



### SPECIFICATIONS

<b>Wall finish</b>	Living / Dining – Painted in oil bound distemper / bedroom in dry distemper Staircase Area – Oil bound distemper / dry distemper External Façade – Textured paint finish / exterior emulsion
<b>Flooring</b>	Living & Dining – Vitrified tiles Bedrooms – Laminated wooden flooring / vitrified porcelain tiles Kitchen – Porcelain / Ceramic tiles Toilets – Porcelain / Ceramic tiles
<b>Balcony and Terraces</b>	Anti skid ceramic tiles / porcelain tiles
<b>Open area</b>	Porcelain tiles / interlocking pavers
<b>Dado</b>	Kitchen / Toilets – Ceramic tiles / glazed tiles
<b>Kitchen Counters</b>	Granite / Marble counter with recessed single bowl stainless steel sink
<b>Sanitary ware</b>	Toilets – White sanitary ware (CERA / Parryware make or equivalent)
<b>C.P. Fittings</b>	Kitchen / Toilets – Contemporary style C. P. fittings (ISI Mark)
<b>Door and Windows</b>	Main Door – Melamine wenge finished European style moulded / skin shutter Door / Window frames – Natural seasoned hardwood (Yellow / Red Mirandi wood) Door / Window Shutters – Painted Glazed window shutters and flush door shutters
<b>Electrical</b>	Copper electrical wiring in concealed conduits, modular switches, PBC conduit
<b>External Area</b>	Organized green landscaped areas, adequate open lighting

1 sq. ft. = .0929 sq.mtr. 1 sq.yd. = 0.836 sq.mtr. 1 acre = 0.405 hectare

# ZRIKUS

All visuals are artist's impression. Plans and information are tentative and can change at the sole discretion of the promoter / sanctioning authority and do not form part of any contractual offering.



**TDI Infrastructure Ltd.**

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On main NH-1, Sonapat

*The Irresistible Spanish Charm*



*Fly to the new heights of Spanish luxury ...*

Spread over 12.64 acre (approx.) of lush greenery,  
the magnanimous towers of Espania Heights are a reflection of opulent luxury and class apart style.  
Inspired by the architecture of the bygone era 'Baroque' Spanish design,  
they are decorated with classic ornate motifs and planned for an extravagant lifestyle.

Welcome to a countryside tranquil living with all city facilities at a stone's throw  
enveloped in oozing luxury envied even by the Spanish upper class.

**ESPAÑA  
HEIGHTS**

On main NH-1, Sonapat

2 BHK, 3 BHK Apartments & 3 BHK Duplex

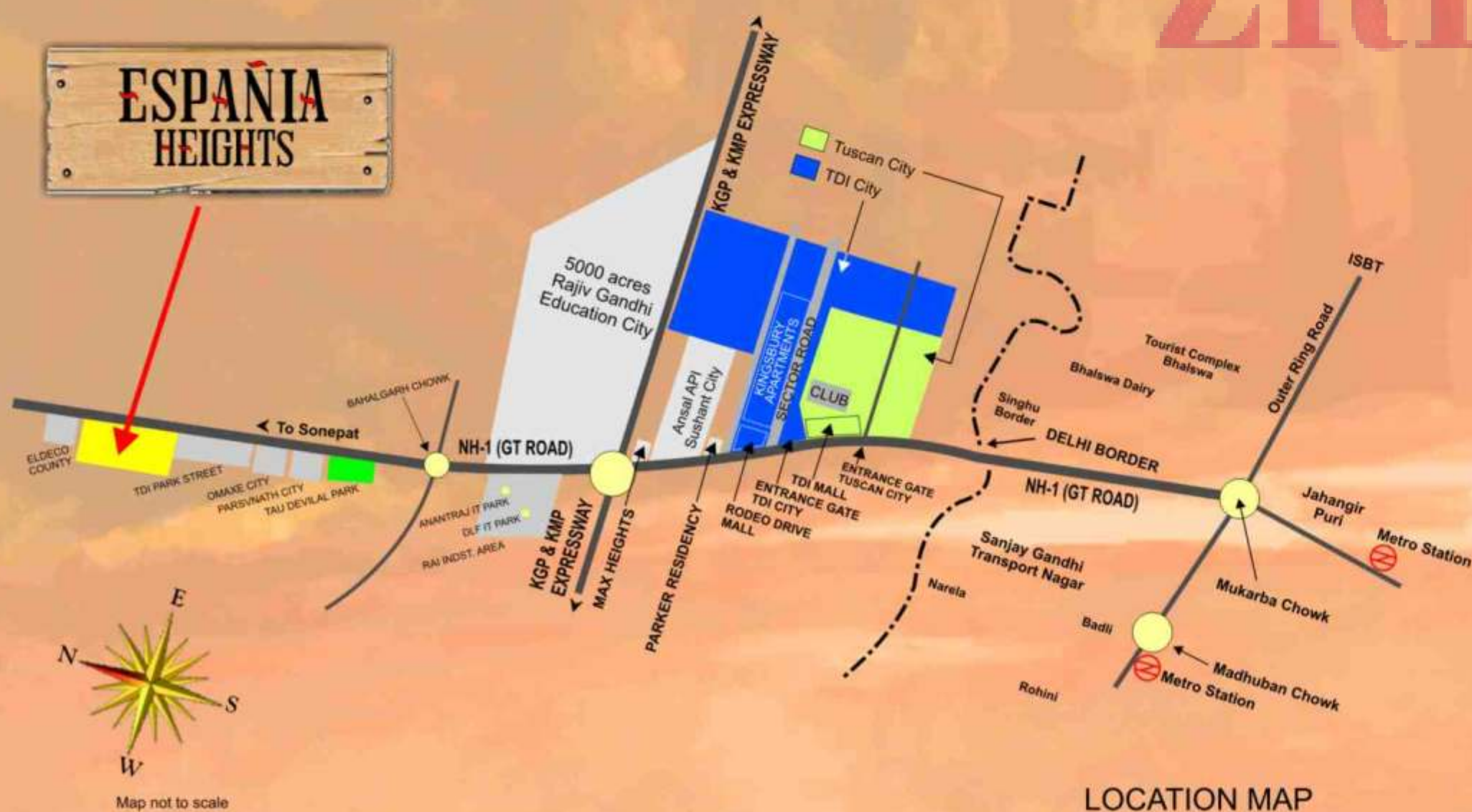
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*Enter the world of bliss  
with all facilities next door...*

- Located on main NH-1 (GT Road)
- 600 ft. frontage on main NH-1
- 25 minutes from Delhi
- Close to KGP and KMP Expressway
- Near 5000 acres Rajiv Gandhi Education City
- Proposed Metro connectivity & Rapid Rail Transit System (RRTS)
- Well ventilated and ample daylight inflow
- Large beautifully landscaped Central Park
- Nursery School & Retail Shops for daily-needs
- 24 X 7 Security

**ESPAÑA HEIGHTS**



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*Colourful moments of leisure  
Treasures of a lifetime ...*

# CLUB ESPANIA



billiard / pool table



CAFETERIA  
RESTAURANT / BAR

Gymnasium



swimming pool



BADMINTON COURT





AERIAL VIEW



ESPAÑA  
HEIGHTS



ZRIK

PERSPECTIVE VIEW



**ESPAÑA  
HEIGHTS**

**SITE LAYOUT**



\*All dimensions are in meters

**ESPAÑA  
HEIGHTS**

**FLOOR PLAN**



2 BHK UNIT LAYOUT  
Super Area : 1075 sq.ft.

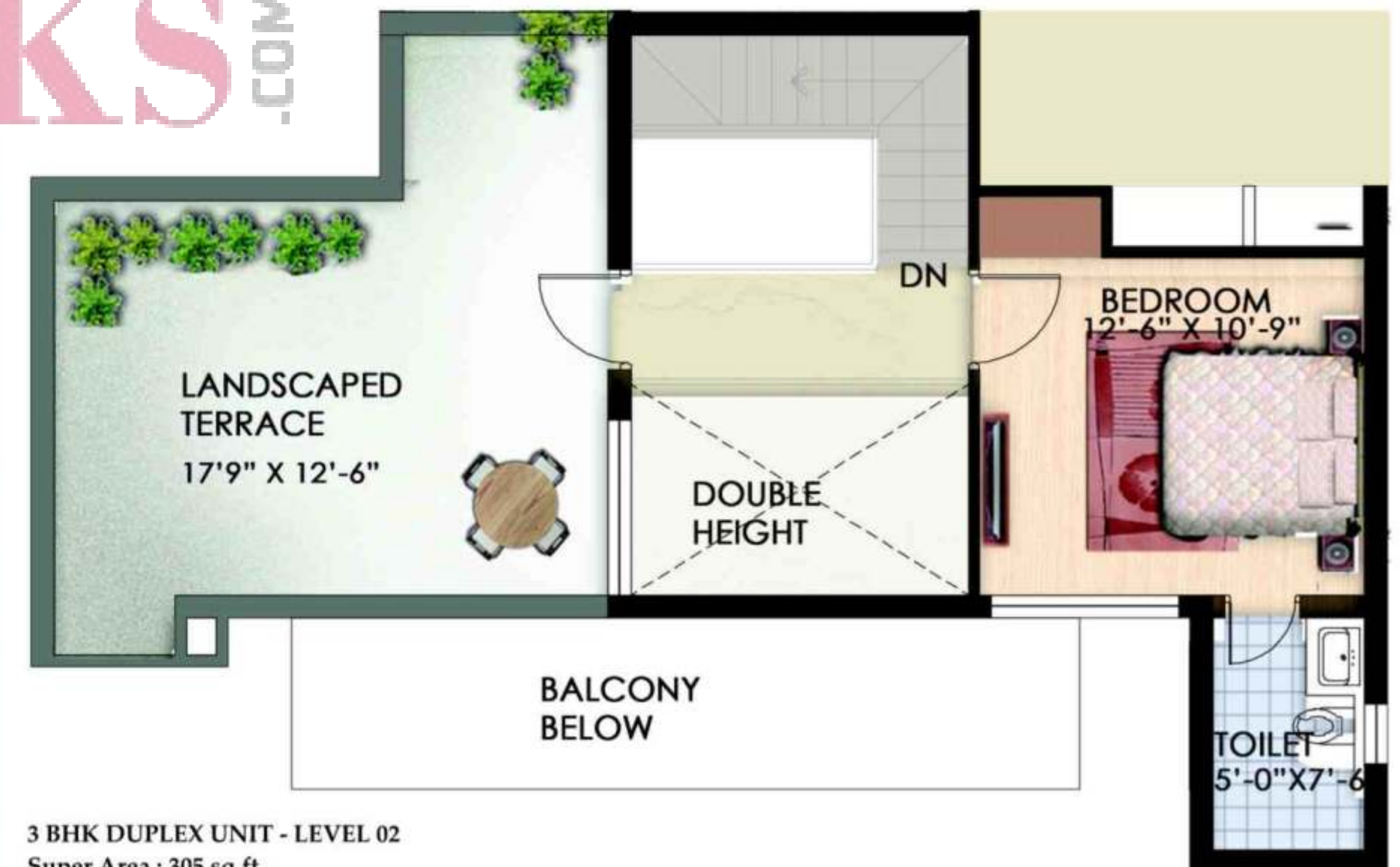




3 BHK UNIT LAYOUT  
Super Area : 1390 sq.ft.



3 BHK DUPLEX UNIT - LEVEL 01  
Super Area : 1075 sq.ft.



3 BHK DUPLEX UNIT - LEVEL 02  
Super Area : 305 sq.ft.