

VILLA
TRANQUILA

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 / Terracotta
Living / Dining Room	Floor	Vitrified Tile
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Bed	Floor	Vitrified Tile
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Kitchen	Floor	Vitrified Tile
	Interior	Acrylic Emulsion + Ceramic Tile (up to 2 ft height above the counter)
	Fixtures	SS Double Bowl Sink
Toilet	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 Tranquila is part of Phase-1 being developed on 52.732 Acres (2,13,397 sq.mt). It is a compact version of villa Aurora but it has plenty to offer for your living spaces. Comfortable sized 4 bedrooms, living and dining, 2 covered car parks, servant's quarter and a separate terrace area. It maximizes the space available for all your lifestyle needs.

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AREA STATEMENT

Plot Area	248 sq.mt (2669 sq.ft)
Carpet Area	211 sq.mt (2268 sq.ft)
Built-up Area	242 sq.mt (2607 sq.ft)
Terrace Area	30 sq.mt (323 sq.ft)
Sit Out / Semi Covered Area	40 sq.mt (426 sq.ft)
Super Built-up Area	312 sq.mt (3356 sq.ft)



GROUND FLOOR

Living	14'4" x 15'8"
Dining	16'9" x 11'9"
Kitchen	10'4" x 10'4"
Utility	4'2" x 5'11"
Bedroom-1	14'4" x 9'10"
Toilet	10'6" x 5'10"
Servant's Room	8'3" x 9'10"



FIRST FLOOR

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