

CBS
DEVELOPERS



Ultra Luxury independent floors
in GURGAON

304A, A Block, SUSHANT LOK - 1
Near Laburnum Towers,
GURGAON-121002

Come Home to ----- floors

A place where you can get your full share of sun light and air. A place that celebrates this wide and wonderful world. An exclusive experience to rejuvenate your senses and that's just the beginning. Welcome to----- floors.

Realize your dream of living in an ultra modern independent home in the heart of Gurgaon.

Experience the freedom of owning a sprawling ultra luxurious independent floor with all modern amenities and facilities including Jacuzzi, Modular Kitchen, Designer Concept Bathrooms, Elegnt Living Room, Luxurious Bed Rooms, and a lot more ----- Floors are equipped with energy efficient lighting systems and ACs with complete power back up, State-of-art construction, adequate stilt parking lift, gated community with round the clock security, promises a safe and secure living for you and your loved ones.



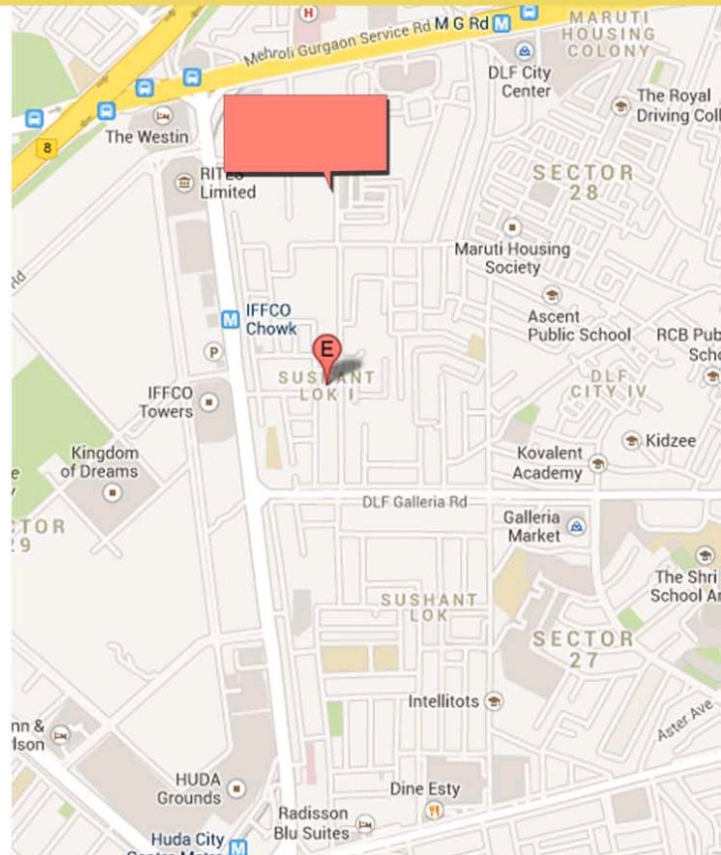
Amenities and Facilities

- . The plot size of ----- floors is 350 sq yards.
- . Luxurious and modern amenities that promise comfort
- . Equipped with latest home automation systems
- . Power saving with LED lights and Energy Efficient ACs
- . Designer Concept Bathroom with jacuzzi
- . Modular kitchen
- . 10 kw Power Backup for each floor with independent DG set
- . Lift
- . Personal independent Parking space in stilt parking area
- . Vastu perfect state-of-art construction
- . Sprawling Greens.

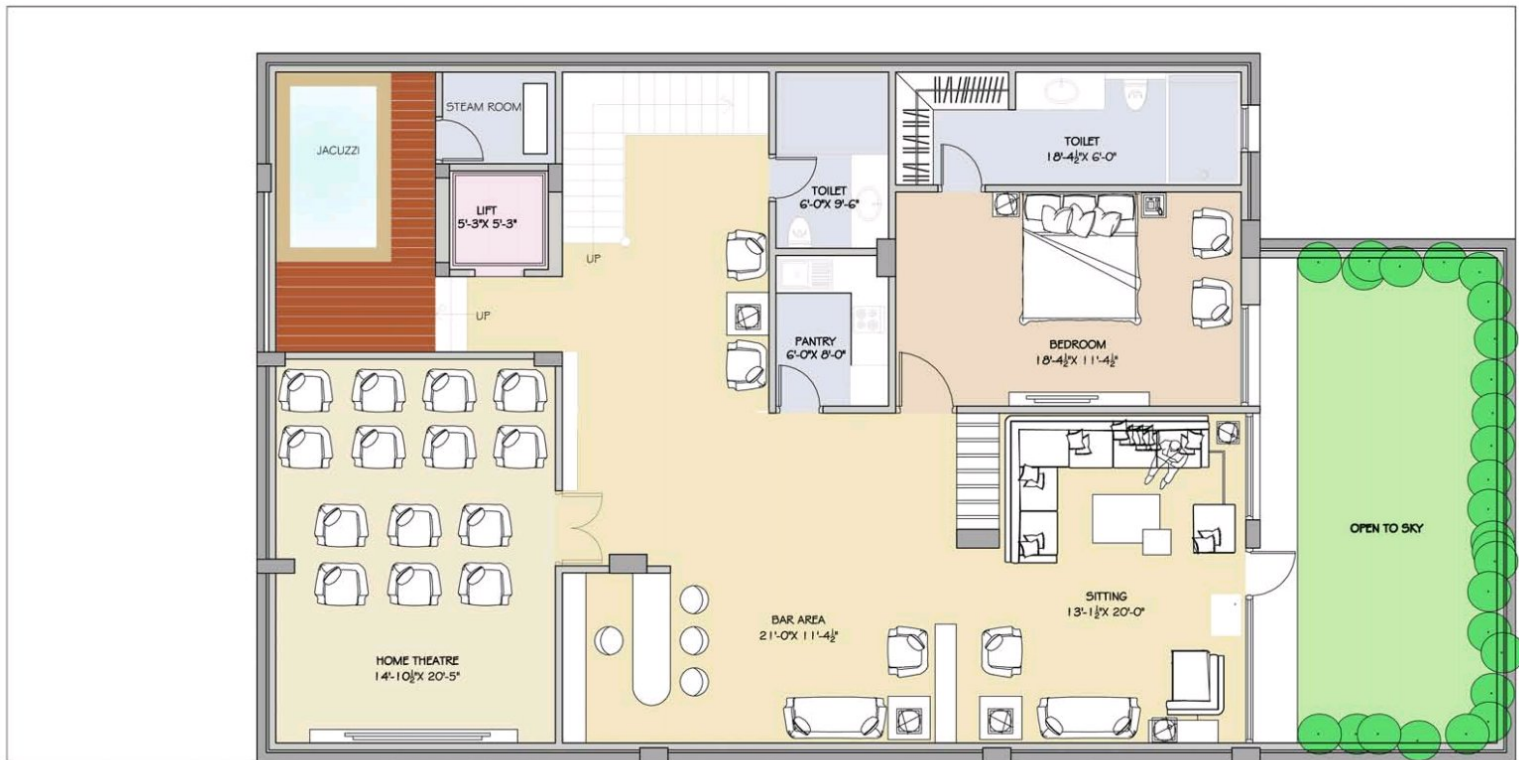


Locations Advantages & Safety concerns

- . Centrally located at Sushant Lok 1 A-Block on 10 m wide road*
- . In close proximity to three metro stations*
- . Very near to shopping malls of MG Road*
- . In vicinity Galleria market and otherer commercial centres*
- . Amidst all public conveniences and facilities*
- . Easily accessible from all major entry points of the city*
- . East facing floors*
- . Gated community with round-the-clock security guards having intercome facility*
- . Video Door Phones*
- . Latest security gadgets with access control system, glass break sensors, motion detectors and panic switches*
- . Earthquake-resistant structure catering to Seismic Zone -r as against the requirement of Seismic Zone -iv*



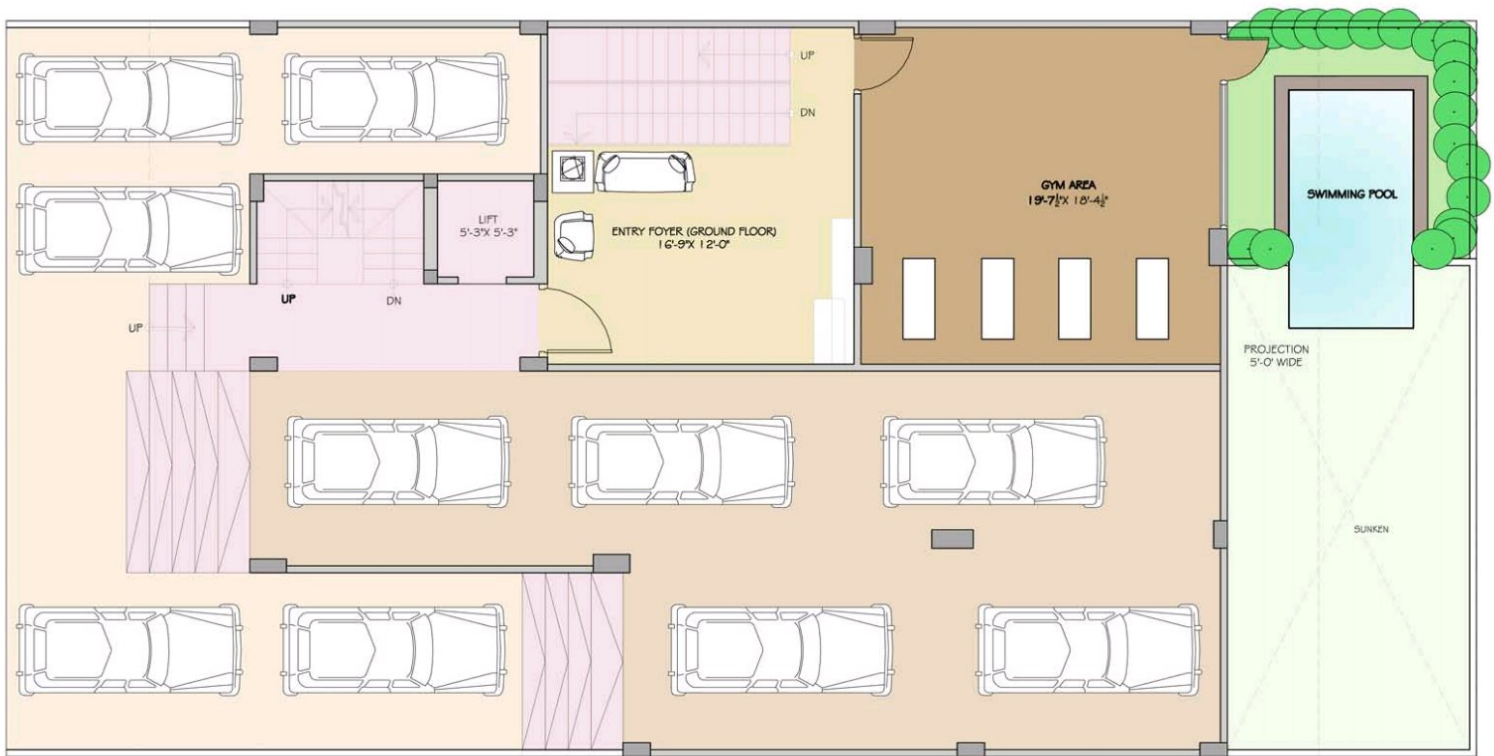
BASEMENT FLOOR



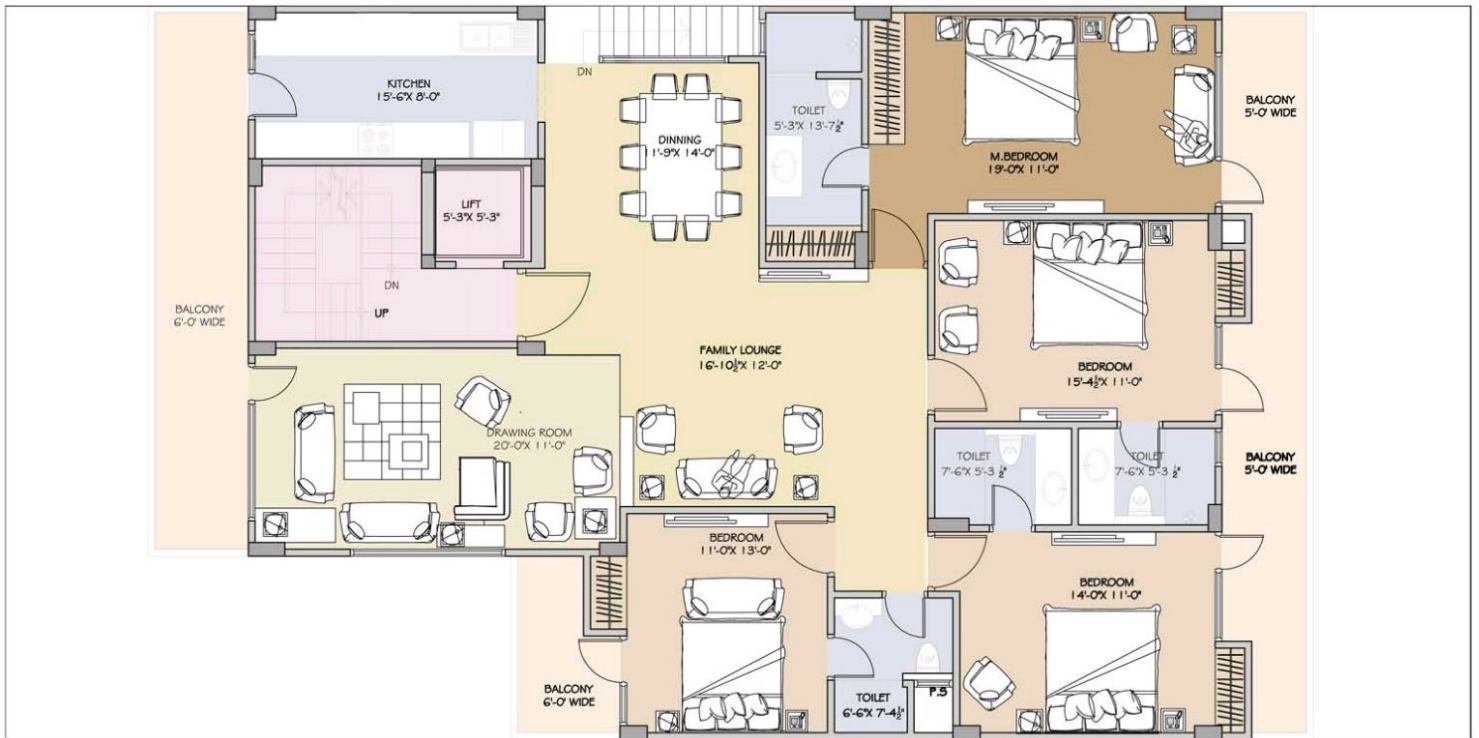
STILT FLOOR

CBS

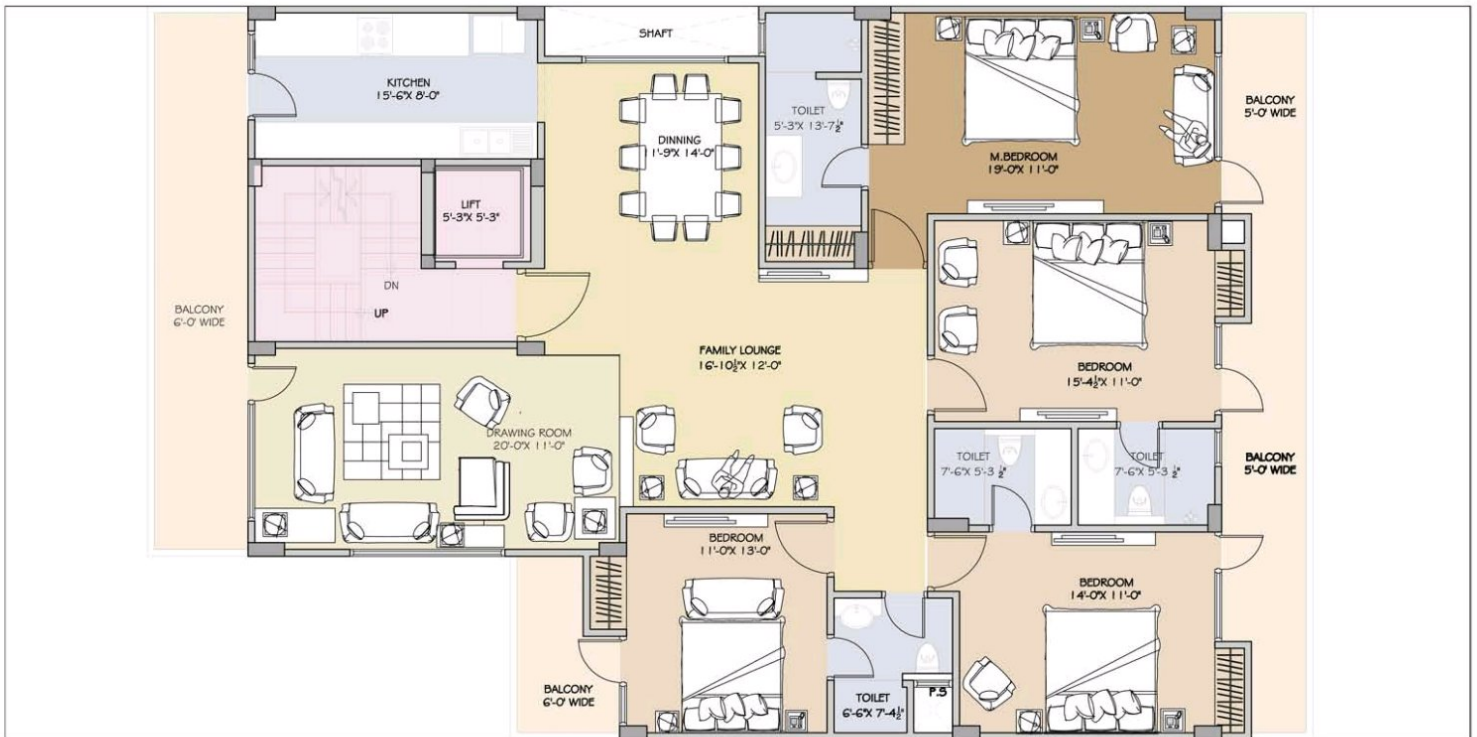
DEVELOPERS



GROUND FLOOR



FIRST & SECOND FLOOR



SPECIFICATIONS

STRUCTURE

- RCC Framed structure As per structural design.
- Wall size 9" & 4.5" as per the requirement .

PLUMBING

- Water supply line UPVC pipe shall be used.
- PVC pipes of ISI brand shall be used for rain water and sewer.

WOODEN FRAMES

- 6"X2 ½" for outer double paitam(ivory/ghana teak)
- Internal flush door with Veneer finish.

WARDROBES

- Wardrobe in each room with laminate finish.

KITCHEN

- Modular kitchen with laminate finish.

ELECTRICAL

- Wires finolex brand.
- Modular switches North west / MK / Legrand.
- Power backup.

WATER TANK

- 1500 liters of capacity tank for each floor
- 2000 litres underground water tank

SECURITY SYSTEM

- EPABX with camera arrangement shall be provided

FINISHING

Front finish	: texture combination with tiles
Internal finish	: Plastic/berger/ICI/Nerolac
Floor Finish	: Italian stone shall be provided in Drg/Din area Master bed room laminated wooden flooring balance vetrified tile.
Kitchen counters	: Granite stone
Kitchen	: Modular laminated kitchen with ss accessories
Kitchen sink	: Steel sink double bowl
Stair	: Granite Stone
Railing	: S.S railing
Door Shutters(outer)	: Ivory/ghana teak
Window Shutters	: Ivory/ghana teak
Glasses	: plain 4 mm modifloat/tinted glass
Door and window	: Melamine polish
Toilet fitting	: jaguars
WC	: Aquavit
Cistern	: Aquavit
Wash basin	: Aquavit
Toilet floors	: Italian tiles
Wall Tiles	: Italian wall tiles
Gate	: S.S
Balcony railing	: S.S railing
Door fitting	: S.S fitting
Door Locks	: In front doors only- standard
Tiles	: Mud phuska tiles over top terrace
Cup-Boards	: Mica laminated modular type.
POP false ceiling	: POP false ceiling along with fancy lighting and fans
Pressure Pump	: Good pressure for every floor