

LA PALAZZO

LIVE EXCLUSIVE

OUTER KORAMANGALA

FERRARA

A **KMB** PROPERTY



CBRE



RSP



CREDAT



KMB estates believes that there exists a strong unfulfilled emerging niche market for efficient mixed-use developments in selected micro markets within India's major cities. Environments that offer higher income families an opportunity to live and grow within a safe, eco- conscious space designed and finished to the highest international standards. Complimenting the Residences are excellent private amenities including a private residents club, exclusive skylounge and pool deck with landscaped gardens at the podium level.

The Residences form part of an exclusive development that includes a boutique retail, lifestyle and entertainment centre.

KMB also believes that discerning local residents within the catchment and travelers with similar aspirations would be attracted to spend time in such an exclusive development. Creating a community atmosphere in our public areas of like-minded individuals that fuel the ambience of the development as a whole.

MASTER PLAN



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MATTEO NUNZIATI

The interiors of La Palazzo have been entrusted to Matteo Nunziati, a world-renowned architect and interior designer. His of aesthetic and emotional value reflects in all his designs, be it a small chair or a towering building. Attention to quality aside, he keeps a keen eye on the geographical, cultural and economic environment while designing a project, thereby making sure that each project is one of a kind. Born in Italy, he is a recipient of several international accolades for his pieces of art that are spread across the world.



FERRARA WEST DECK



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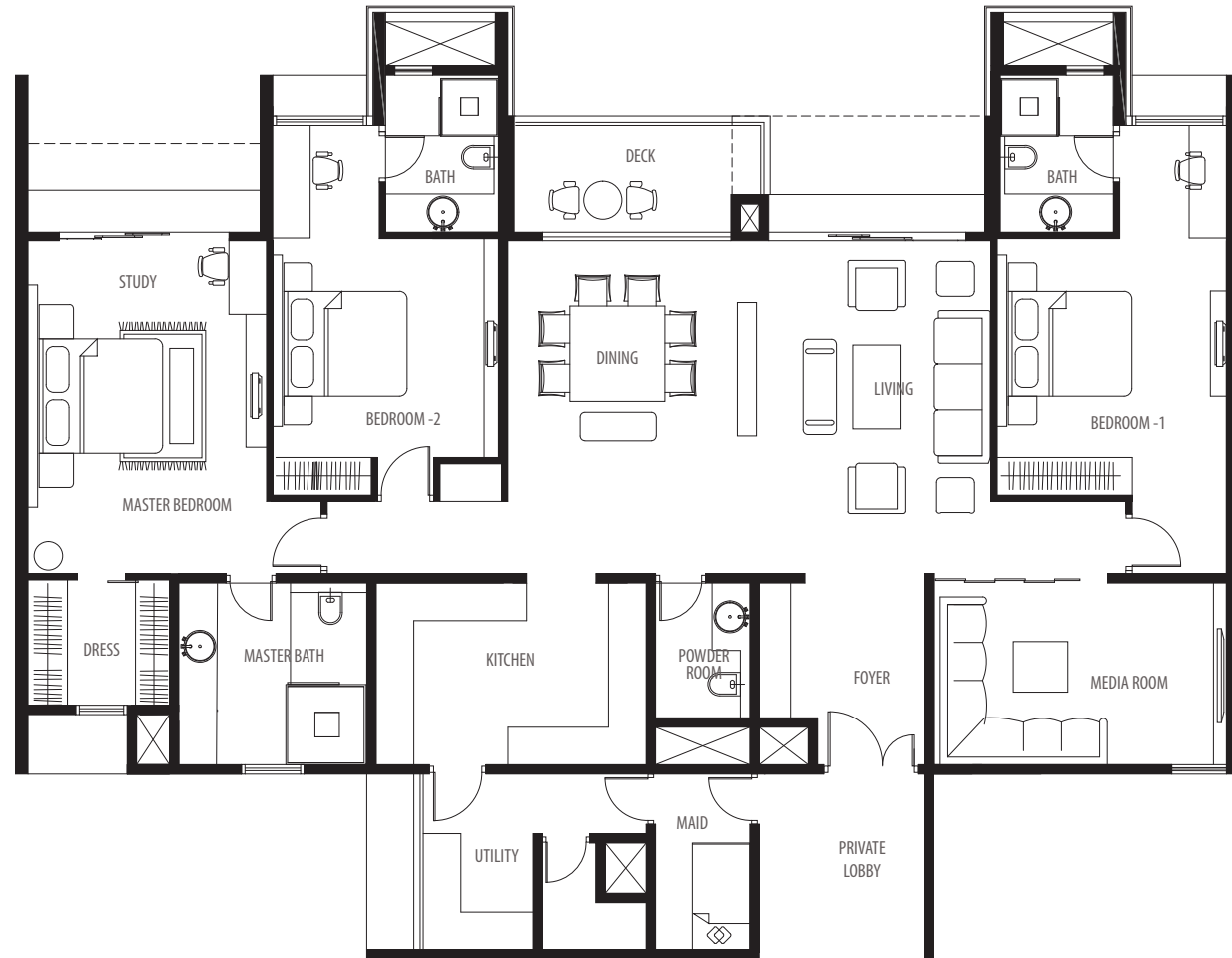
FERRARA WEST DECK

Apartment Nos.901, 903, 905, 907, 909, 911, 913

2622 SQFT - 3 BHK + FAMILY + MAID

Total Saleable Area
2622 sq. ft.

Master Bedroom 12'5" x 17'4"	Private Lobby 8'8" x 9'2"
Master Bathroom 9'11" x 9'6"	Foyer 8'8" x 9'6"
Dress 7'4" x 6'6"	Dining&Living 25'3" x 17'4"
Bedroom - 1 12' x 13'5"	Deck 12' x 6'
Bath 5'10" x 8'2"	Kitchen 14'1" x 9'6"
Bedroom - 2 11'10" x 11'6"	Maid's Room 4'11" x 9'2"
Bath 5'11" x 8'2"	Maid's Bath 3' x 5'6"
Media Room 15'3" x 9'6"	Utility 6'2" x 9'2"
Powder Room 4'11" x 7'	



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POSITION IN KEY PLAN



POSITION ON FLOOR PLATE

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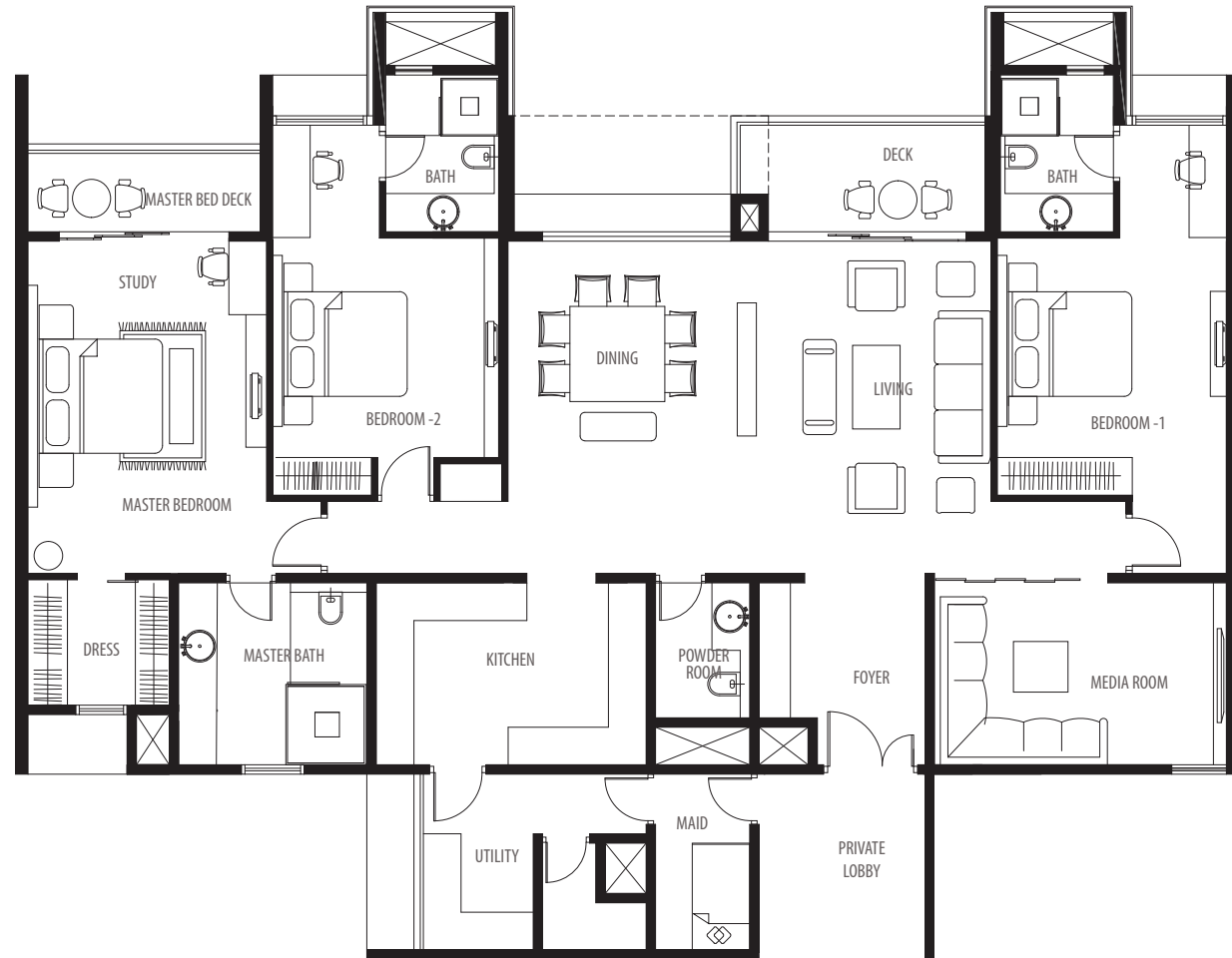
FERRARA WEST DECK

Apartment Nos.902, 904, 906, 908, 910, 912

2692 SQFT - 3 BHK + FAMILY + MAID

Total Saleable Area
2692 sq. ft.

Master Bedroom 12'5" x 17'4"	Powder Room 4'11" x 7'
Master Bathroom 9'11" x 9'6"	Private Lobby 8'8" x 9'2"
Dress 7'4" x 6'6"	Foyer 8'8" x 9'6"
Master Bed Deck 12'2" x 4'1"	Dining&Living 25'3" x 17'4"
Bedroom - 1 12' x 13'5"	Deck 12' x 6'
Bath 5'10" x 8'2"	Kitchen 14'1" x 9'6"
Bedroom - 2 11'10" x 11'6"	Maid's Room 4'11" x 9'2"
Bath 5'11" x 8' 2"	Maid's Bath 3' x 5'6"
Media Room 15'3" x 9'6"	Utility 6'2" x 9'2"



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FERRARA EAST DECK



FERRARA EAST DECK

Apartment Nos.801, 803, 805, 807, 809, 811, 813

2690 SQFT - 3 BHK + FAMILY + MAID

Total Saleable Area
2690sq. ft.

Master Bedroom 12'5" x 18'	Foyer 7'7" x 6'2"
Master Bathroom 9'11" x 9'10"	Dining 12' x 13'3"
Dress 7'4" x 6'10"	Living 14'5" x 21'10"
Bedroom - 1 12' x 13'11"	Deck 12'11" x 7'
Bath 5'10" x 9'	Kitchen 10'6" x 11'5"
Bedroom - 2 11'10" x 13'11"	Maid's Room 4' x 11'6"
Bath 5'10" x 9'	Maid's Bath 3' x 5'2"
Media Room 13'1" x 9'11"	Utility 6'10" x 8'
Powder Room 4'11" x 7'	



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POSITION IN KEY PLAN



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FERRARA EAST DECK

Apartment Nos. 802, 804, 806, 808, 810, 812

2790 SQFT - 3 BHK + FAMILY + MAID

Total Saleable Area
2790sq. ft.

Master Bedroom 12'5" x 18'	Powder Room 4'11" x 7'
Master Bathroom 9'11" x 9'10"	Foyer 7'7" x 6'2"
Dress 7'4" x 6'10"	Dining 12' x 13'3"
Master Bed Deck 12'2" x 4'1"	Living 14'5" x 21'10"
Bedroom - 1 12' x 13'11"	Deck 12'11" x 7'
Bath 5'10" x 9'	Kitchen 10'6" x 11'5"
Bedroom - 2 11'10" x 13'11"	Maid's Room 4' x 11'6"
Bath 5'10" x 9'	Maid's Bath 3' x 5'2"
Media Room 13'1" x 9'11"	Utility 6'10" x 8'



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FERRARA SPECIFICATIONS

STRUCTURE

- RCC structure with concrete /block masonry walls

FINISHES

- FOYER/LIVING/DINING ; Vitrified flooring & Skirting.

Plastic emulsion paint for walls and ceiling

- BEDROOMS-Laminate wooden flooring & skirting.

Plastic emulsion paint for walls and ceiling

- TOILETS- Master bedroom toilets- Imported tile flooring & dado with combination of designer tile (shower area), plaster

- Other bedroom toilets-Imported tile flooring & dado

- KITCHEN- Vitrified tile flooring, imported ceramic wall tiling, 2 ft above counter level. Plastic emulsion paint for walls & ceiling. 2 ft wide & 19 mm thick granite counter & SS Sink with drain board & provision for exhaust

- STAIRCASE- Indian Green Marble for staircase. Combination of Texture paint & OBD paint for walls & OBD for ceiling

- COMMON AREAS-Main lobby: Double height floor with Italian marble & emulsion paint

- Other floors: Imported marble flooring & skirting

FERRARA SPECIFICATIONS

OBD /Textured paint for walls. OBD Paint for ceiling. SS handrail.

Decks - Matt finish vitrified tile flooring. Composite / wood finish ceiling. All walls painted in textured paint. SS handrail with glass on deck

UTILITIES-Non-Slip ceramic tile flooring & ceramic tile dado up to 1.2 m height. MS hand rail. Cement based paint for ceiling and textured paint for walls

JOINERY

Main door- 7 1/2 feet teak wood frame & veneered flush shutters, melamine polishes

Internal doors- 7 1/2 feet high hard wood frame & veneered flush shutters, melamine polished. Aluminum/UPVC glazed sliding windows

SANITARY AND PLUMBING

CP Fittings : Jaguar/ Kohler or equivalent make

Ceramic Fitting : American Standard/Roca or equivalent make

FERRARA SPECIFICATIONS

ELECTRICAL

- All products like switch & accessories, PVC conduit, switchgear, wiring cable etc are of reputed make& confirming to ISI standards
- 6 KW EB power supply for 3 Bedroom + Family homes. Split AC units will be provided in living, dining, media Room and Master bedrooms
- Split A/c Provision will be provided in all rooms

TELEPHONE AND TV

- In living rooms & all bed rooms

DG

- For common area lighting, lifts & pumps. 4 KVA back up power for 3 BHK + Family

LIFTS

- A 10 passenger lift & a 13 passenger lift in each tower. Fujitsu / Mitsubishi or of equivalent make

HOME AUTOMATION

- Provision for video door phone, lighting for living, dining & master bedroom

