

VILLA FLORIA

SPECIFICATION

UNIT	COMPONENT	SPECIFICATIONS
Structure		RCC Frame
Walls		Cement Concrete Blocks
Exterior	Plaster	Sand-Faced
	Surface Treatment	Exterior Emulsion Paint
Lobby	Floor	Vitrified Tile
Car Porch	Floor	Paver Blocks / Tiles
	Wall Surface	Textures paint /Exterior Emulsion Paint
Staircase	Treads	Granite
Balcony	Floor	Ceramic Tiles
Living / Dining Room	Floor	Vitrified Tile
	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 2feet)
	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 -Aluminium - Powder Coated Mosquito Mesh shutters, Glazing-Plain Glass-5mm Thick
Sanitary / CP Fittings	Reputed Brands
Electrical	Cabling - Copper, Concealed PVC Conduit, Switches, 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



FDI FUND



Disclaimer:

This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers/users are requested to make an independent enquiry with the Company before relying upon the same. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material/ information on this brochure without independently verifying with the Company. 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.



FIRE Luxur Developers Pvt.Ltd.

The Empyrean, Chikka Tirupathi Post, Whitefield - Sarjapur Road (NH-207), Bengaluru - 563130 (Karnataka)
Call: + 91 9590111666
Email: myparadise@the-empyrean.in
Website: www.the-empyrean.in

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 Floria is part of Phase-2 being developed on 81.725 Acres (3,30,727 sq.mt). It is an independent Villa that combines contemporary styling with modern convenience. It has three comfortable size bedrooms, an open kitchen, plenty of open spaces and sit-out areas. Other utilities include private landscaped areas, covered shelter for one car and a servant's toilet.

VILLA FLORIA



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

VILLA FLORIA

AREA STATEMENT

Plot Area	168 sq.mt (1808 sq.ft)
Carpet Area	126 sq.mt (1352 sq.ft)
Built-up Area	137 sq.mt (1478 sq.ft)
Terrace Area	48 sq.mt (512 sq.ft)
Sit Out / Semi Covered Area	19 sq.mt (207 sq.ft)
Super Built-up Area	204 sq.mt (2197 sq.ft)



GROUND FLOOR

Living / Dining	10'10" x 20'7"
Kitchen	8'4" x 12'1"
Utility	6'11" x 4'11"
Bedroom-1	12'0" x 10'8"
Toilet	4'11" x 6'11"
Servant's Toilet	3'3" x 3'5"



FIRST FLOOR

Family Lounge	9'8" x 10'6"
Toilet	5'3" x 6'11"
Bedroom 2	13'11" x 12'4"
Toilet	6'7" x 8'8"
Bedroom 3	10'10" x 12'7"

FIRST FLOOR

TERRACE

