

LUXURIOUS DUPLEX VILLAS FOR SALE



Kulhan, Sahastradhara Road, Dehradun - 248001

122 SQYD, NORTH-EAST FACING

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SPECIFICATIONS

ELECTRICAL

- Piping & Wiring for Split AC in 1st Floor Lobby Room
- Fans in all bedrooms
- Exhaust in all Toilets
- Modular switches of LEGRAND/equivalent
- LED ceiling lights in all rooms & Toilets
- Copper wiring of renowned brand
- Inverter points in all rooms
- Cabling (CAT-6) for internal Wifi connectivity
- Smart Devices for modern living

DRAWING & DINING ROOM

- Vitrified Tiles on Floors
- Plastic emulsion paint on walls and ceilings
- POP False Ceiling
- External & Internal Flush Doors with Decorative Laminate External Jali Door

GENERAL

- Gated Living
- Private Road Access
- Vastu compliant
- No hanging cables on the road

KITCHEN

- Vitrified Tiles on Floors & Walls
- Modular Kitchen with Chimney & Granite Top
- POP False Ceiling

COMMON AREA

- Vitrified Tiles on Floors
- Granite Staircase with combination of MS Railing with premium Duco Paint and wooden hand-rail
- Plastic emulsion paint on ceilings
- Underground and overhead water tanks
- All down pipes, on elevation, covered with MS pipes painted with premium Duco Paint
- Water lines already laid under the road for water connection from Jal Nigam

BALCONIES

- Vitrified Anti-skid Tiles on Floors
- Texture paint on elevation
- Combination of Stainless Steel & Glass Railing at Front
- MS Railing at Rear and terrace painted with premium Duco Paint

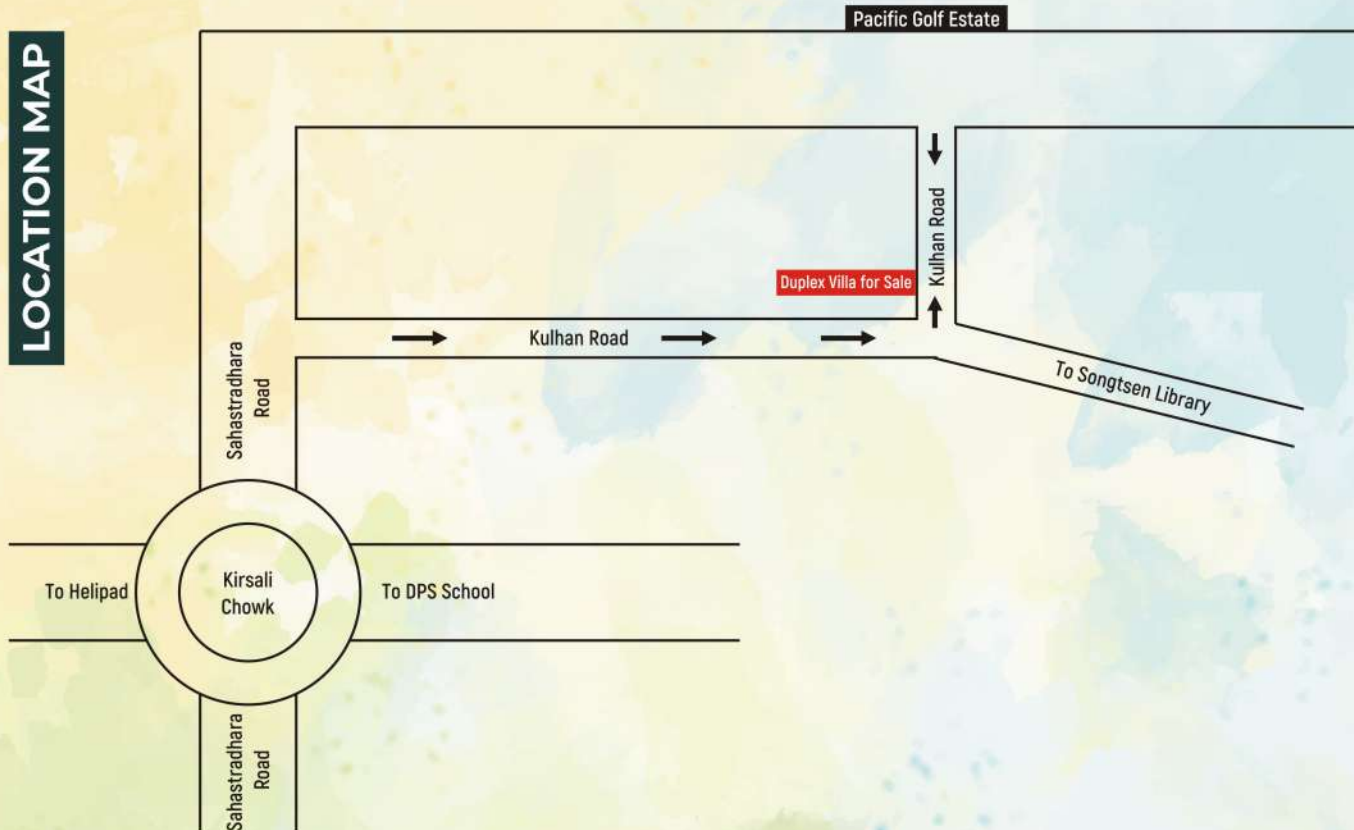
BED ROOMS

- Vitrified Tiles on Floors
- Plastic emulsion paint on walls and ceilings
- POP False Ceiling
- External & Internal Flush Doors with Decorative Laminate
- External Jali Door
- Modular Wardrobe

TOILETS

- Vitrified Anti-skid Tiles on Floors
- Vitrified tiles upto ceiling
- Plastic emulsion paint on ceilings
- False Ceiling
- Internal Flush Doors with Decorative Laminate
- Wall hanging seat & Counter Basin of Hindware/equivalent
- CPVC & PVC pipes of Astral/Supreme/Equivalent
- Solar water heater pipeline provision

LOCATION MAP



Note: Visual representations shown in this brochure are purely conceptual. All building plan, specifications etc. are tentative and subject to variation and modification by the builder, or the competent authorities sanctioning plans.

Contact : +91 8218818187