

experience  
a benchmark  
of living

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A VENTURE OF  
**first stone**

CONCEPT & DESIGN : NINE DEGREE | [www.ninedegree.in](http://www.ninedegree.in)

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experience  
your home  
experience  
PINNACLE



## a lifetime experience of living

**119 homes**  
**20 floors**  
**30+ amenities**  
**3|4 bhk units**  
**3 maestros**  
**1 tower**

We have crafted your aspirations and they have an address. Pinnacle: the homes created solely for beings who do not merely wish for a roof over their heads but desire for a life enriched with amenities that complete their everyday. Beings who wish to live every moment doing what they have dreamt of. Pinnacle offers an unparalleled living experience with a view of the entire world beneath them.

20 storeys of this architectural marvel take you to a private world of an iconic luxurious residence equipped with world class amenities and a panoramic view of the city.

Pinnacle homes are your reflection.

**RERA REG: RAJ/P/2017/020**







GOLF & POLO CLUB

BHAWANI SINGH ROAD

RAM BAGH

AMROODON KA BAGH

SMS STADIUM

AMAR JAWAN JYOTI

VITT BHAWAN

RAJ HOUSING BOARD

VIDYUT BHAWAN

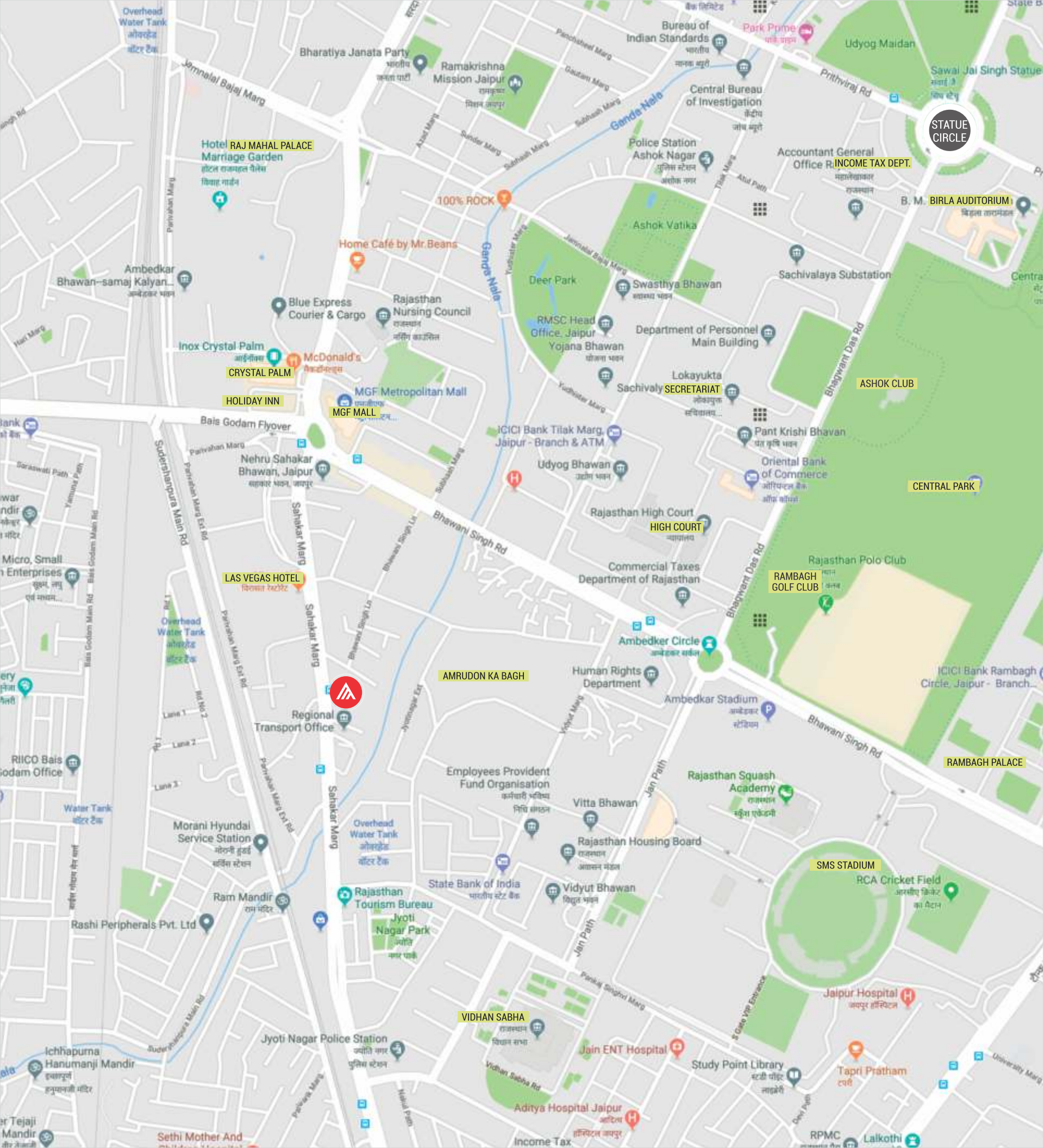
VIDHAN SABHA

MLA RESIDENCES

PARIVAHAN BHAWAN

SAHAKAR MARG





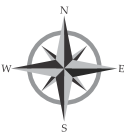
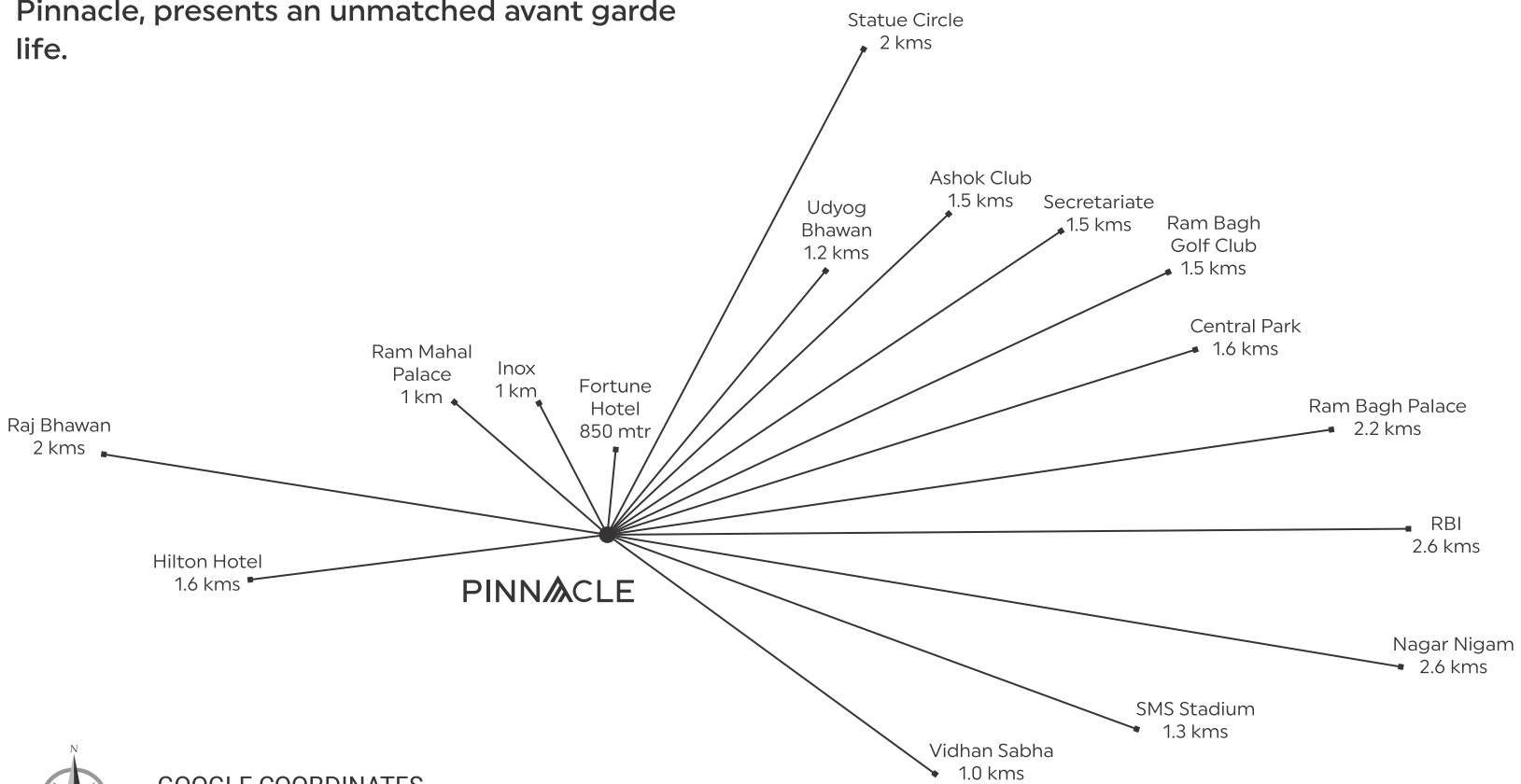
# an escapade to zenith

Pinnacle bestows an experience of living at zenith, towering over the rising skyline of Jaipur it is an address that you can tell apart even from a distance. Righteously positioned at Sahakar Marg, Jaipur it places you at the prime of city's effervescence, where you live amidst all conveniences of value life without compromising your solitude. It features numerous choices to live, play and work luxuriously within and outside the premise.

A neighborhood which exclaims refinement and class. With a spread of greens few meters away, this peaceful hamlet proves to be the most inspiring nest ground for the populace of the Pink City.

Pinnacle, presents an unmatched avant garde life.

- Centrally placed near Vidhan Sabha.
- Adjacent to the ultra posh C-scheme and the influential Civil Lines.
- Access to modern healthcare, education, leisure, shopping and entertainment destinations.
- Scenic view of the Aravalis, Central Park, Rambagh, Amar Jawan Jyoti, Polo and Golf Club.



GOOGLE COORDINATES  
26.8977176, 75.7938435

All distances as per google map.



## concocted by the pioneers of design

Pinnacle, painstakingly crafted by 3 maestros - Ideas Architects, Studio HBA and One Landscape. Well sculpted facade and spacious adobes, luxury and comfort dipped interiors and the breathtaking tranquil landscapes are the outcome of the teams that constantly innovate by embracing a diverse range of stylistic languages.

The tall beauty standing amidst Sahakar Marg houses 119 abodes with flexible planning to suit the varied family sizes. The contemporary feel of the interiors and landscapes make it a desirable address and a status quo for the modern families.



Actual shots of the interiors done for one of residents at Pinnacle.





## an unrivaled offering for lifetime rejuvenation

Club Utopia is an elite recreational family club. It's a hospitality venture of First Stone. Pinnacle will house Club Utopia to bestow world class club services to it's residents. Club Utopia will ensure the residents get professional services from the day they become a part of Pinnacle's community and thus it will be a never ending experience. The club would work on the close mindset of all the residents assuring them experience of an unparalleled lifestyle.

Club Utopia bestows an experience with numerous amenities to satiate desires. FS Realty's thought behind the tie up with Club Utopia is to provide the residents of all the FS Realty's projects with classiest club services, bringing every conceivable comfort to rejuvenate body, mind and soul.



CLUB UTOPIA

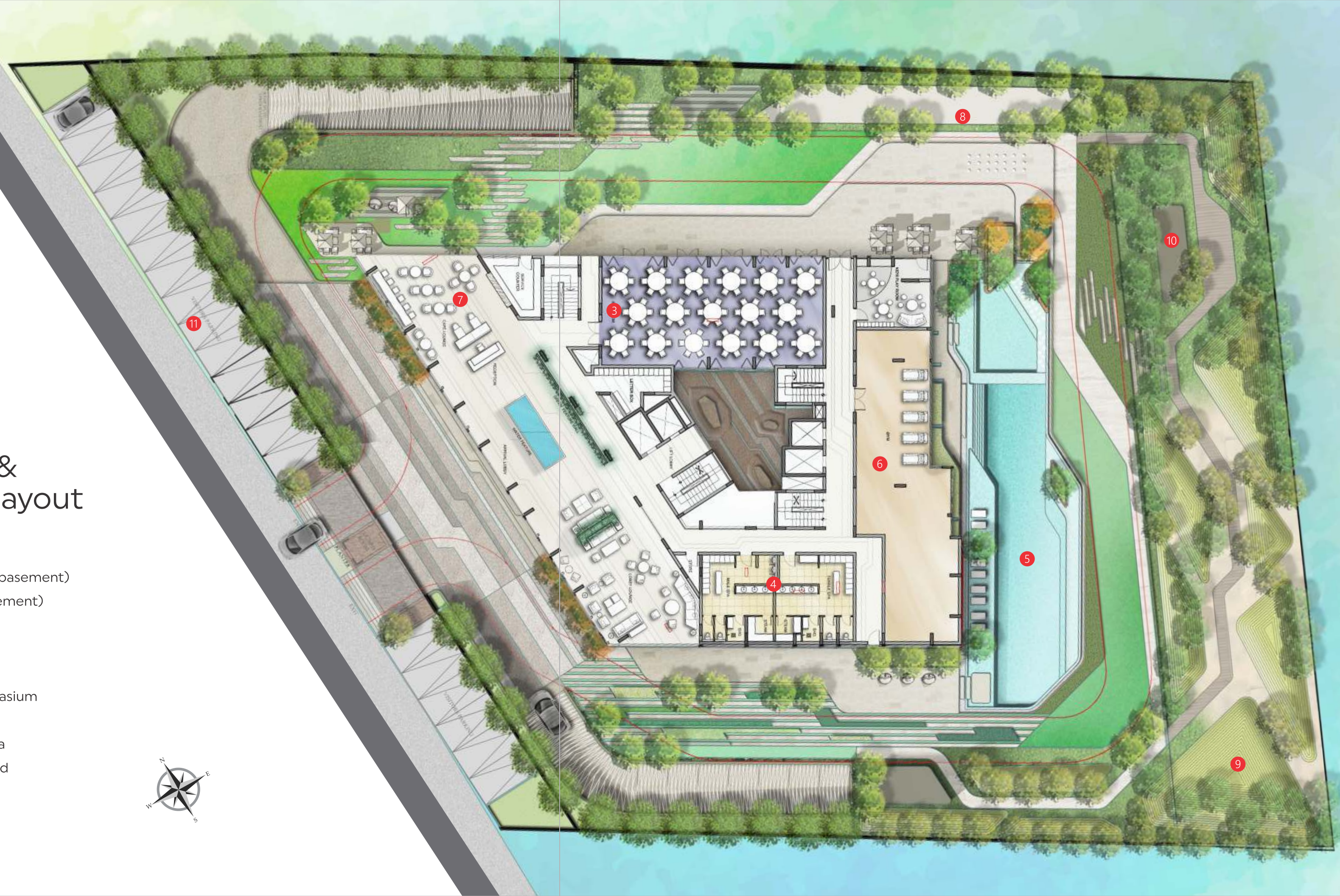
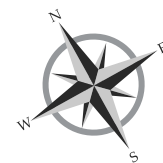




# clubhouse & landscape layout

(ground floor)

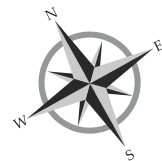
- 1 Badminton Court (in basement)
- 2 Squash Court (in basement)
- 3 Ball Room
- 4 Spa
- 5 Swimming Pool
- 6 Well Equipped Gymnasium
- 7 Café Lounge
- 8 Out Door Games Area
- 9 Landscaped Courtyard
- 10 Children's Play Area
- 11 Visitors' Parking





# clubhouse & landscape layout (first floor)

- 1 Music Room
- 2 Dance Room
- 3 Theatre Room
- 4 Library Lounge
- 5 Tuition Rooms
- 6 Indoor Games Area





# 7 flexible unit types for different families & budgets

## basic

### 3BHK

Area: 1586 sq. ft. to 1692 sq. ft.  
Apt for young families with small kids.

## premium

### 3BHK + Utility / Store

Area: 1783 sq. ft. to 2067 sq.ft.  
Apt for small families with domestic help.

### 4BHK + Utility / Store

Area: 2538 sq.ft. to 2558 sq.ft.  
Apt for large families with frequent visiting guests.

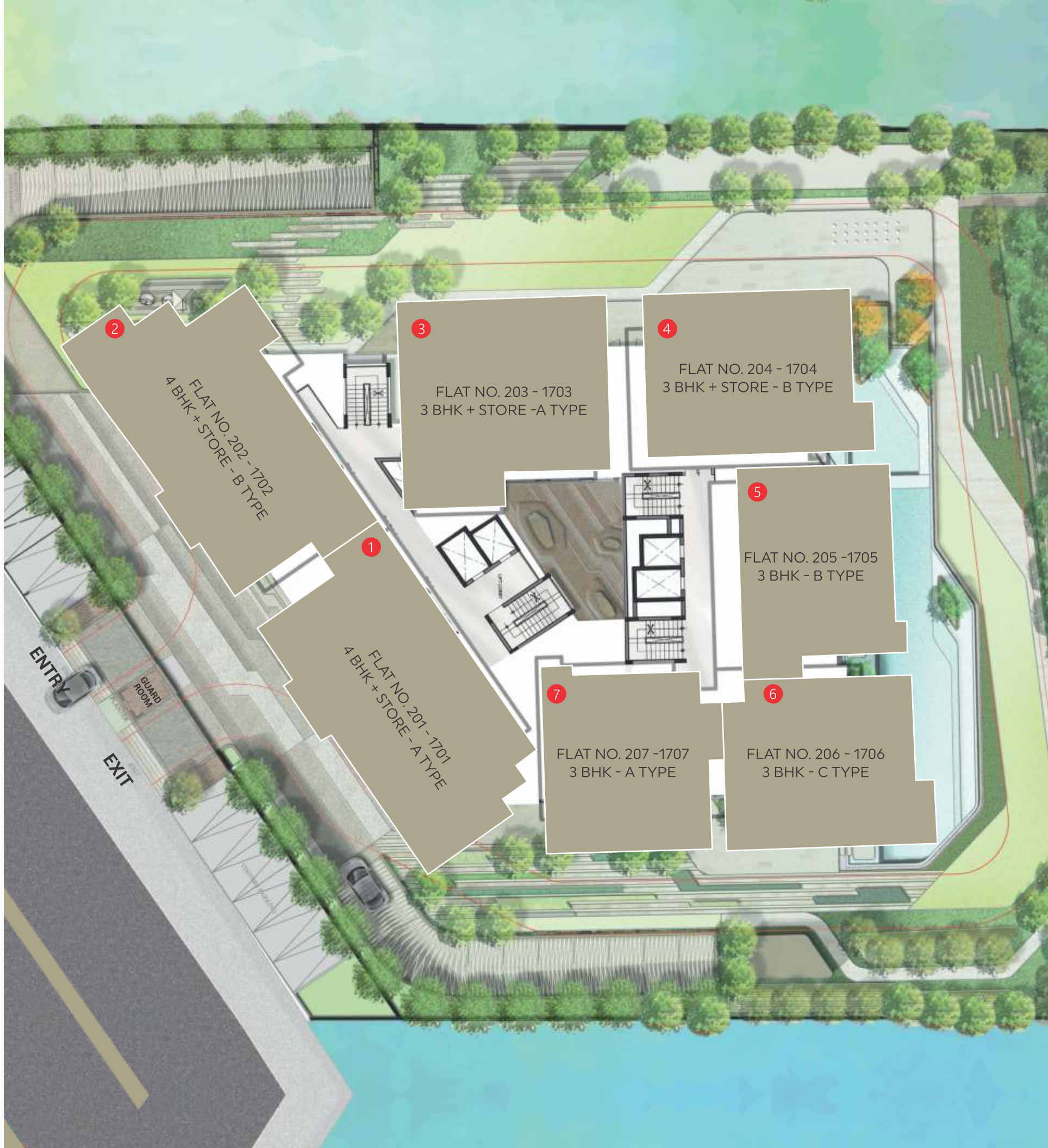
## luxury

### 3BHK + Patio + Utility / Store +

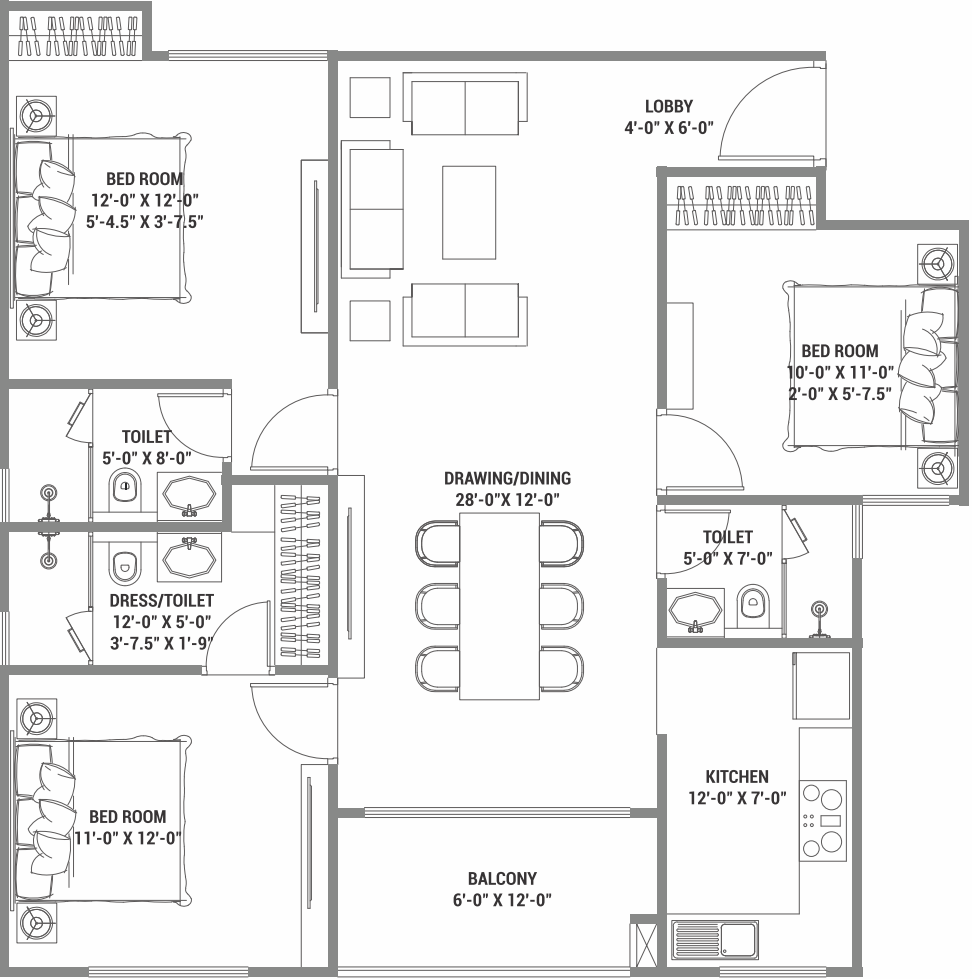
Home theatre (Convertible to 4BHK)  
Area: 2538 sq. ft.  
Apt for small families with big budgets.

### 3BHK + Patio + Study

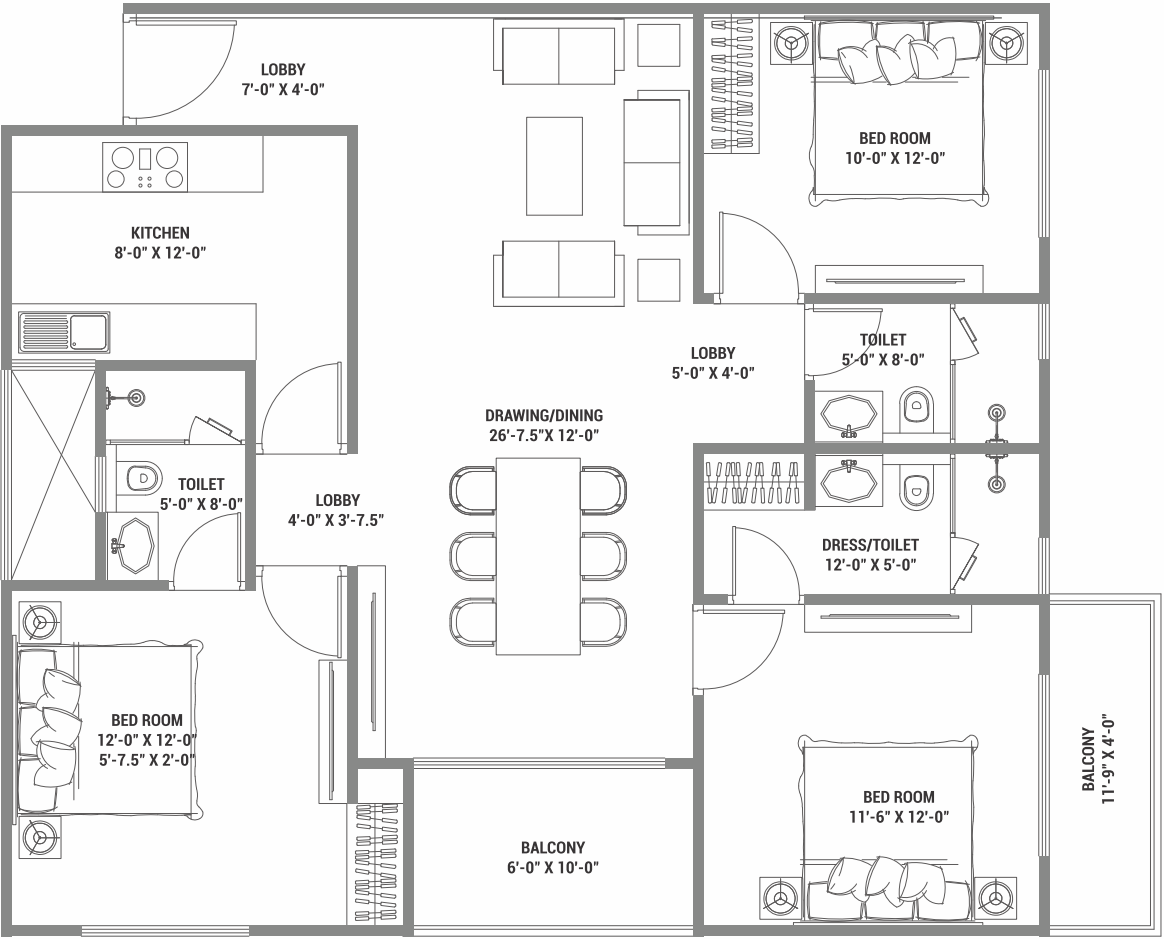
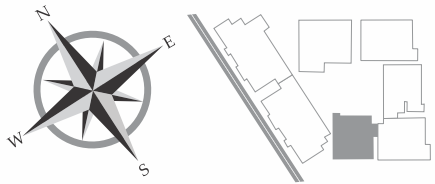
Area: 1783 sq. ft.  
Apt for families with teenage children.



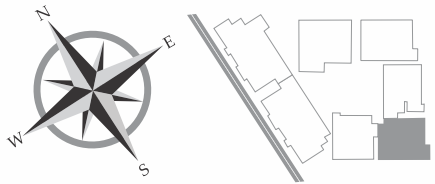




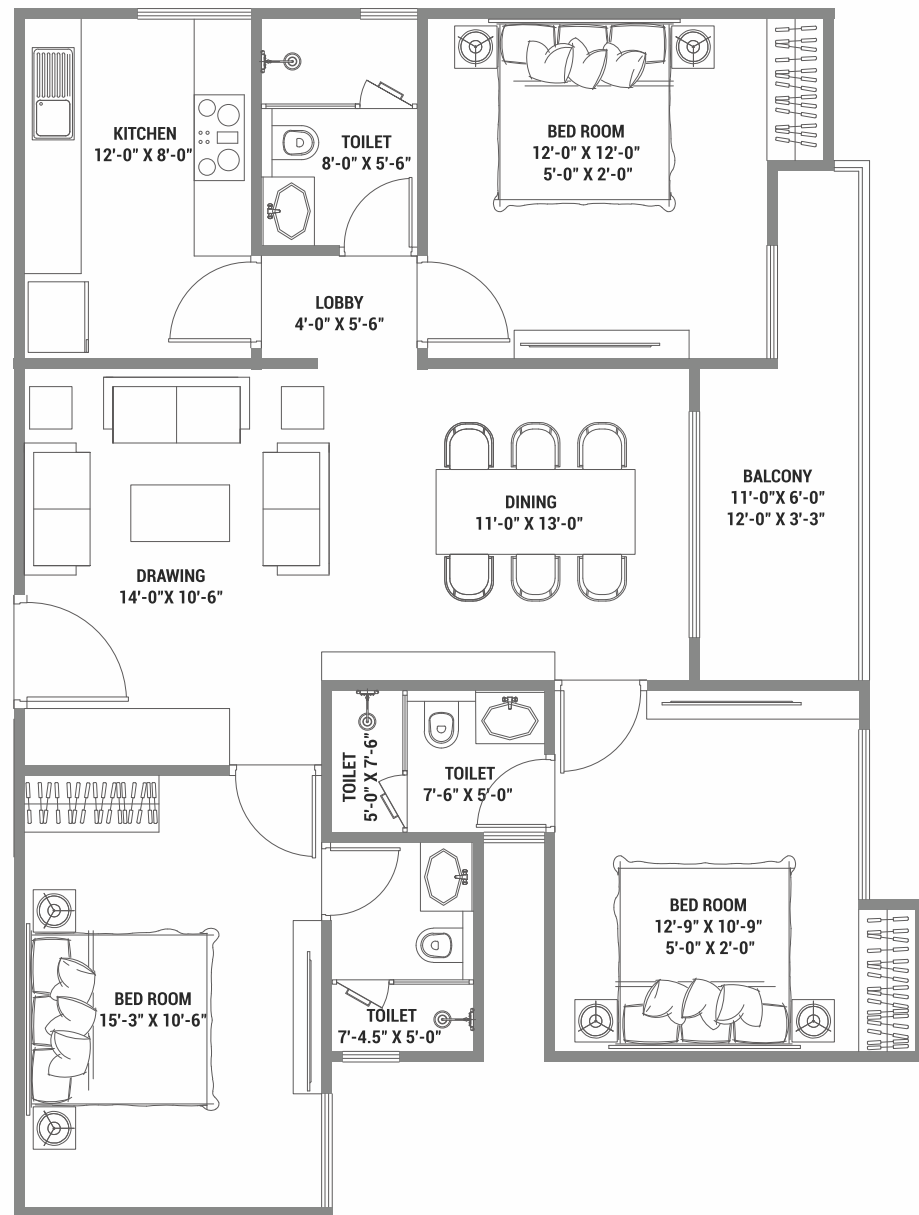
**3 BHK - A TYPE | FLAT NO. 207-1707**  
CARPET AREA 1044 SQ.FT. | B.U.A. 1176 SQ.FT. | S.B.U.A. 1588 SQ.FT.



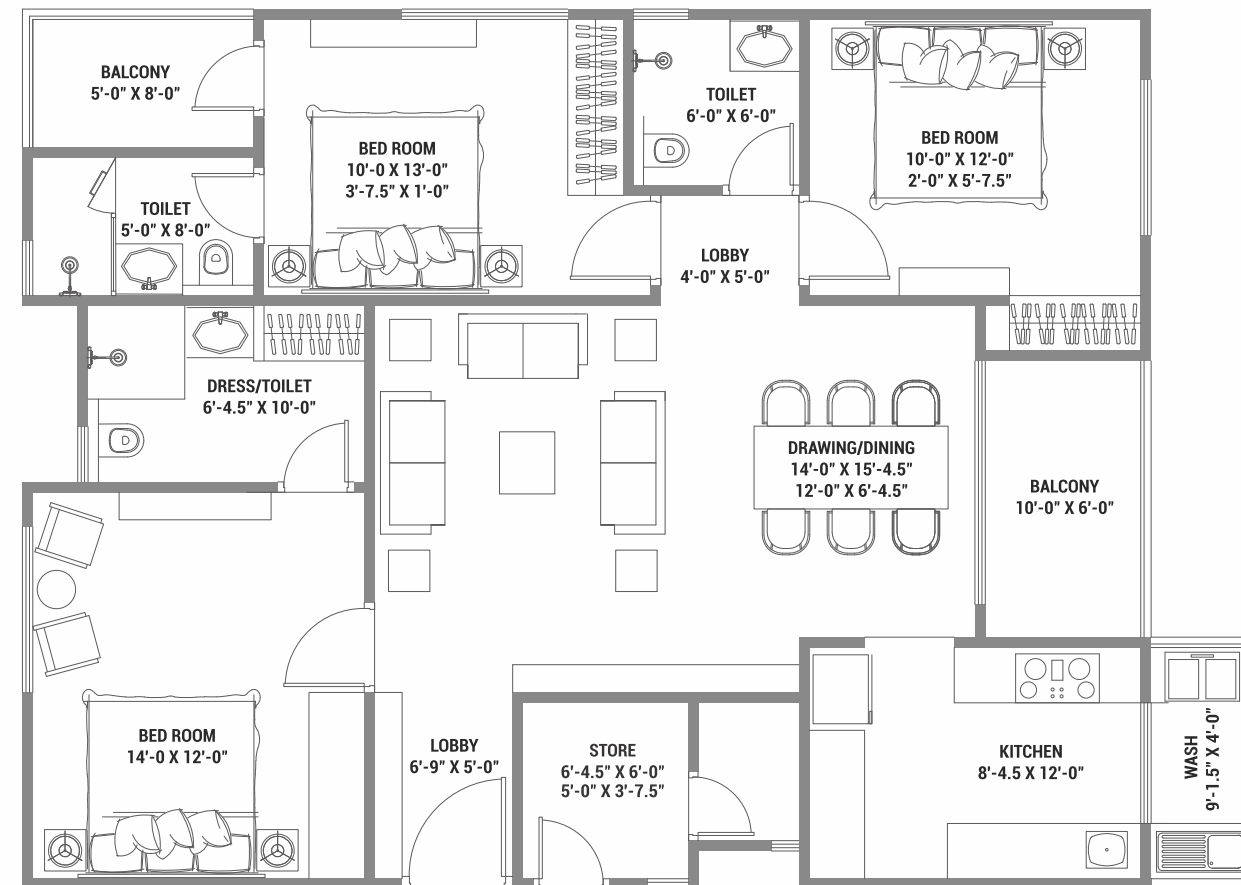
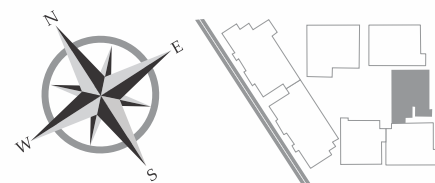
**3 BHK - C TYPE | FLAT NO. 206-1706**  
CARPET AREA 1083 SQ.FT. | B.U.A. 1253 SQ.FT. | S.B.U.A. 1692 SQ.FT.



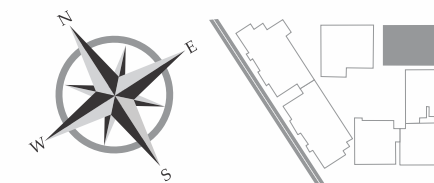




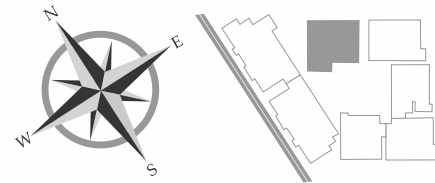
**3 BHK - B TYPE | FLAT NO. 205-1705**  
CARPET AREA 1018 SQ.FT. | B.U.A. 1175 SQ.FT. | S.B.U.A. 1586 SQ.FT.



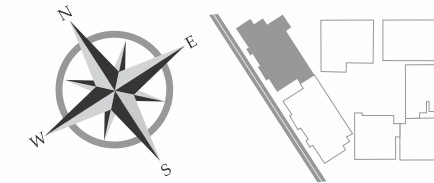
**3 BHK + UTILITY / STORE - B TYPE | FLAT NO. 204-1704**  
CARPET AREA 1116 SQ.FT. | B.U.A. 1321 SQ.FT. | S.B.U.A. 1783 SQ.FT.





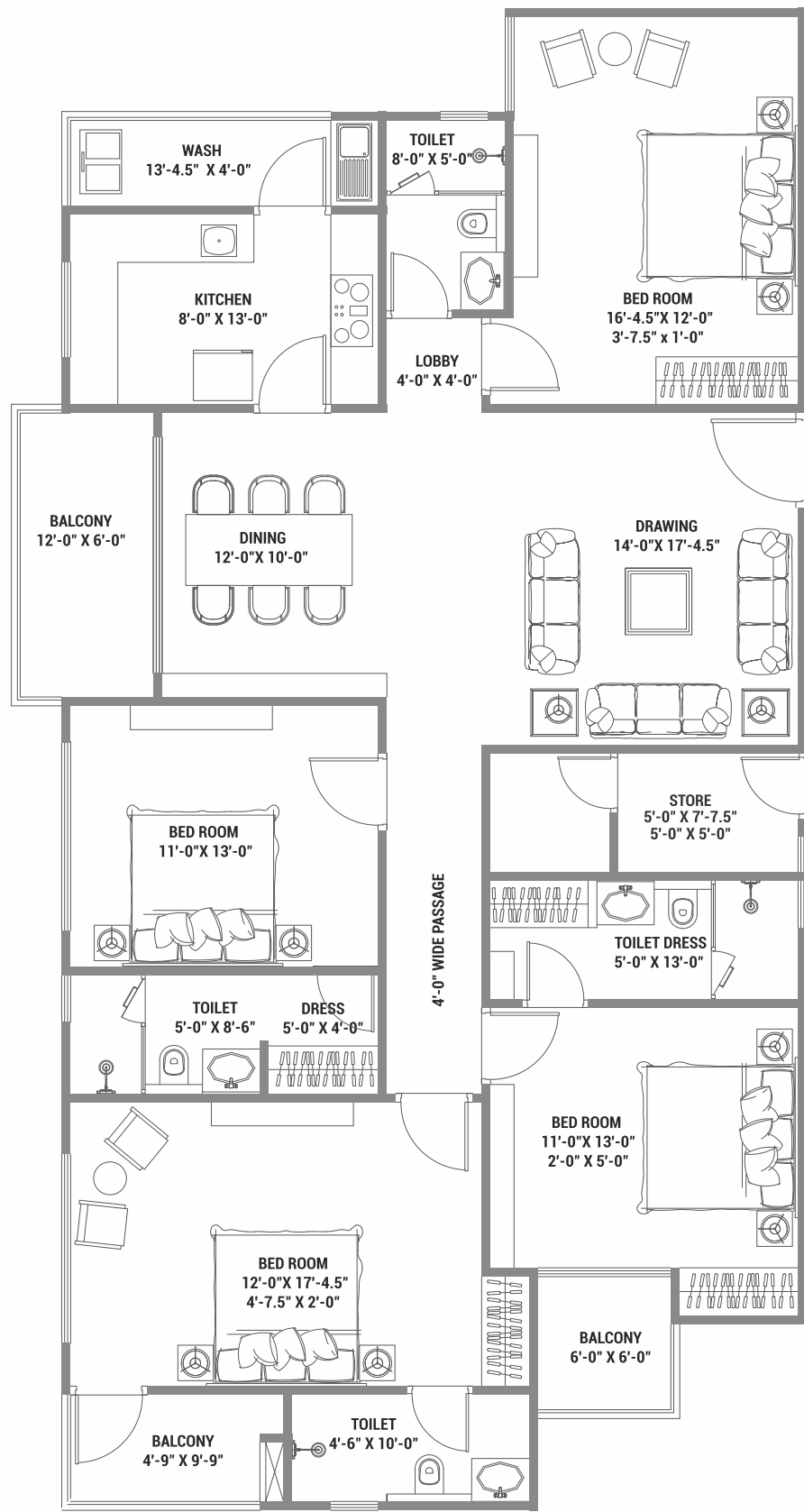


CARPET AREA 1285 SQ.FT. | B.U.A. 1531 SQ.FT. | S.B.U.A. 2067 SQ.FT.

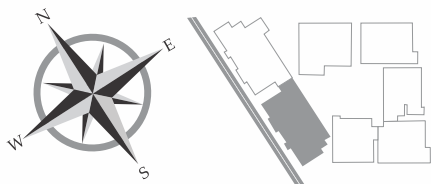


CARPET AREA 1564 SQ.FT. | B.U.A. 1895 SQ.FT. | S.B.U.A. 2558 SQ.FT.





**4 BHK + UTILITY/STORE - A TYPE | FLAT NO. 201-1701**  
CARPET AREA 1589 SQ.FT. | B.U.A. 1880 SQ.FT. | S.B.U.A. 2538 SQ.FT.



# specifications

## DRAWING/DINING

- Large size tile flooring
- Designer door shutter with door frame at main entrance or equivalent
- Euro profile aluminum windows with two track system
- Acrylic emulsion paint on all internal wall & ceiling
- High-end electrical switches

## KITCHEN

- Modular kitchen
- Anti - skid tiles for flooring
- Acrylic emulsion paint in left over areas
- Euro profile aluminum windows with two track system
- Granite counter top
- Premium modular switches
- Gas pipe line and gas detector
- Provision for geyser, exhaust fan & R.O. Unit
- Washing machine point in utility area

## HOME AUTOMATION

- All major functional control in living area
- Video door phone
- Panic button in the kitchen / master bedroom
- Lighting automation in living & master bedroom area

## OTHERS AMENITIES

- |  |  |  |
|--|--|--|
| • Rain water harvesting system & recharging of tube well water | • Fire fighting & hybrid fire alarm system | • Mechanical exhaust system for basement |
| • Sewerage treatment plant                                     | • Fire escape staircase                    | • Water supply                           |
| • Power backup   | • 24 hour 3 tier security                  | • Electrification                        |
|  | • Gas bank & gas pipe line                 | (transformer solar energy etc.)          |

## BEDROOMS

- Large size tile flooring
- Veneered / laminated flush door with door frame
- Euro profile aluminum windows with two track system
- Acrylic emulsion paint on all internal wall & ceiling
- High-end electrical switches

## WASH ROOM

- Anti - skid tiles for flooring
- Veneered / laminated flush door with door frame or equivalent
- Counter basin with granite top
- Separate wet area with glass partition
- Provision for geyser, exhaust fan
- C.P. fittings of international brand
- Sanitary ware of international brand
- Grid false ceiling

## BALCONY & TERRACES

- Anti - skid tiles for flooring
- Glass railing with S.S. Handrail



## foundation of pinnacle

**BUILT ON OUR LAND**  
Pinnacle is being built on JDA auctioned land & thus ensures timely delivery and adherence to laws.

**APPROVED BY AUTHORITIES**  
Pinnacle is completely approved by all the concerned local authorities.

**COMMITMENT OF TIME**  
We believe in dates and deadlines as they fuel our goals. We understand what a home means to you.

**TRANSPARENT DEALING**  
At FS Realty we ensure that you get what you pay for, be it the quality or space.

**RESPONSIBLE DEVELOPMENT**  
FS Realty believes in connecting with nature and that's why our projects are certified by IGBC.



"Where dreams are weaved for humanity and ideas harvested into reality"  
With wide arms and open hearts, welcome First Stone, a leading asset management entity driven by novel and inventive magnificence. Accompanied by passion and devotion, First Stone delivers dreams turned into reality. It seeks to accompany our today with a brighter tomorrow by enhancing the lives of people and putting together quality into their life and living standard on an everyday basis. Aiming to develop a world on the grounds of humanity, First Stone at every step desires to uplift the society by contributing assets that can improve and add value to human life. Building a better future needs foresight, a good intent and a lot many resources. FS envisions transforming lives and is headed closer to achieving all its goals through its diverse pillars of strength. First Stone has five ancillaries under its umbrella namely FS Realty, Suvaas, MIS, FS Foundation and Club Utopia.



A core part of the First Stone body, FS Realty is regarded as the pivot of all endeavors. With a consumer centric approach, FS Realty foresees a future that not only meets a consumer's need, but also delivers exceptional quality that makes a consumer's life enriched with service excellence and sheer happiness for a lifetime. FS Realty has 4.5 million sq.ft. under construction at various on-going projects.

### Projects of FS Realty at a glance

