

A home that celebrates class



*Better home... Better Life*

**vista**

**BUILDER FLOOR 3 BHK CONDOMINIUM**

Plot # 257, BOOHBCS Layout, 1st Block, Naryan Nagar, Off Kanakapura Road

Life changes every moment, but some things are permanent: your aspiration for a successful career: your love for your family, your craving for delicious food, and your wish to be one with nature. At **Red Tree Vista** your wish to live amidst nature doesn't remain a wish.

A good home should offer you the balance of price and quality. And quality doesn't mean having to part savings. Red Tree Vista is designed to give you a whole new living ambience without a compromise on quality and features. At Red Tree Vista, your home will be a place that's meant to give you many reasons to celebrate the experience of living.







## PROJECT OVERVIEW

- Location : BOOHBCS Layout, Naryan Nagar, Off Kanakapura Road
- Land Area : 40 x 62
- Proposed Units : 4 Units
- Type of Units : 3 BHK of size 2125 Sq.ft.

### Expected Project

- Commencement : April 2016
- Expected Project Delivery : November 2017

### USP of Redtree

- Brick Construction
- Teak wood doors & Windows
- Composite pipes
- Villeroy & Boch sanitary ware
- Grohe bath fittings
- Renovo synthetic paints (Exterior)
- Quality construction
- Branded materials
- As the project size is small, only skilled laborers are used



## DETAILS THAT MAKE THE DIFFERENCE

Keep an eye on your premises from where ever you are; a high resolution IP camera provides real-time Video output that can be viewed by logging on to a designated server.

A GI mesh is embedded along corners of walls while plastering. This prevents chipping of edges and goes a long way in keeping the walls in great shape

Footlights provided at convenient locations in rooms and passenger show you the way at night.

All door handles are in smooth brush finished stainless steel. In addition to being beautiful, these accessories are pleasure to use.

By ensuring that the door does not ram on to the wall when flung open, this wall mounted magnetic door stopper protects both the wall and the door handle.

Concealed in the wall cisterns save space and result in a clutter free look. They are efficient and optimise water consumption.

### JINDAL COMPOSITE PIPES

It's Hygienic and Odourless. There is no bacterial or Fungal Growth and no Contamination. Resistant to heat or cold. No need for insulation against heat. Withstands temperature range – 2 Degree Celsius to 90 Degree Celsius. Keeps inner climate constant. Resistant to corrosion, does not rust or decay, No scaling or calcification. Resistant to chemical reaction, acids, salt and alkalis, may safely be used together. Low friction losses. Resistant to abrasion. UV Stabilized, Resistant to ultra violet rays

## COMPETITIVE ADVANTAGES

### BDA/BBMP Property means

- Clear Titles
- Hassle Free
- Readily available Civic Amenities like Cauvery Water, Sewerage system etc.,
- Wide Roads

More of Undivided Share of Land

High Land Value

Good Proximity

Can build to suit

Buying from a company that is existing for more than two decades

## B U I L D E R F L O O R A P A R T M E N T M E A N S :

- A builder-floor apartment is a building wherein the builder buys a piece of land and constructs flats in the form of a building and sells them to home buyers.
- A builder-floor is an independent floor which can be purchased at a cheaper rate within the city limits and wherein people can enjoy the luxuries of an independent home. Each floor of a builder-floor apartment has only one apartment built as per floor plan.
- A builder-floor apartment is an ideal luxurious living-option for people preferring a liberated and peaceful environment. A builder-floor is also available with built-to-suit options.
- **PRIVACY:** A builder floor apartment offers a greater amount of privacy as single dwelling unit per floor is generally provided with the implication that only a single family occupies the entire floor.
- They have spacious floor areas and balconies.
- They have elegantly-designed bay-windows.
- They are all open from four sides.
- They have the option of servant-quarter facility.
- They are well ventilated.
- They have premium-quality concealed electrical / plumbing fittings

High End Specifications with Branded Material Only

As construction is small scale  
-Only Skilled labour will be engaged in all departments



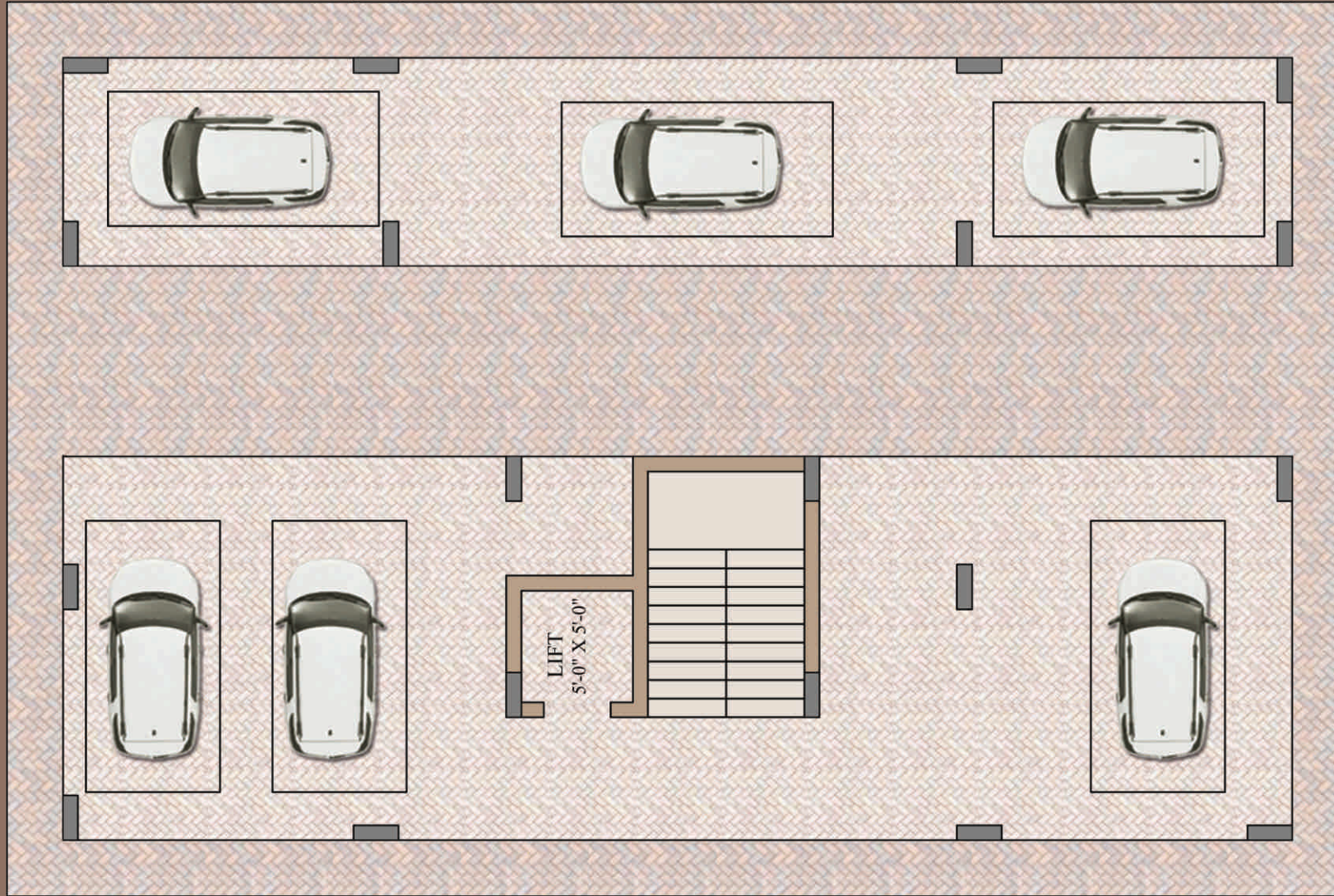
# Typical Floor Plan







# Stilt Parking Plan





# SPECIFICATIONS

**STRUCTURE:** RCC frame structure with masonry partitions. The height of each floor shall be 10ft from slab to slab.

**MASONRY:** High quality exposed brick masonry using specially procured high-strength brick. For the External Walls 9" and Internal Walls 4.6" Red Bricks masonry with plaster shall be provided. Stone masonry shall be provided for parts of the exterior Walls with deep-set waterproof pointing.

**PLASTERING:** Internal Cement mortar with lime rendering, External with sponge finish

## FLOORING & DADO

RAK make vitrified tiles 2x4 ft for Living, Dining and for all the bed rooms with spacers filled with **ROFF RAINBOW TILE MATE (RTM) EPOXY**.

RAK make Rustic finish vitrified tiles flooring for Kitchen

**Lobby** will have granite flooring with 4ft RAK make vitrified tile cladding, same for staircase with brushed stainless steel railing.

**Balcony** will have RAK make rustic finish vitrified tiles for flooring and railings according to elevation requirements.

**Parking** will have BASANT make terracotta tiles. Pavements and pathways will have dressed stone with grass in between.

**Kitchen:** Granite counter with Stainless steel sink with granite dado, above the counter up to a height of 2ft. Hot water connection shall be provided to the sink in the kitchen.

**Utility:** RAK make Rustic finish vitrified tiles for flooring with 7ft dado of RAK make vitrified tiles along with FRANKE make stainless steel sink with drain board.

**Pooja room** will have teakwood door frame and teakwood shutters, RAK make WHITE vitrified tile up to 7ft for all the 3 walls along with EMERALD PEARL granite flooring.

## SANITARY FIXTURES

**Water Closets:** Western style, porcelain EWC of Villeroy & Boch make sanitary ware, shall be provided in all bathrooms.

**Health Faucets:** Health faucets of GROHE make shall be provided in all bathrooms.

**Wash Basins:** Porcelain wash basins of Villeroy & Boch make sanitary ware, shall be provided in all bathrooms. All basins shall be provided with a 32 mm CP waste coupling & CP bottle trap of GROHE make.

**Showers:** Showers of GROHE EURO SMART with rain shower shall be provided in all bathrooms.

**Faucets:** All faucets shall be CP, heavy body metal fittings of GROHE. Hot water connection shall be provided to the shower and wash basin in each bathroom.

**Washing Machine Point:** One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.

**Plumbing:** All water supply lines and drainage lines shall be in Composite pipes of Jindal Make. Sewage lines shall be in CPVC.

## ELECTRICAL

**Wiring:** All wiring shall be of FINOLEX make, concealed in 19 mm dia, 2 mm thick PVC conduit pipes.

**Switches:** All switches shall be of CRABTREE. Apart from the basic light and fan controls, sockets shall be provided in the entire flat.

One **telephone and television point** each shall be provided in living and all the bedrooms.

A power connection of 8 KVA shall be provided to each flat.

# SPECIFICATIONS

## DOORS

**Frames & Shutters:** Main Door, Pooja Room will be of Burma teak. Rest of the Rooms and toilets shall be in Africanteak.

### DOOR ACCESSORIES

#### PALLOTTON HINGES

#### PALLOTTON TOWER BOLTS

**HARDWARE:** All hardware shall be in brush finished stainless steel. The main door shall be provided with 5<sup>TH</sup> LEVEL SECURITY I SECURE GODREJ LOCK along with Night latch and a GODREJ door eye viewer.

All other doors will be GODREJ SHANK ROSE MORTISE lock.

**Door stoppers:** Magnetic door stoppers shall be provided for the Main door and bedroom doors.

## WATER SUPPLY

24 Hours water supply from CAUVERY / BOREWELL with overhead tank and sump water.

## WINDOWS

**Frames & Shutters:** All the Windows shall be in African teak.

**Window Grills:** shall be of Bright Rods.

**Finish:** The internal door shutters and frames shall be provided with a melamine matt finish while the window shutters exposed to the elements shall be provided with oil staining finished with a brush or, alternatively, with PU (Polyurethane) finish.

### PALLOTTON HINGES WINDOW ADJUSTERS

## PAINT

**Paint:** All internal paint in Plastic emulsion (washable). For other areas, cement based paint shall be used. Any steel railings etc. shall be provided with a zinc- chromate primer and synthetic enamel paint.

**Exterior walls** will have weather resistant textured paint of RENOVO SYNTHETIC PLASTER PAINTING according to elevation requirements.

## LIFT

6 Passenger Automatic lift from **KONE** with ARD(Automatic Rescue Device)

NOTE: All specifications above are subject to change and decisions taken from time to time by the Developers shall be final and binding. In the brands mentioned above, the Developers may use equivalent brands at their discretion.

## SPECIAL FEATURES OF REDTREE PROPERTIES

### RENOVO SYNTHETIC PAINTING ADVANTAGES

Water repellent, Resistant to mildew, moss & growth of fungus, Less fouling.

Good adhesion and luminosity.

Does not burn; is fire resistant

## WATER PROOFING

All the bathrooms/utility/kitchen/balcony and the sump waterproofing will be done by DR.FIXIT using their product FASTFLEX.

## TERRACE WATER PROOFING: Dr. FIXIT ROOFSEAL

An elastomeric liquid waterproofing membrane which gives excellent waterproofing to the terrace and is extremely easy to use.

Life expectancy more than 10 years



# BRANDED MATERIALS USED

**GROHE**



**Crabtree**



**Villeroy & Boch**  
1748



**Jindal**



**RENOVO**

SYNTHETIC PAINTS

"RENOVO" SBWIC  
ALL SET TO TAKE THE  
WATER-PROOFING-CUM-INSULATING  
CHALLENGE &  
COMBAT THE MIGHTY INDIAN MONSOON

**Godrej**

LOCKING SOLUTIONS  
AND SYSTEMS



# Location Map



**Redtree**

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## REDTREE ESTATES

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