

LIVING FOR FUTURE



Downtown  
Housing Company



Downtown Residency is designed with an eye for living for the future. If you are a trendy go-getter with a passion for an eco-friendly and sustainable lifestyle, Downtown Residency has been built just for you.

At Downtown Residency, you will have a bio-gas plant to convert waste into electricity – which will light up the streets, common areas and gardens. Your smart home will be secure and connected to your smart phone at all times. And your solar roof will pay your electricity bills by up to 90%.

Going sustainable, however, doesn't mean you have to forego style. Each individual house at Downtown Residency looks chic and classy. If you want a house which is a mix of practicality and architectural beauty, then again, Downtown Residency is for you.



## PROJECT INTRO

After the completion of two much sought after condominiums – CityView Apartments and Downtown Apartments – Downtown Housing has ventured into another project of building individual houses.

Downtown Residency comprises 65 individual houses built on a beautifully landscaped compound with ample open spaces, which gives you the feel of living in the midst of nature. The houses have outstanding interior and elegant exterior, which make you want to flaunt them.



### INFRASTRUCTURE

The infrastructure at Downtown Residency has been planned and implemented with great care, meaning that there is absolutely no compromise in terms of strength, beauty and décor. The latest technology, with proven earthquake-resistant techniques, are at the foundation of this sleek state-of-the-art design.



### FACILITIES

Downtown Residency has beautifully landscaped open spaces for you to stroll on, a temple for religious and spiritual seekers, a separate area for your children to play, a community hall where you can organize the functions or activities, and a health club to keep you healthy.



### LOCALITY

Downtown Residency lies in the midst of a serene and peaceful locale, looking out to a superb view of the Himalayas. It is located outside the ring road so that you can escape the dust and revel in the greenery, but is easily accessible from every part of the city.

## DESIGN

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Downtown residency is designed to soothe your eyes, mind and heart. While its alluring designs will appeal to you in the very first look, your mind will rest assured by its safety and security features. The design takes into account maximum sunlight penetration and energy efficiency, along with ease of access and stay.



## LIFESTYLES

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The lifestyle you always dreamed of -- we have perfected that for you at Downtown Residency! You are in absolute command of your life here, because you have desirable commodities right at your doorstep, we take care of the maintenance hassles so that you can lay back and enjoy the amenities, you can relish a wonderful view at the centre of a thriving suburb, and come and go whenever you want into your safe, happy space.



## LOCATION

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The residency is located in Imadol, known for being a well-facilitated place. You can drive to the city center in a few minutes. You can also reach the city's premier educational institutions, hospitals and shopping complexes – B&B Hospital, KIST Hospital, Shuvatar School, Rato Bangla School, Ullens School, Bhatbhateni, Salesberry, etc.— in a matter of minutes.



## AMENITIES

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Downtown residency has ample open space, a badminton court, health club and community hall. It is a gated community, with 24x7 security. You can forget any worries about drinking water, adequate sunlight and safety – we are here to take care of it all!

## VASTU

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All of the houses are designed adhering to the ancient Hindu system of architecture, so as to integrate the houses with nature and channel energies all around you—solar, thermal, magnetic, wind, light, etc—for your better, healthier and happier life.

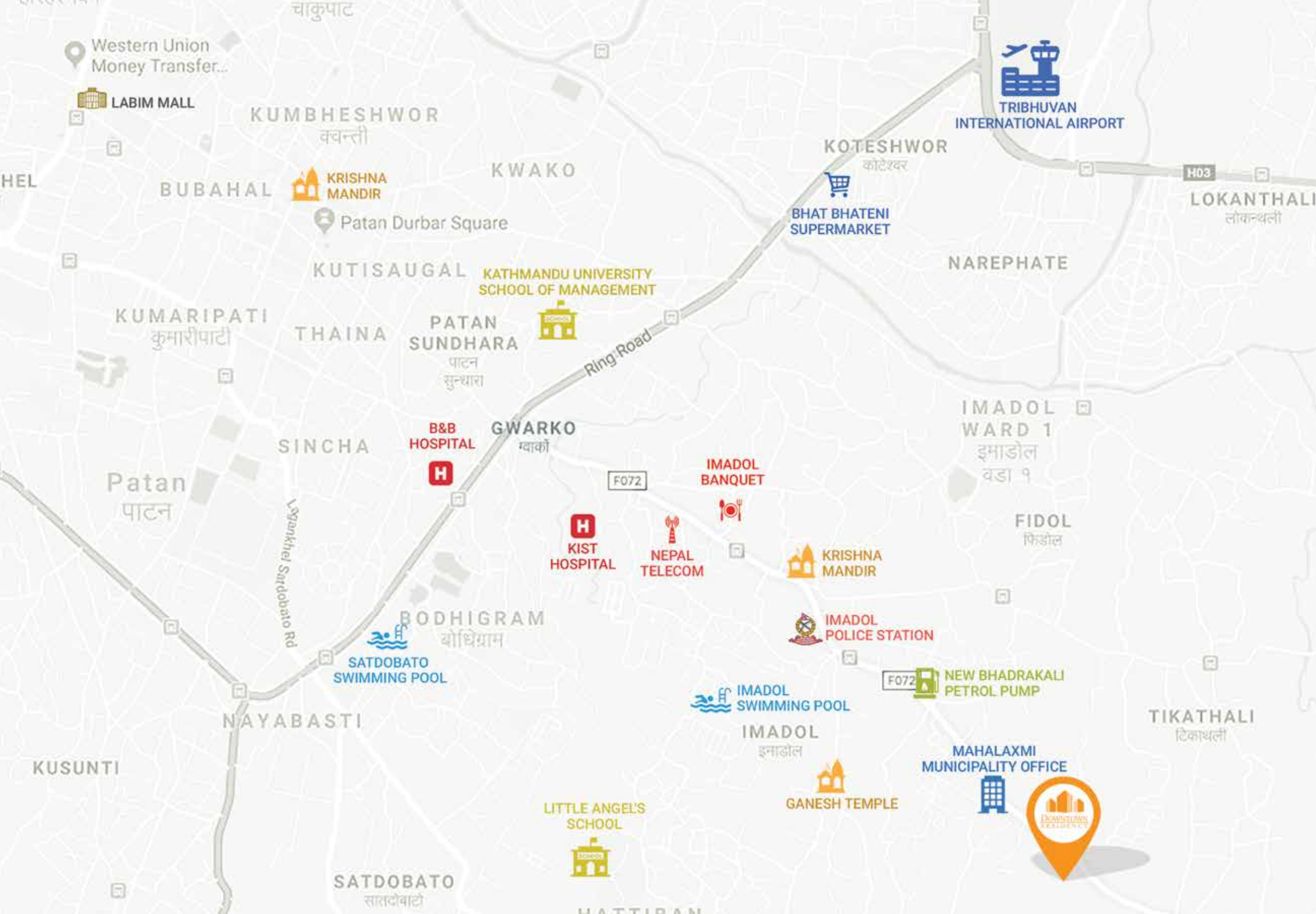


## DIVERSITY

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At Downtown Residency, we ensure that you belong to a diverse, friendly, joyful community – a network of families that takes care of each other like true friends. This diversity of choices in your space and the housing community is just for you to taste the true beauties in differences of life.

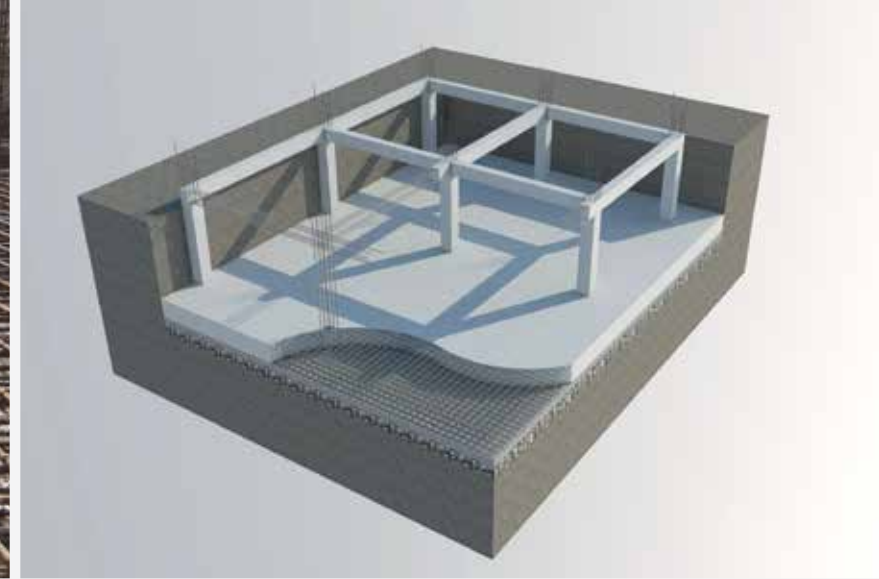
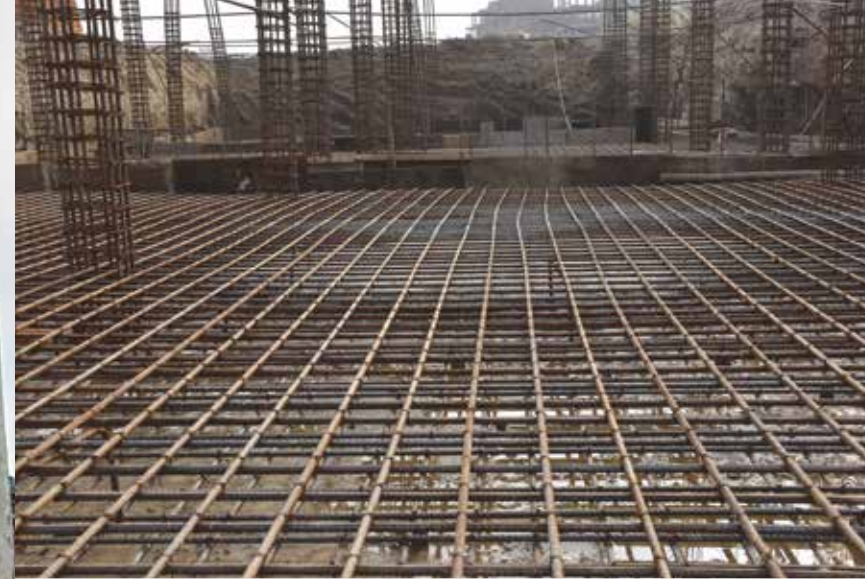




## YOUR HOME AT THE HEART OF URBAN

The residency is strategically positioned out of the hustle and bustle of the city noise, but still within the reach of all necessities for living. The prominent hospitals, schools, shopping centres, int'l airport, police station, government offices are in a close proximity.

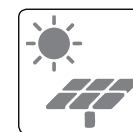
 <p>KIST Hospital within 2km</p>	 <p>United School within 4km</p>
 <p>Salesberry within 5km</p>	 <p>Mahalaxmi Municipality Office within 200m</p>



## INFRASTRUCTURE

YOUR SAFETY  
IS OUR CONCERN

State-of-the-art engineering is employed in the construction of the houses. The houses have a MAT foundation and RCC frame structures, the best structural design combination to make your home completely earthquake safe. Partition walls are made light, to prevent unnecessary weight from falling onto the foundation. The houses are constructed under the direct supervision of qualified and responsible professionals.



Solar Energy



Outstanding Interiors



Ecological Architecture



## FINDING YOUR PLACE IN THE SUN

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You can enjoy the luxury of two gardens. Different seasonal flowers and trees will be planted in these gardens, where children can play and the adults can spend time basking in the winter sun or take a leisurely walk in the morning or evening.



Safe playing space for children



Natural Greenery



Spacious Garden Landscape



Seasonal Flowers



## SMART LIVING AT YOUR SMART HOME

The living room is the central feature of the house and often the first room your guests see. It is also a place where you relax, spend intimate time with you family or socialize with friends. So, we take care in designing it to reflect your personal taste and aesthetics. Comfortable, airy and well lit with natural light, the living room is equipped with everything you need, from wifi and tv connections.



Modern Living Standard



WiFi Connection



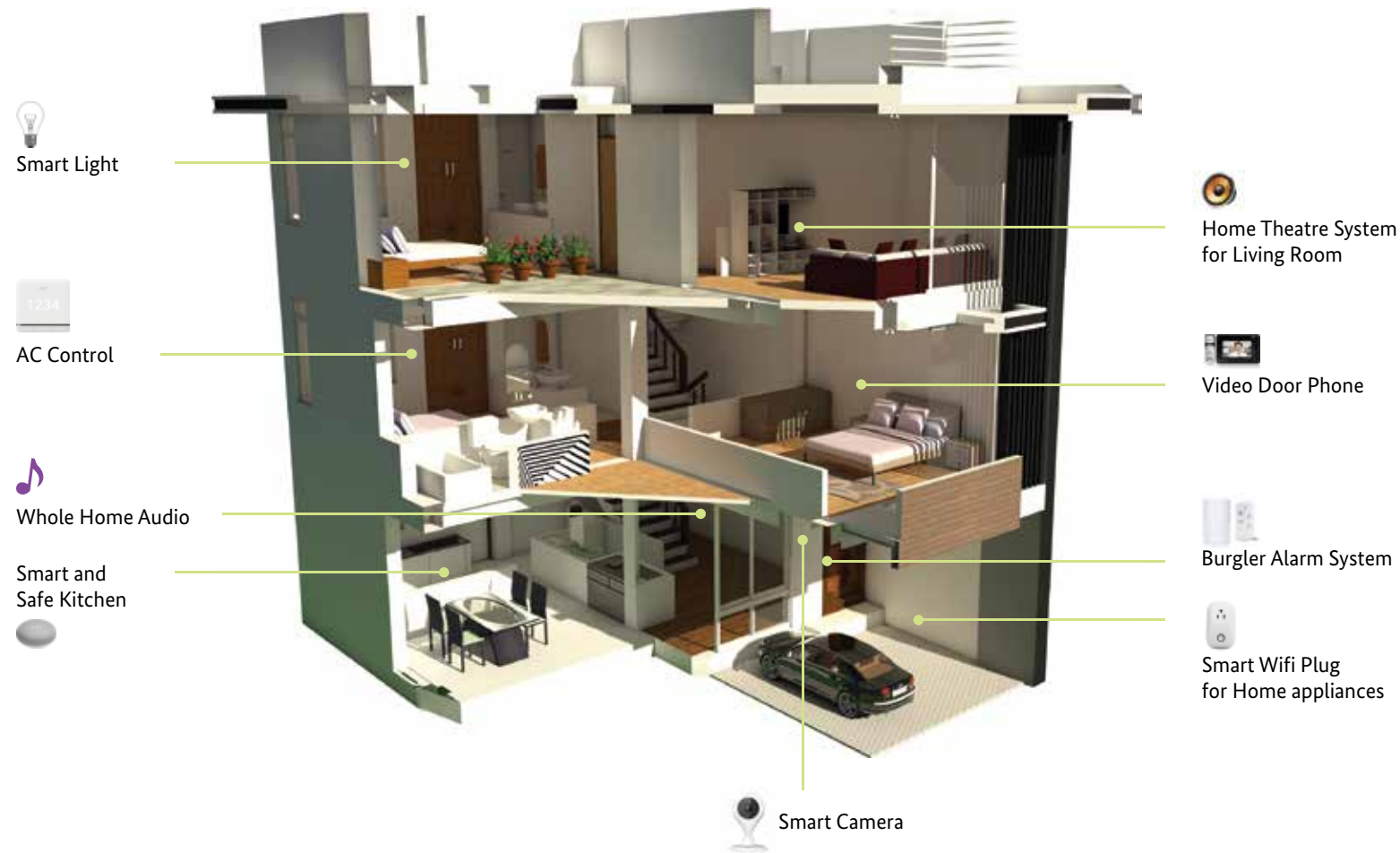
Digital TV connection



Air Conditioner



## SMART HOME FEATURES



NOTE: The smart home features are optional according to client's requirement.



### SMART CAMERA

Stay connected with your home and loved ones no matter where you are. It also has motion detection feature that alerts you of any unexpected movements inside your home or office.



### BURGLAR ALARM SYSTEM

We always aspire towards a safe and secure life. Through a combination of security sensors, your home will alert you when there is an intrusion.



### SURVEILLANCE SYSTEM

Installing security cameras and recording devices helps to ensure proper management and security of our homes. Constant monitoring makes it impossible for unwanted activities to go unnoticed.



### FIRE ALARM SYSTEM

Always be informed of a possible accident. Add value to your home through this valuable life saving kit.



### UNIVERSAL REMOTE

Universal remote controller lets you control multiple electronic devices from your smart phone.



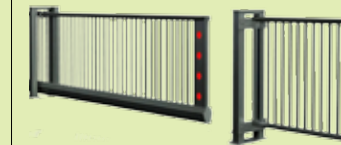
### SMART POWER SOCKET

With Wi-Fi-enabled power socket, you can schedule and control the power supply of home appliances from your smart phone. It is the fastest and the most affordable way to transform your home into a smart home.



### LIGHTING AUTOMATION

Lighting control system enables control of all lights throughout the house using mood-based scenes resulting in convenience and elegance with a single touch on your smart phone/tablet.



### MOTORIZED GATE

Motorized gates provide the convenience of opening the gate with just a push of a button. With increased safety, you as the homeowner are completely in control of what enters and leaves your property.



## ENJOY YOUR DREAM TO NIGHT

Bedrooms are the most personal and intimate place in the house, and we at Downtown Residency try to keep your bedrooms that way. In addition, they are spacious, full of natural light and fitted with modern furnishing. They have an attached bathroom, too.



Spacious interior design



Attached Bathroom



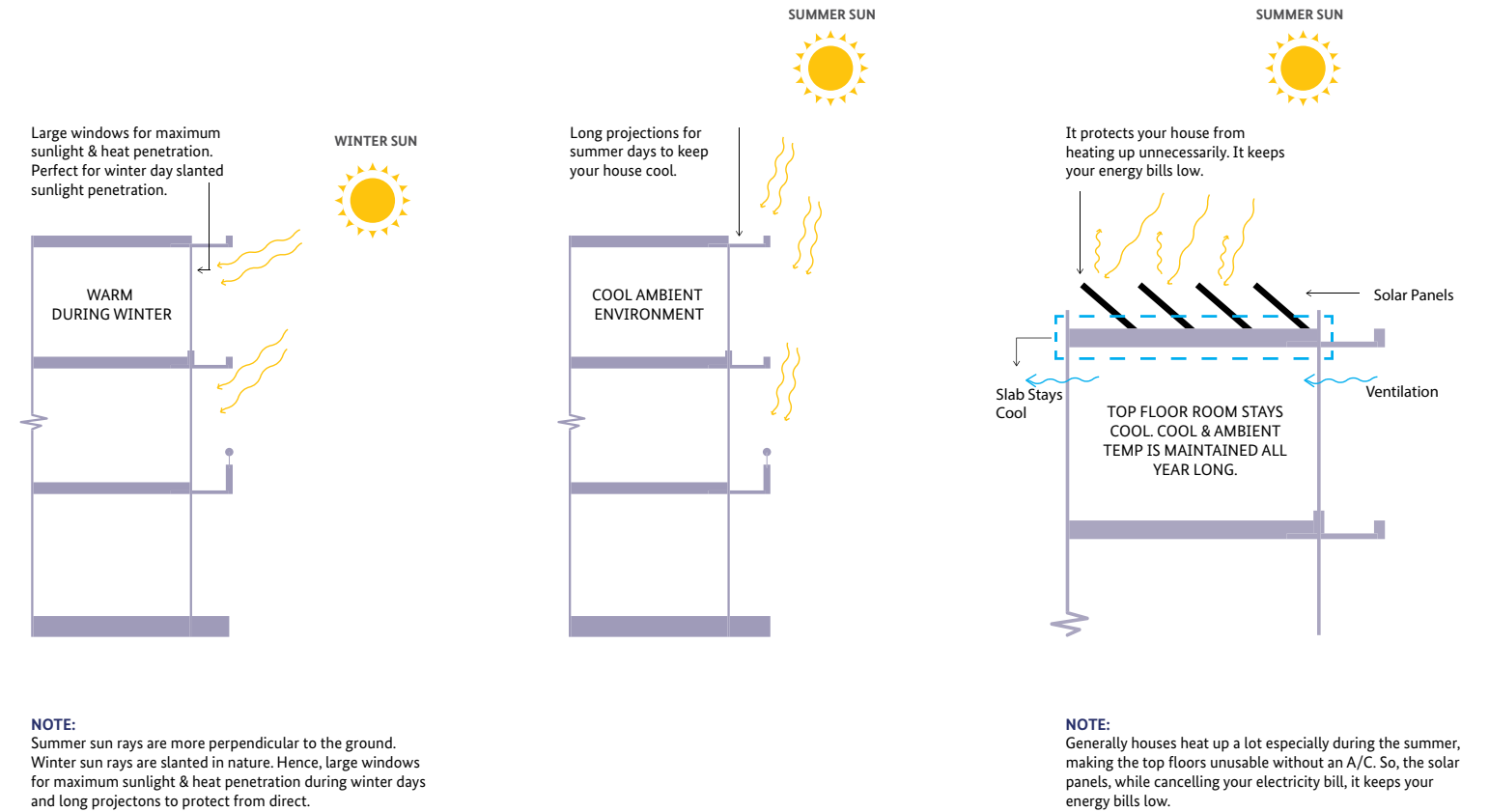
Modern furnishing



Video Door Phone

## ENVIRONMENT FRIENDLY LIVING

The homes are not only designed to meet the aesthetic beauty but also taken care of how we can make your living more practical and environment-friendly keeping your electricity bills low, at the same time to let you enjoy the nature at its best.



At Downtown Residency, we plan to power all common area facilities and lights with **BIO ENERGY**. Waste created from all our houses will be collected and processed through a waste management system to generate energy using environment friendly technology. A Complete waste management system for a greener and healthier lifestyle.



## COOK AWAY IN STYLE AND COMFORT

Kitchen is an intrinsic part of your house and a place where you spend a lot of time. So it should be designed for convenience and functionality. It should also look classy, stylish and contemporary. Your modular kitchen combines all these aspects, and you have a service balcony, too!



Modular Kitchen Design



Safety Fire Alarm



Quality Plumbing



Water Supply and Cleaning Provision

# MASTERPLAN



## HOUSE DETAILS

- TYPE S 13-17,  
39, 53,  
63-68

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- TYPE M N1, N2,  
09-12,  
18, 36,  
46, 47,  
54-62

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- TYPE F 05-07,  
19-35,  
40-45,  
49,50

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- CUSTOM 37/38,  
48, 51, 52

# SALIENT FEATURES

- Location: Easily accessible from every part of city, Site connected to 22m wide road.
- Serene and peaceful locale, looking out to superb view of the Himalayas.
- Vastu compliant.
- Stylish contemporary design for pleasant seeker.
- Beautifully landscaped open space.
- Environmental sustainability: (use of permeable pavements for ground water recharge, WTP, STP)
- Energy efficient design (use of solar energy, Bio- energy)
- Smart home technology.
- Earthquake resistant design.
- Quality assurance in construction.
- Temple for religious and spiritual living.



# TYPE F



GROUND FLOOR



FIRST FLOOR

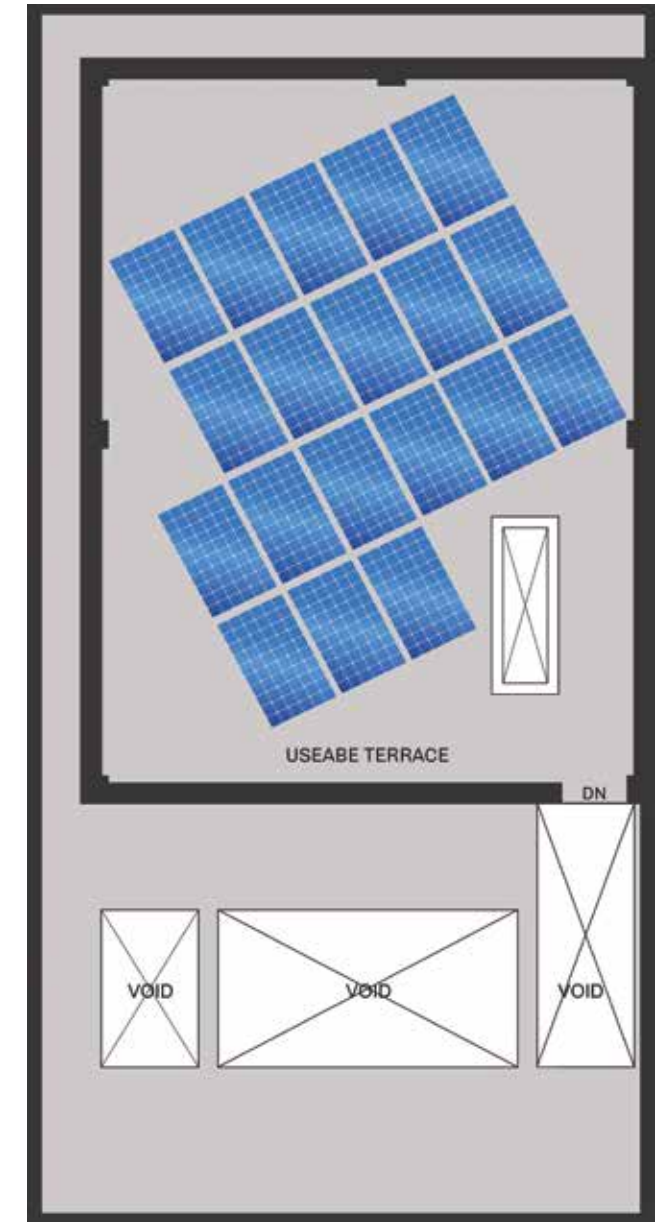
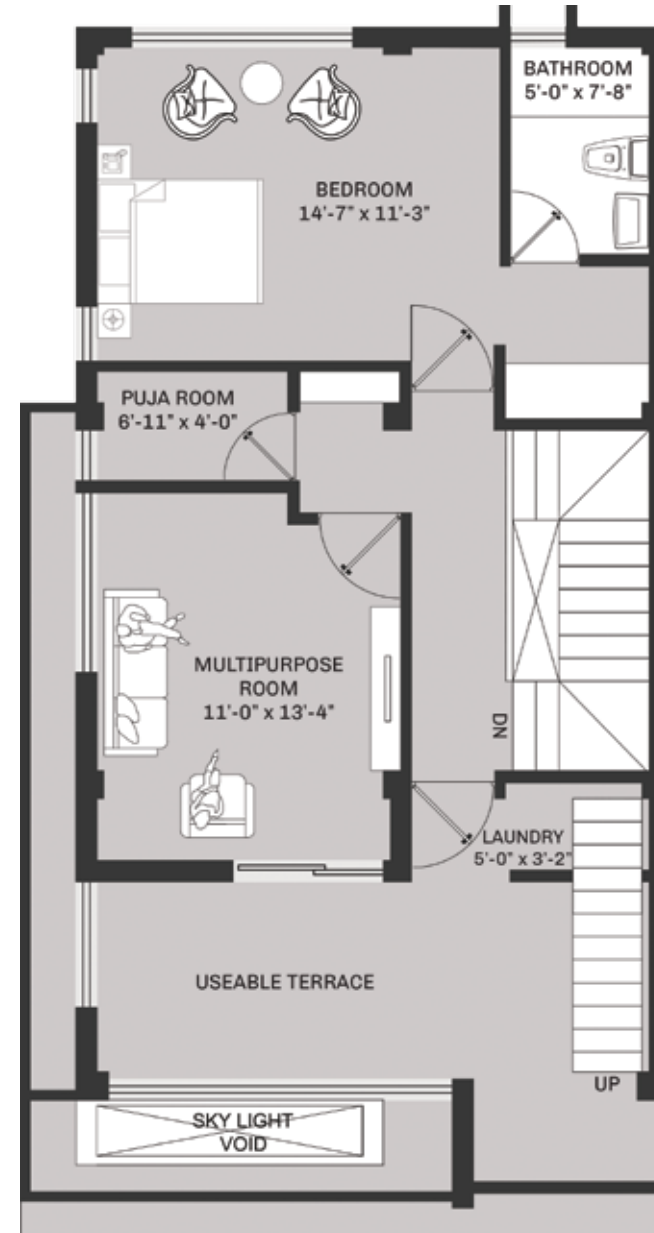
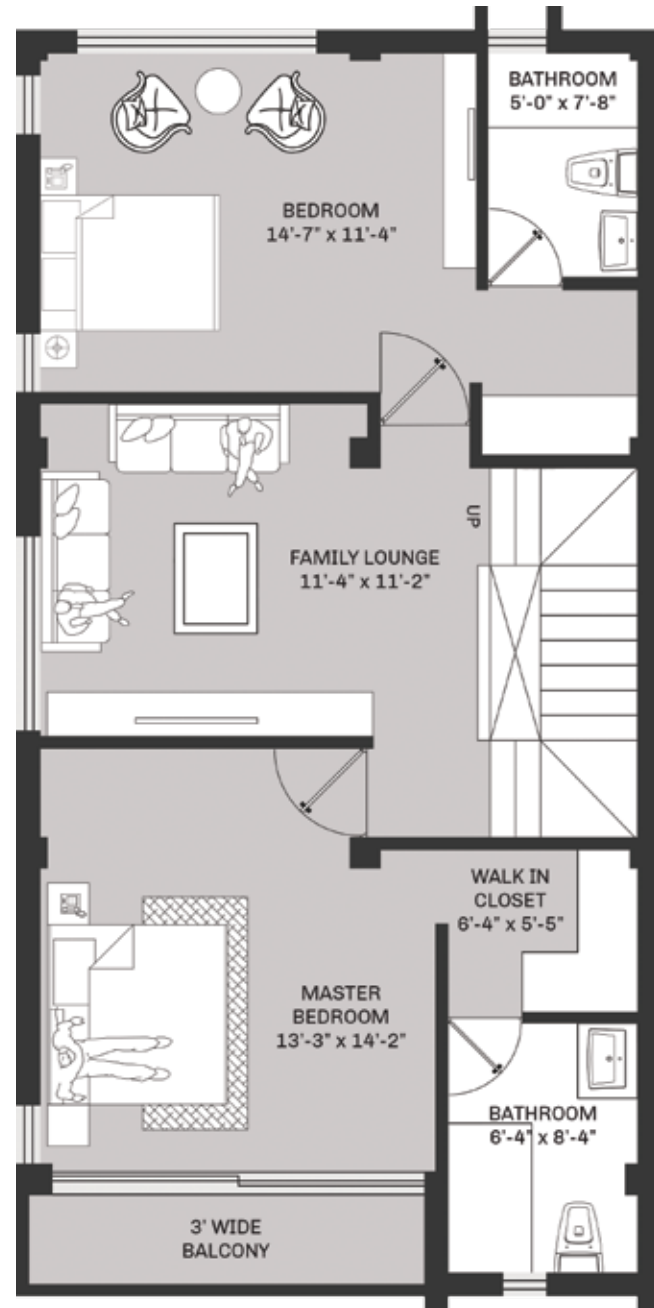
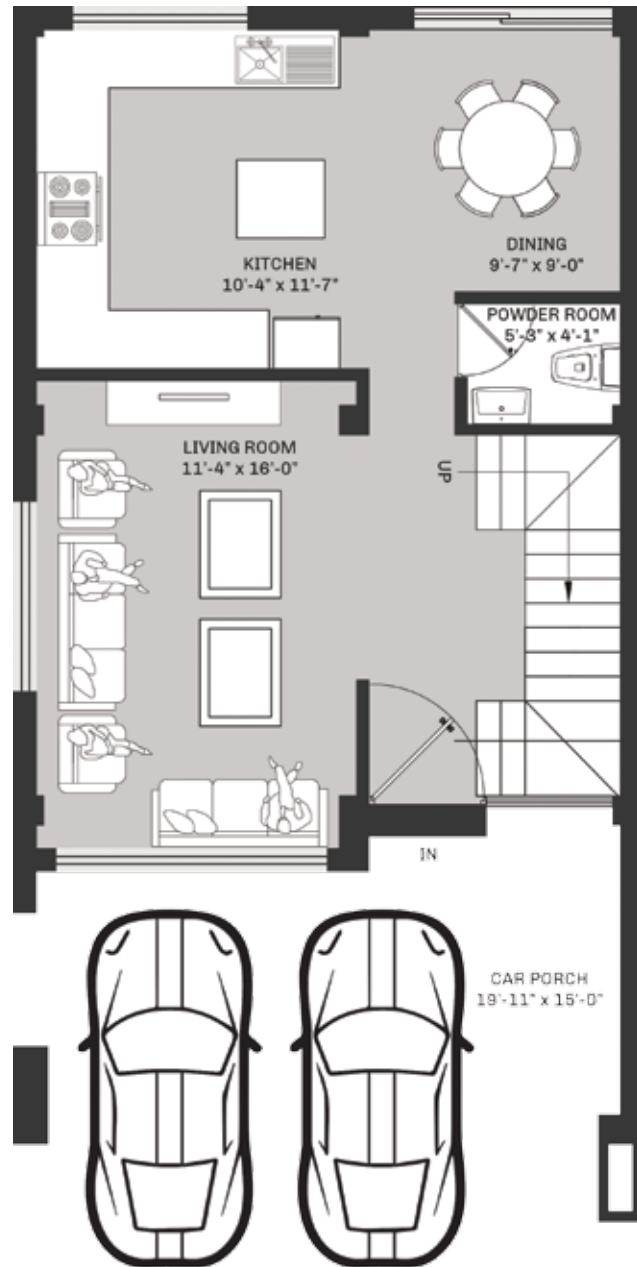


SECOND FLOOR



ROOF TOP

### TYPE F (2550 sq.ft.)



# TYPE M

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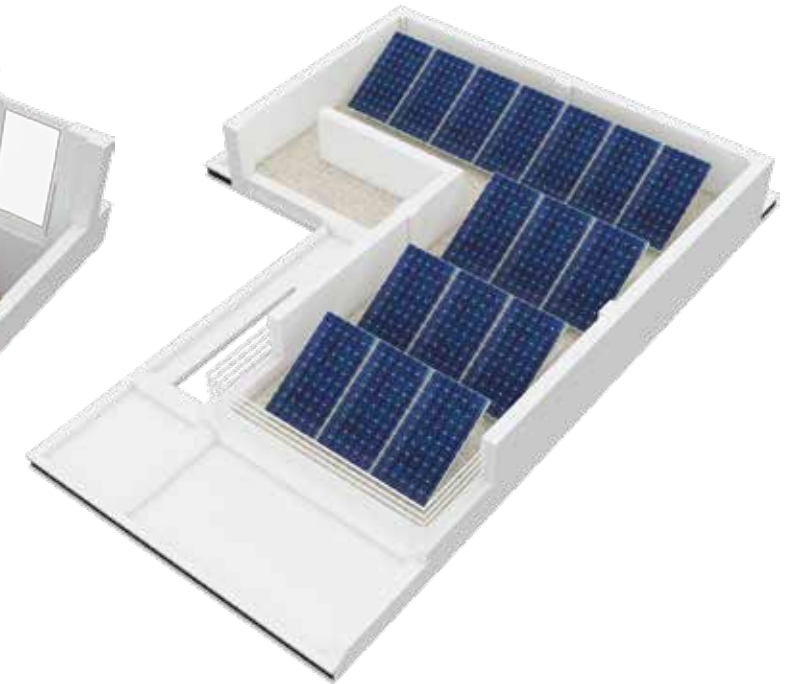
GROUND FLOOR



FIRST FLOOR



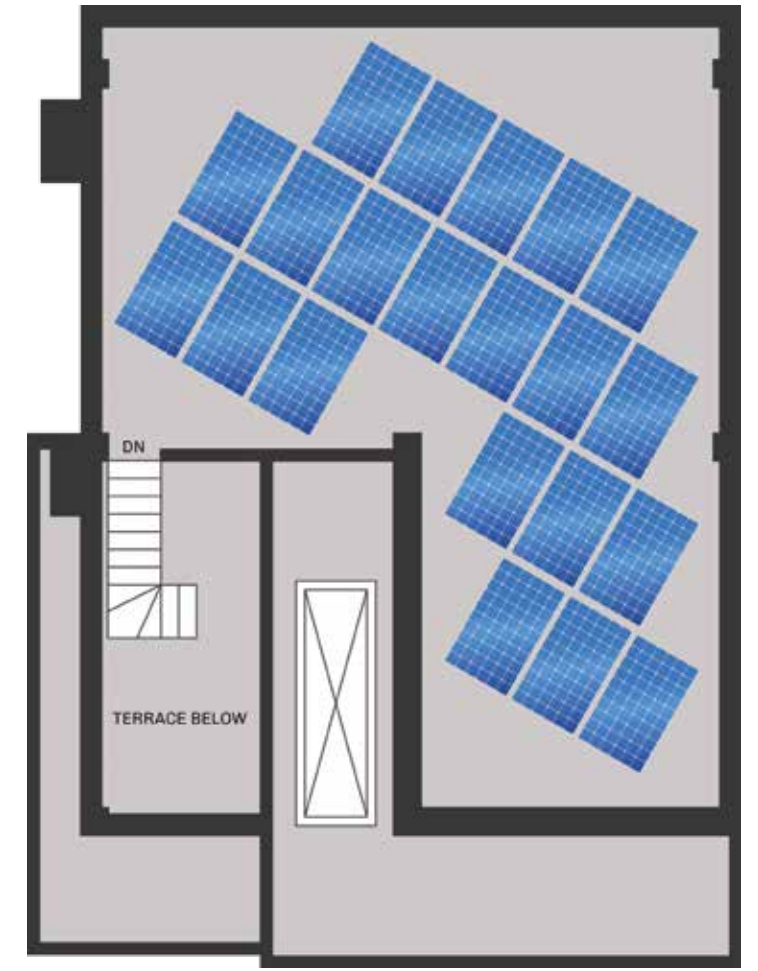
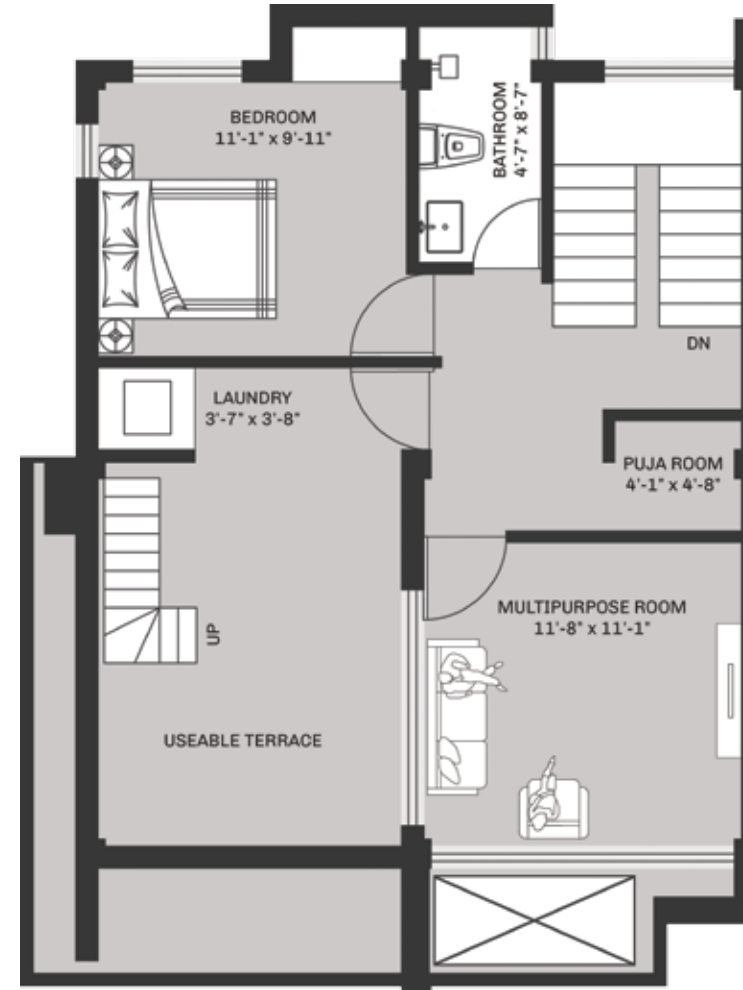
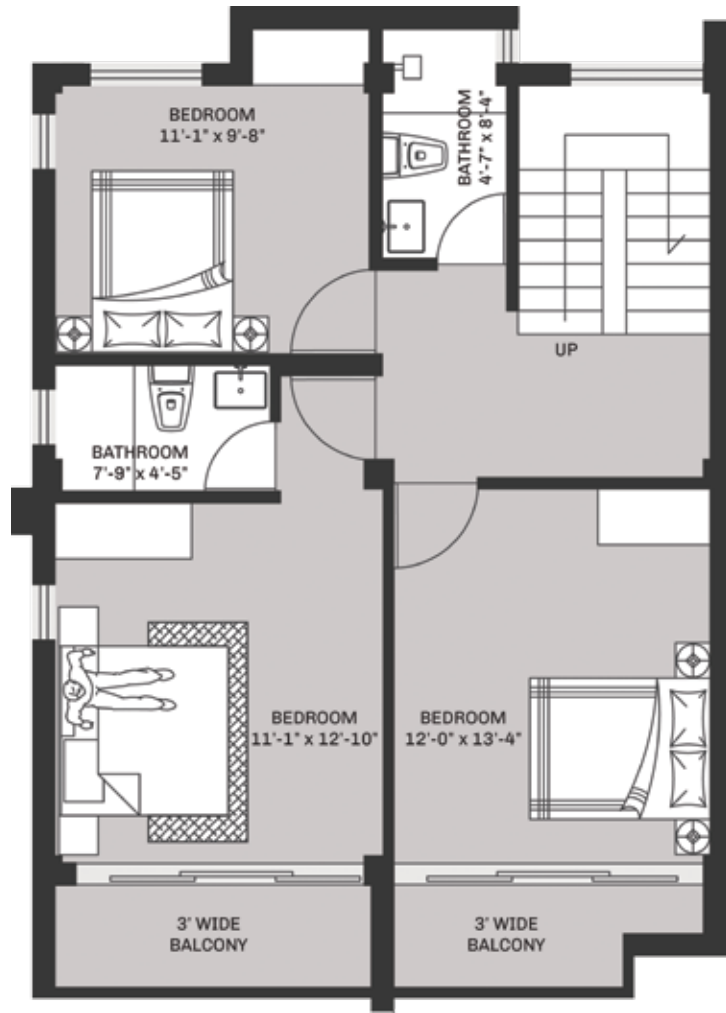
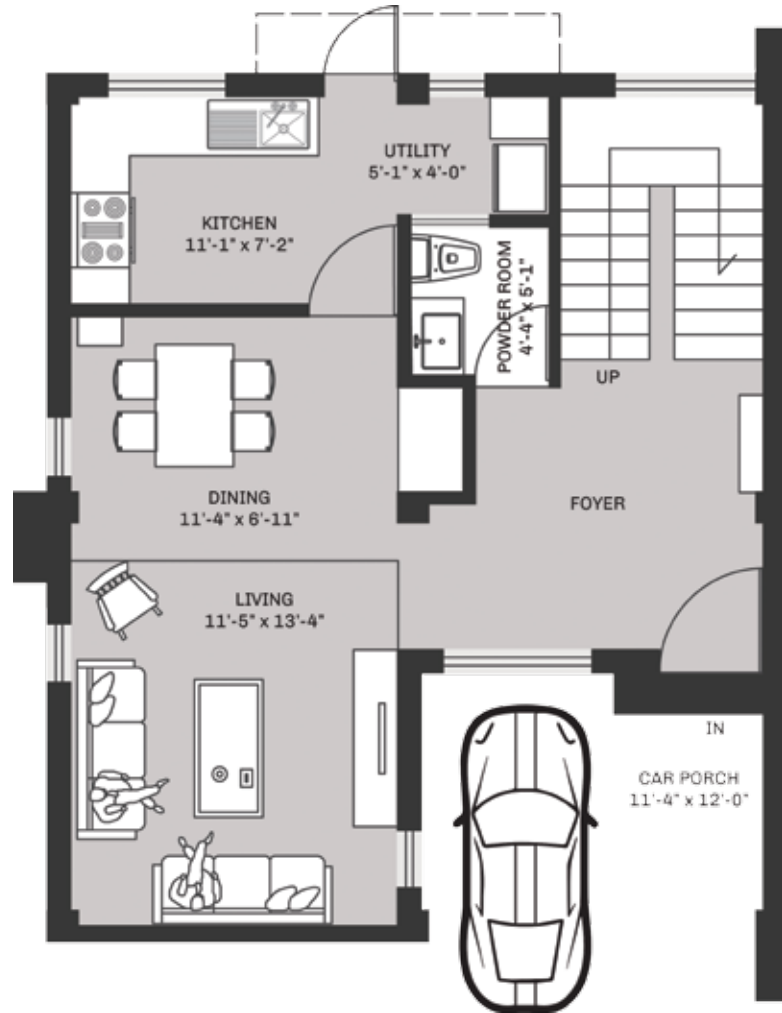
SECOND FLOOR



ROOF TOP



### TYPE M (2150 sq.ft.)



# TYPE S

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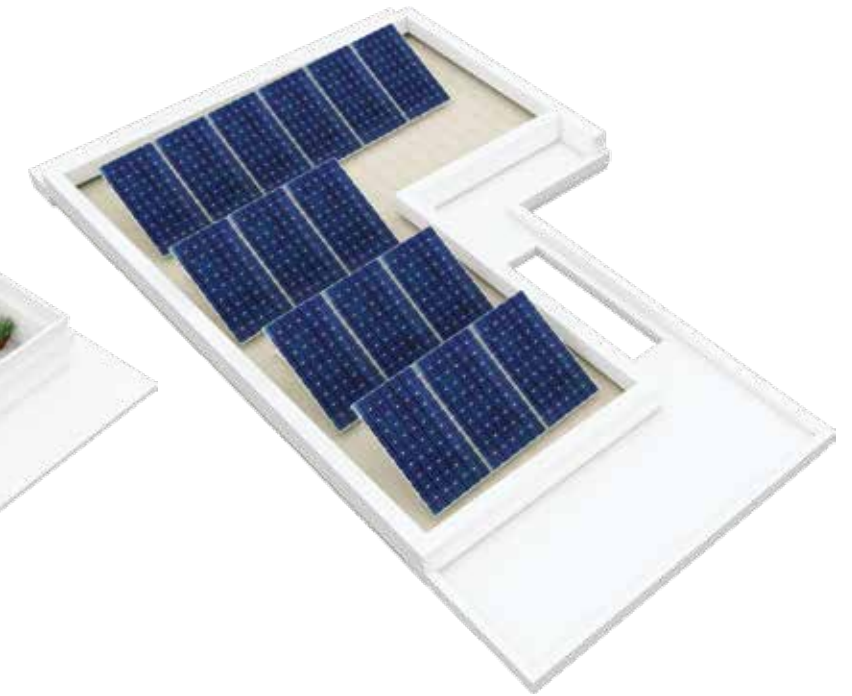
GROUND FLOOR



FIRST FLOOR

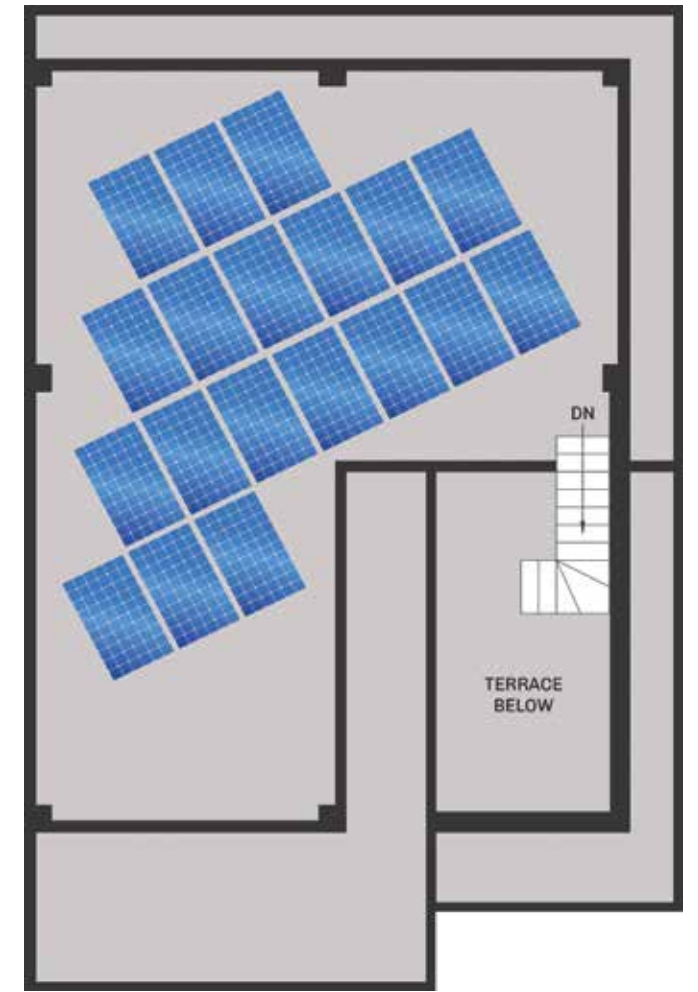
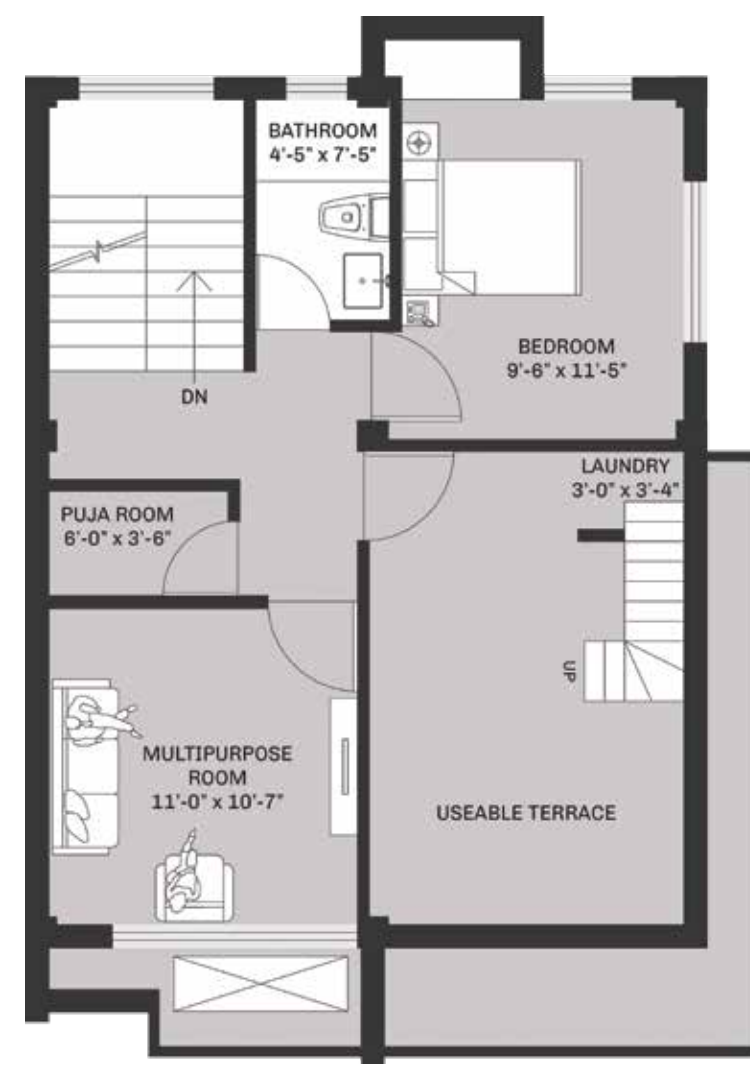
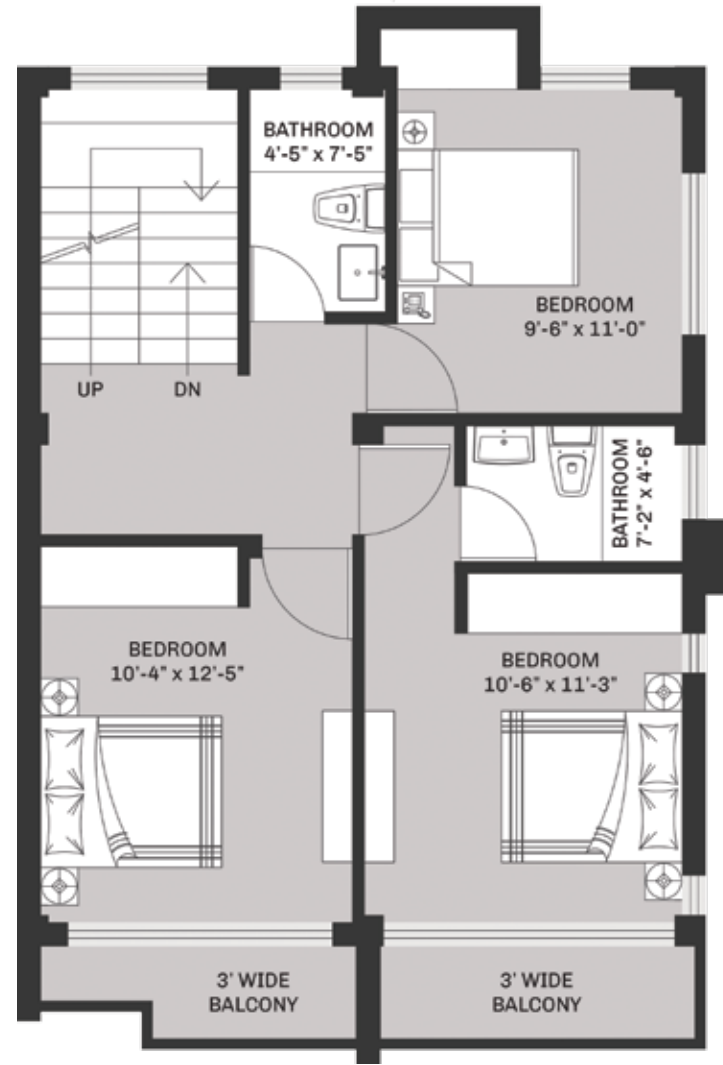
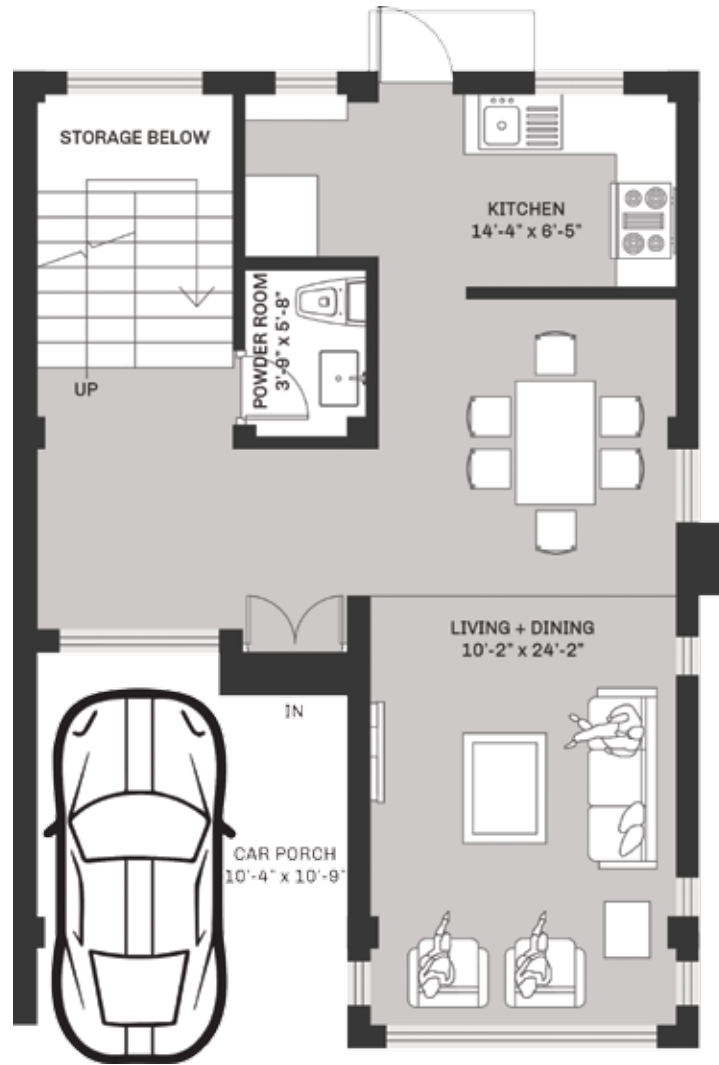


SECOND FLOOR



ROOF TOP

# TYPE S (1950 sq.ft.)







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