

# SPECIFICATIONS - Mulberry Duplex (G+1) Villas

## Drawing Room/Living Room/Dining Room and Upper & Lower Lounge

Flooring	Italian Marble
Walls	POP punning with acrylic emulsion paint
Ceiling	POP punning with acrylic emulsion paint
Doors	Veneer finish with polish and necessary hardware
Windows/Glazing	UPVC windows with clear/frosted glass
Electrical/AC	Split AC, branded modular switches/sockets, decorative lights, fans etc.

## Master Bed Room

Flooring	Laminated wooden flooring
Wall Finishes	POP punning with acrylic emulsion paint
Ceiling	POP punning with acrylic emulsion paint
Doors	Veneer finish with polish and necessary hardware
Windows/Glazing	UPVC windows with clear/frosted glass
Electrical/AC	Window AC, branded modular switches/sockets, decorative lights, fans etc. Wardrobe

## Bed Rooms

Flooring	Glazed vitrified tiles
Wall Finishes	POP punning with acrylic emulsion paint
Ceiling	POP punning with acrylic emulsion paint
Doors	Veneer finish with polish and necessary hardware
Windows/Glazing	UPVC windows with clear/frosted glass
Electrical/AC	Window AC, branded modular switches/sockets, decorative Lights, Fans etc. Wardrobe in each bed room

## Toilets

Flooring	Matt finished ceramic tiles
Wall Finishes	Ceramic tiles
Ceiling	Acrylic emulsion paint
Doors	Flush door
Windows/Glazing	UPVC windows with clear/frosted glass
Electrical/AC	Branded modular switches/sockets, exhaust fan & geyser
Fittings	European bathroom fittings including WC, wash basin, mirror, shower

## Kitchen

Flooring	Modular kitchen with chimney & hob Anti skid ceramic tiles
Wall Finishes	Combination of glazed tiles above counter and acrylic emulsion on balance area
Ceiling	Acrylic emulsion paint
Windows/Glazing	UPVC windows with clear/frosted glass electrical/AC branded modular switches/sockets, lights, fresh air fan
Counter	Granite R.O. system in kitchen

## Balcony

Flooring	Anti skid tiles/ceramic tiles
Wall Finishes	Exterior weather proof paint
Ceiling	Exterior weather proof paint
Handrail	SS with glass or MS railing as per design

## Power Back Up

Min. 7 KVA per villa (will be charged extra)



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