

## Location Map



## Car Parking Floor



# Sun Springs



# 43, 6th Cross, Santrupthi Nagar, Opp. Road Syndicate Bank, J. P. Nagar 7th Phase, Bangalore - 560 078  
Mob : 90087 77333 / 98459 90093 Email : sunshadedevelopers@gmail.com



### Highlights :

- Architecturally Sound Structure with Provision for good interior.
- Project is situated at a calm & peaceful location off Subramanyapura Main Road in the heart of the pollution free surroundings of Vasanthapura (Maruthi Layout)
- Project located very close to Vasanthapura Temple & Upcoming ISCON Krishna Leela Park.
- Round the Clock Security & Water Supply.
- Adequate parking facility for 4 wheelers Just 2 Kms. from proposed metro train.
- Very close to major shopping complexes and reputed educational institutions.

### AREA STATEMENT

| Sl. No. | Floors       | Saleable Areas in S.F.T. |                   |                   |                   |
|---------|--------------|--------------------------|-------------------|-------------------|-------------------|
| 1.      | Ground Floor | G 01<br>1212 Sft.        | G 02<br>1680 Sft. | G 03<br>1448 Sft. | G 04<br>1297 Sft. |
| 2.      | 1st Floor    | 101<br>1212 Sft.         | 102<br>1680 Sft.  | 103<br>1448 Sft.  | 104<br>1297 Sft.  |
| 3.      | 2nd Floor    | 201<br>1212 Sft.         | 202<br>1680 Sft.  | 203<br>1448 Sft.  | 204<br>1297 Sft.  |
| 4.      | 3rd Floor    | 301<br>1212 Sft.         | 302<br>1680 Sft.  | 303<br>1448 Sft.  | 304<br>1297 Sft.  |

### SPECIFICATIONS

#### Structure :

- Seismic Zone II Compliant RCC framed structure of High quality
- Concrete solid block masonry 6" for external & 4" for internal walls.

#### Plastering :

- All internal walls are finished with lime rendering
- All external walls are sponge finishing

#### Flooring :

- Granite for Living & Dining & Kitchen
- Verified tiles for Bedrooms
- Matt Finish Tiles for Balcony, Anti Skid Tiles for Toilets & Utility

#### Kitchen :

- An open, well-ventilated Kitchen with Utility space attached.
- Granite platform with Stainless Steel Sink with drain board 2" height glazed tiles dadoing.
- Provision for water purifier.
- Provision for exhaust fan
- Provision for electrical plumbing point in Utility area for washing machine.
- Option for modular kitchen. Only Electrical and Plumbing points will be provided.

#### Doors :

- Main Door : Teak wood frame with Teak paneled shutter with brass hardware and polish on both sides.
- Internal Doors : Sal wood frame with Australia Honne Shutters for hinges, locks and handles), with paint.

#### WINDOWS :

- Powder coated sal Wood Frame with Honne Shutters.

#### PAINT :

- Internal walls and ceilings : Superior quality emulsion paint & Natural Colour
- External walls : Water proof colored paint.

#### TOILETS :

- Quality glazed tiles dado up to roof level
- White sanitary ware of Hindware / CERA brand.
- Hot & Cold water mixer unit for showers, reputed make CP Fittings.
- Health faucet will be provided in all toilets.
- Provision for geyser in all toilets.
- Provision for exhaust fan.

#### ELECTRICAL :

- Best quality fire resistant cables, wiring through PVC conduits concealed in walls and ceilings
- Best quality Modular Switches Anchor Brand
- TV Point in Living and Master Bedroom.
- Telephone Point in Living and Master Bedroom.
- Split AC Point in Master Bedroom.
- For safety One Earth Circuit Leakage Breaker (ELCB) and MCB's
- 3KW for 2 BHK & 4KW for 3 BHK

#### GENERATOR :

- Power back up for common area lighting and Water Motors.

#### LIFT :

- Reputed make of 6 Passenger Lift, with power back-up

#### PARKING :

- Well planned sufficient covered parking.

