

welcome to a
lifestyle
beyond
imagination



Λ Κ Λ Ρ Υ Λ





architecture
in tune with
modern lifestyle
demands

Λ K Λ L P Y Λ

quality of life you deserve

be amongst the
chosen few



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ARTISTIC VIEW OF THE ELEVATION AND FACADE



elegance
personified



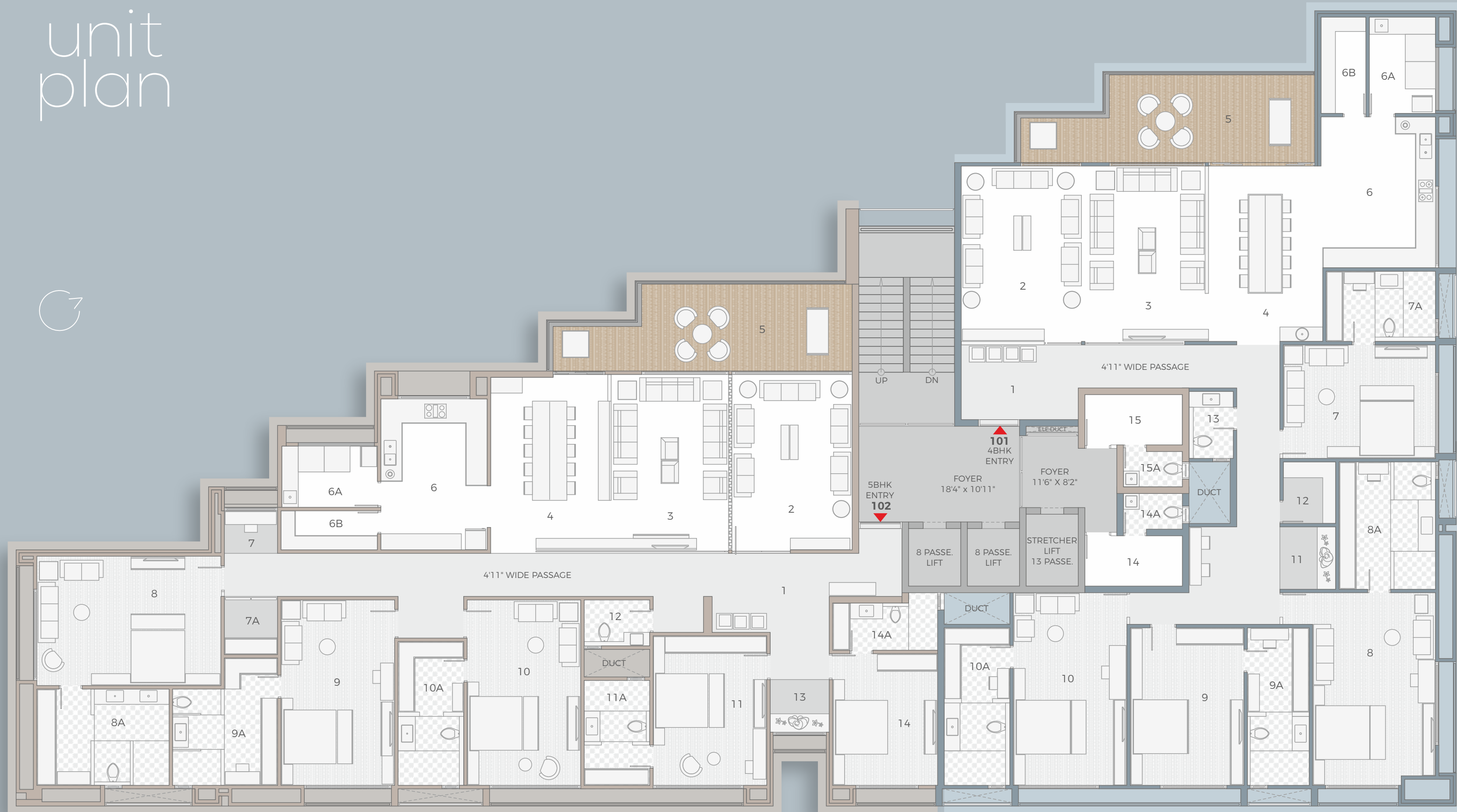
ARTISTIC VIEW OF THE ELEVATION AND FACADE

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epitome of
luxury



unit plan



101 4BHK - 7000 SFT (S.A.) RERA Carpet : 3973 sft

1	VESTIBULE	13'4" X 8'6"
2	DRAWING ROOM	13'7" X 20'0"
3	LIVING ROOM	14'1" X 20'0"
4	DINING ROOM	12'4" X 20'0"
5	VERANDAH	33'6" X 10'0"
6	KITCHEN	13'1" X 17'3"
6A	WASH YARD	7'7" X 11'0"
6B	STORE	5'1" X 11'0"
7	GUEST BEDROOM - 01	17'4" X 13'0"
7A	DRESS / TOILET	12'4" X 8'0"
8	M. BEDROOM - 02	14'0" X 22'0"
8A	DRESS / TOILET	11'0" X 14'6"
9	M. BEDROOM - 03	13'0" X 18'0"
9A	DRESS / TOILET	7'1" X 18'0"
10	M. BEDROOM - 04	13'0" X 22'0"
10A	DRESS / TOILET	7'6" X 18'0"
11	PUJA	6'0" X 7'11"
12	STORE	6'0" X 7'0"
13	G. TOILET	5'1" X 7'8"
14	SERVANT ROOM	11'6" X 6'1"
14A	S.TOILET	7'1" X 4'7"

102 5BHK - 7700 SFT (S.A.) RERA Carpet : 4265 sft

1	VESTIBULE	13'4" X 8'10"
2	DRAWING ROOM	14'1" X 20'0"
3	LIVING ROOM	14'1" X 20'0"
4	DINING ROOM	13'0" X 20'0"
5	VERANDAH	34'1" X 10'0"
6	KITCHEN	12'2" X 17'3"
6A	WASH YARD	11'0" X 7'0"
6B	STORE	11'0" X 4'6"
7	STUDY	6'1" X 4'10"
7A	STORE	6'1" X 6'8"
8	M. BEDROOM - 01	21'0" X 14'5"
8A	DRESS / TOILET	15'1" X 11'0"
9	M. BEDROOM - 02	13'0" X 21'2"
9A	DRESS / TOILET	12'0" X 14'6"
10	M. BEDROOM - 03	13'0" X 21'2"
10A	DRESS / TOILET	7'6" X 16'5"
11	M. BEDROOM - 04	13'0" X 17'1"
11A	DRESS / TOILET	7'6" X 12'0"
12	G. TOILET	7'6" X 5'3"
13	PUJA	6'9" X 6'0"
14	GUEST BEDROOM - 01	12'0" X 15'0"
14A	DRESS / TOILET	12'0" X 5'5"
15	SERVANT ROOM	11'6" X 6'1"
15A	S.TOILET	7'1" X 4'7"



spaces that
exude luxury

ARTISTIC VIEW - FURNITURE IS NOT THE PART OF STANDARD SPECIFICATIONS

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indulge into
lavishness



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specifications

- Italian Marble in Living, Dining, Foyer, Formal Living
- 2 bedrooms Italian marble Rest bedrooms wooden flooring (except Servant Room)
- 2 bathroom and powder room Italian floor and dedo Rest bathroom with rustic tiles (except Servant Room)
- Natural Stone Flooring in Balcony
- Duravit / Equivalent Sanitary Fixtures
- Hans Grohe / Equivalent Bathroom Fittings
- Heavy Series Aluminum Windows
- Veneta / Equivalent Modular Kitchen
- Granite Platform in Kitchen
- S S Sink in Kitchen
- Flush Doors with Veneer Skin
- Centrally Airconditioned VRV System
- Basic Home Automation
- Concealed Copper Wiring with Modular Switches
- Internal Walls - Putty Finish
- External Walls - As per Facade / Texture Paint
- Customisation of apartment is possible during construction
- Heat pump for each apartment

common amenities

- Only 10 Apartments - 2 Per Floor
- 2 Automatic Elevators / 1 Service Elevator
- Well Designed Airconditioned Reception with Waiting Area
- Allotted car parking
- Landscaped Area and Sitouts
- MultiLevel Security System
- Provisions for Satellite TV/ Internet
- Garbage chute
- Barrier free building for differently able people
- CCTV surveillance for common areas
- Video door phone connected to waiting area



key plan



DEVELOPED BY
UNIQUE REALITY



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SETU INFRASTRUCTURE

MEP Consultant
ARTECH ENGINEERING SOLUTIONS

Civil Contractor
HETU CONSTRUCTION PVT. LTD.

SPECIAL NOTES :

- The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the Member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.
- The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers / members of the Project.
- The Promoter / Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members / customers of the Project.
- The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of RERA Act with the help of Autocad software.
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