

Pratham Dreams

3 BHK Luxurious Apartments

Grandeur
overlooking
the majestic
suburban hub.



Pratham
Dreams



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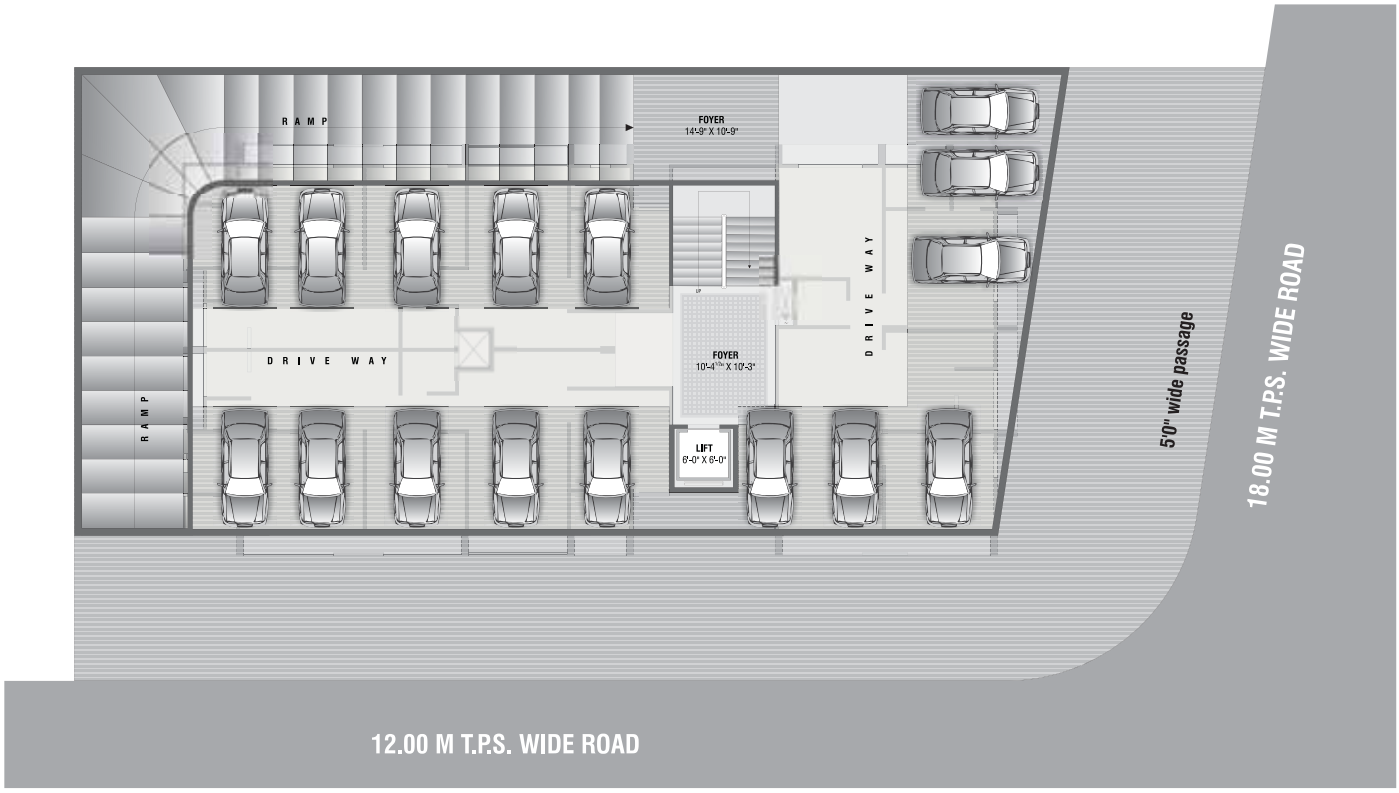


TYPICAL FLOOR LAY OUT PLAN

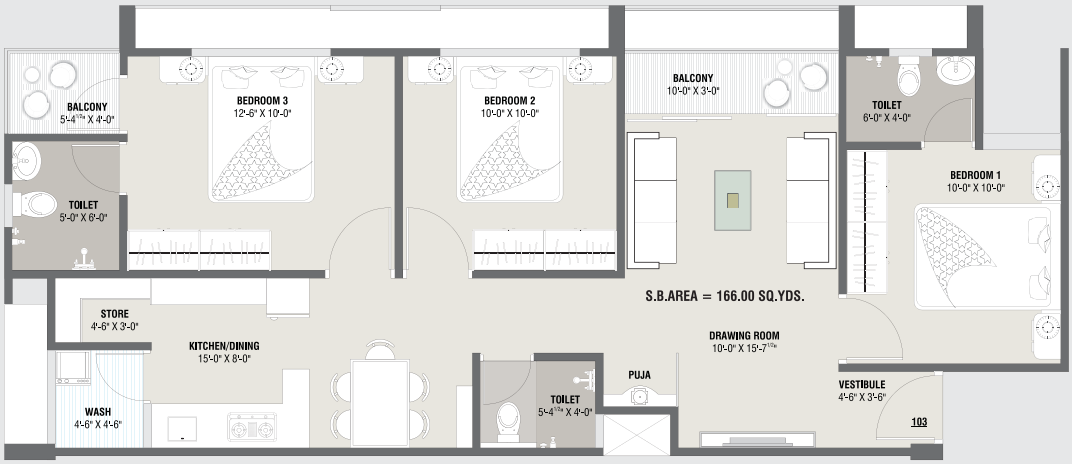


GROUND FLOOR LAY OUT PLAN

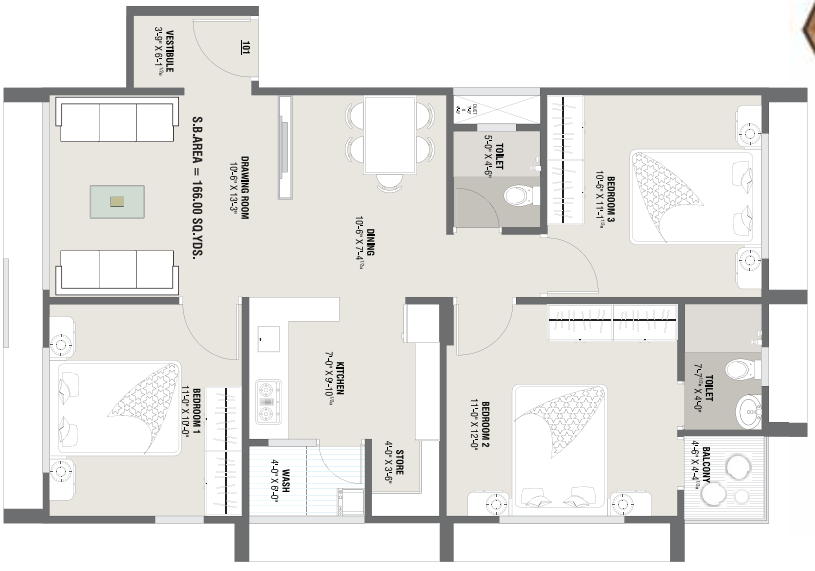




BASEMENT FLOOR LAY OUT PLAN (PARKING)


BALCONY
5'-4 7/16" X 4'-0"
BEDROOM 3
12'-6" X 10'-0"
BEDROOM 2
10'-0" X 10'-0"
BALCONY
10'-0" X 3'-0"
TOILET
6'-0" X 4'-0"
BEDROOM 1
10'-0" X 10'-0"
TOILET
5'-0" X 8'-0"
S.B.AREA = 166.00 SQ.YDS.
STORE
4'-6" X 3'-0"
KITCHEN/DINING
15'-0" X 8'-0"
DRAWING ROOM
10'-0" X 15'-7 7/16"
PUJA
TOILET
5'-4 7/16" X 4'-0"
VESTIBULE
4'-6" X 3'-6"
WASH
4'-6" X 4'-6"
103




VESTIBULE
3'-9" X 6'-1 7/16"
101
S.B.AREA = 166.00 SQ.YDS.
DRAWING ROOM
10'-6" X 13'-3"
DINING
10'-6" X 7'-4 7/16"
TOILET
5'-0" X 4'-6"
BEDROOM 3
10'-6" X 11'-1 7/16"
KITCHEN
7'-0" X 9'-10 7/16"
BEDROOM 1
11'-0" X 10'-0"
WASH
4'-0" X 6'-0"
STORE
4'-0" X 3'-6"
BEDROOM 2
11'-0" X 12'-0"
TOILET
7'-7" X 4'-0"
BALCONY
4'-6" X 4'-7 7/16"







A private recreation area for children that not only allows them to have fun with friends but also helps in their creative development. for active mornings and evenings or a tough little match with neighbourhood mates.

specification

Living Room

Photograph

FLOORS
- Italian stone finish tiles with appropriate border

WALLS
- Appropriate surface Treatment with Birla White Putty

INTERNAL FINESTRATIONS
- Moulded Indian Wooden frames

FITTING AND FIXTURES
- Modular Switches
- Digital full H.D. cable connection
- Video Door Phone with Intercom facility

EXTERNAL FINESTRATIONS
- Floor to Lintel Heavy duty 3- Track Aluminum windows / Track with granite seal

Bed Room

Photograph

FLOORS
- Wooden Flooring With Appropriate Border in Master Bedroom and Big Size Double Charge Vitrified in other bedroom

WALLS
- Appropriate surface Treatment with Birla White Putty

INTERNAL FINESTRATIONS
- Moulded Indian Wooden frames

FITTING AND FIXTURES
- Piping and Cabling in Children Bedroom
- Modular Switches
- Digital full H.D. cable connection
- Electric Automation System in Master Bedroom

EXTERNAL FINESTRATIONS
- Floor to Lintel Heavy duty 3- Track Aluminum windows / Track with granite seal

Dining Room

Photograph

FLOORS
- Italian Stone Finish Tiles with appropriate Border

WALLS
- Appropriate surface Treatment with Birla White Putty

INTERNAL FINESTRATIONS
- Moulded Indian Wooden frames

FITTING AND FIXTURES
- Modular Switches

EXTERNAL FINESTRATIONS
- Floor to Lintel Heavy duty 3- Track Aluminum windows / Track with granite seal

Kitchen

Photograph

FLOORS
- Modular Kitchen with Elica Chimney and Hob

FLOORS
- Double Charge Vitrified big size appropriate tiles

WALLS / INTERNAL FINESTRATIONS
- Appropriate Digital ceamic tiles in remaining area

FITTING AND FIXTURES
- Sandwich Granite counter, RO System, Stainless steel sink and drain board, Flexible, Stainless steel fitting with concealed Hot water supply

Bathroom

Photograph

FLOORS
- Disigner Rustic Floor Tiles

FLOORS
- appropriate Digital Glare tiles up to the ceiling level

INTERNAL FINESTRATIONS
- Molded Granite Door Frames

FITTING AND FIXTURES
- All Tiles fully loaded with Branded single level CP fitting shower Sanitary Fixtures, Granite Counter with concealed Hot Water Supply, Geyser in the Toilet

Entrance Foyer

Photograph

FLOORS
- Italian floor with other appropriate stone finishes for design

WALLS
- Decorative wall tiles cladding

CEILINGS
- POP false ceiling with plastic emulsion paint

FITTING AND FIXTURES
- Planters & Appropriate Interior Decorations

Lift Lobbies / Corridors

Photograph

FLOORS
- Italian stone finish flooring

WALLS
- Appropriate surface Treatment with plastic emulsion / textured paint

INTERNAL FINESTRATIONS
- Moulded Indian / Imported frames clear glass

FITTING AND FIXTURES
- A.C. Reception of ground floor, Planters, Censor Operated lighting door in lobbies, C.C.T.V. Camera & appropriate interior decorations

ELEVATORS
- S.S. Automatic one elevator of Branded Company

Balconies

Photograph

FLOORS
- Anti Skid Floor Tiles

WALLS
- Weathercoat Emulsion

FITTING AND FIXTURES
- Selected Finish Railing

Structure
- Earth-quake resistant (with seismic code)
- RCC framed structure with external blocks mansonry with double coat plaster work

Electrial
- 3 Phase Copper electrical wiring throughout in concealed conduit with provision for light point
- Power point, TV and Telephone sockets with protective MCB's

External Finish
- All weather texture paint with stone / Aluminum composite cladding and grit work at selected areas

Plumbings
- C & U PVC pipe for both hot & cold supply
- Tubewell and underground water supply system through installation of VDF water pumps

Security
- 24x7 Gated Security surveillance system with high frequency camera and equipments

Anti Termite Treatment
- Pest Control Treatment

Terrace
- China Mosaic flooring in terrace area giving heat resistance and waterproofing

Fire and Safety
- As per regulations and sprinklers in basement

Water Supply
- 24 hrs Water Supply

Road
- RCC road and paver block dust free

Key Plan

Legal Notes: This Brochure is only for the project vision and not for legal use Changes / alterations of any nature including the elevations, exterior color scheme of the apartment or any other change affecting the overall design concept and outlook of the project are strictly NOT PERMITTED during or after the completion of the project. • All Legal, AMC, AUDA, Parking, Common Amenities & Area Development and Torrent Power chages and Maintenance Deposit will be charged extra Any additional charges, Taxes, cess or duties levied by the government local authorities during or after the completion of the project will be charged extra. • Developer reserve all the rights, for any changes without any notice. • Members internal alteration shall be done only with prior intimation and permission of the organizer and charges extra on the basis of 100% advance payments. • All dimensions show in the plans are approximate, average and unfinished and subject to variation. • All matter subject to Gandhinagar jurisdiction only. • This is a primary presentation brochure.

Pratham Dreams

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B/h. Ganga Residency,
Opp. Navpad Helios at Zundal,
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