



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.

[www.realtyventuresindia.com](http://www.realtyventuresindia.com)





PROPOSED  
**MASTER PLAN**  
[www.realtyventuresindia.com](http://www.realtyventuresindia.com)



**LEGEND**

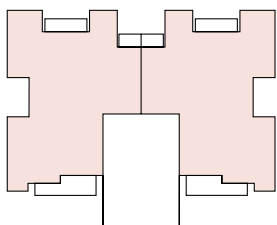
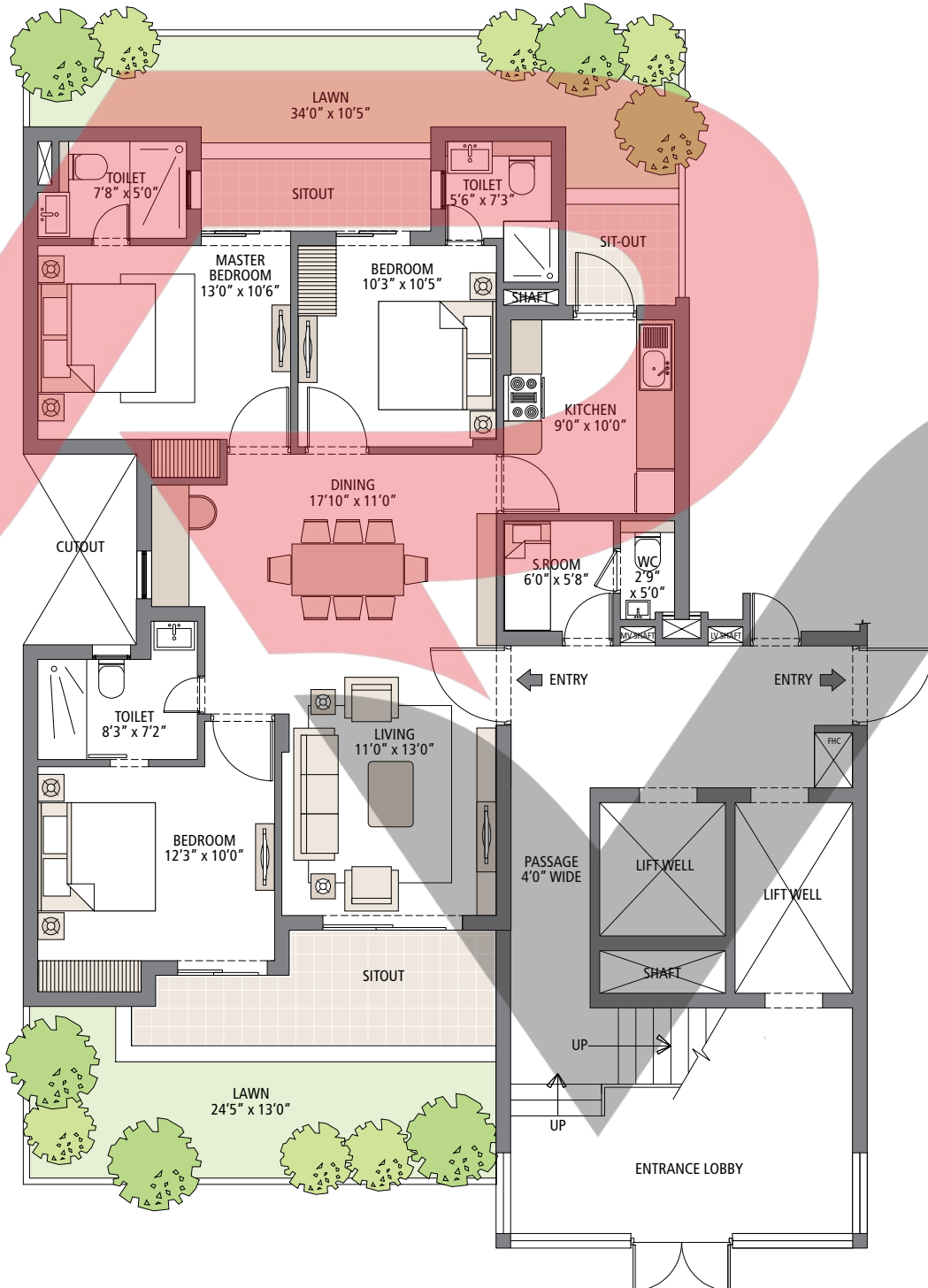
- A Entry
- B Water Body Feature
- C Clubhouse cum  
Recreational Centre
- D Swimming Pool
- E Central Greens
- F Jogger's Park
- G Jogging Track
- H Rose Garden
- I Sports Facilities
- J Amphitheatre



# Ground Floor Plan

Saleable Area: 1650 sq. ft.

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

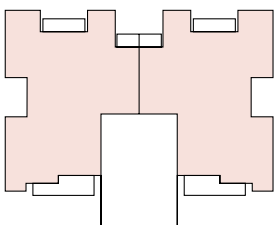
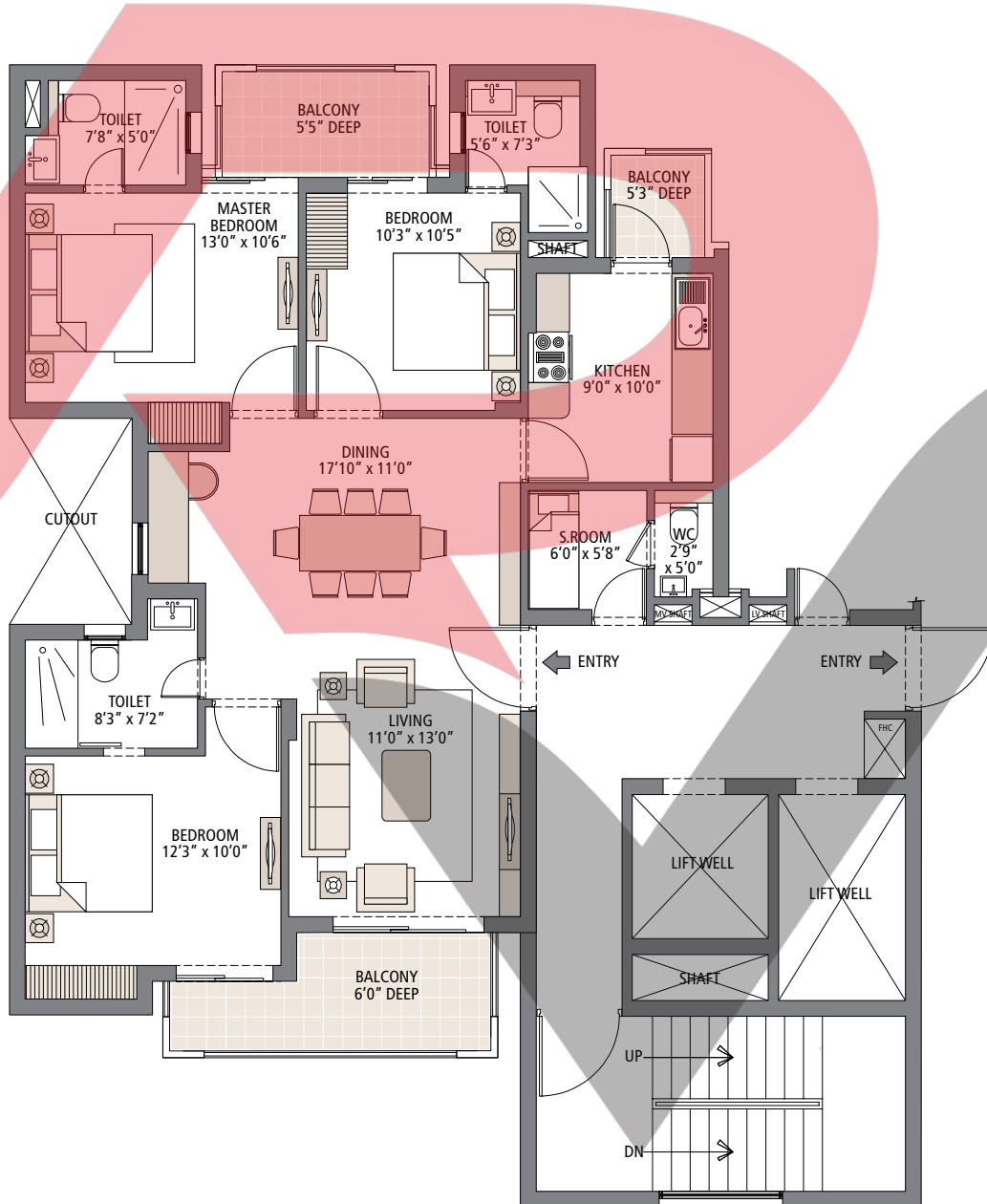


In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part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

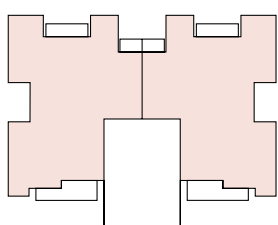
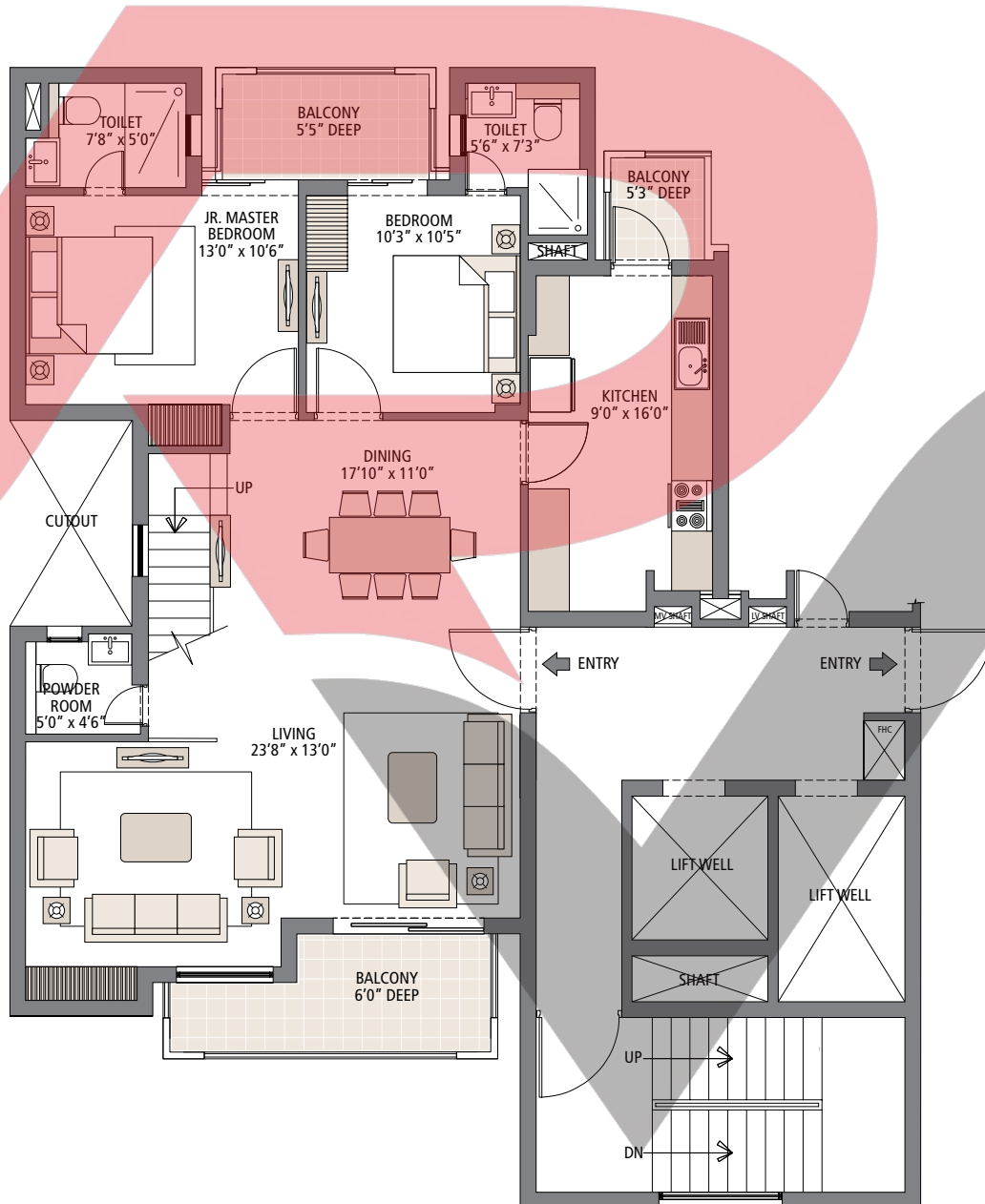


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# Penthouse Floor Plan - Lower Level

Saleable Area: 3200 sq. ft.

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

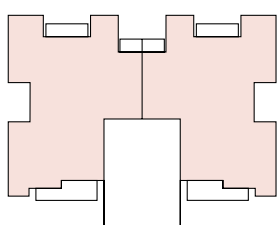
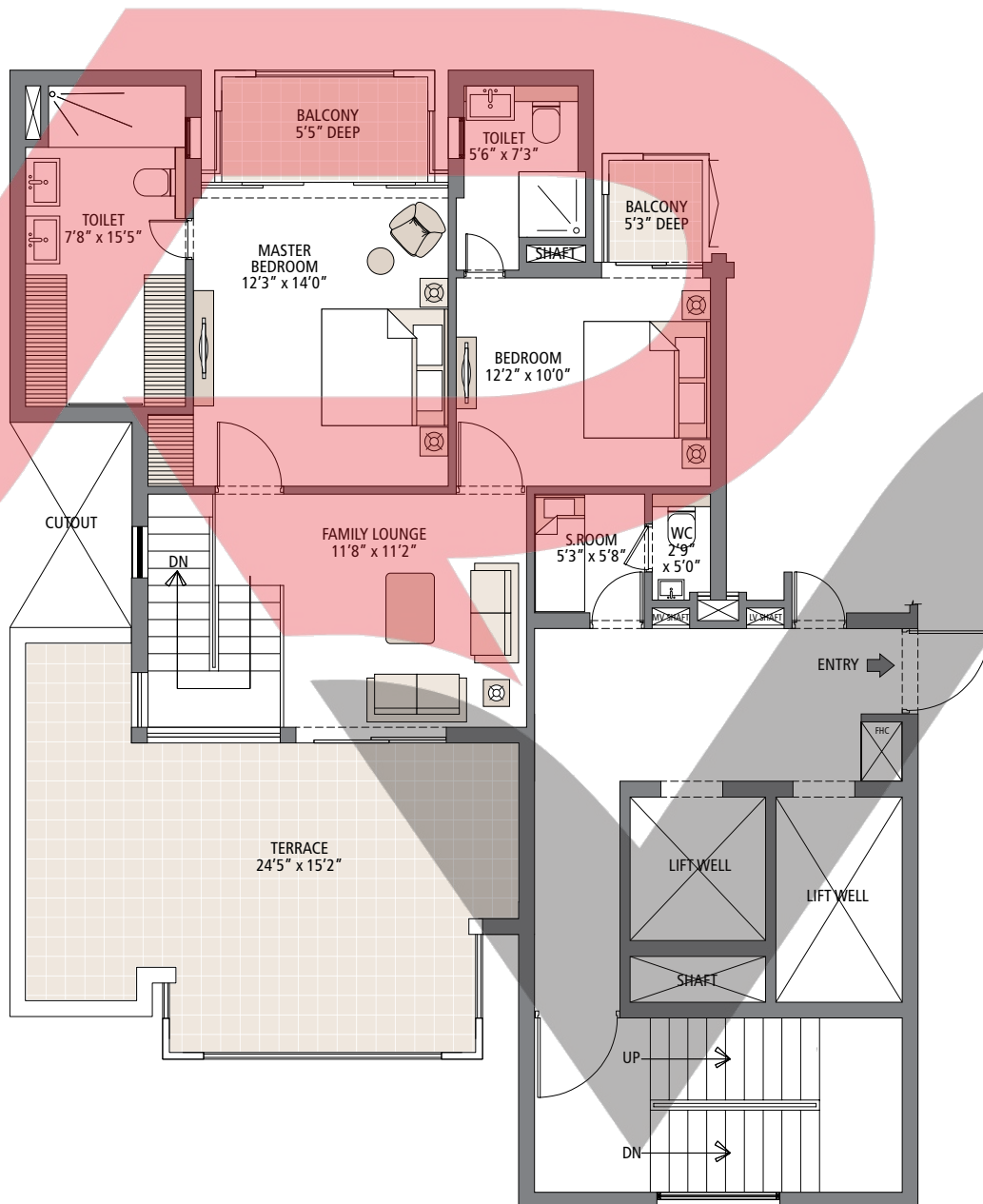


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# Penthouse Floor Plan - Upper Level

Saleable Area: 3200 sq. ft.

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



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## 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

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

## 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 CP FITTINGS, WHITE CHINA WARE FIXTURES
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

