

VILLA
AURORA

SPECIFICATION

| UNIT | COMPONENT | SPECIFICATION |
|----------------------|-------------------|-------------------------------------------------------------------|
| Structure | | RCC Frame |
| Walls | | Cement Concrete Blocks |
| Exterior | Plaster | Sand-Faced |
| | Surface Treatment | Cladding and Exteriors-Grade 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 Room | Floor | Laminated Wooden (Master BR), Vitrified Tiles in others Bed Rooms |
| | Wall Surfacing | Plaster |
| | Wall Coating | Acrylic Emulsion |
| Kitchen | Floor | Vitrified Tiles - Anti Skid |
| | Interior | Acrylic Emulsion + Ceramic Tile (upto 2ft) |
| | Fixtures | SS Double Bowl Sink |
| Toilet | Floor | Vitrified Tile |
| | Interior | False Ceiling with Emulsion Paint, Tiles Dado - full height |

COMPONENT

Main Door
Internal Doors
Bathroom Doors

Windows

Sanitary / CP Fittings

Electrical

AC
Water Supply
Communication

SPECIFICATIONS

Frame - Teak Wood, Shutter - Veneered Flush Door
Frame - Hard wood, Shutter - Veneered Flush Door
Frame - Hard wood, Shutter - Flush Shutter with Lamination on internal face and Veneer on external face

Shutter - UPVC, Mosquito Mesh Shutters, Glazing - 6mm thick glass, toughened where required

Jacuzzi in Master BR, Granite Counter in all toilets, Shower Cubicle in Master BR toilet

Cabling - Copper, Concealed PVC Conduit, Switches - Modular,
Safety - Earth Leakage Circuit Breakers

Electrical points in all Bedrooms & Living
CPVC Pipes and fittings
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 areas spaces.



Villa Aurora is part of Phase-1 being developed on 52.732 Acres (2,13,397 sq.mt). It is a statement of perfection in villa living, very efficient; yet every inch, very comfortable. It has 4 large bedrooms, 2 covered car parks, servant's quarters and sit-out areas in and around the villa for quality time by yourself as well as get-togethers with your friends and family. Villa Aurora is your personal retreat, where you can live life to the hilt in the comfort of your home sweet home.

VILLA
AURORA



VILLA AURORA

AREA STATEMENT

| | |
|-----------------------------|------------------------|
| Plot Area | 405 sq.mt (4359 sq.ft) |
| Carpet Area | 292 sq.mt (3147 sq.ft) |
| Built-up Area | 337 sq.mt (3623 sq.ft) |
| Terrace Area | 92 sq.mt (988 sq.ft) |
| Sit Out / Semi Covered Area | 32 sq.mt (345 sq.ft) |
| Super Built-up Area | 460 sq.mt (4956 sq.ft) |



GROUND FLOOR

| | |
|----------------|----------------|
| Living | 22'5" x 15'1" |
| Dining | 9'11" x 16'3" |
| Puja | 6'4" x 4'7" |
| Kitchen | 13'1" x 13'5" |
| Utility | 12'5" x 6'5" |
| Bedroom 1 | 15'7" x 15'10" |
| Toilet | 8'2" x 6'5" |
| Dressing | 7'5" x 6'5" |
| Servant's Room | 8'0" x 7'4" |
| Toilet | 4'1" x 7'0" |



FIRST FLOOR

| | |
|---------------|----------------|
| Family Lounge | 15'11" x 16'3" |
| Study | 9'11" x 10'8" |
| Bedroom 2 | 16'9" x 15'1" |
| Toilet | 6'3" x 8'6" |
| Dressing | 6'3" x 6'4" |
| Bedroom 3 | 12'5" x 13'1" |
| Toilet | 7'9" x 6'1" |
| Dressing | 4'4" x 6'1" |
| Bedroom 4 | 15'7" x 15'10" |
| Toilet | 8'2" x 6'5" |
| Dressing | 7'5" x 6'5" |