

VILLA ATHENA

SPECIFICATION

UNIT	COMPONENT	SPECIFICATION
Structure		RCC Frame
Walls		Cement Concrete Blocks
Exterior	Plaster	Sand-Faced
	Surface Treatment	Exterior Emulsion Paint
Car Porch	Feature Wall	Exteriors Emulsion Paint
Lobby	Floor	Vitrified Tile
Staircase	Treads & Risers	Granite
Balcony	Floor	Ceramic Tiles
Living / Dining Room	Floor	Vitrified Tile
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Bed Rooms	Floor	Laminated Wooden (Master BR), Vitrified Tiles (Other Bedrooms)
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Kitchen	Floor	Vitrified Tile
	Fixtures	SS Double Bowl Sink
	Counter	Granite
Toilet	Floor	Vitrified Tile - Anti Skid
	Wall	Ceramic Tile (upto 7ft height)+ Oil Bound Distemper on Wall and Ceiling

COMPONENT

COMPONENT	SPECIFICATIONS
Main Door	Frame - Teak Wood, Shutter - Veneered Flush Door
Internal Doors	Frame - Hardwood, Shutter - Veneered Flush Door
Bathroom Doors	Frame - Hardwood, Shutter - Flush Shutter with Lamination on internal face and Veneer on external face
Windows	Shutter - UPVC, Mosquito Mesh Shutters, Glazing - 5/6mm thick glass - toughened wherever required
Sanitary / CP Fittings	Jacuzzi in Master Bed Room, Granite Counter in all Bedrooms
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
Servant Quarters	Finishes - Ceramic Tiles for Floor, Ceramic Tiling for Toilet Floor and Dado upto 5ft height

DEVELOPER



FDI FUND



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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 Athena is part of Phase-2 being developed on 81.725 Acres (3,30,727 sq.mt). This piece of sublime architecture has 4 large bedrooms, a private landscape, a large family room, plenty of sit-out areas, a servant's room and covered parking space for 2 cars. In addition, there is also an option of an additional room on the second floor and an exclusive den in the basement. Villa Athena is a unique blend of class, luxury and space that infuses your life with elegance and grandeur. It's not just a villa, but a beautiful feeling- giving you a unique pride of ownership and a sense that you are a class apart and the envy of all.

VILLA ATHENA



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

VILLA ATHENA

AREA STATEMENT

Plot Area	320 sq.mt (3445 sq.ft)
Carpet Area	258 sq.mt (2775 sq.ft)
Built-up Area	287 sq.mt (3088 sq.ft)
Terrace Area	138 sq.mt (1486 sq.ft)
Sit Out / Semi Covered Area	68 sq.mt (734 sq.ft)
Super Built-up Area	493 sq.mt (5308 sq.ft)

GROUND FLOOR

Living	13'5" x 19'2"
Dining	15'3" x 13'9"
Puja	4'0" x 5'7"
Kitchen	11'6" x 12'6"
Utility	8'10" x 7'0"
Bedroom 1	11'6" x 15'7"
Toilet	5'3" x 8'3"
Servant's Bedroom	8'8" x 6'3"
Toilet	4'6" x 6'3"



FIRST FLOOR

Family Lounge	16'0" x 13'9"
Bedroom 2	13'9" x 11'10"
Toilet	9'2" x 5'3"
Dressing	6'0" x 7'5"
Bedroom 3	13'7" x 18'3"
Toilet	5'7" x 11'14"
Bedroom 4	11'6" x 15'7"
Toilet	5'x3" x 8'3"

SECOND FLOOR BEDROOM (OPTIONAL)

Bedroom	13'9" x 11'10"
Toilet	9'2" x 5'3"
Dressing	7'5" x 5'11"

