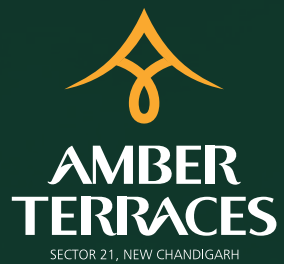




AMBER TERRACES

SECTOR 21, NEW CHANDIGARH

THE NEXT STEP OF SOULFUL LIVING



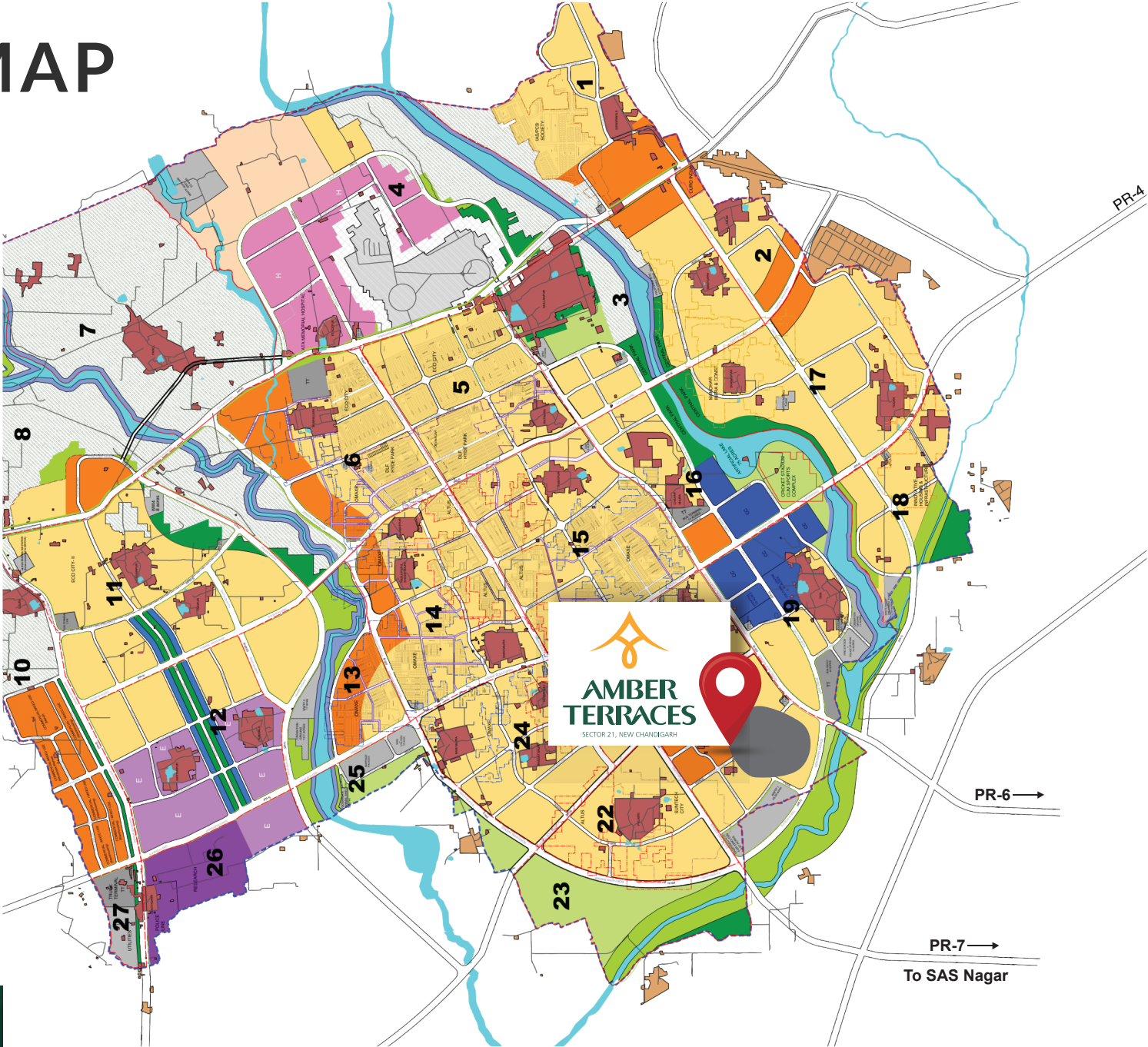
Amber Terraces - A Part of 200 acres (approx.) upcoming township, Jubilee Parkfields, Sector 21, New Chandigarh.

An impressive development of **premium independent floors built on 250 sq. yds. plot area.** Designed for the discerning homeowners, comprising of Stilt + 4 levels of spacious, luxurious and thoughtfully designed **3+1 BHK floors with lift.** Each floor is positioned to welcome maximum natural light and ventilation for the comfort and convenience of the residents.

Made to delight residents, Amber Terraces will offer unrivalled luxury and comfort.



LOCATION MAP



AMENITIES & FEATURES



Swimming Pool



Party Hall



Themed Garden



Steam & Sauna Bath



Badminton Court



Kids Play Area



Gymnasium



Aerobics Room



Billiards Room



FLOOR PLAN

EXCLUSIVE FEATURES

- > Biggest Carpet Area In The Segment
- > Biggest Room Sizes In The Segment
- > Biggest Balconies In The Segment
- > 2 Bedrooms With Separate Dressing Areas



CARPET AREA: 1310 SQ. FT.

ARCHITECTURAL SPECIFICATIONS

FAMILY LOUNGE, DINING ROOM

Flooring	600x1200 mm Premium Vitrified Tiles
Wall Finishes	Plastic Emulsion
Ceiling	Plastic Emulsion

BEDROOMS

Flooring	Laminated Wooden Flooring in Master & 600x1200 mm Premium Vitrified Tiles in other bedrooms
Wall Finishes	Plastic Emulsion
Ceiling	Plastic Emulsion
Wardrobe	Laminated Wooden Cupboard

WASHROOM

Flooring	Premium Anti-Skid Ceramic Tiles
wall DADO	300x600 mm Anti-Skid Ceramic Tiles up to false ceiling level
Ceiling	False Ceiling
Counters	Pre-polish Granite
CP & Sanitary Fittings	Premium Sanitary Fixtures & Other CP Fittings from Kohler/Roca or Equivalent

MODULAR KITCHEN

Accessories	Premium Modular Kitchen with Hob & Chimney,
Flooring	600x1200 mm Premium Vitrified Tiles
Wall Finishes	Tiles upto 2 ft. above counter
Counters	Pre-Polish Granite on Counter & Ceramic Tiles up to 2 ft. above counter
Ceiling	Plastic Emulsion

GRAND BALCONY

Flooring	Anti-Skid Ceramic Tiles
Wall Finishes	Appropriate Finish of Weather Shield Paint
Ceiling	Appropriate Finish of Weather Shield Paint
Railing	Designer MS Railing

DOORS & WINDOWS

Doors	First Class seasoned hardwood frame with flush shutter having teak finish laminated doors
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STAIRCASES

Flooring	Granite/ Indian Marble
Wall Finishes	OBD
Ceiling	OBD
Handrails	MS Railing

LIFT LOBBY / CORRIDORS

Flooring	Tiles
Wall Finishes	OBD
Ceiling	OBD

ELEVATOR

OTIS/Kone/Schindler or Equivalent

ELECTRICAL FITTINGS

PVC Concealed with Conduit I/C copper wiring. TV Outlets in Living & all bedrooms with modular switches & sockets
Provision for AC in all rooms

PLUMBING

All Internal Plumbing in GI/CPVC/UPVC/Composite
Water Drain Points for Split type Air Conditioners in every room



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