

## The Township

- A fully integrated, self-sufficient township.
- Master planned and landscaped by the world's 2nd largest architectural firm - Aedas, Hong Kong.
- Offering residential units ranging from Villas, Courtyard Homes, Town Houses, Row Houses to different sizes of apartments.
- Each enclave with unique landscaping features - all integrated through a common theme.
- Features like finger parks, pocket parks & river front development.
- A world class club designed to provide an international lifestyle to the residents.
- Highest standards of maintenance to be provided in the township.
- Good infrastructure, electricity, water supply and a 3 tier security system are amongst some of the other benefits.



## Specifications

<b>WALL FINISH</b>	
Internal	: Two coats of putty with primer coat
External	: Weather proof exterior grade paint
<b>FLOORINGS</b>	
Living/ Kitchen/ Bedroom	: Vitrified tiles (600 x 600 mm)
Balcony	: Ceramic tiles (300 x 300 mm)
<b>KITCHEN</b>	
Dado	: Ceramic tiles - 600 mm above platform
Platform	: Granite platform
<b>TOILETS</b>	
Floor	: Concept ceramic tiles
Dado	: Concept ceramic tiles - 2100 mm height
Fittings	: Ceramic fixtures, CP fittings of Johnson/ Jaquar or equivalent
<b>DOORS</b>	
Main doors	: M. S. secure door
Internal doors/ Bathrooms	: Granite frame, laminated flush door
<b>WINDOWS</b>	: Aluminum window (powder coated)
<b>ELECTRICAL</b>	: Concealed wiring and MCBs etc. as required
<b>AIR CONDITIONER</b>	: Provision for one AC
<b>COMMUNICATION</b>	: Internal cabling, Wi-Fi and landline enabled



Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the concepts, layouts, plans, dimensions, elevations, etc. without prior notice or information.

## Township Amenities



CLUB



RETAIL



OFFICE SPACE

Road	: Paver blocks/ concrete/ Asphalt roads
Open spaces	: Designer landscaping, Paved walkways, Joggers track, Parks, Sitting pavilions
Water supply	: Potable water supply
Waste water	: Treatment system
Electricity mains	: Electrical sub-station, Underground cabling
Elect. Backup	: DG sets backup supply for common areas
Gas	: LPG reticulated supply system
Street lighting	: Adequate street lights on all roads
Security	: Gated community, Guard room, CCTV system
Clubhouse	: Restaurant, Gymnasium, Tennis courts, Activities room, Multi-purpose hall, Swimming pool
Shopping	: Neighbourhood convenience shopping



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## UNITY STUDIO APARTMENTS for the modern nuclear family

The Empyrean presents the most lucrative 1BHK & Studio apartments in the city that offer immense comfort and access to all luxury in a truly world-class township. Designed and made for the needs of the 21st century nuclear family, these homes come equipped with the security and luxury of premium residences.

- ▶ Sky view of river garden, river & the township
- ▶ Supported with two lifts of 13 person capacity
- ▶ Specially designed for hi-end nuclear families
- ▶ The central atrium facilitates natural ventilation & natural light to common room
- ▶ Facilitates all modern trends of living
- ▶ Lobby at ground floor for social functions and activities





STUDIO FLOOR PLAN

TYPICAL STUDIO FLAT



Unit Area	700 Sqft
Carpet Area	395 Sqft
Carpet Area with Balcony	481 Sqft
Balcony	9.6 ft x 6.4 ft
Toilet	4.11 ft x 7.5 ft

1 ft = 0.304 m and 1 Sqft = 0.093 Sqm

Unit Area	725 Sqft
Carpet Area	384 Sqft
Carpet Area with Balcony	504 Sqft
Living Room	13.9 ft x 10.6 ft
Bedroom	13.11 ft x 9.8 ft
Kitchen	7.5 ft x 6.8 ft
Balcony 1	7.9 ft x 4.11 ft
Balcony 2	7.9 ft x 6.4 ft
Toilet	7.5 ft x 4.11 ft

1 ft = 0.304 m and 1 Sqft = 0.093 Sqm

TYPICAL 1 BHK FLAT

