

Proposed specifications Valencia Towers- Phase 2

ALL BEDROOMS

- Flooring / Skirting: Wooden Laminated Flooring in Master Bed Room. Other Bed Rooms Vitrified tiles of minimum 600X600mm size
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Acrylic emulsion Paint

LIVING / DINING ROOM

- Flooring / Skirting: Superior quality vitrified tiles of minimum 600x600 mm size
- Wall Finishes: Acrylic emulsion on POP punning
- Ceiling: Acrylic emulsion Paint

TOILETS

- Flooring: Antiskid ceramic tiles (Marble on the Master Toilet)
- Wall Finishes: Ceramic wall tiles up to dado level (approx. 2400 mm)
- Ceiling Finishes: Gyproc class zero moisture resistant board False Ceiling finished with Acrylic emulsion
- Counter: Granite/Tiles/Marble
- Sanitary Ware: Premium quality range

KITCHEN

- Flooring / Skirting: Antiskid ceramic tiles
- Wall Finishes: Acrylic emulsion paint on walls (Dado over Kitchen Counter)
- Ceiling: Acrylic emulsion Paint with part false ceiling

DECKS & BALCONIES:

- Flooring / Skirting: Ceramic Wood Finish Tile flooring
- Wall Finishes: Exposed form finished concrete surface finished Exterior grade anti-fungus weather-shield smooth acrylic emulsion paint system
- Ceiling: Exposed form finished concrete surface finished Exterior grade anti-fungus weather-shield smooth acrylic emulsion paint system)

CP. FITTING AND ACCESSORIES

Grohe / Jaquar / Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation.

LIFT LOBBIES

TYPICAL FLOOR

- Flooring: Double charged vitrified tile
- Wall Finishes: plaster with lift fascia granite dado & Acrylic emulsion Paint
- Ceiling: Gypsum false ceiling with Acrylic Emulsion Paint.
- Skirting/dado: vitrified /granite border

PODIUM FLOOR, ENTRANCE LOBBY & AT STILT FLOOR

- Flooring: Imported marble.
- Wall Finishes: Imported marble & Acrylic Emulsion Paint.
- Ceiling: Gypsum false ceiling with Acrylic Emulsion Paint.
- Skirting/dado: imported marble.

STAIRCASES

- Flooring: Imported marble in staircase from basement to first floor
- Skirting/dado: Granite /Kotah with Vitrified Riser.
- Wall Finishes: Fair Finish Form concrete with Acrylic Emulsion Paint.
- Ceiling: Fair Finish Form concrete with Acrylic Emulsion Paint.
- Railing: Painted MS railing

LIFTS

Centre opening passengers lift 3 Nos. & 1 service lift.
Shuttle Lifts Serving from Ground to Basements

DOORS

- Main Entrance Door: Flush Door with Veneer &PU Coated. 1hr Fire rated.
- Internal Doors:
- Hardware: Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel/brass hardware

WINDOWS AND EXTERNAL GLAZING

Powder coated aluminium frame or UPVC frame windows with clear DGU glass.

EXTERNAL WALL FINISH

Exterior grade paint from reputed makes and brands.

ELECTRICAL WIRING AND INSTALLATIONS

- Fixtures & Fittings: ISI mark switches / sockets, distribution boxes and circuit breakers from standard makes and brands
- Wiring: ISI mark concealed conduits with copper wire
- Plumbing: ISI mark CPVC water supply pipes with standard valves / accessories and SWR pipes for drainage and rain water.
- Security System for Project: CCTV and electronic surveillance would be provided, Internal communication system.

PARKING & EV CHARGING

Apartments with four and three bedrooms are each given three and two parking spaces respectively, with three basements.

Provision for EV Charging (One per Apartment)

Club Amenity:

Multipurpose Hall, Swimming pool, Jacuzzi, Kids, Pool, Change rooms, Gymnasium, Spa, Beauty Salon, Indoor Games, (Facilities are indicative only, subject to change).

Note: The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the company.