



Smart Luxirious Floors



NH-24, Ghaziabad

Beautiful place to live.



EXPERIENCE LUXURY

featuring as the best of indian luxe living



THE FLOOR
175 SQ.YD.



175 SQYD FLOOR PLAN - TYPE A

THE FLOOR
175 SQ.YD.



175 SQYD FLOOR PLAN - TYPE A

THE FLOOR
175 SQ.YD.



TERRACE FLOOR

SPECIFICATIONS

WALL TREATMENT-EXTERNAL

SAND STONE CLADDING
EXTERNAL PLASTER WITH TEXTURE PAINT
SS RAILING



WOOD WORK-DOORS AND WINDO

ALL INTERIOR DOORS WILL BE FLUSH DOORS WITH VENEER PANELING. ALL HARDWARE OF PALLADIUM / DORSET OR EQUIVALENT

ALL CUPBOARDS IN THE BEDROOMS WILL BE UP TO THE CEILING OR AS PER THE DESIGN. THE SHUTTERS WILL BE FITTED WITH BRASS / STAINLESS STEEL HANDLES, TOWER BOLTS, MAGNET CATCHERS AND LOCKS WITH KEYS. DRAWERS SHALL HAVE ROLLERS / TELESCOPIC CHANNELS. THE HARDWARE WILL BE OF HAFELE, HETTICH OR EQUIVALENT



SERVICES

PRESSURIZED WATER SUPPLY SYSTEM 24 x 7
COMMUNICATION
PRE-WIRED FOR TELEPHONE AND CABLE TELEVISION IN ALL ROOMS

SECURITY
ACCESS CONTROL FOR EACH HOUSE WITH VIDEO DOOR PHONES: 'ALBA' OR EQUIVALENT

PARK

INTUITIVELY DESIGNED CHILDREN'S PLAY AREAS THAT ALLOWS KIDS TO PLAY OUTDOORS JUST LIKE IN THE OLD DAYS. WITH A DEDICATED SPACE FOR TODDLERS. LESS SCREEN TIME, MORE SAND PITS, CLIMBING WALLS, AND FREE PLAY.



PRODUCT LEVEL SPECIFICATIONS

BEDROOM, FAMILY LOUNGE
IMPORTED MARBLE OR SOLID WOOD PLANK / LAMINATED WOOD FLOORING

LIVING, DINING & FOYER
IMPORTED ITALIAN MARBLE FLOORING.
BATHROOMS, POWDER ROOM



IMPORTED MARBLE OR EQUIVALENT IN FLOORING

GLASS MOSAIC / BISAZZE MOSAIC / IMPORTED TILES IN WALLS TILL 8 FEET HEIGHT IN SHOWER AREA AND 3 ½ FEET IN OTHER AREA. BALANCE PAINTED IN ACRYLIC EMULSION PAINT

BATHROOM TO HAVE
BOCH / KOHLER / JAQUAR EQUIVALENT

KITCHEN / UTILITY

IMPORTED MARBLE / SPANISH ANTI-SKID TILE FLOORING

2 FEET HIGH DADO ABOVE COUNTER IN DECORATIVE CERAMICS TILES

25 MM GRANITE COUNTER TOP AND BACK SPLASH

MODULAR KITCHEN FROM BULTHAUP / POGGENPOHL / MAGPIE / HACKER OR EQUIVALENT WILL BE PROVIDED WITH BUILT-IN HOB & CHIMNEY "SIEMENS" MAKE OR EQUIVALENT. ADEQUATE STORAGE LARDER UNIT ABOVE AND BELOW THE COUNTERS, WOOD & S/S COMBINATION CUTLERY TRAY, CORNER CAROUSEL PULL-OUT DUSTBIN, DISH RACK WITH DRIP TRAY & PULL OUT DRAWERS
INBUILT WHITE GOODS PROVIDED - KAFF

ELECTRICALS

ELECTRICAL CONNECTION
EACH FLOOR TO HAVE SEPARATE CONNECTION

ELECTRICAL WIRING
FINOLEX OR EQUIVALENT. MINIMUM 2 TELEPHONE CONNECTIONS WITH WIRING AND CAT 5 CABLES FOR COMPUTERS

SWITCHES
HAVELLS / CRABTREE / NORISYS EQUIVALENT

MCB / ELCB / DIST. BOARD
HAVELLS / CRABTREE / NORISYS EQUIVALENT

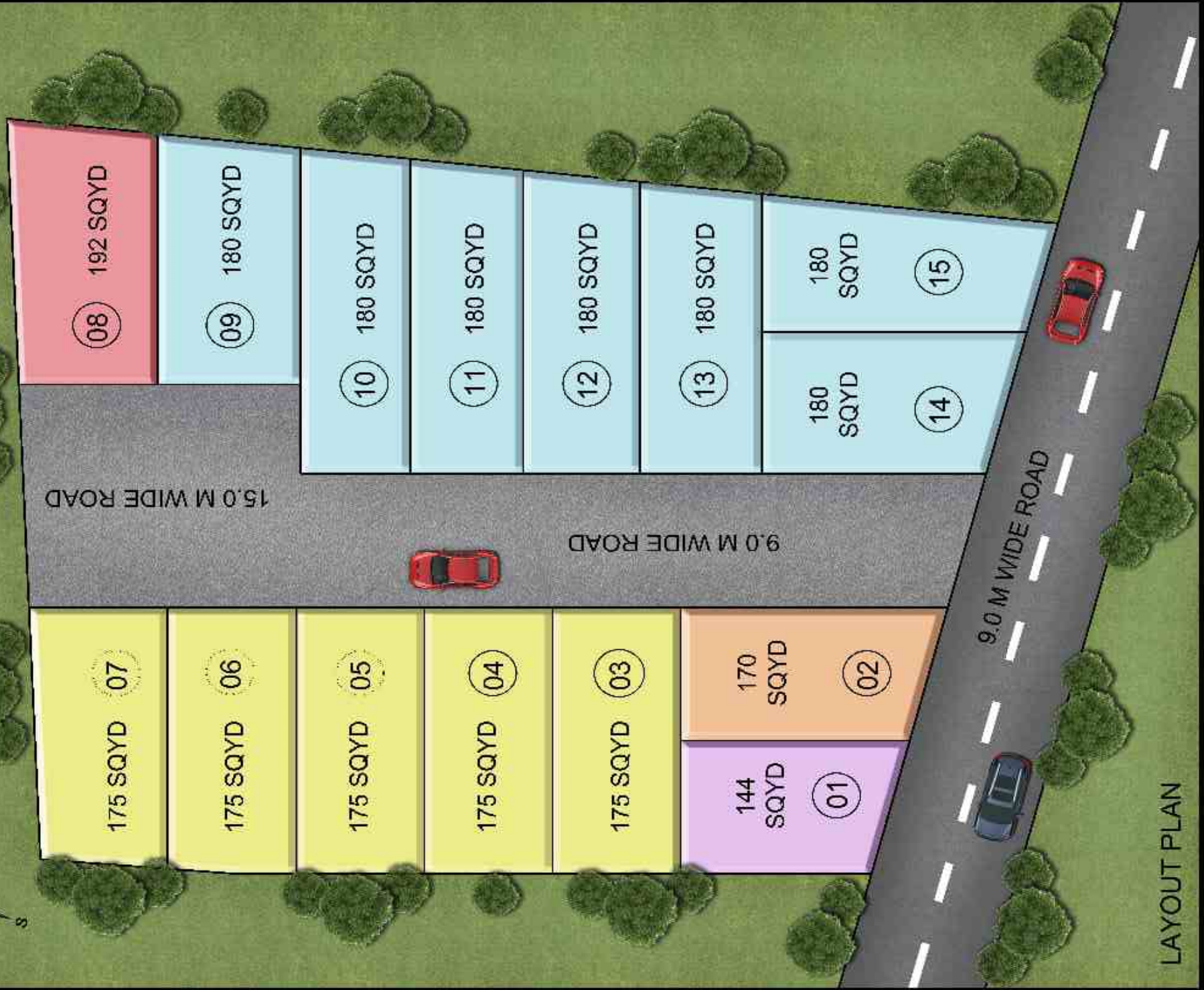
FANS / EXHAUST FANS
FANS TO BE PROVIDED IN ALL ROOMS
EXHAUST FAN WITH LOUVERS
IN ALL KITCHENS AND ALL TOILETS

DECORATIVE LIGHTS
DECORATIVE LIGHTS WILL BE PROVIDED

POWER BACKUP
ALL VILLAS WILL BE PROVIDED WITH POWER BACKUP

MAIN PANEL BOARD
14/16 SWG WITH ALUMINIUM BUS BAR & OTHER ARRANGEMENTS AS REQUIRED





LAYOUT PLAN



Location Map

Map Not to Scale



A-99 Ansal API Sushant Aquapolis,
Opp. Crossing Republik NH-24 Ghaziabad (U.P)



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