



PROFILE  
**EMPYREAN**

"Unparalleled Views in Every Direction."

## LOCATION ADVANTAGE

- University Circle - 4.6Km
- Schools - Lok Seva School 1.6Km, St. Josephs 3.6Km, Loyola 3.9Km
- Balaji Temple - 0.5Km
- Pashan Lake Garden & Jogging Track - 0.4Km
- Pashan Circle - 1.1Km
- NCL Gate - 2.8Km
- Mumbai Bangalore Bypass - 1.2Km



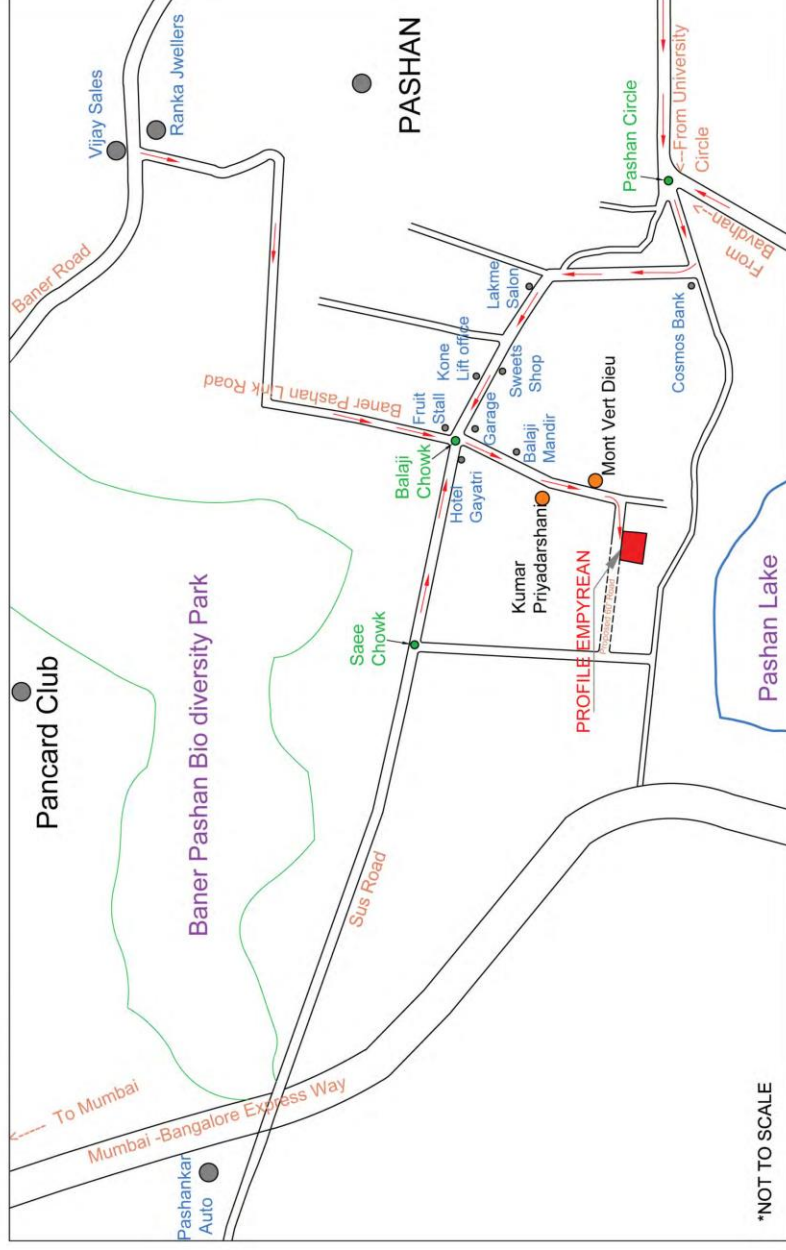
20 Minutes to the Station

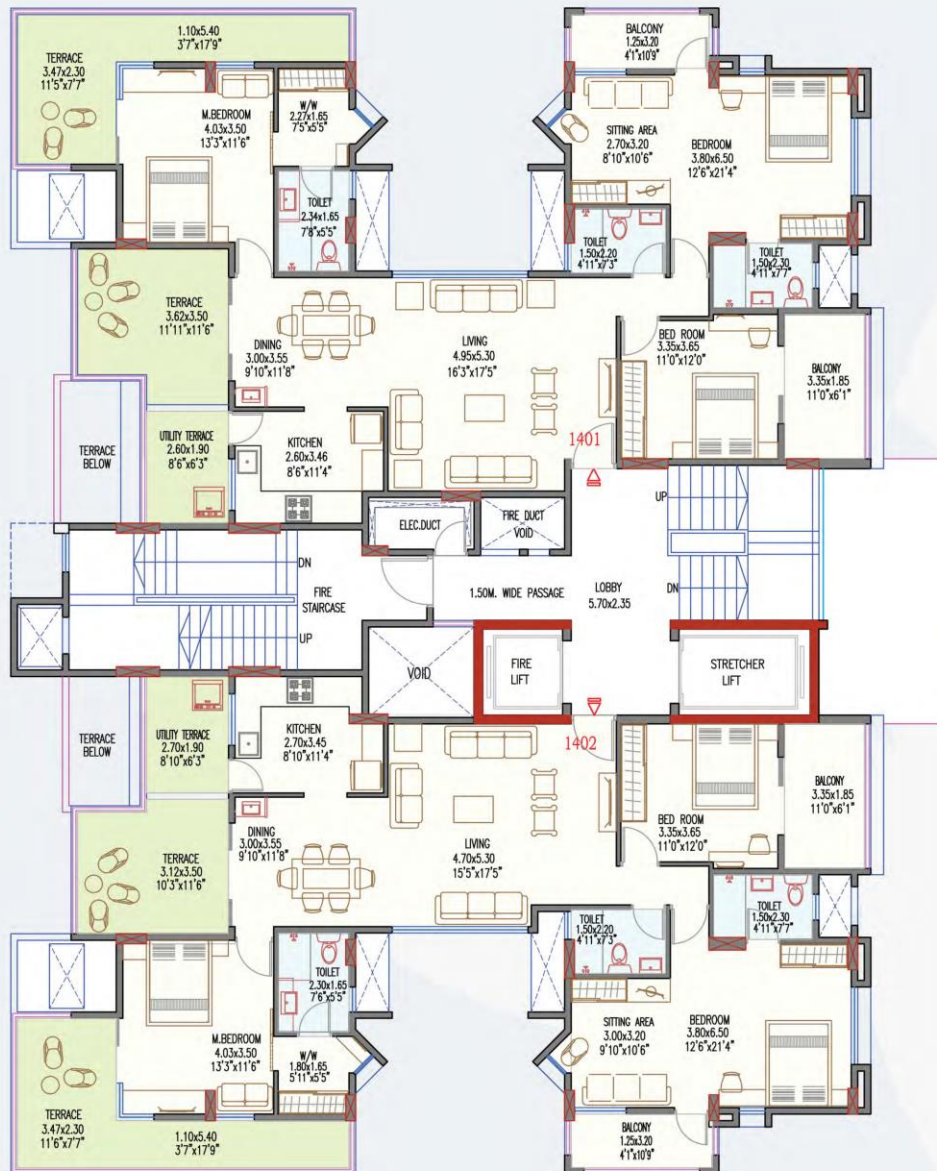


35 Minutes to the Airport



Site Co-ordinates  
Latitude- 18°32'19.27" N  
Longitude- 73°47'15.80" E



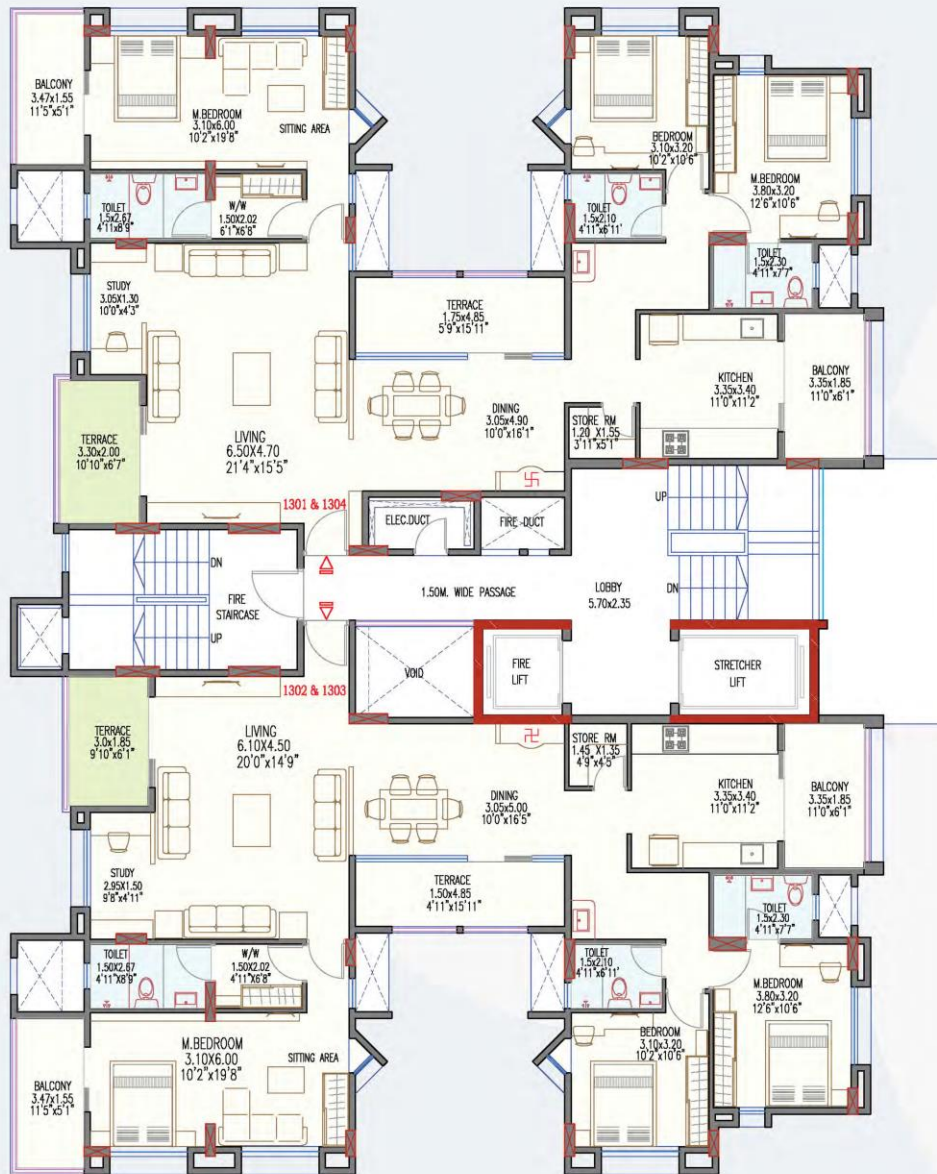


## FOURTEENTH FLOOR



FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	EXCLUSIVE TERRACE AREA	TOTAL USABLE AREA OF FLAT INCLUSIVE OF BALCONY & OPEN TERRACE	
		SQ. FEET	SQ. FEET	SQ. FEET	SQ. METER	SQ. FEET
1401	3-RHK	1270	108	323	158.02	1701
1402	3-RHK	1249	108	312	155.05	1669





## THIRTEENTH FLOOR



FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	EXCLUSIVE TERRACE AREA	TOTAL USABLE AREA OF FLAT INCLUSIVE OF BALCONY & OPEN TERRACE	
		SQ. FEET	SQ. FEET	SQ. FEET	SQ. METER	SQ. FEET
1301 & 1304	3-RHK	1464	205	65	161.09	1734
1302 & 1303	3-RHK	1432	194	54	156.07	1680

- Internal dimensions as shown on the plans are including plaster/skirting thickness
- Carpet/usable areas have been calculated after excluding plaster/skirting thickness

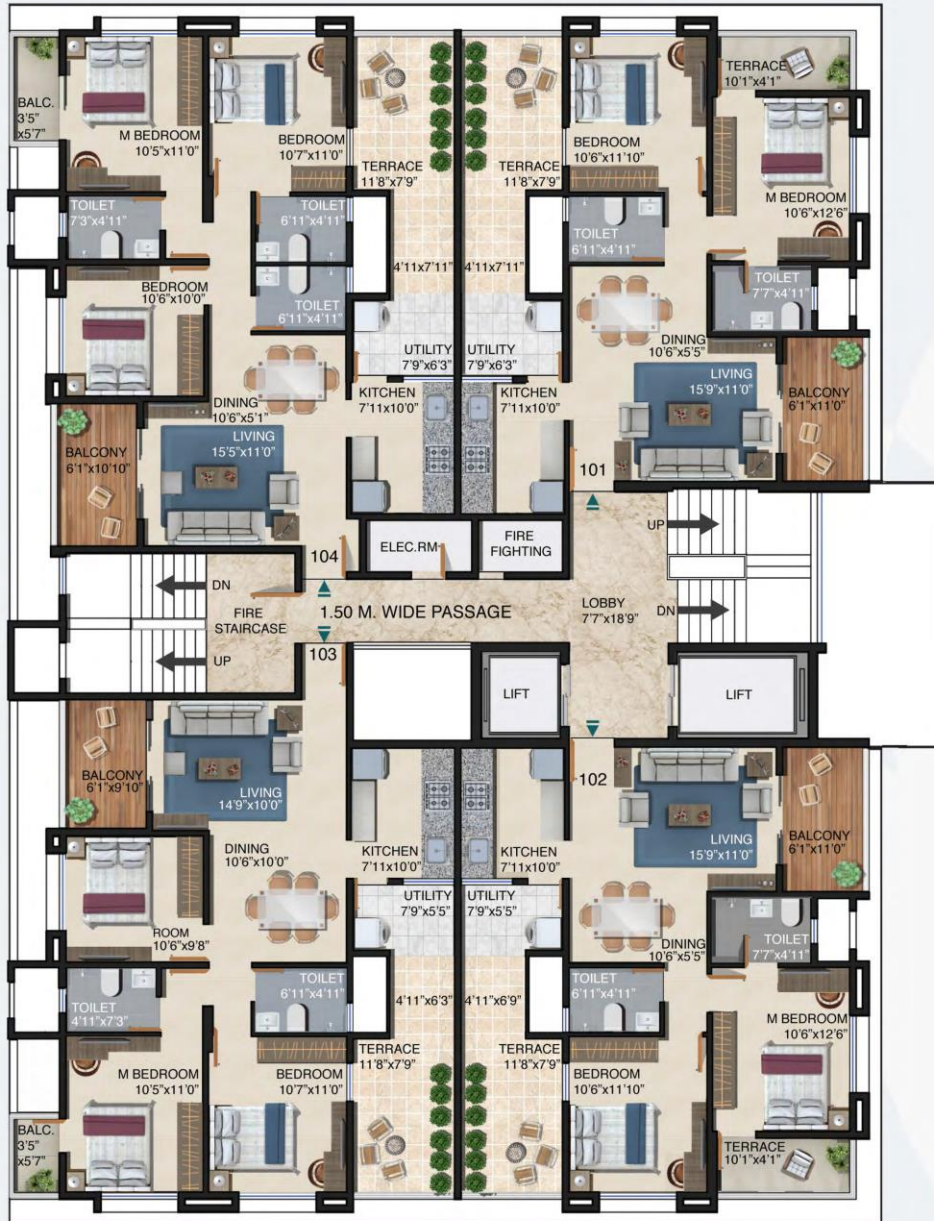


## 2nd to 12th FLOOR



FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	EXCLUSIVE TERRACE AREA	TOTAL USABLE AREA OF FLAT INCLUSIVE OF BALCONY & OPEN TERRACE	
		SQ. FEET	SQ. FEET	SQ. FEET	SQ. METER	SQ. FEET
201-1201	2-RHK	683.19	106.99	-	73.41	790.19
202-1202	2-RHK	683.51	100.75	-	72.86	784.26
203-1203	3-RHK	839.05	112.05	-	88.36	951.11
204-1204	3-RHK	868.43	131.64	-	92.91	1000.08





## FIRST FLOOR



FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	EXCLUSIVE TERRACE AREA	TOTAL USABLE AREA OF FLAT INCLUSIVE OF BALCONY & OPEN TERRACE	
		SQ. FEET	SQ. FEET	SQ. FEET	SQ. METER	SQ. FEET
101	2-RHK	699.66	109.90	168.45	90.86	978.02
102	2-RHK	699.87	103.65	160.06	89.52	963.59
103	3-RHK	846.26	114.85	119.48	100.39	1080.60
104	3-RHK	875.54	129.70	127.87	105.27	1133.13

- Internal dimensions as shown on the plans are including plaster/skirting thickness
- Carpet/usable areas have been calculated after excluding plaster/skirting thickness



## 2nd to 12th FLOOR



FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	EXCLUSIVE TERRACE AREA	TOTAL USABLE AREA OF FLAT INCLUSIVE OF BALCONY & OPEN TERRACE	
		SQ. FEET	SQ. FEET	SQ. FEET	SQ. METER	SQ. FEET
204-1204	3-RHK	868.43	131.64	-	92.91	1000.08

- Internal dimensions as shown on the plans are including plaster/skirting thickness
- Carpet/usable areas have been calculated after excluding plaster/skirting thickness



## 2nd to 12th FLOOR



FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	EXCLUSIVE TERRACE AREA	TOTAL USABLE AREA OF FLAT INCLUSIVE OF BALCONY & OPEN TERRACE	
		SQ. FEET	SQ. FEET	SQ. FEET	SQ. METER	SQ. FEET
203-1203	3-RHK	839.05	112.05	-	88.36	951.11



- Internal dimensions as shown on the plans are including plaster/skirting thickness
- Carpet/usable areas have been calculated after excluding plaster/skirting thickness



## 2nd to 12th FLOOR



FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	EXCLUSIVE TERRACE AREA	TOTAL USABLE AREA OF FLAT INCLUSIVE OF BALCONY & OPEN TERRACE	
		SQ. FEET	SQ. FEET	SQ. FEET	SQ. METER	SQ. FEET
202-1202	2-RHK	683.51	100.75	-	72.86	784.26

- Internal dimensions as shown on the plans are including plaster/skirting thickness
- Carpet/usable areas have been calculated after excluding plaster/skirting thickness



## 2nd to 12th FLOOR



FLAT NO	FLAT TYPE	CARPET AREA	BALCONY AREA	EXCLUSIVE TERRACE AREA	TOTAL USABLE AREA OF FLAT INCLUSIVE OF BALCONY & OPEN TERRACE	
		SQ. FEET	SQ. FEET	SQ. FEET	SQ. METER	SQ. FEET
201-1201	2-RHK	683.19	106.99	-	73.41	790.19



**PARTY  
LAWN**



**CHILDREN  
PLAY AREA**



**LOUNGE**

## ROOFTOP AMENITIES

Landscaped terrace with a party lawn, Kids recreational space and lounge.







## SALIENT FEATURES

- Tower of 14 Floors, encasing 54 flats of 2 & 3 RHK.
- Efficient Planning with minimal passages.
- 4 Level Car Parking System.
- IGBC Pre Certified Green Building.

## AMENITIES

- Technology driven Access Control Systems For entrance lobby.
- Elegant entrance lobby.
- Landscaped Terrace with Party Lawn & Kid's Play Area.
- Rain water harvesting.
- Staff toilet.
- Visitors Parking.

## SPECIFICATIONS

### Security & Safety

- CCTV surveillance for campus & entrance lobby.
- Smoke detectors in kitchen.
- Sprinkler system for the entire flat.
- Intercom system connected to all flats And security point.

### Doors & Windows

- Designer entrance door with night latch.
- Skin molded internal door shutters with cylindrical Mortise lock.
- Water proof Toilet doors.
- Aluminum sliding doors and windows.

### Flooring & Dado

- Vitrified Tile flooring for the flat.
- Vitrified / Ceramic tile dado for Kitchen & toilets.

### Painting

- Exterior Emulsion paint.
- Acrylic water base paint for Internal walls and Ceiling.

### Plumbing & Water supply

- Concealed plumbing for all toilets.
- C.P. Fitting of Jaquar or equivalent make.
- Sanitary ware of Jaquar or equivalent make.
- Solar Water Heating System with supply to Common toilet.

### Electrification & Cabling

- Concealed copper wiring with modular switches.
- Television points in living room and all bedrooms.
- Telephone point in living room.
- Provision for inverter in each flat.
- Exhaust fans in kitchen and all toilets.
- Power backup for lift, pumps & common lighting.
- Provision for AC in all bedrooms.

### Kitchen

- Granite top kitchen platform with S.S. Sink.
- Provision for washing machine in Dry balcony.
- Provision for water filter.