

SOL RESERVE

VILLA SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC framed structure of minimum M 20 Grade concrete with FE 500 Steel reinforcement.
- External masonry in 20/23 cm laterite stones/AAC blocks as required.
- Internal masonry in single brick/laterite stones/AAC blocks of minimum 10cms thickness as required.
- External plaster is of two coats cement plaster of 20 mm thickness.
- External painting will be done with Apex Ultima of Asian paints.
- Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP
- Sloping roof of the structure will be covered with Mangalore tiles.

FOYER/LIVING/DINING

- Flooring and skirting in Vitrified tiles. (Basic rates of tiles Rs1000/sq. mt).
- Internal painting in Acrylic Emulsion (Royale of Asian paints).
- Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP

BEDROOMS

- Flooring and skirting in Vitrified tiles. (Basic rates of tiles Rs1000/sq mt)
- Internal painting in Acrylic Emulsion (Royale of Asian paints)

KITCHEN

- Flooring and skirting in Vitrified tiles (Basic rates of tiles Rs1000/sq mt)
- Superior quality ceramic wall tile dado (2 ft high above counter)
- Internal painting in Acrylic Emulsion (Royale of Asian paints)
- Modular Kitchen with Sink, Tap, Chimney & Hob.

BATHROOM

- Dado will be vitrified tiles up to Lintel Level. (Basic rates of tiles Rs1000/sq.mt)
- Flooring in Vitrified tiles (Basic rates of tiles Rs1000/sq.mt)
- Granite counter top for vanity.

DOORS

- Frames in Teakwood
- Main doors – Teak Wood/ Flush door with teak veneer.
- Internal bedroom doors-flush door with teak veneer.
- Toilet doors-flush door with laminate on inside and veneer on outside.

WINDOWS/VENTILATORS

- Heavy duty powder coated/anodized aluminum glazed windows and ventilators made from specially designed and manufactured sections

ELEVATION FEATURES

- External plaster is of two coats cement plaster of 20 mm thickness.
- External painting will be done with Apex Ultima of Asian paints.

STAIRCASE

- RCC Staircase/ MS
- MS railing with teak wood handrail as per design.
- Internal painting in Acrylic emulsion (Royale of Asian paints).

ELECTRICAL WORKS

- Electrical Wiring will be concealed with Switch of Legrand / equivalent brand.
- **Provision** will be kept for telephone, TV, and Invertor.

PLUMBING AND SANITARY

- Internal Plumbing will be concealed with UPVC and CPVC of Astral or equivalent brand.
- Sanitary ware will be of white colour of Kohler or equivalent brand (Of Rs 40,000/- value per Bathroom)
- 15 liters capacity geyser in toilets.
- Septic tank With Soak pit.
- Glass Partition for shower area.
- AC s in all room Daikin or Equivalent.

AMENITIES

- Swimming pool with Filtration Plant.
- Spa
- Internal road paved with Pavers.
- Garden and Pool lights.
- Hydropneumatic system
- Compound wall.
- Façade Lighting.
- Gate MS.
- Landscape &Hardscape around villa.
- Fully Furnished
- Ac-Split – Daikin or equivalent
- Power Back up for common area
- Lights-Hibec or Philips
- CCTV for common areas
- Water Treatment Plan
- Water Supply System
- Soak Pit or STP
- Security Service 24/7
- Rental Management Team
- House-keeping Team
- Project Manager

PROJECT BY

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