

EVOLVE TO EXCLUSIVITY



a m s t o r i a

by



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Artistic Impression

Amstoria is a fully integrated and self-sufficient township. An extraordinary expanse of sophistication on the most extravagant scale imaginable. Strategically located on the proposed 150m wide Northern Periphery Road (NPR), the township will be only 10 minutes away from the International Airport once the NPR becomes operational. The township has been designed along the internationally successful concept of cluster living. It is a design marvel with spectacular landscaping and abundant natural light. Amstoria guarantees peace of mind as it is a completely gated community with electronic surveillance and a 24-hour power back-up facility.

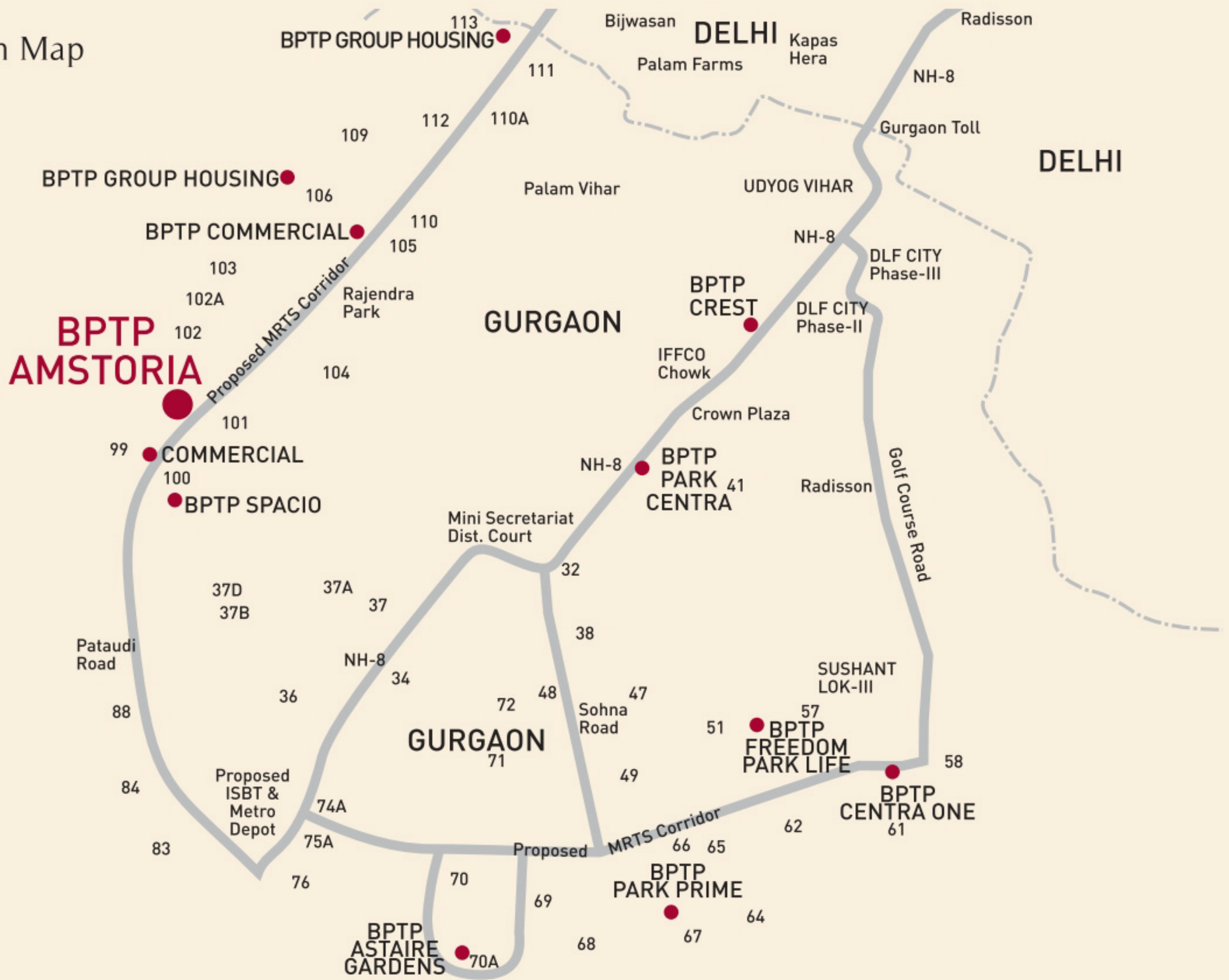


Actual Model Home



Actual Model Home

Location Map



Country Floors - 495 Sq. Yds. (4 BHK + Utility)

Ground Floor Plan



First Floor Plan



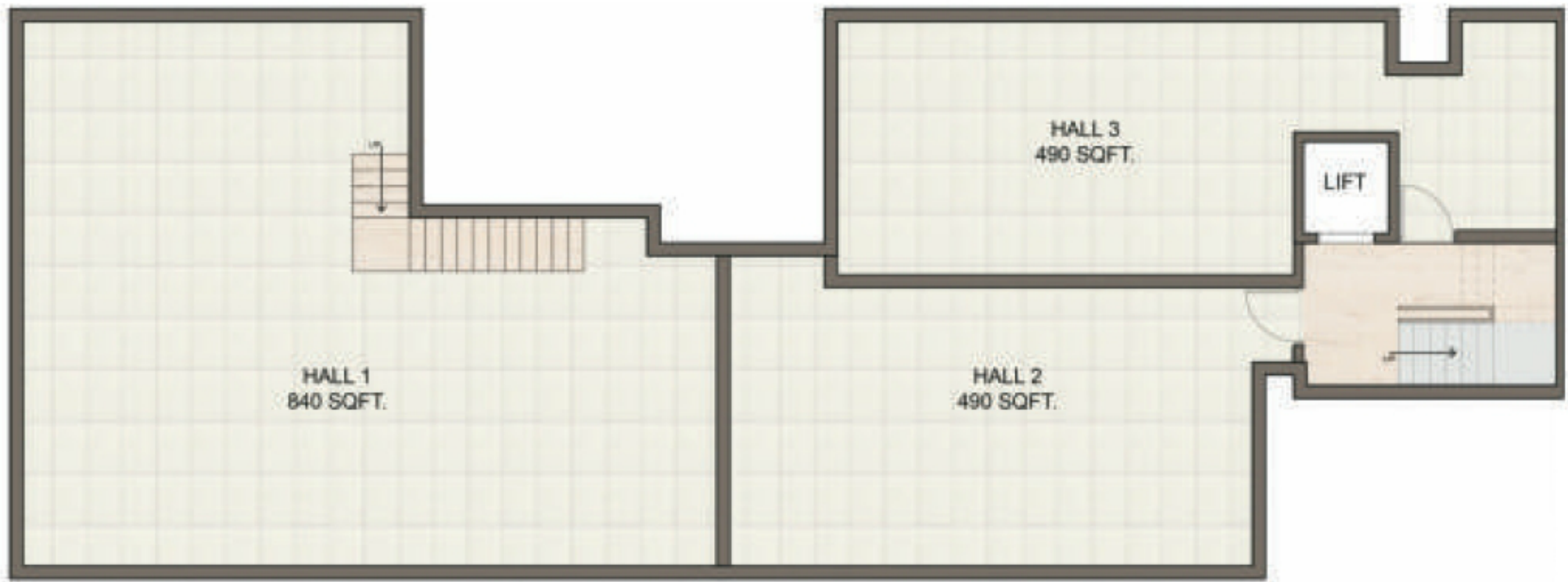
| Plot Size | | Floor | Built-up Area | | Lawn/Terrace | | Total Usable | |
|-----------------------|--------------------------|-------|---------------|------------|--------------|------------|--------------|------------|
| (In Sqyds.) | (In Sq.m.) | | (In Sq.ft.) | (In Sq.m.) | (In Sq.ft.) | (In Sq.m.) | (In Sq.ft.) | (In Sq.m.) |
| 495 (4 BHK + Utility) | 413.87 (4 BHK + Utility) | GF | 3560 | 330.73 | 1814 | 168.52 | 5374 | 499.25 |
| | | FF | 2873 | 266.91 | 600 | 5575 | 3473 | 322.65 |

1 Sq.m. = 1.196 Sq.Yds. | 1 Sq.m. = 10764 Sq.Ft. Areas are subject to change.

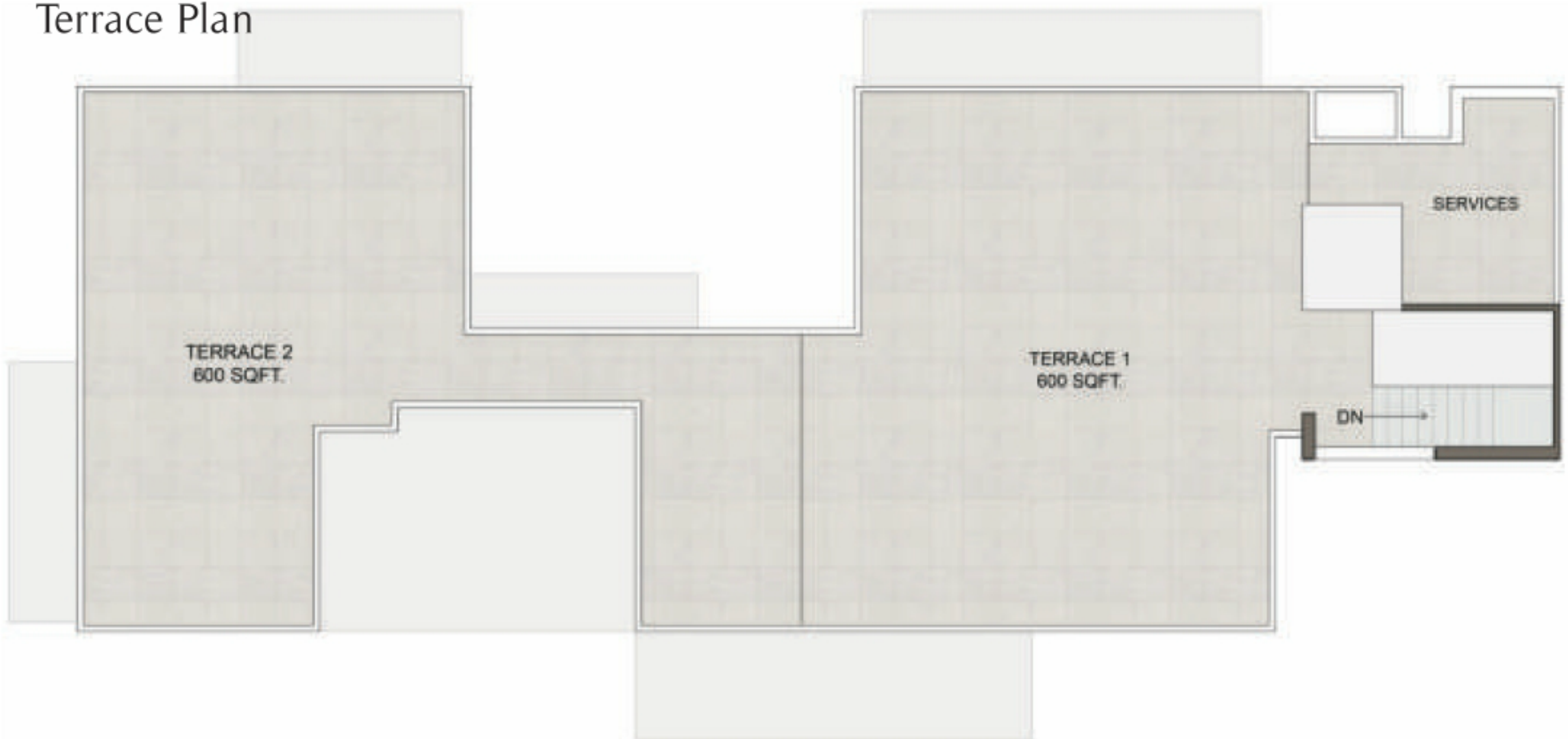
Second Floor Plan



Basement Plan



Terrace Plan



| Plot Size | | Floor | Built-up Area | | Lawn/Terrace | | Total Usable | |
|-----------------------|--------------------------|-------|---------------|------------|--------------|------------|--------------|------------|
| (In Sqyds.) | (In Sq.m.) | | (In Sq.ft.) | (In Sq.m.) | (In Sq.ft.) | (In Sq.m.) | (In Sq.ft.) | (In Sq.m.) |
| 495 (4 BHK + Utility) | 413.87 (4 BHK + Utility) | SF | 2833 | 263.19 | 600 | 5575 | 3433 | 318.93 |

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SANCTUARY

The Luxury Club

Specifications

Living/Dining

STANDARD

Wall Finish Painted in pleasing shades of Oil Bound Distemper
Flooring Vitrified Tiles

DELUXE

Wall Finish POP Punning with Acrylic Emulsion
Flooring Imported Marble

Bedrooms

STANDARD

Wall Finish Painted in pleasing shades of Oil Bound Distemper
Flooring Vitrified Tiles

DELUXE

Wall Finish POP Punning with Acrylic Emulsion
Flooring Designer/Imported Vitrified Tiles/Laminated Wooden Flooring

Toilets

STANDARD

Flooring Ceramic Tiles
Dado Select Ceramic Tiles
Fixtures & Fittings Granite/Marble Counter, white sanitary fixtures, Contemporary styled CP Fittings

DELUXE

Flooring Imported Marble
Dado Designer Vitrified Tiles
Fixtures & Fittings Imported Marble/Granite Counter, Sanitary fixtures in pleasing shades, Contemporary styled CP Fittings, Shower Cubicles

External Areas

Organised green landscaped areas.
Golf carts for internal circulation of visitors.
Bar-be-que pits/Gazebos for parties.
Sitting areas, adequate street lighting and open area lighting.
Central park in front of most of the units.
External Façade-Textured Paint Finish with extensive use of glass in elevation.

Doors & Windows

STANDARD

Window Powder Coated Anodized Aluminium Glazing/UPVC Windows
Door Seasoned hardwood frames with painted board shutters

DELUXE

Window Powder Coated Anodized Aluminium Glazing/UPVC Windows
Door Seasoned hardwood frames with European Style Moulded Shutters on Main Door/Flush Door with Veneer

Kitchen

STANDARD

Flooring Vitrified Tiles
Dado Ceramic Tiles above working platform, rest Oil Bound Distemper
Platform Granite Counter with stainless steel sink with drain board

DELUXE

Flooring Designer Modular Kitchen with Chimney & Hob
Dado Designer/Imported Vitrified Tiles/Imported Marble
Platform Designer/Imported Vitrified Tiles above working platform, rest Acrylic Emulsion
Granite Counter with Double bowl stainless steel sink with drain board

Facilities

STANDARD

Electrical Copper Wiring in Conduit for all light and power points
Air Conditioning Low side works for split Ac's
Power Back Up Minimum 7.5 KVA
Provision for Elevators

DELUXE

Electrical Copper Wiring in Conduit for all light and power points
Power Back Up Minimum 7.5 KVA
Air Conditioning VRV/VRF System (Heating & Cooling)
Elevator MRL Type Elevator

Club

2 acre Recreational Club with Indoor Heated Pool, Outdoor Pool and Kids' Pool, Jogging Tracks, Outdoor Games, Gymnasium, Multi-Cuisine Restaurant, Business Centre, Banquet Hall, State-of-the-art Theatre, Table Tennis, Badminton Court, Squash Court, Pool/Billiards, High-end Spa.



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