

AVINEA

THE NEXT INSPIRED LUXURY

HADAPSAR

PROJECT HALLMARKS

10.5 ACRE GATED
ESTATE FEATURING 7
MAJESTIC TOWERS.

4-STAR DOUBLE-HEIGHT
ENTRANCE LOBBY FOR
STATELY ARRIVALS.

NESTLED IN PUNE'S
MOST COVETED
CORRIDOR OF
HADAPSAR.

55+ CURATED
EXPERIENCES AT THE
GROUND AND PODIUM
LEVEL.

2, 3 & 4 BED
VASTU-FRIENDLY,
WELL-LIT AND
VENTILATED HOMES.

A VIBRANT
NEIGHBOURHOOD WITH
WORLD-CLASS
SCHOOLS, MALLS AND
HOSPITALS.

EXPANSIVE
RESIDENCES WITH
STUNNING VIEWS.





HADAPSAR

ALTAIR T7
(2 & 3 BHKS)
FUTURE
DEVELOPMENT

AVANA T6
(3 BHKS)
FUTURE
DEVELOPMENT

ARIANA T5
(3 BHKS)
FUTURE
DEVELOPMENT

AMORE T4
(2 & 3 BHKS)
PHASE 1

ALTUS T3
(3 BHKS)
PHASE 1

AVANTE T2
(3 & 4 BHKS)
FUTURE
DEVELOPMENT

AVALON T1
(3 & 4 BHKS)
FUTURE
DEVELOPMENT





THE NEXURY OF DEBUT

THE MAJESTIC GATEWAY

THE NEXURY OF ARRIVALS

GRAND 4-STAR LOBBY
TO WELCOME YOU EVERY DAY.



MASTER LAYOUT



THE NEXURY OF 2 LEVEL EXPERIENCES

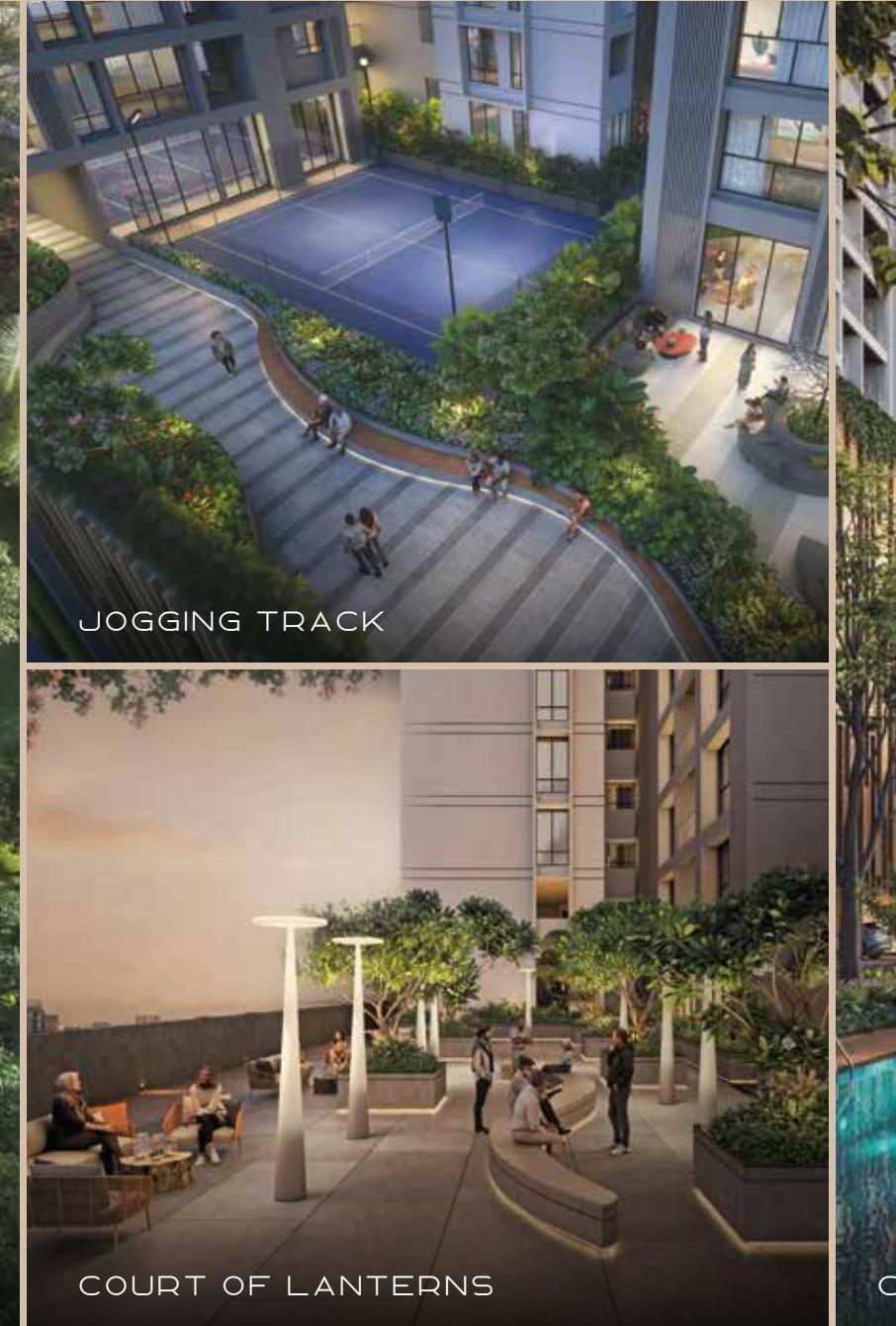
- 1. ENTRY PLAZA-NORTH
- 2. ENTRY PALZA-WEST
- 3. CLUBHOUSE-CASTLE
- 4. CLUBHOUSE-CITADEL
- 5. BANQUET-MANOR
- 6. YOGA HALL
- 7. ZUMBA HALL
- 8. SWIMMING POOL WITH JACUZZI (25 X 9M)
- 9. MULTI-PURPOSE COURT
- 10. PARTY LAWN WITH STAGE
- 11. COMMUNITY CENTRE
- 12. SWIMMING POOL
- 13. HEATED SWIMMING POOL
- 14. SWING COURT
- 15. HAMMOCK PARK
- 16. STAR GAZING DECK
- 17. GYM 1
- 18. INDOOR GAMES ROOM
- 19. READING COURT
- 20. MUSIC ROOM
- 21. PADDLE BALL COURT
- 22. LIBRARY
- 23. CO-WORKING SPACE
- 24. MINI GOLF
- 25. KID'S PLAY PARK
- 26. CRECHE
- 27. DANCE STUDIO
- 28. CO-WORKING SPACE
- 29. OXYGEN PARK
- 30. CROSS FIT TRAINING
- 31. ADVENTURE PLAY PARK
- 32. JUNIOR FOOTBALL
- 33. BOX CRICKET
- 34. SKATING RINK
- 35. BADMINTON COURTS
- 36. BARBECUE DECK
- 37. DINE & CAFE
- 38. MOVIE THEATRE
- 39. SENIOR CITIZEN LOUNGE
- 40. COURT OF LANTERN
- 41. SPA
- 42. GUEST SUITES
- 43. PARTY LAWN
- 44. EAST GATE
- 45. PET PARK
- 46. JOGGING TRACK
- 47. SEATING ALCOVES
- 48. CHIT CHAT CORNER
- 49. OXYGEN PARK
- 50. EXERCISE STATION
- 51. PLAY FOUNTAIN
- 52. VISITOR'S CAR PARK
- 53. TEENAGER'S CORNER
- 54. OUTDOOR SEATING
- 55. GYM 2
- 56. VIEWING DECK
- 57. CRICKET PITCH

● GROUND LEVEL

● PODIUM LEVEL



BADMINTON COURTS, BOX CRICKET & SKATING RINK



JOGGING TRACK



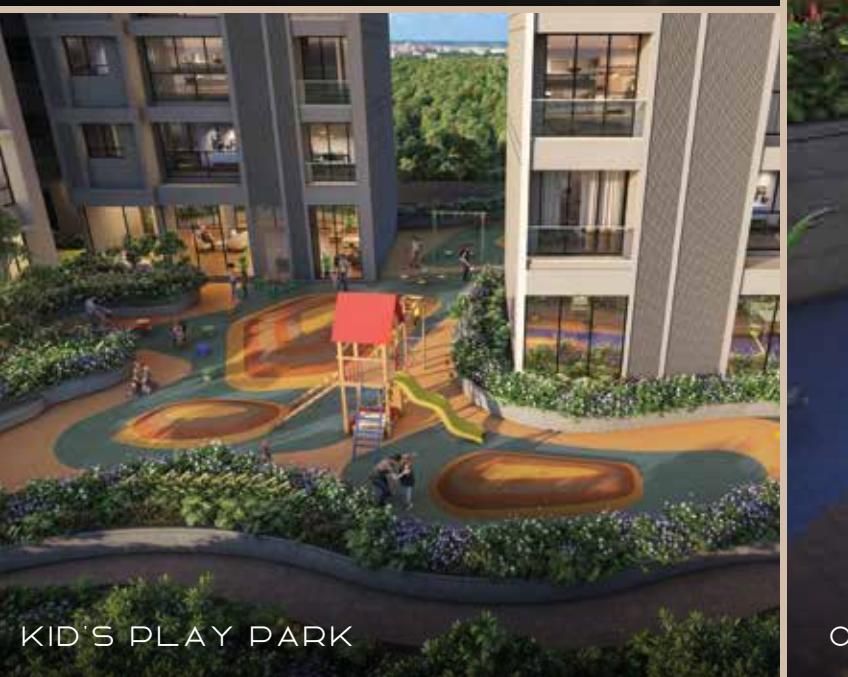
CLUB CITADEL



SWIMMING POOL



GRAND ENTRY PLAZA



KID'S PLAY PARK



OXYGEN PARK WITH EXERCISE STATION



SPECIFICATION

INTERNAL FINISH

600 x 1200MM VITRIFIED TILES FOR FLOORING- AGL/EQUIVALENT)
ANTI-SKID FLOOR TILES FOR BALCONIES/TERRACES
GYPSUM FINISH FOR WALLS AND CEILING
OBD PAINT FINISH FOR WALL [ASIAN/NEROLAC/OR EQUIVALENT
BUILDING INTERNAL FLOOR LOBBY WALLS - TEXTURE PAINT

KITCHEN

AGLOR EQUIVALENT FULL BODY SLAB FOR KITCHEN PLATFORM WITH S.S. SINK
TILES FOR KITCHEN DADO UPTO 2 FEET
PROVISION FOR WASHING MACHINE IN DRY TERRACE
GAS LEAK DETECTOR [FOR MNGL]
GAS PIPELINE [MNGL]

DOORS / WINDOWS

BOTH SIDE LAMINATED FLUSH DOOR
POWDER COATED ALUMINUM SLIDING WINDOWS/SLIDING DOOR WITH MOSQUITO NET.
MARBLE / GRANITE/ FULL BODY TILE SILL.
VIDEO DOOR PHONE.
BIOMETRIC LOCK

ELECTRICAL

LEGRAND OR EQUIVALENT SWITCHBOARDS.
AC PROVISION IN ALL ROOMS WITH OUTDOOR LEDGE
PROVISION FOR AUTOMATION [LIMITED POINTS]
POLY CAB OR EQUIVALENT CABLES FOR ELECTRICAL WIRING
INVERTER PROVISION INTERNET PROVISION

BATHROOM

600X 1200MM DADO TILES AND 600 X 600 FLOORING[AGL/EQUIVALENT]
KOHLER/OR EQUIVALENT BATHROOM FITTINGS
SOLAR WATER SUPPLY ONLY MASTER BEDROOM

COMMON AREA

4 TIER SECURITY- MAIN GATE, LOBBY GATE, CCTV IN COMMON AREAS, BIOMETRIC LOCKS.
FIREFIGHTING WATER SPRINKLERS, SMOKE DETECTORS AND FIRE ALARM SYSTEMS IN FLAT
AND COMMON AREAS AS PER NORMS.
DESIGNATED SOCIETY OFFICE
SEWAGE TREATMENT PLANT
GARBAGE CHUTE
COMMON PARKING FOR GUEST
DG BACKUP FOR COMMON AREAS .
ELEGANT FINISH LOBBY WITH RECEPTION
4 ELEVATORS PER TOWER

2 BHK



3 BHK

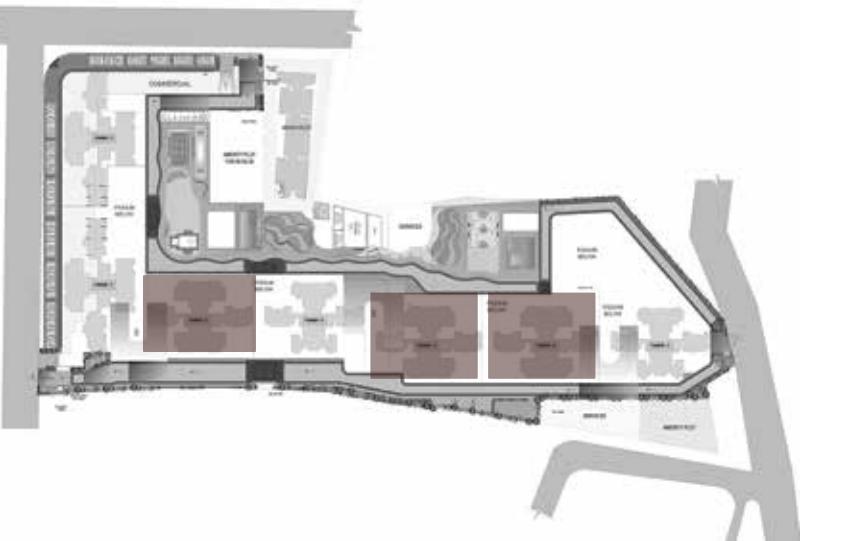


3 BHK



TOWER 3, 5 & 6

TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3, 5 & 6							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
202	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
203	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72
204	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
205	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
206	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62
TOTAL SALEABLE AREA		10328.99					



There can be a variance of +/-3% in the carpet area due to design and construction variances.

UNIT 201

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3						
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET
		SQ.M	SQ.FT	SQ.M	SQ.FT	
201	3BHK	107.07	1152.50	6.91	74.38	113.98 1226.88

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 202

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3						
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET
		SQ.M	SQ.FT	SQ.M	SQ.FT	
202	3BHK	107.07	1152.50	6.91	74.38	113.98 1226.88

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 204

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3						
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET
		SQ.M	SQ.FT	SQ.M	SQ.FT	
204	3BHK	107.07	1152.50	6.91	74.38	113.98 1226.88

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 205

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3						
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET
		SQ.M	SQ.FT	SQ.M	SQ.FT	
205	3BHK	107.07	1152.50	6.91	74.38	113.98 1226.88

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 203

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
203	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 206

TYPICAL FLOOR PLAN
3 BHK LAYOUT



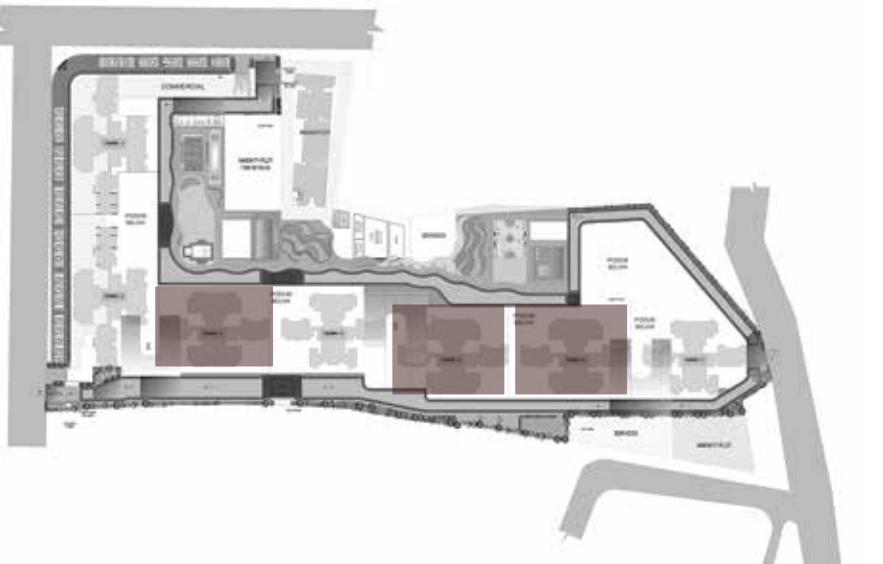
SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
206	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62

There can be a variance of +/-3% in the carpet area due to design and construction variances.



TOWER 3, 5 & 6

REFUGE FLOOR PLAN



SALEABLE AREA STATEMENT REGUE FLOOR FOR TOWER - 3, 5 & 6							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
102	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
103	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72
105	4BHK	153.78	1655.29	11.63	125.19	165.41	1780.47
106	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62
TOTAL SALEABLE AREA		9386.39					



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 105

REFUGE FLOOR PLAN
4 BHK LAYOUT



SALEABLE AREA STATEMENT REGUGE FLOOR FOR TOWER - 3							
FLAT NO. 105	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT		
4BHK		153.78	1655.29	11.63	125.19	165.41	1780.47



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 01

COUPLER FLOOR PLAN
6.5 BHK LAYOUT



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 3, 5 & 6							
FLAT NO. 01	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT		
	5BHK	214.70	2311.03	14.02	150.91	228.72	2461.94



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 03

COUPLET FLOOR PLAN
6.5 BHK LAYOUT



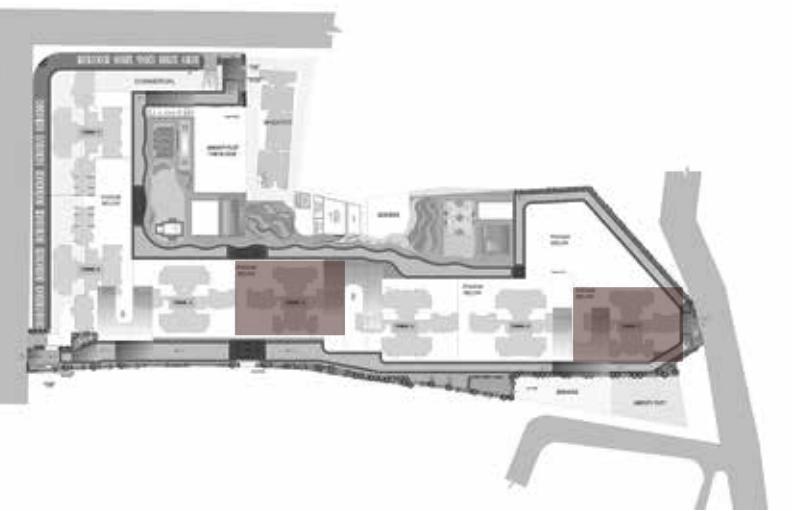
SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 3, 5 & 6						
FLAT NO. 03	TYPE 5BHK	CARPET		OPEN BAL		TOTAL CARPET 2505.86
		SQ.M	SQ.FT	SQ.M	SQ.FT	
		218.78	2354.95	14.02	150.91	232.80



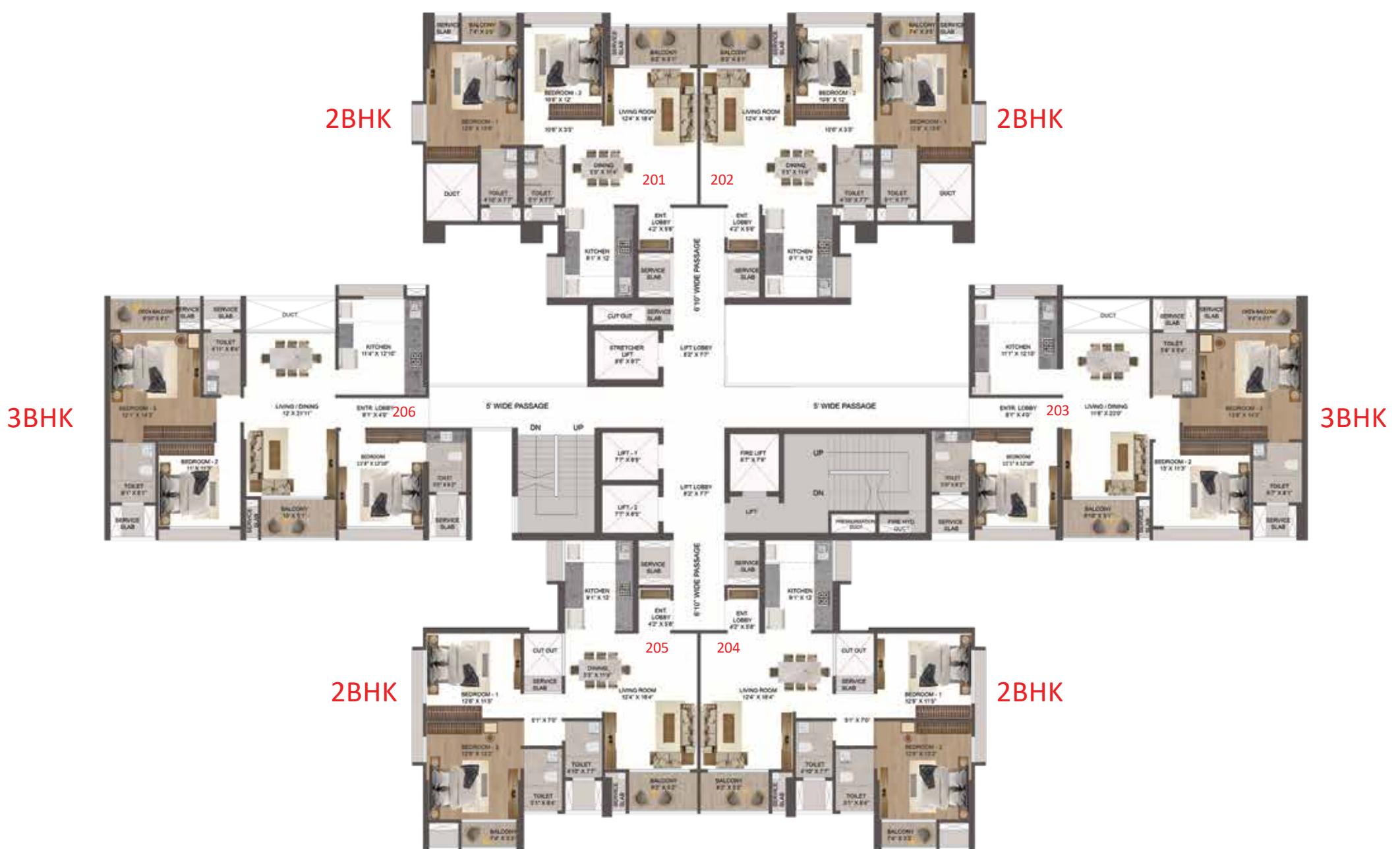
There can be a variance of +/-3% in the carpet area due to design and construction variances.

TOWER 4 & 7

TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	2BHK	81.23	874.36	6.62	71.26	87.85	945.62
202	2BHK	81.23	874.36	6.62	71.26	87.85	945.62
203	3BHK	109.04	1173.71	8.16	87.83	117.23	1261.54
204	2BHK	82.57	888.78	6.61	71.15	89.18	959.93
205	2BHK	82.57	888.78	6.61	71.15	89.18	959.93
206	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21
						6286.17	
						TOTAL SALEABLE AREA 8800.64	



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 201

TYPICAL FLOOR PLAN
2 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	2BHK	81.23	874.36	6.62	71.26	87.85	945.62

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 202

TYPICAL FLOOR PLAN
2 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
202	2BHK	81.23	874.36	6.62	71.26	87.85	945.62

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 204

TYPICAL FLOOR PLAN
2 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4						
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET
		SQ.M	SQ.FT	SQ.M	SQ.FT	
204	2BHK	82.57	888.78	6.61	71.15	89.18 959.93

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 205

TYPICAL FLOOR PLAN
2 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4						
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET
		SQ.M	SQ.FT	SQ.M	SQ.FT	
205	2BHK	82.57	888.78	6.61	71.15	89.18 959.93

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 203

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4 & 7							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT		
203	3BHK	109.07	1174.03	8.16	87.83	117.23	1261.86

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 206

TYPICAL FLOOR PLAN
3 BHK LAYOUT



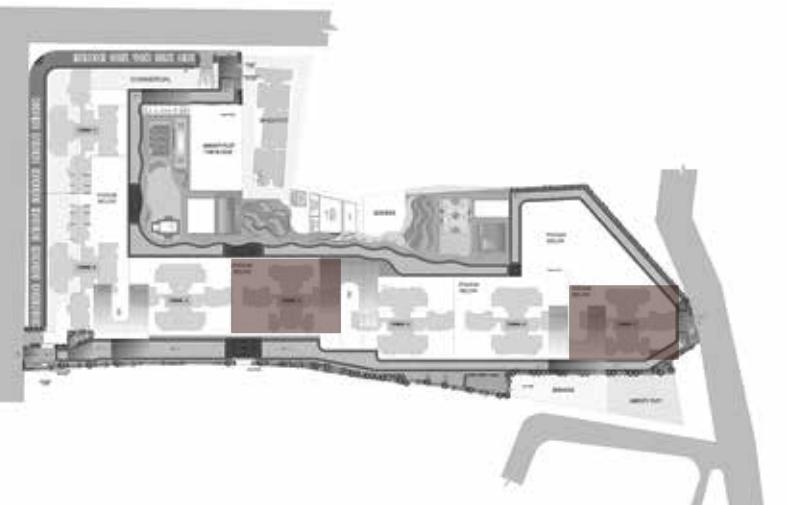
SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT		
206	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21

There can be a variance of +/-3% in the carpet area due to design and construction variances.



TOWER 4 & 7

REFUGE FLOOR PLAN



SALEABLE AREA STATEMENT REFUGE FLOOR FOR TOWER - 4							
AT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	2BHK	81.23	874.36	6.62	71.26	87.85	945.62
102	2BHK	81.23	874.36	6.62	71.26	87.85	945.62
103	3BHK	109.07	1174.03	8.16	87.83	117.23	1261.86
105	3BHK	116.61	1255.19	11.17	120.23	127.78	1375.42
106	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21
						533.42	5741.73
TOTAL SALEABLE AREA						8038.41	



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 105

REFUGE FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT REFUGE FLOOR FOR TOWER - 4							
FLAT NO. 105	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
	3BHK	116.61	1255.19	11.17	120.23	127.78	1375.42



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 101

COUPLER FLOOR PLAN
4.5 BHK LAYOUT



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 4 & 7						
FLAT NO. 01	TYPE	CARPET		OPEN BAL		TOTAL CARPET
		SQ.M	SQ.FT	SQ.M	SQ.FT	
	4BHK	164.84	1774.34	13.41	144.35	178.25 1918.68



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 103

COUPLET FLOOR PLAN
4.5 BHK LAYOUT



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 4 & 7						
FLAT NO. 03	TYPE	CARPET		OPEN BAL		TOTAL CARPET
		SQ.M	SQ.FT	SQ.M	SQ.FT	
4BHK		170.03	1830.20	13.41	144.35	183.44 1974.55



There can be a variance of +/-3% in the carpet area due to design and construction variances.





Falcon
Street

AN ADDRESS OF NEXURIOUS EXCLUSIVE STREETSCAPE

THE ULTIMATE BLEND OF FASHION,
CONVENIENCE, AND ICONIC RETAIL &
OFFICE SPACES

HADAPSAR

THE NEXURY OF SUPERIOR CONNECTIVITY

CENTRALLY LOCATED IN THE EASTERN CORRIDOR WITH EXCELLENT COMMUTING CHOICES.

SCHOOL

- WISDOM WORLD SCHOOL - 1 MIN
- BILLABONG SCHOOL - 1 MIN
- NARAYANA TECHNO SCHOOL - 1 MIN
- PAWAR PUBLIC SCHOOL - 2 MIN
- AMANORA SCHOOL - 4 MIN
- HDFC SCHOOL - 4 MIN
- CHATURBHUJ NARSEE SCHOOL - 5 MIN

WORK

- MAGARPATTA IT PARK - 5 MIN
- SP INFO-CITY - 15 MIN
- KOREGAON PARK - 16 MIN
- EON IT PARK - 20 MIN
- KALYANI NAGAR - 20 MIN
- WTC, PUNE - 25 MIN
- VIMAAN NAGAR - 30 MIN

HOSPITALS

- UMANG HOSPITAL - 1 MIN
- YASH HOSPITAL - 2 MIN
- SAHYADRI HOSPITAL - 4 MINS
- NOBLE HOSPITAL - 7 MIN
- COLUMBIAASIA HOSPITAL - 17 MINS

SHOPPING

- FALCON STREET - 0 MIN
- AMANORA MALL - 4 MIN
- SEASONS MALL - 5 MIN
- 93 AVENUE MALL - 12 MIN
- NYATI PALAZA, KHARADI - 15 MIN
- PHOENIX MALL, VIMAN NAGAR - 30 MIN

PUBLIC INFRA

- HADAPSAR BUS DEPOT - 3 MIN
- HADAPSAR RAILWAY STATION - 7 MIN
- PUNE RAILWAY STATION - 30 MIN
- PUNE INTERNATIONAL AIRPORT - 35 MIN



LOCATION MAP

THE NEXURY OF VISION

BUILDING TOMORROW'S SKYLINE, TODAY.



AR. VIVEK BHOLE

EXEMPLIFYING DESIGN
THAT THINKS FORWARD

SOME ARCHITECTS DESIGN BUILDINGS. AR. VIVEK BHOLE DESIGNS LEGACIES. WITH A POWERHOUSE TEAM OF OVER 200 PROFESSIONALS AND A PRESENCE IN SIX MAJOR CITIES, HE'S BEEN REDEFINING SKYLINES FOR NEARLY THREE DECADES. HIS NUMBERS? STAGGERING—OVER 800 COMPLETED PROJECTS, 500 MORE IN THE WORKS, AND 90+ NATIONAL AND INTERNATIONAL AWARDS TO HIS NAME. HIS APPROACH? CUTTING-EDGE, INTEGRATING PARAMETRIC GEOMETRICS, SUSTAINABILITY, AND A TECH-DRIVEN PRESENTATION STYLE THAT PUTS HIM AHEAD OF HIS PEERS.



AR. SWAPNIL KSHIRSAGAR

THE MASTERMIND BEHIND
MONUMENTAL CREATIONS

INNOVATION ISN'T JUST A BUZZWORD FOR AR. SWAPNIL KSHIRSAGAR—IT'S A WAY OF LIFE. AS THE FOUNDER OF DESIGN 11, HE LEADS A TEAM OF VISIONARY DESIGNERS WHO HAVE TRANSFORMED OVER 400 PROJECTS AND ARE CURRENTLY SHAPING 110+ MORE ACROSS THE GLOBE. SUSTAINABILITY ISN'T AN AFTERTHOUGHT—it's built into their DNA. THEIR WORK NOT ONLY LOWERS THE CARBON FOOTPRINT BUT ALSO REDEFINES DESIGN WITH INTELLIGENCE, CREATIVITY, AND TECHNOLOGY.



THE NEXURY OF PARTNERSHIP

WHEN GREAT MINDS COME TOGETHER



STRUCTURAL RCC



G. A. BHILARE CONSULTANTS PVT. LTD.
CONSULTING ENGINEERS | STRUCTURAL DESIGNERS
CHARTERED ENGINEER | GOVT. REGD. VALUERS

MEP
SACHIN GURUBETTI



LANDSCAPE
MR. VIKAS LABBA





VYOM - SIGMA

BUILDZONE

SITE ADDRESS: FALCON STREET, DP ROAD, HADAPSAR, PUNE - 411028

OFFICE ADDRESS: 213, 2ND FLOOR AMANORA APEX, HADAPSAR, PUNE - 411028

WEBSITE: WWW.VYOMSIGMABUILDZONE.COM

OFFICIAL NUMBER: +91 90939 69798 / +91 90939 59697

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