



LEAGUE
leading the change

**BEYOND
LUXURY**

Approved by



P02400008846



**LEAGUE
LUXES**

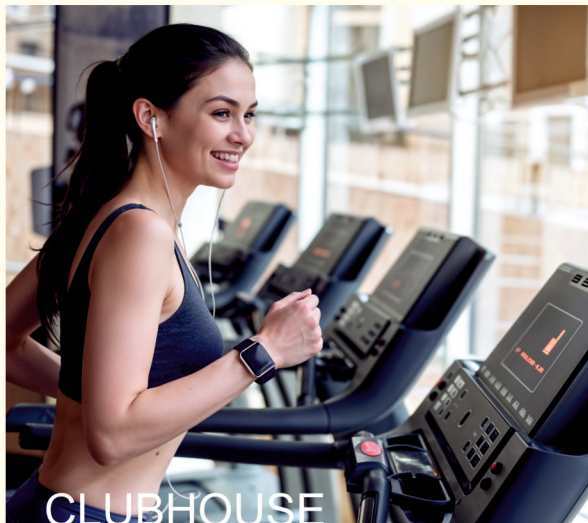


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BRINGING TOGETHER
CONNECTIVITY AND
SOPHISTICATED LIVING

Every detail has been meticulously curated during the designing phase to provide you with a home that embraces perfect vastu principals while offering ample space for your daily comforts that create an enjoyable ambience for your family.



CLUBHOUSE AMENITIES

- ✔ GAME LOUNGE
- ✔ TABLE TENNIS
- ✔ SNOOKERS
- ✔ GYM
- ✔ BANQUET HALL
- ✔ SWIMMING POOL
- ✔ CHILDREN PLAY AREA



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A BLOSSOMING HAVEN OF COMFORT AND LUXURY

The spacious balcony extends the bedroom space into the outdoors, creating the perfect spot to unwind and relax. The well designed spaces keep the bedrooms cosy and calm providing an atmosphere of serenity and sophistication that will help you relax and recharge.



THE INSIDE STORY

Perfect ventilation ensure a salubrious environment. Moreover being open on all sides provides cool breeze and natural light which translates into energy savings.





1930 Sq.ft | **3 BHK**
East Facing | Unit No. 15



1980 Sq.ft | **3 BHK**
North Facing | Unit No. 3, 4, 5, 6, 7, 8, 9



1735 Sq.fts | **3 BHK**
West Facing | **Unit No. 12**



1735 Sq.fts | **3 BHK**
West Facing | **Unit No. 17**



1815 Sq.fts | **3 BHK**
West Facing | **Unit No. 13**



1930 Sq.fts | **3 BHK**
West Facing | **Unit No. 16**

SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC - framed structure on footings over hard strata with plinth beams for extra safety by using steel and cement of reputed make.

SUPERSTRUCTURE

> Brick Masonry with first class RED CLAY Bricks.

PLASTERING

Internal: Single-Coat cement plaster of 12mm thickness with smooth finishing.
External: Double-Coat sand-faced cement plaster of 20mm thickness.
 Riversand only for plastering.

DOORS

Main door: Frame and shutter aesthetically designed with melamine polishing and designer hardware.

Internal Doors: Frame with polished Masonite flush shutters. (Kalpatharu Shutters)

Windows: APARNA Branded UPVC window system & provision for mosquito mesh, fitted with elegantly designed MS painted grills and standard hardware.

PAINTINGS

> External wall painting shall be with Birla Putty/ texture and internal wall painting shall have two coats of Birla Putty with plastic emulsion pain (Asian Paints).
 > All mild steel used for windows grills, gate & staircase. If possible, they shall be painted with two coats of enamel paint. All paints used shall be of Asian.

FLOORING

Staircase Flooring: Indian granite.
 > Vitrified tile flooring 2 1/2 x 2 1/2 in living / Drinking / Kitchen / Bedrooms (Johnson / Kajaria)

TILE CLADDING & DADOING

Kitchen: Glazed ceramic tiles dado up to 2' height above platform,
Toilets: Ceramic tile flooring in toilets and ceramic Designer vitrified tile dado of up to 7' height. 2 x 1 size
Utility / Wash: Glazed ceramic tiles dado up to 3' height
 > All tiles are Johnson / Kajaria

PLUMBING & SANITARY

All toilets will consist:
 > Wash basin with radymade counter-top of QUEO / Kohler make.
 > EWC with flush tank of QUEO / Kohler make

KITCHEN

> Provision for modular kitchen with both municipal and bore water connection and fixing of water-purifier/ individual RO plant.
 > Provision for washing machine, dish washer and wet area for washing utensils etc.
Water supply: ISI - Mark of PVC SWR sanitary Piping (Ashirwad / Prince).
 > Executed by professional Plumbers.
 > Water Softner Treatment for Borewell Water Only.

ELECTRICAL

> Concealed copper wiring of Finolex / Polycab / Havells.
 > Electrical Switches are Legrand for lights, fans and power plug points wherever necessary.
 > Power outlets for air-conditioners in all bedrooms
 > Power outlets for geysers in all bathrooms
 > Power outlets for washing machine, dish washer
 > Plug points fixing of water - purifier / individual RO plant.
 > Plug points for refrigerator, TV and audio system etc., wherever necessary.
 > Three-phase supply for each unit and individual meter boards.
 > Miniature Circuit Breakers (MCB) of Legrand make.
 > All electrical fittings of Legrand make.

TELECOM

> Provision for telephone points in all bedrooms, living and dining areas.
Cable TV
 > Provision for cable connection in Master bedrooms and living rooms.

Generator

> DG backup for 5 Amps Sockets and Switches Only.
Club House
 > Solar Power System on Clubhouse for Walking area lighting
 > Aerofit Brand Gym Equipment.

Note: All brands mentioned above are subject to market availability. Equivalent brands or alternatives may be provided.



2060 Sq.fts
West Facing

3 BHK
Unit No. 1, 2



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MASTER PLAN



ENHANCING
COMFORTS

Every care has been taken to make sure that all the amenities and facilities fulfill contemporary needs and make life easy in every conceivable manner.

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CLUB HOUSE AMENITIES

- ⊗ Game Lounge
- ⊗ Table Tennis
- ⊗ Snookers
- ⊗ GYM
- ⊗ Banquet Hall
- ⊗ Swimming Pool
- ⊗ Children Play Area



A commitment that we promise
to deliver to our patrons!

Always!



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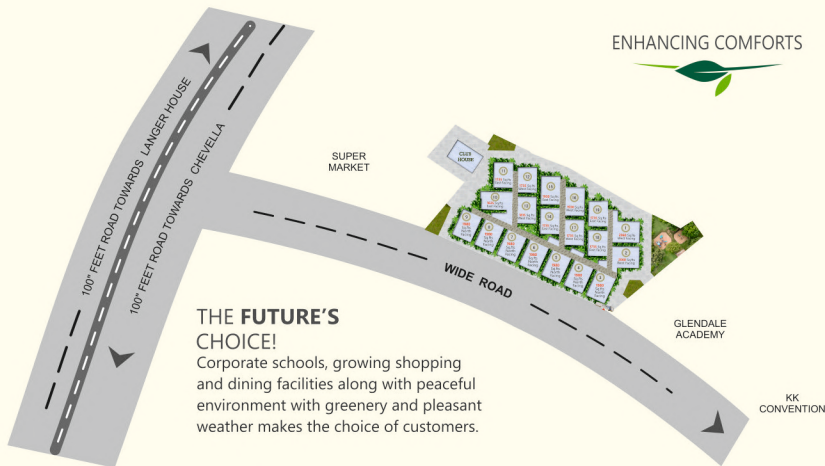


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THE FUTURE'S CHOICE!

Corporate schools, growing shopping
and dining facilities along with peaceful
environment with greenery and pleasant
weather makes the choice of customers.

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