



A NEW WAY OF LIFE ON
THE DWARKA EXPRESSWAY





- Next to Dwarka Expressway on the State Highway
- Modern gated development spread across approx. 13.5 acres
- Premium 3 Bedroom homes with S. Room
- Luxury 4 Bedroom Duplex Penthouse with terrace
- Efficient floor plans
- 2 apartments on each floor, with 2 elevators
- 8 acres landscaped greens, parks
- Modern amenities and facilities
- All towers facing greens
- Multiple sports facilities





A GREAT WAY
OF LIFE.
JUST FOR YOU.



**PROPOSED
MASTER PLAN**



LEGEND

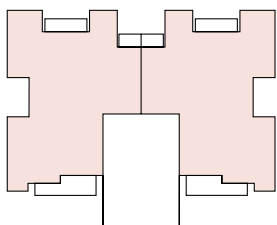
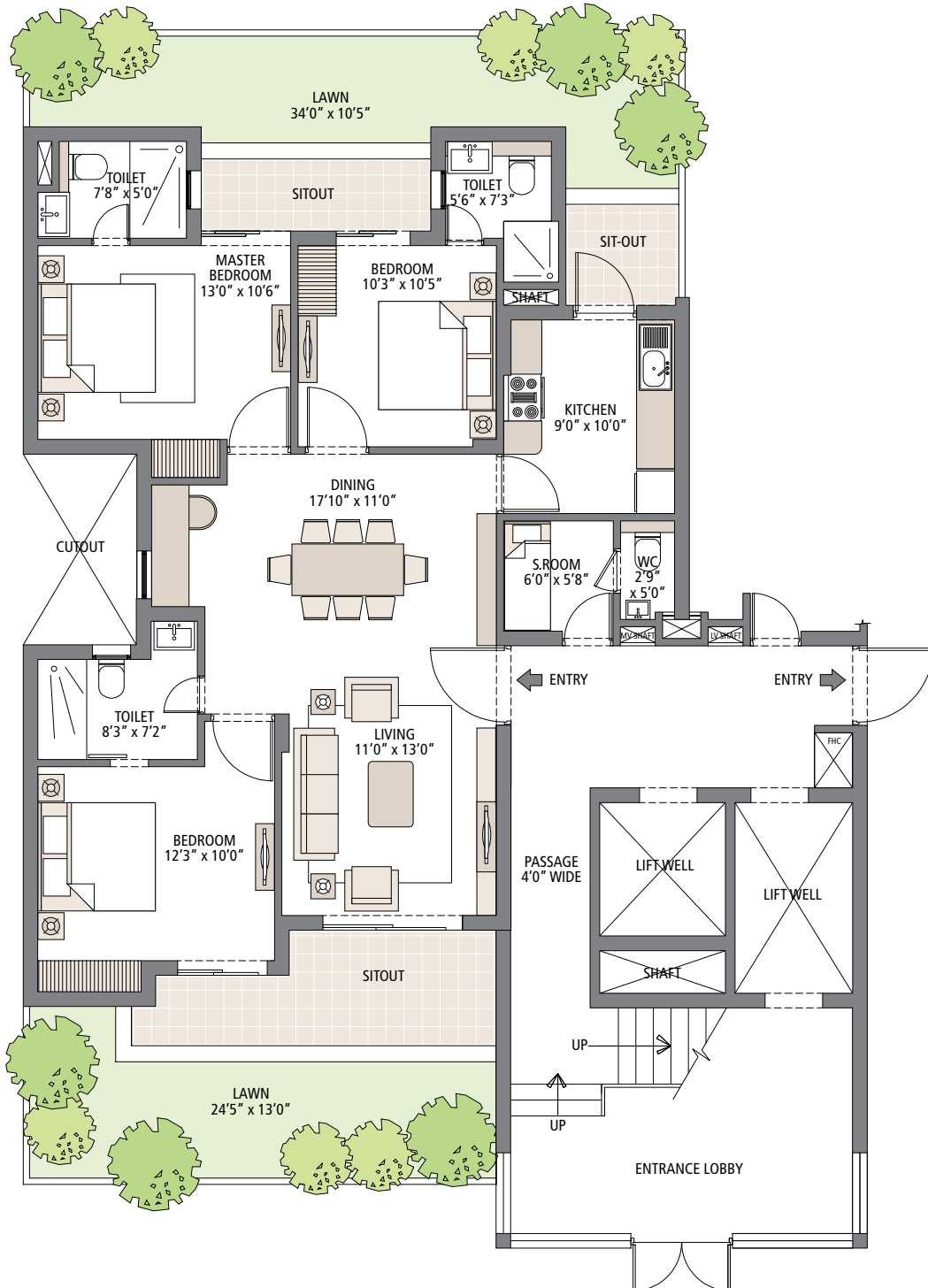
- A Entry
- B Water Body Feature
- C Clubhouse cum
Recreational Centre
- D Swimming Pool
- E Central Greens
- F Jogger's Park
- G Jogging Track
- H Rose Garden
- I Sports Facilities
- J Amphitheatre



Ground Floor Plan

Saleable Area: 1650 sq. ft.

3 Bedroom, 3 Bathroom, Living, Dining, S. Room with Front and Back Lawns

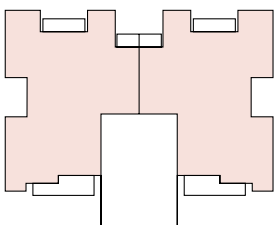
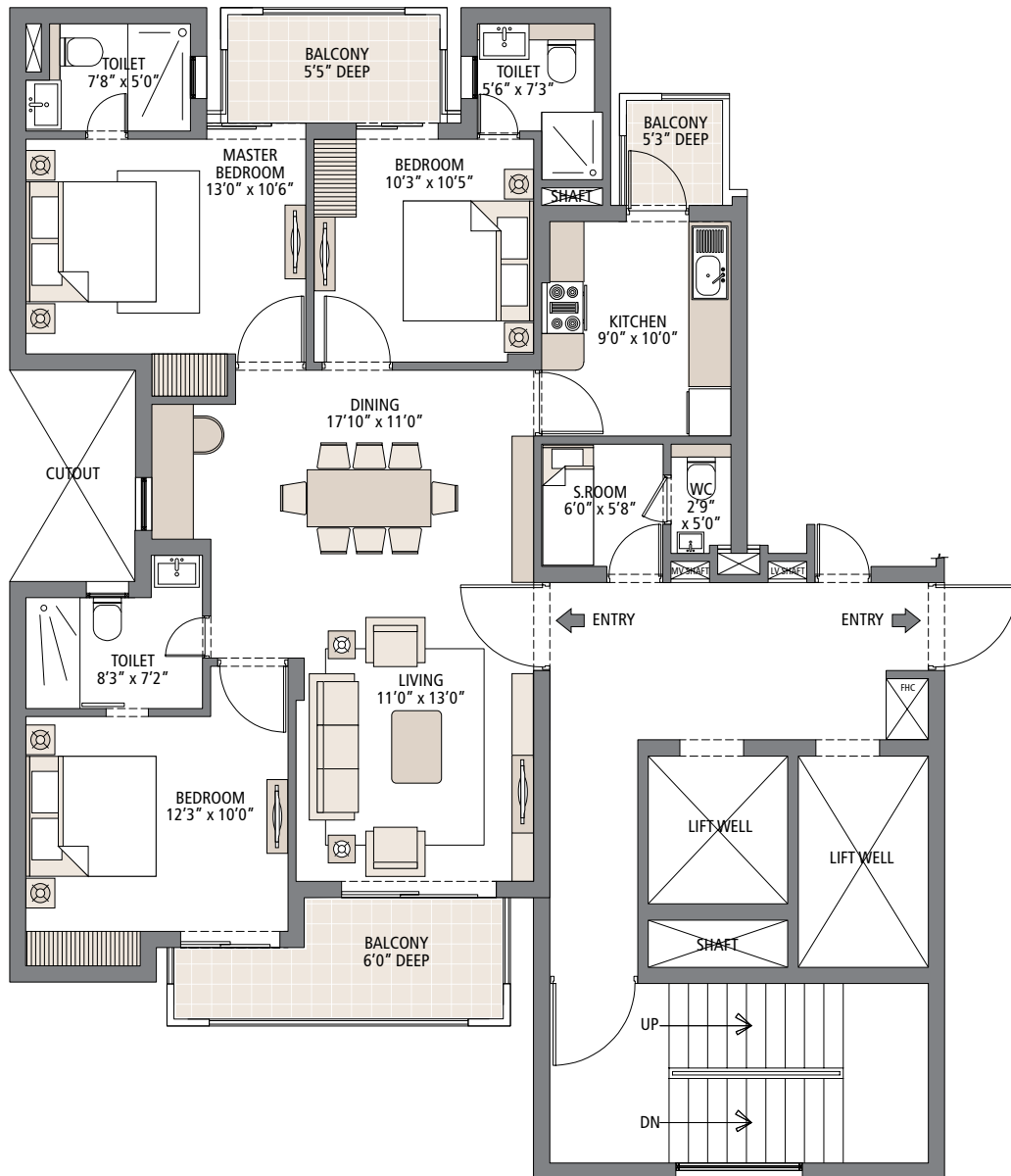


In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering. 1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft.

Typical Floor Plan

Saleable Area: 1650 sq. ft.

3 Bedroom, 3 Bathroom, Living, Dining and S. Room

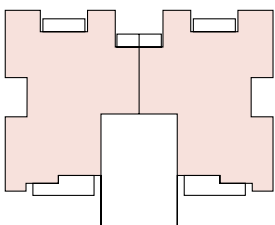
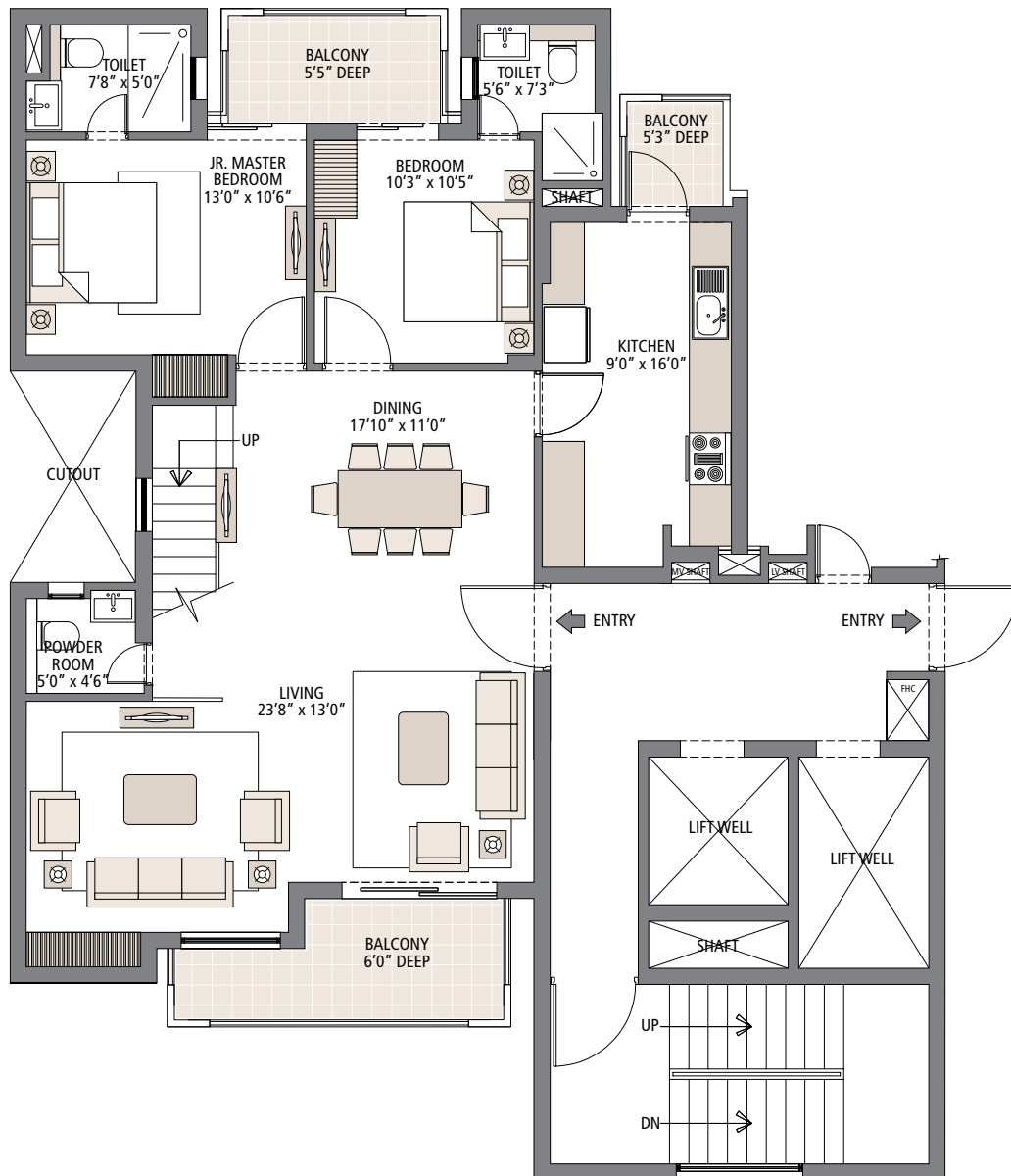


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Penthouse Floor Plan - Lower Level

Saleable Area: 3200 sq. ft.

4 Bedroom, 4 Bathroom, Living, Dining, S. Room and Family Lounge

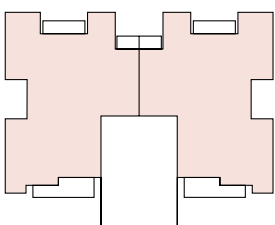
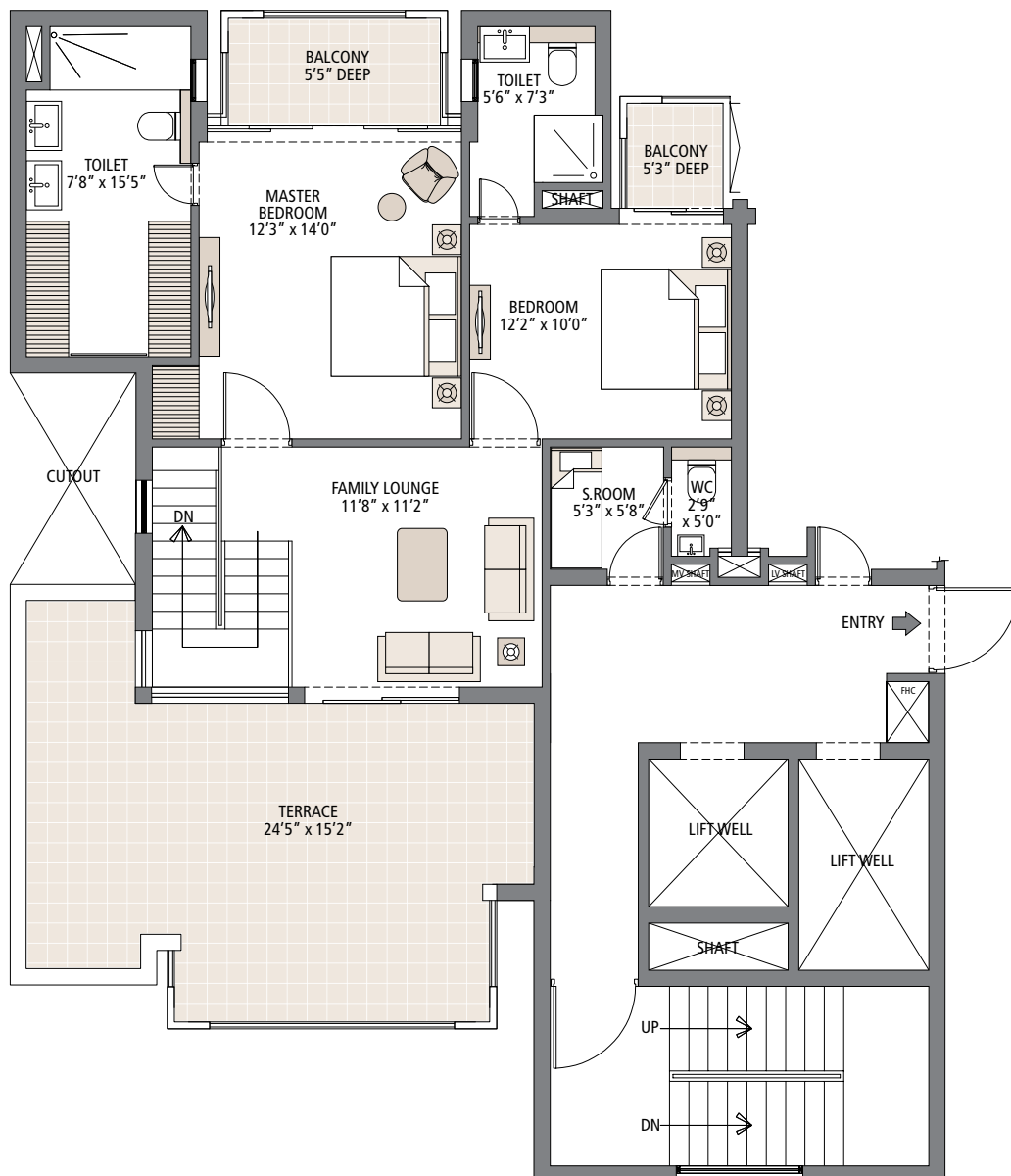


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Penthouse Floor Plan - Upper Level

Saleable Area: 3200 sq. ft.

4 Bedroom, 4 Bathroom, Living, Dining, S. Room and Family Lounge



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Proposed Specifications

WALLS

| | |
|--------------------------------------|--|
| LIVING ROOM/DINING/LOBBY/FAMILY ROOM | OIL BOUND DISTEMPER |
| MASTER BEDROOM | OIL BOUND DISTEMPER |
| OTHER BEDROOM(S) | OIL BOUND DISTEMPER |
| KITCHEN | COMBINATION OF TILES & OIL BOUND DISTEMPER |
| BALCONIES/TERRACES | WEATHER PROOF PAINT |
| MASTER TOILET | COMBINATION OF VITRIFIED TILES & OIL BOUND DISTEMPER |
| OTHER TOILETS | COMBINATION OF VITRIFIED TILES & OIL BOUND DISTEMPER |
| SERVANT/UTILITY ROOM | DRY DISTEMPER |

FLOORING

| | |
|--------------------------------------|---------------------------|
| LIVING ROOM/DINING/LOBBY/FAMILY ROOM | VITRIFIED TILES |
| MASTER BEDROOM | LAMINATED WOODEN FLOORING |
| OTHER BEDROOM(S) | LAMINATED WOODEN FLOORING |
| KITCHEN | VITRIFIED TILES |
| BALCONIES/TERRACES | ANTI-SKID TILES |
| MASTER TOILET | VITRIFIED TILES |
| OTHER TOILETS | VITRIFIED TILES |
| SERVANT/UTILITY ROOM | CERAMIC TILES |

DOORS

| | |
|---|--|
| LIVING ROOM/DINING/LOBBY/FAMILY ROOM | |
| ENTRANCE DOOR | SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE MOULDED SHUTTER |
| INTERNAL DOOR | SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR |
| EXTERNAL DOOR | UPVC |
| MASTER BEDROOM | |
| INTERNAL DOOR | SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR |
| EXTERNAL DOOR | UPVC |
| OTHER BEDROOM(S) | |
| INTERNAL DOOR | SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR |
| EXTERNAL DOOR | UPVC |
| KITCHEN | |
| INTERNAL DOOR | SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR |
| EXTERNAL DOOR | UPVC |
| BALCONIES/TERRACES | |
| EXTERNAL DOOR | UPVC |
| MASTER TOILET | |
| INTERNAL DOOR | SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR |
| OTHER TOILETS | |
| INTERNAL DOOR | SEASONED HARDWOOD FRAMES WITH FLUSH SHUTTERS/MOULDED SKIN DOOR |
| SERVANT/UTILITY ROOM | |
| INTERNAL DOOR | FLUSH SHUTTERS/MOULDED SKIN DOOR |

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CEILING

| | |
|--------------------------------------|---------------------|
| LIVING ROOM/DINING/LOBBY/FAMILY ROOM | DRY DISTEMPER |
| MASTER BEDROOM | DRY DISTEMPER |
| OTHER BEDROOM(S) | DRY DISTEMPER |
| KITCHEN | DRY DISTEMPER |
| BALCONIES/TERRACES | WEATHER PROOF PAINT |
| MASTER TOILET | DRY DISTEMPER |
| OTHER TOILETS | DRY DISTEMPER |
| SERVANT/UTILITY ROOM | DRY DISTEMPER |

EXTERNAL WINDOWS/GLAZING

| | |
|--------------------------------------|------------------------------|
| LIVING ROOM/DINING/LOBBY/FAMILY ROOM | UPVC/POWDER COATED ALUMINIUM |
| MASTER BEDROOM | UPVC/POWDER COATED ALUMINIUM |
| OTHER BEDROOM(S) | UPVC/POWDER COATED ALUMINIUM |
| KITCHEN | UPVC/POWDER COATED ALUMINIUM |
| BALCONIES/TERRACES | UPVC/POWDER COATED ALUMINIUM |
| MASTER TOILET | UPVC/POWDER COATED ALUMINIUM |
| OTHER TOILETS | UPVC/POWDER COATED ALUMINIUM |

OTHERS

| | |
|---------------|---|
| KITCHEN | GRANITE COUNTER TOP, STAINLESS STEEL SINGLE DRAIN BOARD SINK WITH CP FITTINGS |
| MASTER TOILET | CP FITTINGS, WHITE CHINA WARE FIXTURES |
| OTHER TOILETS | CP FITTINGS, WHITE CHINA WARE FIXTURES |

SWITCHES

MODULAR SWITCHES

OTHER AMENITIES

• MIN. ONE RESERVED CAR PARK AT AN EXTRA COST FOR EACH FLAT • GENERATOR BACK-UP OF 5 KVA PER APARTMENT FOR SIMPLEX & 10 KVA PER APARTMENT FOR DUPLEX • CENTRAL GREEN HAVING KIDS PLAY AREA WITH TOT-LOTS, SEESAWS, BABY SLIDES • CENTRALISED SEWAGE TREATMENT PLANT • PERIMETER SECURITY

