



Amenities

- ❖ **Flexibility:-** Deluxe living spaces allowing owners to customize their own floor plans. Select from twenty 2/3 BHK apartments in the G+5 tower
- ❖ **Façade & Lobby:-** Impressively designed façade and a well appointed high-ceiling lobby with high-speed automated elevators.
- ❖ **Terrace Garden:-** Spacious and serene terrace garden with a lot of green and a specialized kid's play area.
- ❖ **Parking Space:-** Ample space for residents with up to two car parks per apartment.



- ❖ **Other Features:-**

Built-in-fire Protection systems

Intercom & CCTV

Round-the-clock security

Video door phones

24 hours automated stand-by power.

Specifications

❖ **Doors:-**

Rooms fitted with 35 mm thick flush teak doors finished on both sides (except for kitchens and toilets).

Shutters huge from solid stainless steel/brass barrel bolts.

Night latches and magic eyes for entrance doors.

Mortise locks and doorstoppers on bedroom and kitchen doors.

Bedroom latches on toilet doors.

❖ **Windows:-** Feature a standard section of anodized/powder coated aluminum or UPVC casements with clear glass inserts and matching fittings.

❖ **Floors:-**

Designer Vitrified Tiles in flat.

Anti-skid ceramic tiles in bathrooms

Kitchens finished with quality vitrified tiles

Staircases, including landings and corridors, finished in polished Indian marble/Kota Stone.

Lift lobbies feature high quality marble/granite/tiles as per our architectural scheme.

Other common areas floored with screed concrete.

❖ **Walls:-**

External walls completed in cement and sand plaster with cement paint and/or texture finish and glazing as per architectural scheme.

Internal walls finished in cement and sand plaster with neat POP punning.

Kitchens feature ceramic tiles upto 2 ft in height above the kitchen counter.

Bathrooms completed with designer tiles up to door height.

❖ **Sanitary Ware:-** White porcelain sanitaryware of Hindware/Kohler or similar brands.

❖ **CP Fittings:-**

Concealed piping system for hot and cold water lines.

Shower cubicles in master bathroom.

Matching glass mirrors, shelves, soap trays and towel rails.



❖ **Electrical Wiring & Fittings:-**

Totally concealed wiring for all rooms.

Air conditioning plug points in all bedrooms and living rooms.

Light and plug points in dining/drawing and bedrooms as per architecture scheme.

Video door phones at the main entrance doors.

Telephone points in living rooms and all bedrooms.

Generator power during failure for lighting and domestic purposes to the extent of 1 watt/sq.ft. of built-up area of each unit.

Security systems: CCTV monitoring for all common areas. All flats equipped with burglar/security alarm systems.

Geyser points in all toilets and kitchens.

Electrical call bells at all main entrance doors.

Compatible wiring that can be hooked up to a cable television network with a connection thereof in living rooms and all bedrooms.

❖ **Kitchen:-**

Granite top cooking platform with one stainless steel sink and drain-board in each flat.

Kitchen feature ceramic tiles upto 2 ft in height above the kitchen counter.

❖ **Lightning Protection:-** In compliance with IS 2309.

❖ **Waterproofing:-** Waterproofing of bathrooms, balconies, planter box and terrace floor.

❖ **Driveway:-** Reinforced concrete slabs with hardener for car park/driveway.

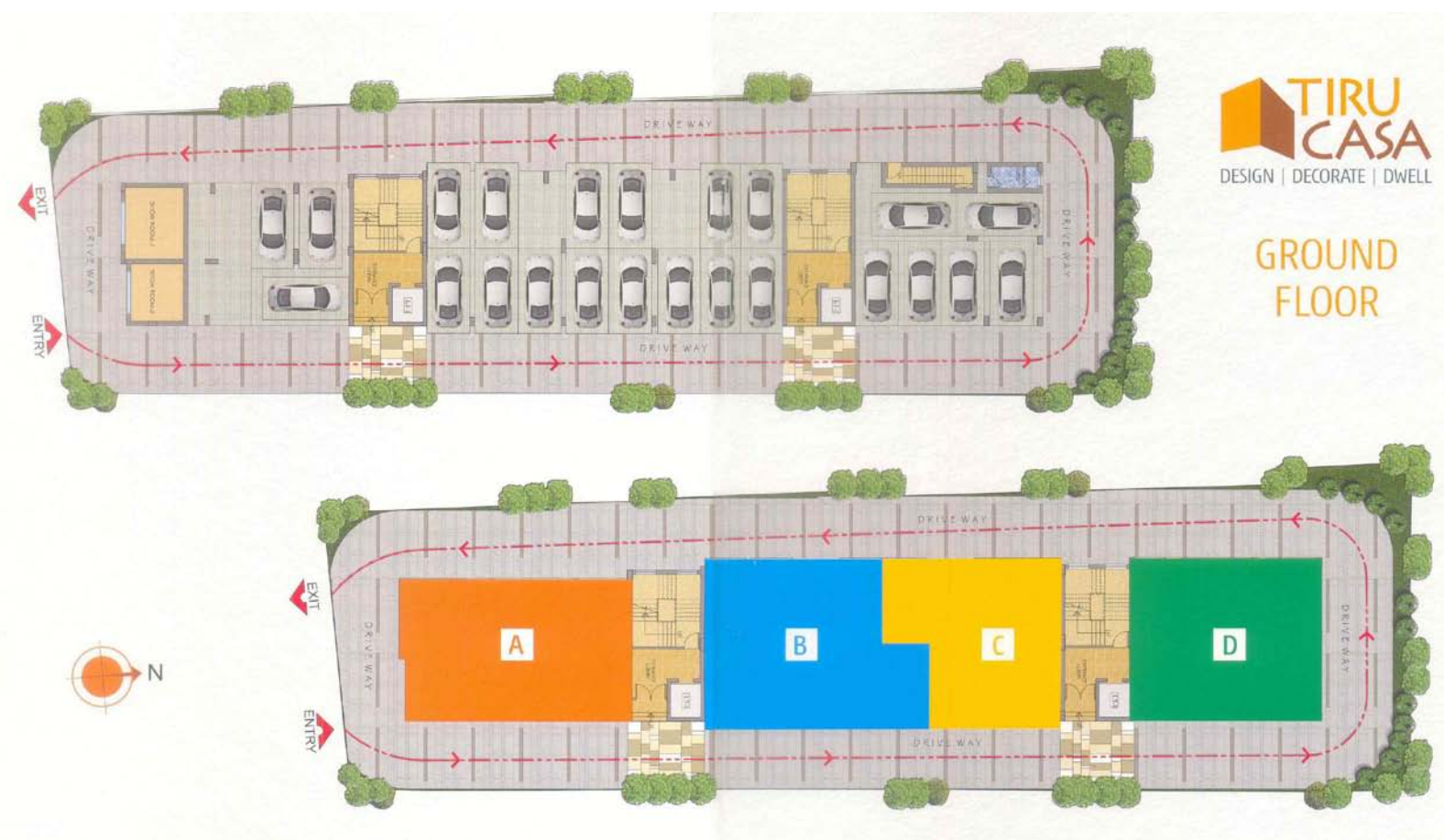
❖ **Fire Suppression & Detection:-** Provision of an adequate fire-fighting system as per WBFES.

Location



Type & Area

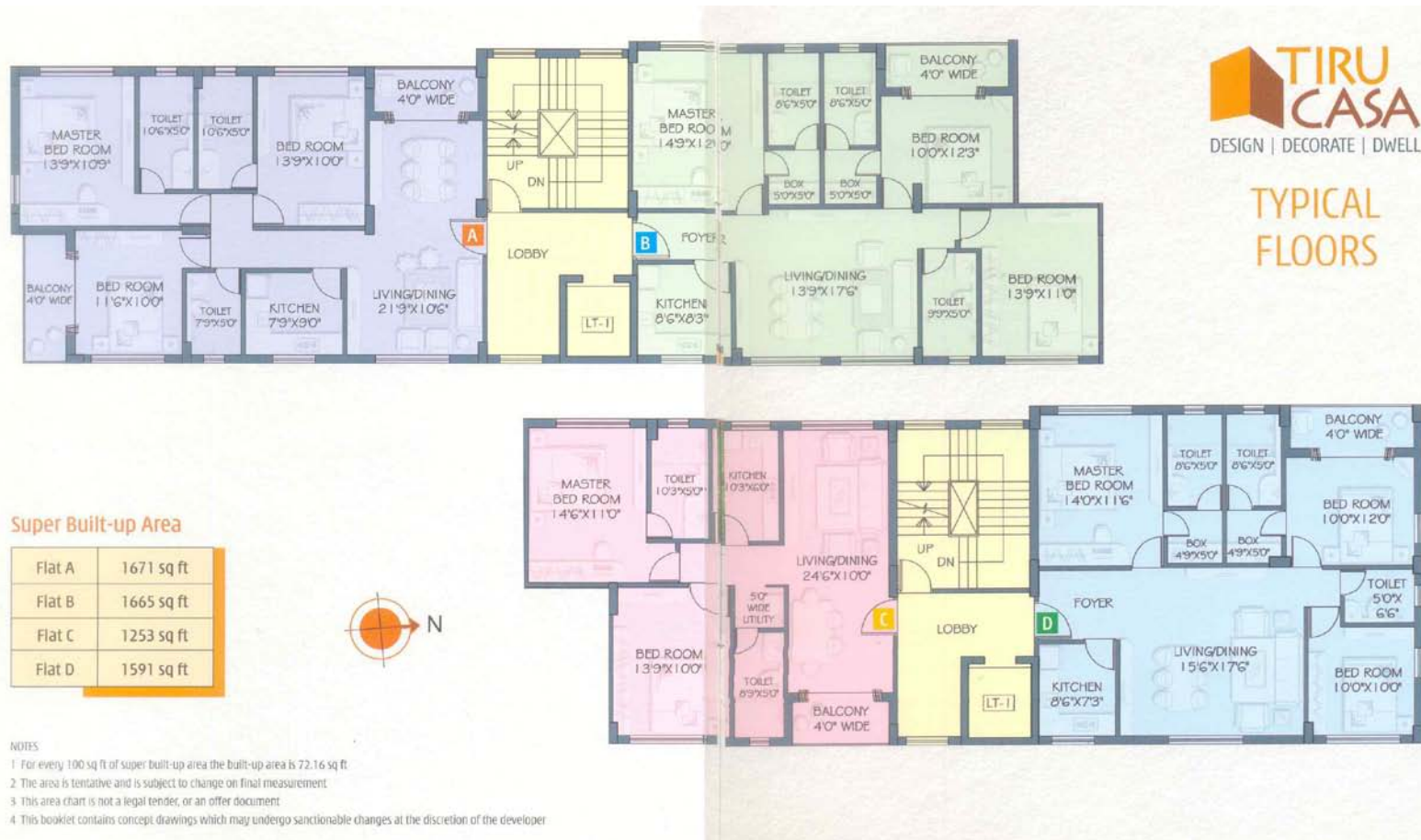
Ground Floor Plan



Roof Top Garden



Typical Floor Plan



Developer



Tirumala Group

Architect



Agrawal & Agrawal



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