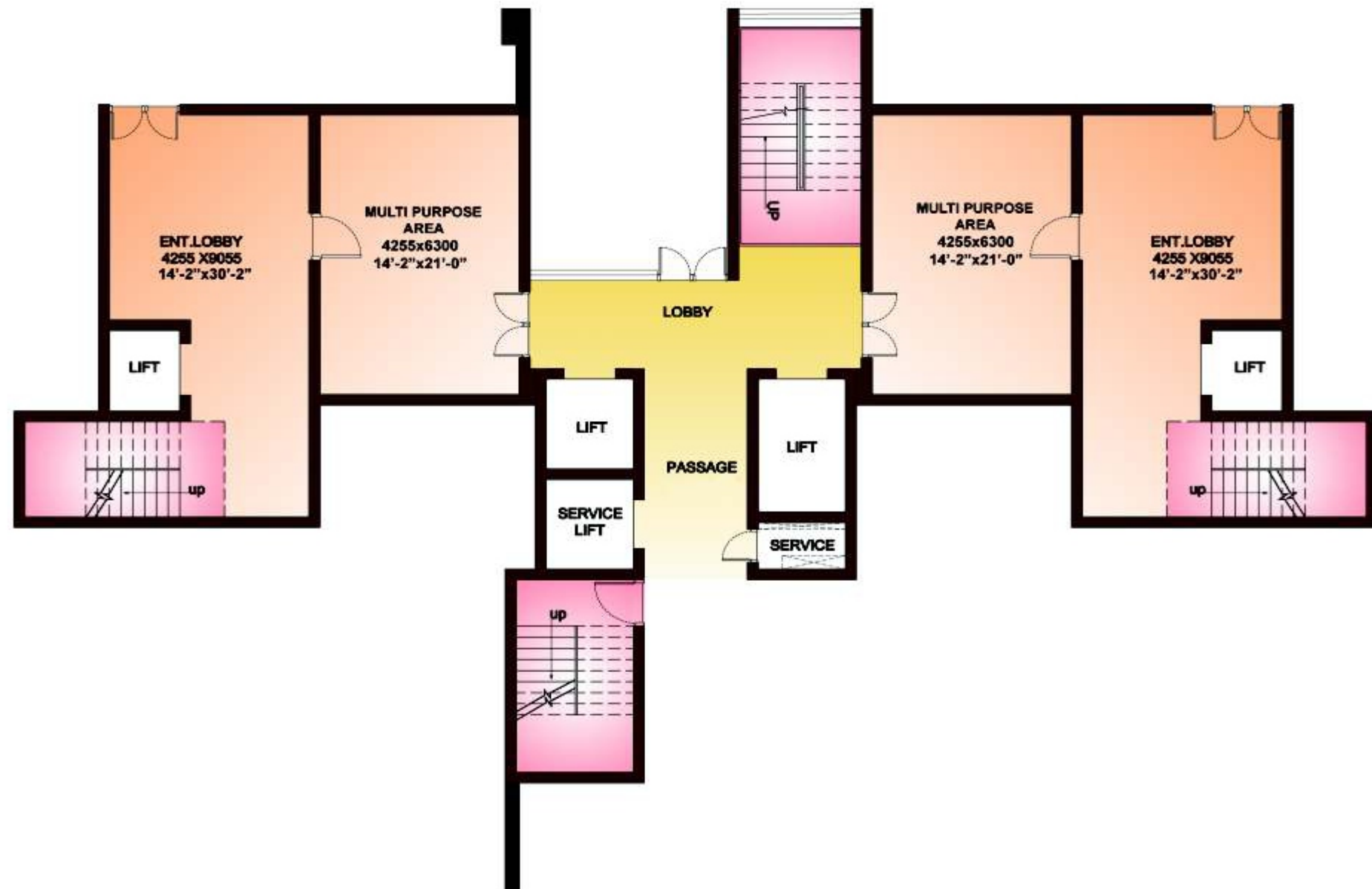
**FIVE BEDROOM PENT HOUSE ( LOWER LEVEL PLAN )**  
 (FOUR BEDROOM TOWER)  
 TOWER- 1, 2, 3, 8, 9, 10, 11, 12

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**FIVE BEDROOM PENT HOUSE ( UPPER LEVEL PLAN )**  
 (FOUR BEDROOM TOWER)  
 TOWER- 1, 2, 3, 8, 9, 10, 11, 12

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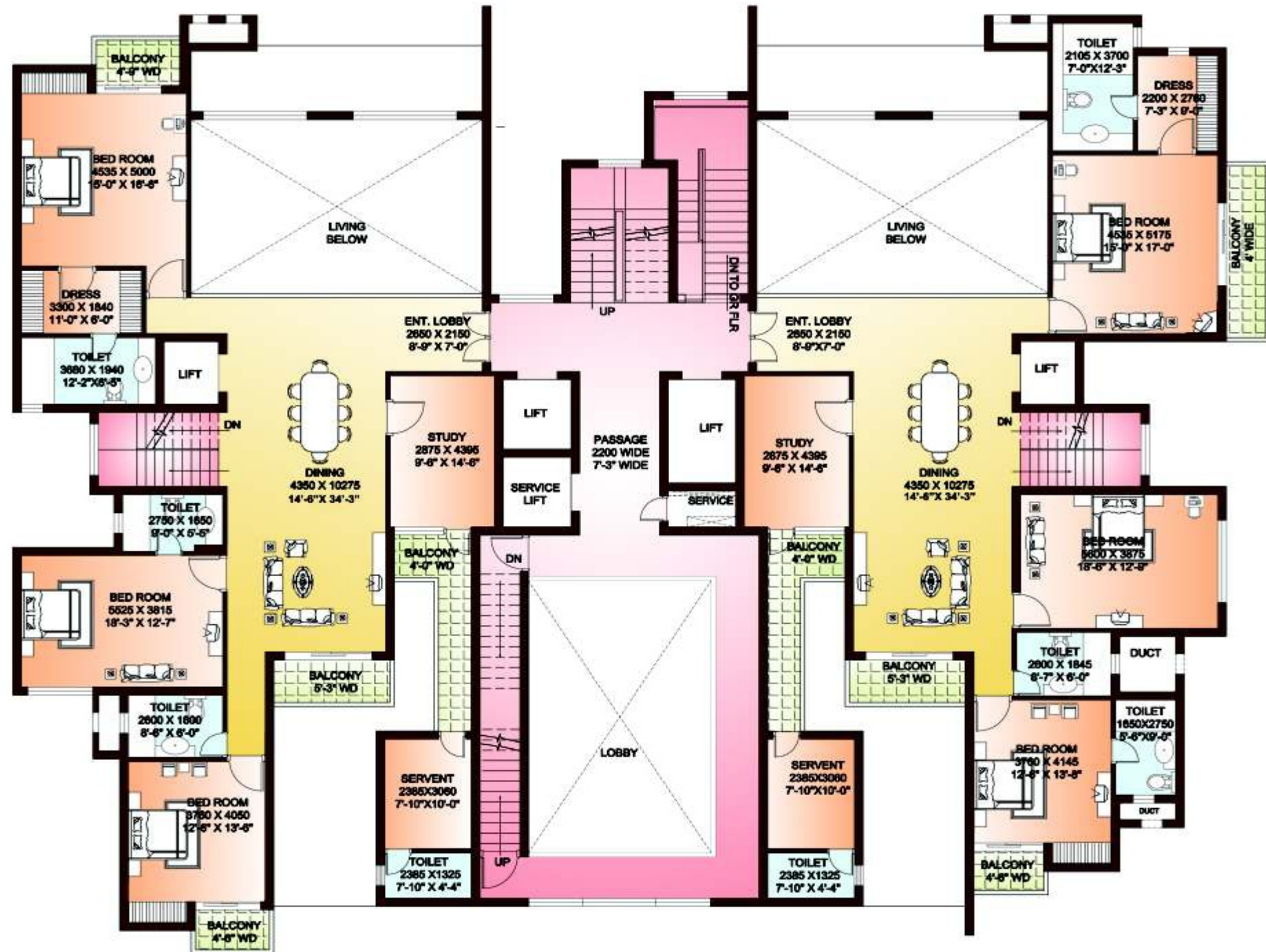
**SIX BEDROOM VILLA ( PARKING LEVEL PLAN)**  
**(FOUR BEDROOM TOWER)**  
 TOWER- 1, 2, 3, 10

Notes :-  
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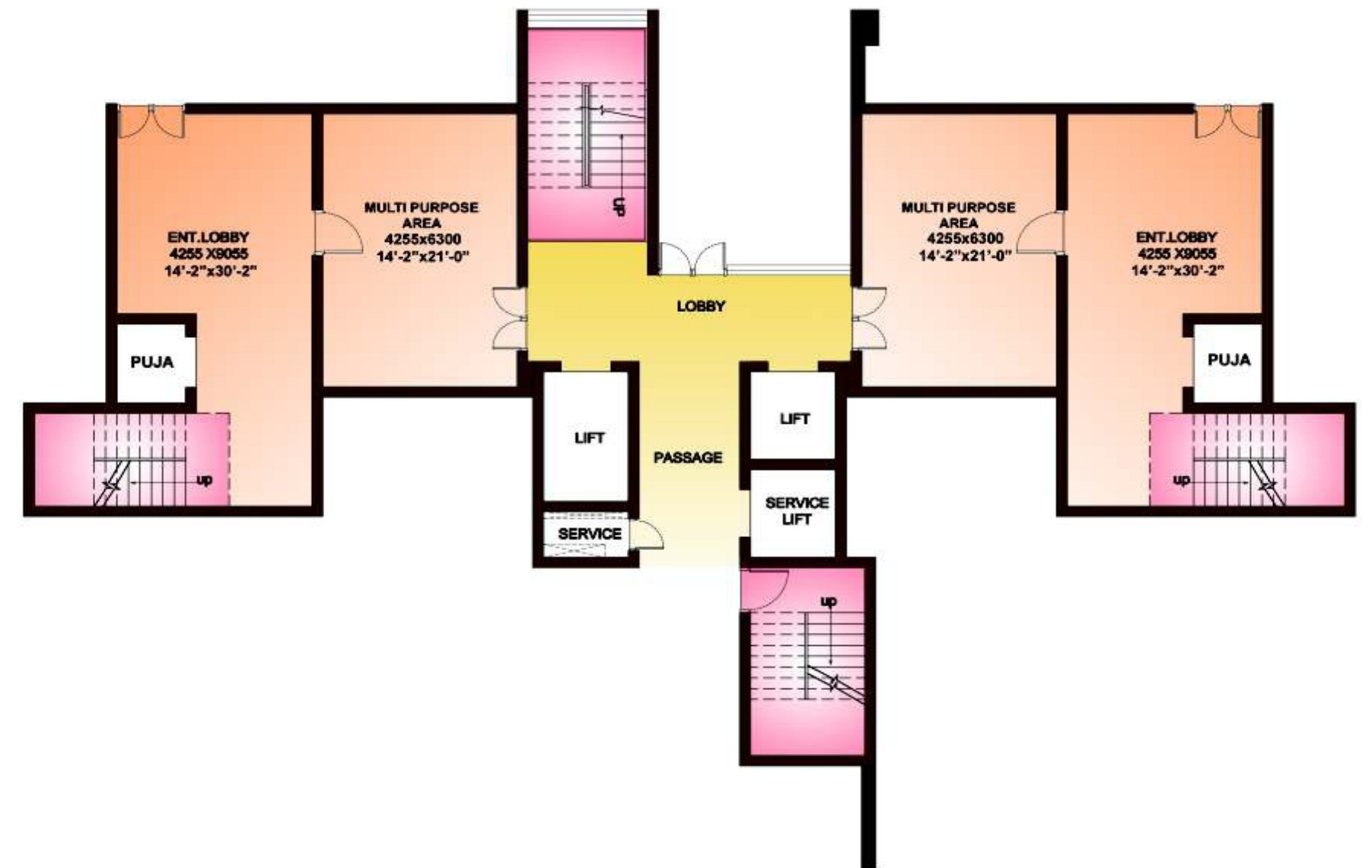
Saleable Area: 7100 Sq. Ft.  
**SIX BEDROOM VILLA ( LOWER LEVEL PLAN)**  
**( FOUR BEDROOM TOWER)**  
 TOWER- 1, 2, 3, 10

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 3. All areas are shown as super area and subject to change as per design.



**SIX BEDROOM VILLA ( UPPER LEVEL PLAN )**  
 (FOUR BEDROOM TOWER)  
 TOWER- 1, 2, 3, 10

Notes :-  
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**FOUR BEDROOM VILLA ( PARKING LEVEL PLAN )**  
 TOWER- 8, 9, 11, 12

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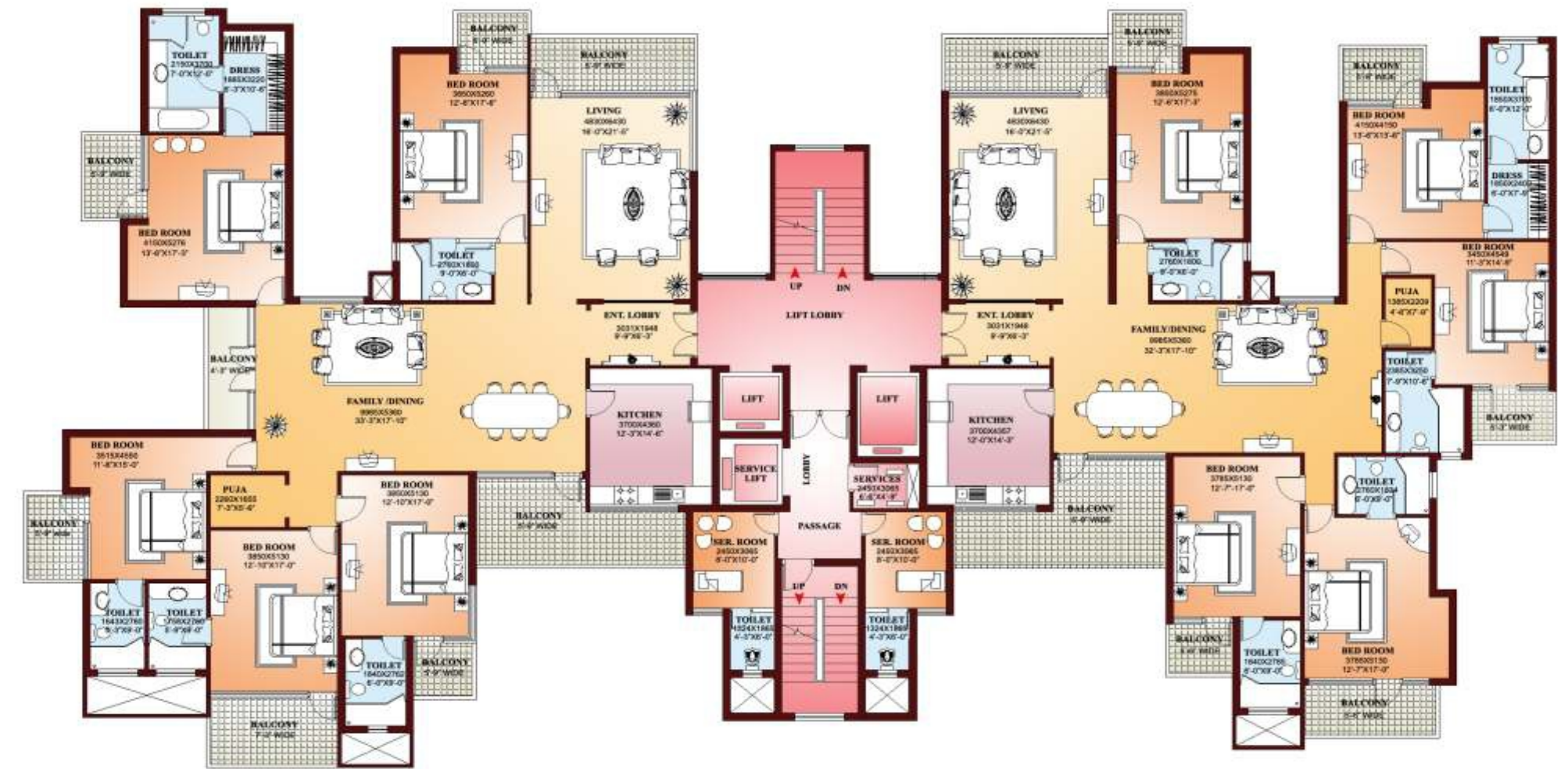




Saleable Area: 4250 Sq. Ft.

**FOUR BEDROOM VILLA**  
**GROUND LEVEL PLAN**  
**TOWER- 8, 9, 11, 12**

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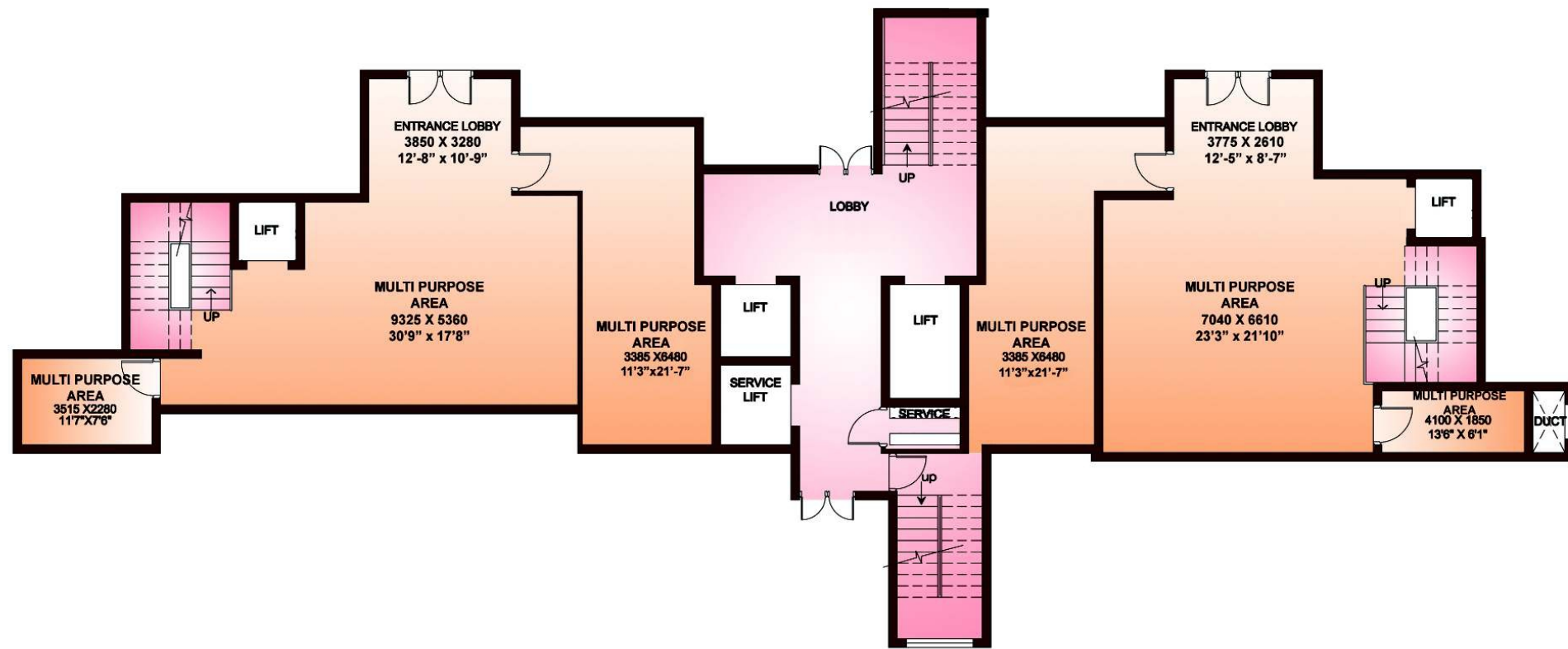


Saleable Area: 4835 Sq. Ft.

Saleable Area: 4580 Sq. Ft.

**FIVE BEDROOM TYPICAL FLOOR PLAN**  
**TOWER- 17, 18, 19, 20**

- Notes :-
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**SIX BEDROOM VILLA ( PARKING LEVEL PLAN)**  
 ( FIVE BEDROOM TOWER )  
 TOWER- 17, 18, 19, 20

Notes :-  
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Saleable Area: 9945 Sq. Ft.  
 TYPE-2

**SIX BEDROOM VILLA ( LOWER LEVEL PLAN)**  
 ( FIVE BEDROOM TOWER )  
 TOWER- 17, 18, 19, 20

Notes :-  
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Saleable Area: 9615 Sq. Ft.  
 TYPE-1



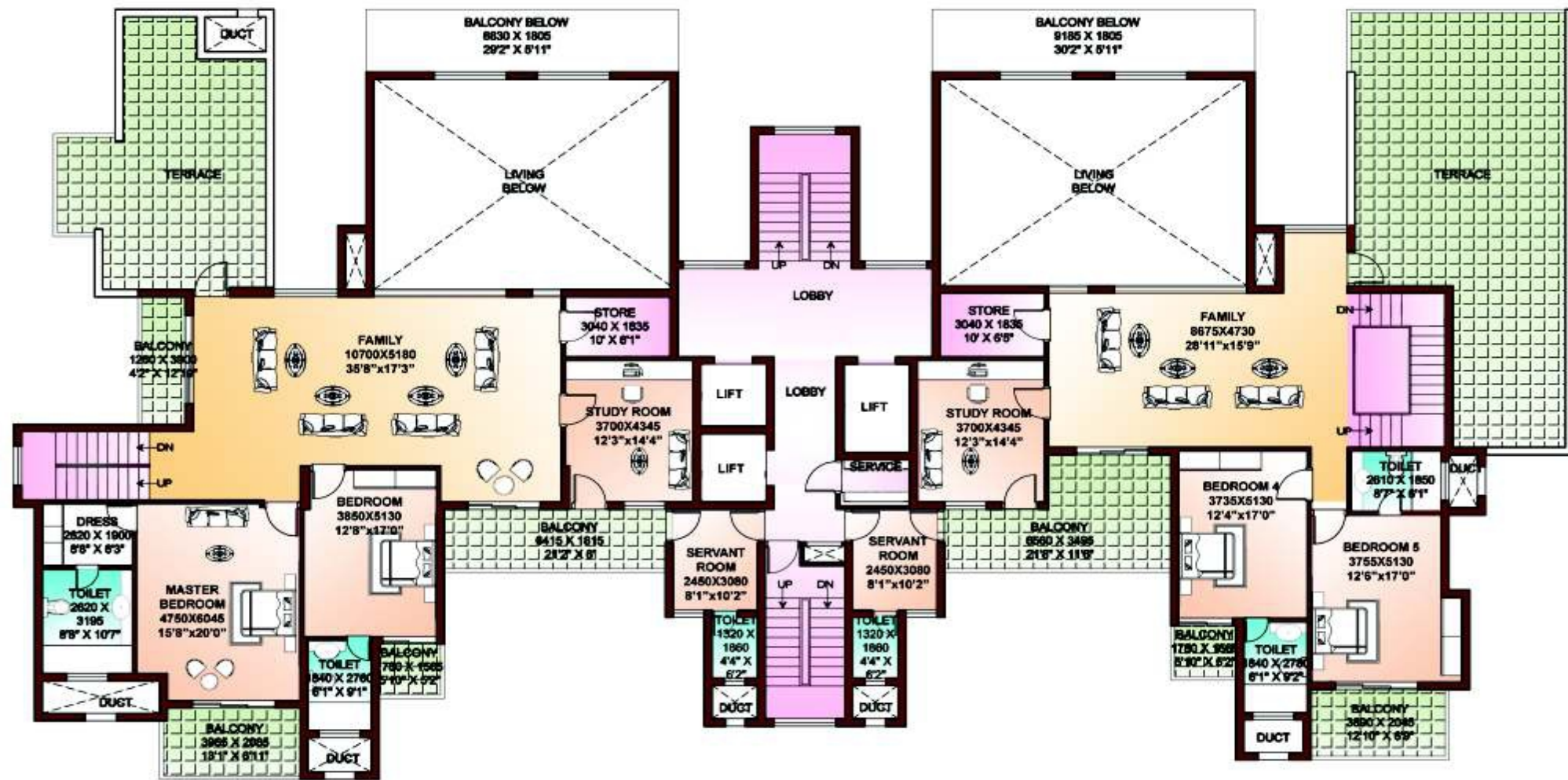
**SIX BEDROOM VILLA ( UPPER LEVEL PLAN )**  
 (FIVE BEDROOM TOWER)  
 TOWER- 17, 18, 19, 20

Notes :-  
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Saleable Area: 9550 Sq. Ft.  
**FIVE BEDROOM PENT HOUSE ( LOWER LEVEL PLAN )**  
 TOWER- 17, 18, 19, 20

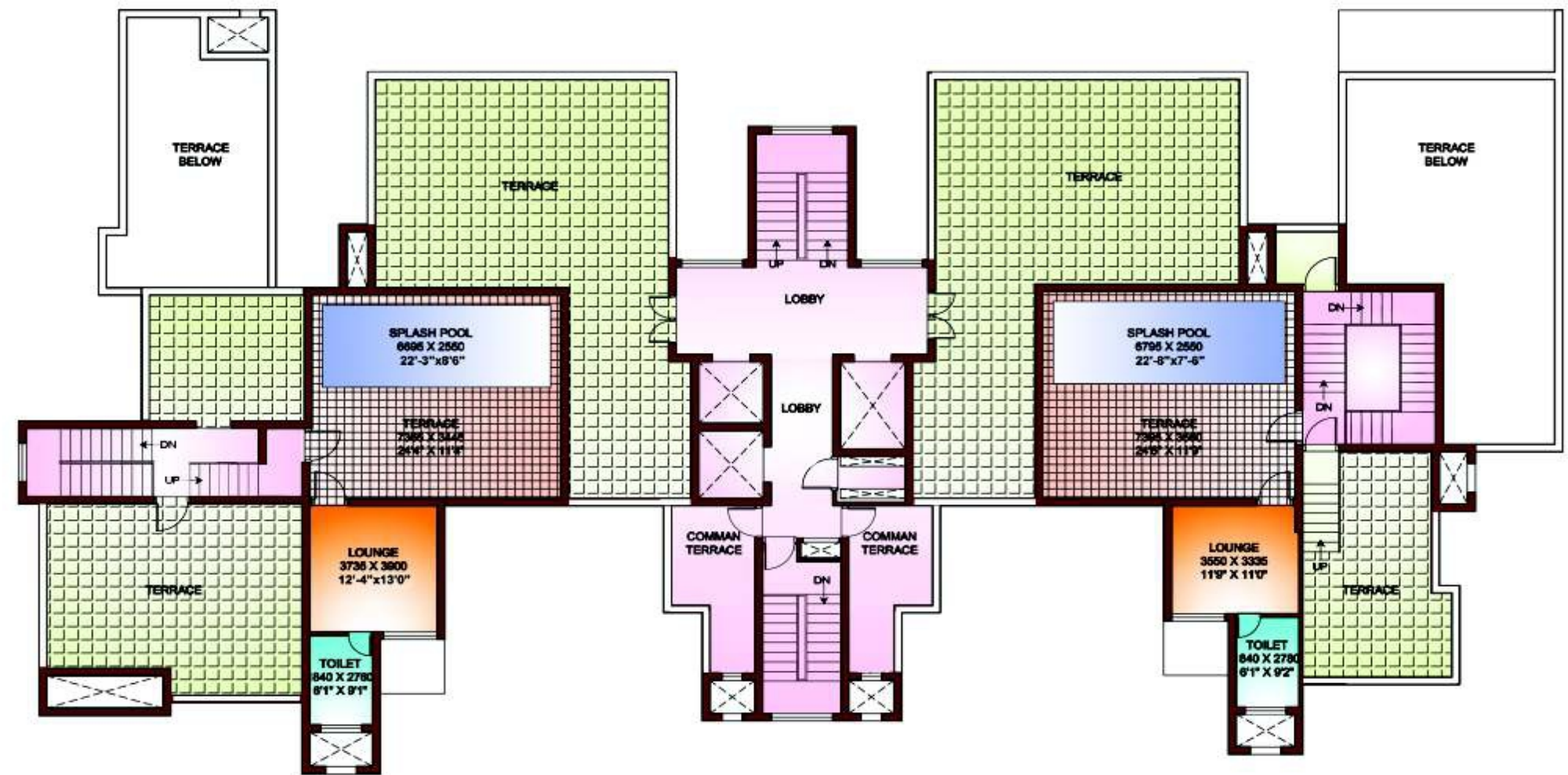
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FIVE BEDROOM PENT HOUSE ( UPPER LEVEL PLAN )

TOWER- 17, 18, 19, 20

- Notes :-
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FIVE BEDROOM PENT HOUSE ( TERRACE LEVEL PLAN )

TOWER- 17, 18, 19, 20

- Notes :-
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## SPECIFICATIONS

- Structure - Structuredesignedforhighestseismicconsideration
- Living Dining
  - Floor - ItalianMarble/ Equivalent
  - Walls - AcrylicEmulsionPaint
  - Ceiling - OilBoundDistemper
- Bedrooms
  - Floor - Laminatedwooden flooringin mastebedroom andmarble/ granamite tilesflooringinothberedrooms
  - Walls - AcrylicEmulsionPaint
  - Ceiling - OilBoundDistemper
  - Woodwork - Walkinclosets
  - POP - Comice& Mouldingnallrooms
- ServantRoom
  - Floor - Terrazzo/ Ceramidtiles
  - Walls - OilBoundDistemper
  - Ceiling - OilBoundDistemper
- Balcony
  - Floor - Combinationof oneormoreof IndianMarble/ Imported Marble/ Terrazzo/ Stone/ Tiles
  - Walls& Ceiling - OilBoundDistemper/ TexturedPaint
- Toilets
  - Floor - Combinationof oneormoreof VitrifiedTiles/ Ceramidtiles/ Marblestone
  - Walls - Combinationof oneormoreof VitrifiedTiles/ Ceramidtiles/ MarbleStone/ AcrylicEmulsion
  - Counters - Granite
  - Fitting Fixtures - JacuzziinMasteBedroomToilet, SinglelevelCFittings,WalhungWC, Exhaustfan
  - Closets - Wooden closetsto be provided inalltoiletsinModularstyleunderthe counter
  - Shower - ShowerCubicleinMasteBedroom



- Kitchen
  - Floor - Combinationof oneormoreof VitrifiedTiles/ Ceramidtiles/ Marble Stone
  - Walls - Ceramidtilesupto 2'0 abovecounterandoil bound distemperinthe balancearea
  - Counters - Granite
  - Fitting Fixtures - CFFittingsDoubleBowlSinkExhaustfan
  - Woodwork - ModularKitchen
  - Gas - Pipedgaswith Meters/ spaceforgasbank
- Doors
  - IntenalDoors - Polished/ PanelledDoors
  - EntranceDoor - Veneered&polished/panelledshutters/ mouldedskindoor
- Electrical
  - ModularSwitchesCopperWiringDimmerSwitchesforlightsandFans with100%power backup.Ceilingfansnallroomsincludingkitchenand toilets
  - CableTV& Intenetthroughbroadbandconnectivity
- Plumbing
  - Hot & ColdWatersupplyinsidethetoiletsandkitchen
- Water
  - DrinkingWatertreatmentfacilityby individuaRO. System
- LiftLobby& CommorLobbies
  - Floor - Combinationof oneormoreof IndianMarble/ Granite/ Terrazzo
  - Walls - Combinationof oneormoreof IndianMarble/ Granite/ Stone-Cladding up 4' height/ acrylicemulsion
- Windows
  - Windowswith Powder CoatedAluminiumSections



# Creating Landmarks of

# Excellence Pan India



Parsvnath Developers Limited, one of India's leading real estate developer with Pan-India presence is developing 98 projects across 47 cities and 16 states.

It has a diversified portfolio which includes, Integrated Townships, Group Housing, Commercial Complexes, Multiplexes, Hotels, IT parks, B.O.T. Projects, SEZs & Contracting and now plan to diversify into Infrastructure projects.

In the last 20 years, the group has created edifices of magnificence throughout the length and breadth of the country. Today, Parsvnath has become synonym for perfection, innovation, customer satisfaction, transparency and developing both high end luxury & value for money projects.

With a deep desire to serve the need of the society and the nation better, we stand committed to build a better world.

- DIVERSIFIED REAL ESTATES COMPANY.
- DEVELOPING 98 PROJECTS.
- PRESENT IN 47 CITIES ACROSS 16 STATES.