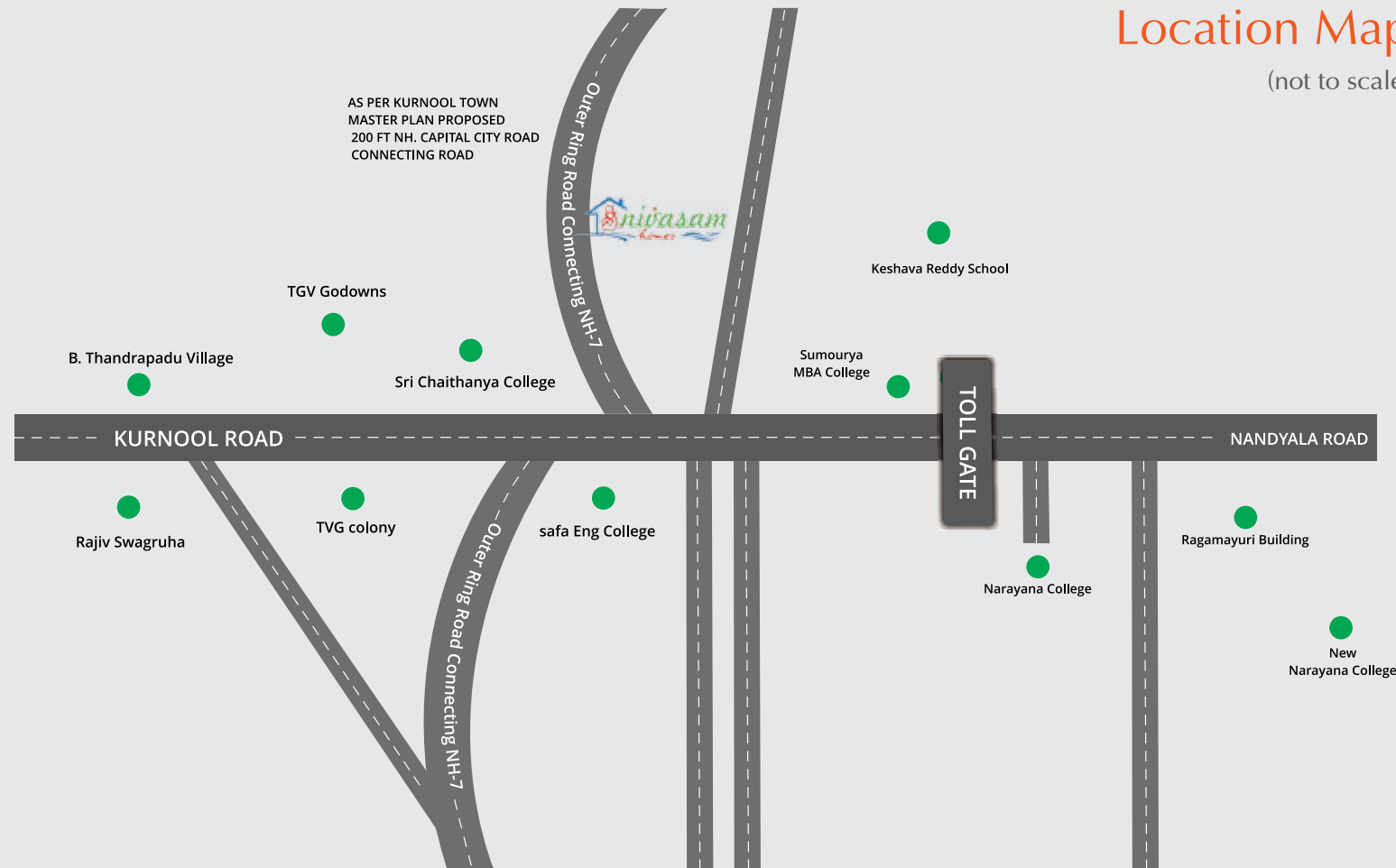


## Location Map

(not to scale)



Come and step with us  
for your growth



**Corporate Office:**  
87/1165, Beside Gowri shankar Complex,  
Nandyal Road, Kurnool.  
Ph : 93935 99007, 93935 77995,  
08518-272226.

**Site Address**  
Opp : Safa Engineering College,  
Beside Sri Chaitanya College,  
B.Thandrapadu, Kurnool.  
Ph : +91 93935 98007.

Jayasmedia - 9010 395 396

Note : This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the villa. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.

www.monegroup.in



What you want your home to be.  
And how we want it for you.

All these years you have worked very hard. Your efforts are just now getting converted into success and achievement. You stand on solid ground. This is the right time to move in here and begin living the way you only dreamed of. The peaceful area will help you realize your ambitions. There will be no excess noise and smoke since the area is residential in character. Traffic flows and glides here instead of rushing at top speed. In other words, you can focus your attention on growing to the next level and mark your presence with dignity.

EAST } 3D Dimension  
WEST } 940 Sft



Live your  
Imagination

### Salient Features:

- Well experienced Engineers.
- 4 side Ventilation for all Villas.
- Within the area of Municipal Limits.
- All are independent Villas.
- 100% Vaasthu.
- Just 6km from Nandyal Check Post.



### Floor Plans



East Facing Villa - 33' x 40'

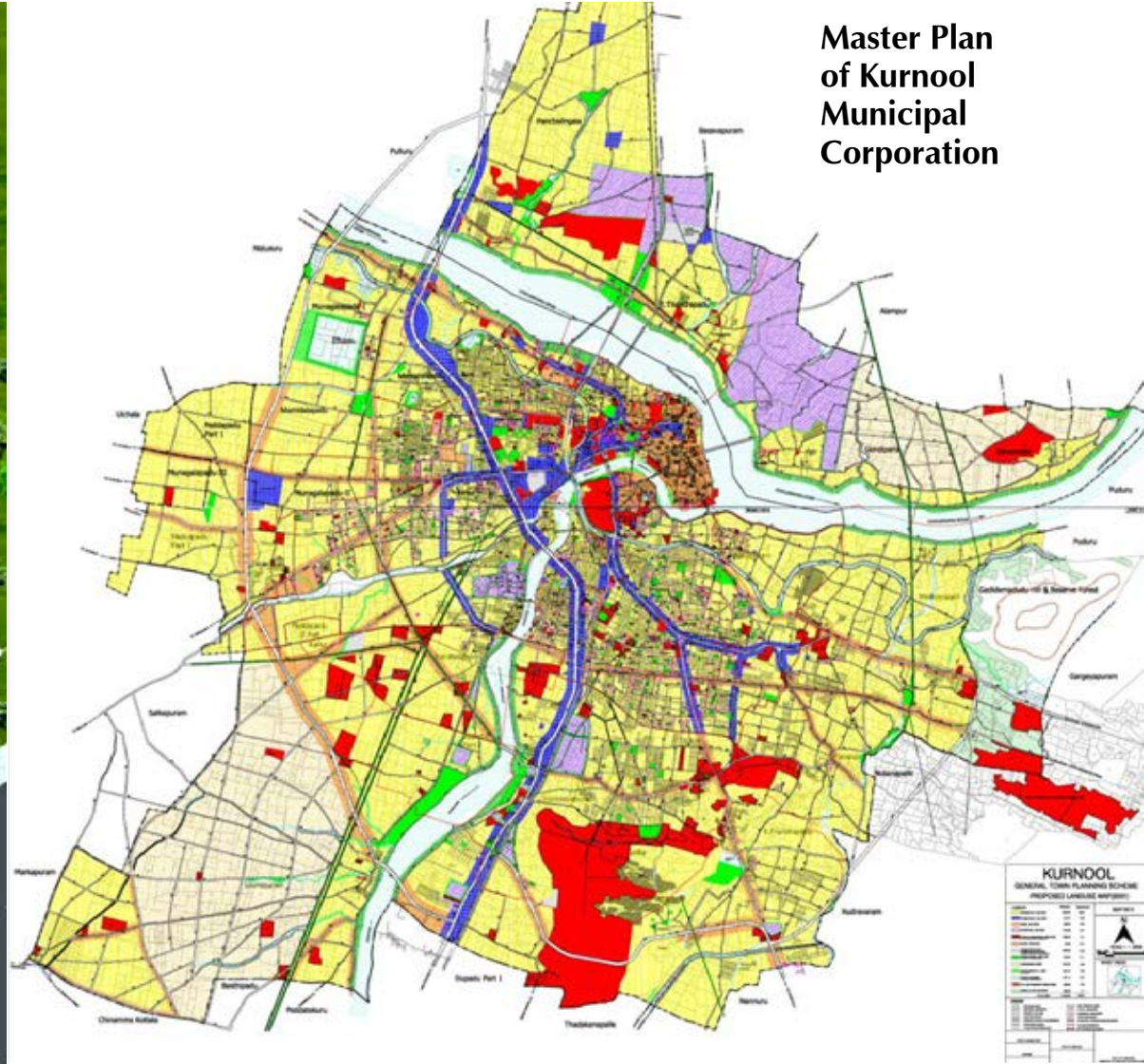
Plot Area : 147 Sq. Yards | Built-up Area : 941 Sft.



West Facing Villa - 33' x 40'

Plot Area : 147 Sq. Yards | Built-up Area : 941 Sft.

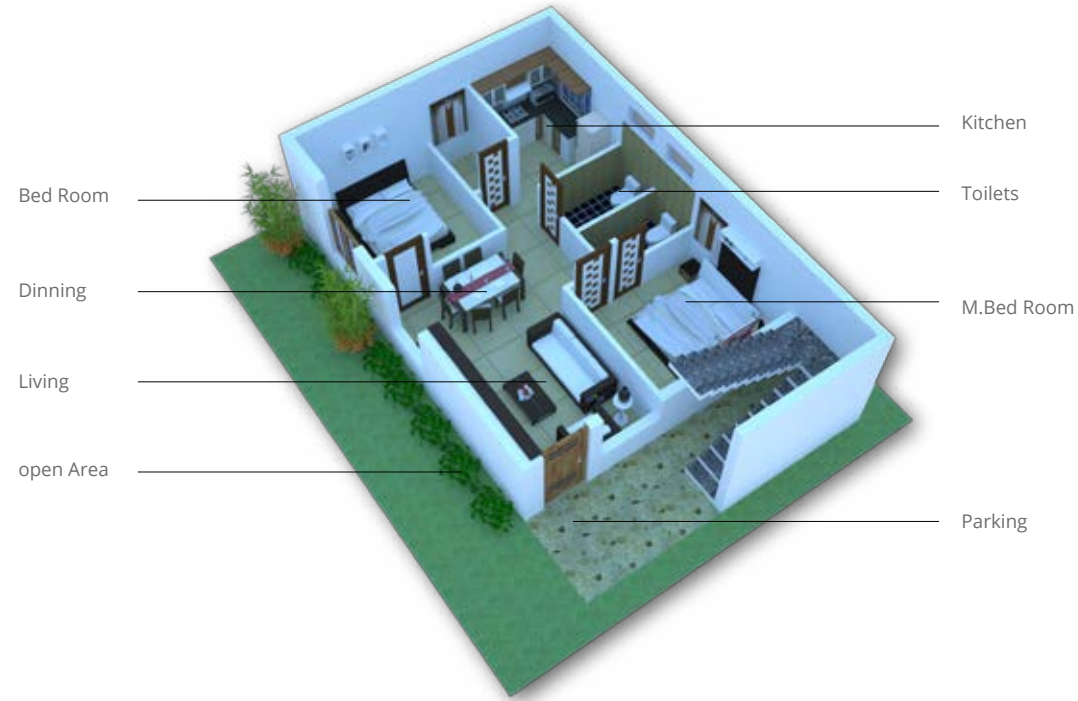




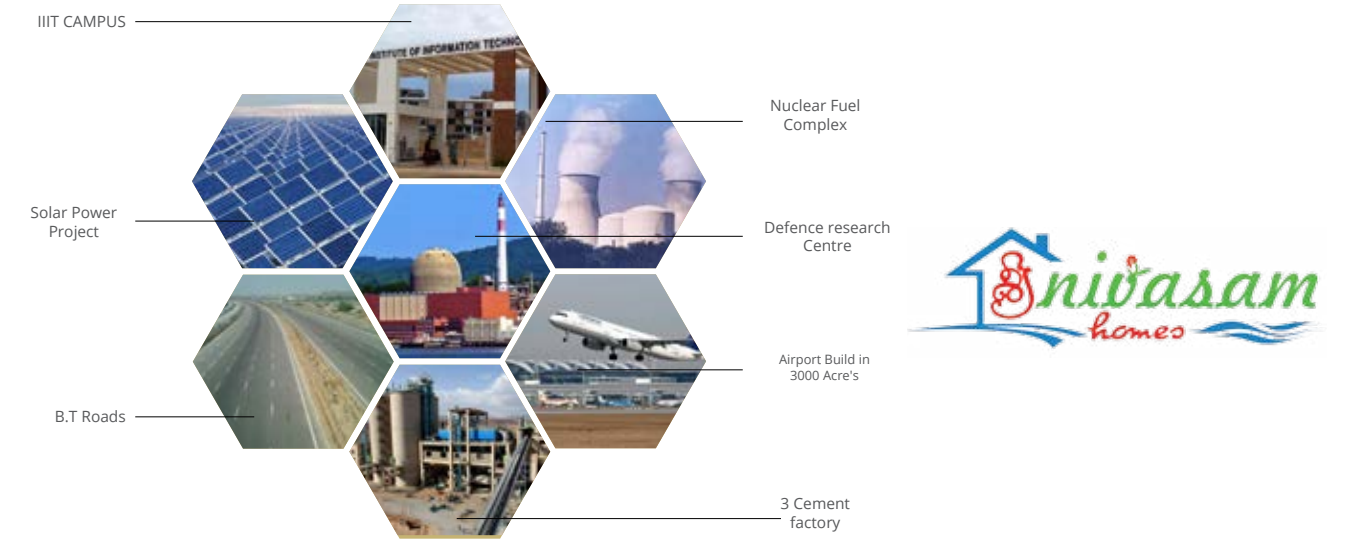


## Project Highlights

- Entrance Arch
- Underground Electricity System
- Underground Water Line
- 40' Black Top Roads
- Underground Drainage
- Street Lighting
- Master Compound Wall
- Children's Park
- 24x7 Security
- Protected under CCTV Surveillance
- Under Municipal Limits



## Near By



## Specifications

### STRUCTURAL WORK

- RCC framed structure with Red Brick walls and cement Mortar plastering.
- Steel Usage : TATA
- Cement Usage : JSW

### FLOORING

- Premium Vitrified tiles of 2"x2" size. {Double Charged}
- Parking area : Designer Parking Tiles will be provided all sides
- Steps with Safari / Designer Tiles with Iron Pipe Rail.

### DOORS

- Main door Frame with Teak of 5"x4" size, Rest all Door frames with Teak Wood Frames
- Teak Wood for Main Door & Flush doors for internal doors.

### WALL FINISHES

- 9" thick External walls and 4" thick Internal Walls with Red Bricks.
- Internal walls and Ceiling shall be coated with Birla Putty shall be painted with emulsion paints of Asian / Berger / Tata / ICI or equivalent.
- Front Elevation to be Coated with External Wall Care Putty and other three sides shall be coated with External Emulsion Paint.
- Bathrooms shall have ceramic tiles dado upto 7 ft. with Concept Laying.
- Provision for Cement shelves in Hall, Bedrooms & Kitchen up to 220 sft for 2-BHK East & 200 sft for 2 BHK West.

### KITCHEN

- Granite Sink & Granite slab platform with Ceramic tile dado up to 2Ft.

### ELECTRICAL

- Concealed piping with Copper wires of Finolex / Legrand / Hawell make with adequate points for power and lighting.
- Inverter wiring shall be provided for 5 Tube Lights, 3 Fans.
- Modular Switches from Legrand (Roma) or Equivalent with ISI Standard.
- Television and Intercom points shall be provided in living room.
- A/C points shall be provided in all bedrooms.

### WINDOWS

- Teak Wood Frames with Safty Grills

### COMPOUND WALL

- Cement Brick Compound Wall with Iron Gate (Square Pipe).  
1) Invertor, 2) Video Door Phone, 3) RO Water Purifier

### BATH FITTINGS

- CP fittings of Jaquar make and sanitary ware of Cera / RAK Ceramics or Equivalent with ISI Standard.
- Health Fastener will be provided in Attached Bathroom.
- Geyser points in all bathrooms.
- Overhead storage tank of capacity 1500 Ltr.
- Sump of sufficient size will be provided.

### EXTRA

- Any alterations in the villa design beyond specifications mentioned by builder will be charged extra.

### NOTE

- VAT, service tax and registration charges will be applicable.
- Persons desirous to alter / modify their villa shall inform the same before commencement of brickwork.

