



EXPERIENCE JOYS OF THE VALLEY EVERY DAY.

Launching Kohinoor Emerald with
Premium 2 BHK Homes

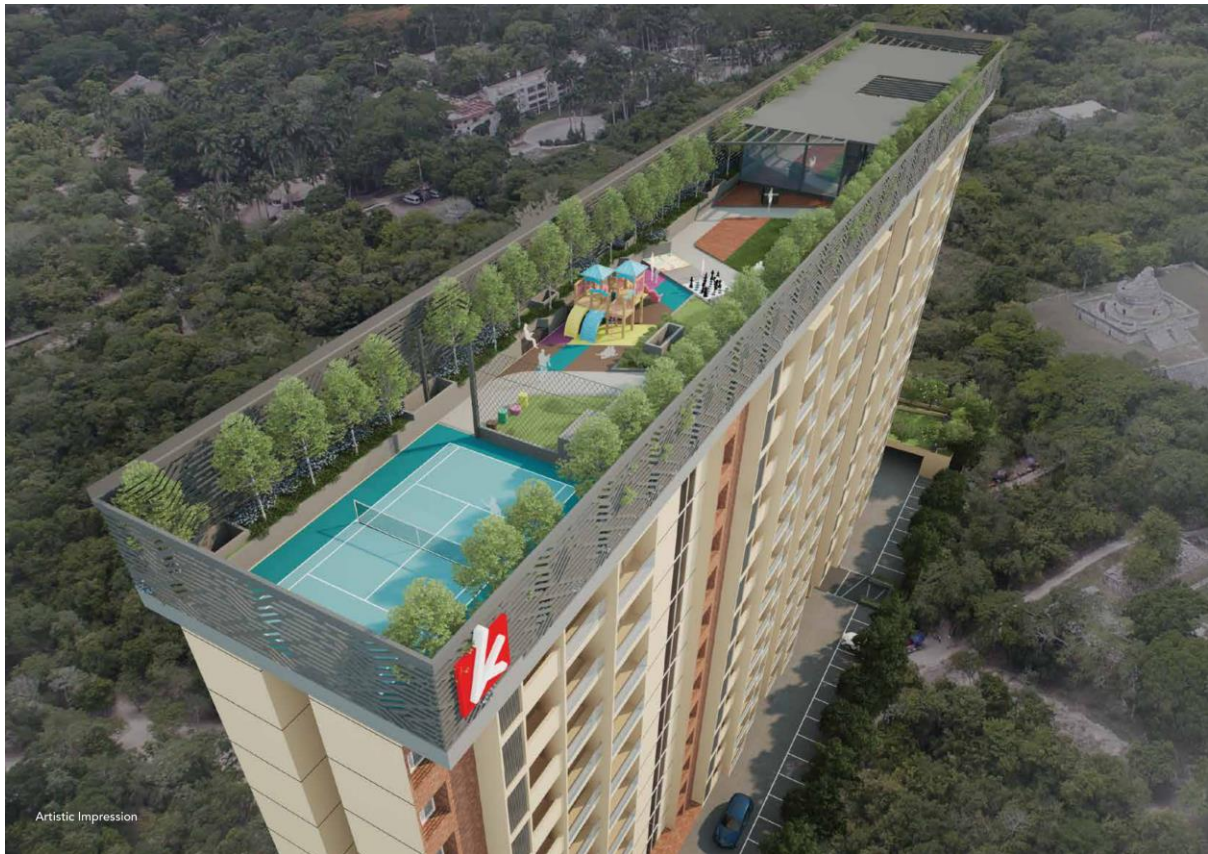


THE KOHINOOR OF SUS

Premium 2 BHK Homes at Kohinoor Emerald

The most beautiful sound in the world is the laughter of your loved ones. And what better way to live than to hear it echo forever? Launching the Kohinoor of Sus - Kohinoor Emerald. Nestled in a valley flanked by green hills and pristine lakes. Which means a pleasant climate through the year, and an abundance of natural resources. Connected to Hinjawadi IT Park, schools, healthcare and more, life here will be a genuine upgrade from every angle. Don't believe us. Visit this valley of happiness and visualise a blissful future forever.





SMALL DETAILS THAT MAKE A BIG DIFFERENCE.

Best-in-class Specifications

STRUCTURE

- RCC frame structure
- AAC block work walls of 125 mm

WINDOWS AND DOORS

- Three track powder-coated aluminium windows with mosquito nets
- MS grill for living room, bedroom and kitchen windows (inside)
- Tata Pravesh brand's main doors for all flats
- Bedroom flush door with laminate finish with SS hinges
- Washroom flush door with laminate finish with SS hinges
- Provision for exhaust fan in toilets and kitchen

FLOORING

- 600 x 600 mm vitrified tiles for the entire apartment

- Ceramic flooring for terraces and washrooms
- 300 x 600 mm ceramic wall tiles in washrooms

RAILING

- SS and glass railing for terrace

KITCHEN

- Black granite platform with kadappa stand
- Stainless steel sink of Franke / Nirali / equivalent make
- Height of kitchen dado above platform – upto 2 ft.

ELECTRICALS & CABLES

- Polycab / Finolex / equivalent make
- Telephone point in living room
- Generator backup for lifts & common areas

BATHROOMS

- Concealed plumbing with chrome-plated fittings
- Wall-hung EWC units
- Concealed flush valves
- Hot and cold mixing unit
- Solar heated water supply in one washroom
- Treated water supply for flushing

LIFTS

- Three automatic elevators

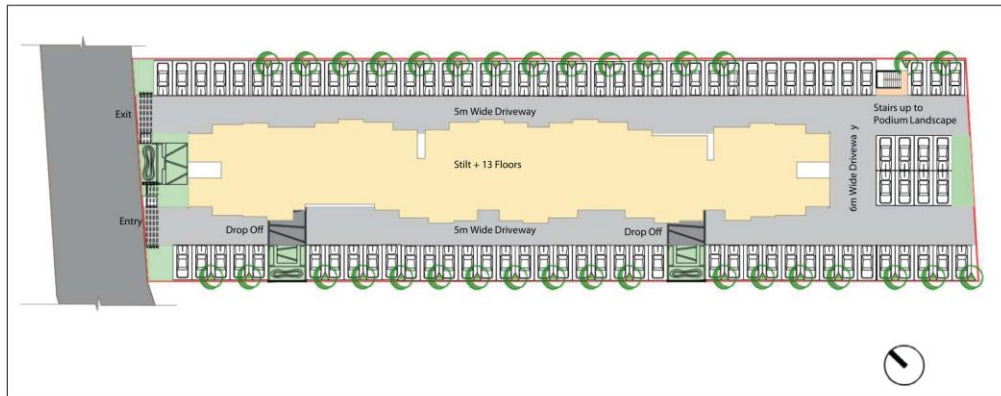
PAINTS

- Gypsum finished walls
- 2 coats of acrylic premium emulsion paint for internal walls and ceiling
- External wall with textured paint
- Satin-finish oil paint for grills

SECURITY

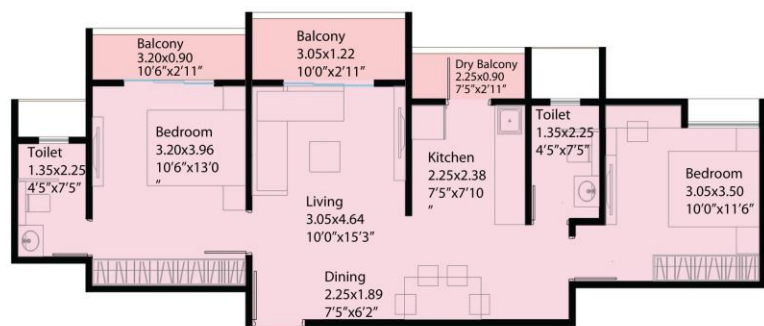
- CCTV for common areas

Image is for representational purpose.

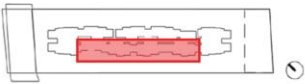


MASTER PLAN

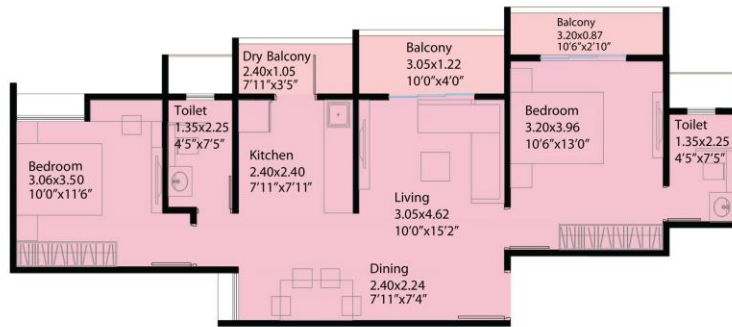
FLOOR PLANS



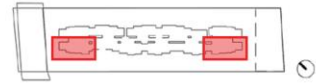
Flat Type	Carpet Area		Exclusive Dry Balcony Area		Exclusive Balcony Area		Exclusive Bedroom Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
2bhk Type-D	57.59	619.90	2.02	21.74	3.72	40.04	2.74	29.49	8.48	91.28	66.07	711.18



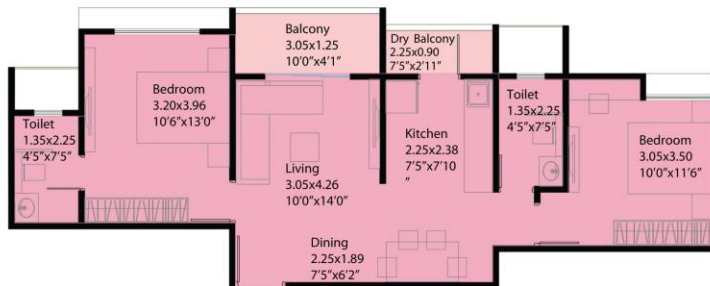
UNIT PLAN - 2 BHK - TYPE D



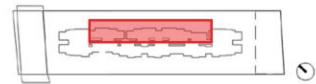
Flat Type	Carpet Area		Exclusive Dry Balcony Area		Exclusive Balcony Area		Exclusive Bedroom Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
2bhk Type-C	59.06	635.72	2.52	27.13	3.72	40.04	2.80	30.14	9.04	97.31	68.10	733.03



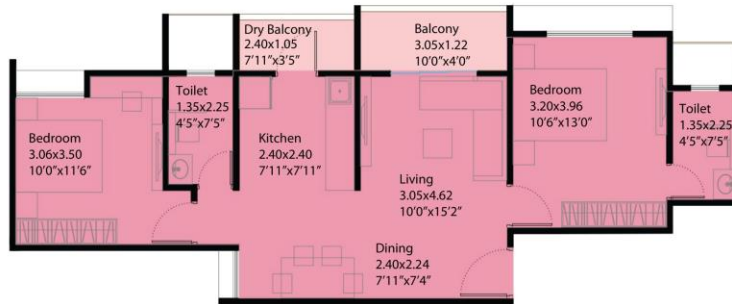
UNIT PLAN - 2 BHK - TYPE C



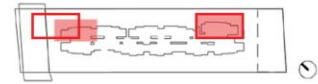
Flat Type	Carpet Area		Exclusive Dry Balcony Area		Exclusive Balcony Area		Exclusive Bedroom Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
2bhk Type-B	55.39	596.22	2.02	21.74	3.80	40.90	0.00	0.00	5.82	62.65	61.21	658.86



UNIT PLAN - 2 BHK - TYPE B



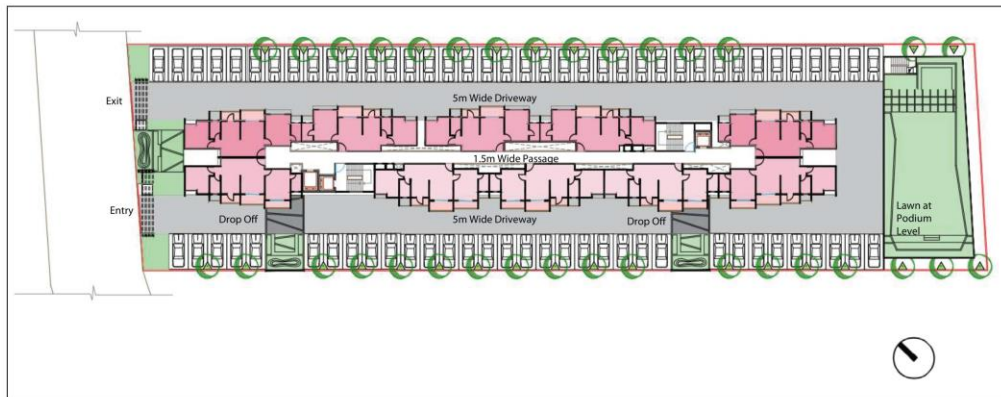
Flat Type	Carpet Area		Exclusive Dry Balcony Area		Exclusive Balcony Area		Exclusive Bedroom Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.	Sqmt.	Sqft.
2bhk Type-A	58.66	631.42	2.52	27.13	3.73	40.15	0.00	0.00	6.25	67.28	64.91	698.69



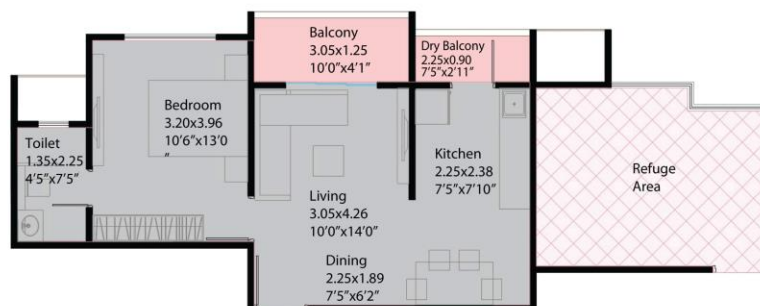
UNIT PLAN - 2 BHK - TYPE A



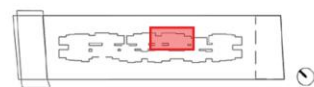
REFUGE FLOOR PLAN - 7TH & 12TH FLOOR



TYPICAL FLOOR PLAN



Flat Type	Carpet Area		Exclusive Dry Balcony Area		Exclusive Balcony Area		Exclusive Bedroom Balcony Area		Total Balcony Area		Total Carpet Area (Carpet + Total Balcony)	
1bhk Type-A	39.80	428.41	2.02	21.74	3.80	40.90	0.00	0.00	5.82	62.65	45.62	491.05



UNIT PLAN - 1 BHK - TYPE A