Luxury Above & Beyond





# SUNSET VILLA

## A LIFE OF DISTINCTION

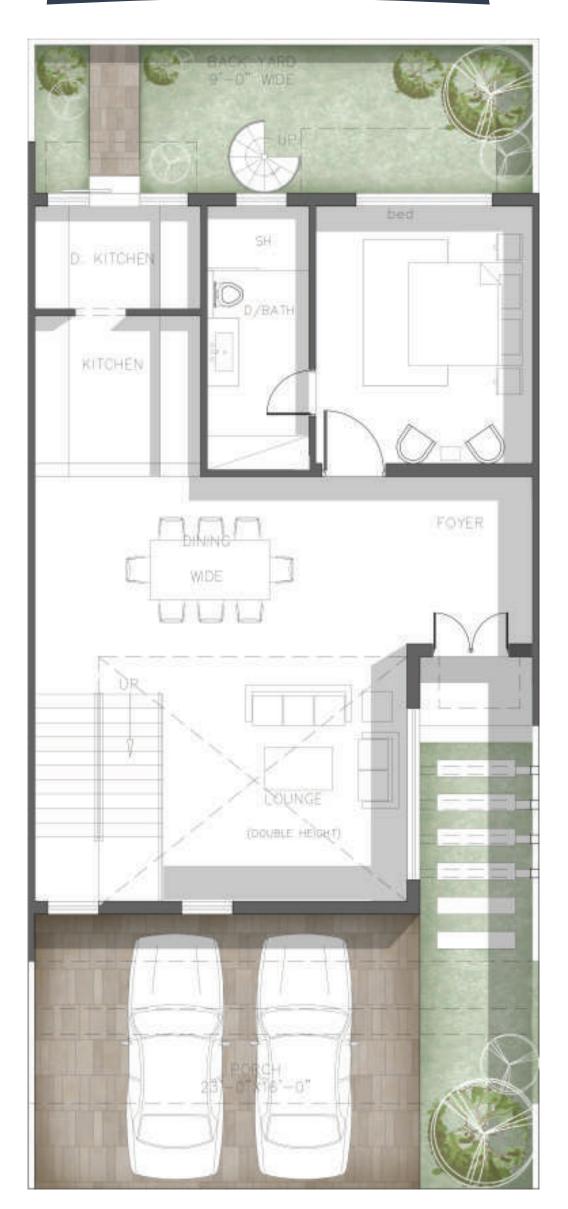


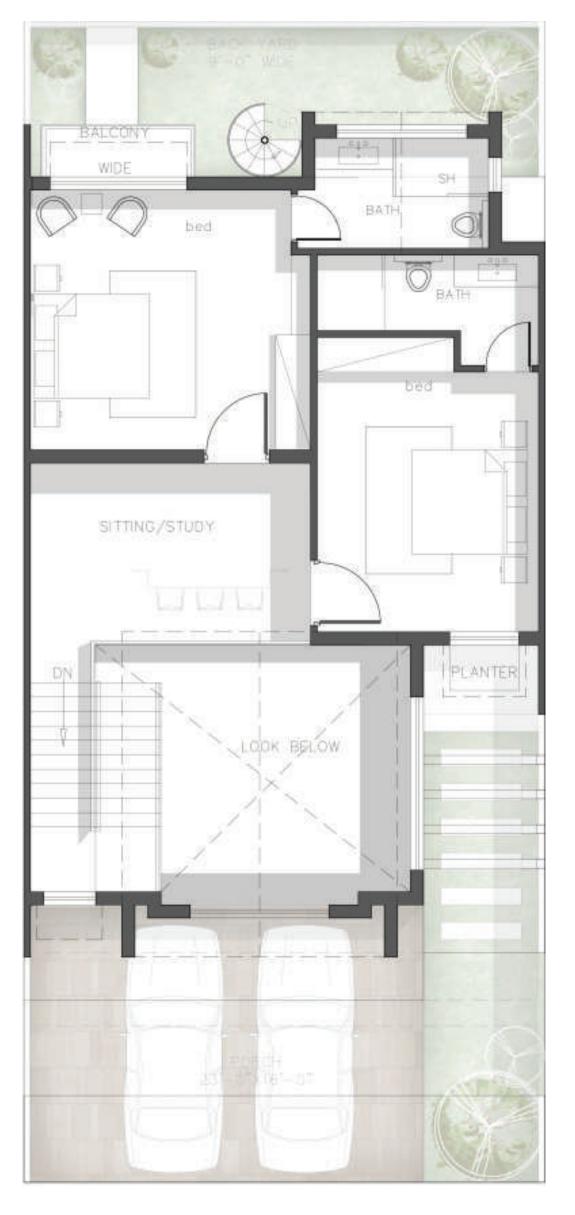


## A life of Distinction



## Ground Floor





## First Floor

# SUNSET VILLA

9.33 Marla (30×70 | 234 Sq Yds) Area 3,050 sqft

Exclusive Entrance Double Height Living Room Dining, Study Show Kitchen Grease Kitchen, Laundry Outdoor Deck I + 2 Bedroom + 2 Bathroom Servant Quarter







SUNSET VILLA





## SUNSET VILLA











Solar power Villas.



Fcofriendly water recycling systems.





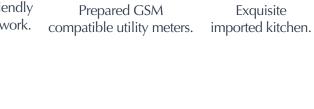
with Canopy Walk.

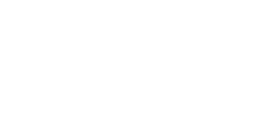
Pedestrian friendly Walking network.



and surveillance.









## Booking at **10%** only.



(24) 24/7 central security Completion and handover time only **4 years.** Monthly installments as low as **Rs. 199K**.

**11.1%** final payment after handover of Villa.

## **SPECIFICATIONS**

#### GREY STRUCTURE

STRUCTURE BRICK WORK (Foundation) BLOCK STEEL REINFORCEMENT TOP FLOOR

#### **FINISHING MATERIAL**

Ceiling Main Entrance Door All Bedroom Doors Toilet DOOR FRAME LCD (Double height wall) WALL FINISH Kitchen All Bath External Wall FLOOR FINISH Living, Hall, Dinning & Foyer Store & Kitchen Bed Rooms Terrace, Yard & Car Porch All Bathrooms Balcony Outdoor Flooring SKIRTING WORK WINDOWS Kitchen Tops Washroom Vanities Stairs HANDRAILS PAINT WORKS (Interior) PAINT WORKS (Exterior) SHOWER CABIN KITCHEN CABINETS WARDROBE CABINETS BLINDS LCD (Lounge) STEEL GRATING

RCC Frame A Class Hollow Block (External Wall) with insulation foam / Solid Block (Internal Wall) 60,000 (PSI) Terrazzo

POP (Plaster of Paris)5" thick with galvanized iron wire Solid Door Engineer Door with Ash Veneer Engineer Door with Ash Veneer Imported Hard Wood (Golden Teak) wood frame with wooden polish finishas per design complete in all respect

Porcelain & Ceramic Tiles Porcelain & Ceramic Tiles Finished as per elevation

Porcelain & Ceramic Tough Tile / Marble PVC Wooden UPVC (Asaspen, Decunik, Veka Equivalent Granite Granite Granite Glass Nippon or Equivalent Weather coat ICI OR Equivalent Glass Laminated Chipboard & Front Opening will be High Gloss Laminated Chipboard & Front Opening will be High Gloss Lounge Only (Motorized Window Treatment) 60 Inch / Samsang or Equivalent M.S

#### KITCHEN EQUIPMENTS

Hood

Range Gas Hob

Microwave Oven

Fridge

Cabinet Shelf

#### SANITARY AND PLUMBING FITTINGS

VANITY

FAUCET MIXER WC (Squatter / Asiatic) WC (European) SHOWER KITCHEN SINK SINK MIXER

Fotile, Vatti or Equivalent Fotile, Vatti or Equivalent Fotile, Vatti or Equivalent Fotle, Vatti or Equivalent Haier double door or Equivalent Hydraulic Imported

HansGrohe or Equivalent HansGrohe or Equivalent HansGrohe or Equivalent HansGrohe or Equivalent (Wall Mounted) HansGrohe or Equivalent Stainless Steel Imported Stainless Steel Imported

#### **ELECTRICAL & TELEPHONE INSTALLATIONS**

CABLE BACKUP LIGHT POINTS 13 AMP POWER POINTS **15 AMP POWER POINTS TELEPHONE POINTS** TV POINTS DATA POINTS DOOR BELL POINT LIGHTING PROTECTION SYSTEM INSTANT WATER HEATER WATER PRESSURE PUMP AIR-CONDITIONING UNITS

GM or Newage or Equivalent Solar System / UPS Schneider or Equivalent (Smart Series) Schneideror Equivalent (Smart Series) Schneider or Equivalent (Smart Series) Philips or Equivalent Imported Imported

#### INTERNAL TELECOMMUICATION TRUNKING AND CABLING

INTERCOM DOOR BELL CCTV CAMERA ALARAM SYSTEM (FIRE & SECURITY)

Imported / Smart Imported / Smart Hik vision ,Dhaua or Equivalent FMS or Equivalent

Inverter A/C 1.5 TON









### **Contact Us:**

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## Luxury Above & Beyond

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