



# AGI SKY VILLAS

A NEW WAVE OF LIVING LUXURY





## About Us

AGI Infra Ltd. is a public limited company engaged in development of residential and commercial projects, having its head office situated in Jalandhar (Punjab). The Company is listed on the Bombay Stock Exchange since 2015 and has its operations all over Punjab.

Over the last one decade, the company has delivered many mega projects-residential and commercial, with product range varying from affordable home to Mid-segments and High-segments, including flats, penthouses, plots and independent villas and commercial developments including office and retail space.

Currently, the company is executing one of its milestone projects in Jalandhar, which also is one of the biggest residential projects in the state of Punjab.

Along with being engaged in the development and construction business, the Company has also diversified to Hospitality and Education sector.

Mass construction practices and a solid in-house underpinning in terms of infrastructure makes the company more competitive in the market. Apart from its own projects, the company has also done many other mega construction projects like construction of universities, hospitals, schools, malls, auditoriums, hotels, industrial buildings, paper mill etc, thereby adding to our varied experience and skill-set.

The company takes great pride in its large team of professionals and highly-skilled workforce. The company's top management comprise of professionals possessing over three decade's worth of experience in business and field of finance, thus ensuring the stakeholders with a sense of security and confidence.



**AGI SKY VILLAS**

Disclaimer :Visual representations shown are purely conceptual Building Plans, specifications, layout plans etc,are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans. Marble/Granite natural material have inherent characteristics of colour & grain variations.





*Sail Into Your New Home.*

*Where Luxury City Reaches new Heights.*

*Modern Amenities • Urban Location • Sophisticated Style*

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# AGI SKY VILLAS

A decorative horizontal flourish with a central scroll and arrow-like ends, positioned below the title.

Standing elegantly in the Heart of Punjab, Ludhiana, "AGI SKY VILLAS" epitomizes innovative architecture inspired by futuristic belief to make Ludhiana from great to greatest and to make this city a beauty of dreams.

Showcasing premiumly designed and fitted living spaces, embraced with an abundance of natural lighting, amazing balcony views set the tone of an elevated dimension of ultra lifestyle.

A modern, low-rise entrance structure with a large, illuminated sign that reads 'AGI SKY VILLAS'. The sign is in a bold, blue, sans-serif font. The entrance is flanked by decorative panels and has a glass-fronted area. People and cars are visible in the foreground, suggesting a busy, well-developed area.

AGI SKY VILLAS



# ULTRA LUXURY LIVING

THE FOUR-FIVE BEDROOM SKY VILLAS PRESENTS A NEW AND EXQUISITE LEVEL OF ELEVATED BEACHFRONT LIVING WITH PREMIUM LIFESTYLE FEATURES INCLUDING.

- PREMIUM BANQUET HALLS FOR EVENTS AND PARTIES.
- GYM/FITNESS ROOM.
- RANGE OF BEVERAGES WITH- 5 STAR SERVICE IN RESTAURANT.
- OPULENT ENTRANCE LOBBY IN EACH TOWER.
- ENTERTAINMENT/GAMES ROOM.
- YOGA AND MEDITATION.
- LANDSCAPED GARDEN AREA WITH POOL
- MINI GOLF COURT AND BASKETBALL COURT.



## KEY FEATURES

01  
CONCRETE  
STRUCTURE  
[MIVAN  
SHUTTERING]

02  
3.6 m  
FLOOR TO FLOOR  
CIELING HEIGHT

03  
5 TIER  
SECURITY

04  
80%  
OPEN AREA



# AGI SKY VILLAS

## INDOOR AMENITIES

- Opulent Entrance Lobby in Each Tower
- Billiards/ Snooker Room
- Carom Boards
- Chess
- Card Room
- Table Tennis
- Gym and Spa
- Banquet Halls
- Restaurant
- Conference Room
- Guest Rooms
- Resto Bar
- Steam and Sauna Bath
- Jacuzzi
- Dance and Music Room

## OUTDOOR AMENITIES

- Mini Golf Putting
- Open Air Amphitheater
- Rooftop Swimming Pool and Kids Pool
- Ornamentally designed/Landscaped gardens
- Divine Pergola
- Basketball Court
- Lawn Tennis Court
- Badminton Court
- Cycling and Jogging Track
- Cricket Practice Net
- Water Bodies
- Kids Play Area with Slides, Swings and Sand Pits
- Two Level Parking in Basement
- Quaint Paths Connecting Natural Spaces
- Yoga and Meditation Area
- Relaxing Spaces for Senior Citizens
- Open Air Gym

## OTHER AMENITIES

- 5 Tier Security
- Electric Golf Carts
- Car Washing Area
- Cycle Stand
- On Call Housekeeping
- Pets Zone
- 24x7 Water and Power Supply
- Ample Parking for Visitors
- 24x7 Ambulance Service
- Panic Button in All the Flats
- First Aid Room
- Laundry Services
- No Vehicle Zone at Ground Level
- Fire Sprinklers as per NBC in the entire Basement
- 24x7 Power Back up for Common Area and Other Services





# FLAT SPECIFICATIONS

## DINING /COMMON AREA/DRAWING ROOM

- FLOOR** : Premium Botticino Italian Marble  
**WALLS** : Plaster, POP punning and plastic paint\*[Asian Paints]  
**CEILING** : False Ceiling with LED Lights  
 \*[Havells/Crompton/Equivalent]



## MASTER BEDROOM

- FLOOR** : Premium Wooden Flooring  
 \*[Pergo/Vista/Kronotex/Equivalent]  
**WALLS** : Plaster, POP punning and plastic Paint  
 \*[Asian Paints]  
**CEILING** : False Ceiling with LED Lights  
 \*[Havells/Crompton/Equivalent]



- WARDROBE** : Provision for Wardrobe

## OTHER 3 BEDROOMS

- FLOOR** : Premium Wooden Flooring  
 \*[Pergo/Vista/Kronotex/Equivalent]  
**WALLS** : Plaster, POP punning and plastic Paint  
 \*[Asian Paints]  
**CEILING** : False Ceiling with LED Lights  
 \*[Havells/Crompton/Equivalent]  
**WARDROBE** : Provision for Wardrobe

## KITCHEN

- FLOOR** : 32" x 64" Premium Vitrified Tiles  
 \*[Kajaria/RAK/Equivalent]  
**WALLS** : Plaster and Plastic Paint  
 \*[Asian Paints]  
**CEILING** : False Ceiling with LED Lights  
 \*[Havells/Crompton/Equivalent]



## SERVANT ROOM

- FLOOR** : Premium Vitrified Tiles  
 \*[Kajaria/RAK/Equivalent]  
**WALLS** : Plastic Paint  
 \*[Asian Paints]

## TOILETS

- FLOOR** : Anti-skid Premium Vitrified tiles  
 \*[Kajaria/RAK/Equivalent]  
**WALLS** : 2' x 4' Premium Vitrified tiles up to ceiling  
 Height \*[Kajaria/RAK/Equivalent]  
**CEILING** : False Ceiling with LED Lights  
 \*[Havells/Crompton/Equivalent]  
**CP FITTING/ CHINAWARE** : \*[Jaquar/Grohe/American Standard/Equivalent]  
**FIXTURE/** : Vanity with Mirror and shower cabin

## DOORS AND WINDOWS

- ENTRANCE DOOR** : 8' x 4' Veneered Flush Door (B.W.P)  
**INTERNAL DOORS** : 7.5' x 4' Veneered Flush Doors (B.W.P)  
**WINDOWS** : Aluminium with Steel mesh Door  
 \*[Schuco/Hindalco/Equivalent]

## ELECTRICALS

- AIR CONDITIONING** : Provision for Split AC  
**FANS** : Fans in all bedrooms and Common-area  
 \*[Havells/Crompton/Equivalent]  
**TELEPHONE/DATA** : Telephone Cable/ Internet Wire  
 pre-wired in all rooms  
**SWITCH** : \*[Havells/Schneider/Legrand/Equivalent]

## COOKING GAS

- : LPG through Reticulated Gas Pipeline

## SECURITY

- : Keyless Entry for Entrance Door, Video Door Phone

## FIRE ALARM

- : Fire Alarm in all rooms and common area in each flat

## BALCONIES

- FLOOR** : Antiskid Vitrified Tiles\*[Kajaria/RAK/Equivalent]  
**WALLS** : Water Proof Plastic Paint  
**RAILING** : Stainles Steel + Toughened Glass





**SUCCESSFULLY DELIVERED/UNDER-CONSTRUCTION PROJECTS BY AGI INFRA LTD.**

We welcome you to be a part of our extended family of prestigious projects. Agi Infra Limited has built more than 8000 plus happy homes and many more waiting to be added into the kitty.

GI  
APARTMENTS

AGI  
BUSINESS CENTRE

AGI  
PRIDE

AGI inn



AGI SMART HOME

AGI SKY GARDEN



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# SUCCESSFULLY DELIVERED/UNDER-CONSTRUCTION PROJECTS

(LAST 10 YEARS)



**AGI**  
**SKY GARDEN I**  
UNITS:1274

 **URBANA**  
**TOWNSHIP**  
AREA(in Acres):101

  
**Jalandhar**  
HEIGHTS I  
PHASE I, PHASE II & PHASE III  
TOTAL UNITS:1109

**AGI PALACE**  
TOTAL UNITS:106

**AGI**  
**SKY GARDEN II**  
UNITS:572

**AGI BUSINESS**  
**CENTRE**


  
**Jalandhar**  
HEIGHTS II  
PHASE I, PHASE II & JH-II EXT.  
TOTAL UNITS:1108

**AGI**  
**SKY GARDEN III**  
UNITS:240

**AGI PRIDE**

**AGI**  
**SMART HOME**  
TOTAL UNITS:560

  
**AGI GLOBAL SCHOOL**  
LEARN TODAY. LEAD TOMORROW

  
**JALANDHAR**  
**HEIGHTS III**  
TOTAL UNITS:3000  
UNITS APPROVED:1442

**AGI**  
**MAXIMA**  
TOTAL UNITS:434

 **Hotel**  
**AGI Inn**



# 5 BHK UNIT



**CARPET AREA : 3478 SQ.FT.**  
**BUILT UP AREA : 4340 SQ.FT.**  
**SUPER AREA : 5200 SQ.FT.**



4 BHK UNIT



**CARPET AREA : 2700 SQ.FT.**  
**BUILT UP : 3350 SQ.FT.**  
**SUPER AREA : 4000 SQ.FT.**



**4 BHK UNIT**



**CARPET AREA : 2405 SQ.FT.**  
**BUILT UP AREA : 2975 SQ.FT.**  
**SUPER AREA : 3500 SQ.FT.**

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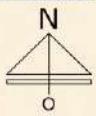
4 BHK UNIT



**CARPET AREA : 1929 SQ.FT.**  
**BUILT UP AREA : 2345 SQ.FT.**  
**SUPER AREA : 2600 SQ.FT.**

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Towers	Flats No.	Carpet Area	Built up Area	Super Area
TOWER-A (4BHK)	1,2	3478.00 SFT.	4340.00 SFT.	5200.00 SFT.
TOWER-B,C,D (4BHK)	1,2,3,4	1929.00 SFT.	2345.00 SFT.	2600.00 SFT.
TOWER-E,F,H,I,J (4BHK)	2,3	2405.00 SFT.	2975.00 SFT.	3500.00 SFT.
	1	2700.00 SFT.	3350.00 SFT.	4000.00 SFT.



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