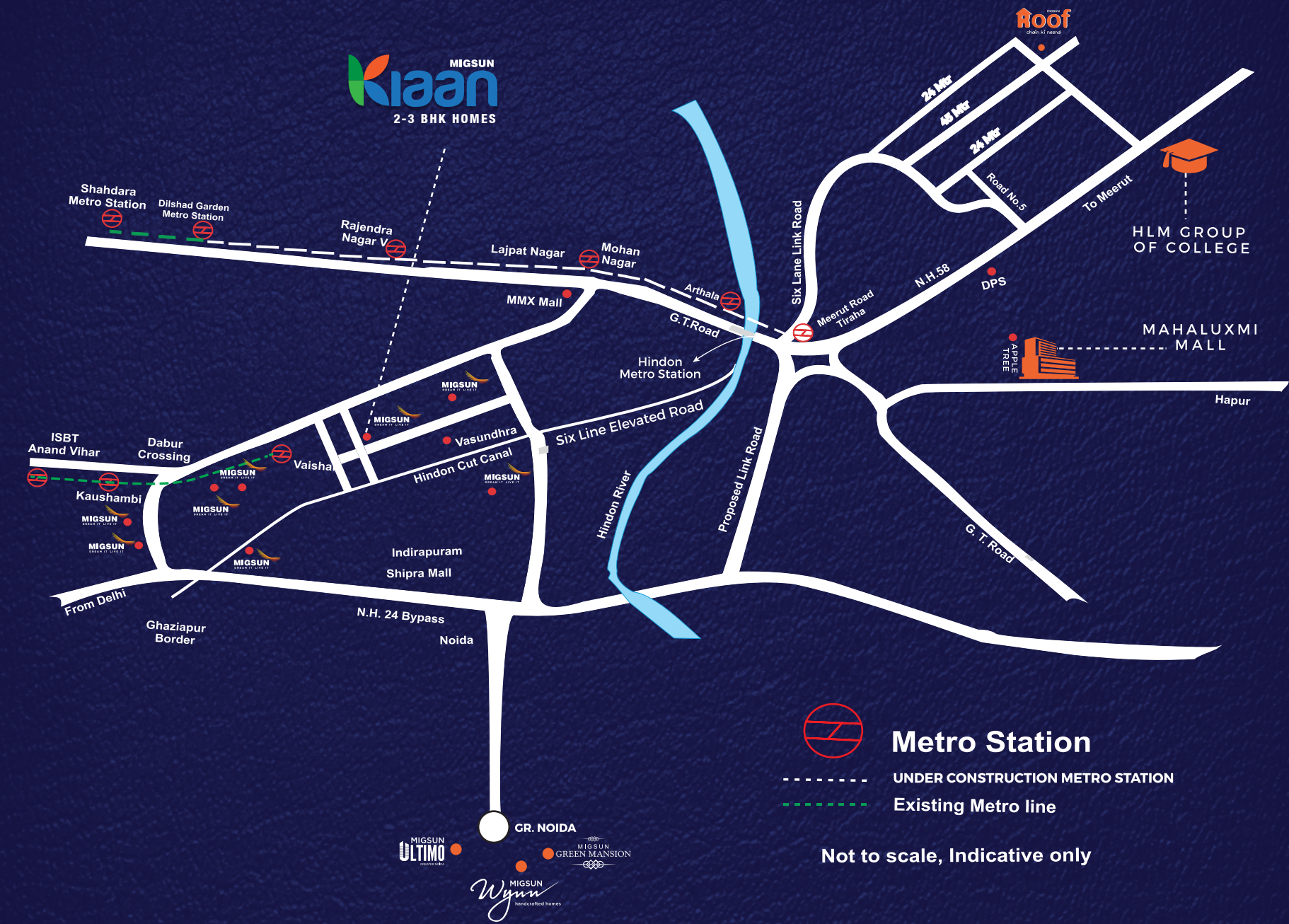


LOCATION MAP



The address has to be placed here only.
Phone: +91-XXXXXXXXXX **E-mail:** xxx@xxxxxxxxxx.co.in
Website: www.migsun.in



*L*UXURY IN
EVERY INCH



The idea of luxury melt in lifestyle in every corner of your house.

Kiaan is the place that represents you, who you are.

Kiaan is a statement about you. The finest details
have been crafted for your comforts. It is your abode.

It is your haven. It is your way of life.





A TOUCH OF YOU IN EVERY CORNER

Kiaan offers the luxurious and opulent lifestyle that you have planned and dreamt about and present to you the feeling which has the touch of sophistication, your signatures. You had set the bar high and Kiaan is the personification.



UNMATCHED SPACE AND COMFORT

You are making new stories everyday, and we have designed the space just right for your adventures. This is the place for the memories that you will make and it will make you cherish them more

WHEN YOUR LIFESTYLE DEFINES YOUR LIFE

While lavish swimming pools are the thing of the past, we present to you the ultimate infinity pool on the 32nd floor to enjoy life and the beauty that comes with it. A stunning view, a breathtaking habitat and the comfort and luxury like never before, is now, a part of your dream home.





ULTRA - MODERNISM

For you to destress and stay in shape to compliment the lifestyle that you have worked for, we offer the finest of gymnasiums with all the modern equipment and right space. Along comes a range of yoga room, indoor games and recreational activity areas for you to unwind. The modern clubs at Kiaan and the banquet halls with lawns add to the layers of luxury that you have always sought.



DESIGNED TO SPEAK YOUR MIND

Kiaan is the specially crafted set of plans for your home depicting style, comfort, space and functionality. 2-3 BHK apartments for your most ultra modern needs, desires and aspirations.



CLUSTER PLAN



UNIT PLANS









SITE PLAN

LEGEND: RESIDENTIAL

- 1 FEATURE ENTRANCE/ EXIT GATE COMPLEX
- 2 ENTRANCE WATER FEATURE WITH SIGNAGE
- 3 TOWER ARRIVAL COURT WITH ACCENT PAVING
- 4 INTERNAL DRIVEWAY WITH ACCENT PAVING
- 5 CAR PARKING
- 6 GARDEN ENTRY THROUGH PORTALS
- 7 WATER FEATURE WITH SCULPTURE
- 8 KIDS' PLAY AREA
- 9 LAWN
- 10 YOGA/ MEDITATION PAVILION
- 11 FEATURE SCREEN WALL WITH PALM GARDEN
- 12 SECONDARY ENTRY/ EXIT GATE

LEGEND: COMMERCIAL

- A ENTRANCE/ EXIT FOR COMMERCIAL
- B COMMERCIAL PLAZA
- C LAWN

LEGEND: HARD LANDSCAPE MATERIALS

LEGEND	DESCRIPTION
	INTERNAL VEHICULAR ROAD
	SYNTHETIC SURFACE FOR KIDS PLAY AREA
	WATER FEATURE FINISHED IN PORCELAIN TILES IN BLUE COLOUR
	DROP-OFF ACCENT PAVING
	SCULPTURES
	ENTRY/ EXIT POINTS
	SEAT

SOFT LANDSCAPE MATERIALS:

LEGEND	DESCRIPTION
	LAWN
	GRASS PAVERS IN CAR PARKING
	PLANTING BED/ PLANTER
	ORNAMENTAL FOLIAGE/ FLOWERING TREES
	PALM TREES

Site Area: 1.61 acres

Car Parking Statistics

Considered Car Parking Size
5500mm (L) x 2500mm (W)

Required Open Car Parks - 71 Nos.
Achieved Open Car Parks - 71 Nos.



SCALE 1:225

SPECIFICATIONS

S. No.	Particulars	"CANVAS" (Bare shell)	Classic Interior (Semi Furnished)	Esthetica Interior (Furnished with Woodwork)
1	Flooring	N/A (No flooring will be provided)	Vitrified tiles in Drawing, Dining, Kitchen & Entrance Lobby	Vitrified tiles in Drawing, Dining, Kitchen & Entrance Lobby
			Vitrifies tiles in all Bedrooms	Vitrifies tiles in all Bedrooms
				Wooden Flooring in Master Bedroom
2	Wall & Ceiling Finish	Only Plaster will be provided	POP Plaster finished walls & Plastic Paint	POP Plaster finished walls & Plastic Paint
			2'-0" dado above the working top and 4'-6' from floor level on remaining walls by tiles	2'-0" dado above the working top and 4'-6' from floor level on remaining walls by tiles
			Cornish in all bedrooms	Cornish in all bedrooms
			Wallpaper/ Paint in Bedrooms on 1 wall	Wallpaper/ Paint in Bedrooms on 1 wall
3	Kitchen	Only counter will be provided with Granite Top	RO unit in Kitchen for Drinking water	RO unit in Kitchen for Drinking water
			Only Counter with Granite top	Woodwork in kitchen with Accessories with Chimney & HOB
4	Toilets	Only Plaster on walls will be provided	Granite counter washbasin in Master Bedroom toilet	Granite counter washbasin in Master Bedroom toilet
			Floor mounted EWC	Floor mounted EWC
			White sanitary ware	White sanitary ware
			CP Fittings(Jaguar or Marc or equivalent standard)	CP Fittings(Jaguar or Marc or equivalent standard)
			Mirror & Towel rack	Mirror & Towel rack
			Celling Exhaust fan in each toilet	Celling Exhaust fan in each toilet
5	Doors & Windows	Main Door with Lock will be provided Window Frame in all rooms	Outer doors & windows aluminium powder coated/UPVC	Outer doors & windows aluminium powder coated/UPVC
			Internal Wooden Door Frames made of Maranti or equivalent wood	Internal Wooden Door Frames made of Maranti or equivalent wood
			Good quality hardware fittings	Good quality hardware fittings
			All Doors laminated Flush Shutter	All Doors laminated Flush Shutter
6	Electrical	Copper wire in PVC conduits with MCB supported circuits	Copper wire in PVC conduits with MCB supported circuits	Copper wire in PVC conduits with MCB supported circuits
			1 Tube light in each Bedroom	1 Tube light in each Bedroom
			Conduits for DTH connection	Conduits for DTH connection
			Intercom facilities for communication with lobby, main gate and other apartments	Intercom facilities for communication with lobby, main gate and other apartments
				Only provision of split AC points in All Bedrooms, Drawing & Dinning area
7	Wood work	Not Provided	Not Provided	Video Door phone in Main Door Wooden Flooring in Master Bedroom Wood work in kitchen (upper & below)

* Client will be provided 2 choices for selection of tiles / wallpaper / paints / wardrobe / modular kitchen.

* The colour of and design of the tiles can be changed without any prior notice.

* Variation in the colour and size of vitrifies tiles / granite may occur.

BUILDING EXCELLENCE

Apart from real estate, we have spread our arms far and wide to diversify into areas like hospitality, education, FMCG and steel. All this was made possible under the dynamic leadership of Mr. Sunil Miglani who ardently believes in change. So far, Migsun has developed over 10 million sq. ft. of area into prime residential and commercial estate and is all set to introduce innovative projects in the future.



COMPLETED PROJECTS

MAHALUXMI METRO TOWER

Vaishali

MAHALUXMI HOMZ

Kaushambi

MAHALUXMI TOWER

Kaushambi

MAHALUXMI PLAZA

Indirapuram

MAHALUXMI SQUARE

Vasundhara

MAHALUXMI PLAZA

Vasundhara

MAHALUXMI SQUARE

Indirapuram

MAHALUXMI PLAZA

Vaishali

MAHALUXMI PLAZA

Ghaziabad

MAHALUXMI MALL

Ghaziabad

MAHALUXMI PLAZA

Rajendar Nagar

MAHALUXMI MALL RDC

Raj Nagar

EDUCATION

HLM COLLEGE OF MANAGEMENT

HLM COLLEGE FOR GIRLS

HLM LAW COLLEGE

HLM GARDUATE COLLEGE

HOSPITALITY

CLARKS-INN APPLE TREE

Ghaziabad