

VILLA AURELIA

SPECIFICATION

UNIT	COMPONENT	SPECIFICATIONS
Structure		RCC Frame
Walls		Cement Concrete Blocks
Exterior	Plaster	Sand-Faced
	Surface Treatment	Exteriors-Emulsion Paint
Lobby	Floor	Vitrified Tiles
Car Porch	Floor	Paver Blocks / Tiles
	Feature Wall	Textures paint /Cladding on the Dividing common wall / Exterior Emulsion Paint
Staircase	Treads	Granite
Balcony	Floor	Ceramic Tiles
Living / Dining Room	Floor	Vitrified Tiles
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Bed Rooms	Floor	Vitrified Tiles
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Kitchen	Floor	Vitrified Tiles
	Wall	Acrylic Emulsion + Tile (up to 2ft)
	Platform	Granite
Toilet	Floor	Ceramic Tile - Anti Skid
	Wall	Ceramic Tile (up to 7ft height) + Oil Bound Distemper on Wall and Ceiling

COMPONENT	SPECIFICATIONS
Main Door	Frame - Teak Wood, Shutter - Veneered Flush Door
Internal Doors	Frame - Hardwood, Shutter -Flush Door
Bathroom Doors	Frame - Hardwood, Shutter - Flush Door
Windows	Shutter - Aluminum - Powder Coated Mosquito Mesh Shutters, Glazing-Plain Glass-5mm Thick
Sanitary / CP Fittings	Reputed Brand
Electrical	Cabling - Copper, Concealed PVC Conduit, Switches - Modular, Safety - Earth Leakage Circuit Breakers
AC	Electrical points in all Bedrooms & Living
Water Supply	CPVC Pipes and PPR
Communication	Cable & Telecom, Provision for Internet and Telephone Connection, Provision of Dish Connectivity

DEVELOPER



www.fireluxur.com

FDI FUND



www.firecapital.com

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Areas mentioned are based on the design and therefore approximate. For more accurate statement of area for a specific housing unit, the same can be obtained at the time of sale agreement from our office. The company has the right to change the same without prior notice for optimization of designs while implementing. Specification and amenities are indicative and subject to change without notice. Upgrade features/specifications will be charged extra-details will be communicated at the time of customer interaction with our Customer Relations Executive (CRM). The pictures used are for representation and are indicative.



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The Empyrean is envisioned to recreate the Bengaluru of yore with tree-lined streets, lush green parks and plenty of open spaces. It is Bengaluru's first truly integrated suburban township of Row Houses and Villas proposed to be spread across 230 Acres (9,30,770 sq.mt) of sprawling land. The township, located in close proximity of 212-Acres (8,57,927 sq.mt) green reserve, is being developed in phases: - Phase- 1 started with habitation, Phase-2 deliveries of units have started and Phase-3 shall be launched soon. The Empyrean combines the comforts of modern living with the idyllic charms of a by-gone era. The proposed



integrated township has been planned as a green, low-rise, pedestrian-friendly, community-oriented neighbourhood with abundance of greenery and open area spaces.



Villa Aurelia is part of Phase-2 being developed on 81.725 Acres (3,30,727 sq.mt). It is an independent villa that celebrates open spaces while offering a comfortable lifestyle. It Has 3 large bedrooms, a family area with balcony on the first floor, private landscaped area in the front and back which can be used as sit-out, a pooja room, servant's toilet and a space for one covered car park.

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RERA Registration No.: PR/KN/170731/000717

VILLA AURELIA

GROUND FLOOR

AREA STATEMENT

Plot Area	216 sq.mt (2325 sq.ft)
Carpet Area	149 sq.mt (1603 sq.ft)
Built-up Area	162 sq.mt (1745 sq.ft)
Terrace Area	60 sq.mt (650 sq.ft)
Sit Out / Semi Covered Area	23 sq.mt (251 sq.ft)
Super Built-up Area	246 sq.mt (2646 sq.ft)



Living/Dining	12'6" x 22'2"
Puja	4'11" x 3'1"
Kitchen	10'8" x 3'1"
Utility	4'10" x 3'3"
Bedroom 1	11'4" x 11'
Toilet	4'11" x 6'11"
Servant's Toilet	4'2" x 3'3"

FIRST FLOOR



Family Lounge	12'6" x 8'6"
Bedroom 2	15'9" x 12'10"
Toilet	7'6" x 7'4"
Dressing	7'6" x 5'1"
Bedroom 3	15'9" x 11'
Toilet	4'9" x 7'9"
Dressing	5'7" x 3'3"



TERRACE