

# Ansals Premium Deluxe Villas Sec 67 Gurgaon Specifications

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| SPECIFICATIONS PREMIUM VILLAS - ESENCIA                    |  |
|--|--|
| Composite load bearing structure conforming to BIS seismic |  |
| <b>LIVING/DINING</b>                                       |  |
| Floor  | Imported marble.   |
| Walls  | Acrylic emulsion paint on POP punning with one feature wall in texturepaint/wall paper.  |
| Ceiling  | POP punning with acrylic emulsion paint.   |
| Doors  | Hardwood door frames with solid wood paneled door with melamine polish finish/satin finish duco paint.   |
| <b>BED ROOMS</b>   |  |
| Floor  | Imported marble.   |
| Walls  | Acrylic emulsion paint on POP punning.   |
| Ceiling  | POP punning acrylic emulsion paint.  |
| Doors  | Seasoned Hardwood Frame with European style molded shutter.  |
| Modular Wardrobes  | Wooden wardrobe in high gloss/laminate finish with Hettich/Haffe/equivalent hardware.  |
| <b>KITCHEN</b>   |  |
| Walls  | Combination of tiles and acrylic emulsion.   |
| Floor  | Imported marble/vitrified tiles  |
| Counter  | Imported marble/granite  |
| Fittings/ Fixtures   | CP fittings & Double bowl SS Sink, Exhaust fan.  |
| Kitchen Appliances   | Modular Kitchen with Hob, Chimney.   |
| <b>BALCONY</b>   |  |
| Floor  | Stone/ tiles   |
| Railing  | Toughened glass railing with SS patch fitting.   |
| <b>TOILETS</b>   |  |
| Walls  | Combination of imported marble/tiles with acrylic emulsion and mirror.   |
| Floors   | Imported marble/imported tiles   |
| Counters   | Imported marble.   |
| Fixtures /Accessories                                      | Exhaust fan, Geyser, Under Counter Cabinets, and Glass shower - partition with shutter, Towel rail, Toilet paper holder, soap dish, Robe hooks, LCD.   |
| Sanitary ware/ CP fittings                                 | Jacuzzi in Master bath, steam in master toilet; CP fittings Fauce, ,Wash Basin & Wall Hung WCC, Health   |
| Doors  | Faucet Seasoned Hardwood Framee with European style moulded shutter.   |
| <b>SERVANT'S ROOM</b>                                      |  |
| Floor  | Ceramic/Vitrified Tiles  |
| Walls  | Acrylic emulsion paint on walls.   |
| Toilets  | Combination of ceramic tiles, acrylic emulsion and mirror in walls; Anti-skid ceramic tiles in flooring; Towel rai, ,Toilet paper holder, soap dish, Robe hooks; Conventional CP fitting, ,Wash Basin &WC. |
| Doors  | Hardwood Frames with painted flush door.   |

**EXTERNAL GLAZINGS**

|                             |  |
|-----------------------------|--|
| Windows / External glazings | Energy Efficient, Sound insulated Double glass units and mosquito mesh with - tinted /clear glass with Aluminum/UPVC frames in habitable rooms and aluminum/UPVC glazing with Single Pinhead/Tinted /Clear glass in all toilets. |
|-----------------------------|--|

**ELECTRICAL**

|                   |  |
|-------------------|--|
| Fixtures/Fittings | Copper Electrical wiring in Concealed Conduits and MCB and fibre optics for telephone, Internet, I.P and TV connection and premium modular switches. |
| Power Back-up     | 100 % DG Power back-up.  |

**PRIVATE ELEVATOR**

|       |   |
|-------|---|
| Floor | Imported marble.  |
| Walls | Suitable combination of Marble/wall paper and Acrylic Emulsion textured paint, embellished with mirror. |

**STAIRCASES**

|       |                |
|-------|----------------|
| Floor | Marble/granite |
| Wall  | Flat oil paint |

**EXTERIOR FINISHES**

Combination of weather proof paint, plaster and stone/stone tile/tile.

**OTHER FEATURES**

|                         |  |
|-------------------------|--|
| Air-conditioners        | Concealed ductable split Air-conditioning system   |
| Security systems        | Video phones on main door and emergency buzzer/ alarm in each unit Villas to be based on Smart Homes Concept with home automation. |
| Sensor control lighting | A sensor light in living room (which will be switched on automatically as main gate will open)                                     |
| Terrace garden          | Green turf on terrace with provision of BBQ.   |
| Lawns                   | Front and Rear Lawns with lap pool with filtration plant in the rear lawn  |
| Double Heights          | Double Ht, in the living area; entrance foyer; triple ht internal courtyard.   |

**SPECIFICATIONS DELUX VILLAS -ESENCIA**

Composite load bearing structure conforming to BIS seismic loads

**LIVING/DINING**

|         |  |
|---------|--|
| Floor   | Imported marble.   |
| Walls   | Acrylic emulsion paint on POP punning with one feature wall in texture paint/wall paper.               |
| Ceiling | POP punning/coves with down lighters as per architectural design with acrylic emulsion paint.          |
| Doors   | Hardwood door frames with solid wood paneled door with melamine polish finish/satin finish duco paint. |

**BED ROOMS**

|                   |   |
|-------------------|---|
| Floor             | Imported marble.  |
| Walls             | Acrylic emulsion paint on POP punning.  |
| Ceiling           | POP punning/coves with down lighters as per architectural design with acrylic emulsion paint. |
| Doors             | Seasoned Hardwood frame with European style moulded shutter.                                  |
| Modular Wardrobes | Wooden wardrobe in high gloss/laminate finish with Hettich/Haffle/equivalent hardware.        |

**KITCHEN**

|         |  |
|---------|--|
| Walls   | Combination of tiles and acrylic emulsion. |
| Floor   | Imported marble/vetrified tiles            |
| Counter | Imported marble/granite                    |

|  |   |
|--|---|
| Fittings/<br>Fixtures  | CP fittings & Double bowl SS Sink, Exhaust fan.   |
| Kitchen<br>Appliances  | Imported Modular Kitchen with Hob, Chimney.   |
| <b>BALCONY</b>   |   |
| Floor  | Stone   |
| Railing  | Toughened glass railing with SS patch fitting.  |
| <b>TOILETS</b>   |   |
| Walls  | Combination of imported marble/tiles with acrylic emulsion and mirror.  |
| Floors   | Imported marble.  |
| Counters   | Imported marble.  |
| Fixtures<br>/Accessories   | Exhaust fan, Geyser, Under Counter Cabinets, and Glass shower - partition with shutter, Towel rail, Toilet paper holder, soap dish, Robe hooks, LCD.  |
| Sanitary ware/<br>CP fittings  | Jacuzzi in Master bath, steam in the master toilet; CP fittings Faucet, Wash Basin & Wall-Hung WC, Health Faucet.   |
| Doors  | Seasoned Hardwood frame with European style moulded shutter.  |
| <b>SERVANT'S ROOM</b>  |   |
| Floor  | Ceramic/vitrified tiles.  |
| Walls  | Acrylic emulsion paint on walls.  |
| Toilets  | Combination of ceramic tiles, acrylic emulsion and mirror in walls; Anti-skid ceramic tiles in flooring; Towel rail, Toilet paper holder, soap dish, Robe hooks; Conventional CP fittings, Wash Basin & WC.                       |
| Doors  | Hardwood Frames with painted flush door.  |
| <b>EXTERNAL GLAZINGS</b>   |   |
| Window /<br>External glazes  | Energy Efficient, Sound insulated Double glass with mosquito mesh units with - tinted /clear glass with Aluminum/UPVC frames in habitable rooms and aluminum/UPVC glazing with Single Pinhead/Tinted /Clear glass in all toilets. |
| <b>ELECTRICAL</b>  |   |
| Fixtures/Fittings  | Copper Electrical wiring in Concealed Conduits and MCB and fiber optics for telephone, Internet, I.P and T.V connection and premium modular switches.   |
| Power Back-up  | 100% DG Power back-up.  |
| <b>PRIVATE ELEVATOR</b>  |   |
| Floor  | Imported marble.  |
| Walls  | A suitable combination of Marble/wallpaper and Acrylic Emulsion textured paint, embellished with mirror.  |
| <b>STAIRCASES</b>  |   |
| Floor  | Granite.  |
| Wall   | Flat oil paint.   |
| <b>EXTERIOR FINISHES</b>   |   |
| Combination of weather proof paint, plaster and stone/stone tile/tile. |   |
| <b>OTHER FEATURES</b>  |   |
| Air-conditioners   | Energy efficient concealed VRV system   |
| Security systems   | Video phones on the main door and emergency buzzer/ alarm in each unit. Villas to be based on Smart Homes Concept with home automation.   |
| Sensor control lighting  | A sensor light in the living room (which will be switched on automatically as main gate will open)  |

|                |  |
|----------------|--|
| Terrace garden | Green turf on terrace with provision of BBQ.   |
| Lawns          | Front and Rear Lawns with lap pool with filtration plant in the rear lawn and lap pool on the terrace. |
| Double Heights | Double Ht, in the living area; entrance foyer; triple ht internal courtyard.                           |