STEP INTO A

LAVISH

MASTER PIECE!









Homes For A Luxurious,
Relaxed Lifestyle

Astoria Royals is a good project at
a great location. The site is based in a
peaceful, clean-n'-green area,
with easy access to daily conveniences as
well as your lifestyle needs.
Facilities and services like schools,
colleges, banks and multi specialty
hospitals are quickly reachable.

Specifications

Structural Strength:

♦ RCC Frame Structure with Earthquake resistant design.

Brick work & Plaster:

Internal / External 6" thick high quality clay/fly ash brick walls

Plaster:

- ♦ Neeru finish / Birla Putti Plaster for internal walls.
- Sand faced Plaster for external walls.

Doors:

- All doors with wooden frame.
- Main door decorative with lamination and for other rooms Flush door with oil paint.
- ♦ Granite frame for all toilets.
- ♦ Terrace door in fabrication with safety grill.

Windows:

- ♦ Powder coated with aluminum 3 track sliding
- windows with mosquito net.
- All windows with safety grills with MS steel.
- Granite window sills.
- ♦ Provision for exhaust fan in toilet & kitchen.

Flooring:

- ♦ Vitrified tiles 2' X 2' with skirting in all rooms
- ♦ Anti-skid ceramic tiles for W.C., bathroom & open terrace.
- ♦ All bathrooms with glazed tiles up to 7' height.
- ♦ Glazed tiles above kitchen platform up to window top.

Lift:

- ♦ 2 Automatic branded lifts with generator
- ♦ Back-up for each building.

Plumbing/Sanitary:

- ♦ Concealed plumbing with branded quality sanitary & CP fittings.
- Provision of water supply for washing machine.

Electrification/Cabling:

- Concealed wiring with modular switches.
- ♦ T.V. points in living & bed rooms.
- ♦ Internet connection point facility.
- Provision for Inverter back up for one light point & fan point in each room.

Kitchen:

♦ Kitchen platform with granite top and stainless steel sink.

Painting:

- Internal- Oil bond distemper.
- ♦ External- Apex/ ACE Cement paint.

Water Supply:

♦ PCMC water supply in underground water tank & supply to each flat through overhead water tank.

Security System:

- ♦ Video door phone
- Security cabin linked with intercom to all apartments



COMMON AMENITIES

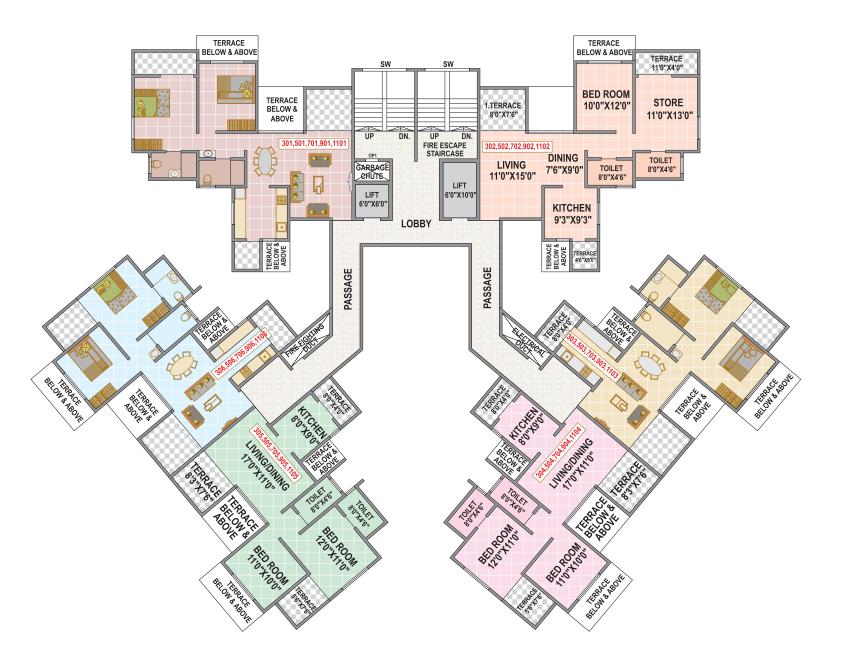
- ☑ Landscaped Garden
- **☑** Swimming Pool
- ☑ Club house with Gymnasium
- ☑ Indoor Games
- ☑ Kids Play area
- ☑ Solar water heating system
- ☑ Rain water harvesting
- ☑ Video door phones/intercom
- ☑ Fire fighting system
- ☑ Generator back up for lift
 - & in common areas
- ☑ Elegant entrance gate with security cabin



WING - C,D TYPICAL 2ND, 4TH, 6TH, 10TH, 12TH. FLOOR PLAN















WING - C, D 1ST. FLOOR PLAN



WING -C, D 8TH. FLOOR PLAN



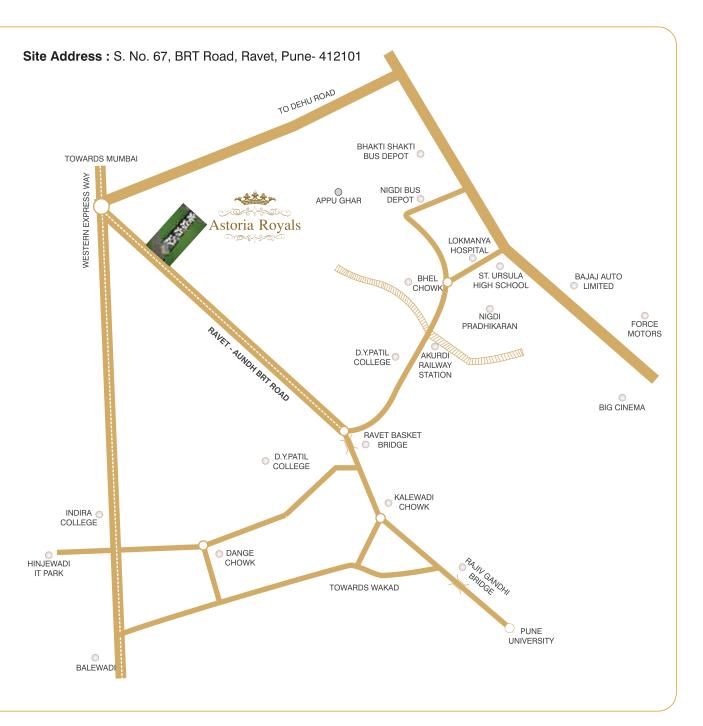
















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