

About Builder

SATISH KUMAR CONTRACTORS LTD. has focused its developmental activities and energies towards making contribution to the city skyline. It has always focused on innovative development of all its projects and used to the maximum extent its own hands on approach.

It has the necessary experience and have developed a sophisticated financial model for his project so as to mitigate any risks involved and to maximize benefits. This is precisely what every person is looking for when it invests its hard earned money in the project.

Through its sister concern, MALWA PROJECTS PVT. LTD., SATISH KUMAR CONTRACTORS LTD. is making a determined effort to provide to its customers the risk free investment and best in class luxury that has never been offered to them.

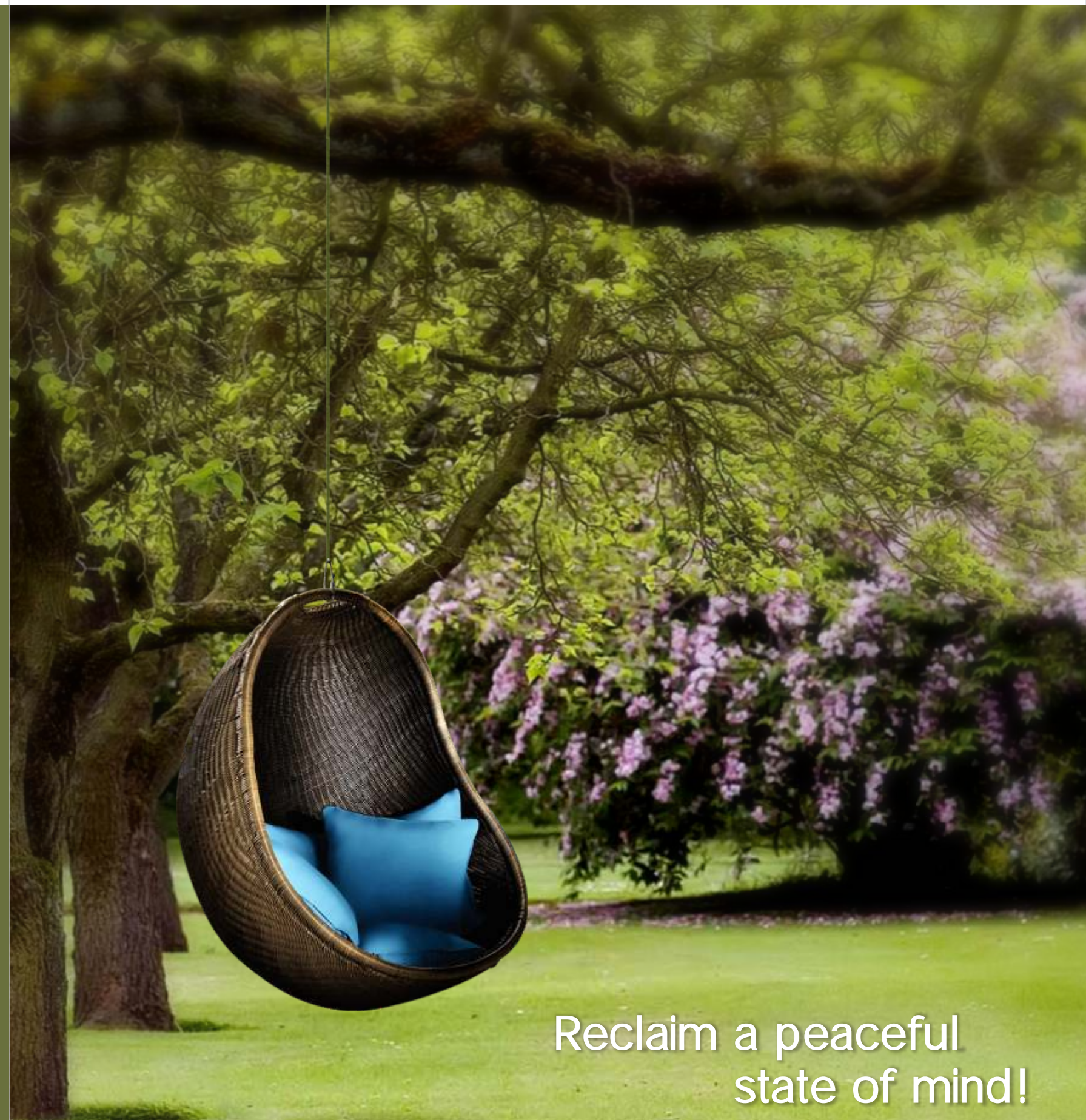
Promoted by: MALWA PROJECTS PVT. LTD.
 Plot No. 361, Industrial Area, Phase II, Panchkula.
 Tel: 0172-5048774 Fax: 2592414 Email: info@esconarena.com

www.esconarena.com

Group Ventures
 • SATISH KUMAR CONTRACTORS LTD.
 • ESCON BUILDERS PVT. LTD.

Architecture Consultants
 Ar. Shilpa Das
 Evolve Architecture

mindspan_mali@mindspan.in / 088147-19897



Reclaim a peaceful
 state of mind!

The Inspiration

After delivering millions of square foot of residential area in over 35 years extending beyond 4000 dwelling units, factories, hotels, hospitals, schools, corporate offices and hostels stretched across states of Punjab, Haryana, Himachal Pradesh, Uttar Pradesh and Chandigarh, SATISH KUMAR CONTRACTORS LTD. is now adding to their success list the first of its kind up-market residential community "ESCON Arena".

Since a long time SATISH KUMAR CONTRACTORS LTD. had a vision to put its extensive experience as a leading civil contractor to good use and provide an exemplary residential building venture. Group housing is essentially a high density living system where the indoor space is limited, use and maintenance of outdoor space is shared. This is where smart planning plays a very crucial role. Inspired by this understanding, their own legacy in quality construction and professional expertise in micro and macro project planning, SATISH KUMAR CONTRACTORS LTD., through its sister concern Malwa Projects Pvt Ltd, has conceived and actualized ESCON Arena for the uber living.



Quick Facts

- 7.2 acres comprising 350 units
- Largest open and green area in the vicinity
- Secured gated community
- Free flow of natural Air & Sunlight in every apartment
- Terrace Style Balconies
- Intelligently designed modular kitchen
- Aesthetically designed mini market
- Three landscaped gardens
- Toddler's zone with slides, sandpits
- 24 x 7 water supply and power backup
- Additional commercial sized service lift
- Clubhouse with swimming pool, indoor games, community hall, wellness center, day care etc.
- Yoga and meditation center



The Architecture

Timeless architecture.
A resplendent view.
Endless horizons.

With timeless, elegant architecture, ESCON Arena marks a new silhouette in the Tri-city. Rising above the City, the stunning horizons await you. A contemporary architecture underpinned with a post modernistic treatment, and a sustainable concept that celebrates the landscaped green environment, ESCON Arena has been thoughtfully actualized keeping elements of Focus, Design, Space and Function at its core.



Deliberately understated yet obvious to the eye are its intrinsically sophisticated designs for maximum functional efficiency and minimum maintenance. Uninterrupted flow of light and ventilation ensure a healthy, happy and peaceful environment. Outdoor Space constitutes of abundantly circulative area, relaxing areas for all age groups, parking, services and maintenance infrastructure on the periphery. Within each unit enjoy life's simplest pleasures in refined surroundings that hint at deep lasting luxury.



Architectural Features

- Locational advantage of being just off NH22 i.e. Chandigarh-Delhi Highway
- Located just near the proposed airport ring road (PR-7)
- Aesthetically designed 2BHK (with study room), 3BHK & 4BHK Homes with Store
- Earthquake resistant construction
- Layout of building to ensure all apartments have rich inflow of sunlight and refreshing ventilation
- Unit plan of the apartment to ensure privacy of residents
- Posh entryways
- Extensive wood work part of luxurious structure
- Large terrace type balconies
- Large green areas such as parks and children playing area
- Swimming pool
- Outdoor Ball games
- Yoga and meditation centre
- Gymnasium with wellness centre
- Amphitheatre



- Grand club house with indoor games
- Community Hall
- Children day care facility
- Aesthetically designed commercial area with shops
- Adequate parking space (covered and open) available
- Anti-termite treatment to the foundation

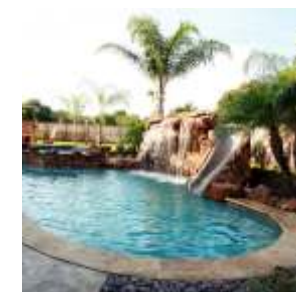


The Ambience

Unexpected haven.
Responsible choices.
Surprising ease.

Created especially for you, the beauty of the outdoors is brought to your doorsteps. All your senses are awake yet relaxed. Lush landscapes that wrap you in tranquility, quiet club lounge designed for your private enjoyment or intimate get-togethers with family and friends.

A cozy Toddler's Zone is created with slides and sandpits, comfortable benches for mothers, away from the sports facilities for older energetic kids and adults. A Quiet Yoga and Meditation Zone is planned for the elderly and the inspired. A cafeteria, a swimming pool and a poolside gymnasium is ideally suited for active de-stressing after a hard day at work. At ESCON Arena, fine living not only means having room to breathe but also the ability to make responsible lifestyle choices.





Ambience Features

- Lush green spaces all around
- Jogging tracks carved within gorgeously landscaped gardens
- Layout of children park away from roads to ensure safety
- 3BHK apartment kitchen divided into wet area and dry area according to the latest trend in kitchen design
- Fire fighting system installed
- Swift passenger elevator in each block
- Extra service elevator in each block
- Round the clock uninterrupted water supply, power back up
- Round the clock secure and gated community
- Round the clock Ambulance facility inside the complex for residents
- Club providing child day care facility
- A small shopping plaza catering every day needs
- Dormitory service for visiting drivers





The Residences

Well-appointed.
Meticulously detailed.
Delightful.

Positive well-structured space is where each room is carefully composed, and the relationship between them and the built environment is eloquently spoken for. Masterfully conceptualized, true spaciousness frees the spirit, enhances your creativity and ensures more privacy. Truly, it is the ultimate luxury. Consider the ease when you move from one activity to another. Where finishes are superior and each article of fixture belongs in its respective place.

Here, everything integrates seamlessly with function - always a hallmark of comfort and success. We believe, preserving the peace in your household is priceless and thus careful planning has been done from our end to ensure that all the best advantages of community living are enjoyed by the inhabitants of ESCON Arena.





Technical Specifications

BEDROOMS

Floors

• Laminated wooden flooring in master bedroom • Vitrified tiles in other bedrooms

Doors and windows

• Teak Finished Seasoned hardwood frames • Flush / wooden doors and window shutters
• Wire mesh and glazed window shutters.

Cupboards

Complete wardrobe woodwork

Walls

• Acrylic emulsion paint with good quality putty on walls
• Acrylic emulsion paint with texture paint on feature wall of master bedroom.

Ceiling

• Oil bound distemper with putty on ceiling • P.O.P work in designated areas

LIVING / DINNING

Floors

Vitrified tiles

Doors and windows

Seasoned hardwood frames with flush / wooden door shutters

Walls

• Acrylic emulsion paint with good quality putty on walls • Texture paint on a wall

Ceiling

Oil bound distemper with putty on ceiling

KITCHEN

Floors

Anti skid tiles

Doors and windows

Seasoned hardwood frames with flush / wooden door shutters

Cupboards

Modular woodwork with relevant accessories

Walls and ceiling

Selected Ceramic tiles up to 600mm (2 ft.) height above the counter and acrylic emulsion paint in balance area and oil bound distemper with putty on ceiling

Counter

Granite stone

Sink

• Stainless steel sink • Kitchen sink mixer

BATHROOMS

Floors

Anti skid tiles

Doors and windows

Seasoned hardwood frames with flush / wooden door shutters

Walls and ceiling

Selected ceramic tile up to 2100mm (7 ft.) above floor and oil bound distemper with putty in balance area.

Fittings

• White Sanitary Fixture (Hindware, Parryware, Cera or equivalent)
• CP Fittings (Jaquar, Ess Ess or Equivalent) • Looking Mirror • Provision For Geysers

STUDY ROOM (if any)

Floors

Vitrified tiles

Doors and windows

Seasoned hardwood frames with wooden shutters

Walls and ceiling

• Acrylic emulsion paint with good quality putty on walls • Oil bound distemper with putty on ceiling

BALCONIES

Floors

Anti skid tiles

Railing

Painted MS railing up to 1050 mm (3 ft. 6 in.) from floor

COMMON CORRIDORS, LIFT AND STAIRS

Floors

Stone/Vitrified tiles

Railing

Painted MS railing

ELECTRICALS

• Modular Switches • Copper Electrical Wiring • Concealed PVC Conduits • MCBs
• Provision For TV In Living/Dining/ Bedrooms Etc. • Provision of DTH
• Telephone Outlets In Living/Dining/ Bedrooms Etc. • Provision of High speed internet/ Wi Fi connection.

Air conditioning

Enabling work for Provision for ACs for bedrooms/living/dining

Power Back up

4kw for 2 BHK, 5 kw for 3 BHK and 6 kw for 4 BHK

PLUMBING

SWR, PPR, PVC, UPVC, GI pipes of reputed makes.

EXTERIOR

Good quality weather resistant exterior paint or texture paint

Note: All features, unit plans & specifications are indicative and may change. The developers reserve the right to amend plans & specifications as may be required. All furniture & extra accessories in the plans have been showcased for visual presentation only and may not be part of project offering.



Escon Arena - Site Plan

2 Bedrooms + 2 Toilets + Study Room
(1385 sq.ft.)



3 Bedrooms + 3 Toilets + Store Room
(1910 sq.ft.)



4 Bedrooms + 4 Toilets + Store Room
(2195 sq.ft.)

The Location

Unparalleled location.
Limitless possibilities.
Unrivalled access.

With unparalleled access to hotels, lifestyle retail, offices and schools, ESCON Arena offers you an array of stunning choices. A cornerstone in the forward thinking vision of the new GAMADA master plan, ESCON Arena brings forth unmatched access, commanding views and a most distinctive living experience.

