

## **Luxury 3-Bedroom Villa**

### Overview

Experience an elevated lifestyle in this spacious 3-bedroom villa, designed with luxury and comfort in mind. This villa features premium imported marble flooring in the living and dining rooms, laminated wooden flooring in the bedrooms, and a fully loaded modular kitchen. The villa is equipped with state-of-the-art VRF air-conditioning and expansive balconies with laminated glass railings.

### **Interior Specifications**

#### **- Living and Dining Room:**

- Flooring: Imported marble
- Walls & Ceiling: Plastic emulsion paint

#### **- Bedrooms:**

- Flooring: Laminated wooden flooring
- Features: Modular wardrobes

#### **- Kitchen:**

- Fully loaded with appliances including refrigerator, washing machine, dishwasher, microwave, oven, hob, and chimney
- Flooring: Natural/engineered stone or tile
- Walls: Superior quality ceramic tile dado up to the ceiling
- Fittings: Chromium plated, exhaust fan, hot water supply, premium granite platform with S.S. sink

#### **- Bathrooms:**

- Flooring: Superior quality natural/engineered stone or tile
- Walls: Superior quality natural/engineered stone or tile
- Ceiling: False ceiling/plastic emulsion paint
- Fixtures: Counter-top wash basin, bidet in master bathroom, glass shower partition in all bathrooms
- Accessories: Exhaust fan, towel rail, toilet paper holder
- Fittings: Reputable make

### **Outdoor and Additional Features**

#### **- Patio:**

- Flooring: Natural/engineered stone
- Walls & Ceiling: Plastic emulsion paint

#### **- Balconies:**

- - Flooring: Ceramic tiles
- - Parapet: Natural/engineered stone coping

#### **- Terrace Garden:**

- Landscaped with tile flooring

#### **- Utility Room:**

- Flooring: Ceramic tile
- Walls: Plastic emulsion paint

**- Security:**

- Video door phone
- Secured community with access control
- Intercom connection to main security

**Home Automation & Electronics**

**- Entertainment:**

- 42" TV in family room and master bedroom

**- Air-conditioning:**

- Air Conditioning in all bedrooms and common areas

**- Appliances:**

- Microwave, stove cum oven, refrigerator, washing machine, dishwasher, fans, lights, exhaust fans, geysers, hob, chimney

**Furniture & Furnishings**

**- Bedrooms:**

- Double beds, bedside tables, chairs, coffee table, wall-mounted cupboards, headrest with storage

**- Family Lounge:**

- Three-seater sofa, two single-seater sofas, coffee table

**- Dining Room:**

- Six-seater dining table, dinner wagon

**- Drawing Room:**

- Five-seater sofa set, two single-seater sofas, center table, side tables, corner display stand, TV cabinet

**- Bathrooms:**

- Wall-mounted mirrors with storage, vanity top, towel rack, designer fittings and sanitary ware (Jaquar/Kohler/Cera or equivalent)

**Electrical Fixtures and Fittings**

- Modular switches (Schneider/ Legrand/ Panasonic/ Wipro/ Honeywell or equivalent)
- FRLS/ ZHFR internal wirings and ceiling light fixtures in balcony, kitchen and toilets
- Optical Network Terminal (ONT) in each apartment for data and TV connectivity
- Video door phone at main apartment door

**Other Specifications**

- Double entry campus with CCTV surveillance in common areas
- Ample visitor parking
- 24-hour water supply
- Anti-termite treatment

- RO system in each unit
- Level controllers in water tanks to avoid wastage
- Rainwater harvesting

## **Disclaimer**

Please note that marble/granite being natural materials have inherent characteristics of colour and grain variations. Specifications are indicative and subject to change as decided by the company or competent authority. Marginal variations may be necessary during construction. Brands of equipment/appliances are tentative and liable to change at the sole discretion of the company. The plot sizes, areas, and plans are subject to changes following final statutory approvals and detailed design of services.

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Experience unparalleled luxury and comfort in this meticulously designed villa. Contact us today to schedule a viewing.