

Pioneering a Green Evolution

ANSAL API

Building lifestyles since 1967

esencia
Green township of tomorrow
Golf Course Extn. Road, Sector E7, Gurgaon



Mulberry Homes

Fully Fitted, Air-Conditioned

3 Bedroom Apartments

Rise to the next level in luxury, naturally.

Imagine air conditioned floors, rarest of trees, a lush green carpet all around and classy neighbours. Come and experience a home so luxurious that it will make others turn green.

www.abcbuildcon.in | +91 8470930121



Exquisite finish - Experience craftsmanship in real estate

Best of materials - Stringent quality standards, be it for tiles, paints or woodwork

All apartments facing East - Every apartment will be Vastu friendly

Air-conditioned floors - Keep the heat and dust outside, 24 hours

24 meter wide road - Roads wide enough for double lane driving

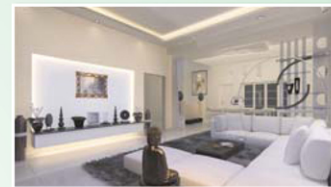
Parks with rare trees - A nature lover's heaven

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SPECIFICATIONS

Structure		RCC/ Load bearing structure with infill brick wall
Living/Dining Room	Floor	Vitrified tiles
	Walls	Plastic emulsion paint
	Ceiling	Oil bound distemper with POP moulding and cornice
Master Bedroom	Floor	Vitrified tiles/ Laminated wooden flooring
	Walls	Plastic emulsion paint
	Wardrobes	Niches with complete wood work
	Ceiling	Oil bound distemper with POP cornice
Other Bedroom (s)	Floor	Vitrified tiles/ Laminated wooden flooring
	Walls	Plastic emulsion paint
	Wardrobes	Niches with complete wood work
	Ceiling	Oil bound distemper with POP cornice
Doors	Entrance Door	Seasoned Wooden frame with European stylehardwood (polished) door shutter
	Internal Doors	Seasoned Wooden frame with European stylemoulded door shutter
	External Doors	UPVC/Aluminum anodized sliding glass shutter
Windows		UPVC/ Aluminum anodized windows with sliding glass shutter
Hardware		Stainless steel (matt finished) hardware, standard make
Bathrooms/Toilets	Floor	Anti skid ceramic tiles
	Walls	Ceramic tiles upto 7ft. height
	Geysers and Exhausts	BEE rated geysers and exhausts in each toilet
	Counter	Granite Counter
Kitchen	Fitting/fixtures	Single lever C.P. fittings, EWC, Towel ring, Towel rod, Paper holder, Bathing glass partition in master Bedroom bathroom, Exhaust fans fitted
	Floor	Anti skid ceramic tiles
	Walls	Ceramic tiles upto 2ft. above counter and oil bound Distemper in balance area
	Counter	Polished granite Counter
	Fitting/fixture	Modular kitchen with chimney and hob
Balcony		CP fittings, single bowl stainless steel sink with drainboard, exhaust fan fitted
	Floor	Anti skid ceramic tiles
	Walls	Weather proof paint/ Texture paint
	Ceiling	Textured paint/ Semi permanent finish
External finishes	Modular Switches	Master Switch at main exit to switch off electricity of Switches complete unit except refrigerator and sensors
Comparative USP	Air conditioners	BEE rated 1 ton air-conditioner in each bedroom and 1.5 ton air-conditioner in living room
	Security System	Video phones on main door and emergency buzzer or alarm in each unit
	Sensor Control Unit	A sensor light in living room (which will be switched on automatically, as main gate will open)
	Power Back-up	6KVA power back up (including air-conditioners)(Maintenance and fuel charges shall be charged extra with monthly maintenance charges)
	Terrace Garden	Landscape garden on terrace

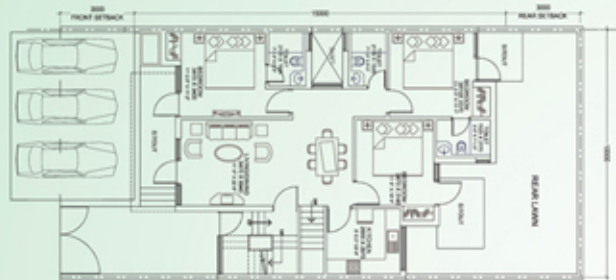


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3 Bedroom Apartments

FLOOR PLANS

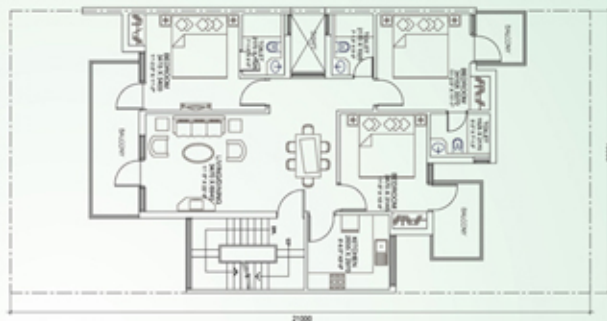
Ground Floor

Area: 1.523 sqft



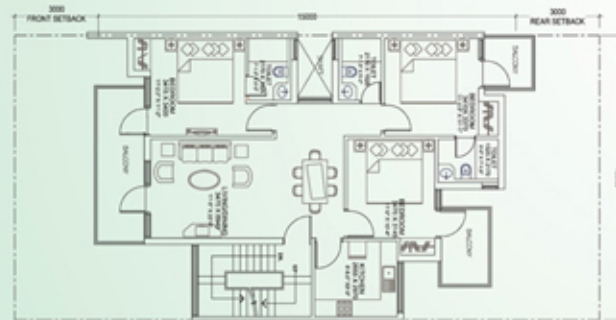
First Floor

Area: 1304 sqft



Second Floor

Area: 1304 sqft



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