

Specifications of Sobha Sentosa

Sobha Limited takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for **Sobha Sentosa**, Bangalore

While the specifications reflect the high quality standards that Sobha Ltd. employs in the project, we would request our customers to note that many of the materials used in the project- including, but not limited to, marble, granite, wood, etc. are subject to variations in tone, grain, texture, colour and other aesthetic features, which are beyond our control. For example, in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use similar quality materials available, we are unable to confirm/assure that the products used in the building will always match the samples shown with regard to these features.

We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware, etc., are subject to colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing process (In case of vitrified tiles). The final product used in the building will therefore be subject to these colour variations, which again is beyond our purview.

Sobha Limited relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. These are possibilities that the materials specified and shown in model apartment / samples may not be available at the time of construction. In such instances Sobha Limited reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

Sobha Limited will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

Structure

- 2 Basements+ Ground+17 Storied RCC Structure

Car Parking

- Covered car parks in Basements for residents and surface open car parks for visitors

Foyer/Living/Dining/Bedrooms

- Vitrified / Ceramic tile flooring and skirting
- Plastic Emulsion paint for walls & ceiling

Kitchen

- Ceramic tile flooring
- Ceramic wall tiling upto ceiling
- Plastic Emulsion paint for ceiling

Bathrooms

- Ceramic tile flooring
- Ceramic wall tiling up to ceiling
- False ceiling with Grid panels

Balconies / Utilities

- Ceramic tile flooring and skirting



Arun Kumar
Architect Signature

- Granite coping for parapet / MS handrail as per design
- Plastic Emulsion paint for ceiling/False ceiling as per design
- All walls painted in texture paint

Staircase

- Concrete treads & Risers
- Textured paint for walls
- Plastic Emulsion Paint for ceiling
- MS Handrail

Common Areas

- Vitrified/Ceramic Tile flooring
- Textured paint for walls
- Plastic emulsion paint for ceiling /false ceiling as per design
- Granite coping for parapet /MS Handrail

Joinery

Main Door:

- Frame – Timber
- Architrave – Timber
- Shutters – with both side HDF skin

Bedroom/Bathroom Doors:

- Frame – Timber
- Architrave – Timber
- Shutters –with both side laminate

All other external doors to be manufactured in aluminium/ UPVC extruded frames and shutter with panels

Aluminium glazed windows

Lifts

- 2 nos. of lifts in each Wing

Landscape

- Designer landscaping

Common Facilities of the Project

- Well-equipped clubhouse
- Swimming pool
- Children's play area



Arun Kumar
Architect Signature

Plumbing & Sanitary

- Sanitary fixtures of reputed make in all toilets
- Chromium plated fittings in all toilets

Electrical

- EB & DG Power supply
3BHK (1800 Sft)
 - EB: 6-Kilowatt Three phase supply
 - DG: 1-Kilowatt Single phase supply
- 3 BHK (1500 Sft)
 - EB: 5-Kilowatt Single phase supply
 - DG: 1-Kilowatt Single phase supply
- Power connection to High Wall Split air conditioning unit in Living & all bedrooms
- Telephone points in living and master bedrooms
- Television points in living and all bedrooms
- Intercom facility from security cabin to each apartment

For 1BHK (650 Sft)

- EB & DG Power supply
 - EB: 3-Kilowatt Single phase supply
 - DG: 0.75-Kilowatt Single phase supply
- Power connection to High Wall Split air conditioning unit in Living & bedroom
- Telephone point in living and bedroom
- Television point in living and bedroom
- Intercom facility from security cabin to each apartment



Arun Kumar
Architect Signature