

AMBERSTONE
Elanza



AMBERSTONE
PROPERTIES



**Amberstone Elanza.
Exquisitely designed 2,2.5
and 3 BHK homes
At J. P. Nagar 9th Phase.
No common walls. 20+ amenities.**

Master Plan & Unit Plans.





Masterplan with Amenities

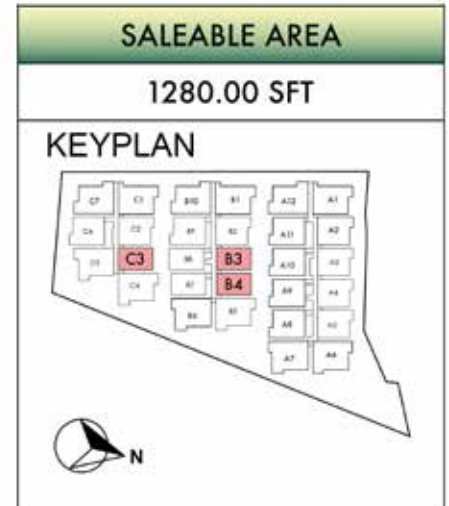


Legend

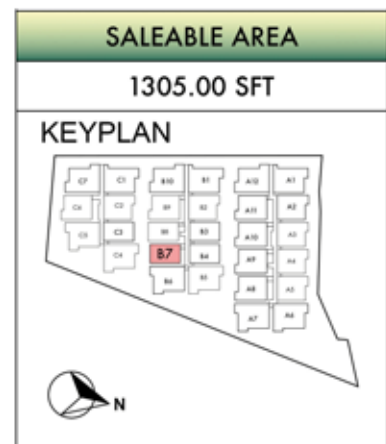
1. Entry to site
2. Exit from site
3. Party spillout lawn with BBQ
4. Party deck
5. Amphitheater
6. Stage with interactive fountain
7. Tot-lot play area
8. Pickle ball court
9. Multi purpose court
(Volleyball/Half basket ball)
10. Sand pit with play equipment &
Climbing wall
11. Cricket practicing net
12. Outdoor seating
13. Kica seating with fire pit
14. Water cascade with lawn seating
15. Tree court with seating
16. Skate park
17. Multi purpose courtyard
(Festival gathering, Floor games,
Event plaza)
18. Cube steps / seater
19. Pathway loop
20. Multi Sensory pathway
21. Yoga deck
22. Pet park
23. Pocket garden with seating



Typical 2 BHK Unit Plan B3,B4 & C3



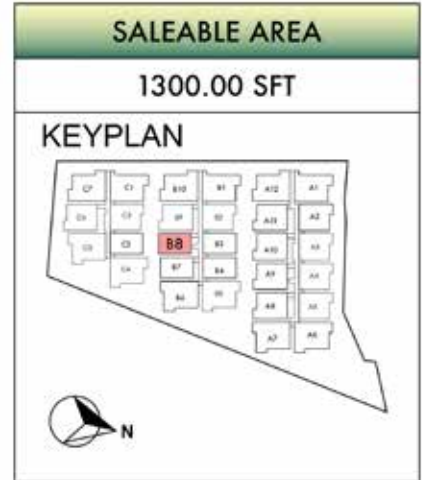
Typical 2 BHK Unit Plan B7



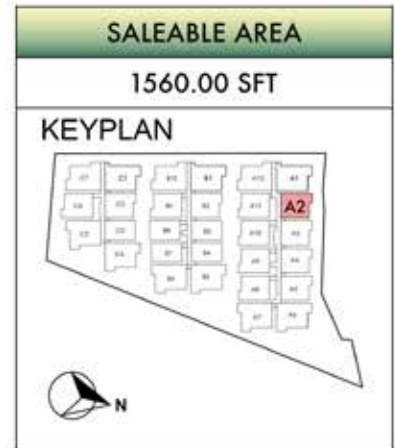
NOTE:

1. The Size, Shape, Position of Windows, Ducts, Terraces and Balconies are subjects to change after Finalization of Elevations and Approval of statutory bodies.
2. The sizes, Shape, Position of columns are subject to change.
3. The Furniture is not part of the standard fixtures. It is only to indicate the space available & the likely position of electrical points.

Typical 2 BHK Unit Plan B8



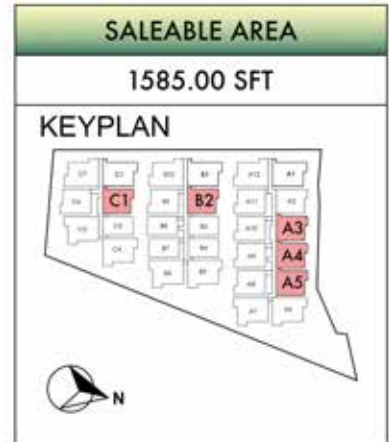
Typical 2.5 BHK Unit Plan A2



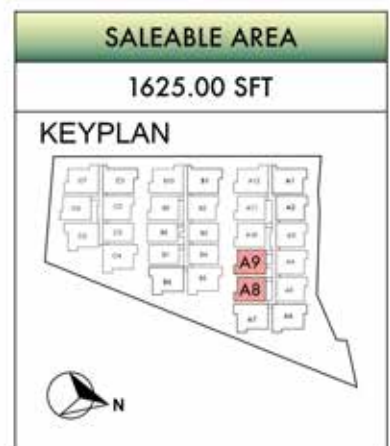
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Typical 2.5BHK Unit Plan A3, A4 A5, B2 & C2



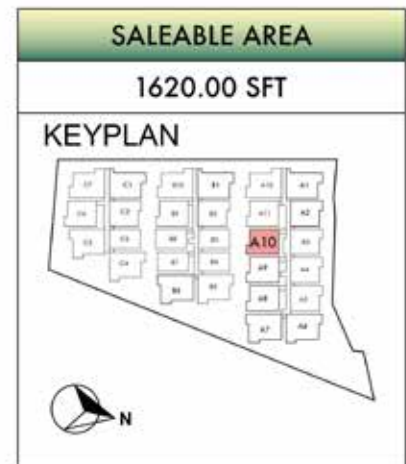
Typical 2.5 BHK Unit Plan A8 & A9



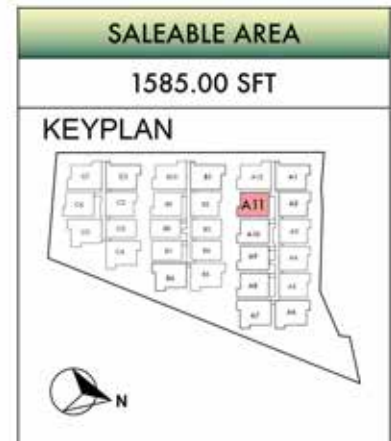
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Typical 2.5 BHK Unit Plan A10



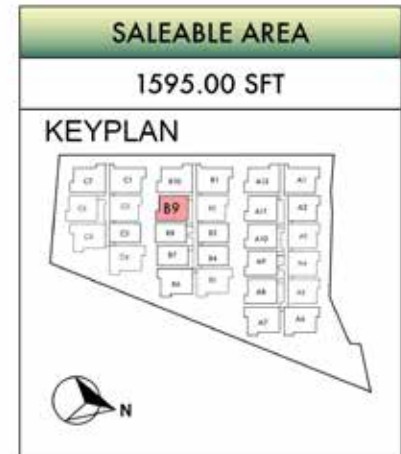
GROUND & TYPICAL FLOOR Typical 2.5 BHK Unit Plan



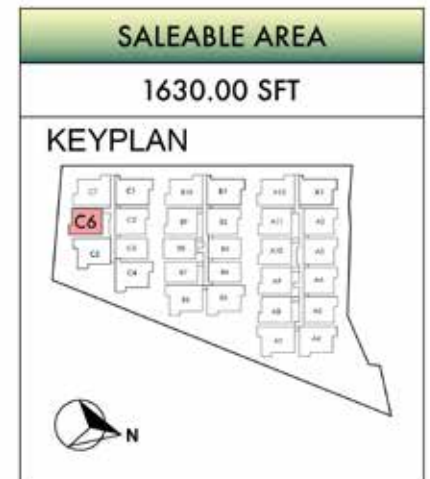
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Typical 2.5 BHK Unit Plan B9



Typical 2.5 BHK Unit Plan C6



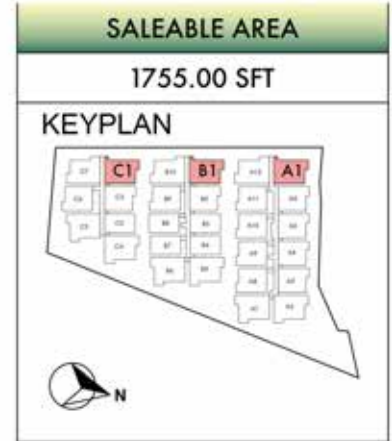
NOTE:

1. The Size, Shape, Position of Windows, Ducts, Terraces and Balconies are subjects to change after Finalization of Elevations and Approval of statutory bodies.

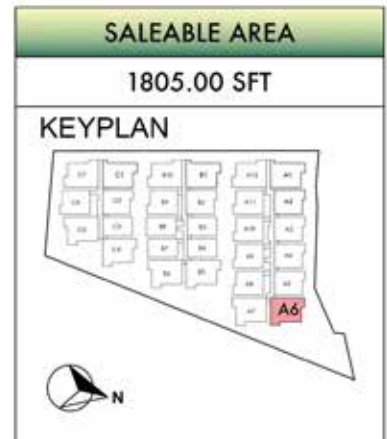
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Typical 3BHK Unit Plan A1, B1 & C1



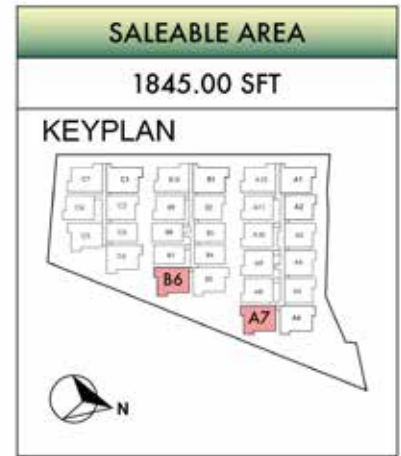
Typical 3BHK Unit Plan A6



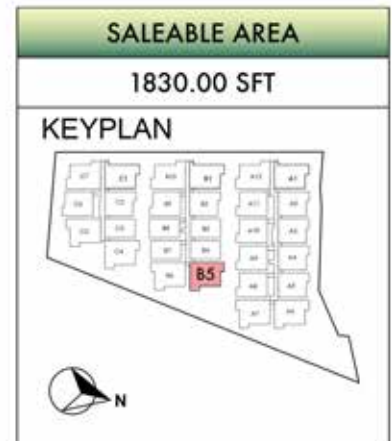
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Typical 3BHK Unit Plan A7 & B6



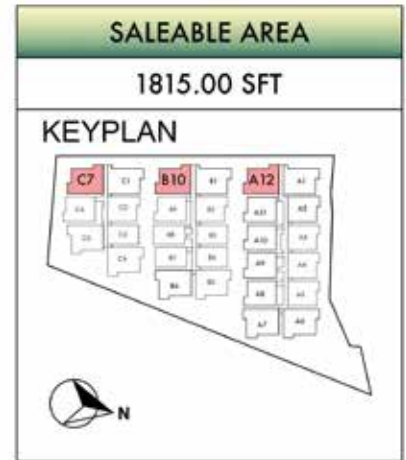
Typical 3BHK Unit Plan B5



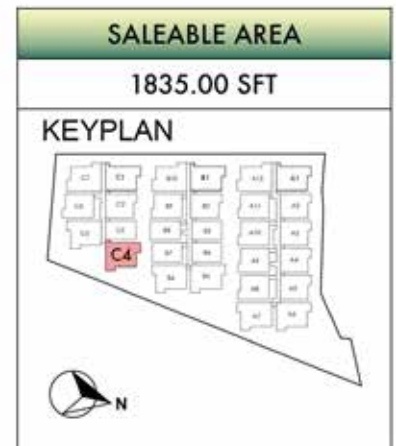
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Typical 3 BHK Unit Plan A12, B10 & C7



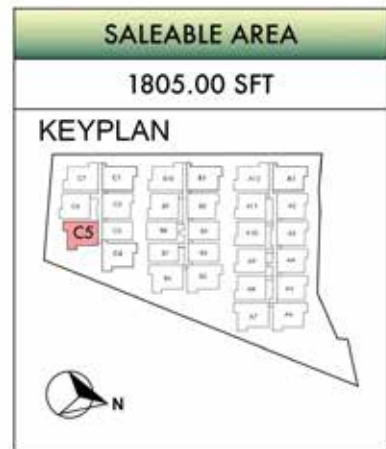
Typical 3BHK Unit Plan C4



NOTE:

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Typical 3 BHK Unit Plan C5



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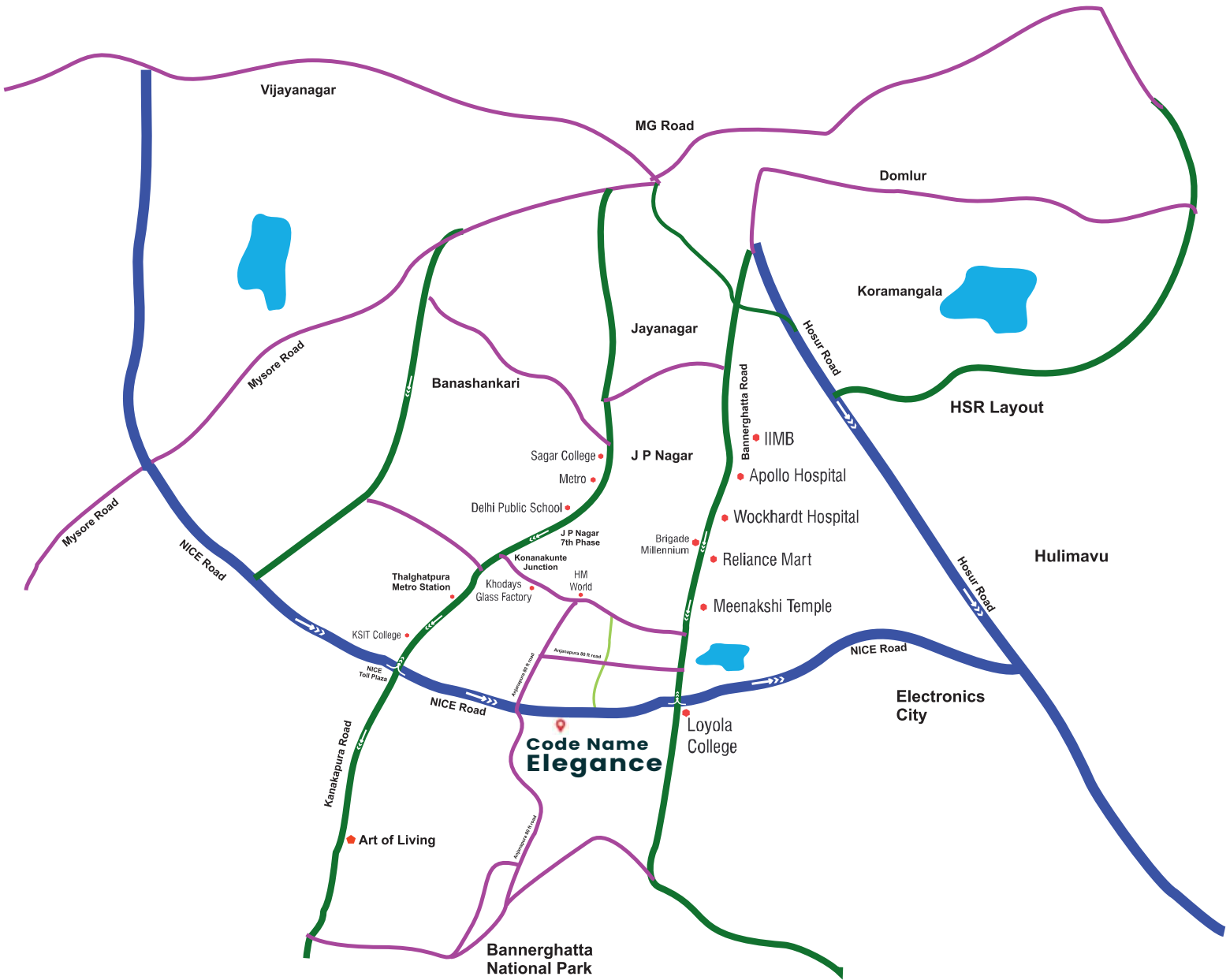
SPECIFICATIONS

| | |
|--------------------------------------|---|
| 1. STRUCTURE | |
| Structural System | RCC frame structure. |
| 2. WALL/CEILING FINISH | |
| Internal & External walls | AAC blocks 100mm and 150mm. Internal wall finished with gypsum plastering, 01 coat putty and 1 coat of primer & 2 coats of paint. |
| Ceiling | Floor to floor 3048 mm (inclusive slab) |
| Exterior walls | Finished with cement plaster, 1 coat of primer & 2 coats of Exterior. Front elevation Ultima paint and other sides Apex paint. |
| Bathroom | Dado Vitrified tile of size 1200x600mm till false ceiling height & above will be finished with a coat of primer |
| | Make: Exxaro/ Equivalent |
| Utility | 1200mm height dado of 600mm x 1200mm vitrified tiles of Exxaro/ Equivalent |
| Bathroom ceiling | Grid type false ceiling of reputed Make |
| 3. FLOOR FINISH WITH SKIRTING | |
| Living/Dining and Kitchen Flooring | Double charged Vitrified tiles of size 1200mm X 600mm with 2mm spacer joints, Exxaro/ Equivalent |
| All other Bedrooms Flooring | Double charged Vitrified tiles of size 1200mm X 600mm with 2mm spacer joints, Exxaro/ Equivalent/ |
| Master Bedroom | Wooden Texture Tiles of Size 1200 X 200 with SS Inlay. |
| Bathroom | Anti-skid Vitrified of size 600 X 600mm with 2mm spacer joints, Exxaro/ Equivalent. |
| Utility | Anti-skid vitrified of size 450 X 450mm with Spacer joints. |
| Balcony | Anti-skid vitrified Tiles of size 450 X 450mm with Spacer joint, Exxaro/ Equivalent. |
| Terrace | Mangalore Clay Tiles |
| 4. KITCHEN & DINING | |
| Electrical Power Points | For chimney, Hob & water purifier, dish washer & water purifier |

| | |
|---------------------------------|--|
| Sink | Provision for Sink, Provisions for Long bib tap with Drain out |
| Dining | Provision for wash basin with water Supply & drain out. |
| 5. BALCONY | |
| Handrail | Granite top & MS Grill with enamel paint. |
| 6. BATHROOMS | |
| CP fittings & Sanitary fixtures | Kohler or Equivalent |
| Master Bed bathrooms | Wall mounted WC with flush valve, Health faucet, Single lever diverter, Rain shower, Granite counter top wash basin & a pest free drain. |
| Other Bathrooms | Wall mounted WC with flush valve, Health faucet, Single lever diverter, Granite Counter top washbasin & a pest free drain. |
| 7. JOINERY | |
| A. DOORS | |
| Main door | Good Quality of African Teak Wood Frame with architrave, Solid pine wood shutter 1200X2400mm height with PU polished and 6mm External Teak lipping all around. Indian timber/Shreeji/Equivalent make |
| | Digital lock for main door of Yale or equivalent, and tower bolts. |
| Bedroom Doors: | Good Quality of Engineer Wood Frame with architrave, Flush shutter 900X2130mm height with .8mm laminate on both sides and 2mm PVC lipping all around. Indian timber/Shreeji/Equivalent make |
| Bathroom Doors: | Good Quality of Engineer Wood Frame with architrave, Flush shutter 770X2130mm height with .8mm laminate on both sides and 2mm PVC lipping all around. Indian timber/Shreeji/Equivalent make |
| Balcony Doors: | UPVC of reputed make Glazed French Sliding Door |
| B. WINDOWS | |
| Windows | UPVC windows sliding shutter with Safety Grills – Reputed Make. |
| Ventilators | UPVC Ventilators with fixed louvers – Reputed Make. |
| 8. ELECTRICAL POINTS | |
| Power Supply | Back up for flat 5amps & 100% backup for the common area. |
| Safety device | MCB (Miniature Circuit Breaker) & RCCB (Residual Current Circuit Breaker) of reputed make. |
| Switches & sockets | Modular box, modular switches & sockets of good quality of Havells/Indo Asian Shynora/Legrand myrius or equivalent. |

| | |
|--|---|
| Wires | FRLS (Flame Retardant Low Smoke) copper wire of a good quality Finolex/Havels/Anchor/Lapp or equivalent |
| TV | Provision in Living & Master bedrooms. |
| Data | Provision in Living room |
| Split- air conditioner | Provision in Living and master bedroom |
| Exhaust fan | Provision in all bathrooms |
| Geyser | Provision in all bathrooms |
| SPECIFICATIONS COMMON TO BUILDING | |
| COMMON FEATURES | |
| Lift | High speed Automatic passenger lift. Kone/Equivalent. |
| Back -up | 100% Power backup for common amenities such as Clubhouse, Lifts & common area lighting |
| Owner's Directory | Apartment owner 's name directory will be placed in ground floor |
| Lift fascia | Granite/vitrified tile cladding for a threshold of 300mm |
| Lift Lobby | Granite flooring for all levels |
| Corridor | 1200mm x 1800mm Anti-skid Vitrified tile flooring of Exxaro/Equivalent without highlighter. |
| Staircase floor | Granite flooring |
| Staircase handrail | MS handrail with enamel paint finish. |
| Terrace doors | Good quality doors with paint finish & hardware |
| PHE | Water Supply lines/Drainage/Sewage: PVC Pipes and PVC Fit. Supreme/Sudhakaran. |
| Water storage | Centralized UG sump |
| Rain water harvest | Rain water harvesting system as per site requirement |
| Safety | CCTV surveillance cameras will be provided all-round the building at pivotal Locations at ground floor |
| Walkway | Walkway spaces well defined as per landscape's design intent |
| Security | Security booth will be provided at the project entry/exit |
| Compound wall | Site perimeter fenced by compound wall with entry gates for a height of 1500mm & barbed fence of 300mm over it as per design intent |
| Landscape | Suitable landscape at appropriate places as per landscape's design intent |
| Driveway | Convex mirror for safe turning in driveway at in / out |
| External Driveway | Interlocking paver block/equivalent flooring with demarcated driveway as per landscape's design intent. |

Location Map



A project from Srivari Ventures

AMBERSTONE
Elanza

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PROPERTIES

Amberstone Properties

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