



*OBEROI*  
*ARCHITECTS*

ARCHITECTURE \* INTERIOR \* TURNKEY

# SPECIFICATIONS

- Prime location in Malibu Town
- Schindler lift- 10 person capacity
- RCC framed earthquake resistant structure
- Flooring of Italian marble in the drawing, dining and 2 bedrooms, rest with warm colour and high density laminated wooden flooring
- Staircase and stilt parking with Granite flooring/Vitrified tiles
- All interior doors frames in solid wood and flush doors with veneer and polished finish
- All external doors and windows in ALUPURE (GERMAN ALUMINIUM SYSTEM WINDOWS)
- Designer floor and wall tiles up to ceiling height in washrooms
- Premium sanitary fixtures and cp fittings chrome plated from KOHLER AND JAGUAR
- Imported wooden cladding
- Pop wall finish with plastic emulsion paint
- VRV system provision in place
- Full power backup
- Switches and MCB's from Legrand, Schneider , Norisys or Havells
- Modular Kitchen with all fittings and spaces for all electrical appliances
- Faber or Elica chimney and geyser
- Video door phones and Automated door lock at each floor
- Four Bedroom Apartment with all bedrooms having spacious and suitably designed wardrobes
- All bedrooms, kitchen and drawing room have access to balconies with non skid floor tiles welcoming in natural light and fresh air
- High grade multistrand copper wire from KEI or Havells
- All balconies with toughened glass with SS, MS or Aluminium railing
- All Marble counters





TYPICAL FLOOR PLAN



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*A spacious apartment in one of the prime locations of Gurgaon. The entry is to the large lobby area adjoining the dining and the drawing rooms and opening into the kitchen area and an extended living room. The kitchen and drawing room connect into a green garden; a place seamlessly transcending for celebration while easily accommodating a large group of family and friends.*







*The front bedroom overlooks the balcony constantly feeding it with light, air and liveliness.*

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*The other three bedrooms are located at the opposite end to provide privacy and flexibility along with natural light and air to the rooms.*

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*The Interiors are made of solid wood furniture and add to the aesthetical value of this residence. The layout of the spaces leaves ample space for free circulation between the different parts of the apartment and giving a sense of connectivity throughout.*



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