

# VILLA HARMONIA

## SPECIFICATION

UNIT	COMPONENT	SPECIFICATIONS
Structure		RCC Frame
Walls		Cement Concrete Blocks
Exterior	Plaster	Sand-Faced
	Surface Treatment	Exteriors Emulsion Paint
Lobby	Floor	Vitrified Tile
Car Porch	Floor	Paver Blocks / Tiles
	Feature Wall	Cladding Tiles , Exteriors Emulsion paint
Staircase	Treads	Granite/vetrified Tiles
Balcony	Floor	Ceramic Tiles
Living / Dining Room	Floor	Vitrified Tile
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Bed Rooms	Floor	Vitrified Tiles
	Wall Surfacing	Plaster
	Wall Coating	Acrylic Emulsion
Kitchen	Floor	Ceramic Tiles - Anti Skid
	Wall	Acrylic Emulsion + Ceramic Tile (upto 2ft)
	Platform	Granite
Toilet	Floor	Ceramic Tile - Anti Skid
	Wall	Ceramic Tile (upto 7ft height)+ Oil Bound Distemper on Wall and Ceiling

### COMPONENT

Main Door  
Internal Doors  
Bathroom Doors  
Windows  
  
Sanitary / CP Fittings  
Electrical  
  
AC  
Water Supply  
Communication

### SPECIFICATIONS

Frame - Teak Wood, Shutter - Veneered Flush Door  
Frame - Hardwood, Shutter - Flush Door  
Frame - Hard wood, Shutter - Flush Door  
Shutter - Aluminium- Powder Coated, Mosquito Mesh Shutters, Glazing - Plain glass - 5mm thick  
Reputed Brand  
Cabling - Copper, Concealed PVC Conduit, Switches - Modular, Safety - Earth Leakage Circuit Breakers  
Electrical points in all Bedrooms & Living  
CPVC Piping / PPR  
Cable & Telecom, Provision for Internet and Telephone Connection, Provision of Dish Connectivity

DEVELOPER



A FIRE Capital Joint Venture  
www.fireluxur.com

FDI FUND



www.firecapital.com

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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 proposed to be spread across 230 Acres (9,30,770 sq.mt) of sprawling land. The township, located in close proximity of 212-Acres (8,57,927 sq.mt) green reserve, is being developed in phases: - Phase- 1 started with habitation, Phase-2 deliveries of units have started and Phase-3 shall be launched soon. The Empyrean combines the comforts of modern living with the idyllic charms of a by-gone era. The proposed



integrated township has been planned as a green, low-rise, pedestrian-friendly, community-oriented neighbourhood with abundance of greenery and open area spaces.



Villa Harmonia is part of Phase-2 being developed on 81.725 Acres (3,30,727 sq.mt). It is an independent villa, designed with a focus on a comfortable lifestyle and open spaces. It has 3 large bedrooms, a family area with large sit-out area on the first floor, a private landscape area, pooja room, a servant's room and a covered shelter for one car park. There is also an option of an additional room on the second floor. Villa Harmonia is a beautiful expression of space and comfort. It is your private paradise where the space around you echoes the music of your soul.

# VILLA HARMONIA



RERA Registration No.: PR/KN/170731/000717

# VILLA HARMONIA

## AREA STATEMENT

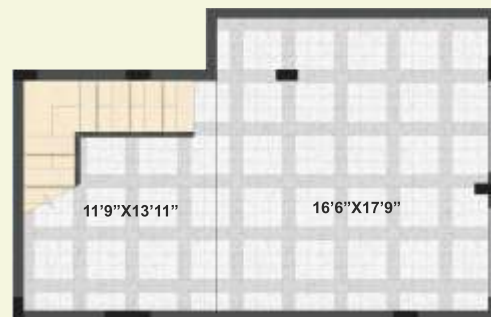
Plot Area	216 sq.mt (2325 sq.ft)
Carpet Area	189 sq.mt (2035 sq.ft)
Built-up Area	211 sq.mt (2273 sq.ft)
Terrace Area	83 sq.mt (891 sq.ft)
Sit Out / Semi Covered Area	41 sq.mt (440 sq.ft)
Super Built-up Area	335 sq.mt (3604 sq.ft)

## GROUND FLOOR

Living	12'6"x15'5"
Dining	11'8"x13'11"
Puja	4'11"x3'9"
Kitchen	11'8"x10'4"
Utility	4'10"x9'0"
Bedroom 1	11'4"x13'0"
Toilet	8'4"x4'11"
Servant's Bedroom	6'6"x4'7"
Toilet	4'0"x3'8"



## BASEMENT (Optional)



## SECOND FLOOR Bedroom (Optional)

Bedroom	15'5"x13'0"
Toilet	5'3"x7'10"
Dressing	5'7"x4'9"

## FIRST FLOOR

Family Lounge	11'11"x13'11"
Bedroom-2	15'7"x15'5"
Toilet	7'9"x10'0"
Dressing	7'9"x5'0"
Bedroom-3	15'5"x13'0"
Toilet	5'3"x7'10"
Dressing	5'7"x4'9"

