



## **HAPPY HOMES**

**(G+4 Residential Builder Floor)  
(Plot size - 263.12 square yard)  
(Super built up area- 1705 square feet)**

Give Your Family the  
Home They Deserve



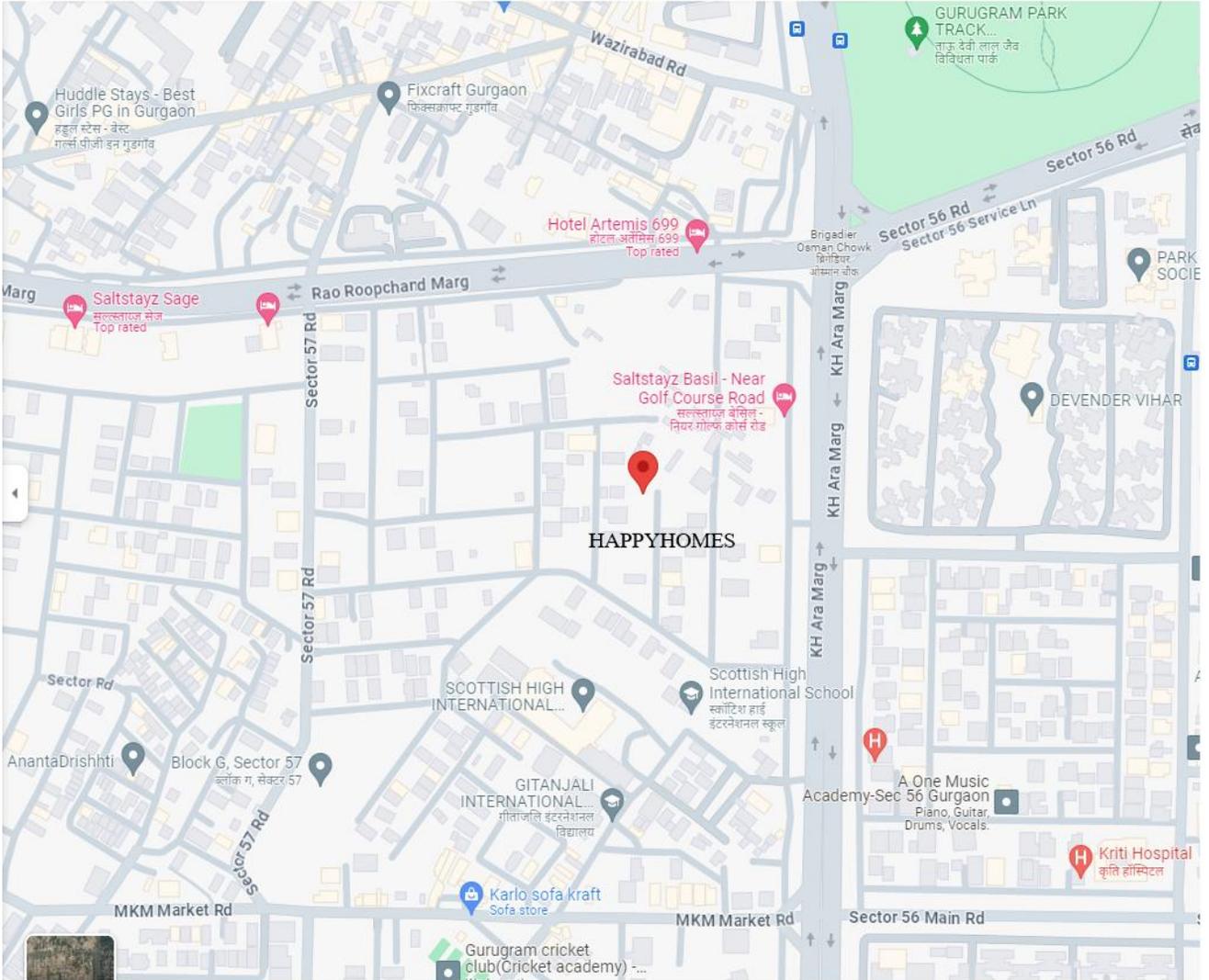
**KK DHANUKA ESTATES PVT LTD.**

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# Close to all things important

# Close to your heart



<https://maps.app.goo.gl/Y91gxrTaLrpZ2oEV6>

# Close proximity

## Educational ( School & College )

- Scottish High International School Less than 0.5 Km
- Gitanjali International High School Less than 0.5 Km
- Heritage Xperiential learning school 1.5 Km
- Mother Pride 1.9 Km
- HDFC School 2.0 Km
- Presidium School 2.0 Km

## Health Care

- Artemis Hospital Less than 1.5 Km
- CK Birla hospital 1.9 Km
- Medanta Hospital 6.0 Km
- Anand Mult speciality Hospital 2.2 Km
- Motherhood hospital 2.0 Km

## Entertainment & Amusement

- M3M Atrium Mall Less than 2.0 Km
- Hong Kong Bazar 1.0 Km
- Wholesale Market- Wazirabad 0.5 Km
- Nirvana Courtyard Market 1.8 Km
- Little Green Park Less than 1.0 Km
- Biodiversity Park 1.0 Km

## CBD

- Sushant Lok III Bus stop Less than 1.0 Km
- Metro Station 55/56 3.0 Km

# Quality Construction for Quality Living

## COMMON AMENITIES

- Wall decorated lobby.
- Under and over head water storage facility for each floor with automatic pumping system.
- Guard room and common toilet
- Provision for cable TV and broadband infrastructure,
- LED illumination for compound
- Necessary Illumination in all lobbies, staircases
- Pillar less parking area for more parking space
- Main gate, wicket gate and staircase railing of stainless steel 304 grade.

## COMMON AREAS

- 6 Passenger Auto Lift with 6 stops
- Water proof with latest non-fading exterior finish
- Underground covered water drainage system.
- Complementary pre-interior designed concept.
- Guidance for Loan Facility.

## KITCHEN

- Italian marble flooring.
- Stainless steel sink.
- Processed marble upto 2 feet above the counter
- Processed marble Kitchen Counter.
- Sufficient power point for Electrical Fixtures.
- Modular kitchen (Annotech System) of Godrej along with hob and chimney of Kaff.

## TOILET

- Anti skid/ Mat finish ceramic tiled floor.
- Dado of designed Ceramic wall tiles up to ceiling
- White sanitary ware and all taps, shower, diverters are of KOHLER.
- Geyser, Exhaust Fan installed of branded make
- Plumbing lines of CPVC, UPVC pipes of Supreme industries.



## STRUCTURE

- Earthquake resistant RCC framed structure with premium quality steel manufactured by TATA Steel & premium cement by Ultratech.
- Conventional bricks.
- Conventional Grade-I bricks for external & internal wall

## WALL FINISH

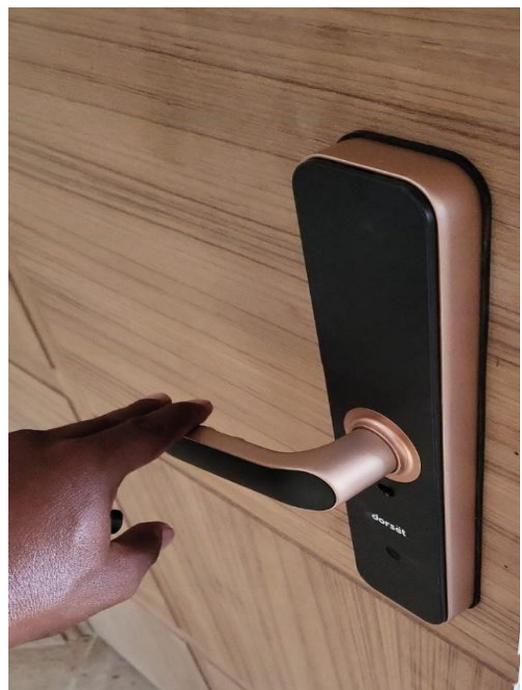
- POP punning for inside wall & Ceiling.
- Interior wall colour & ceiling with Asian Paint Tractor Emersion Shine.
- Exterior-High quality water proof Cement, texture paint / Asian Apex

## ELECTRICALS

- Modular switches of Norisys make and polycab wiring in all bedrooms, Living/ Dining, Kitchen and Toilets.
- Provision of split AC unit in all rooms and for Living/ Dining, 03 split AC will be provided complementary as per user preference.
- DTH / Optical Fiber Cable provision in living/dining.

## ADVANCE SECURITY SYSTEM

- Installation of digital securities cameras(front and back side balcony, common main door and staircase and parking area)
- Video door bell (Panasonic) for each floor.





## Spend Your leisure time in Peace

### **DOORS & WINDOWS :**

- Teak wood doors frame (Ivory teak)
- Solid core ISI Water Proof Flush Door of Century
- Teak Wood Entrance door with digital lock of door set.
- Internal rooms-fittings with lock, handle, tower bolt.
- Flush Door with lamination for Toilets.
- UPVC elevation door and windows of branded make.

### **FLOORING: Italian Marble Flooring**

- Internal Flooring: Italian marble, Bedrooms, Living & Dining, Lobby, kitchen area
- Common area Flooring: granite flooring

Because Your House is Not a Luxury,  
it is a Lifetime Experience for you and  
your Family

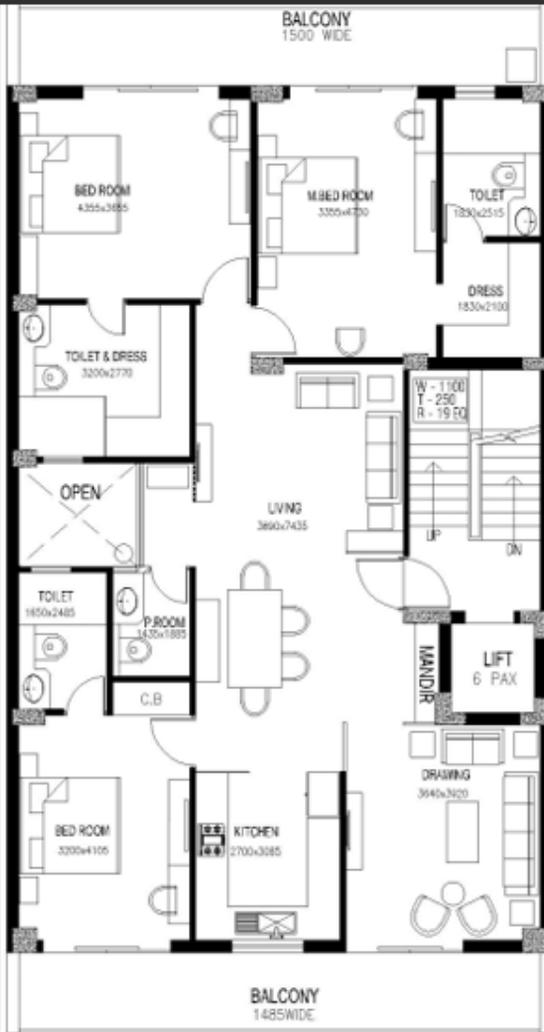


We understand that you are looking for the perfect home for your family. That is why we work with the most skilful Architect, Engineers and Vastu Consultant all experienced professional in the field to ensure that the quality of your future home is not compromised.



# Individual Floor Plan

## LAYOUT



1. LIVING+P.ROOM
2. DINING
- 3.MANDIR
4. DRAWING ROOM
5. KITCHEN
6. MASTER BEDROOM +TOILET
7. BEDROOM 01+TOILET
8. BEDROOM 02 +TOILET
9. BALCONIES



Property Owners :  
**K K Dhanuka Estate Pvt. Ltd.**



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For Booking & Queries, Contact No. **9205111505**



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