

VILLA CORONA

SPECIFICATIONS

UNIT	COMPONENT	SPECIFICATIONS	LUXURY ADD-ONS (At Additional Cost)
Structure		RCC Frame	Lap Pool
Walls		Cement Concrete Blocks	Bath tubs & Jacuzzi
Exterior	Plaster	Sand-Faced	Shower Partition / Cubicles
	Surface Treatment	Cladding and Exteriors-Grade Paint	
Lobby	Floor	Vitrified Tile	
Staircase	Treads & Risers	Granite	
Balcony	Floor	Ceramic Tiles	
Living / Dining Room	Floor	Laminated Wooden Floor (Living), Vitrified Tile	
	Wall Surfacing	Plaster	
	Wall Coating	Acrylic Emulsion	
Bed Rooms	Floor	Laminated wooden (Master BR), Vitrified Tiles- in others Bed Rooms	
	Wall Surfacing	Plaster	
	Wall Coating	Acrylic Emulsion	
Kitchen	Floor	Vitrified Tiles	
	Interior	Finished Shell with Tiles to full height - Ready for Modular Set-up	
	Fixtures	SS Double Bowl Sink	
Toilet	Floor	Vitrified Tile - Anti Skid	
	Interior	False Ceiling with Emulsion Paint, Vitrified Tiles Dado -full height	

COMPONENT	SPECIFICATIONS
Main Door	Frame - Teak Wood, Shutter - Veneered Flush Door
Internal Doors	Frame - Hard wood, Shutter - Veneered Flush Door
Bathroom Doors	Frame - Hard wood, Shutter - Flush Shutter with Lamination on internal face and Veneer on external face
Windows	Shutter - UPVC - Reputed Brand, Mosquito Mesh Shutters, Glazing - 6mm thick glass, where required
Sanitary / CP Fittings	Jacuzzi in Master BR, Granite Counter in all toilets, Shower Cubicle in Master BR toilet.
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 fittings
Communication	Cable & Telecom, Provision for Internet and Telephone Connection, Provision of Dish Connectivity

DEVELOPER



FDI FUND



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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 Corona is part of Phase-1 being developed on 52.732 Acres (2,13,397 sq.mt). It epitomizes the pinnacle of living life king size, in a mansion like setting. It comes loaded with many luxury features. It has 4 large sized bedrooms, one special audio-video room (in the basement), a lap pool (optional), provision for 3 covered car parks and space for another 2-3 in the driveway, servant's room, Jacuzzi and plenty of greenery and sit-out areas. Villa Corona is built to match lifestyle that accepts no limitations on space or luxuries.

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AREA STATEMENT

Plot Area	486 sq.mt (5232 sq.ft)
Carpet Area	372 sq.mt (4009 sq.ft)
Built-up Area	465 sq.mt (5005 sq.ft)
Terrace Area	74 sq.mt (792 sq.ft)
Sit Out / Semi Covered Area	49 sq.mt (532 sq.ft)
Super Built-up Area	588 sq.mt (6329 sq.ft)



BASEMENT

Entertainment 19'11" X 14' 10 ROOM

GROUND FLOOR

Lounge	19'11" x 16'11"
Dining	19'9" x 14'10"
Informal Dining	14'10" x 7'5"
With Bar Counter	
Kitchen	14'10" x 9'6"
Utility	9'1" x 6'1"
Puja	5'4" x 6'5"
Bedroom1	13'2" x 16'6"
Toilet	6'4" x 10'10"



FIRST FLOOR

Family Room	23'6" x 15'5"
Bedroom 2	14'10" x 20'7"
Toilet	9'3" x 9'9"
Dressing	5'6" x 9'9"
Bedroom 3	13'2" x 16'1"
Toilet	5'6" x 10'10"
Dressing	6'8" x 7'3"
Servant's Bedroom	17'1" x 15'3"
Toilet	8'10" x 4'11"

SECOND FLOOR

Lounge	12'8" x 7'5"
Bedroom 4	13'2" x 16'2"
Toilet	5'10" x 10'10"
Dressing	6'4" x 7'3"

