

A NEST FOR NEXT NEW GENERATION

M.R.ADITHYA DEVELOPERS

Adithya Venky's   
*Windsor*  
**PARK** | Independent villas  
@ Vellakinar

**RESORT TYPE INDEPENDENT  
LUXURY VILLAS @ VELLAKINAR**  
(FIRST TIME IN THE CITY)





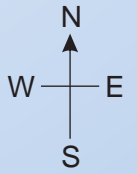
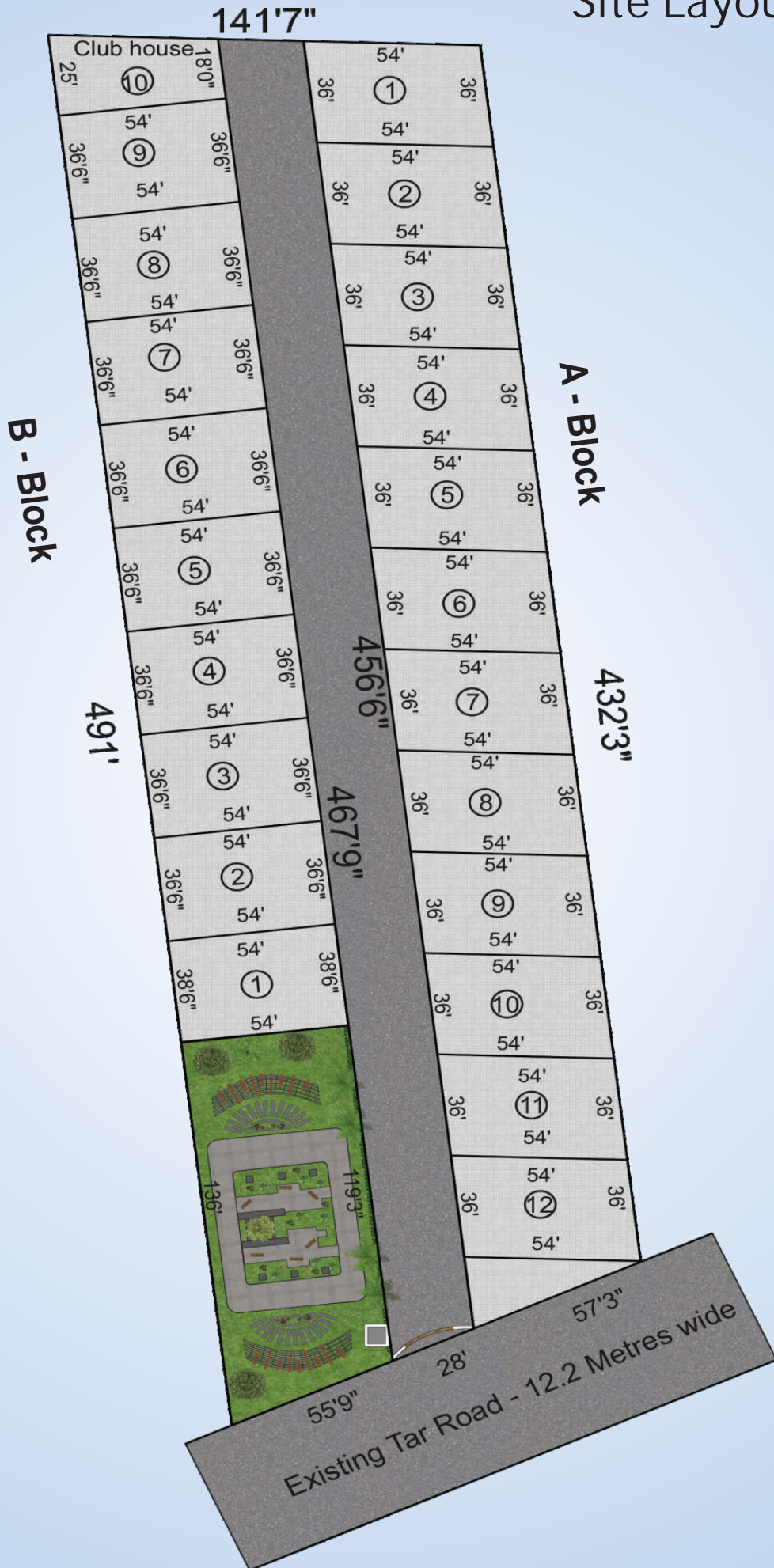
## A Block

Total Land Area : 1944 SQ.FT  
Total Buildup Area : 3300 SQ.FT

## B Block

Total Land Area : 1971 SQ.FT  
Total Buildup Area : 3300 SQ.FT

# 4BHK



## INAUGURAL OFFER FOR EARLY BIRD BOOKING - RATE SUBJECT TO REVISION

### LAND AREA 1944 Sq.ft A- Block 4BHK

- Total Area – 3300 Sft
- Latest design vitrified GVT tile flooring at all levels.
- Providing UPS power backup.
- Wall mounted western closet in toilets.
- UPVC glazed windows with 4mm glass shutter.
- Main doors are in teak wood frame & all other doors in flush door.
- 2 KWa Solar Power Glass Panel.
- Covered vertical organic garden.
- Italian marble type tile flooring in living area.

### LAND AREA 1971 Sq.ft B- Block 4BHK

- Total Area – 3300 Sft
- Latest design vitrified GVT tile flooring at all levels.
- Providing UPS power backup.
- Wall mounted western closet in toilets.
- UPVC glazed windows for with 4mm glass shutter.
- Main doors are in teak wood frame & all other doors in flush door.
- 2 KWa Solar Power Glass Panel.
- Covered vertical organic garden.
- Italian marble type tile flooring in living area.

# A Block - Ground Floor Plan



# A Block - First Floor Plan



# A Block - Terrace Floor Plan



# B Block - Ground Floor Plan





# B Block - First Floor Plan



# B Block - Terrace Floor Plan



### INTERIOR

#### MODULAR KITCHEN

- Stainless Steel finish tandem box with soft closing art line glass finish drawer.
- Stainless Steel divider sets & ORGA-line cutlery for cabinet.
- Modern kitchen wall cabinets.
- Stainless steel sink with 2 taps.
- Bone crusher fixed under the sink.
- Modern brass finish hob (HAFELE Products)
- Latest wall mounted chimney with feather touch control (HAFELE).
- Modern SS finish 65litres built in oven (HAFELE).
- Modern SS finish 28litres built in microwave oven. (HAFELE).
- Dishwasher setting system (HAFELE).
- Modern Double door refrigerator (SIEMENS).
- Imported granite counter top.]

#### HOME THEATRE

- Wooden flooring.
- Interior light fittings.
- Amenities included:
  - Home Theatre.
  - Epson projector.
  - Wall mounted pole speakers.
  - Projector screen.

#### BEDROOMS

- Sliding wardrobe for all bedrooms.
- King size Storage Cots for all bedrooms.
- Modern designed doors for all bedrooms.

**Main doors, Windows, Frames & shutters are in premium quality teak woods.**

**Main entrance doors (YALE) digital, bio metric pin with remote control lock.**

#### GRANITE

- Imported granite with diamond polish for staircase flooring.
- All windows, doors & ventilators inner frames with granite finish.

## ELECTRICAL FITTINGS

- Electric Fan.
- Modern LED fancy Lights.
- Exhaust fan.

## SWIMMING POOL

- "JAGUARS" Hot & Cold multi Jets swimming pool with 7000litres capacity.
- Tensile structure covering swimming pool.
- Wood Plastic Composites (WPC) decking around the swimming pool.

## LIFT

- Auto Lift & 3 way intercoms.
- Teak & Hairline finish with musical systems.
- Emergency Light & Alarm, Automatic Rescue Device.
- 3(G+2) stoppings.

## SPA ROOM

- Room of 10'ft X 8'ft with spa table.
- Imported steamer from UK in separate room 6'ft X 5'ft with water closet.

## AIR CONDITIONER

- Toshiba Centralized Air conditioner.
- Fire safety alarms with security system monitoring.
- Designed false ceiling for all rooms.

## OTHER AMENITIES

- BBQ Table with granite top.
- Hi-tech Home Automation.
- High pressure solar water heater with 200Litre capacity.
- Modern washing machine (SIEMENS).

# INDIVIDUAL SPECIAL AMENITIES



**Independent Swimming Pool**  
With Auto recycling unit @ Roof Top



**Independent Barbecue Table**  
Top with sink @ Roof Top



**Independent Solar Power** - 1000 Watts

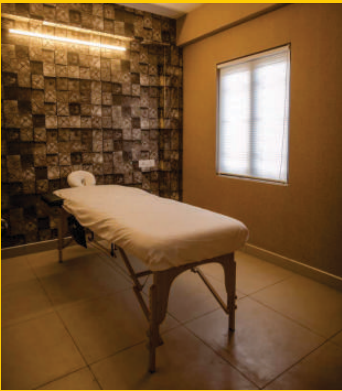


Sensor beams in compound wall



Online Shopping

SAVE TIME. GET YOUR GROCERIES ONLINE!



**Independent Massage Room**  
with Toilet @ Roof Top



**Covered Independent Organic Garden**



Automation With I-Pad Technology



**Independent Lift With Three Step**



Jogging Track



24x7 Security



Party Hall



High security CCTV Monitoring



Children's Park



Club House



Billiards



Gym



Power Backup



Table Tennis

# COMMON AMENITIES



**LOCATION  
MAP**

**FOR BOOKING PLEASE CONTACT  
94421 87405 | 94432 47077**



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