

VILLA PRISTINO

SPECIFICATIONS

UNIT	COMPONENT	SPECIFICATIONS
Structure		RCC Frame
Walls		Cement Concrete Blocks
Exterior	Plaster	Sand-Faced
	Surface Treatment	Exterior Emulsion Paint
Lobby	Floor	Vitrified Tile
Staircase	Treads	Granite / Vitrified Tile
Balcony	Floor	Ceramic / Terracotta
Living / Dining Room	Floor	Vitrified Tile
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Bed Rooms	Floor	Vitrified Tile
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Kitchen	Floor	Ceramic Tile – Anti Skid
	Wall	Acrylic Emulsion + Ceramic Tile (up to 2 ft height above the counter)
	Platform	Granite
	Fixtures	SS Sink
Toilet	Floor	Ceramic Tile – Anti Skid
	Wall	Ceramic Tile (up to 7 ft height) + Oil Bound Distemper on Wall and Ceiling

COMPONENT

COMPONENT	SPECIFICATIONS
Main Door	Frame - Teak Wood, Shutter - Veneered Flush Door
Internal Doors	Frame - Hard Wood, Shutter - Flush Door
Bathroom Doors	Frame - Hard Wood, Shutter - Flush Door
Windows	Shutter - Aluminum : Powder Coated, Mosquito Mesh Shutters, Glazing - 5mm thick glass
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	Class C - GI Piping / 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 Pristino is part of Phase-1 being developed on 52.732 Acres (2,13,397 sq.mt). It is a spacious row house. It has 3 comfortable size bedrooms, a study alcove, a servant's toilet, one covered car park and plenty of space in front and back for your private use

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AREA STATEMENT

Plot Area	150 sq.mt (1615 sq.ft)
Carpet Area	139 sq.mt (1499 sq.ft)
Built-up Area	165 sq.mt (1771 sq.ft)
Terrace Area	13 sq.mt (138 sq.ft)
Sit Out / Semi Covered Area	37 sq.mt (394 sq.ft)
Super Built-up Area	214 sq.mt (2303 sq.ft)



GROUND FLOOR

Living	12'7"x12'1"
Dining	17'6"x13'3"
Puja	4'11"x3'11"
Kitchen	11'1"x9'2"
Utility	5'2"x6'10"
Bedroom-1	12'7"x10'10"
Toilet	10'10"x4'11"
Common Toilet	3'11"x4'11"



FIRST FLOOR

Bedroom 2	9'11"x17'10"
Toilet	4'11"x9'2"
Dressing	4'11"x6'1"
Bedroom 3	11'7"x11'1"
Toilet	8'10"x4'11"