



GEM
ESTRELLA
KUBER





02

03

ESTRELLA



CLUBHOUSE
RESIDENCE





GROUND FLOOR

1504 sft.

FIRST FLOOR

1437 sft.

SECOND FLOOR

750 sft.

BUILT UP AREA : 3691 sft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

1511 sft.

FIRST FLOOR

1439 sft.

SECOND FLOOR

650 sft.

BUILT UP AREA : 3600 sft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



1. Entrance Gate
2. Clubhouse
3. Swimming Pool
4. Kids' Pool
5. Lawn
6. Stage
7. Amphitheatre
8. Outdoor Play Area
9. Hike Court
10. Hike Path
11. Road
12. Half Basketball Court
13. Basketball Court



GEM ESTRELLA KUBER



SPECIFICATIONS

FRAMEWORK

Earthquake resistant foundation with RCC framed structure.

SUPER STRUCTURE

9" thick external walls and 4 ½" thick internal walls with first class moulded clay bricks/ fly ash bricks in cement mortar.

Anti termite treatment carried out as per approved standards.

PLASTERING

Double coat of cement plaster with sponge finish for External & Internals walls.

DOORS

Main door with teak wood frame and teak wood shutter with Dorset / Quba hardware or equivalent.

Internal doors with teak wood frames and designer flush doors with Dorset / Quba hardware or equivalent.

WINDOWS

UPVC window systems of Good / Imported Quality.

PAINTING

External: Texture paint of Asian paints/ ICI make or equivalent.

Internal: Two coats of acrylic emulsion paint of Asian paints/ ICI make or equivalent on smooth finished walls with Birla wall care or equivalent

FLOORING

All rooms with double charged 30x30 Vitrified tiles with 3" skirting of Kajaria / Johnson or equivalent

Kitchen upto 2' height dado above platform with designer wall tiles

Bathrooms and Powder Room: Anti- skid tiles with designer flooring and dado upto ceiling level.

Utility: Anti- Skid ceramic tiles with dado upto 3' height.

Covered balconies: Anti- Skid tiles.

Parking: Interlocking paving blocks.

KITCHEN

Polished granite top cooking platform with stainless steel Sink.

Provision for fixing RO system, exhaust fan or chimney.

PLUMBING & SANITARY

Well planned toilet layout with wet & dry areas.

Wall hung EWC with flush tank and wash basins.

All bathrooms have Hot & Cold wall mixer with shower.

ISI mark of PPR/ UPVC/ CPVC piping for water.

ISI mark of PVC/ SWG sanitary piping.

Ceramic ware from Jaguar / Grohe or equivalent.

CP fittings from Grohe/ Jaquar or equivalent.

ELECTRICAL

3 phase supply for each unit and individual meter boards.

Concealed copper wiring of Finolex, RR cables, Polycab or equivalent make in PVC conduits.

Power outlets for air conditioners in all rooms.

Power backup through generator (Chargeable running cost) for all electrical points (except ACs).

MCB's and ELCB of MDS make or equivalent.

All electrical modular switches and sockets of ABB, Legrand or equivalent.

COMMUNICATION

Telephone points in Hall & Master Bedroom.

Intercom connection to all the villas, clubhouse & security.

TV points in all bedrooms and Family rooms.

