

PRESIDIO 78

BY



URBANARC

BUILDTECH

LUXURY AT IT'S FINEST

PRESIDIO 78

BY



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PRESIDIO 78



URBANARC BUILDTECH

We at UrbanArc have 30 years of industry experience in real estate. We are experts in residential, commercial and township development. Our team is fueled by an ambition to deliver projects of the highest quality that are modern, elegant and comfortable. This ideology is consistent in our projects, from the time the first bricks are laid, till the keys are handed over to our patrons



PRESIDIO 78

'Presidio' means castle and it takes inspiration from the historic Presidio of San Francisco. The number '78' is an homage to the street it is located on - one of the most prestigious and upmarket streets in all of Delhi. The street is famous for the large bungalows adorned with trees, community living and the peace and quiet, that are rare to find in the heart of the city

Presidio 78 is located in the posh West Punjabi Bagh neighborhood of Delhi. The neighborhood boasts access to lush green parks, recreational sports facilities like the Punjabi Bagh Club, upscale restaurants, cafes, salons, shops and central connectivity to the rest of the city





Modern Facade that integrates luxury and the abundant flora surrounding it

Presidio 78 offers 8 exclusive high end luxury apartments with state-of-the-art features. The Plot area is approx. 1133 sq yd. It is planned and developed efficiently to get the most out of the space.

Stone, metal and wood have been combined for a modern, yet luxurious environment across the entire complex





Entry Foyer

MODERN LUXURY WELCOMES YOU HOME

Welcome to Presidio 78 by UrbanArc Buildtech. The high-end luxury apartments have been designed with comfort and privacy as the central ideologies. The expansive layouts are highly customizable to fit your needs. The floorplan prioritizes separation of private living spaces from formal and entertainment spaces, while still maintaining a seamless flow that unites the home effortlessly by virtue of the indoor-outdoor designs





DRAWING ROOM

Large sliding glass profiles for indoor-outdoor drawing room and balcony space





DINING ROOM

— ∞ —

Large sliding glass profiles for indoor-outdoor dining room and balcony space





KITCHEN

— ∞ —

Branded modular kitchen with state-of-the-art appliances





FAMILY LOUNGE

— ∞ —

Cozy space for
the family to lounge





BED ROOMS

Spacious bedrooms with balconies that integrate indoor-outdoor spaces



BATH ROOMS



Luxurious and spacious bathrooms with premium wardrobes, vanities, bath fittings and ceramics



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APARTMENT LAYOUT

Each apartment comes with a drawing room that has an attached powder bathroom, dining room, modular kitchen, family lounge, 4 spacious bedrooms with attached bathrooms and closets

The Ground floor Triplex comes with an exclusive entrance that is equipped with a private elevator and internal staircase that connects the ground floor with the basement level.

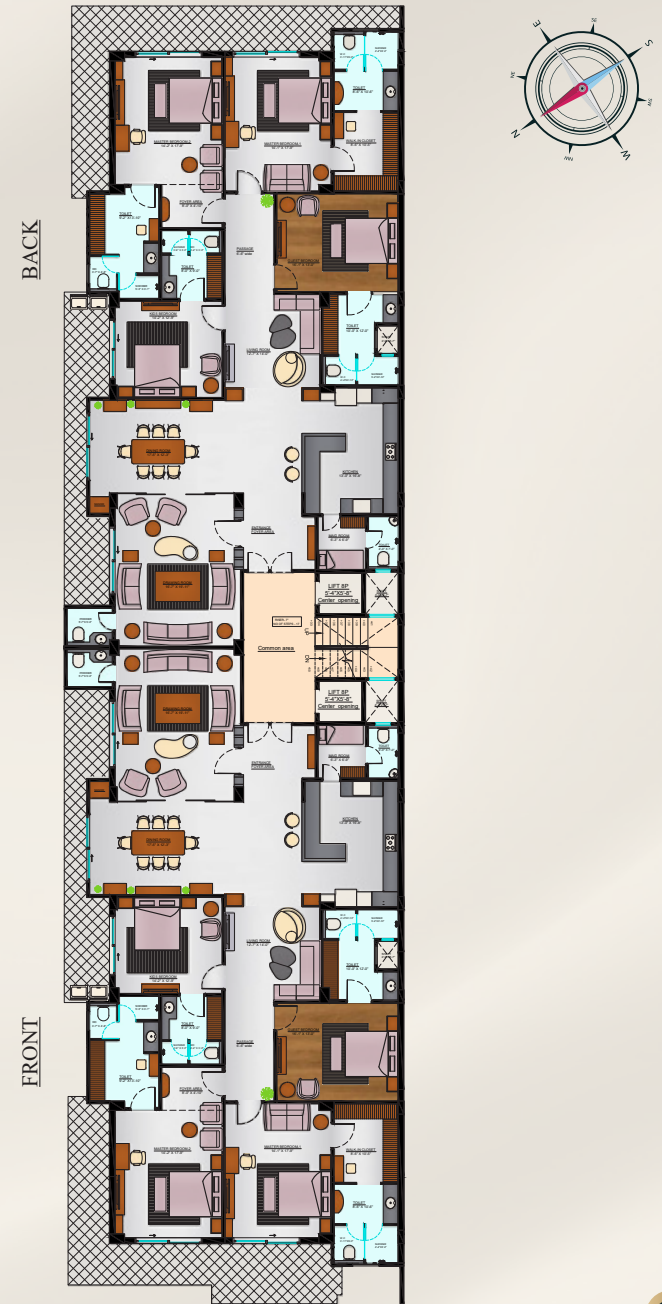
The Third floor Penthouse comes with an internal staircase that connects the penthouse with the exclusive terrace floor

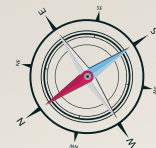
We take great pride in our efficient layouts that provide valuable space utilization to help create a home perfect for a growing family



FLOOR PLANS

All images, artist's renderings, representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only and have been compiled from sources deemed reliable. UrbanArc Buildtech reserves the right to make changes in accordance with the offering plan. Dimensions referred are shown to scale.





APARTMENT TYPE A GROUND FLOOR TRIPLEX

These units enjoy great internal connectivity due to a private elevator and staircase that connect the basement, stilt and the ground floor. The basement is the perfect place to entertain guests or disconnect, relax and rejuvenate. It has provisions for a gym, home theater as well as a private study, which add great utility and leave few reasons for one to leave their homes

ROOM DIMENSIONS

Drawing Room 16'-7" x 19'-11"	Bedroom 3 16'-1" x 13'-0"
Dining Room 17'-5" x 12'-3"	Guest Bedroom 14'-2" x 12'-9"
Living Room 12'-7" x 14'-0"	Kitchen 12'-9" x 15'-8"
Master Bedroom 14'-1" x 17'-9"	Powder Bathroom 5'-7" x 5'-0"
Bedroom 2 14'-2" x 17'-9"	

Covered Area
Approx. 3100 sq ft. + Basement



UPPER GROUND FLOOR

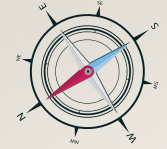
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APARTMENT TYPE B FIRST AND SECOND FLOORS

ROOM DIMENSIONS

Drawing Room 16'-7" x 19'-11"	Bedroom 3 16'-1" x 13'-0"
Dining Room 17'-5" x 12'-3"	Guest Bedroom 14'-2" x 12'-9"
Living Room 12'-7" x 14'-0"	Kitchen 13'-0" x 16'-8"
Master Bedroom 14'-1" x 17'-9"	Powder Bathroom 5'-7" x 5'-0"
Bedroom 2 14'-2" x 17'-9"	Staff Room and Toilet 10'-3" x 7'-0"

Covered Area
Approx. 3100 sq ft.



FIRST AND SECOND FLOOR

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APARTMENT TYPE C

PENTHOUSE

The Penthouse comes with a private internal staircase that connects the main home to the beautiful green exclusive multi-functional terrace. The terrace has provisions for a green patch, shaded canopies and outdoor dining and entertainment areas. The space is great for morning coffees, strolls, workouts and weekend meals

ROOM DIMENSIONS

Drawing Room 16'-7" x 19'-11"	Bedroom 3 16'-1" x 13'-0"
Dining Room 17'-5" x 12'-3"	Guest Bedroom 14'-2" x 12'-9"
Living Room 12'-7" x 14'-0"	Kitchen 12'-9" x 15'-8"
Master Bedroom 14'-1" x 17'-9"	Powder Bathroom 5'-7" x 5'-0"
Bedroom 2 14'-2" x 17'-9"	

Covered Area
Approx. 3100 sq ft. + Terrace



THIRD FLOOR

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TECHNICAL SPECIFICATIONS

Interiors

- POP False Ceiling
- High-Quality European Marble Flooring with Diamond Polishing
- Slim Section Aluminium Full Height Sliding Doors & Windows for Maximum Natural light (AluK or Equivalent)

Wall Treatment

Interior Walls

- High quality emulsion paint
- POP groovings

Exterior Walls

- Clad with latest weatherproof stones and textured paint finishes

Flooring

- Premium European marbles with diamond polishing
- High-quality wooden flooring used as highlighter
- Vitrified designer tiles in balconies

Kitchen

- Branded Modular Kitchen with State-of-the-Art appliances
- Hob, Chimney, Microwave Oven (Bosch or equivalent)
- Stainless Steel Sinks
- Granite and Quartz Peninsula
- Designer Tiles on back-walls

Bathrooms

- High Quality marble flooring
- Highlighter European marble for walls
- Designer Vanities with mirrors
- Flexible storage Designer Wardrobes
- Frameless Tempered Glass Shower Enclosure
- High-end bath fittings (Hans Grohe or equivalent)
- Best in class Ceramics (Duravit or equivalent)

Electrical

- High Quality concealed wiring with modular switches and power outlets
- Make of wire: Havells / Finolex / Legrand / L&T or Equivalent,
- Make of switches: Schneider Opale/ Norisys Grey or Equivalent

HVAC

- VRV Air Conditioning and Purification in all bedrooms,
- Dining, Drawing room and Living room (Daikin or equivalent)

Facade/ External Development

- Modern facade design with the use of Aluminium screens, slim profile windows,
- MS frames, stone cladding, glass and SS railings
- Strong and durable Granite stone in stilt parking

Railing

- Glass, MS and SS Designer railings

Doors and Windows

External:

- Slim Profile Full Height Powder coated Aluminium sliding door windows (Aluk or equivalent)

Internal:

- Branded Wooden door frame with Both Side Veneered flush door shutters

Waterproofing

- Balconies, Toilets and Kitchen waterproofed with cross coats of Tapecrete membrane
- Kota Stone Boxing Type Water-Proofing for Basement
- Terrace treated with PCC for waterproofing

Anti-Termite Treatment

- Pre Construction Anti- termite treatment in the soil
- Post construction Anti- termite treatment on all wood work, waste disposal pipes and conduits

Security and Network

- Video Doorbell system with integrated access Security surveillance provision
- Provision for Wifi and Ethernet connectivity

CURATED AMENITIES



24
Car Parking



VRV Air Conditioning
and Purification



EV
Charging



Grand Lift
Lobbies



Private Multipurpose Terrace
for Penthouse residents



Private Lift and stairs for Ground floor
residents with basement access



Earthquake Resistant
RCC Frame Structure



Eco-friendly
Sustainable Materials



Vastu
Compliance



24/7 Security
Surveillance



Modern
Finishes



Staff
Accommodations

PRESIDIO 78

PUNJABI BAGH



Well connected to the city and vibrant in character, this historic area is an established neighbourhood for comfortable living.

A - Punjabi Bagh Club

B - Club Road Cafes, Restaurants, Salons

C - Central Market

D - Hans Raj Model School

E - NC Jindal Public School

F - Mahatma Gandhi Marg

G - Punjabi Bagh Metro Station

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