



# THE ICON

## EXCLUSIVE RESIDENCES

Specifications Crafted for Iconic Living



01 |  **LIVING/DINING/FOYER**

|          |                                                          |
|----------|----------------------------------------------------------|
| Floor:   | Premium Marble/Engineered Stone or Equivalent            |
| Wall:    | Premium Grade Acrylic Emulsion Paint with Gypsum Plaster |
| Ceiling: | Premium Grade Acrylic Emulsion Paint with POP Punning    |

02 |  **MASTER BEDROOM**

|          |                                                          |
|----------|----------------------------------------------------------|
| Floor:   | Laminated Wooden Flooring or Equivalent                  |
| Wall:    | Premium Grade Acrylic Emulsion Paint with Gypsum Plaster |
| Ceiling: | Premium Grade Acrylic Emulsion Paint with POP Punning    |

03 |  **OTHER BEDROOMS/  
MULTIPURPOSE ROOM**

|          |                                                          |
|----------|----------------------------------------------------------|
| Floor:   | Laminated Wooden Flooring or Equivalent                  |
| Wall:    | Premium Grade Acrylic Emulsion Paint with Gypsum Plaster |
| Ceiling: | Premium Grade Acrylic Emulsion Paint with POP Punning    |

04 |  **MASTER TOILET**

|                              |                                                                                                      |
|------------------------------|------------------------------------------------------------------------------------------------------|
| Floor:                       | Premium Vitrified Tiles or Equivalent                                                                |
| Wall:                        | Premium Tiles with Mirror                                                                            |
| Ceiling:                     | Moisture Resistant False Ceiling with Acrylic Emulsion Paint                                         |
| Fixtures/<br>Fittings:       | Towel Rail, Toilet Paper Holder, Single Lever, Health Faucet, Shower Panel, Wall Hung WC, Wash Basin |
| Counter Top:                 | Granite/Synthetic Stone Counter Top                                                                  |
| Steam Bath Unit:             | Kohler/Jaquar/Grohe or Equivalent Make                                                               |
| CP Fittings & Sanitary ware: | Kohler/Jaquar/Grohe or Equivalent Make<br>Shower Cubical                                             |

05 |  **OTHER TOILETS**

|                     |                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------|
| Floor:              | Premium Vitrified Tiles or Equivalent                                                                          |
| Wall:               | Premium Tiles with Mirror                                                                                      |
| Ceiling:            | Moisture Resistant False Ceiling with Acrylic Emulsion Paint                                                   |
| Fixtures:           | Towel Rail, Toilet Paper Holder, Single Lever, Health Faucets, Wall hung WC, Wash Basin, Ceiling & Hand Shower |
| Counter Top:        | Granite/Synthetic Stone or Equivalent                                                                          |
| Sanitary ware:      | Kohler/Jaquar/Grohe or Equivalent Make                                                                         |
| CP Fittings:        | Kohler/Jaquar/Grohe or Equivalent Make                                                                         |
| Toilet Accessories: | Kohler/Jaquar/Grohe or Equivalent Make                                                                         |

06 |  **KITCHEN**

|                        |                                                                                                                                                                                                                   |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor:                 | Premium Vitrified Tiles or Equivalent                                                                                                                                                                             |
| Wall:                  | Premium Tiles with Mirror                                                                                                                                                                                         |
| Ceiling:               | Premium Grade Acrylic Emulsion with POP Punning                                                                                                                                                                   |
| Counter Top:           | Granite/Synthetic Stone or Equivalent                                                                                                                                                                             |
| Fixtures/<br>Fittings: | Modular Kitchens with Hob, Chimney, RO. Brand-(Samsung/LG/IFB or Equivalent)<br><br>Sink - Double Bowl (Franke/Jayna or Equivalent Make)<br>Extendable Faucet (Grohe/Kohler/American Standard or Equivalent Make) |

07 |  **BALCONIES/  
TERRACE/DECK**

|           |                                               |
|-----------|-----------------------------------------------|
| Flooring: | All weather-Anti Skid Tile Floor/WPC flooring |
| Wall:     | Exterior Grade Paint or Equivalent            |
| Ceiling:  | WPC Paneling                                  |
| Railing:  | SS Balusters with laminated double glass.     |

08 |  **SERVANT/  
UTILITY ROOM**

|          |                                      |
|----------|--------------------------------------|
| Floor:   | Tiles or Equivalent                  |
| Wall:    | Gypsum Plaster with Acrylic Emulsion |
| Ceiling: | POP Punning with Acrylic Emulsion    |

09 |  **UTILITY BALCONY**

|          |                                                              |
|----------|--------------------------------------------------------------|
| Floor:   | Superior quality Vitrified/Anti-Skid Tiles or Equivalent     |
| Wall:    | External Grade Putty & Exterior Weather Shield or Equivalent |
| Ceiling: | Weather Proof Paint                                          |

10 |  **UTILITY TOILET**

|                              |                                                              |
|------------------------------|--------------------------------------------------------------|
| Floor:                       | Anti-Skid Tiles or Equivalent                                |
| Wall:                        | Tiles or Equivalent                                          |
| Ceiling:                     | Moisture Resistant False Ceiling with Acrylic Emulsion Paint |
| Sanitary ware & CP Fittings: | Hindware/Parryware or Equivalent Make                        |

11 |  **GENERAL ITEMS**

|                        |                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------|
| Fixtures/<br>Fittings: | Smart Switches of north west/crab tree/MK or equivalent make, copper wiring and ceiling light fixtures in balconies. |
|------------------------|----------------------------------------------------------------------------------------------------------------------|

12 |  **SECURITY**

|                                                                                         |
|-----------------------------------------------------------------------------------------|
| DG Power Back up, Secured gated community with access control system, CCTV in all areas |
| Video Door Phone                                                                        |
| Firefighting system with Sprinklers, Smoke Detector etc. as per NBC norms               |

13 |  **DOORS**

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Main Door:      | Engineered Door Frames with Veneer Flush Door in Matt Finish or Equivalent with Digital Lock |
| Internal Doors: | Aluminium/Engineered Door Frames with laminated Flush Doors or Equivalent                    |

14 |  **LIFT LOBBY**

|            |                                                     |
|------------|-----------------------------------------------------|
| Floor:     | Premium Vitrified Tiles or Equivalent               |
| Wall:      | Combination of Marble/Veneer/Gypsum Plaster & Paint |
| Staircase: | Terrazzo/Mosaic Tiles/Vitrified Tile/Restile        |

15 |  **EXTERNAL GLAZING**

|                      |                                                                                                                                                                                        |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Windows/<br>Glazing: | Energy Efficient Single Glass, Tinted/Reflective Glass with Aluminium/UPVC frames (Two Track) in all habitable areas. Single Pinhead/Tinted/Clear Glass in all toilets & Utility Rooms |
| Balcony Railing:     | SS Balusters with laminated double glass.                                                                                                                                              |

16 |  **AIR CONDITIONING**

|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| VRV/VRF air conditioning with ducting in Living & Dining area and Hi-wall unit in Bedrooms excluding toilet & servant room |
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