

Specifications of Sobha Royal Crest

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

- Basements (2 nos) +4 Stilts+28 Storied RCC structured building.

Car Parking

- Covered car parks in basement & stilt levels for residents and surface open car parks for visitors.

Living/Dining/ Bedrooms

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

Kitchen

- Vitrified/ Ceramic tile flooring
- Ceramic wall tiling up to ceiling
- Emulsion paint for ceiling

Toilets

- Ceramic tile flooring
- Ceramic wall tiling up to false ceiling
- Grid ceiling/Emulsion paint for ceiling

Balconies

- Ceramic tile flooring and skirting
- Parapet wall/Mild steel handrail


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Signature of Architect

- False ceiling/Emulsion paint for ceiling
- External grade paint for walls

Staircase (Fire Exit Staircase)

- Concrete treads & Risers
- Textured paint for walls

Common Areas

- Ceramic tile flooring
- Textured paint for walls
- False ceiling/Emulsion paint for ceiling

Joinery

Main Doors/Bedroom Doors:

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

Bathroom Doors:

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

All other external doors to be manufactured in aluminum extruded /UPVC frame and shutter with panels.
Aluminum glazed sliding /UPVC windows

Lifts

- 3 nos. of lifts in each Wing

Landscape

- Designer landscaping

Common Facilities of the Project

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

Plumbing

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

Electrical

- BESCOM Power supply
 - o For 3 BHK – 6 Kilowatts three phase supply.
 - o For 3 BHK + DH – 7 Kilowatts three phase supply.
 - o For 4 BHK – 8 Kilowatts three phase supply.
 - o For 4 BHK + DH – 8 Kilowatts three phase supply.
- Standby power back up (Diesel Generator) of 3 Kilo Watts for apartments & 100% power back for common facilities
- Power connection for split AC in Living & Master Bedroom
- Telephone points in living and Master Bedroom
- Television points in Living and Master Bedroom
- Intercom facility from security cabin to each apartment


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