



A TROPICAL PARADISE
OFF SPINE ROAD, PCMC



The project has been registered via MAHARERA registration number: P52100030324
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



EXOTIC. NATURE. INSPIRE. AWE.



2 AND 3 BHK
EXOTIC LIVING HOMES

2 BHK : 741 SQ. FT. ONWARDS | 3 BHK : 989 SQ. FT. ONWARDS

*Images for representational purposes only.



Building Elevation

*Artistic Impression



Building Elevation

*Artistic Impression



Building Elevation

*Artistic Impression



LOCATION MAP



Central Podium

*Artistic Impression



Entrance Gateway Plaza

*Artistic Impression



Club Exotica

*Artistic Impression



Club Exotica

*Artistic Impression



Clun Exotica with Amenities Area

*Artistic Impression



*Image for illustration purpose only

Amenities

CLUB EXOTICA & AMENITIES

- Gym
- Yoga & Meditation Room
- Exotica Lounge
- Club Terrace
- Multi-Purpose Hall/ Banquet Hall
- Reception Area
- Indoor Games Room etc.
- Jogging Track
- Outdoor Exercise Stations
- Community Lawn with Performing Stage
- Pool Side Deck
- Pool Loungers on Deck
- Kids Play Pool
- Main Pool with Infinity Edge
- Kids Play & Interactive Activity Court
- Multi-Play Court
- Skating Rink

PODIUM AMENITIES

- Entry Courts
- Feature Wall
- Yoga Meditation Area
- Gathering Spaces
- Peripheral Walkway/Reflexology Pathway
- Seating Along Pathway
- Floor Games For Kids
- Outdoor Exercise Area & Outdoor Activity Area (chess Board Games Etc.)
- Gazebo- Seating Lounge
- Co-Working Pavilions With Wi-fi Connectivity & Charging Ports
- Senior Citizens Seating Court
- Table Tennis Area
- Interactive Court With Tree Covered Seating & Central Water Feature
- Amphi-Seating Court For Group Discussions

PROJECT SALIENT FEATURES

- Sewage Treatment Plant
- Rain Water Harvesting
- Generator Back-up For Lift And Common Areas
- Designer Lobby For Each Building
- Name Plates And Post Boxes At Lobby Level
- Access Controlled Main Entrance Lobby
- Designer Air-Conditioned lobby
- Solar Water Heater for Master Bedroom
- Decorative Security Gate with Security Cabin
- Internal Roads in Concrete/Paving Blocks
- Roadside Plantations



LEGEND

Sr.	Description
A	Garden Entrance Gateway
B	Entry Foyer
C	2.0MW. Jogging Track
D	Outdoor Exercise Stations
E	Community Lawn With Performing Stage
F	Pool Side Deck
G	Pool Loungers On Deck
H	Kids' Play Shool
I	Main Pool With Infinity Edge
J	Kids' Play & Inetractive Activity Court
K	Multi-Play Court
L	Entry Courts
M	Feature Walls
N	Yoga & Meditation Room
O	Lawn as Gathering Space
P	Peripheral Walkway / Reflexology Pathway
Q	Seating Along Pathway
R	Floor Games For Kids
S	Outdoor Exercise Area
T	Outdoor Activity Area (Chess, Games Etc.)
U	Gazebo-Seating Lounge
V	Co-Working Pavilions with Wi-Fi & Charging Points
W	Senior Citizens Seating Court
X	Table Tennis Area
Y	Interactive Court Tree Covered Seating and Central Water Feature
Z	Amphi-Seating Court For Group Activities
AA	Backdrop Feature Wall
AB	Skating Rink

PROJECT MASTER LAYOUT

*Artistic Impression

Specifications

STRUCTURE

- Environmentally Sensitive Building Design To Resist Seismic Force Of Zone III

WALL FINISH

- AAC Block Masonry
- Sand Faced External Plaster
- Internal Wall & Ceiling In Gypsum Finish

ELECTRICAL

- Concealed wiring with Modular switches
- TV & Telephone Point In Living & Master Bedroom
- Provision for DTH & Inverter Points
- AC Point In Living & Master Bedrooms
- Electrical Exhaust Fan Points In Kitchen & Washrooms
- Separate MCB/ELCB For Each Apartment
- Separate MSEB Electric Meter for Each Apartment

PLUMBING

- Concealed Plumbing With Standard CP Fittings of Jaguar or equivalent make
- Premium Sanitary Fixtures
- Brick Bat/Chemical Double Coat Water Proofing In Washrooms, Terraces & Dry Balconies

FLOORING

- 600mm X 600mm Vitrified Tiles In Full Apartment
- Patterned Anti-Skid Tiles In Terraces
- 8ft. Designer Dado Tile In Washrooms
- Anti-Skid Ceramic Tiles In Washrooms And Dry Balcony
- Granite/Marble Door Frames In All Washrooms

WINDOWS & GRILL

- Granite Sill For All Windows
- 3 Track Power Coated Aluminum Sliding Windows With Mosquito Mesh
- Safety Grills For All Windows
- Aluminum Louvers With Exhaust Fan Provision In Washrooms
- MS Railing For balconies

DOORS & DOOR FRAMES

- Elegant Designer Laminates Finish Main Door
- Digital Lock for Main door
- Both Side Laminated Doors In Bedrooms & Washrooms.
- Video Door Phone In Living Room

DOORS & DOOR FRAMES

- Premium Accessories And Fixtures In All Rooms
- Aluminum Sliding Door In Balconies

KITCHEN & DRY BALCONY

- Granite Top Kitchen Platform With SS Sink
- 3ft. Designer Dado Tiles
- Washing Machine Point In Dry Balcony
- 3ft. Designer Dado Tiles in Dry Balcony
- Provision For Exhaust Fan
- Ample electrical points

PAINT

- Internally Semi Acrylic Emulsion Paint
- Externally Weather Shield Acrylic Paint

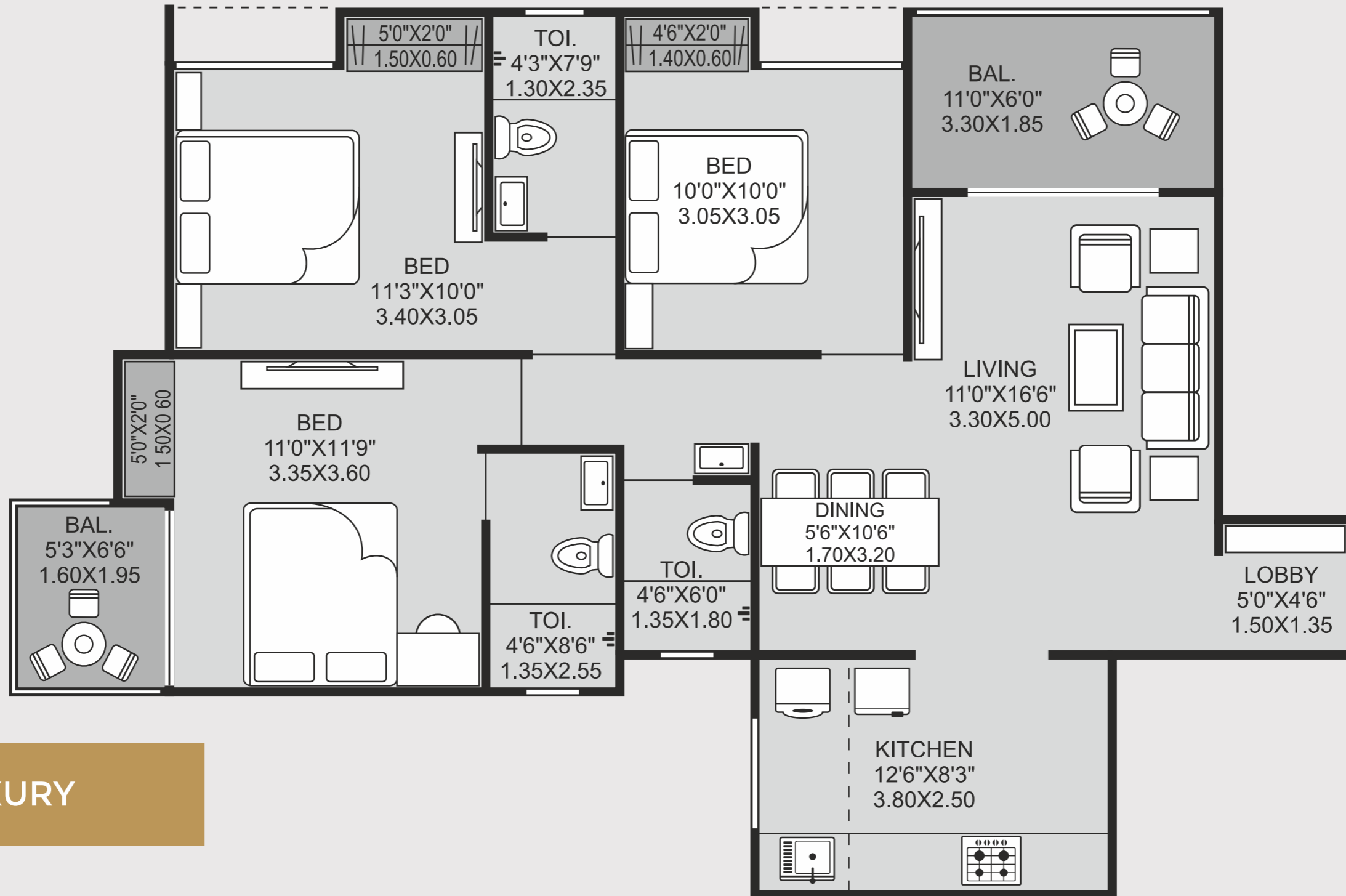
SOLAR WATER

- In Master Bedroom only

LIFT LOBBIES

- Designer Lobby At Ground Level
- Access Control Lobby
- High speed lift with generator backup
- Premium Finish tiles on all floors with staircase in natural stone
- Sensor light for lift lobby
- Generator Back up for lifts (2nos per building) and common areas

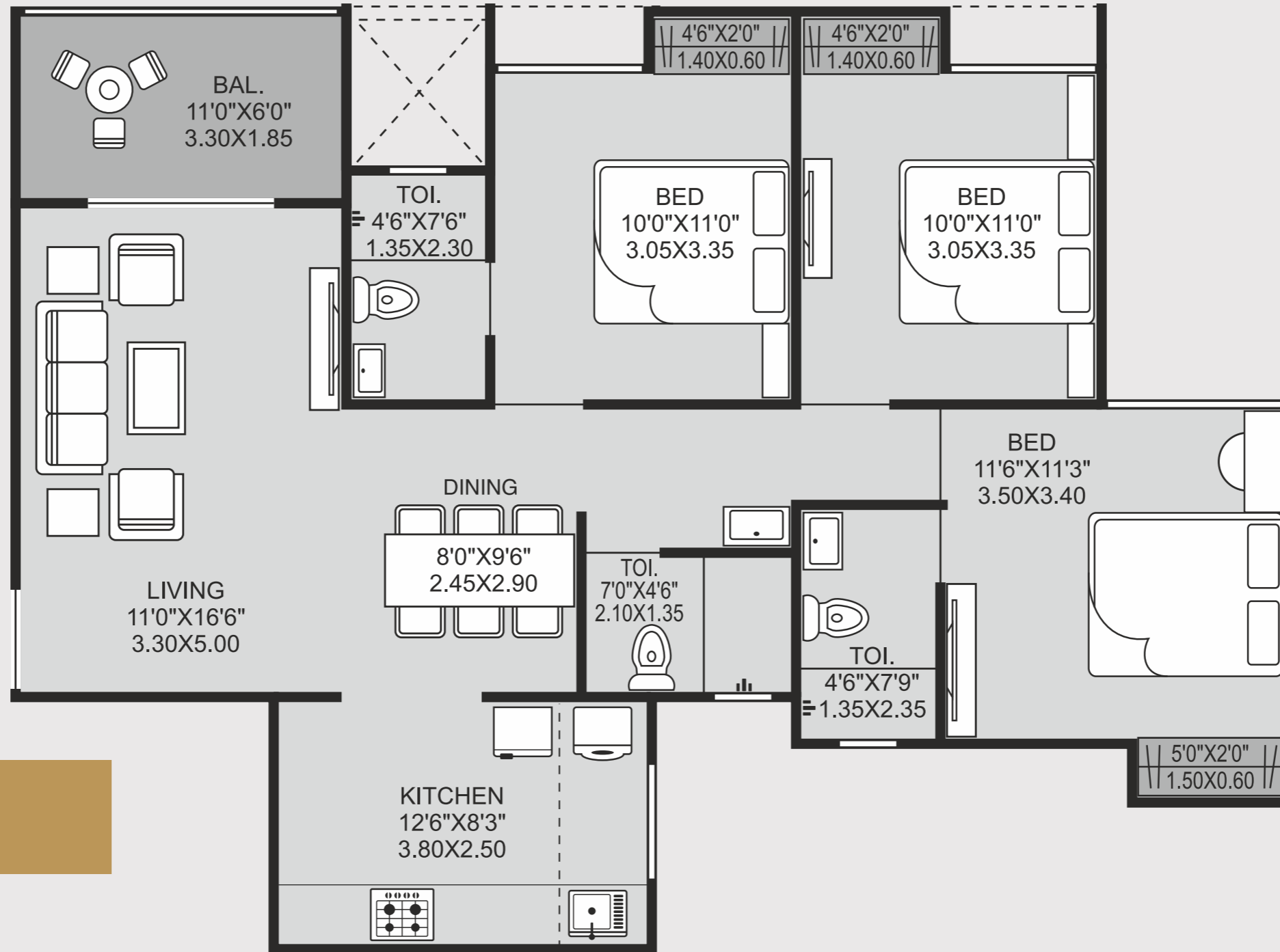




3 BHK LUXURY

TYPICAL UNIT

3 BHK - Luxury					
Carpet Area (sqm)	Carpet Area (sqft)	Open Bal. (sqm)	Open Bal. (sqft)	Total Carpet (sqm)	Total Carpet (sq ft)
86.5	931.3	9.0	97.2	95.6	1029

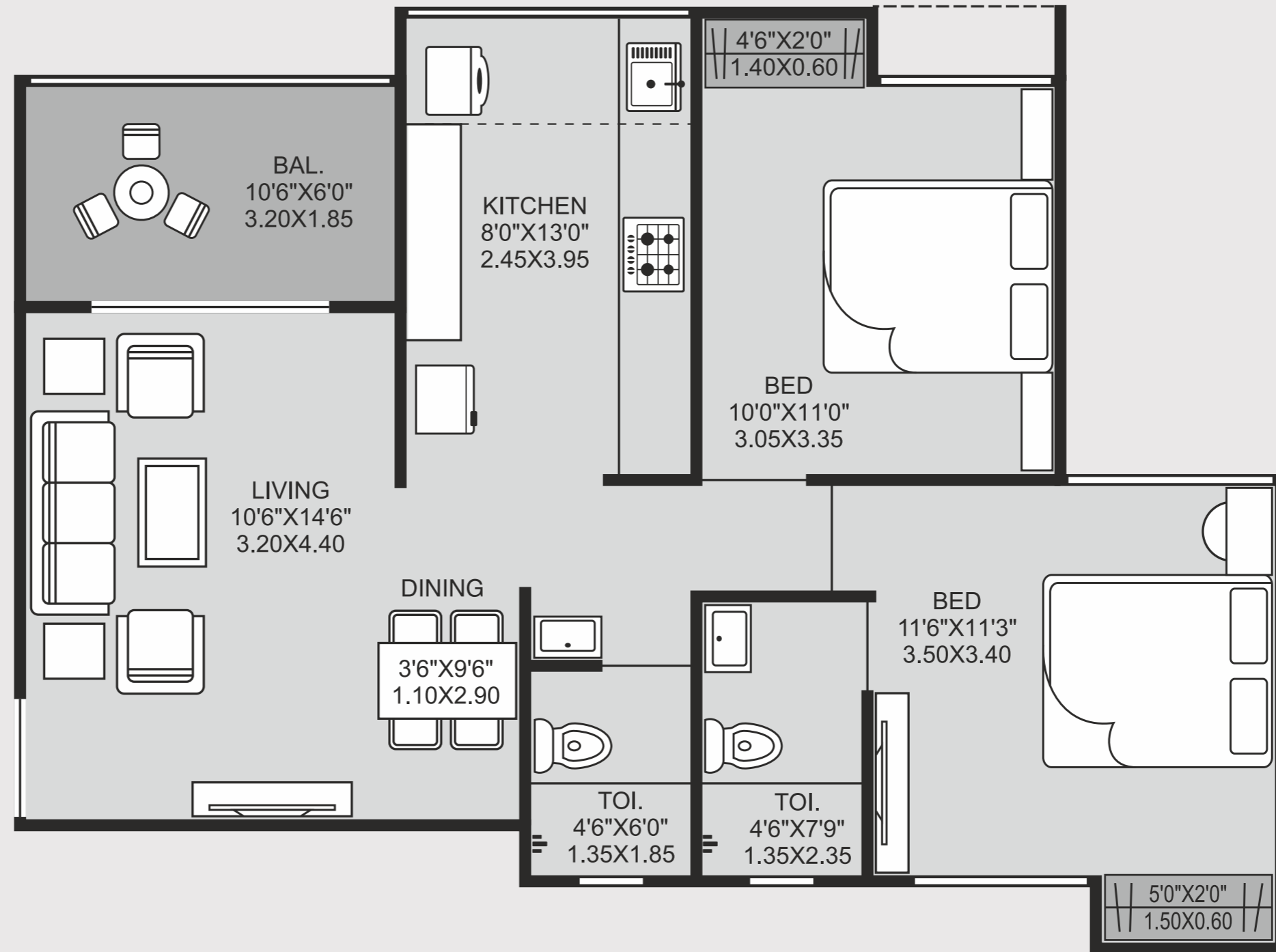


3 BHK COMFORT

TYPICAL UNIT

3 BHK - Comfort					
Carpet Area (sqm)	Carpet Area (sqft)	Open Bal. (sqm)	Open Bal. (sqft)	Total Carpet (sqm)	Total Carpet (sq ft)
85.9	924.8	6.0	64.4	91.9	989

2 BHK LUXURY



TYPICAL UNIT

2 BHK - Luxury					
Carpet Area (sqm)	Carpet Area (sqft)	Open Bal. (sqm)	Open Bal. (sqft)	Total Carpet (sqm)	Total Carpet (sq ft)
63.0	678.6	5.8	62.4	68.8	741



Project by



ADDRESS

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