

## Specifications Landmark The Residency Sec 103 Gurgaon

### STRUCTURE

Seismic Soundness : Earthquake resistant RCC frame structure

External Finish : External quality paint system, stone cladding, glazing, aluminium louvers, wooden pergolas at roof level

### DINING & PASSAGE

Floor : Imported full body porcelain tiles

Walls & Ceiling : Plastered surface and painted with pleasing shades of plastic emulsion paints

### DRAWING ROOM

Floor : Imported full body porcelain tiles

Walls & Ceiling : Plastered surface and painted with pleasing shades of plastic emulsion paints

### MASTER BEDROOM

Floor : Laminated wooden flooring

Walls & Ceiling : Plastered surface and painted with pleasing shades of plastic emulsion paints

Toilet : Branded single lever CP fittings, premium sanitary wares and ceramic tiles dado

### OTHER BEDROOMS

Floor : Laminated wooden flooring

Walls & Ceiling : Plastered surface and painted with pleasing shades of plastic emulsion paints

Toilet : Branded single lever CP fittings, premium sanitary wares and ceramic tiles dado

### SERVANT ROOM

Floor : Ceramic tiles

Walls & Ceiling : Plastered surface and painted with pleasing shades of OBD

### KITCHEN

Floor : Full body porcelain tiles

Walls & Ceiling : Designer ceramic tiles above the centre level, rest plastered surface and painted with pleasing shades of plastic / emulsion paint. Ceiling painted with plastic / emulsion paint

Others : Granite counter top with modular kitchen

### BALCONIES

Floor : Anti skid ceramic tiles

Ceiling : As per exterior

### DOORS & WINDOWS

Interiors : Designer Flush / Modular wooden doors with painted finish & SS finish accessories on wooden frames inside the apartments

External Doors & Windows : UPVC / Aluminum with insulated glass on the external side for energy saving and noise reduction

## **LIFT LOBBY / CORRIDORS**

Corridors : Granite flooring

Lights : Decorative lights

Wire : Copper concealed wiring

Electric Switches : Modular switches

Telephone : Fibre optic cables and data / cat 6 telephone cable pre - wired in all rooms

AIR - CONDITONE: Concealed split units

Bedrooms : High wall split units

## **SECURITY**

State-of-the -art Gadgetry : 24x7 security with hi-end equipments, CCTV surveillance in the entire complex connected to security control room / management office

Entry & Exit Gates : Boom barriers to block vehicular access through a controlled point

## **TECHNOLOGY**

Energy Conservation : Energy efficient products, high-end lighting & protection system and copper / stainless steel plumbing inside the toilet

Water Management : Rainwater harvesting system, sewage treatment plant, water softener and automatic pressurized water supply

## **FIRE PROTECTION**

Fire Safety : Fire fighting system as per National Building Code

## **FACILITIES**

Club : Swimming pool, well equipped gymnasium, sauna, steam, jacuzzi, kids play area, indoor & outdoor games, meditation room, multi purpose hall, amphitheater and cafeteria

Lifts : Latest high - speed lifts with stainless steel finish or equivalent with intercom & camera connected to the security room

Others : 100% power back-up, Wi-fi enabled complex, ample parking space, beautifully landscaped, common car wash area and DTH provision for satellite TV