



UPRERAPRJ580591



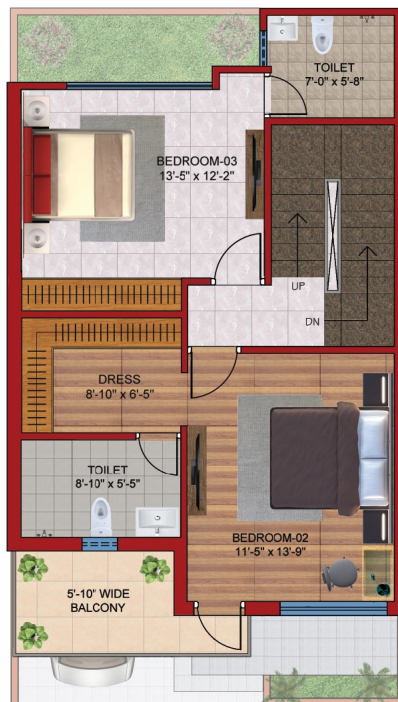
About Sanfran Estate Lucknow

Welcome to Sanfran Estate, a project approved by Lucknow Development Authority situated on National Highway-56 opening up on global lifestyle. The villas in the project are situated in plush green surrounding marked by their beautiful façade complementing the spacious interior. The villas offer finest material and fittings along with open air restaurant, commercial, club, gymnasium and other world class infrastructure.

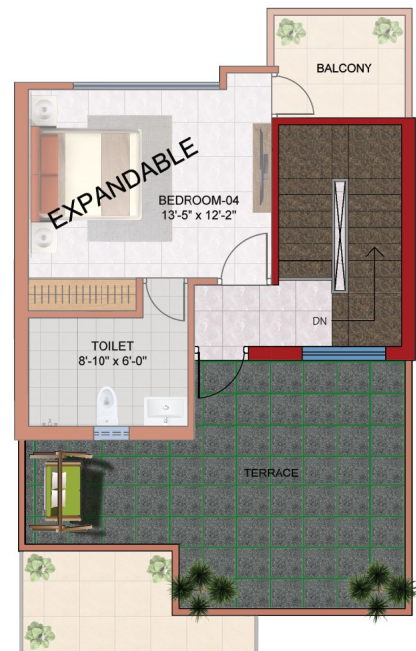
Villa Floor Plan



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

UNIT TYPE	DESCRIPTION	CARPET AREA	BUILT UP	SITOUT	BALCONY	TERRACE	LAWN / PARKING	SALEABLE AREA	SALEABLE AREA WITH EXPANDABLE
DUPLEX	3BEDROOMS + 3 TOILETS	112.71 SQM 1213 SQFT	127.97 SQM 1378 SQFT	3.77 SQM	5.66 SQM	50.03 SQM	18.49 SQM	151.43 SQM 1630 SQFT	175.12 SQM 1885 SQFT

FLOOR PLANS FOR VILLAS AT SANFRAN ESTATE, LUCKNOW

G + 2 Duplex Independent Floor Elevation



Independent Floor



**GROUND FLOOR PLAN
(INDEPENDENT FLOOR)**

UNIT TYPE	DESCRIPTION	CARPET AREA	BUILT UP	SITOUT	SALEABLE AREA
2BHK	2BEDROOMS + 2TOILET	51.97 SQM 560 SQFT	54.55 SQM	6.90 SQM	67.81 SQM 730 SQFT

Duplex Floor Plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

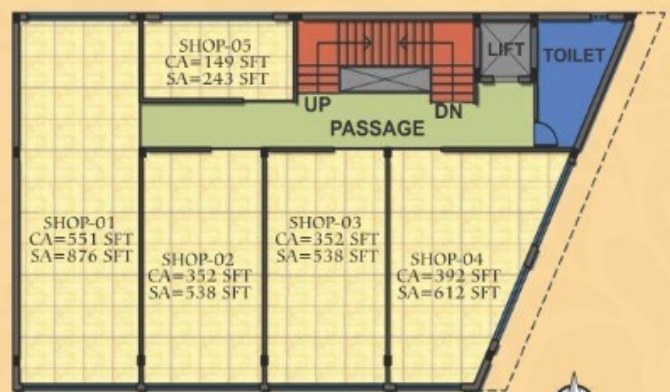
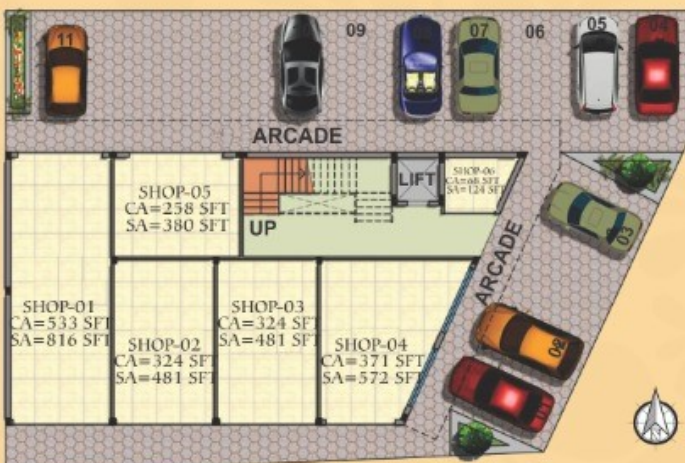
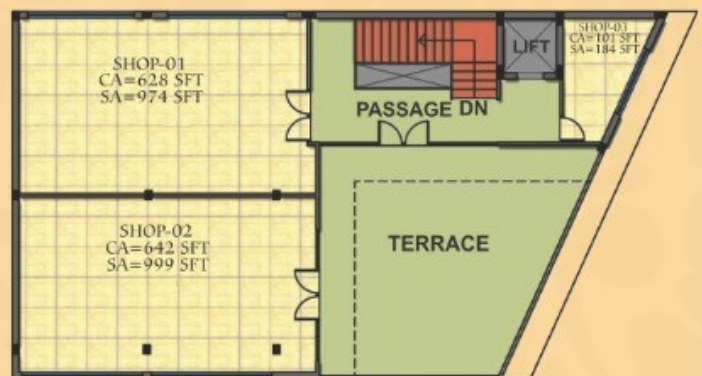
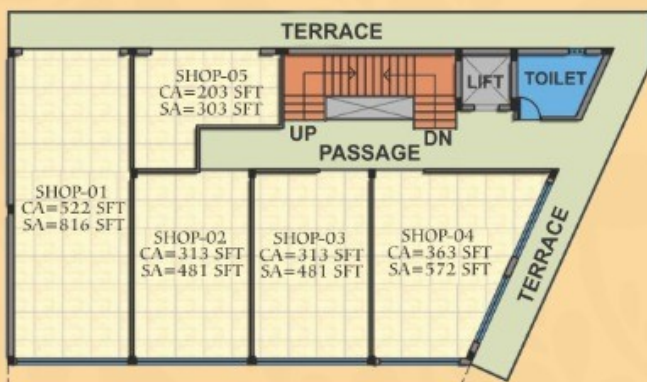
DUPLEX

UNIT TYPE	DESCRIPTION	CARPET AREA	BUILT UP	BALCONY	UTILITY	TERRACE	SALEABLE AREA
DUPLEX	3 BEDROOMS + 3 TOILETS	122.96 SQM 1324 SQFT	129.82 SQM	10.59 SQM	3.03 SQM	52.25 SQM	144.48 SQM 1555 SQFT

Sanfran Arcade & Plaza



Floor Plan



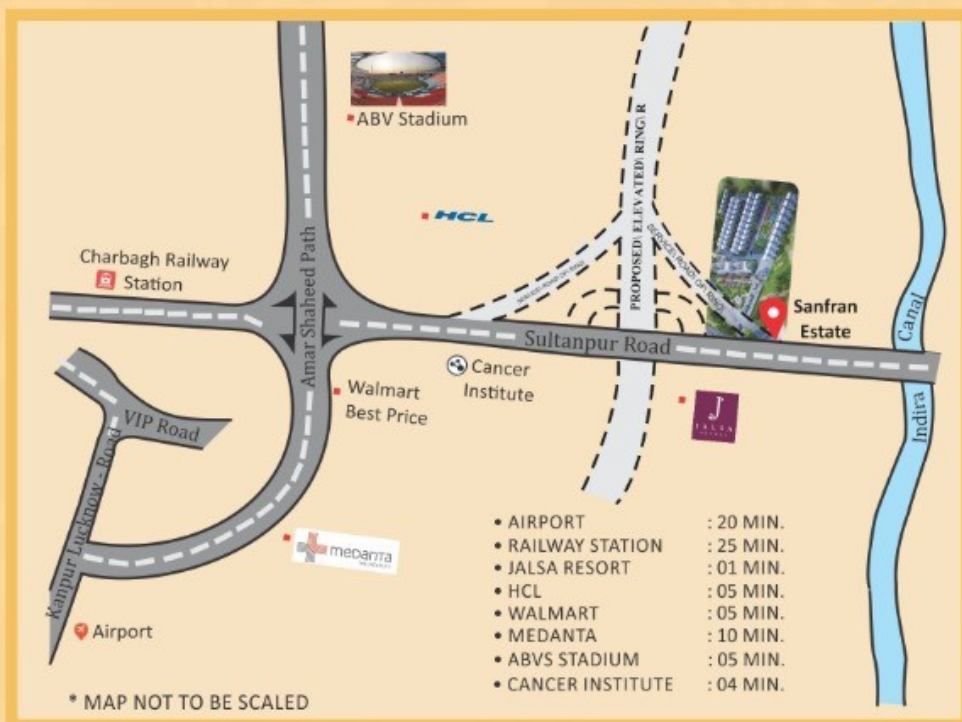
SANFRAN ARCADE AT SANFRAN ESTATE, LUCKNOW

SANFRAN ARCADE AT SANFRAN ESTATE, LUCKNOW

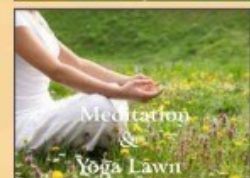
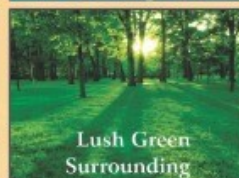
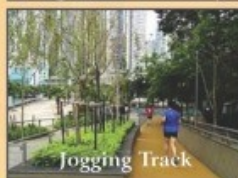
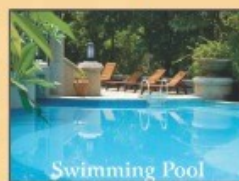
Specification

STRUCTURE	:	Earthquake resistance RCC framed structure as per applicable seismic zone.
EXTERNAL FINISH	:	Appropriate finish of texture paint exterior grade. (Asian/Berger/Equivalent)
FLOORING		
(i) Living, Dining, Kitchen & Bedrooms	:	Vitrified tiles (Varmora/Kajaria).
(ii) Master Bedroom	:	Laminated Wooden Flooring.
(iii) Balconies & Sit-out	:	Anti-skid tiles (Varmora/Kajaria) with MS railing in balconies.
(iv) Toilets	:	Anti-skid tiles on floor with ceramic tiles wall dado (Varmora/Kajaria).
(v) Staircase	:	Granite with SS railing.
(vi) Drive way	:	Heavy duty parking tiles.
INTERNAL FINISH	:	Oil bound distemper on walls and ceiling (Asian/Berger/Equivalent) with POP cornice in bedrooms, living/dining and kitchen.
KITCHEN	:	Modular Kitchen
	:	Granite counter top with Dado upto 2' above counter in ceramic Tiles (Varmora/Kajaria).
	:	Single bowl stainless steel sink with drain board.
SANITARY/CP FITTINGS	:	Kohler/Jaquar
DOORS & WINDOWS		
(i) Main Door	:	High quality waterproof door.
(ii) Internal doors	:	Flush doors.
(iii) Windows	:	UPVC windows with toughened glass and mesh.
ELECTRIC FITTINGS	:	Modular Switches & Sockets (Havels/Wipro/Anchor/Equivalent).
	:	Copper Wiring (Bontone/Havels/RR Kabel/Anchor/Equivalent).
PLUMBING	:	As per standard practice, all internal plumbing in PVC & CPVC.

Location Map



Amenities



About Sanfran Group

Sanfran is known for their lush green environs, modern architect, amenities and a host of other convenient facilities. Sanfran has become, within a short span of time, a name to reckon in the real estate sector in India. The Company has created a name for itself in the real estate development setting unprecedented standards in architecture, designs, aesthetics and timely delivery. Sanfran has delivered many projects & the proud residents are cherishing the lifestyle with world class infrastructure. Sanfran Group has created benchmark which in turn brought customers' trust and loyalty.

Completed Project



Green Home Tower,
Gurgaon



KLLC,
Dubai



Green Home City,
Jhansi



Green Home Residency,
Jhansi



DPS School,
Jhansi



Sanfran Square,
Noida

Sanfran Developer Pvt. Ltd.

Site Address: Sanfran Estate, Sultanpur Road, Village Bakkas, NH-56, Opposite Jalsa Resort, Lucknow (U.P)- 226002

RERA NO.: UPRERAPRJ580591

Corporate Office Address: Sanfran Square, A-73, Sector-2, Noida NCR-201301, TEL: 0120-4113884

For more details please call: **6389200245**, Follow us on: [in](#) [f](#) [yt](#) /www.sanfrangroup.com

Disclaimer- All the buildings, specifications, information etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Images are for representative purposes only.