





maliban
Grandeur

Fine Living in **Prime Space**

Yet another thoughtful creation of Maliban estates just for you. These splendidly designed 8 apartments are the mark of excellence and exuberance. These limited edition apartments comes in the range of 816 sqft to 1222 sq.ft and are available in 2 BHK and 3 BHK variants, with utmost detailing given to space planning, ventilation and all other aspects that encompass to make your life a wonderful one everyday.

AT THE CITY'S HEART

These apartments are well situated at the heart of the city enabling you to enjoy city life to its fullest.

LIMITED EDITION

These luxury apartments are not meant for every one, the task is very tough we just got to choose the lucky 8.



GROUND FLOOR



GROUND-G1

Flat Area
Flat Type
UDS

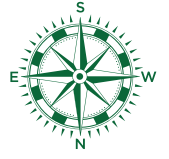
820 Sq.ft
2BHK
417 Sq.ft

GROUND-G2

Flat Area
Flat type
UDS

816 Sq.ft
2BHK
415 Sq.ft

FRIST FLOOR PLAN



First Floor -F1

Flat Area **928** Sq.ft
 Flat Type **2BHK**
 UDS **453** Sq.ft

First Floor -F2

Flat Area **930** Sq.ft
 Flat type **2BHK**
 UDS **474** Sq.ft

First Floor -F3

Flat Area **846** Sq.ft
 Flat type **2BHK**
 UDS **430** Sq.ft

First Floor -F4

Flat Area **939** Sq.ft
 Flat type **2BHK**
 UDS **477** Sq.ft

SECOND FLOOR PLAN



Second Floor-S1

Flat Area
Flat Type
UDS

1133 Sq.ft
3BHK
627 Sq.ft

Second Floor-S2

Flat Area
Flat type
UDS

1222Sq.ft
3BHK
630 Sq.ft

SPECIFICATIONS & FEATURES



STRUCTURE

- RCC Framed Structure
- AAC Block Masonry and Plastering



JOINARIES

- Burma Teak Wood with Solid Shutter for Main Door
- First Class Solid Wood Frame with Flush Door Shutters for Bathroom & Toilets
- Windows UPVC / Openable Windows



FLOORING

- Living/Dining/Bedrooms - Vitrified Italian Marble Finish Tile of 600mm x 1200mm size
- Cladding for Lift Walls
- Staircase, Landings & Lobby - Granite Flooring as specified by Architect



RAILING

- SS-304 Railing as per Architect design



KITCHEN

- Dado above Kitchen Platform in Vitrified / Glazed Tiles
- Kitchen Platform Black Polished Galaxy Granite Top with Sink
- Provision for Water Purification System
- Provision for Exhaust Fan



LIFT

- 6 to 8 Passengers Capacity with ARD device
- 4 Lift Stops up to Terrace

SPECIFICATIONS & FEATURES



BATHROOMS

- Glazed Designer vitrified Wall Tile up to roof level
- Anti-Skid Vitrified Tile Flooring
- Wall Mounted Wash Basin from Hindware
- Wall Mounted EWC Closet with Health Faucet from Hindware
- Wall Mixer / Diverter from Hindware with Shower for Hot & Cold water
- All CP Fittings and Sanitary Fittings from Hindware
- Provision for GEYSER
- Provision for Exhaust Fan



PAINTING

- **Interiors:** Premium Paint Emulsion from ASIAN PAINTS with two coats of BIRLA wall care putty
- **Exteriors:** Textured finish with ASIAN PAINTS
- MS Grills with two coats of synthetic enamel paint from ASIAN PAINTS



ELECTRICAL

- 3 Phase power supply with concealed wiring of low smoke (FRLS) from ORBIT
- Modular Switches from ANCHOR ROMA
- Multi DTH/Cable TV provision
- Independent Distribution Board from HAVELLS
- Living Room & All Bedrooms will be provided with a point for Air Conditioner with Adequate Switches & Sockets
- Inverter wiring to each flat

AMENITIES



LIFT FACILITY



CAR PARKING



**INDEPENDENT
R.O. SYSTEM**



**RAIN WATER
HARVESTING SYSTEM**



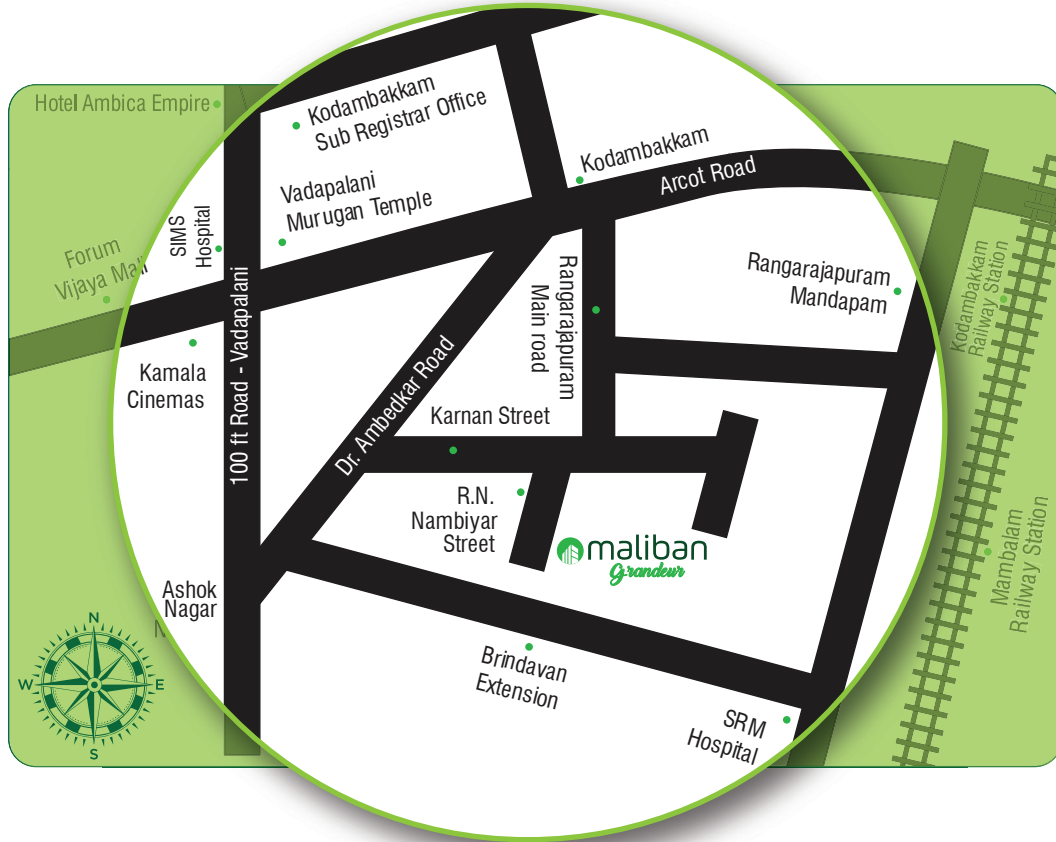
**CCTV SURVEILLANCE
CAMERA**



**VIDEO DOOR
PHONE**



LOCATION MAP



SCAN
FOR
LOCATION



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