

Project by



An ISO 9001 : 2008 Certified Company

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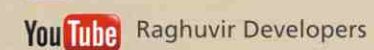


SYMBOL  
OF  
SUBLIME  
SPLENDOR

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SPLENDOR



Some says that royalty is restricted to the royals. It's time to prove it a myth with **SHERATON LUXURY 3 BHK ultra-luxurious apartments** where each unit is an epitome of imperial aura. Housing the finest luxuries of life in abundance... it invokes the majestic streak hidden deep within all of us!



**SHERATON**  
LUXURY

3 BHK ULTRA-LUXURIOUS  
APARTMENTS



SHERATON  
LUXURY

WHERE IMPERIAL IMPRINTS  
ARE **PRESENT**  
EVERYWHERE!

Step in to a domain where air is filled with royalty.  
An imposing grandeur standing proudly announcing the return of classiness.

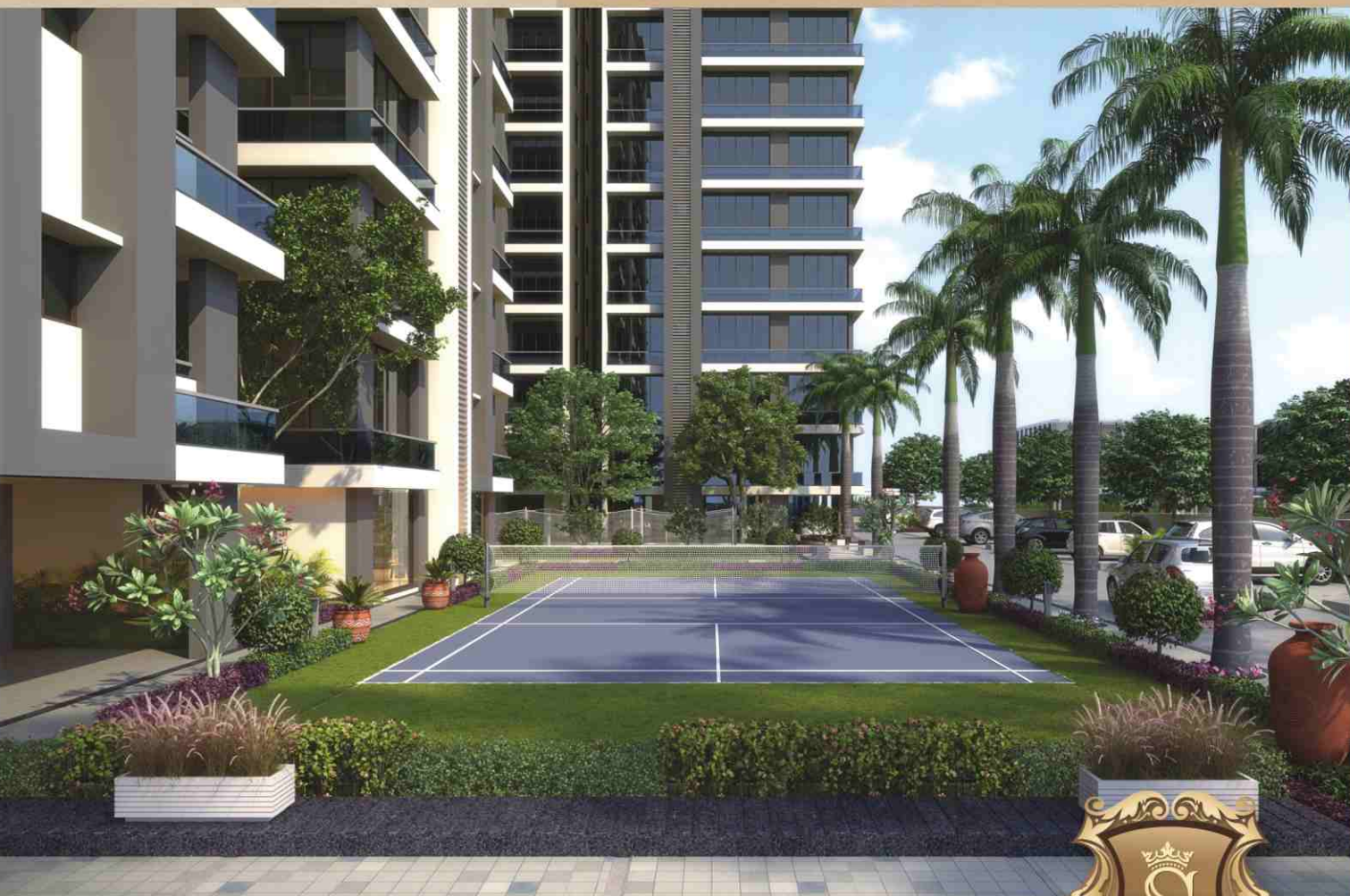




SHERATON  
LUXURY

WHERE EXUBERANCE  
IS SCATTERED  
EVERYWHERE!

When supreme joys and delights of life pamper you to the hilt, it shows in your persona.  
At Sheraton Luxury, life will be delightful, cheerful and full of 'life'!



SHERATON  
LUXURY

WHERE REFRESHING  
MOMENTS COULD BE FELT  
EVERYWHERE!

It' feels supremely good when there is accordance in life. At Sheraton Luxury life moves in harmony with nature and urban joys forming rhythms of blissful completeness.





SHERATON  
LUXURY

WHERE LAVISHNESS  
IS SPREAD  
EVERYWHERE!

Just indulge yourself...that's what you will do...if you are at Sheraton Luxury!  
Some very exotic experience awaits you here as we take you to the world of pure indulgence.



## SHERATON'S EXTRAVAGANCE AMENITIES

### SPLIT A.C.

- 2 Split A.C. in each Flat

### ELEGANT ELEVATION

- Contemporary partially glazed elevation

### HUGE LUSH GREEN LANDSCAPED GARDEN

- Well designed fully lighted landscaped garden having the area of 35,000 Sq. Ft.
- The garden has Party Lawn with Multi Functional Stage for Enjoying Birth, Marriages & Party Celebration
- Gazebos for senior citizen
- Poolside garden
- Jogging track with landscaped garden
- Well connected outdoor games with nature
- Glorious lighted water cascade

### IMPORTED KID'S ZONE

- Well distinct toddler zone with rub down ditch
- Beautiful children play area having imported toddler recreational game zone.
- Tot-Lot play area
- Facility for skating ring for toddler

### TEEN'S ACTIVITY

- Lawn tennis court

### CLUB HOUSE

- Facility of unisex gymnasium hall & steam bath
- Talent for Billiards & Table tennis
- Facility for card, carom & chess

### KITCHEN CHIMNEY

- Provision of Chimney for comfort cooking

### EDUCATIONAL AMENITIES

- Facility of study library for scholars

### GAS CONNECTION

- Gas connection in the kitchen

### HOT WATER SYSTEM

- Flat wise central gas geyser to provide hot water for pleasant bath
- Hot water will be available in all bathrooms

### R.O WATER SYSTEM

- Prerequisite of R.O water purifier for healthy life

### WELCOMING AREA

- High interior reception
- Guest waiting Lounge with unique coloured imported fleece sofa and decent teapoy
- Decent name plate
- Intercom facility for communication with individual member, club house & security gate.
- Glass main door & S.S. back door
- C.C.T.V camera with 24 hours recording system for safety of member

### INTERCOM

- Intercom facility from flat to flat, flat to security cabin and flat to club.

### DOMESTIC UTILITY

- Cloths hanger in wash area for drying cloths



**SHERATON**  
LUXURY

WHERE LIFE  
IS EXQUISITE  
EXTRAVAGANZA!



SHERATON  
LUXURY

## GROUND FLOOR PLAN



### LEGENDS

- 01) ENTRANCE GATE
- 02) SECURITY CABIN
- 03) WATER FOUNTAIN
- 04) 18' WIDE CONCRETE ROAD
- 05) RAMP
- 06) CHILDREN PLAY AREA
- 07) SPLASH POOL
- 08) SKATING RINK
- 09) GAZEBO
- 10) SENIOR CITIZEN AREA
- 11) JOGGING TRACK
- 12) INDOOR SPORTS
- 13) PARTY LAWN
- 14) STAGE
- 15) BANQUET HALL
- 16) STEPPING STONE
- 17) YOGA PLACE
- 18) GYMNASIUM
- 19) STAGGARD GOLF
- 20) LAWN TENNIS COURT
- 21) LIBRARY
- 22) CAR APPROACH
- 23) PARKING
- 24) RECEPTION



18 MT. WIDE ROAD



# 3 BHK UNIT FLOOR PLAN



BLOCK - A, B, C



## SPECIFICATION

### FLOORING

- Imported ultra-under slab flooring in living and dining
- Wooden flooring in master bedroom
- 24" x 24" granamite tiles in all other rooms

### KITCHEN

- "L" shaped black granite platform with S.S. Sink having drain board
- Designer granamite tiles up to lintel level
- Designer wash basin in common area
- Provision for service platform

### BATH-ROOM

- Deluxe Bath fittings by excellent series of single level diverter
- Designer granamite tiles on dado & floor
- Wall hung closet with seat cover
- Wall hung wash basin
- False ceiling system in each bathroom

### STORE

- "C" shaped cotta stone racks
- Fully glazed tiles

### ENAMEL

- Texture on external wall with acrylic water proof paint
- Acrylic colour in common areas
- Well refined putty on internal walls
- Premium quality colour on doors and safety grill.

### DOOR

- Main door teakwood frame and other doors granite frame.
- Decorative main door with designer laminate along with handle & safety lock
- Water proof pinewood flush doors & brass hardware fittings.

### WINDOWS

- Mosquito net in all windows
- Anodized aluminium section
- Well polished granite sill
- Prerequisite of reflective glass in all windows for heat protection
- Full size window in living room & two bedroom for air ventilation
- M.S. Safety grill fabricated in the windows

### ELECTRIFICATION

- Modular switches
- Concealed circuit wiring
- Sufficient electric points in all rooms
- M.C. B in individual flat for safety
- Automatic generator C.O. switch for individual flat
- Two way light & fan points
- High ampere special electric point for freeze, oven, mixer, R.O. plant, floor mill & washing machine.
- Special points for T.V, Internet & Telephone

### PLUMBING

- Under ceiling concealed modern plumbing system
- I.S.I brand CPVC & UPVC plumbing & drainage piping

## WORLD CLASS AFFILIATION



## SHERATON'S CAMPUS

### BUNGALOW CONCEPT FLATS

- The dwelling is open from all four sides which gives the bungalow consequence, maximum cross ventilation & air circulation
- Each building have 60' clear span which gives massive wind to each flat

### ENTRANCE GATE

- Elegant entrance gate on 60fts wide T.P. road
- Security cabin
- Well designed & lighted project name shield

### GENERATOR FACILITY

- Branded inaudible gas operated generator with 8 Normal points in each Flat, Lift, Water pumps, Common passage & parking lights

### ANTI TERMITE TREATMENT

- Entire campus will be treated by pest Control treatment

### WATER TANK

- Underground & Overhead water tank in the each building
- Separate water tank for garden, car wash and common areas

### ALLOTTED PARKING

- Guaranteed covered two cars parking for each flats.

### ROAD

- Well designed glossy pavers block road

### COMPOUND WALL

- Well designed compound wall around the Campus with decorative lights

### LIFT

- High speed automatic two elevators of standard Company
- Lift with A.R.D system for emergency rescue of passengers
- Lift with S.S. Cabin
- Lift with digital system

### TERRACE

- Special thickness & high concrete grade for terrace slab
- Double coat water proofing
- China mosaic flooring

## SECURED ECSTASY HOME

### TITLE

- Loanable clear title
- Registered sale deed for individual members
- Building Use Certificate
- Airport N.O.C • Lift Licence
- Fire N.O.C • N.A Land
- Environmental Clearance Certificate

### STRUCTURAL DESIGN

- Considering last earth quake

### CONSTRUCTION QUALITY

- Construction work by maintaining high standard in quality and preciseness in building construction through qualified and dedicated team.

### HIGH SECURITY WITH Z – SURAKSHA

- Entire campus – passage will be covered by C.C. T.V. Camera & Compound Wall Sensor

### FIRE SAFETY

- Fire safety provision as per authority Norms

### DISCLAIMER

- Any amendments in rules & regulation by any authority will be bound to all members.
- All expenses of legal document, extra stamp duty (if any), service tax, VAT (if applicable), society maintenance, SMC tax will be borne by members.
- External & internal changes shall not be allowed.
- Before possession, execution of sale deed is compulsory.
- Members are bound to pay instalments regularly & irregularity in payment may cause cancellation of booking.
- Developers reserves right of any changes in the scheme & it shall be bound to all members
- This booklet is only for private circulation for general information to the member & shall not form a part of any agreement. It can be changed without prior notice.



LOCATION OF LUXURY



SHERATON  
LUXURY

