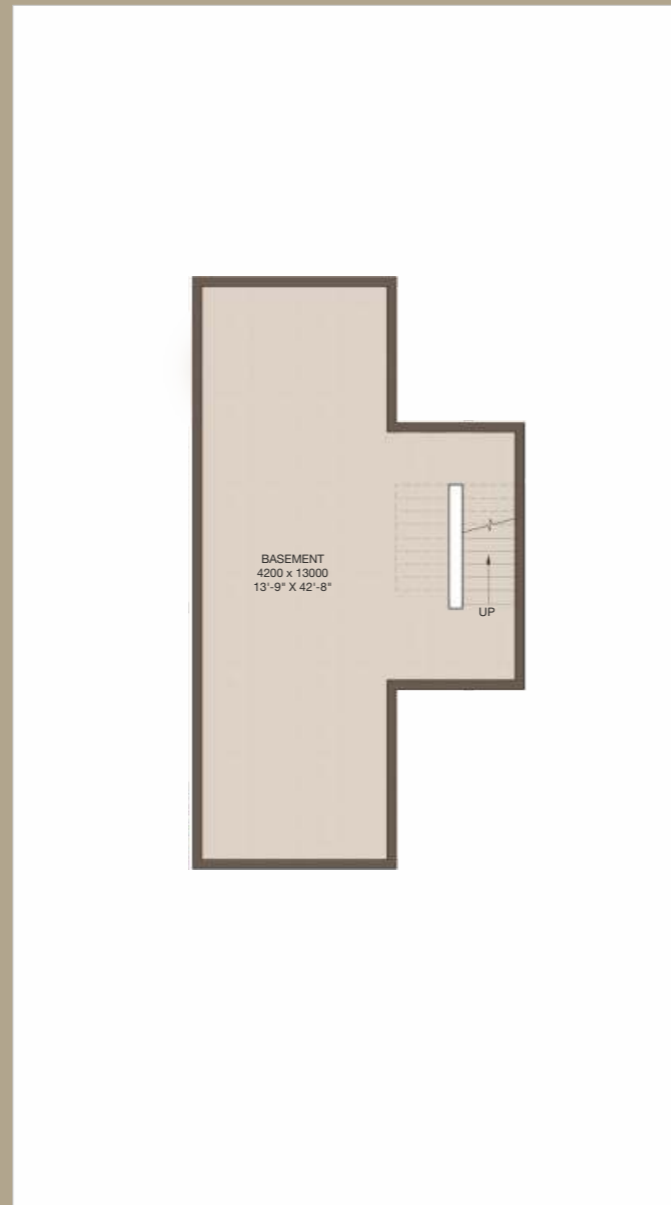


LOWER DUPLEX VILLA



GROUND FLOOR



BASEMENT

green ground floor living

Lower Duplex Villa:
Ground Floor and Basement
Saleable Built-up Area: 292 sq.mt. (3153.2 sq.ft.)

- | Luxurious 3 bedroom residences
- | Naturally-lit, expansive living & dining area overlooking private courtyard
- | 122 sq.mt. (1317 sq.ft.) of exclusive greens comprising of courtyard, front & rear lawns
- | Spacious kitchen with separate wet & dry areas
- | Domestic Help room with attached toilet on ground floor

UPPER DUPLEX VILLA



upscale upper level living

Upper Duplex Villa:
 First and Second Floor
 Saleable Built-up Area: 392 sq.mt. (4221.9 sq.ft.)

- | Generous size 4 bedroom residences
- | Double height living space opening into a private terrace
- | Spacious family lounge to serve as a separate entertainment zone
- | Domestic Help room with attached toilet on first floor
- | Provision of installing private elevator

specifications: 418 sq.mt. duplex villa

RCC FRAMED STRUCTURE WITH CONCRETE MASONRY WALLS DESIGNED WITH SEISMIC CONSIDERATIONS.

STONE CLADDING / TEXTURE PAINT ON EXTERIORS.

LARGE SIZE DOUBLE GLAZED WINDOWS WITH NATURAL / ENGINEERED STONE COPING ON WINDOW SILLS AND PARAPET.

FULLY FITTED VRF AIR-CONDITIONING.

24 HOUR POWER BACKUP.

PRESSURISED WATER SUPPLY SYSTEM.

PIPED GAS NETWORK PROVISION.

LIVING / DINING / FAMILY / PASSAGE

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

BEDROOMS

FLOORING	SUPERIOR QUALITY NATURAL / ENGINEERED STONE / TIMBER LAMINATED FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT

KITCHEN

FLOORING	SUPERIOR QUALITY VITRIFIED TILES
WALLS	SUPERIOR QUALITY CERAMIC WALL TILING FROM FLOOR TO CEILING
FITTINGS & FIXTURES	CHROMIUM PLATED FITTINGS, EXHAUST FAN & HOT WATER SUPPLY
UTILITY AREA	SUPERIOR QUALITY CERAMIC TILE FLOORING, SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING & GRANITE COUNTER WITH SINK

BALCONIES*

FLOORING	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING AND SKIRTING
PARAPET / RAILING	NATURAL / ENGINEERED STONE COPING / GLASS / SS

BATHROOMS / TOILETS

WALLS	NATURAL / ENGINEERED STONE WALL TILING IN MASTER BATHROOM & SUPERIOR QUALITY CERAMIC WALL TILING UPTO FALSE CEILING IN OTHER BATHROOMS
CEILING	FALSE CEILING / PLASTIC EMULSION PAINT
FLOORING	NATURAL / ENGINEERED STONE FLOORING IN MASTER BATHROOM & SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING IN OTHER BATHROOMS
COUNTER	NATURAL / ENGINEERED STONE
FIXTURES	WASH BASIN COUNTER-TOP, SHOWER PARTITION WITH PANEL IN ALL BATHROOMS
ACCESSORIES	EXHAUST FAN, TOWEL RAIL, TOILET PAPER HOLDER IN ALL TOILETS

DOORS & WINDOWS

MAIN DOOR	TIMBER FRAME, TIMBER ARCHITRAVE & SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES
BEDROOM DOORS	TIMBER FRAME, TIMBER ARCHITRAVE & SHUTTER DOORS WITH MASONITE SKIN ON BOTH SIDES
TOILET DOORS	SHUTTERS WITH OUTSIDE MASONITE & INSIDE LAMINATE TIMBER FRAME & ARCHITRAVE
EXTERNAL DOORS	SPECIALLY DESIGNED HEAVY-DUTY POWDER COATED ALUMINIUM EXTRUDED FRAMES
WINDOWS	HEAVY-DUTY POWDER COATED ALUMINIUM DOUBLE GLAZED WINDOWS & VENTILATORS

UTILITY ROOM

FLOORING	SUPERIOR QUALITY CERAMIC TILE FLOORING AND SKIRTING
WALLS & CEILING	PLASTIC EMULSION PAINT FOR WALLS AND CEILING
TOILET	SUPERIOR QUALITY ANTISKID CERAMIC TILE FLOORING & SUPERIOR QUALITY CERAMIC WALL TILING UP TO FALSE CEILING. STANDARD SANITARY WARE AND FITTINGS

BASEMENT*

FLOORING	SUPERIOR QUALITY VITRIFIED TILE FLOORING AND SKIRTING
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STAIRCASE

SUPERIOR QUALITY NATURAL / ENGINEERED STONE TREADS AND RISERS
GLASS WITH SS / WOODEN RAILING

TERRACE*

TERRACE WITH TILE FLOORING

SECURITY

VIDEO DOOR PHONE, SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCE. EACH UNIT LINKED TO MAIN SECURITY VIA INTERCOM

CAR PARKING

2 OPEN CAR PARKS FOR EACH UNIT

LANDSCAPE

DESIGNER LANDSCAPING

*As applicable to the unit.

Disclaimer: Marble/ granite being natural materials have inherent characteristics of color and grain variations. Utility/ S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances are tentative and liable to change at the sole discretion of the Company. Applicant/ Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services.