

SPECIFICATIONS - DELUX VILLAS - ESENCIA

Composite load bearing structure conforming to BIS seismic loads

1	LIVING/DINING	
a	Floor	Imported marble.
b	Walls	Acrylic emulsion paint on POP punning with one feature wall in texture paint/wall paper.
c	Ceiling	POP punning/coves with down lighters as per architectural design with acrylic emulsion paint.
d	Doors	Hardwood door frames with solid wood paneled door with melamine polish finish/satin finish duco paint.
2	BED ROOMS	
a	Floor	Imported marble.
b	Walls	Acrylic emulsion paint on POP punning.
c	Ceiling	POP punning/coves with down lighters as per architectural design with acrylic emulsion paint.
d	Doors	Seasoned Hardwood frame with European style moulded shutter.
e	Modular Wardrobes	Wooden wardrobe in high gloss/laminate finish with Hettich/Haffle/equivalent hardware.
3	KITCHEN	
a	Walls	Combination of tiles and acrylic emulsion.
b	Floor	Imported marble/vitrified tiles
c	Counter	Imported marble/granite
d	Fittings/ Fixtures	CP fittings & Double bowl SS Sink, Exhaust fan.
e	Kitchen Appliances	Imported Modular Kitchen with Hob, Chimney.
4	BALCONY	
a	Floor	Stone
b	Railing	Toughened glass railing with SS patch fitting.
5	TOILETS	
a	Walls	Combination of imported marble/tiles with acrylic emulsion and mirror.
b	Floors	Imported marble.
c	Counters	Imported marble.
d	Fixtures / Accessories	Exhaust fan, Geysar, Under Counter Cabinets, and Glass shower - partition with shutter, Towel rail, Toilet paper holder, soap dish, Robe hooks, LCD.
e	Sanitary ware/ CP fittings	Jacuzzi in Master bath, steam in the master toilet; CP fittings Faucet, Wash Basin & Wall-Hung WC, Health Faucet.
d	Doors	Seasoned Hardwood frame with European style moulded shutter.
6	SERVANT'S ROOM	
a	Floor	Ceramic/vitrified tiles.
b	Walls	Acrylic emulsion paint on walls.
c	Toilets	Combination of ceramic tiles, acrylic emulsion and mirror in walls; Anti-skid ceramic tiles in flooring; Towel rail, Toilet paper holder, soap dish, Robe hooks; Conventional CP fittings, Wash Basin & WC.
d	Doors	Hardwood Frames with painted flush door.
7	EXTERNAL GLAZINGS	
a	Windows / External glazings	Energy Efficient, Sound insulated Double glass with mosquito mesh units with - tinted /clear glass with Aluminum/UPVC frames in habitable rooms and aluminum/UPVC glazing with Single Pinhead/Tinted /Clear glass in all toilets.
8	ELECTRICAL	
a	Fixtures/Fittings	Copper Electrical wiring in Concealed Conduits and MCB and fibre optics for telephone, Internet, I.P and T.V connection and premium modular switches.
b	Power Back-up	100 % DG Power back-up.
9	PRIVATE ELEVATOR	
a	Floor	Imported marble.
b	Walls	Suitable combination of Marble/wall paper and Acrylic Emulsion textured paint, embellished with mirror.
10	STAIRCASES	
a	Floor	Granite.
b	Wall	Flat oil paint.
11	EXTERIOR FINISHES	Combination of weather proof paint, plaster and stone/stone tile/tile.
12	OTHER FEATURES	
	Air-conditioners	Energy efficient concealed VRV system
	Security systems	Video phones on main door and emergency buzzer/ alarm in each unit. Villas to be based on Smart Homes Concept with home automation.
	Sensor control lighting	A sensor light in living room (which will be switched on automatically as main gate will open)
	Terrace garden	Green turf on terrace with provision of BBQ.
	Lawns	Front and Rear Lawns with lap pool with filtration plant in the rear lawn and lap pool on the terrace.
	Double Heights	Double Ht. in the living area; entrance foyer; triple ht internal courtyard.