



# **ROYAL BEACH VILLAS KAPULUPPADA**

## **VILLA – SPECIFICATIONS**

### **STRUCTURE**

- Earthquake resistant RCC framed structure.

### **WALLS**

- All internal walls of 4.5' thickness and outer walls of 9' thickness using high quality light weight moulded termite resistant cement bricks

### **PLASTERING**

- Internal walls: Double coat cement plastering for walls and single coat cement plastering for ceilings
- External walls: Double coat cement plastering for walls, RCC and masonry surfaces
- Ceiling cement plaster with smoothed finish

### **DOORS & WINDOWS**

- Main Door: Teak wood panelled/ two sides veneered flush shutter with teak wood frame finish melamine polish with good quality hardware & suitable arrangement.
- Internal Doors: 32mm thick two sides veneered flush shutter with teak wood frame fixed with good quality
- Bathroom Doors: 32mm thick one side teak veneer and other side water proof PVC shutter with teakwood frame fixed.
- Windows: UPVC with M.S.Rod grill with 4mm thick glass.

### **BATHROOM FITTINGS**

- CP fittings: Jaguar/Parryware or equivalent make
- EWC with flush tank, wash basin etc : Jaguar/Parryware or equivalent make





# ROYAL BEACH VILLAS KAPULUPPADA

## VILLA – SPECIFICATIONS

### ELECTRICAL

- Concealed piping with copper wires and modular switches of Legrand/ GM Roma equivalent brands with adequate points for power and light
- Television and telephone points in living/all Bedrooms. High speed internet provision for study and master bedroom.

### PIPE FITTINGS

- Superior quality PVC with special fittings as per relevant Specifications for Sanitary and rain water piping.

### STAIRCASE RAILING

- SS railing for Staircase/Sitouts with toughened glass.

### FLOORING

- Living, Dining, Kitchen, Bedroom & Balcony - 800mm x 800mm vitrified tiles of standard make.
- Toilet Floors – Antiskid ceramic tiles
- Toilet wall – Ceramic tiles dado upto 6.5'
- Staircase and Landing – Natural stone floors
- Parking & Set Backs Area – Interlocking Paver tiles/cement flooring.

### PAINTING

- External: Walls with weather shield paints & texture paint on designated Areas
- Internal: Internal walls and ceiling with smooth Birla Putty finish with emulsion paint.

### COMPOUND WALL

- Aesthetically designed 5' high wall with plaster and painted with weather proof paint on rear and sides of the wall.