

# SPECIFICATIONS AND USP'S

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- | 5 Bedroom + Servant (utility)
- | Basement + 3 Floors
- | Imported Marble
- | VRV / VRF Airconditioning
- | Private Elevator
- | Private Swimming Pool
- | Dedicated Car Parking
- | Terrace Garden
- | Imported Modular Kitchen With Hob & Chimney

# VILLA FINISHES SPECIFICATION

## LIVING ROOM/DINING ROOM/LOUNGE

|                 |   |   |
|-----------------|---|---|
| Floors          | : | Imported marble   |
| Walls           | : | POP punning with acrylic emulsion paint   |
| Ceiling         | : | POP punning with acrylic emulsion paint   |
| Doors           | : | Harwood door frames with veneered paneled door with melamine polish finish  |
| Windows/Glazing | : | UPVC windows  |
| Others          | : | VRV split air-conditioning  |
| Electrical      | : | Copper electrical wiring in concealed conduits, MCB, fiber-optics for telephone, internet, I.P., TV connection and premium modular switches |

## ALL BEDROOMS

|                 |   |   |
|-----------------|---|---|
| Floors          | : | Imported marble   |
| Walls           | : | POP punning with acrylic emulsion paint   |
| Ceiling         | : | POP punning with acrylic emulsion paint   |
| Doors           | : | Seasoned hardwood door frame with European style molded shutter   |
| Windows/Glazing | : | UPVC windows  |
| Others          | : | VRV split air-conditioning  |
| Electrical      | : | Copper electrical wiring in concealed conduits, MCB, fiber-optics for telephone, internet, I.P., TV connection and premium modular switches |

## KITCHEN

|                 |   |   |
|-----------------|---|---|
| Floors          | : | Imported marble   |
| Walls           | : | Tiles and acrylic emulsion paint                                |
| Ceiling         | : | POP punning with acrylic emulsion paint                         |
| Doors           | : | Seasoned hardwood door frame with European style molded shutter |
| Windows/Glazing | : | UPVC windows  |
| Others          | : | VRV split air-conditioning                                      |
| Electrical      | : | Copper electrical wiring in concealed conduits and MCB          |

## BALCONIES/TERRACE

|                 |   |  |
|-----------------|---|--|
| Floors          | : | Stone/Anti-skid tiles                                  |
| Walls           | : | Weather proof paint                                    |
| Ceiling         | : | Weather proof paint                                    |
| Doors           | : | UPVC Windows   |
| Windows/Glazing | : | UPVC windows   |
| Others          | : | N/A  |
| Electrical      | : | Copper electrical wiring in concealed conduits and MCB |

## MASTER TOILET

|        |   |  |
|--------|---|--|
| Floors | : | Imported marble                        |
| Walls  | : | Imported marble/Acrylic emulsion paint |

|                 |   |  |
|-----------------|---|--|
| Ceiling         | : | False ceiling with acrylic emulsion paint                        |
| Doors           | : | Seasoned hardwood door frame with European style molded shutter  |
| Windows/Glazing | : | UPVC windows   |
| Others          | : | Kohler/Equivalent quality chinaware, CP fittings, marble counter |
| Electrical      | : | Copper electrical wiring in concealed conduits and MCB           |

#### OTHER TOILETS

|                 |   |  |
|-----------------|---|--|
| Floors          | : | Imported Marble  |
| Walls           | : | Ceramic tiles/Acrylic emulsion paint                             |
| Ceiling         | : | False ceiling with acrylic emulsion paint                        |
| Doors           | : | Seasoned hardwood door frame with European style molded shutter  |
| Windows/Glazing | : | UPVC windows   |
| Others          | : | Kohler/Equivalent quality chinaware, CP fittings, marble counter |
| Electrical      | : | Copper electrical wiring in concealed conduits and MCB           |

#### SERVANT/UTILITY ROOM

|        |   |       |
|--------|---|-------|
| Floors | : | Tiles |
| Walls  | : | OBD   |

|                 |   |  |
|-----------------|---|--|
| Ceiling         | : | OBD  |
| Doors           | : | Hardwood frames with painted flush door                |
| Windows/Glazing | : | UPVC windows   |
| Others          | : | N/A  |
| Electrical      | : | Copper electrical wiring in concealed conduits and MCB |

#### SECURITY

Video door phone and CCTV security and surveillance at main entrance

#### FACILITIES

Club house with swimming pool, unisex gym, multi-purpose hall, coffee shop, kid's activity zone, Yoga/aerobics room, badminton courts and tennis courts

#### ADDITIONAL FACILITIES

Cupboards in all bedrooms with Hettich/Hafele/equivalent hardware, Smart home automation