

LAYOUT PLANS



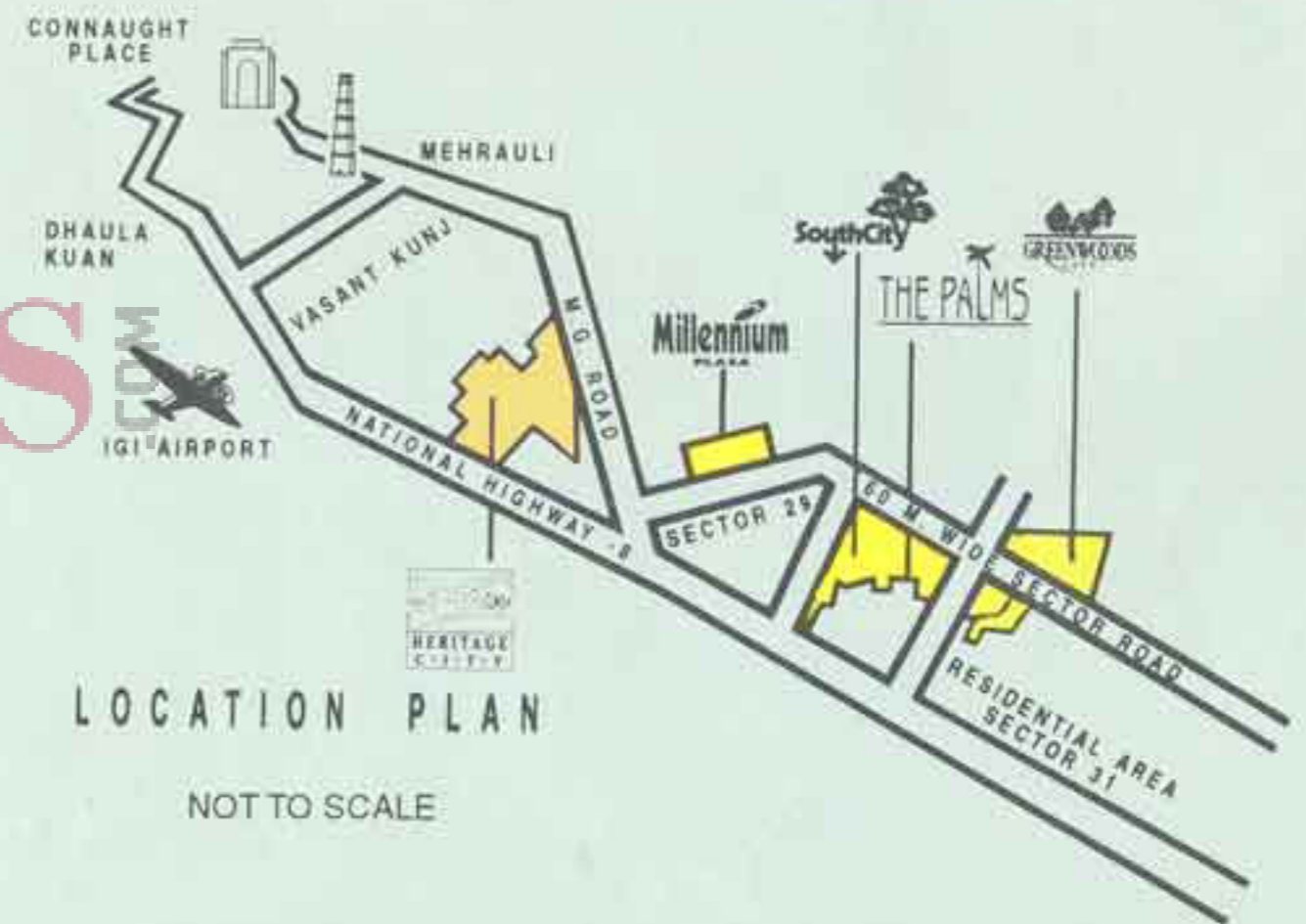
*Luxury made Affordable*

# Presenting A New Concept of Living

## The Palms

*homes with those special extras  
that make a great living experience*

Everyone dreams of a home made to order. With all those little personal touches that transform a house into a home. And we believe that it takes more than the usual luxuries to make it come true. Presenting **The Palms** – the new concept of good living. Built in the La Gardenia Residential Complex in the fully developed and habitated township of SouthCity. Protected and cared for in every possible way. Dream homes built with every little thing you have in mind. Extremely well designed with optimum utilisation of space. Homes that are very spacious, airy and allow the beautiful outdoors to breeze through the indoors. Welcome to a guided tour of the plan.



# Welcome to La Gardenia



*This is an artist's impression of a view of La Gardenia as seen from the entrance.*

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# Landscape Plan

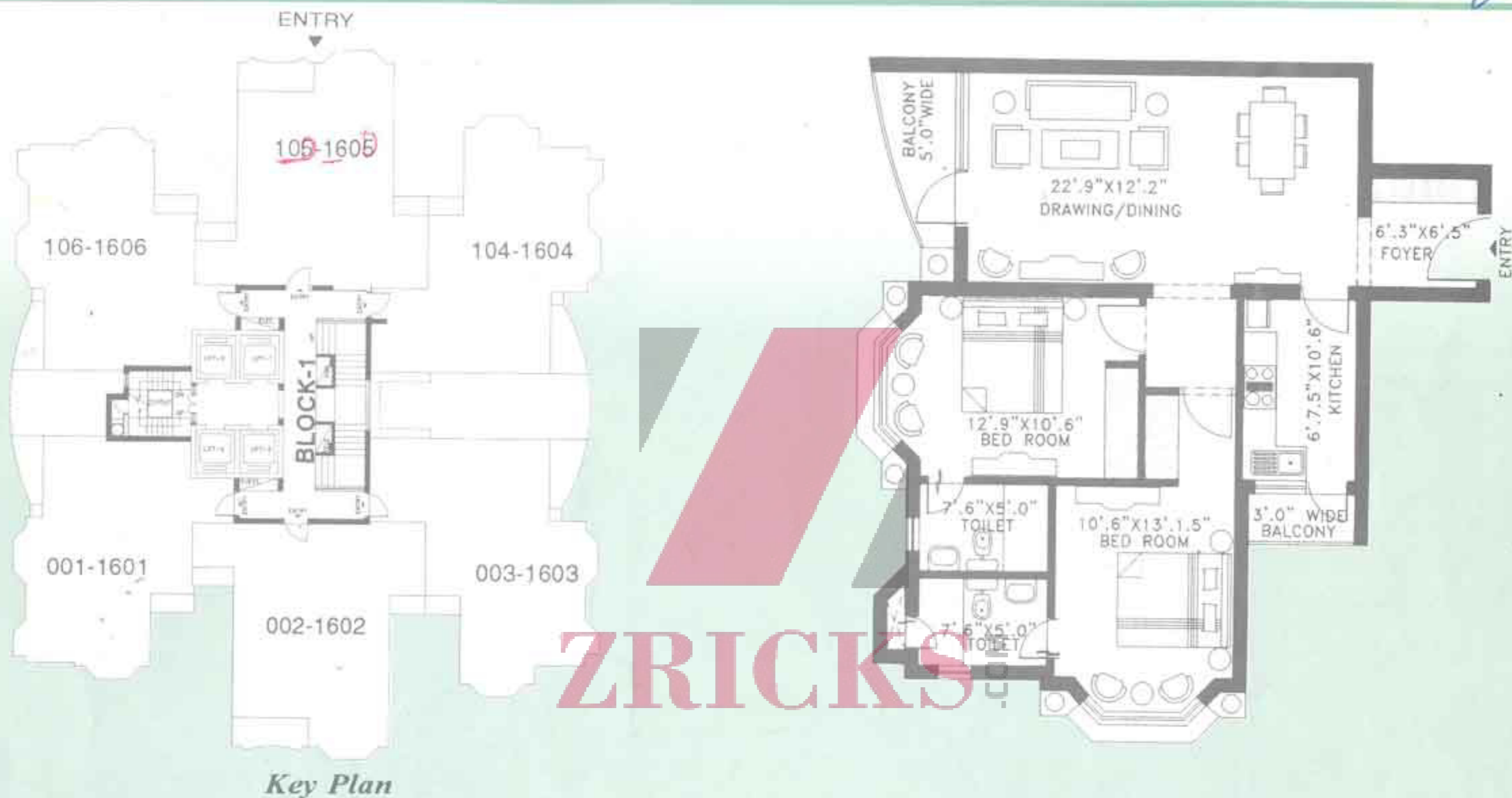
S



60.0 METER WIDE SECTOR ROAD

18.0 METER WIDE ROAD

# Two Bedroom Apartments



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## AREA CHART

### BLOCK - 1

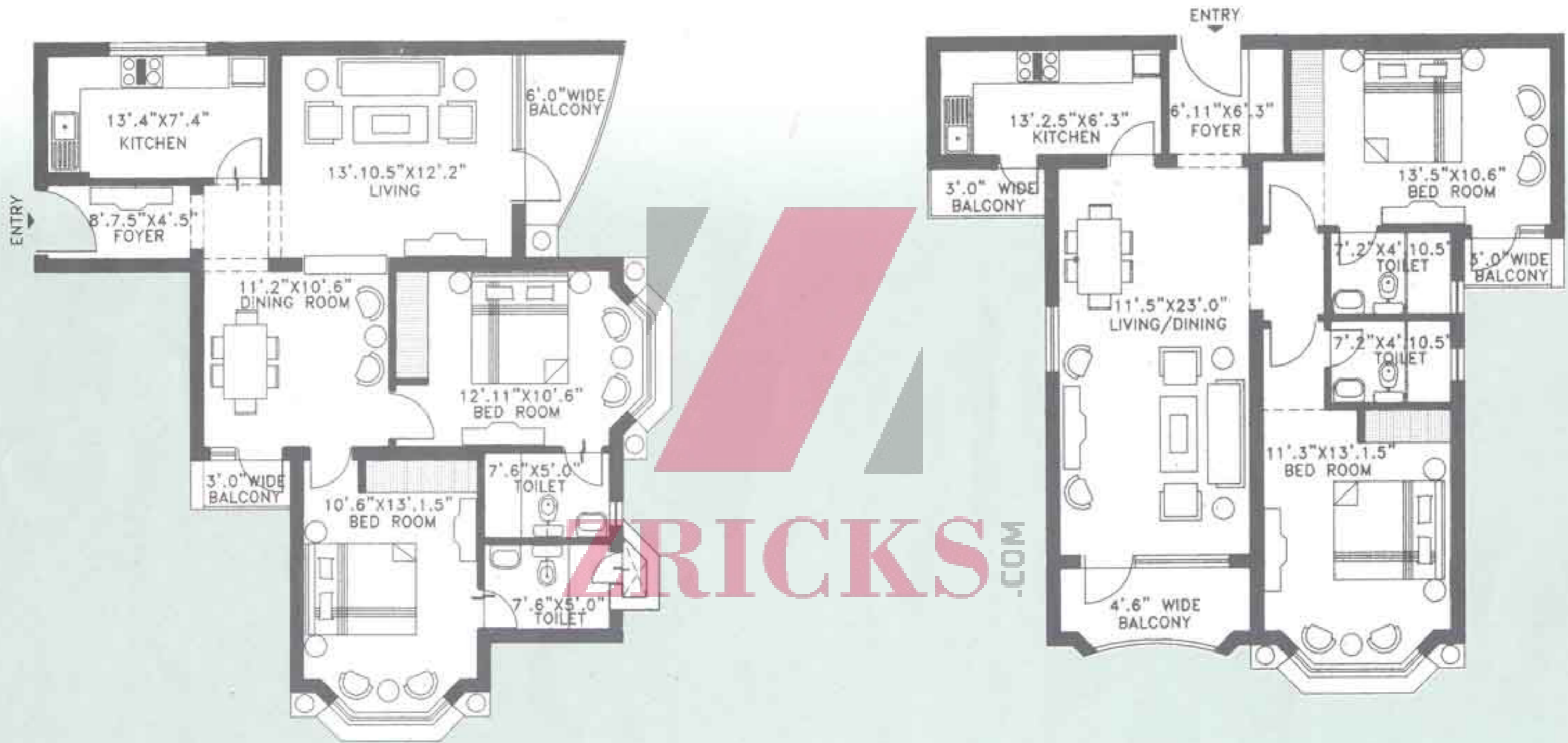
Floor	Unit Nos.	Super Area (Sq.ft.)	Terrace Area (Sq.ft.)
Ground	01	1150	-
	02	1220	-
	03	1195	-
First-Sixteenth	101-1601	1150	-
	102-1602	1220	-
	103-1603	1195	-
	104-1604	1195	-
	105-1605	1220	-
	106-1606	1150	-
Seventeenth/Duplex Type-I	1701-1704	2627	530

Super Area : 1150 sq.ft.

### Description :

A Foyer, drawing/dining room, two bedrooms with toilets, a kitchen and balconies.

# Two Bedroom Apartments



*Super Area : 1195 sq.ft*

**Description :**

*A Foyer, a separate dining room & living room, two bedrooms with toilets, a kitchen and balconies.*

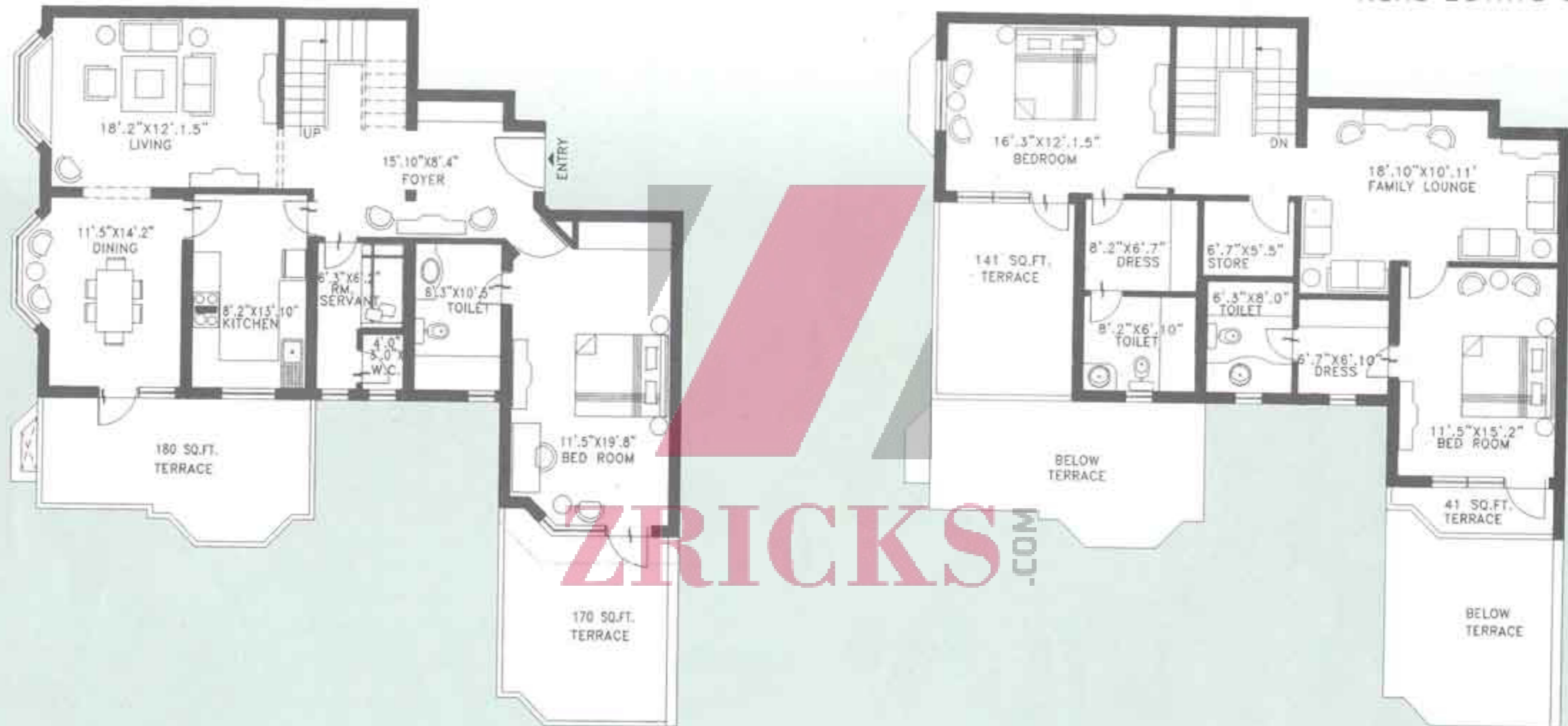
*Super Area : 1220 sq.ft*

**Description :**

*A Foyer, living/dining room, two bedrooms with toilets, a kitchen and balconies.*

# Three Bedroom Penthouse

Type I



Floors : 17th, Lower Plan

Super Area : 2627 sq.ft

Terrace Area : 530 sq.ft.

### Description :

A Foyer, a separate dining & living room, a bedroom with toilet, a kitchen, servant room with w.c, and terraces.

Floor : Upper Plan

### Description :

A Family Lounge, two bedrooms with attached toilets & dress, a store and terraces.

# Three Bedroom Penthouse

Type II <sup>W</sup>



Floors : 17th, Lower Plan  
Super Area : 2772 sq.ft  
Terrace Area : 592 sq.ft.

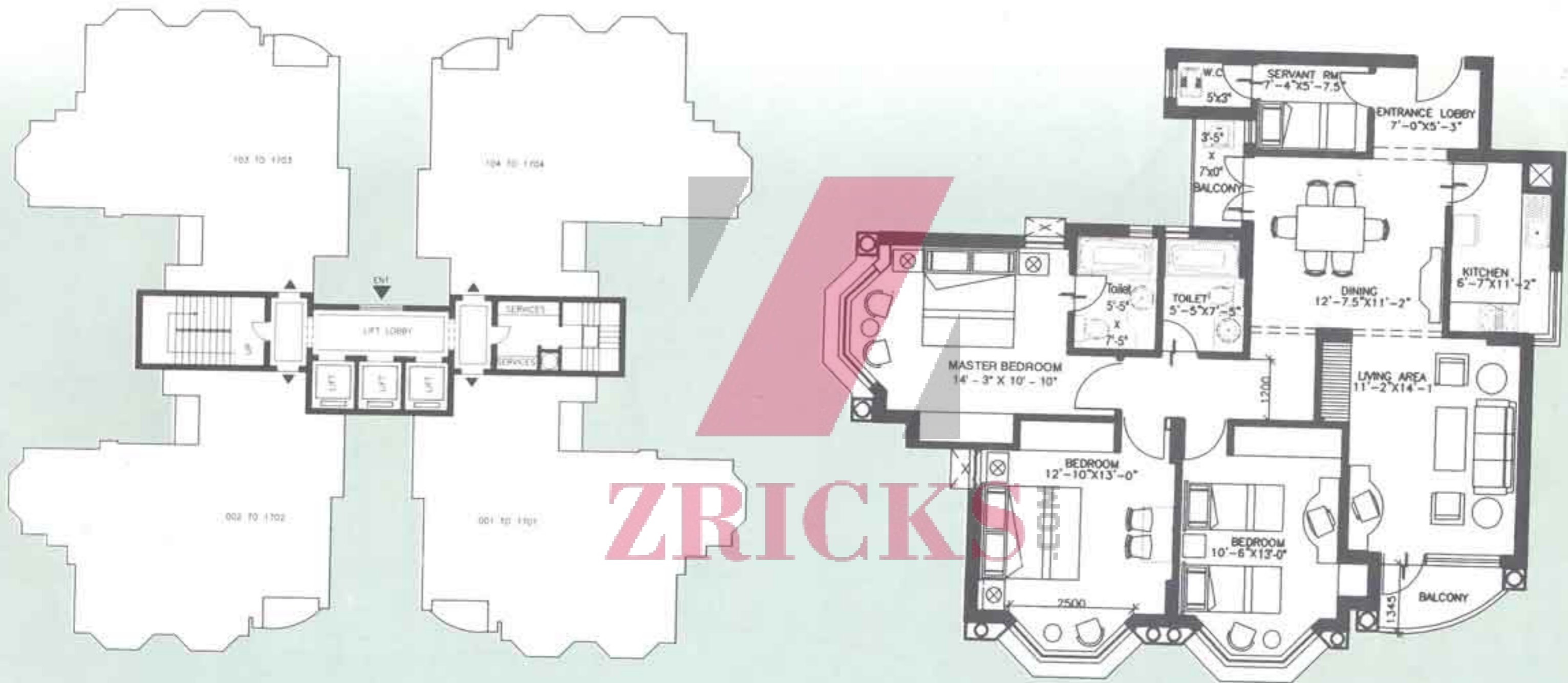
**Description :**  
A Foyer, a separate dining room & living room,  
a bedroom with toilet, a kitchen  
servant room with w.c., a balcony & terrace

Floor : Upper Plan

**Description :**  
A Family Lounge, two bedrooms with  
attached toilets & dress, study room & terraces.



# Three Bedroom Apartments



**Key Plan**

Floors : Ground to 7th  
Super Area : 1515 sq.ft.

**Description :**  
An entrance lobby, dining room and separate living room, three bedrooms with two toilets, a kitchen, balconies and a servant room with W.C.

# Three Bedroom Apartments

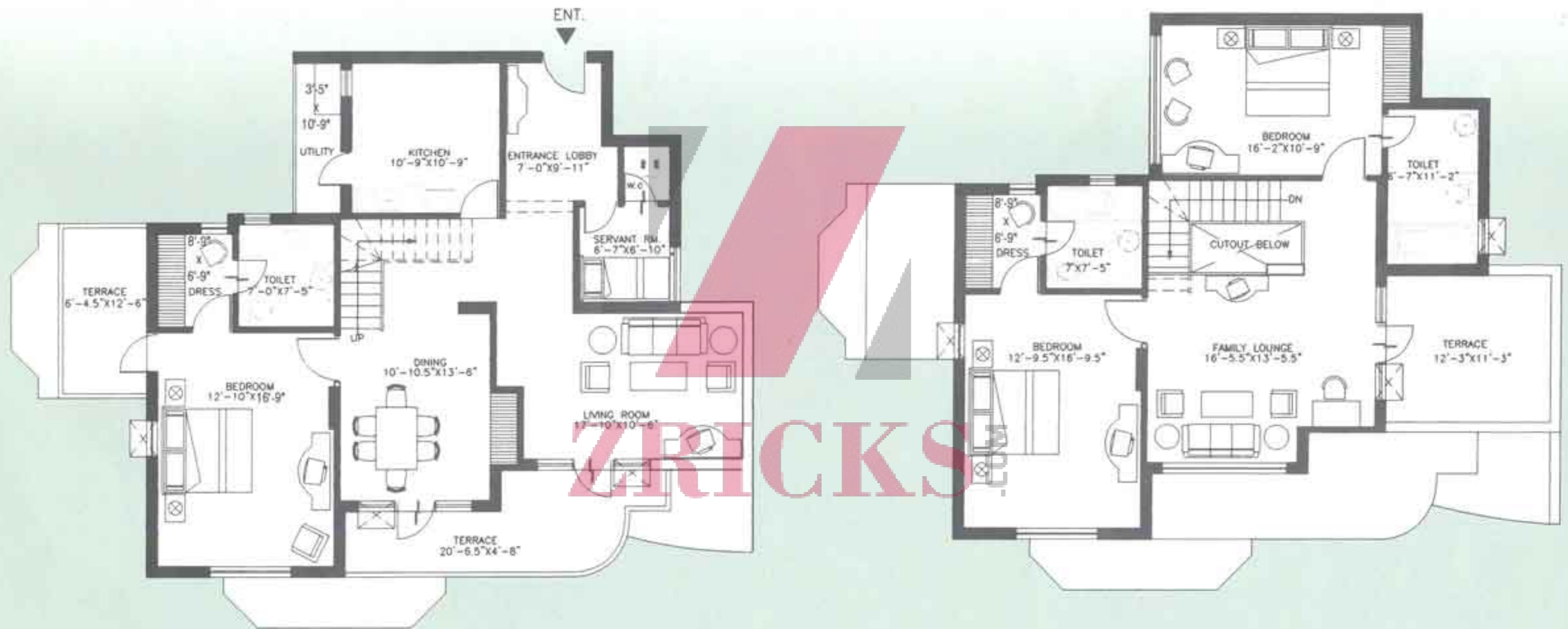


Floors : 8th to 12th  
 Super Area : 1560 sq.ft.

**Description :**  
 An entrance lobby, dining room and separate living room, three bedrooms with two toilets, a kitchen, balconies and a servant room with W.C.

Floors : 13th to 16th  
 Super Area : 1575 sq.ft.

# Three Bedroom Penthouse



*Floor : 17th, Lower Plan*

*Super Area : 2375 sq.ft.*

*Terrace Area : 350 sq.ft*

**Description :**

*An entrance lobby, dining room and separate living room, a bedroom with dress and toilet, a kitchen, utility area*

*Floor : Upper Plan*

**Description :**

*A family lounge, a bedroom with dress and toilet, a bedroom with toilet and a terrace.*

# The Palms - Life's different out here

## AMENITIES

- Sufficient parking space
- Landscaping all around
- Parks with open Amphitheatre
- Children play parks
- High speed lifts in each block
- Intercom facilities from each flat to the ground floor lobby.
- Standby generators for all essential services
- Invertors for each individual flats of 1 KVA capacity
- Adequate fire fighting arrangements
- Round-the-clock water supply
- Cable T.V. sockets and double pair telephone outlets
- Garbage disposal facilities
- Shuttle bus services from SouthCity
- Property management facilities
- Fitness Centre
- Swimming Pool

## SPECIFICATIONS

<b>STRUCTURE :</b>	: R.C.C. frame structure with infill Brick Walls.
<b>WALL FINISH :</b>	
	<i>External</i> : Permanent finish.
	<i>Internal</i> : Plastered and painted in pleasing shades of Dry Distemper.
<b>FLOORING :</b>	: White Cement Mosaic.
<b>TOILETS :</b>	<i>Flooring</i> : Ceramic Tiles.
	<i>Walls</i> : Ceramic Tiles upto 7 ft. height in the bathing area and 3 ft. on other walls.
<b>KITCHEN :</b>	<i>Flooring</i> : Ceramic Tiles.
	Working platform in Granite / Marble Top with Stainless Steel Sink.
	Ceramic Tiles upto a height of 2 ft. above the working platform.
<b>DOORS :</b>	: Seasoned Hardwood frames with flush door shutters.
<b>WINDOWS :</b>	: Aluminium.
<b>ELECTRICAL :</b>	: Copper electrical wiring throughout in concealed Conduit with provision for lights and Power points as well as T.V. and Telephone sockets. Protective M.C.B's.
<b>WATER SUPPLY :</b>	: Hot & Cold pipe system in each apartment.

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