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*refer to disclaimer

WELCOME
TO
KALISTAA
ULTRA LUXURY RESIDENCES



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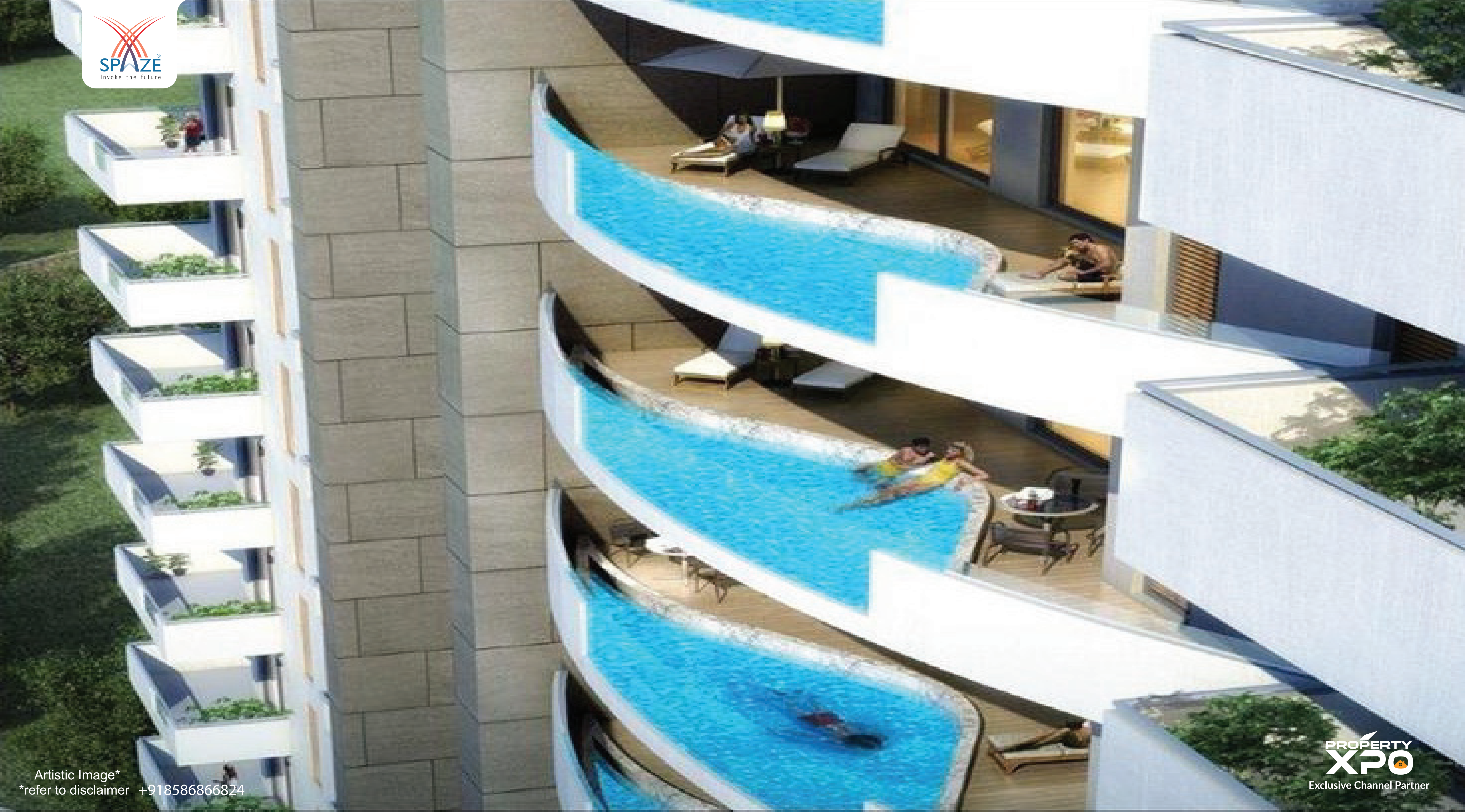
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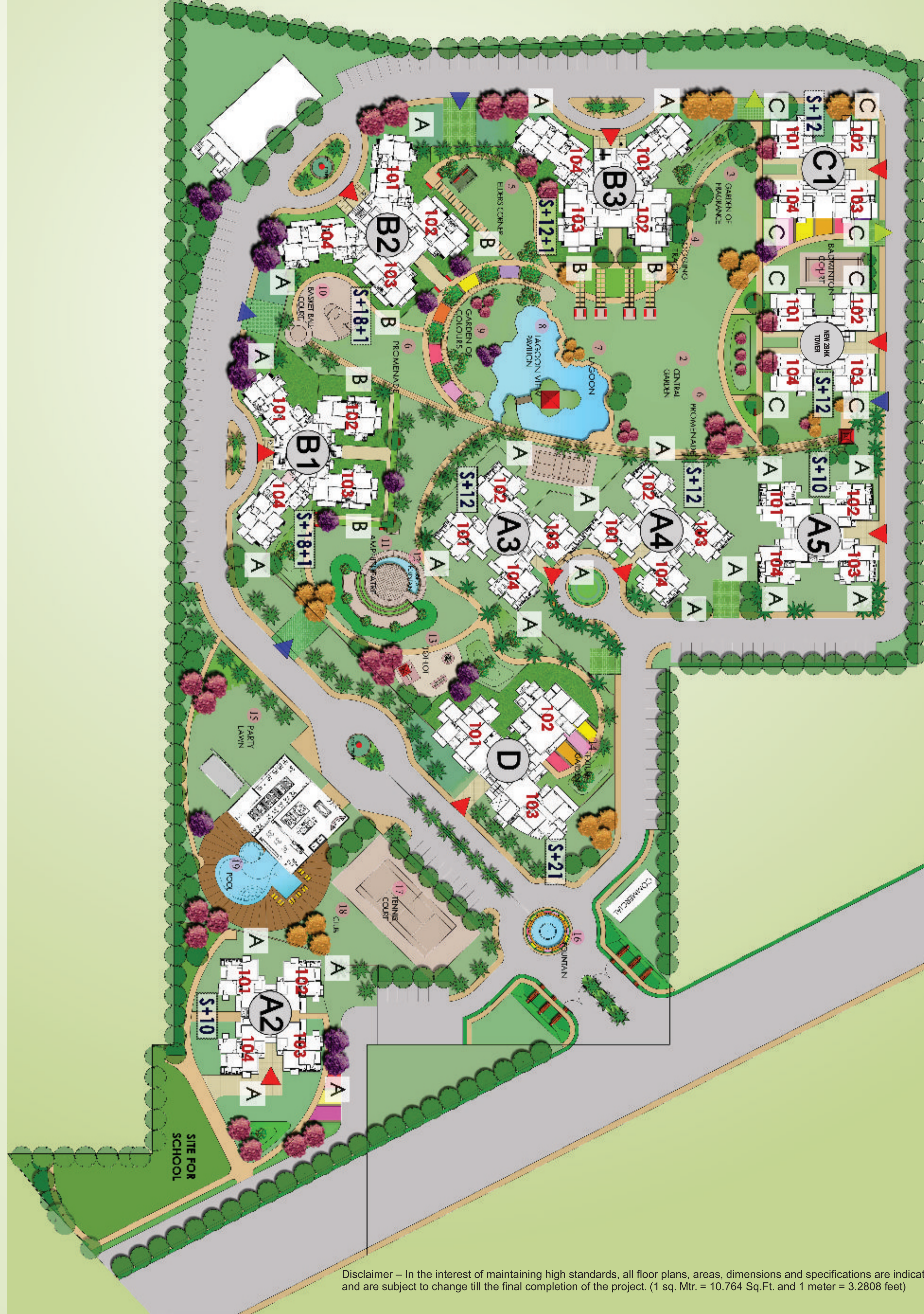
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SITE PLAN

LEGEND

- D - KALISTAA
- 3BHK+STUDY+SER.
- 4BHK+SER.





PROPOSED SPECIFICATIONS FOR Kalistaa SECTOR 84 Gurgaon

- For better safety, structure is designed for the highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.
- Air-Conditioned apartments, with energy efficient VRV / VRF system excluding kitchen, toilets & S. room.
- Eco-friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.
- Hot water supply through geysers in Toilets, Kitchens in addition to pre-heated water supply through Solar Water Heaters to geysers in Kitchens.
- 11.5ft. floor to floor height for better natural light and more voluminous homes.
- Private Splash Pool exclusively with 4BHK apartments.
- Concierge Services.

Living / Dining / Lobby / Passage	
Floor	Imported Marble
Walls	Acrylic Emulsion Paint on POP punning
Ceiling	Acrylic Emulsion Paint

Master Bedroom	
Floor	Imported Laminated Wooden Flooring
Walls	Acrylic Emulsion Paint on POP punning
Ceiling	Acrylic Emulsion Paint
Wardrobes	Modular wardrobes

Other Bedrooms	
Floor	Imported Marble Flooring
Walls	Acrylic Emulsion Paint on POP punning
Ceiling	Acrylic Emulsion Paint
Wardrobes	Modular wardrobes

Kitchen	
Walls	Tiles up-to 2' above counter and Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Made in Marble / Granite
Fitting / Fixtures	CP fittings, Double bowl single drain board SS Sink.
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Microwave, Dishwasher, Refrigerator, Washing Machine of reputed manufacturer.

Balcony	
Floor	Anti Skid Ceramic Tiles
Ceiling	Exterior Paint

Toilets	
Walls	Combination of Tiles, Acrylic Emulsion Paint & Mirror
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Imported Marble / Granite
Fixtures / Exhaust Accessories	Glass Shower-partition in toilets (7'Ht), Fan, Towel rail / ring, Toilet paper holder & Soap dish. All of hi-end standard.
Sanitary ware/ fittings, CP fittings	Bathtub in Master bed. Single Lever CP Wash Basin, Floor mounted

Plumbing	
CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.	
Fire Fighting System	
Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms	

S. Room	
Floor	Vitrified Tiles Flooring
Walls / Ceiling	Oil bound Distemper
Toilets	Ceramic Tile Flooring & Cladding, Conventional

External Glazings	
Windows / Aluminum / External Glazing	Clear glass with powder coated UPVC Frames in habitable rooms and Aluminum / UPVC Glazing with clear /

Doors	
Internal Doors	Veneer Finished Flush Doors
Entrance Doors	Double Leaf Doors

Electrical Fixtures/Fittings	
Modular switches of North West / Crabtree or equivalent make, copper wiring, ceiling fans in all rooms (except toilets) and ceiling light fixtures in	

Power Back-up	
100 % DG Power back-up as mentioned below:-	
a) 3 BHK + S. Room	Not exceeding 9 KVA per apartment

Security System	
Secured Gated Community with access Control at entrances. CCTV in driveway of Parking Basements, Ground Floor and Basement Entrance Lobbies and inside the car of elevators.	

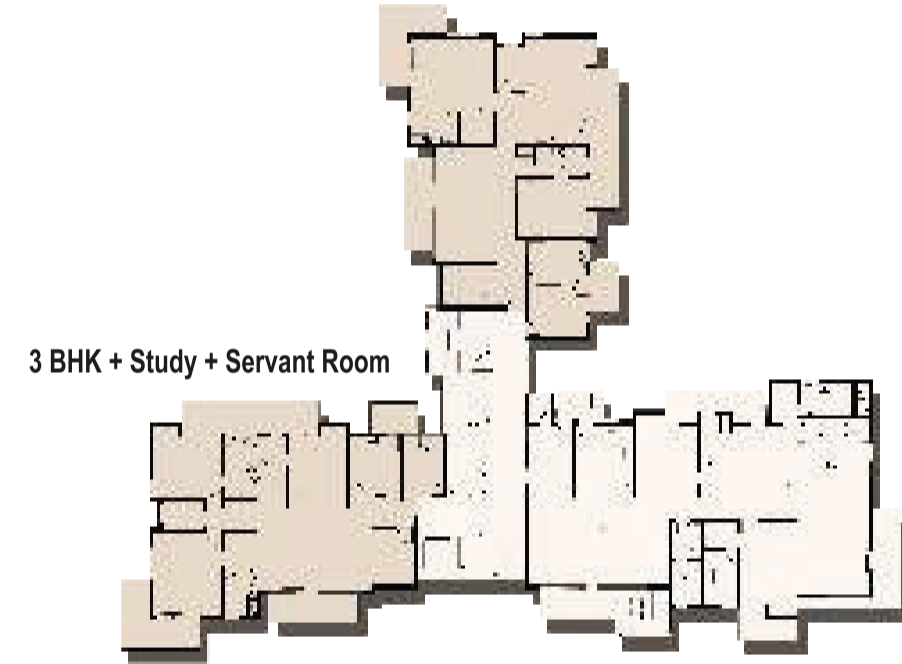
Lift Lobby	
Lifts	High Speed Elevators
Lift Lobby Floors	Combination of Granite /Marble/Tiles
Lift Lobby Walls	Combination of Granite/Acrylic Emulsion Paint

Staircases	
Floor	Stone Finish
Walls	Flat Oil Paint

Special Features (2 Clubs Membership) One Exclusive and One Main	
CLUB Exclusive	Swimming Pool on Roof Top, Gym, Steam
	Sauna and Juice Bar
Main CLUB Room,	Party Lawn, Card Room, Snooker
with	Aerobics / Yoga Centre, Gymnasium
	Modern Equipments, Steam & Sauna, Badminton Court, Tennis Courts,

*Disclaimer : The Developer/Owners/Architects reserve absolute right to alter/delete any details, specifications, materials, etc as they deem fit without any notice. Marble/Granite natural materials have inherent characteristics of colour and grain variations.

**3 BHK + Study + Servant Room
Iconic Tower**
3 BHK + Study + Servant Room



3 BHK + STUDY + SERVANT ROOM

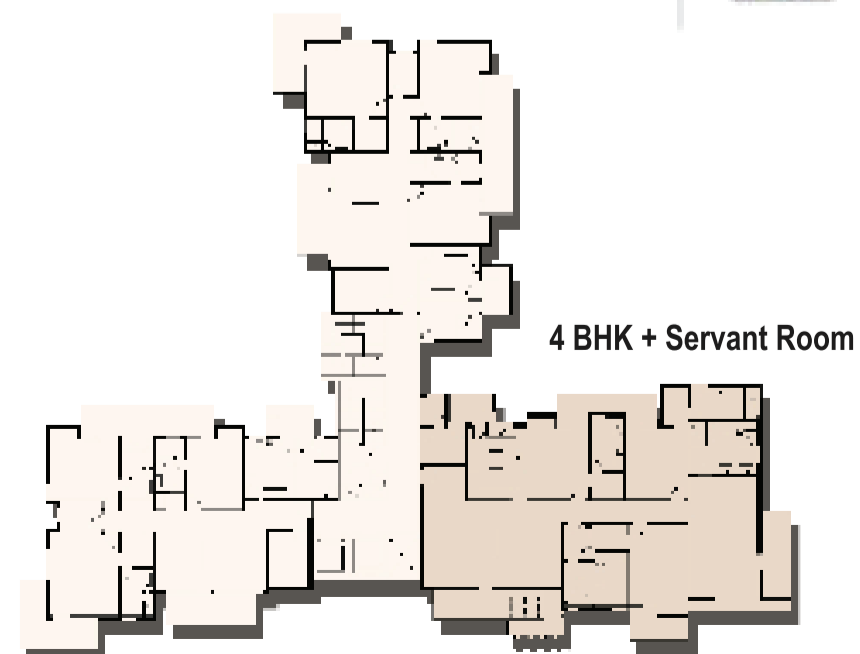
SUPER AREA - 2905.00 SQ. FT.

Each apartment is tailored to match your opulent tastes. Sophisticated concepts welcome you through a lobby and leads to a huge space of Drawing room attached with a Dining area. The 2 bedrooms and the master bedroom exude warmth and exceptional comfort. All the bedrooms are attached with remarkable bathrooms. The kitchen is thoughtfully designed to maximize space. The spacious and wide balconies around all the four corners radiate a sense of freedom and serenity.

Disclaimer – In the interest of maintaining high standards, all floor plans, areas, dimensions and specifications are indicative and are subject to change till the final completion of the project. (1 sq. Mtr. = 10.764 Sq.Ft. and 1 meter = 3.2808 feet)



4 BHK + Servant Room
Iconic Tower



4 BHK + Servant Room

4 BHK + SERVANT ROOM

SUPER AREA - 3865.00 SQ. FT.

Adhering to the tasteful décor and furnishings these apartments welcome you through a lobby area leading to a huge area of drawing room and dining room. Magnificence reflects on entering the drawing room opposite to which is an equipped kitchen. The 3 bedrooms are designed to give the sense of privacy where as the master bedroom is simply A grandeur. Elegantly styled balconies with each bedroom and the drawing room beautify each corner of the apartment. Personal splash pool assures the luxurious time in this heavenly abode.

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PRICE LIST

TYPE	AREA'S	SALES PRICE
3 BHK + STUDY+ SERVANT ROOM	2905 SQ. FT.	₹ 6250 SQ. FT.

OTHER CHARGES	
IFMS	₹ 100/- Per SQ.FT.

SUPER SUBVENTION PAYMENT PLAN (NO EMI/PRE-EMI TILL OFFER OF POSSESSION)	
At The Time Of Booking	10% of Sales Price *(To Be Paid By The Client)
Within 30 Days From The Date Of Booking	75% Of Sales Price *(To Be Disbursed From The Bank)
At the time of offer of Possession	15% of Sales Price *(To Be Paid By The Client) + IFMS + Other Applicable Charges

*Sales Price Includes : BSP + EDC/IDC + One Right to use Car Parking + Club membership Charges.

TERMS & CONDITIONS:

- All payments to be made in favor of "**Spaze Towers Private Limited A/C Privy AT4-Collection**".
- **Taxes are extra as applicable.**
- The stamp duty & other charges, as applicable, shall be paid along with the last installment.
- The Subvention Scheme is through ICICI Bank only. Sanction of loan is on sole discretion of ICICI Bank basis eligibility.
- The Validity of all above mentioned charges are at sole discretion of the company & could change at any prior notice.

KALISTAA

Sector 84, Gurgaon



Exclusive Channel Partner



Certified by Haryana Real Estate Regulatory Authority

www.propertyxpo.com

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HRERA Registration No.: 385 of 2017. 01 Sq. Mts=10.764 Sq. fts and 01 Acre =4046 Sq. Mts