

# VILLA SERENO

## SPECIFICATION

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

### 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 - Flush Door  
Frame - Hard Wood, Shutter - Flush Door  
Shutter - Aluminium : Powder Coated, Mosquito Mesh Shutters, Glazing - 5mm thick glass  
Reputed Brand  
Cabling - Copper, Concealed PVC Conduit, Switches - Modular,  
Safety - Earth Leakage Circuit Breakers  
Electrical points in all Bedrooms & Living  
Class C - GI Piping / PPR  
Cable & Telecom, Provision for Internet and Telephone Connection, Provision of Dish Connectivity

DEVELOPER



A FIRE Capital Joint Venture  
www.fireluxur.com

FDI FUND



www.firecapital.com

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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 Sereno is part of Phase-1 being developed on 52.732 Acres (2,13,397 sq.mt). It is meticulously planned for your comfortable and spacious living. It has provision for one covered car park and a nice sit-out place. It has 3 comfortable size bedrooms, a private deck next to dining area, large family room and terraces and provision for a servant's toilet.

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## AREA STATEMENT

Plot Area	200 sq.mt (2153 sq.ft)
Carpet Area	164 sq.mt (1769 sq.ft)
Built-up Area	189 sq.mt (2038 sq.ft)
Terrace Area	32 sq.mt (349 sq.ft)
Sit Out / Semi Covered Area	39 sq.mt (420 sq.ft)
Super Built-up Area	261 sq.mt (2807 sq.ft)



## GROUND FLOOR

Living	16'0" x 11'8"
Dining	12'1" x 11'5"
Puja	7'0" x 3'11"
Kitchen	11'11" x 11'9"
Utility	7'6" x 4'8"
Bedroom-1	14'5" x 11'8"
Toilet	8'11" x 4'11"



## FIRST FLOOR

Family Lounge	12'1" x 14'10"
Bedroom 2	14'5" x 11'4"
Toilet	8'11" x 4'11"
Bedroom 3	16'0" x 11'8"
Toilet	4'11" x 8'10"
Study	7'6" x 7'3"

