



The
Botanikā
Blissful Living



Amenities

- 7 level manicured landscaped gardens
- The Cafe
- World class Spa and Jacuzzi with a pool
- Squash courts
- Shuttle courts
- Banquet hall with 3 terraces
- Games room
- Gymnasium
- 32 seater mini theatre
- Yoga room
- Business Centre with meeting rooms and video conferencing
- All day fine dining restaurant
- Open air sports activities on the terrace
- Art Gallery at mezzanine floor
- Arena – sports, games and recreation





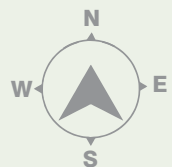
The Podium of Luxury

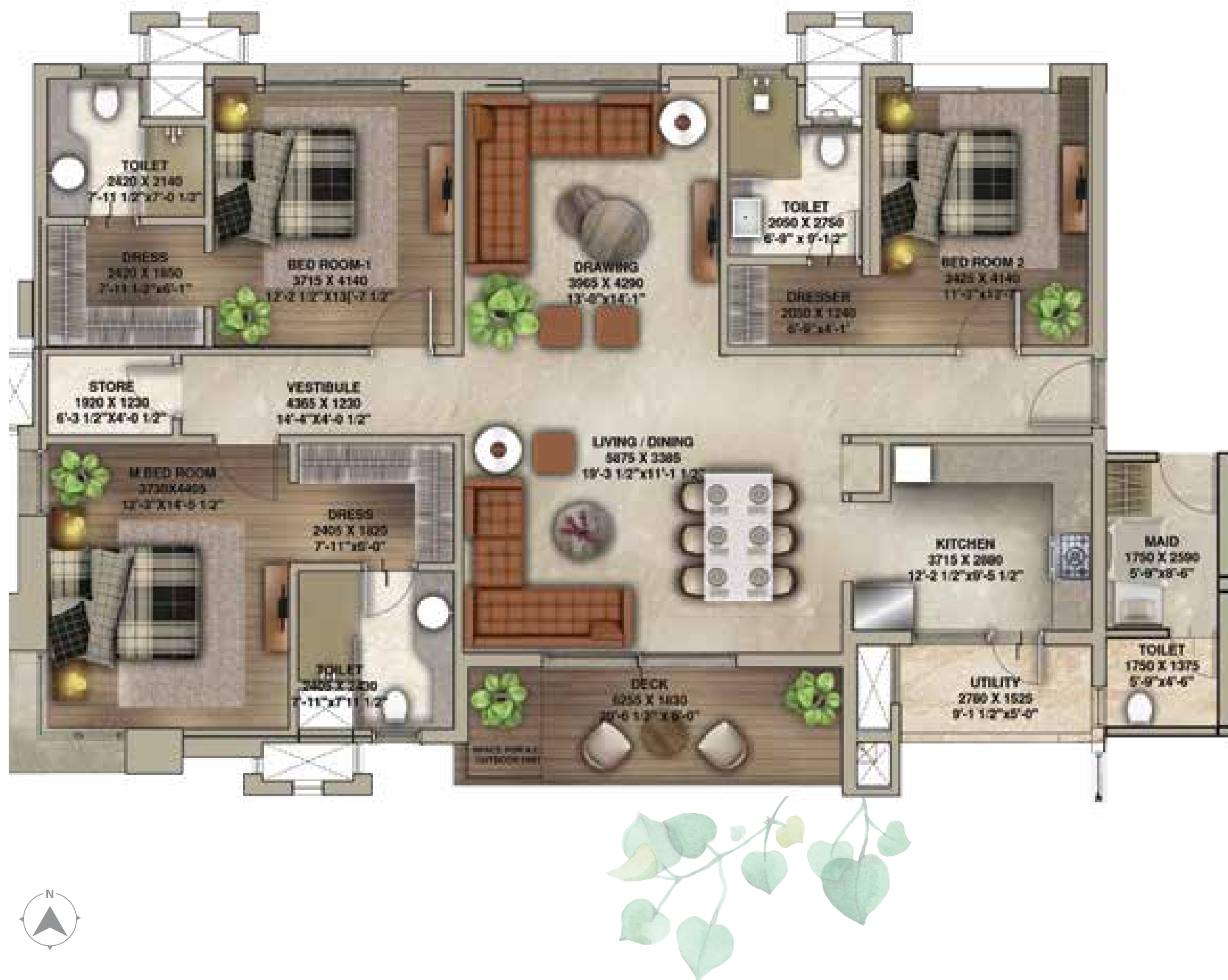
1. Meditation Pavilion
2. Reflexology Path
3. Elder's Outdoor Gym
4. Entertainment Zone.
5. Lawn
6. Cafe Lounge
7. Pool Area Sitting
8. Kids Pool
9. Swimming Pool
10. Party Lawn
11. Deck
12. Creche
13. Kids Play Area
14. Change Rooms
15. Sand Pit
16. Climbing Wall
17. Synthetic Mat
18. Skating Rink
19. Lawn
20. Hop Scotch
21. View Deck
22. View Deck





Alpine



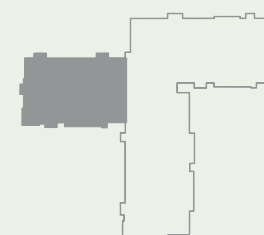


Alpine

Unit 1

3 BHK T1A

Apartment Area	2018 sq. ft.
SBUA (33.61% Loading)	2696 sq. ft.
Carpet Area	1648 sq. ft.
Balcony/ Utility Area	164 sq. ft.





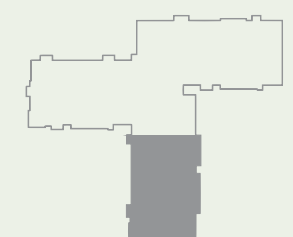


Alpine

Unit 2

3 BHK T2A

Apartment Area	2021 sq. ft.
SBUA (33.61% Loading)	2701 sq. ft.
Carpet Area	1649 sq. ft.
Balcony/ Utility Area	172 sq. ft.



Alpine

Unit 3

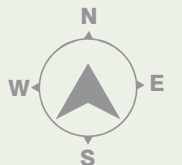
3 BHK T3A

Apartment Area	2034 sq. ft.
SBUA (33.61% Loading)	2717 sq. ft.
Carpet Area	1671 sq. ft.
Balcony/ Utility Area	168 sq. ft.





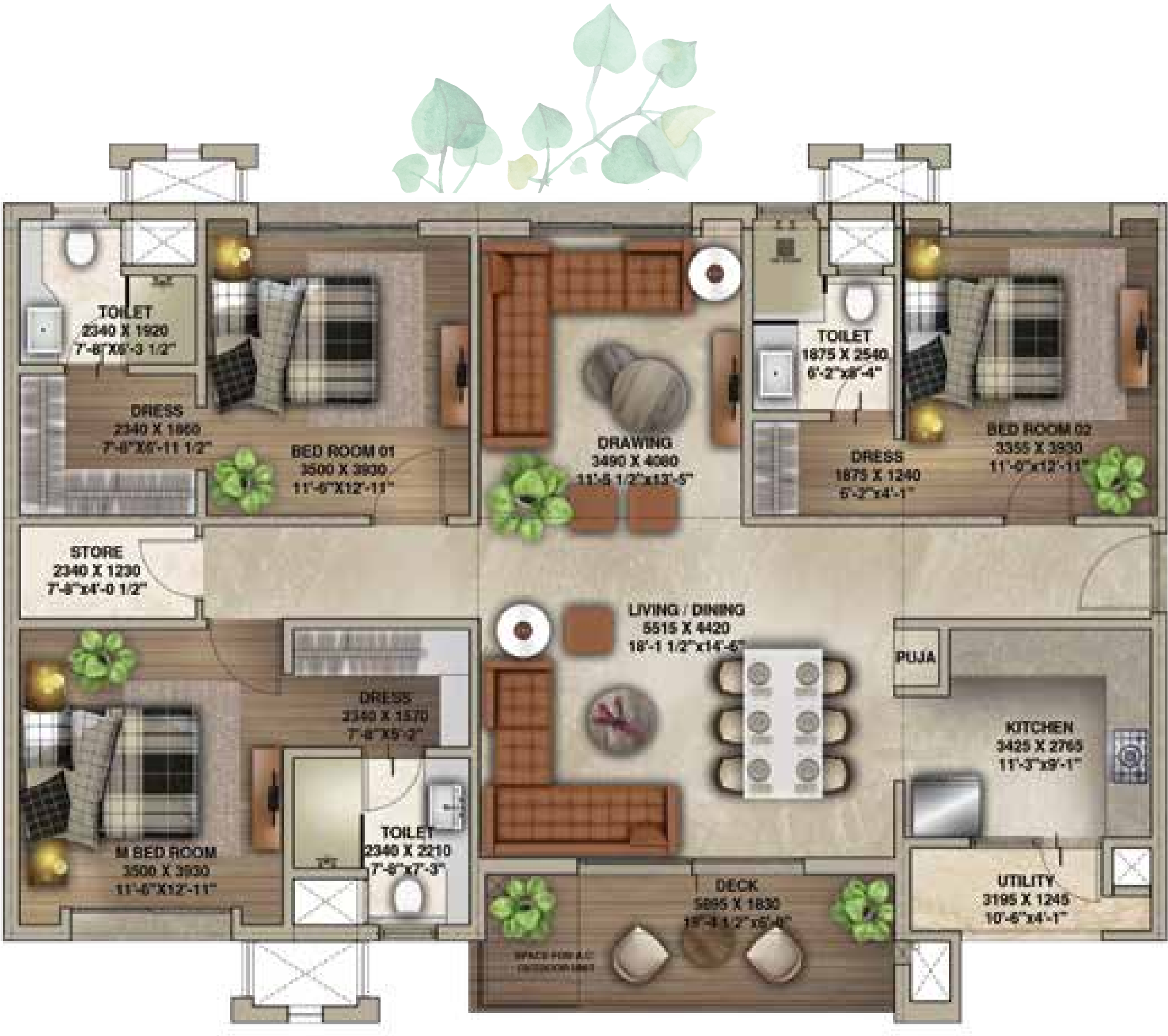
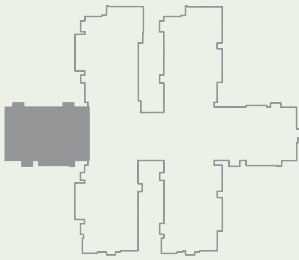
Aster



Aster
Unit 1

3 BHK T1B

Apartment Area	1688 sq. ft.
SBUA (33.61% Loading)	2255 sq. ft.
Carpet Area	1373 sq. ft.
Balcony/ Utility Area	145 sq. ft.



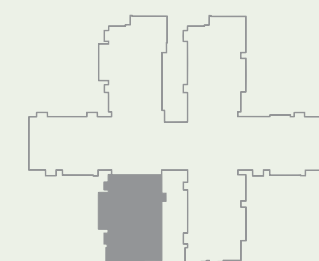


Aster

Unit 2

3 BHK T2B

Apartment Area	1813 sq. ft.
SBUA (33.61% Loading)	2422 sq. ft.
Carpet Area	1452 sq. ft.
Balcony/ Utility Area	178 sq. ft.

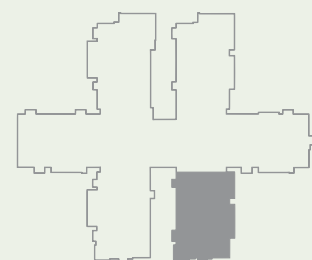


Aster

Unit 3

3 BHK T3B

Apartment Area	1738 sq. ft.
SBUA (33.61% Loading)	2322 sq. ft.
Carpet Area	1396 sq. ft.
Balcony/ Utility Area	163 sq. ft.



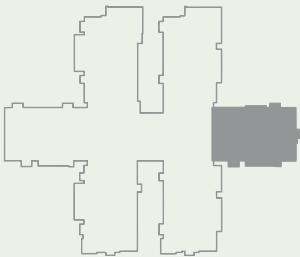


Aster

Unit 4

3 BHK T4B

Apartment Area	1700 sq. ft.
SBUA (33.61% Loading)	2272 sq. ft.
Carpet Area	1386 sq. ft.
Balcony/ Utility Area	145 sq. ft.



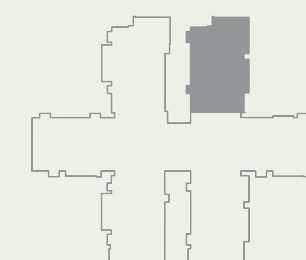


Aster

Unit 5

3 BHK T5B

Apartment Area	1886 sq. ft.
SBUA (33.61% Loading)	2521 sq. ft.
Carpet Area	1396 sq. ft.
Balcony/ Utility Area	320 sq. ft.

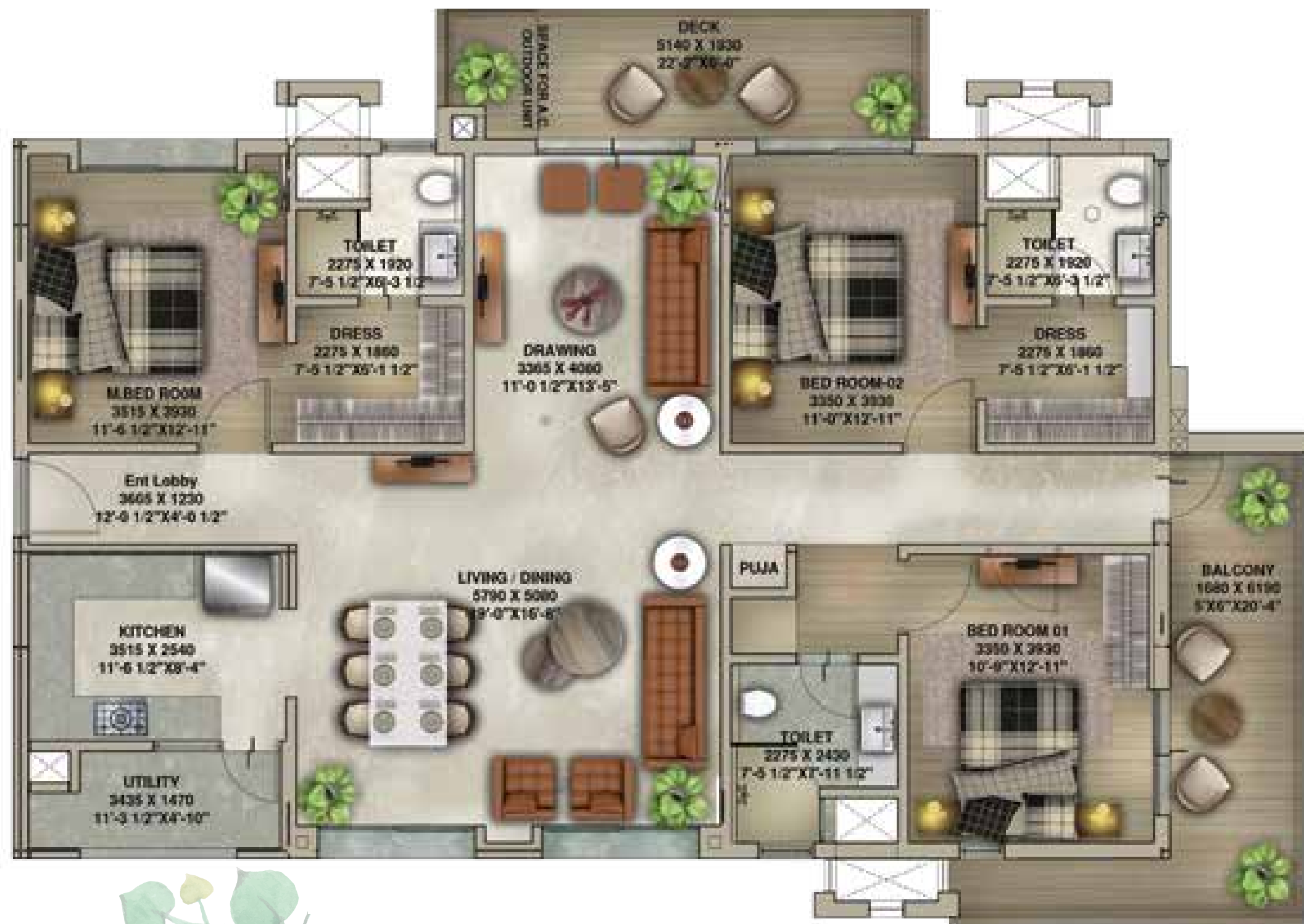
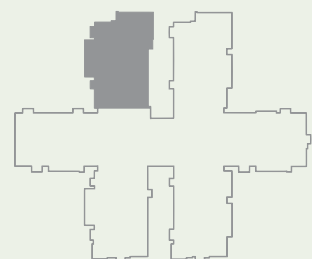


Aster

Unit 6

3 BHK T6B

Apartment Area	1950 sq. ft.
SBUA (33.61% Loading)	2605 sq. ft.
Carpet Area	1451 sq. ft.
Balcony/ Utility Area	287 sq. ft.





Specifications

ALPINE | ASTER | EMPRESS | CALADIA | BAY LAUREL

INTERNAL SPECIFICATIONS

FLOORING

Living/Drawing/Dining:	Marble
Bedrooms:	Laminated wooden flooring
Balconies:	Anti-skid vitrified tiles
Utility Areas:	Anti-skid ceramic tiles
Toilets:	Vitrified tiles
Kitchen:	Vitrified tiles
Servant's Room &Toilet:	Anti-skid ceramic tiles

DOORS/WINDOWS

Windows:	UPVC
Doors:	Flush doors with teakwood veneer finish

FALSE CEILING

False ceiling in POP (only in the common area and cornice in the bedroom corners)

TOILET

Sanitaryware & CP:	Kohler/Grohe/Equivalent make
Wall Cladding & Ceiling:	Granite/Anti-skid vitrified tiles & false ceiling

WATER SUPPLY

24 hours water supply

WALL FINISH

Smooth wall finish with acrylic emulsion paint

HOME AUTOMATION SYSTEM

Smart home automation

AIR-CONDITIONING

VRF energy efficient air-conditioning systems

ELECTRICALS

Concealed wiring with copper/aluminium wires with switches by Legrand / Schneider /equivalent make

POWER BACK-UP

100% power back-up



Site Layout

Location

 **RAJIV GANDHI INTERNATIONAL AIRPORT**
30 kms

 **DLF**
1 km

 **HITEC CITY**
1.5 kms

 **CHIREC INTERNATIONAL SCHOOL**
2.2 kms

 **FINANCIAL DISTRICT**
6 kms

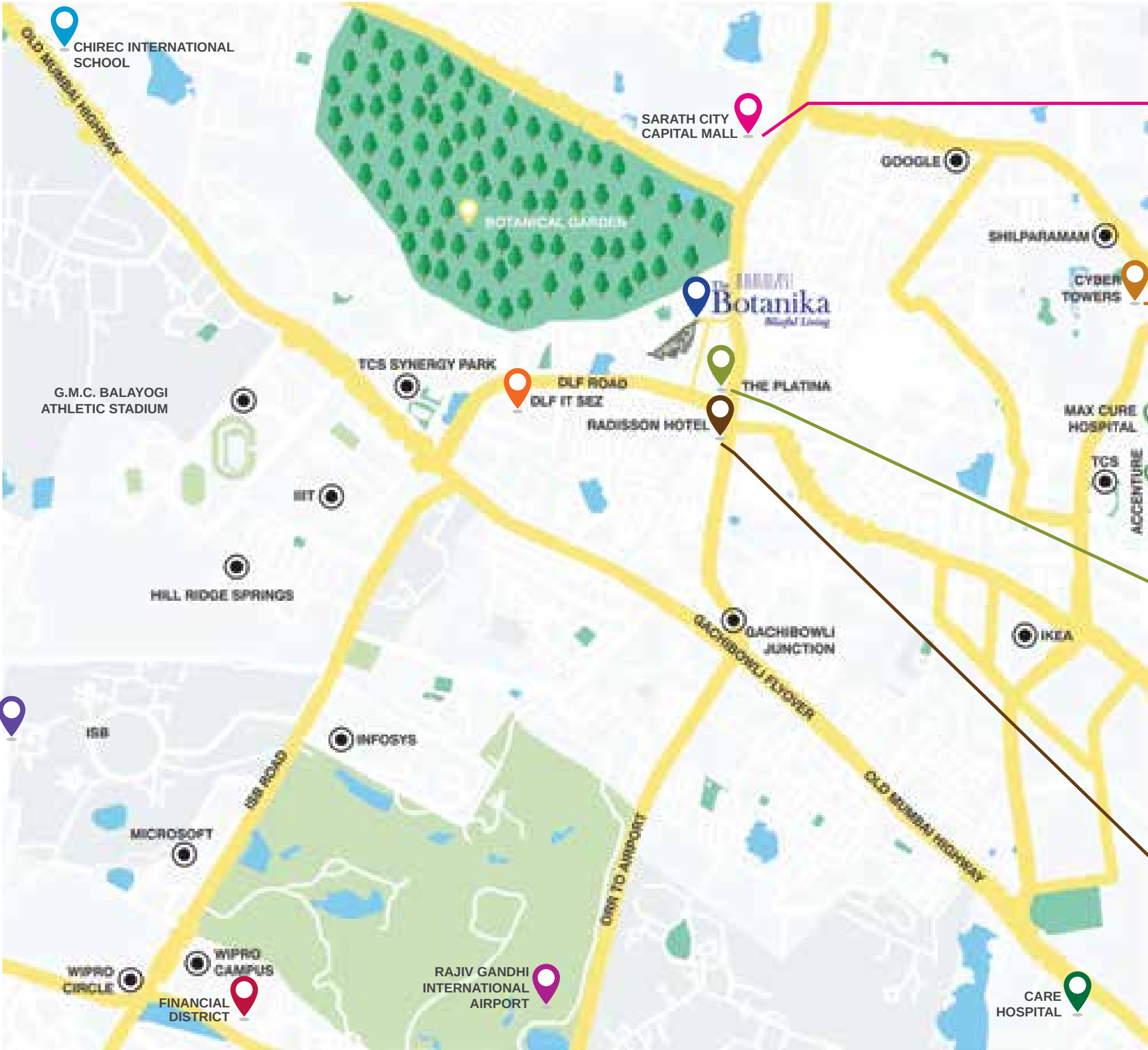
 **SARATH CITY CAPITAL MALL**
1 km

 **CARE HOSPITAL**
4.2 kms

 **ISB**
3 kms

 **RADISSON**
0.5 km

 **THE PLATINA**
0.5 km





The 
Botanikā
Blissful Living

Universal Realtors Pvt. Ltd.,

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