



Luxe Residences

1078, Sector 14, Faridabad

Architect: Innovative Spaces

For Enquiry: +91-9810095290

LUXE RESIDENCES



Live Life King Size in 500 Sq yards of spacious luxury floors in most sought-after posh locality in Delhi NCR (Faridabad)

Welcome to Luxe Residences, unbeatable luxurious independent floors at free hold HUDA plots in Sector 14, Faridabad. Spread over 500 sq yard, our spacious 4 BHK homes have a sophisticated style statement and are equipped with premium specifications. Each of our residence is designed to give you feel of villa life; spacious rooms with ample sitting, large wardrobes, big bathrooms with elegant vanity, shower glass cubicle and much more. There is also a maid room with private toilet on the same floor and multi-purpose room on stilt floor with toilet facility for each floor. Live with a peace of mind and enhanced sense of security with smart video door phones and CCTV cameras that ensure that only friendly faces visit your home. Our future friendly homes also offer provision for two/three car parking independent bays with individual gates (no interference of other occupants (whatsoever) with provision for EV car charger as we know how important would this be in near future if not right now.

Make a bold statement with a Luxe residence address.

OUR TEAM:

Our esteemed founder, Mr. Sanjeev Chandra, is a well-known entrepreneur, investor, and visionary. He is highly regarded and trusted for his integrity, big thinking and delivering on his commitments. He is supported by Mr Akshit Chandra, a Civil Engineer from IIT, Delhi and Mr Rajiv Gupta who is a Civil Engineer from Thapar Institute of Engineering and Technology, Patiala with experience of more than three decades as superintendent engineer at UP Housing Board. The finance team is led by Mr Sharat Chandra, a graduate of Sri Ram College of Commerce, Delhi University. The day-to-day supervision is led by Mr Hemant Kumar who is a qualified Civil Engineer with more than five-year experience.

OUR VISION:

Our vision is to provide an elevated living experience that defines modern luxury. Our upscale residences are designed to provide you with the utmost comfort and convenience. Our team of highly qualified Civil Engineers ensure that you get only the best-in-class construction quality with top quality products and no compromise on structural integrity.

Our philosophy is to offer our buyers a hassle-free plug and play experience. No need to deal with construction workers, painters, electricians, carpenters, etc. to build your dream home. Just carry your own loose furniture and articles and rest will be taken care by us.

We use only premium and highly-durable products in our construction - Italian marble for flooring, CP Teak (Nagpur Teak) wood for door frames, Grohe and Duravit premium products for bathroom and sanitary fittings, Norisys Cube series electrical switches, Finolex electrical cable and Supreme pipes for plumbing. The top-notch elevator is from Schindler.



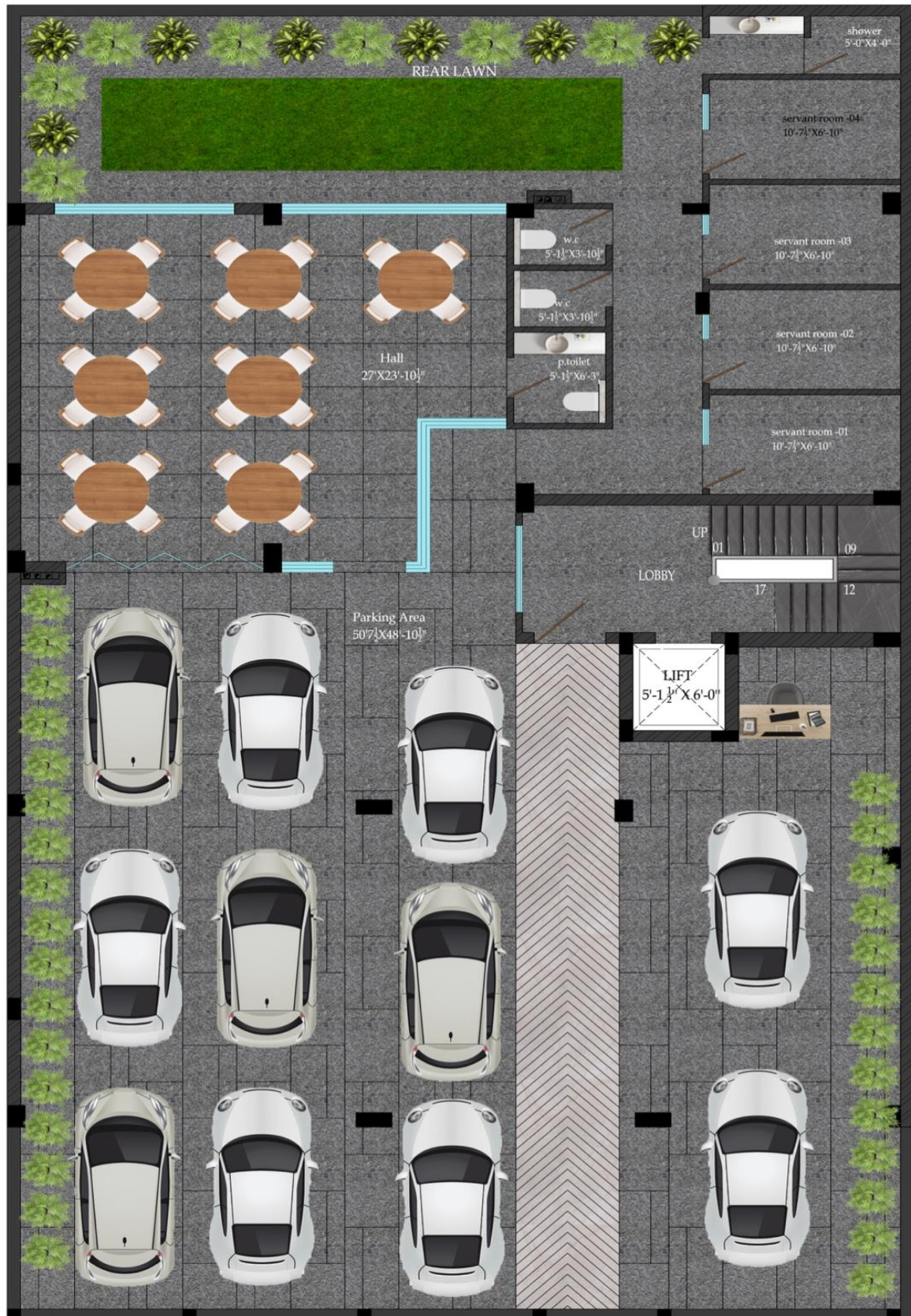
LOCATION PLAN & PLOT DETAILS



Plot Area	500 Sq. yds (50 ft X 90 ft)
Plot Address	1078, Sector 14, Faridabad
Project Location	Park Corner Plot, West Facing
Project Offering	<p>4 Luxury Floors with common elevator lobby, party lounge and individual gates for independent parking bays</p> <p>Each Unit has 4 bed rooms with toilets and dresser besides Maid's room with her private toilet, family lounge, drawing room, dining area, kitchen with separate wash area, balconies and space for Puja room on every floor besides individual Multi-utility room on stilt floor with toilet facility for each floor</p>
Unit Offering	Upper Ground Floor, First Floor, Second Floor & Third Floor with Terrace
Floor Heights	11' Floor to Floor



STILT FLOOR INDICATIVE LAYOUT



TYPICAL FLOOR INDICATIVE LAYOUT



BUILDING AMENETIES

Schindler Elevator from Stilt to Terrace	Air-Conditioned Party Hall with attached toilet	Power Back up
CCTV surveillance and Video Door Phone	Individual Auto control Underground and Terrace Water Tanks	Storage/ Servant room on each floor and stilt level
Reserved individual Parking Lane for two/three cars	Vaastu Compliant	Rain Water Harvesting
Termite Treatment	Automatic swing gate Provision	Electrical Car Charing Provision
Aluminium Windows in wooden finish with mesh	Lighting Automation in Drawing Room, Dining and Lounge	Modular Kitchen with Island Chimney, Hob, Built-in Microwave & Oven



RESIDENCE SPECIFICATIONS

(READY TO MOVE IN)

1. COMMON FACILITIES (FOR ALL FLOORS)

Switches and Switch Board	Premium Norisys Cube Series
Wires	Finolex
Wardrobe	Spacious wardrobes in each room with profile lighting and lacquered glass, PU paint and laminate shutters
Air Condition	Provision in all bed rooms, drawing room, dining, lobby, kitchen and master dressing room with Refrigerant piping & drain pipes
Door Phone & Smart Lock	Video door phone for each floor to connect with Main Entrance and Smart Lock at each floor entrance gate
CCTV	CCTV Camera for surveillance in common areas and critical areas in each floor
Water Tanks	Underground Water tanks & Over tank (2000 Lt) - Individual for each floor
Internet / TV	Fibre + Cat6 for Wi-Fi + Landline phonenumber provision in each room
Automation	Lighting automation in drawing room, family lounge and dining area and provision for remote control curtain in all rooms, living room and lobby

2. DINING / FAMILY LOUNGE

Size	30 ft 3 in X 15 ft 7 in
Flooring	Italian Stone Flooring
Walls	P.O.P with high quality paint
Ceiling	False Ceiling with cove lighting
Wooden door and door frame	CP Teak Wood with High Quality PU Polish
Sliding door and window	Wooden Finish Aluminium with SS Mesh



3. DRAWING ROOM

Size	17 ft 9 inches X 14 ft
Flooring	Italian Stone Flooring
Walls	P.O.P with high quality paint
Ceiling	False Ceiling with cove lighting
Sliding door and window	Wooden Finish Aluminium with SS Mesh

4. KITCHEN (Designer modular kitchen as per design with laminated shutters)

Size	15 ft X 12 ft 9 in + 5 ft x 8 ft wash room area
Flooring	Anti-Skid Granite Stone finish
Walls	P.O.P with high quality paint Tiles above Dado
Ceiling	False Ceiling with cove lighting
Wooden door and door frame	CP Teak Wood with Hight Quality PU Polish
Sliding door and window	Wooden Finish Aluminium with SS Mesh
Shutters and Hardware	High quality acrylic shutters, Best quality hardware including Blum fittings
Fittings	Island Chimney, Hob, Built In Oven, Built In Microwave, Electrical and plumbing provision for Dish Washer



5. BEDROOM (4 ROOMS)

	Room Size	Dressing Room Size
Room 1	13 ft 9 in X 17 ft 6 in	Wardrobe inside room
Room 2	14 ft 6 in X 17 ft 0 in	7 ft 6 in X 6 ft 6 in
Room 3	16 ft 0 in X 14 ft 0 in	9 ft 7.5 in X 7 ft 1.5 in
Room 4	14 ft 0 in X 17 ft 0 in	8 ft 0 in X 7 ft 0 in
Flooring	Italian Marble Flooring	
Walls	P.O.P with high quality paint	
Ceiling	False Ceiling with cove lighting	
Wooden door and door frame	CP Teak Wood with Hight Quality PU Polish	
Sliding door and window	Wooden Finish Aluminium with SS Mesh	

6. TOILETS (4 NOS)

Size	9 ft 4.5 in X 6 ft 0 in 9 ft 0 in X 6 ft 6 in 9 ft 0 in X 8 ft 0 in 9 ft 0 in X 7 ft 0 in
Flooring	Italian Marble and Designer Tiles
Walls	Italian Marble and Designer Tiles
Ceiling	False Ceiling with cove lighting and ceiling fan
Wooden door and door frame	CP Teak Wood with Hight Quality PU Polish
Sanitary Ware	Duravit
Sanitary Fittings	Grohe
Other Fixtures	Geyser & Exhaust Fan
Shower	Glass Cubicle with rain shower



7. SERVANT ROOM WITH INDEPENDENT TOILET ON EACH FLOOR

Room Size	5 ft 0 in X 8 ft 0 in (Room) 5 ft 0 in X 5 ft 3 in (Toilet)
Flooring	Anti-Skid Tiles
Walls and Ceiling	High quality paint
Door and Door Frame	CP Teak Wood with Hight Quality PU Polish
Sanitary Ware & Fittings	Duravit & Grohe (Individual geyser also provided for hot water)

8. BALCONIES (FRONT & REAR SIDE)

Size	50 ft 0 in X 6 ft 0 in
Flooring	Full body anti-skid tiles
Walls	Putti with paint
Railing	12mm toughened Glass Railing with S.S. bar



3D CONCEPT IMAGES OF INTERIORS





BUILDING SPECIFICATIONS

LIFT:

Schindler Passenger Lift (S.S. Hairline Finish Cabin & Doors)

Accessible till terrace with 1 year warranty from manufacturer.

STAIRCASE:

Flooring	Granite with Bull Nosing
Walls	Putti with paint
Light	General Lighting Arrangement with ambient step lights
Railing	S. S. Railing
Opening Door & Window	CP Teak wooden door with Toughened Glass Window

Lift Waiting Area with sofa fitting for comfort and style

STILT PARKING AREA

Lanes	4 Individual Lanes (2/3 cars) for each floor with independent gates
Flooring	Granite Stone
Walls	Plain Plaster with Paints
Ceiling	POP with cove lighting
Other Amenities	Individual underground water tanks with submersible Motors, Provision for electric car charger,



COMMON PARTY LOUNGE

Air-Conditioned party lounge on stilt level which can easily accommodate 25-30 persons with collapsible aluminium doors to allow party of up to 100 persons if no cars parked in parking area. It is attached with a powder toilet with Duravit sanitaryware and Grohe Sanitary fittings and accessories.

Size	27 ft X 23 ft
Flooring	Granite Flooring
Walls	POP with high quality paint
Ceiling	False Ceiling with cove lighting
Amenities	Air Conditioned
Sliding door and window	Aluminium glass sliding and openable doors
Toilet	Powder room done with designer tiles and equipped with WC, Urinal and Washbasin for comfort of guests.

SERVANTS BLOCK ON STILT

Flooring	Antiskid Tiles
Walls	Putti with high quality paint
Ceiling	POP with Paint
Toilet	Common Toilet with Indian and Western W.C, Washbasin, and Bathing Area



SALIENT FEATURES

- Best corner plot adjacent to park located in most posh sector in Faridabad – sector 14
- Vaastu compliant layout with rain harvesting, termite treatment, spacious lounge, dining and drawing room, 4 bedrooms with attached wardrobe and toilets, puja room, kitchen and Maid room with independent toilet on same floor.
- Equipped with all fans, geysers, R.O., inverter, water softener
- Individual parking lane with private gates for parking space up to 2/3 cars. We have made provision with electrical cable for charger for EV cars and automatic swing gates automation which can be installed by you at extra cost but without any hassle if you like.
- Air-conditioned party lounge with stylish attached Toilet for common use
- Italian marble flooring with top class diamond polish
- Schindler elevator with SS hairline and beautiful interiors
- Modular kitchen with high quality acrylic shutters, piped gas provision best quality hardware including Blum fittings, Built In microwave & Oven, Island chimney and Hob
- CP teak (Nagpur teak) for all wooden door frames
- Wooden finish aluminium doors with SS mesh
- Hi-class Grohe and Duravit bathroom fittings
- Shower glass cubical and panels in bathrooms
- Two 2000 Lt water tanks (underground and terrace) for each floor with automatic start motor for hassle free operation
- CCTV surveillance in all sensitive areas for high security
- Maids room with private toilet on each floor
- Extra multi utility room for each floor on stilt with common toilets, bath and washbasin.
- Ample wardrobe space with profile lighting for each room and three dressers' rooms
- Large balcony with Real Outdoor Wood under decking
- Lighting automation in drawing room, lounge, and dining area
- Provision for remote control curtains
- Dedicated Space for Washing Machine
- Internet enabled by CAT6 cable in entire floor
- Power Back up with Inverter

