

OPULENCE
—• in every detail •—



Where comfort meets extravagance
Lavish spaces, tailored to your taste
Unwind in serenity, surrounded by
opulence Experience the epitome of
luxury, in every detail

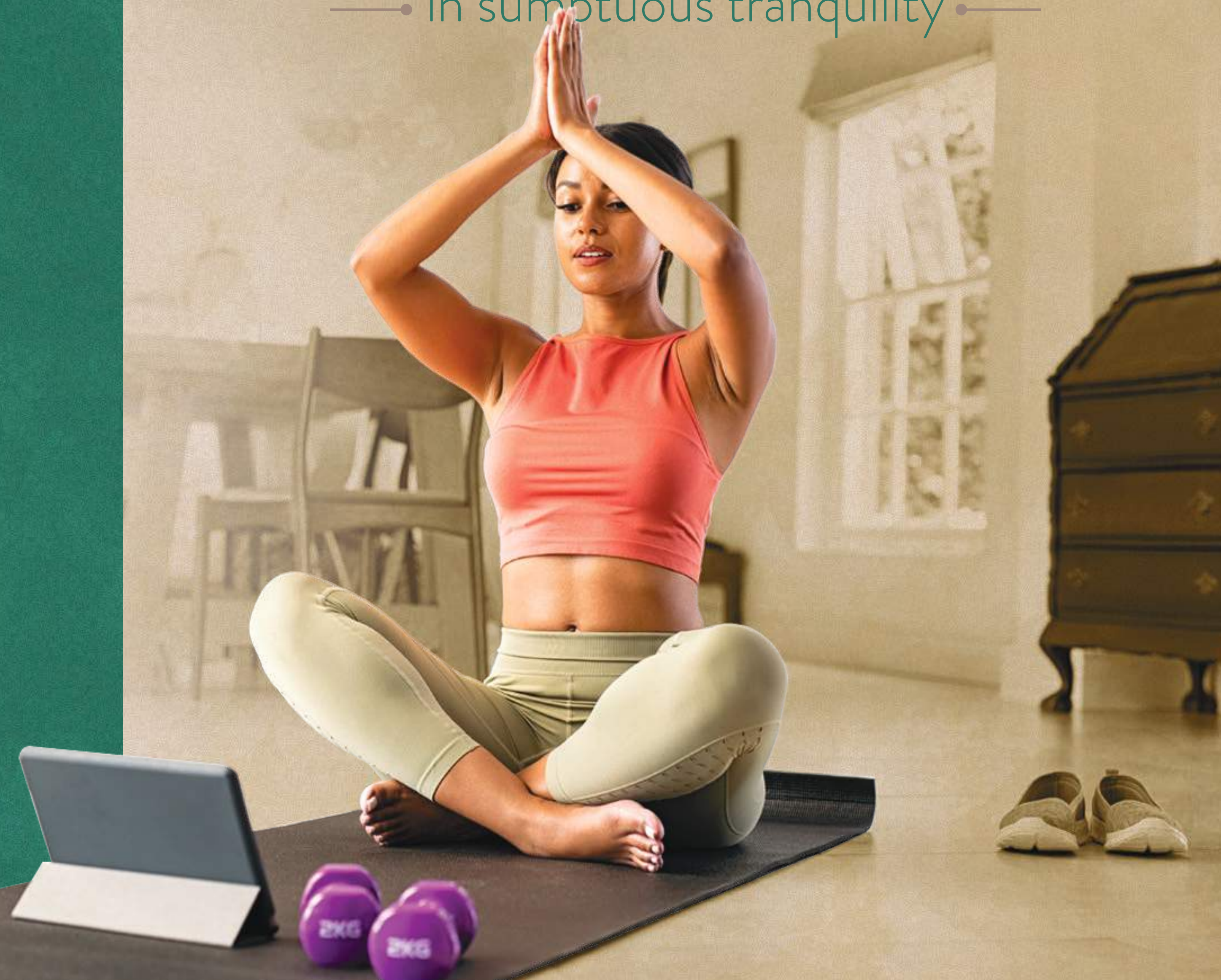
INDULGE
—• in the art of fine living •—



Elevate your senses, elevate your stay
Rich textures, lavish amenities, and
personalized grace Let the world slow
down, in our luxurious embrace Where
every moment is a masterpiece of
comfort

WRAP YOURSELF

— in sumptuous tranquility —



Step into a world of uncompromising luxury, where every detail is meticulously crafted to provide the ultimate comfort experience. From lavish amenities to personalized service, every aspect of your stay is designed to surpass your expectations.

Let the stresses of everyday life melt away as you indulge in the art of fine living.

ESCAPE

—● to Pure Luxury ●—



VILLA

—• of Your Dreams •—

Every aspect of your stay is designed to surpass your expectations. Rich textures, sumptuous furnishings, and cutting-edge technology blend seamlessly to create a truly luxury atmosphere.



SURROUND YOURSELF WITH
**THE ART OF
LUXURY**

Approved plot

6 Luxury 3BHK Villa with
Pool & lift

Red Brick construction

Italian marble flooring



SPECIFICATION

STRUCTURE

- **RCC Framed structure**
- **Masonry** Chamber Red bricks 9” for external walls & 4.5”mm for internal walls.
- **Floor-Floor height** Will be maintained at 3150mm (incl. slab)
- **Anti-termite treatment will be done.**

WALL FINISH

- **Ceiling** Finish with 1 coat of primer & 2 coats of tractor emulsion.
- **Internal walls** Finish with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion.
- **Exterior walls** Exterior faces of the building finish with 1 coat of primer & 2 coats of exterior Emulsion paint with colour as per architect's design.

FLOOR FINISH WITH SKIRTING

- **Attach Bathroom** Glazed/Matte ceramic wall tiles in combination of size 600x1 200mm or 600x600mm for a height of 2250mm.
- **Other Bathrooms** Glazed/Matte ceramic wall tile of size 300x600mm for a height of 2250mm.
- **Kitchen** Flooring: Matte ceramic tile of size 600x1200mm.Wall :Glazed/Matte ceramic tile of size 600x600mm for a height of 600mm above the countertop finished level.
- **Bathroom** Anti-skid ceramic tiles of size 600x600mm.
- **Living, Dining, Lounge & Bedrooms** Italian marble.
- **Staircase** Granite flooring.
- **Balcony** Anti-skid ceramic tiles of size 600x600mm.
- **Lobby** Glazed/Matte ceramic tiles of size 600x600mm.
- **Terrace** Pressed tiles finish.
- **Car Parking** Shahabad / Kota stone finish.



KITCHEN AND DINNING

- Kitchen platform with granite slab.
- **Electrical point:** For chimney, HOB ,Dishwasher & water purifier.
- **CP fitting:** Kohler OR equivalent.
- **Sink :** Double bowl SS sink with drain board.
- **Dining wash basin :** Counter mounted.

STAIRCASE AND SITOUT

- **Handrail :** SS handrail for inner steps as per architect's Design.
- MS handrail for Balcony and outer steps as per architect's design with enamel paint finish.

BATHROOMS

- **Sanitary fixture :** Kohler OR equivalent.
- **CP fittings:** Kohler OR equivalent.
- **Attached Bathrooms:** Wall-mounted WC with cistern, Health Bathrooms faucet, Single lever diverter, rain shower with hand shower & counter mounted wash basin.
- **Common Bathroom :** Wall-mounted WC with cistern, Health Bathroom faucet, Single lever diverter, Overhead shower with a counter mounted wash basin.

JOINERY

- **Main door :** African Teak wood main door
- **Bedroom doors :** Engineered wood door.
- **Bathroom doors :** Engineered wood laminated door.
- **Terrace doors :** FRP door with paint finish.



WINDOWS

- **Windows** : UPVC frame & shutter with Saint-Gobain glass.
- **French doors** : UPVC frame & doors with Saint-Gobain glass.
- **Ventilators** : UPVC frame

ELETRICAL POINTS

- **Power Supply** : 3 PHASE
- **Safety device** : MCB & ELCB
- **Switches & sockets** : Legrand or equivalent.
- **Wires** : Finolex or Equivalent.
- **Video doorbell** : entrance - Main door
- **TV** : Point in Living, Dinning & all bedrooms.
- **Telephone & Data** : Point in Living, Dinning & all bedrooms.
- **Ac** :Point in Living, Dining and all bedrooms.
- **Exhaust fan** : Point in all bathrooms.
- **Geyser** : Point in all bathrooms.
- Inverter &Power backup provisions.

OUTDOOR FEATURES

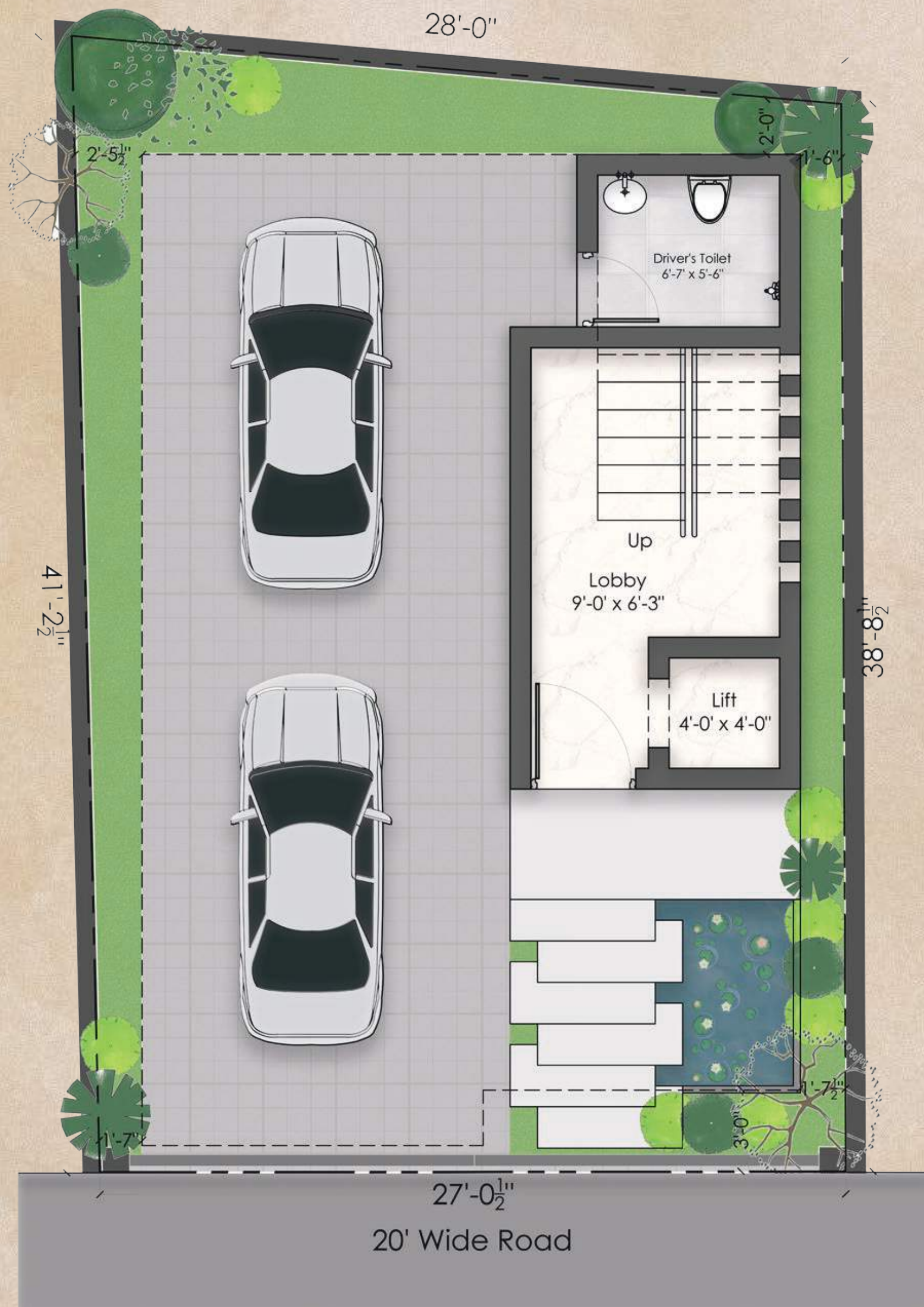
- **Water storage** : UG 5000 litre sump will provided.
- Rainwater harvesting provided
- **STP** : UG 10000 litre Septic tank will provided.
- **Safety** : CCTV surveillance provisions.
- Compound wall with Entry gate as per architect's Design.
- Landscape as per architect's design .
- **Common Driveway** : Interlocking paver block/equivalent as per architect's design.



FLOOR PLAN - WEST



Stilt Floor



First Floor



Second Floor



Third Floor



Terrace





UNLOCK THE DOOR TO LUXURY



Description	Plot No.19 Part	Plot No.18 Part, 19 Part	Plot No.18-II	Plot No.18-I	Plot No.17 Part, 18 Part	Plot No.17 Part
Site Area as per Doc	1238.09	1200.64	1200.59	1656.27	1599.34	1599.78
Total Buildup Area	2499.65	2499.65	2499.65	2664.99	2664.99	2664.99



KANATHUR, ECR.

LUXURY

—● HAS NO BOUNDS ●—

DEVELOPED BY



MARKETTED BY



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