

Facilities & Specifications

The warm underfoot of wooden flooring, easy to maintain vitrified tiles, premium bathroom fittings... just some of the materials that assure you of a luxurious lifestyle at Embassy Pristine!

General Specifications

- RCC framed structure building concrete solid block masonry (Internal/External).
- Covered parking spaces in 2 levels of stilt floors.
- Designed for IGBC Green Homes Gold Certification.

Plastering

- Internal walls cement plastered with lime rendering.
- External wall plastering done with cement plaster mixed with waterproofing compound.

Painting

- Paints of low VOC content meeting IGBC Green Homes requirements.
- Interior: Plastic emulsion for internal walls and ceilings.
- External: Weather proof paint on textured backing.

Flooring and Cladding

Apartment

- Vitrified tile for living, family, dining & kitchen.
- External grade wooden flooring for balcony.
- Laminate wooden flooring for all bedrooms.
- Anti- skid vitrified tile flooring for utility area and domestic staff room.
- Flooring and cladding with ceramic tiles for toilets.

Upgrade

- Italian marble flooring with upgrade for living, family, dining, kitchen and bedrooms.
- Vitrified tile flooring and cladding of toilets.
- Gypsum false ceiling for living, family and dining areas.

Common Area

- Italian marble for entrance foyer and staircase.
- Italian marble flooring for ground floor, first floor and second floor lift lobby.
- Vitrified tiles flooring and cladding for corridors on all floors.
- Kota or sadarali stone flooring for fire escape staircase.

Toilet: Fittings and Accessories

- Bathrooms with wall hung EWC of superior make with dual flush concealed tank.
- Shower partition with clear glass and required accessories of superior make.
- Hot and cold mixer of superior make for basin mixer and undercounter wash basin in all bathrooms.
- Exhaust fans in all toilets.
- Internal piping for water supply with CPVC piping. Hot water lines insulated for minimum thermal losses.
- Drainage with UPVC piping.
- Twin robe hook, towel rod and soap dish trays.
- Bathrooms with hot and cold mixer, diverter, spout and overhead shower with of superior make.

Doors and Windows

- Entrance doors - 8' high opening with frame and 4' wide paneled single shutter with seasoned hardwood stained to match interior scheme.
- Internal doors - bedroom doors are 7' high and 3' wide and toilet doors 7' high and 2'8" wide with hardwood frames stained to match interior scheme, architraves and laminated flush shutters.
- Toilet Doors – 7' high and 2' 8" wide, with hardwood frames stained to match interior scheme, architraves and laminated flush shutters.
- External doors/windows - external doors,

window frames and shutters in track sliding system.

- Windows with clear glass and retractable type mosquito mesh.
- Balcony / terrace railings in stainless steel and toughened glass.
- Access to balcony from family room via aluminium sliding folding door.

Upgrade

Internal doors with veneer finish.

Telephone and Data Connection

- TV points in bedrooms, living, family, dining & staff rooms.
- Telephone points in bedrooms, living and family rooms and toilets.
- Cable TV network provision with a centralized control room at a convenient location.

Electrical

- Power - 8 KVA for 3 BHK, 8 KVA for 4 BHK and 10 KVA for 5 BHK.
- Sufficient power outlets with concealed wiring with PVC insulated copper wires and modular switches.
- Light points provision.
- Kitchen power sockets for various appliances.
- Adequate power points for electric car charging at basement for each block.
- Switches & accessories are modular type of superior make.

Lift

- 1 Passenger lift of 16 passenger capacity and 1 stretcher lift of superior make for each apartment block.

Fire Safety

- Apartments will have side throw sprinklers, concealed along the wall ceiling junction with gypsum cornice.
- Fire fighting system in each lobby and external yard hydrants.

Plumbing

- Water supply at 135 liters per person per day with a storage capacity of 1.5 days.
- Gravity system for water distribution with UPVC and CPVC piping.
- Domestic water treated at filtration plants to meet drinking water standard.
- Central hybrid solar water heating system for all apartments at 25 litres per person per day.
- Back up heating in the hybrid system will be done with a highly efficient heat pump for maintaining temperature.
- Pressurised system with re-circulation for ready hot water availability.

Security System and Home Automation

- Security system with intruder alarm and motion sensors.
- Video door phone.

Generator Backup

- 100% power back-up provided for all apartments and common services with automatic change-over switches.

Note: The brand type and colour of wares, fittings and accessories are subject to availability and architect's selection.