

Own a home  
in a pulsating  
neighbourhood.

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FOR SALE- 3, PANCHSHEEL MARG, CHANAKYAPURI



# Prestigious Address

Along Panchsheel Marg lies this charismatic independent bungalow, savouring the harmony of nature. The most prominent address in the capital, the diplomatic enclave, is characterized by its unique charm and lifestyle and illustrious neighbourhood. Surrounded with picturesque architectural echoes from across the world with luxuriant lush greenery, this colony is nestled amidst the distinguished diplomatic missions and embassies.

In the middle of the city, wrapped in the timeless beauty and beyond the lush green carpet of South Delhi is this bungalow, ready to take you to a different world all together.

It isn't easy to find something that can match its magnificence that sometimes reminds you of a chocolate box bursting with unexpected flavours.

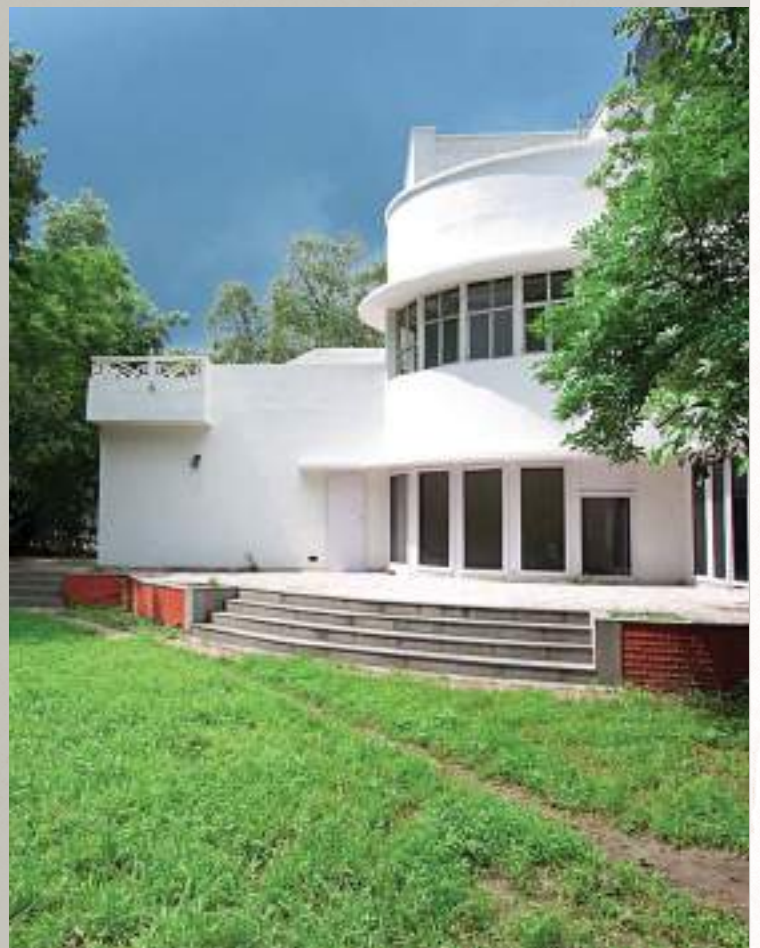
As one of city's safest and quietest places, here you'll find an exhilarating mix of elegance and sobriety with an undeniable touch of romance and magic. Ideally placed for an impressive lifestyle, the property's charm is exhilarating. An unmistakable appeal of this location is its favourable infrastructure, clean wide roads and natural refreshing ambience.



# About the Property

Situated in south-central Delhi, a part of the prominent LBZ, this property is spread over 2222 sq. yards and enjoys the history and beauty of an ancient home, while being in close proximity to important business and leisure destinations within the city.

The house is split into two levels and frames the endless panoramic view of the garden on both sides. On the main level, a large sunny formal living and dining area opens out to the lawns creating an ideal space for entertaining. For times of peace and quiet, retreat to the solace of a separate library. The rest of the floor is occupied by a large guest bedroom with ensuite bathroom and powder room. On the first level, the main master suite offers a private paradise and two additional bedrooms with ensuite bathrooms. The house also boasts of a small wine cellar plus ample parking for friends and family.



# Highlights

- Located in South-Central Delhi, the property forms a part of the Lutyen Zone
- 2222 sq.yds. of prime property in the heart of the city
- Clear unencumbered title and freehold status, a rarity in the prestigious location
- Carmel Convent and Sanskriti School, both serving children of civil servants and high officials located in the vicinity. Also close to the American Embassy School and British School, prime choice for international dignitaries
- Number of hotels nearby, offering services to affluent visitors in Delhi. Some of these include the Taj Palace, Maurya Sheraton, Hotel Ashok, Claridges and Diplomat
- Primus and Apollo, the super speciality hospitals located in the neighbourhood

| Schools & Colleges    | Markets           | Embassies  | Hotels          | Clubs & Parks  |
|-----------------------|-------------------|------------|-----------------|----------------|
| American School       | Santushti Complex | USA        | Taj Place       | Delhi Gymkhana |
| British School        | Connaught place   | British    | Maurya Sheraton | Race Club      |
| Sanskriti school      |                   | Australian | Ashok           | Nehru Park     |
| Jesus & Marry College |                   | German     | Samrat          | Rose Garden    |
|                       |                   | Canada     |                 |                |



## Ground Floor

Lawn at the front & back



Formal Living &  
Dining Area  
Study-Spacious Bedroom  
Servant's Quarter



## First floor

Three large bedrooms  
Balcony



Roof  
**Second floor**



# Location Chanakyapuri

## Delhi City

A Gold investment which  
will always reap huge  
dividends in long run

From the cackle of its highly charged atmosphere to the luminous splendour of its sun-kissed buildings, Delhi is the young India wrapped in royal robes. There are only few places that pack the punch of its magnificence and exclusiveness that it offers to those who love it. As the country's preferred city for youngsters, Delhi has some of the finest educational institutes and internationally recognised working places. It is also the city that offers premium living conditions. Well connected through a network of wide roads and Metro, Delhi can be an amazing place to live life in luxury. With its outstanding natural beauty, it scores a way too high as compared to the other cosmopolitan cities in India.

When it comes to finding the ideal location for living, Chanakyapuri is the place that has it all. Well connected with the airport, markets, museums, restaurants, schools and other academic institutions, it is a completely different spot from the rest of the city.

Most of the foreign missions in Chanakyapuri are situated on Nyaya Marg, Shanti Path, Niti Marg, Satya Marg and Chandragupta Marg. Major residential areas in this location are Malcha Marg, Panchsheel Marg, Rajdoot Marg, Kautilya Marg and Dharam Marg. Reaching this excellent location is easy through the Ring Road that traverses immediately south of the neighbourhood and intersects with NH 8 on the border of Chanakyapuri and neighbouring Dhaula Kuan.





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