

Specifications

Living/ Dining/ Passage/ Lobby

Floor	Polished Italian/Indian Marble
Walls	Acrylic emulsion paint on Birla/JK wall putty punning
Ceiling	Acrylic Emulsion paint with POP cornices with limited false ceilings.

Bedrooms

Flooring Master Bed	Laminated Wooden Flooring
Flooring Bedroom	Double Charged Nano Polished Vitrified Tiles.
Walls	Acrylic emulsion paint on Birla/JK wall putty punning
Ceiling	Acrylic Emulsion paint with POP cornices

Kitchen

Walls	Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area
Floor	Anti Skid Vitrified Tiles.
Ceiling	Acrylic Emulsion paint with POP Cornices.
Counter	Granite Working Top.
Fittings / Fixtures	CP fittings with CPVC/PPR pipes and Double bowl SS Sink.
Kitchen Appliances	<i>Fully equipped Modular Kitchen with 4 Burner Cooktop, Chimney, RO water filter system of a standard make.</i>

Balcony

Floor	Terrazzo Tiles/ Anti Skid Tiles Vitrified Tiles
Ceiling	Exterior paint
Railings	Combination of SS hardware with S.S Railings

Toilets

Walls	Combination of Tiles upto door level and Acrylic Emulsion paint in the balance
Floor	Anti-skid Ceramic Tiles
Ceiling	Acrylic Emulsion paint
Fixtures / Accessories	Towel rail, Soap dish, glass shelves and Mirror of standard make.
Sanitary ware/ CP fittings	Single Lever CP fittings, Wash Basin & WC, Health Faucet/jet of Jaguar/ Hindware/ Cera / Parryware /Marc or equivalent brands
Plumbing	CPVC/PPR piping for hot and cold water supply inside the toilets & UPVC pipes for stacks
Fire Fighting System	Fire Fighting System as per NBC 2005 norms.

Structure

Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers

Doors

Internal Door	Painted Hardwood frame with Laminated flush door with Mortise Locks and Stainless Steel Hardware.
Main Entrance Door	Polished Hardwood Frame with Decorated Laminated Flush Door with Mortise Locks and Stainless Steel Hardware.
External Glazing's	
Windows / External glazing's	Energy Efficient, Sound insulating glass units with - tinted /reflective glass with powder coated UPVC ceiling height windows with MS Grills for Security.
External Elevation	Combination of Stone façade and weather proof External Paints
Electrical Fixtures/Fittings	Modular switches of Northwest/ Crabtree/Havells/Philips with copper wiring, and light fittings, fans in all Rooms, Balconies, etc and Geysers in Toilets.
Security System	Secured Gated Community with access Control at Entrances with internal Security system and EPABX systems for internal communication.
Staircases	
Floor	Granite with combination of SS and glass railings
Walls	Acrylic Emulsion paint

Salient Features

- **Maintenance Free for the first Year.**
- 5 Bedroom Spacious Luxury High End Finished Semi Furnished Villas.
- ADA Approved.
- Single Gated Entry along with security systems and access controls with EPABX.
- Intercom facility for extra security.
- 24/7 Security.
- Fire Fighting.
- Rain Water harvesting.
- More Than 50% open Area.
- Complete Equipped Modular Kitchen.
- Individual Water Borewell.
- Big UPVC Windows upto Ceiling Height.