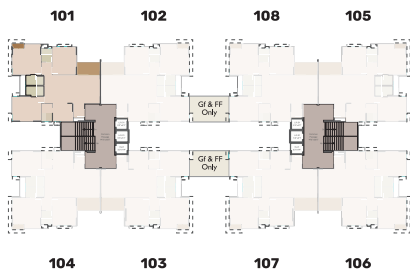


PRATHAM
bluets

The logo features the word "PRATHAM" in a bold, uppercase, sans-serif font in a dark red color. Below it, the word "bluets" is written in a blue, lowercase, sans-serif font. A decorative red flourish, resembling a stylized wave or a ribbon, starts from the bottom of the "t" in "bluets" and curves upwards and to the right, ending with a small cluster of three red dots.

**Tower
Flora - Typical**
3BHK Apartments
1st to 14th floor



Unit Carpet Area* : **1100** sq.ft.

Balcony Carpet Area* : **68** sq.ft.



*Area defined as per RERA and rounded off to the nearest whole number • Plantation, furniture and fixture are not a part of offer • Beams are not shown in the floor plan and columns may vary as per structural design

SPECIFICATIONS

FLOORING

- | China Mosaic on terrace
- | Drawing, Living, Dining & Kitchen - 800x800 Good quality vitrified tiles
- | Bedrooms - 600x600 Good quality vitrified tiles
- | Anti-skid tiles for toilets.
- | Wash Area - Polished kota stone for flooring and Ceramic tiles for Dado.
- | Good quality granite kitchen platform
- | Good quality tiles for kitchen dado

WALL FINISH

- | Elevation finish plaster and texture
- | Internal walls and ceilings - White cement putty / gypsum plaster

DOORS, WINDOWS AND GRILLS

- | Entrance door shutters - decorative shutters with melamine polish
- | Windows - Powder-coated aluminum windows
- | Safety Grills - Elegantly designed MS grill for all windows
- | Mosquito net in ventilators, french sliding doors

BATH & SANITARY FITTINGS

- | Good quality SS kitchen sink
- | Water closets - Wall hung EWC in all toilets of Jaquar/Cera/Parryware/
Hindware /Roca or equivalent brand
- | Faucets & fittings - CP finish with Jaquar/Kohler or similar brand
- | Flushing system - Concealed flush tank of Jaquar/Kohler/Roca or similar brand

ELECTRICAL

- | Switches - Modular switches
- | Adequate 5 & 15 Amp points
- | Generator backup for common area, lift and select point in units
- | Footlights in bedrooms and entrance foyer

AMENITIES

- | Clubhouse with spacious lounge
- | Ready infrastructure for Cafeteria, open sitout facilities and toilets
- | Indoor Badminton, Table Tennis, Snooker and other indoor game facilities
- | Indoor swimming pool with changing room & shower stalls
- | Jacuzzi
- | Large Landscaped Garden with lawn area
- | Turf finish multipurpose play court
- | Skating Rink
- | Long walker's track
- | Children's Play Area with play equipment
- | Well-equipped gymnasium
- | Gazebo with space for yoga and meditation
- | 45 seater theater with 5.1 JBL Digital Dolby
- | Multipurpose hall
- | Separate sauna and steam rooms for ladies and men
- | Cricket pitch
- | Guest Rooms

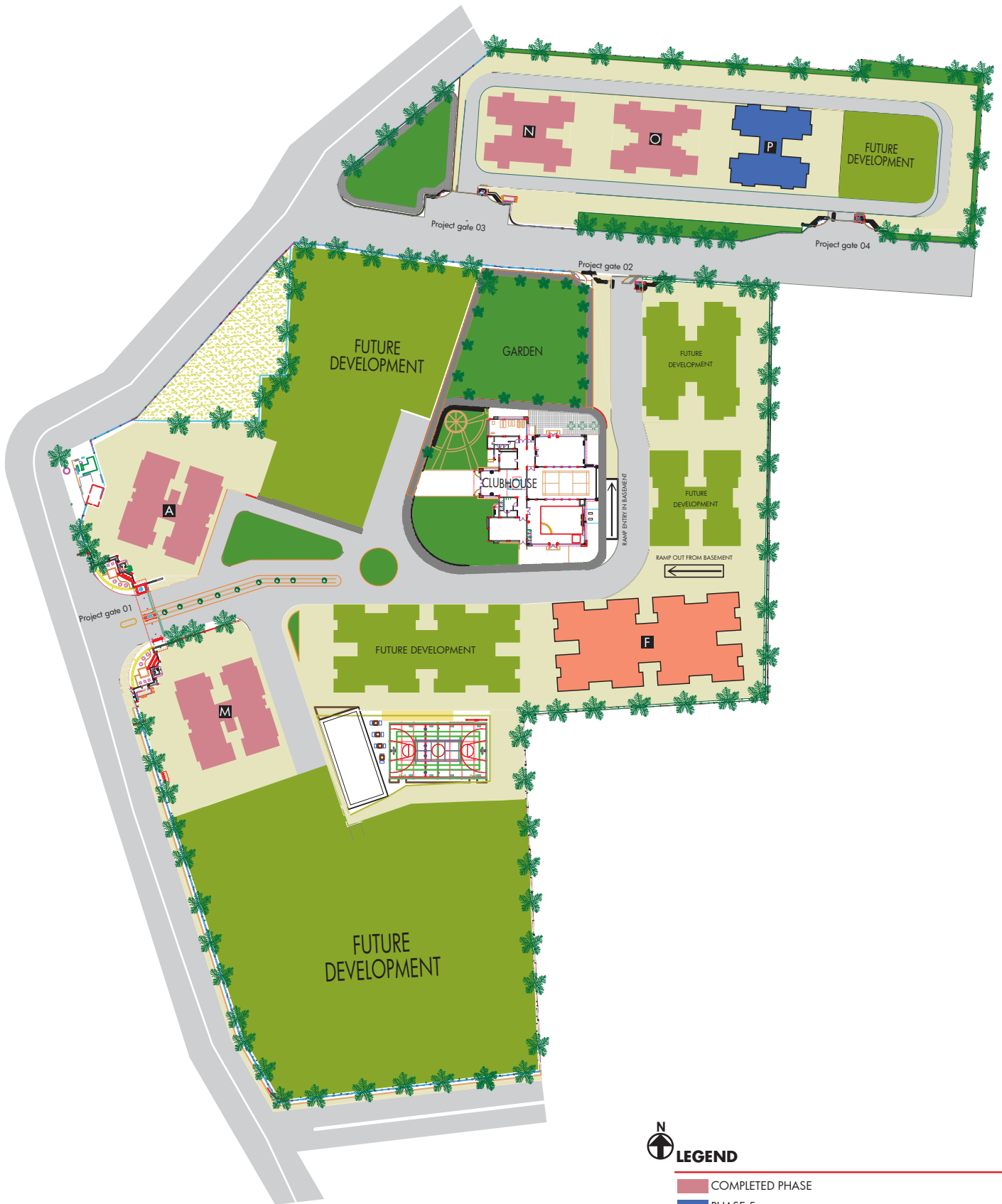
VALUE ADDITIONS

- | Garbage chute for every building
- | Solar electric panels for each tower in new phase
- | Rain water harvesting system
- | Wide internal RCC roads with pavers on side
- | Well landscaped layout
- | Sunlight and ventilation friendly design

SECURITY & SAFETY FEATURES

- | Visitor management system
- | Video surveillance
- | Access control system
- | Periphery protection system
- | Firefighting system

Master Plan



LEGEND

- COMPLETED PHASE
- PHASE 5
- PHASE 6
- FUTURE DEVELOPMENT

Site plan is representative only and not to scale



About Pratham Enterprises

Pratham means first. Since 1997, we have lived up to our name, making our way as Gujarat's First real estate company offering transparency, a customer-centric approach, and value For money.

At Pratham, our endeavour is to create spaces where you can enjoy living and working with ease. We blend our professional expertise with the latest technology and an all-encompassing approach to make living more comfortable, productive, and cheerful. Forget cramped spaces. With Pratham, each Family gets ample space to celebrate and grow in their own unique way. Our well-planned layouts with abundant green spaces and aesthetically designed homes with ample security features make sure that you get the best of indoor and outdoor experience. To add to it, our architectural design allows abundant sunlight and ventilation in every home, making your home naturally healthy and a joy to live in.

After all, a home should never be 'good enough.' It should be the best.

Terms & Conditions:

- | While every reasonable care has been taken in preparing this brochure, the developers cannot be held responsible for any inaccuracy in its contents.
- | All plans, images, illustrations, information and specifications are subject to change and do not form part of any offer, contract or agreement.
- | This project is promoted by Pratham Properties.



Site Address:

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