SPECIFICATIONS

UNIT	COMPONENT	SPECIFICATIONS
STRUCTURE		RCC Frame / Load Bearing Wall
WALLS		Cement Concrete Blocks
EXTERIOR	Plaster	Sand-faced
	Surface Treatment	Exterior Emulsion Paint
LOBBY	Floor	Vitrified tiles
CAR PORCH	Floor	Paver Blocks
	Wall Surface	Texture paint/Stone Cladding on the dividing common wall/Exterior Emulsion Paint
STAIRCASE	Treads	Granite
BALCONY	Floor	Ceramic /Rustic tiles
LIVING/DINING ROOM	Floor	Vitrified tiles
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
BED ROOMS	Floor	Vitrified Tiles or equivalent
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
KITCHEN	Floor	Vitrified Tile
	Wall	Acrylic Emulsion + Tile (up to 2 feet)
	Platform	Granite
TOILET	Floor	Ceramic Tile – Anti Skid
	Wall	Ceramic Tile (Upto 7 ft height)+ Oil Bound Distemper on Wall and Ceiling

THE EMPYREAN™
Paradise Regained

www.the-empyrean.in

FIRE Luxur Developers Pvt. Ltd.
No.48, Regent Prime, Unit No. 102,
Whitefield Main Road, Bangalore - 560 066
Tel: +91 80 42860010/20/30
Email: myparadise@the-empyrean.in

COMPONENT	SPECIFICATIONS
MAIN DOOR	Frame - Teak Wood, Shutter - Veneered Flush Door
INTERNAL DOORS	Frame - Hard Wood, Shutter - Flush Door
BATHROOM DOORS	Frame - Hard Wood, Shutter - Flush Door
WINDOWS	Shutter - Aluminium - Powder Coated, Mosquito Mesh Shutters, Glazing - Plain Glass - 5mm thick
SANITARY FITTINGS	Chinaware - Pastel / White from Parryware / Hindware or Equivalent, CP Fittings - Crabtree / Jaquar or Equivalent
ELECTRICAL	Cabling - Copper, Concealed PVC Conduit, Switches Modular - Northwest/Anchor or equivalent, Safety - Earth Leakage Circuit Breakers
AC	Facilities - Provision for Split Units in all Bedrooms/Living /Dining
WATER SUPPLY	CPVC piping / PPR
COMMUNICATION	Cable & Telecom - Provision for Internet and telephone Connection, Provision of Dish Connectivity

Note:
Areas mentioned are based on the designs and therefore approximate. For more accurate statement of area for a specific housing unit, the same can be obtained at the time of sale agreement from our office. The company has the right to change the same without prior notice for optimization of designs while implementing. Specification and amenities are indicative and subject to change without notice. Upgrade features / specifications will be charged extra - details will be communicated at the time of customer interaction with our Customer Relations Executive (CRM). The pictures used are for representation and are indicative.

DEVELOPER — FIRE Luxur, A FIRE Capital Joint Venture — www.fireluxur.com

FDI FUND — FIRE CAPITAL — www.firecapital.com

MASTER PLANNERS — Aedas — www.aedas.com

ARCHITECTURE — dka — www.dka.in; Sundaram Architects Pvt. Ltd.

ENGINEERING — SYSN CONSULTANTS — www.sysnconsultants.com

VILLA FLORIA

Villa Floria is an independent villa that combines contemporary styling with modern convenience. Built on land area of 1808 sq. ft. with a super built-up area of 2197 sq. ft, it has three comfortable size bedrooms, an open kitchen, plenty of open spaces and sit-out areas. Other utilities include private landscaped areas, covered shelter for one car and a servant's toilet.

THE EMPYREAN™
Paradise Regained

AN INTEGRATED TOWNSHIP SPREAD OVER 230 ACRES, IN CLOSE PROXIMITY OF 212 ACRES GREEN RESERVE

The Empyrean is envisioned to recreate the Bengaluru of yore with tree-lined streets, lush green parks and plenty of open spaces. It is Bengaluru's first truly integrated suburban township of Row Houses and Villas spread across 230 acres of sprawling land. The township, located in close proximity of a 212-acre green reserve, is being developed in three phases. Master-planned by Aedas, the world's second largest architectural firm, The Empyrean combines the comforts of modern living with the idyllic charms of a by-gone era. The integrated township has been planned as a green, low-rise, pedestrian-friendly, community-oriented neighbourhood with over 100 acres of greenery and open spaces.

The Empyrean – it is your paradise regained.

VILLA
FLORIA

AREA STATEMENT

Plot Area	1808
Built Up Area	1478
Terrace Area	512
Sit Out / Semi Covered Area	207
Total Area	2197

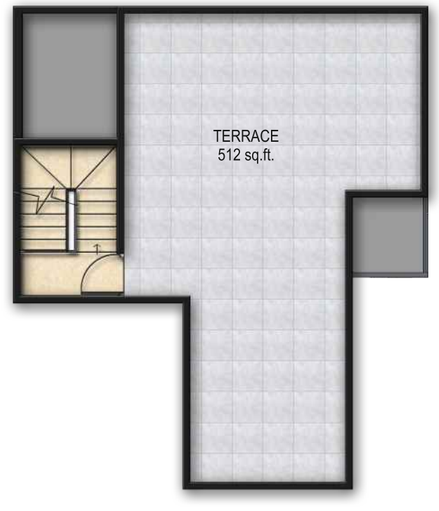
All measurements are in square feet

GROUND FLOOR

Living / Dining	10'10" x 20'7"
Kitchen	8'4" x 12'1"
Utility	6'11" x 4'11"
Bedroom 1	12'0" x 10'8"
Toilet	4'11" x 6'11"
Servant's Toilet	3'3" x 3'5"

FIRST FLOOR

Family Lounge	9'8" x 10'6"
Toilet	5'3" x 6'11"
Bedroom 2	13'11" x 12'4"
Toilet	6'7" x 8'8"
Bedroom 3	10'10" x 12'7"



TERRACE