

THE WESTIN

MAKING YOUR VISION BECOME A REALITY

ICONIC PREMIUM 4 BHK & 5 BHK DUPLEX NATURAL LIVING

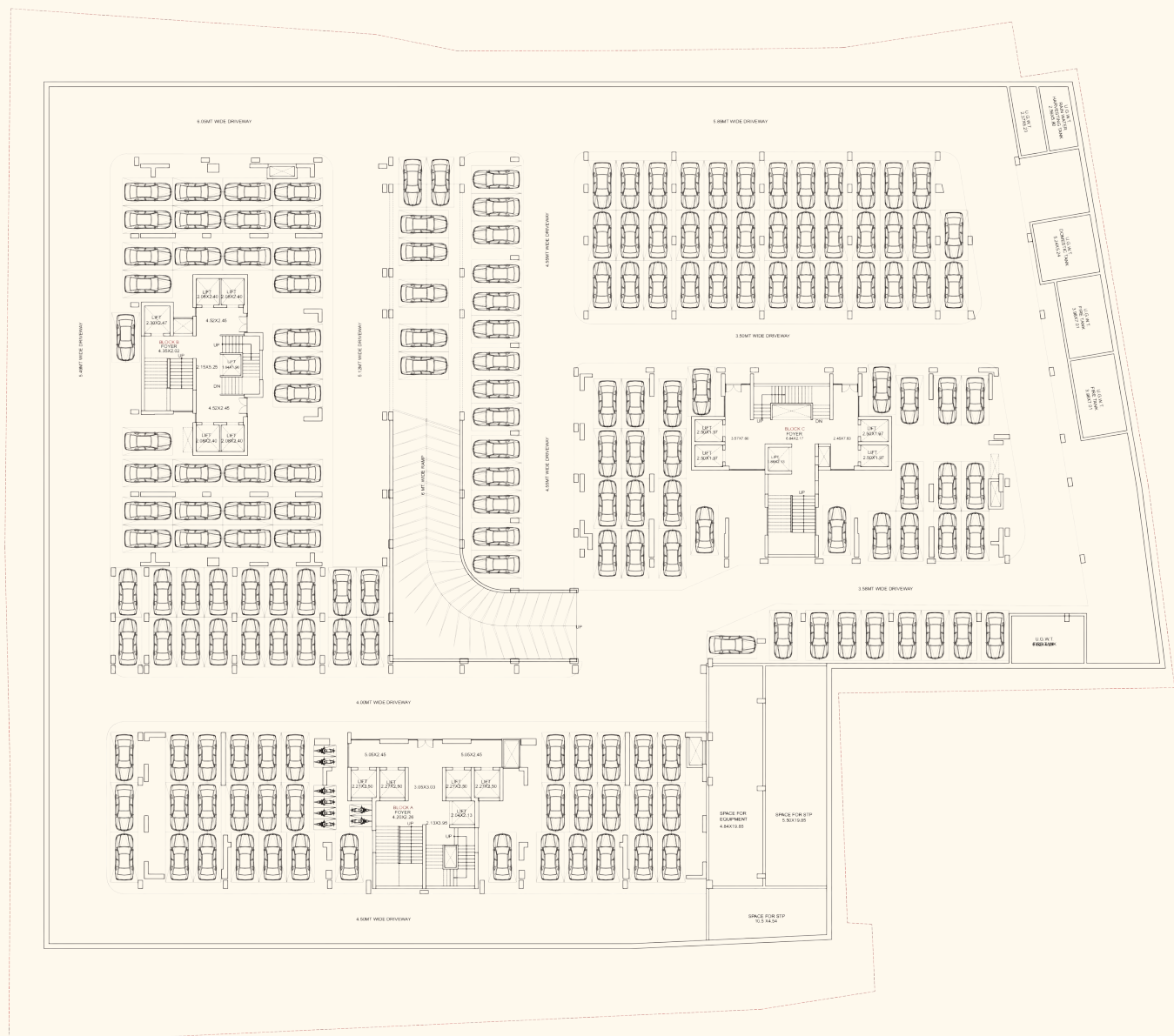
36 STOREY | 3 TOWERS | 3 FLOOR PODIUM

BESIDES BAGAN VILLA, PRESIDENTIAL ROAD, SHILAJ

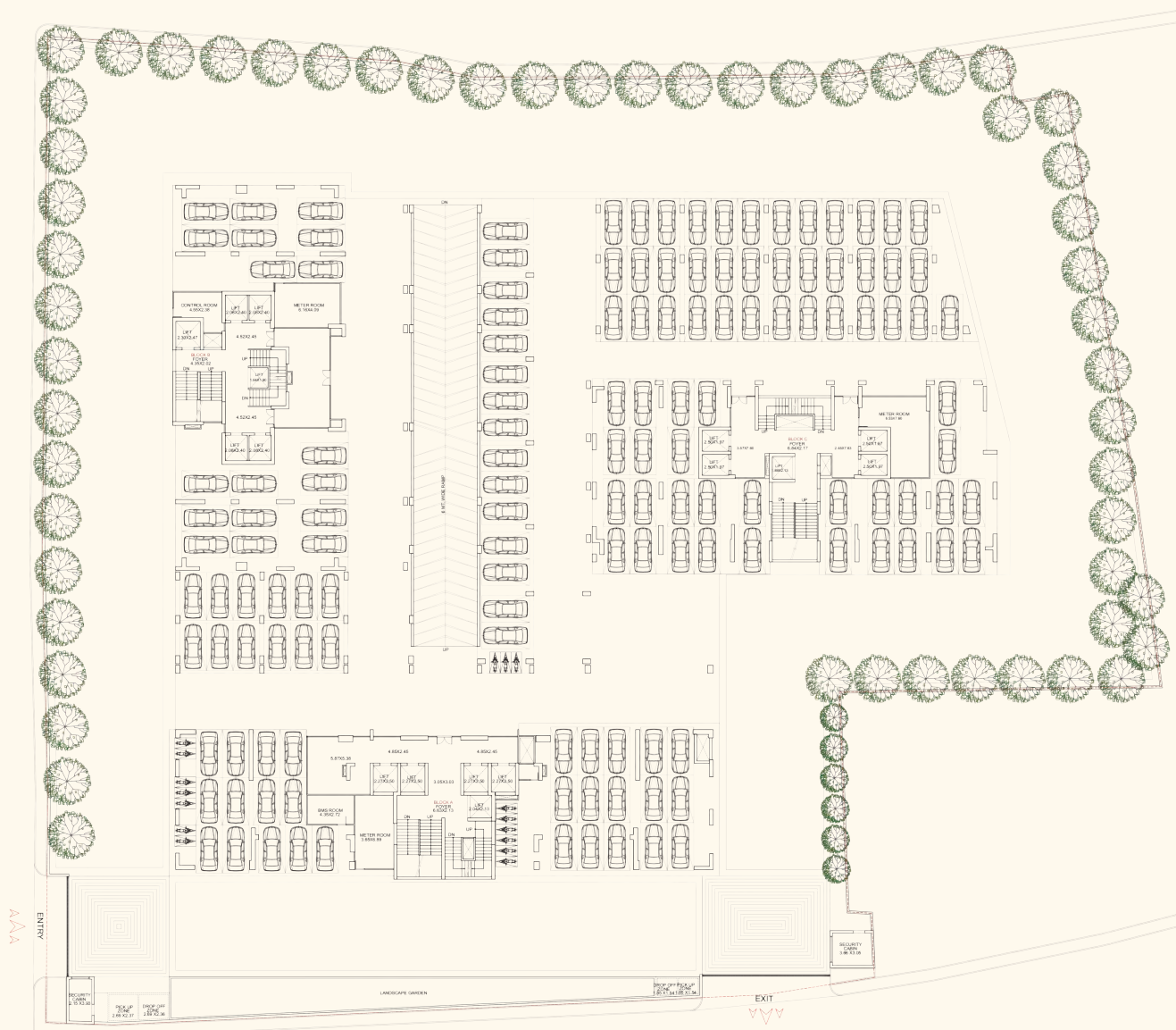
RERA NUMBER:



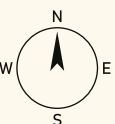
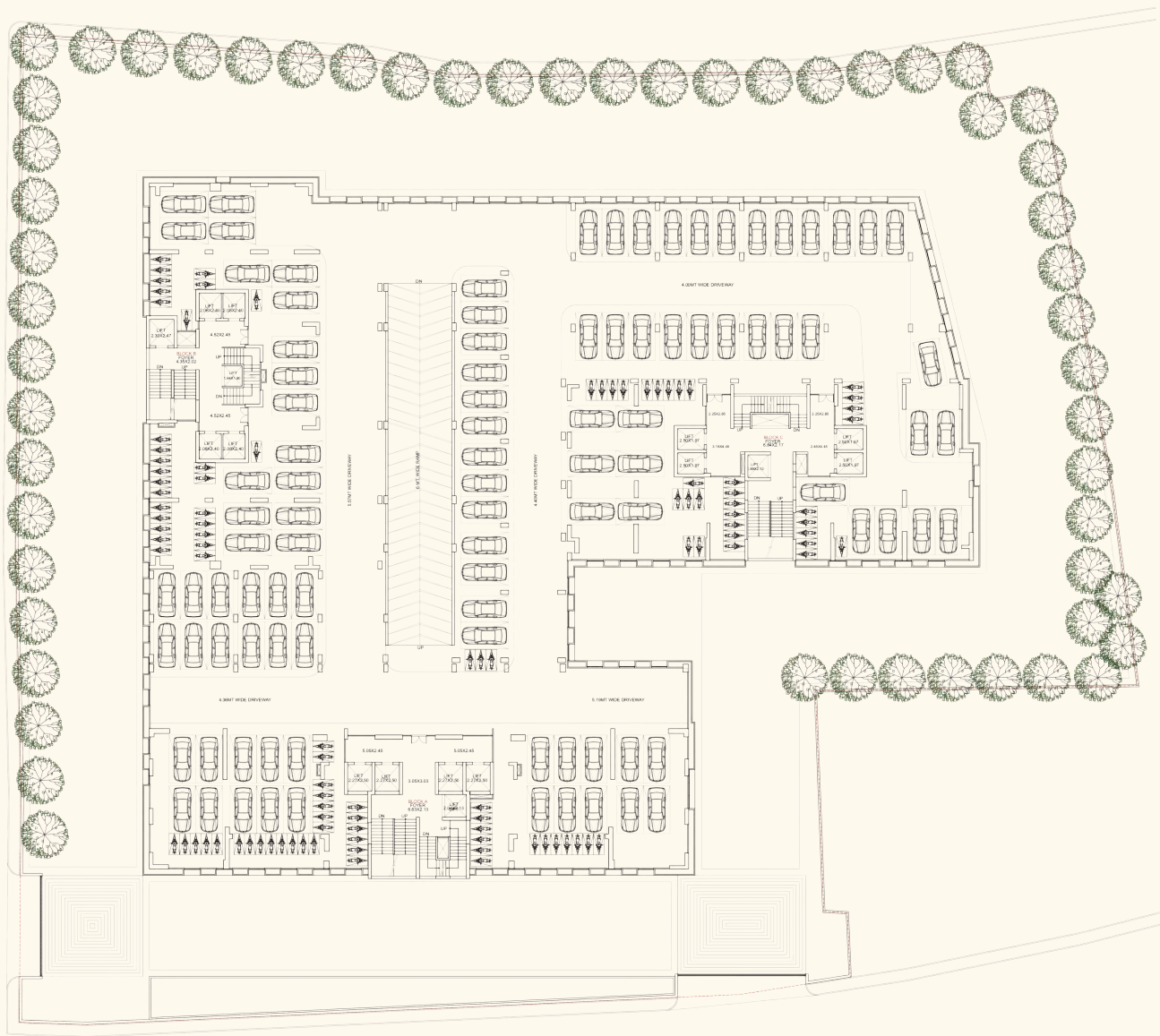
BASEMENT PLAN



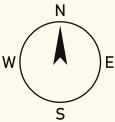
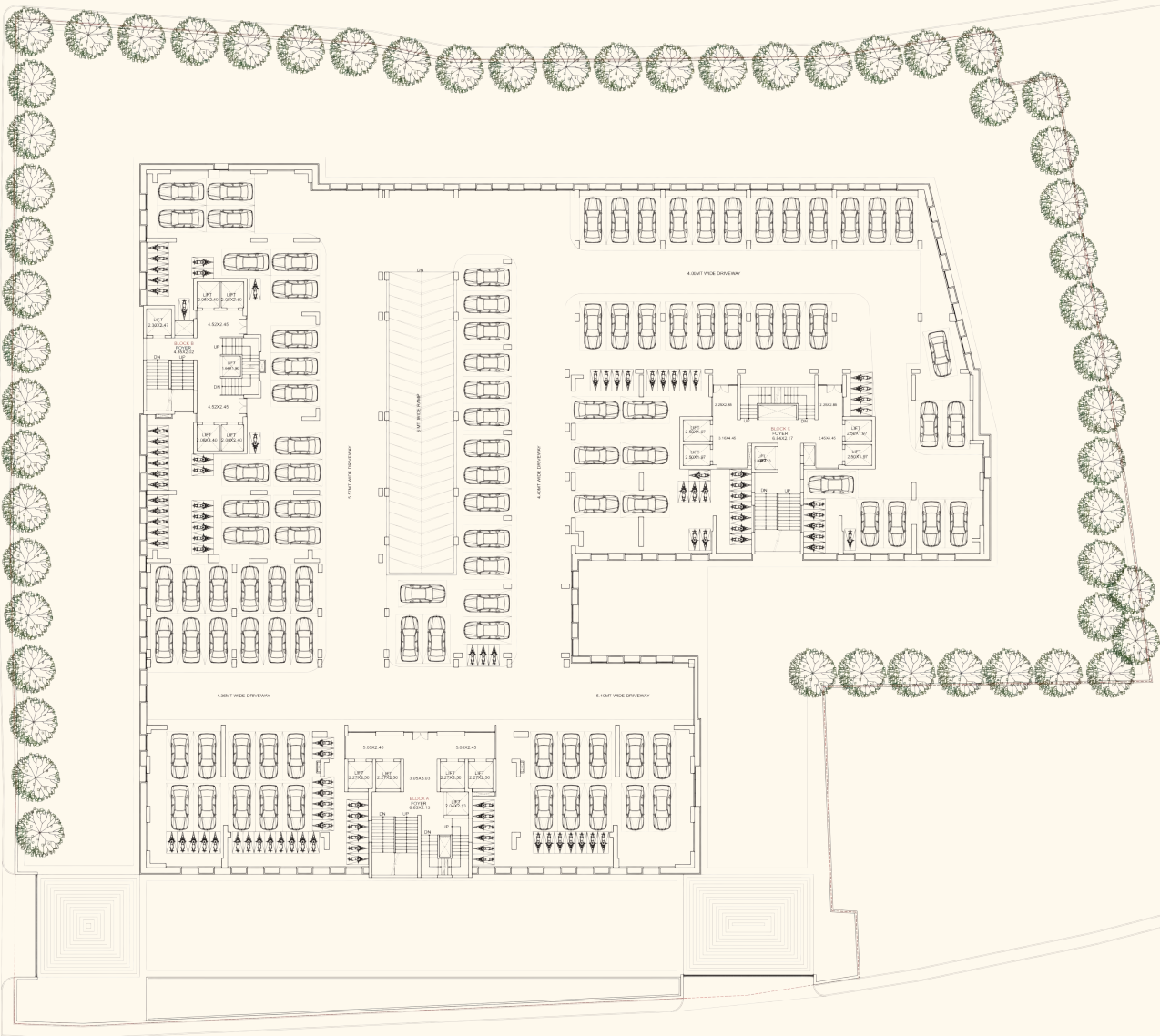
GROUND FLOOR PLAN



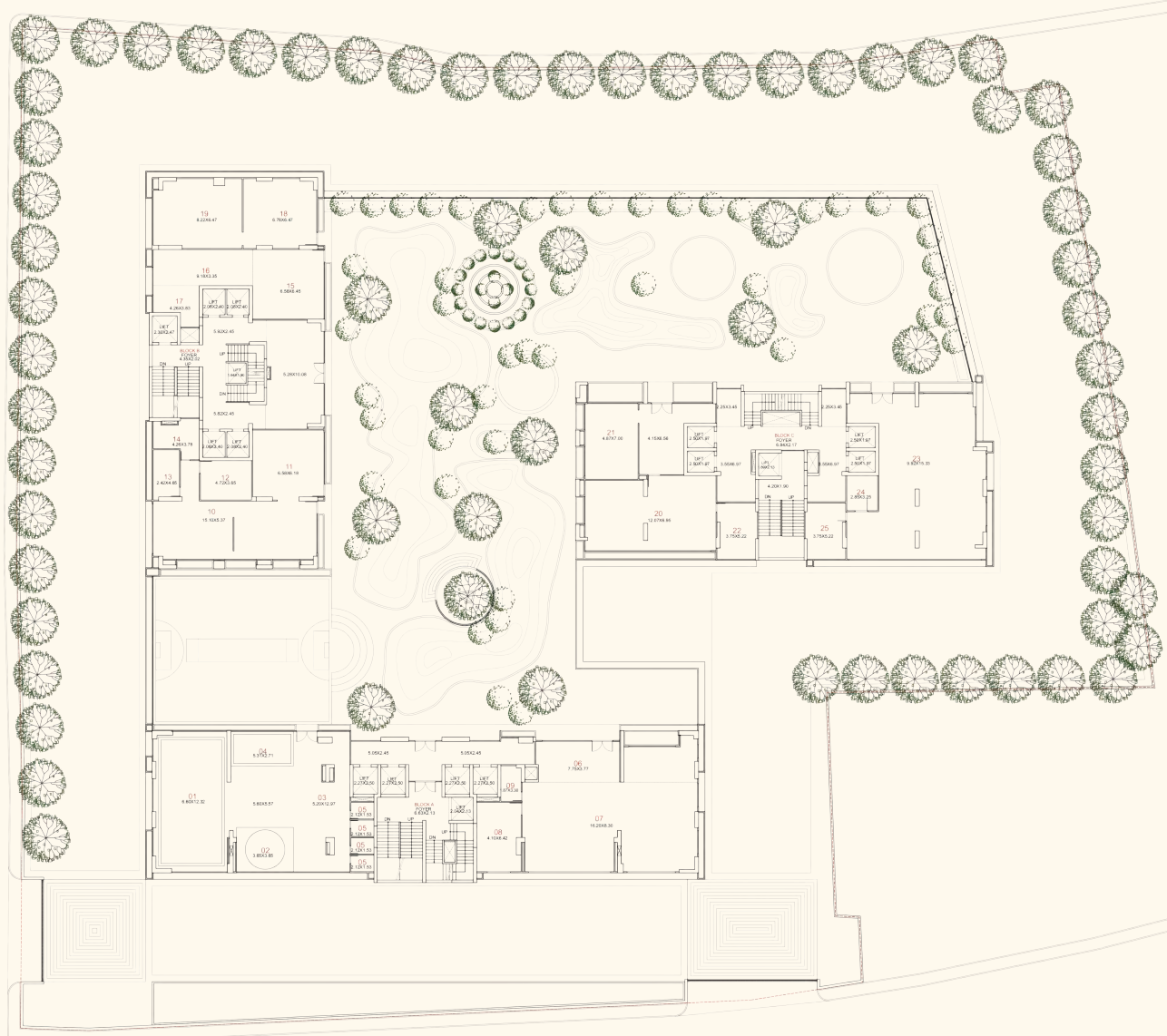
FIRST FLOOR PLAN (PODIUM)



SECOND FLOOR PLAN (PODIUM)



THIRD FLOOR PLAN (HOLLOW PLINTH)

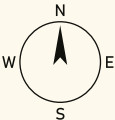
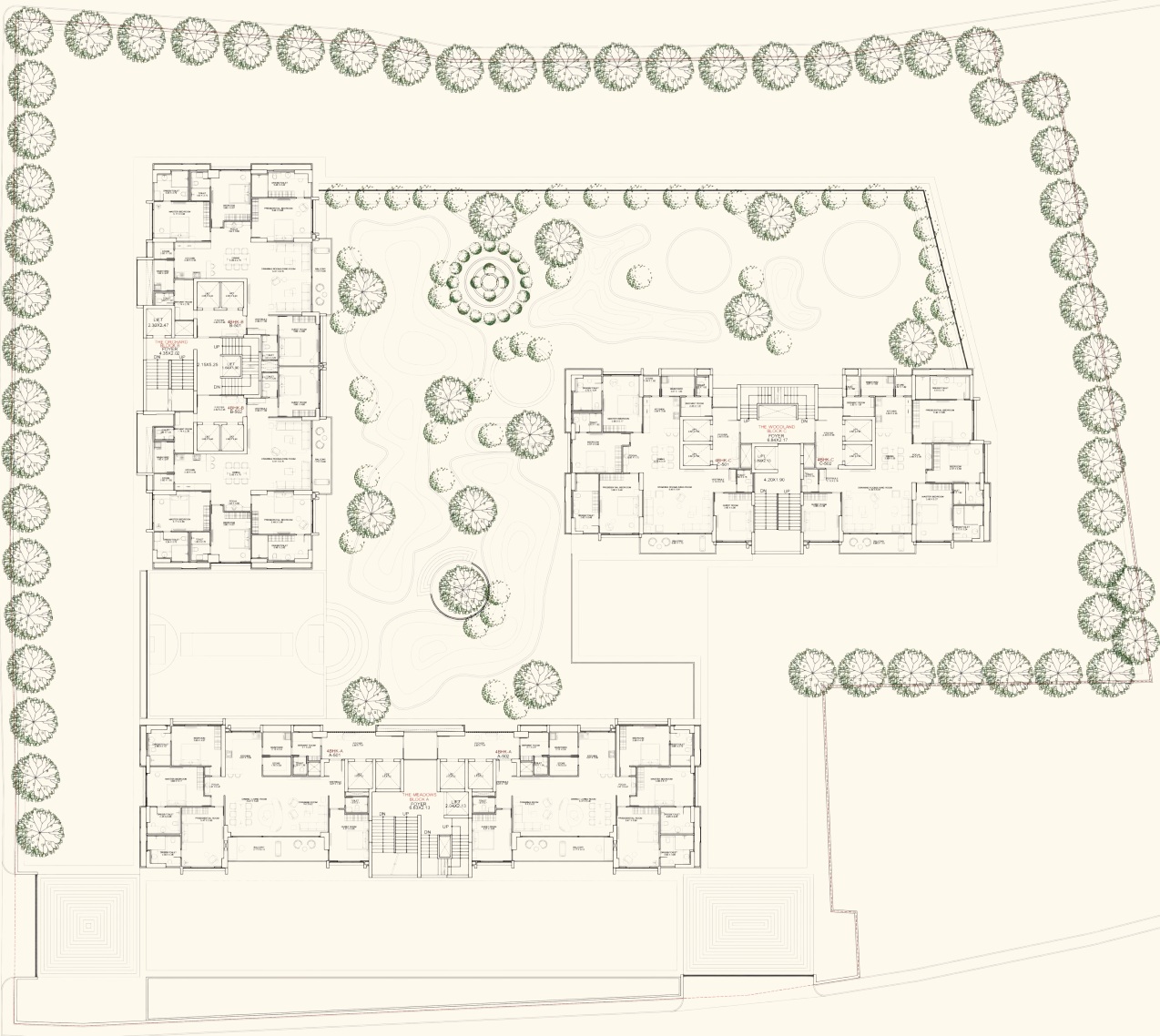


- 01 - BALLROOM - 15.84 X 8.30
- 02 - INDOOR GAME - 12.6 X 6.95
- 03 - POKER ROOM - 4.87 X 7.01
- 04 - CARDIO - 9.90 X 15.31
- 05 - YOGA + AEROBICS STUDIO - 15.08 X 6.24

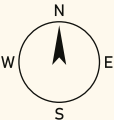
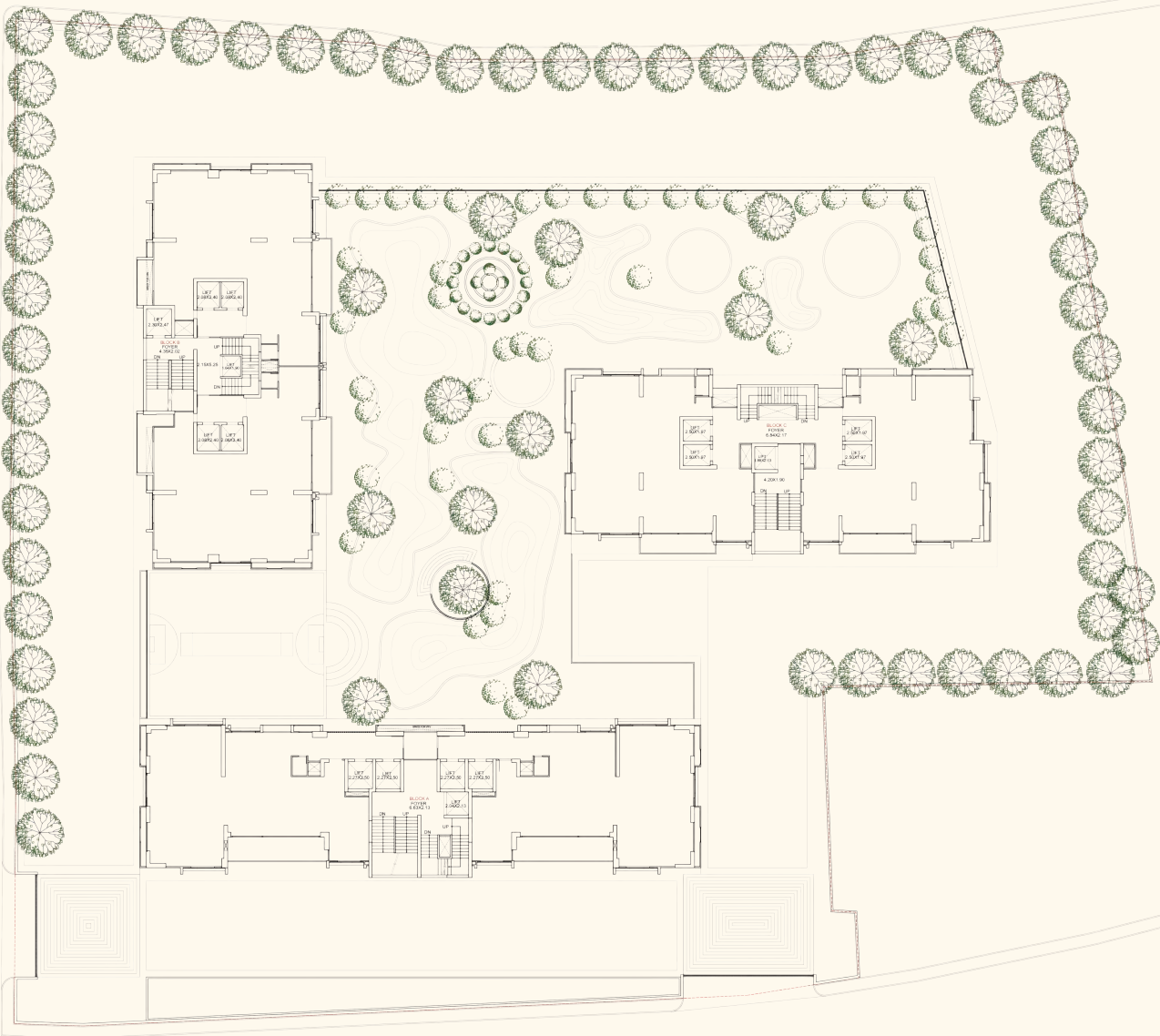
- 06 - STEAM - 2.89 X 3.27
- 07 - SWIMMING - 6.29 X 12.53
- 08 - JACUZZI - 5.38 X 12.97
- 09 - TOILET - 2.43 X 4.57
- 10 - THEATRE - 8.22 X 6.47
- 11 - M.HALL - 7.77 X 3.73



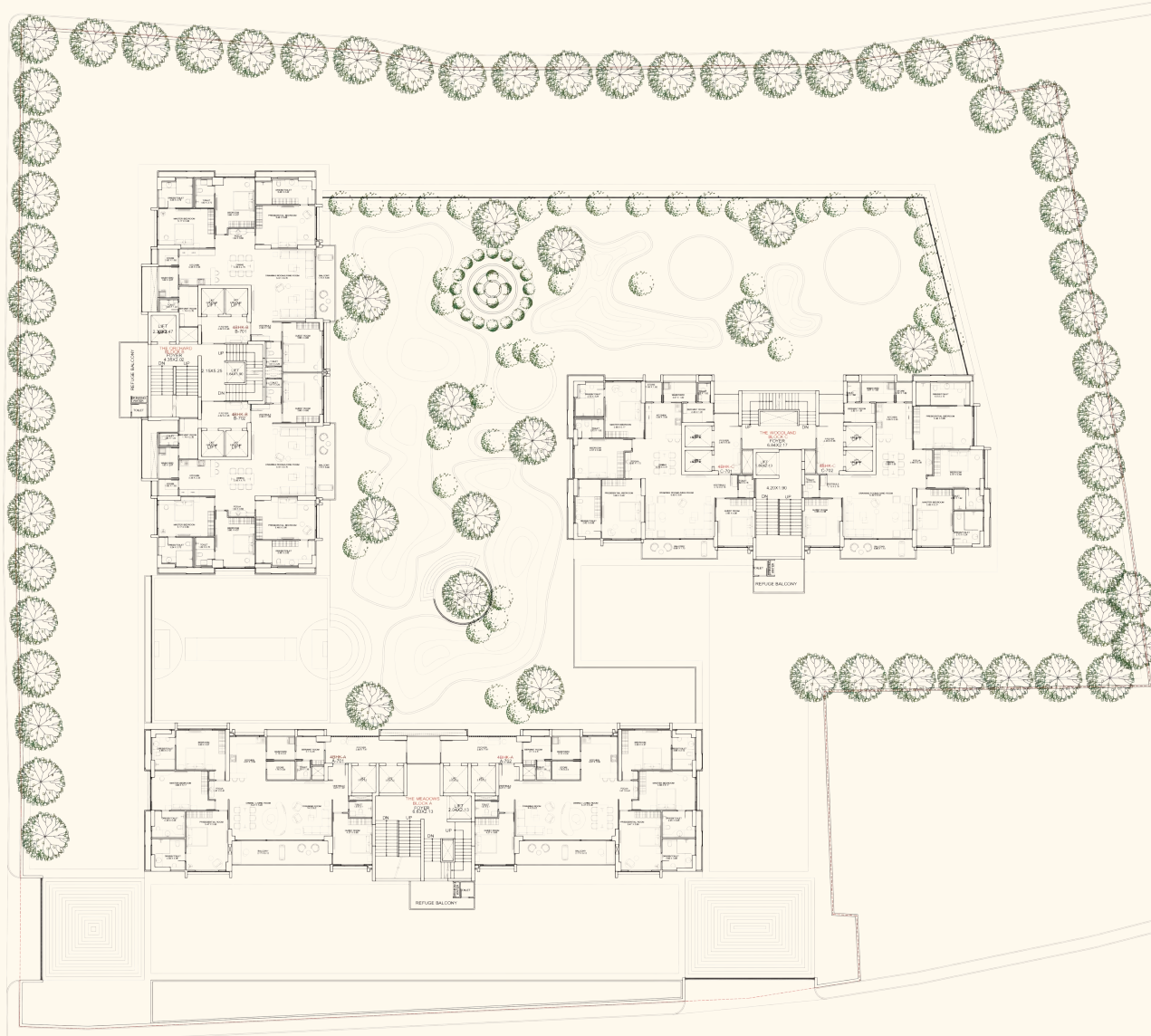
TYPICAL FLOOR PLAN



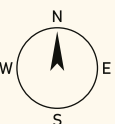
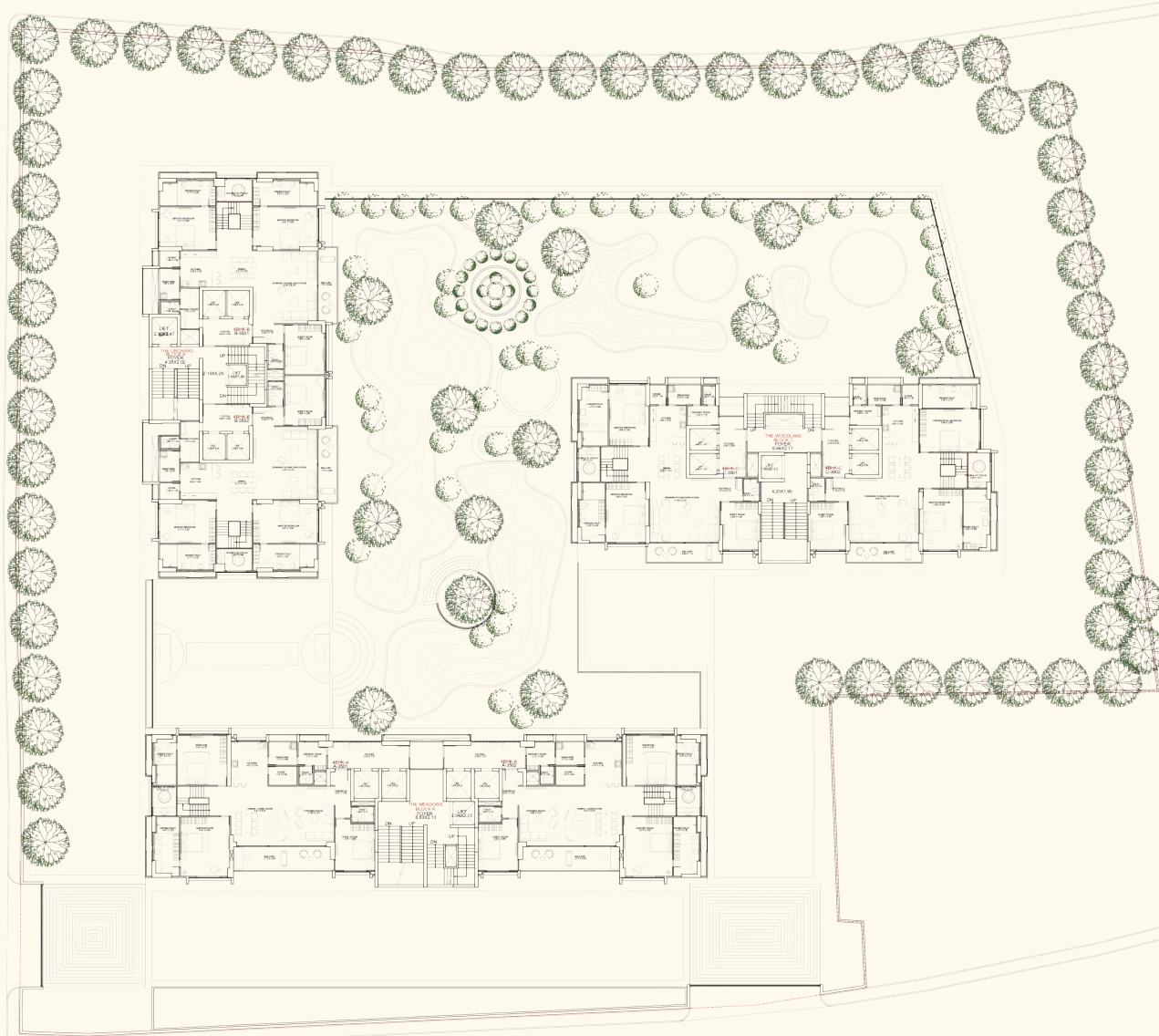
SKIP FLOOR PLAN



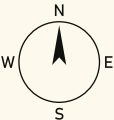
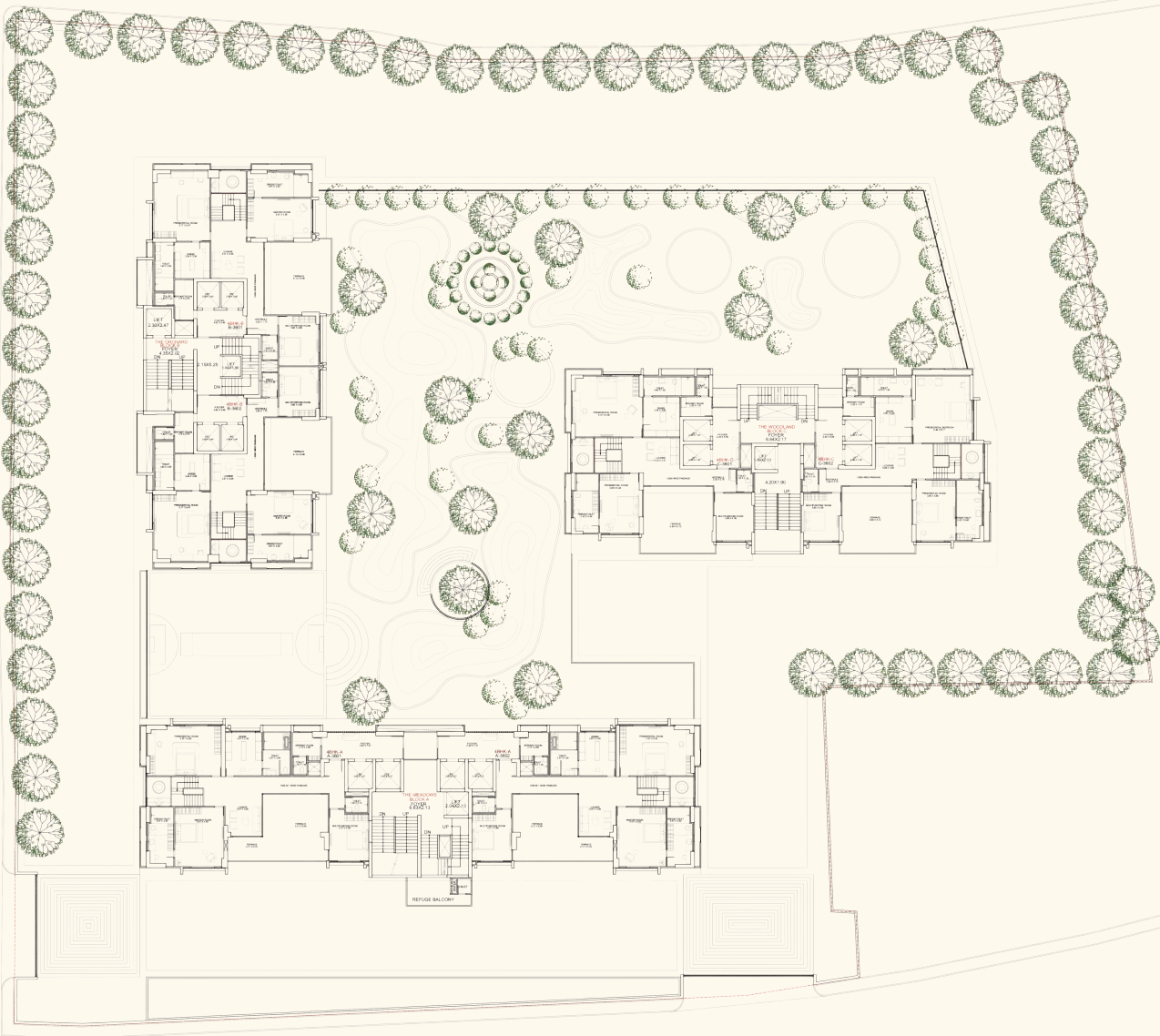
REFUGE FLOOR PLAN (7TH, 11TH, 15TH, 19TH, 23TH, 28TH, 32TH FLOOR)



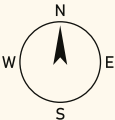
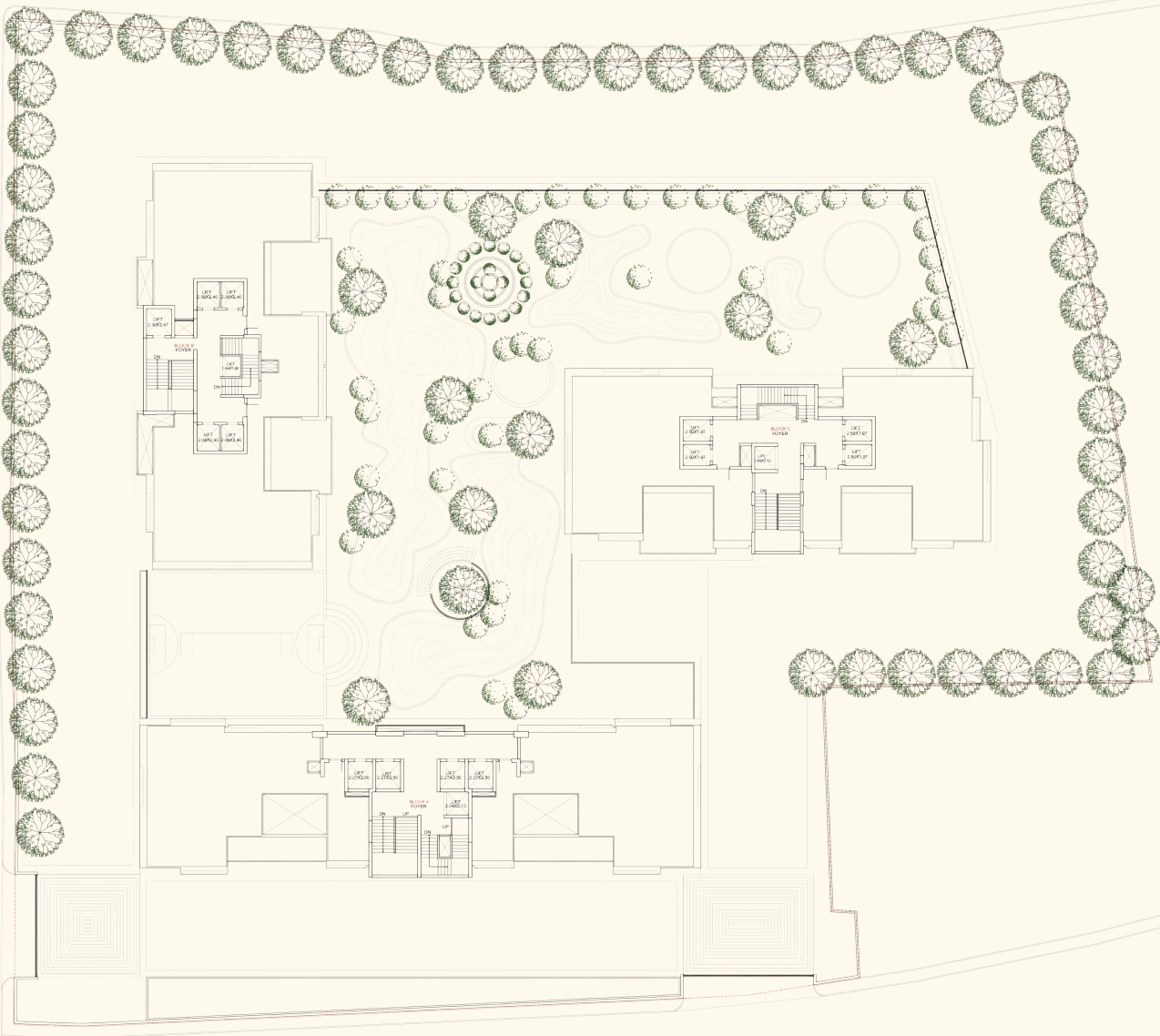
PENTHOUSE - LOWER LEVEL (35TH FLOOR)



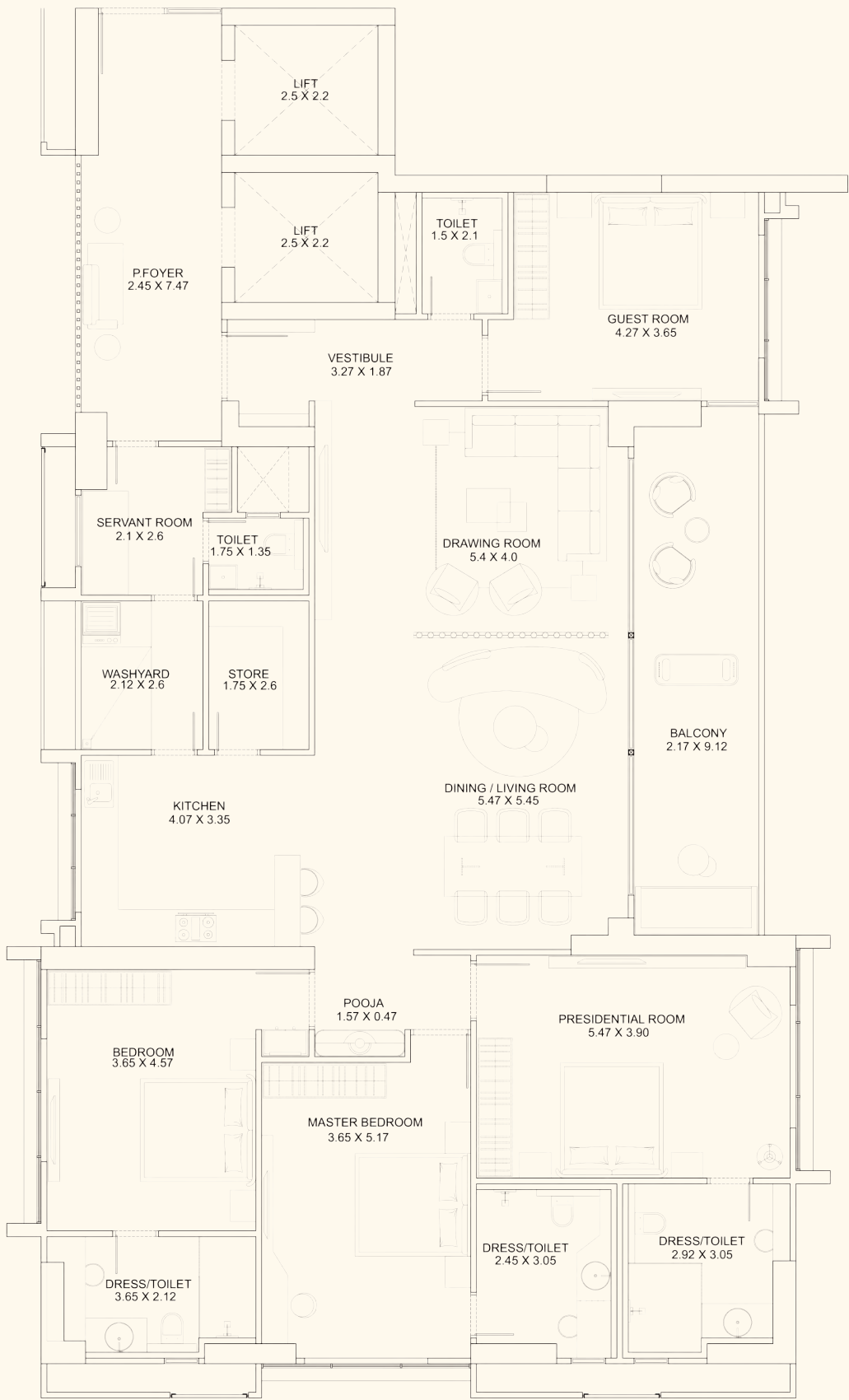
PENTHOUSE - UPPER LEVEL (36TH FLOOR)



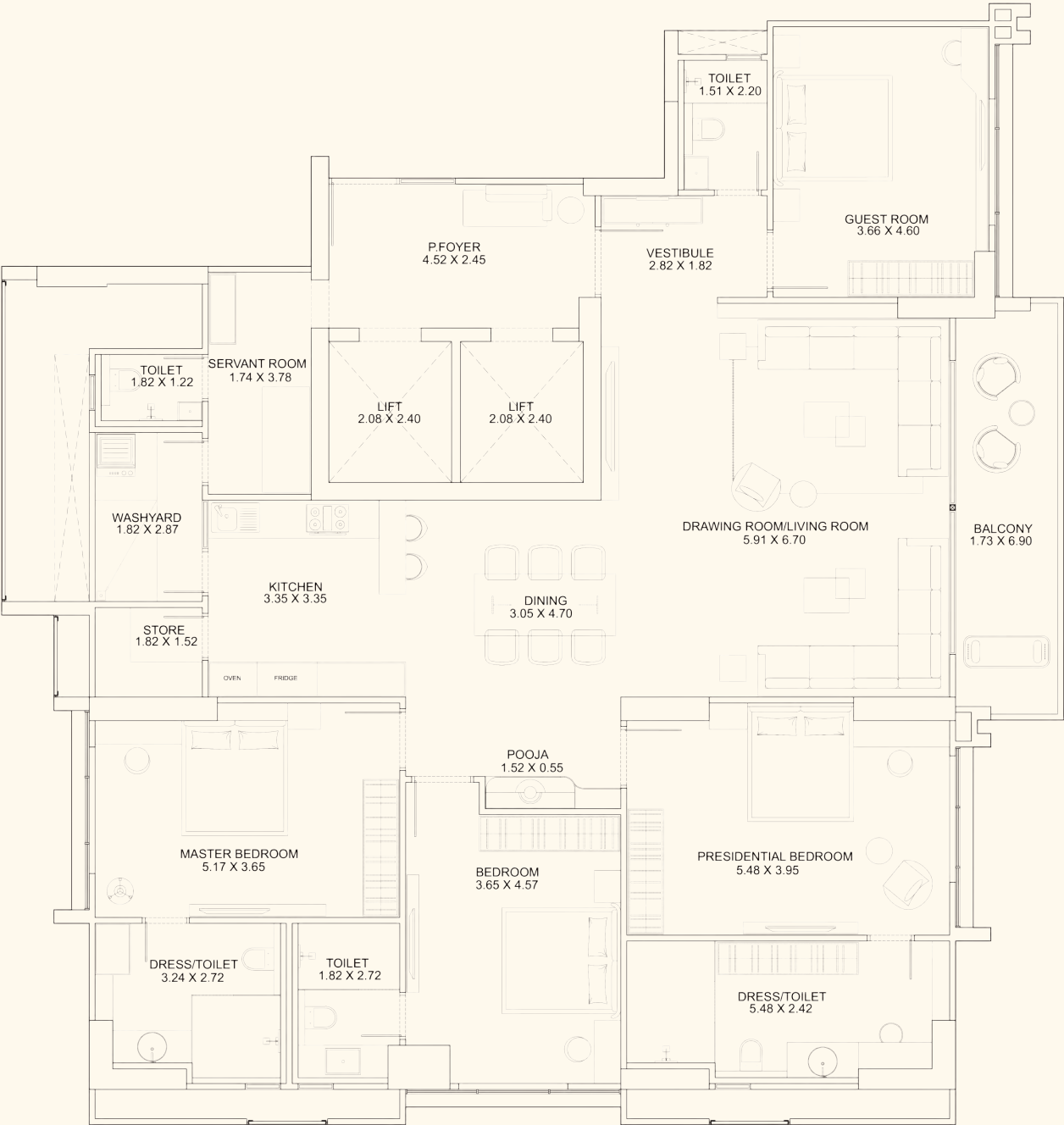
TERRACE PLAN



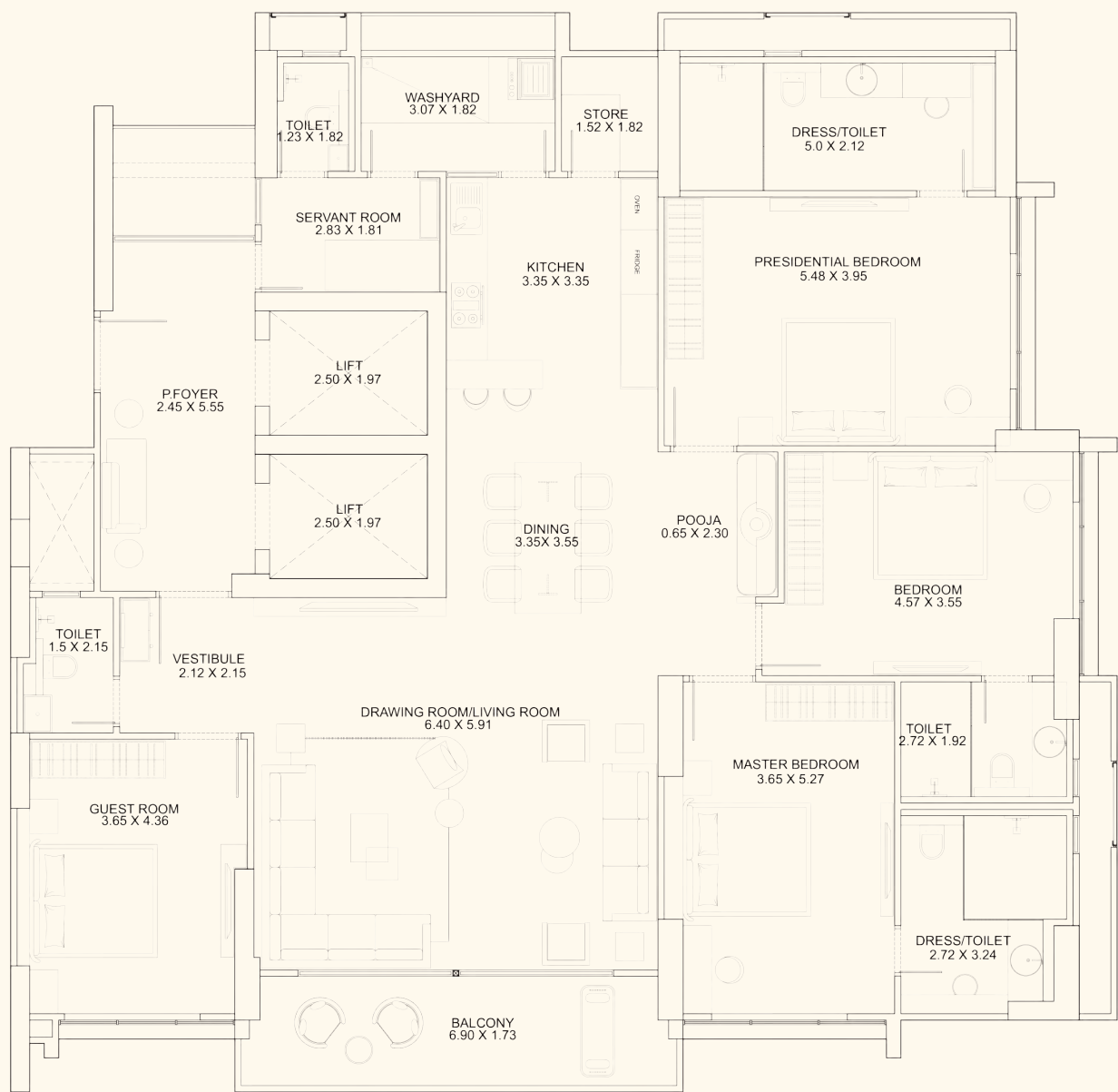
4BHK - A UNIT PLAN



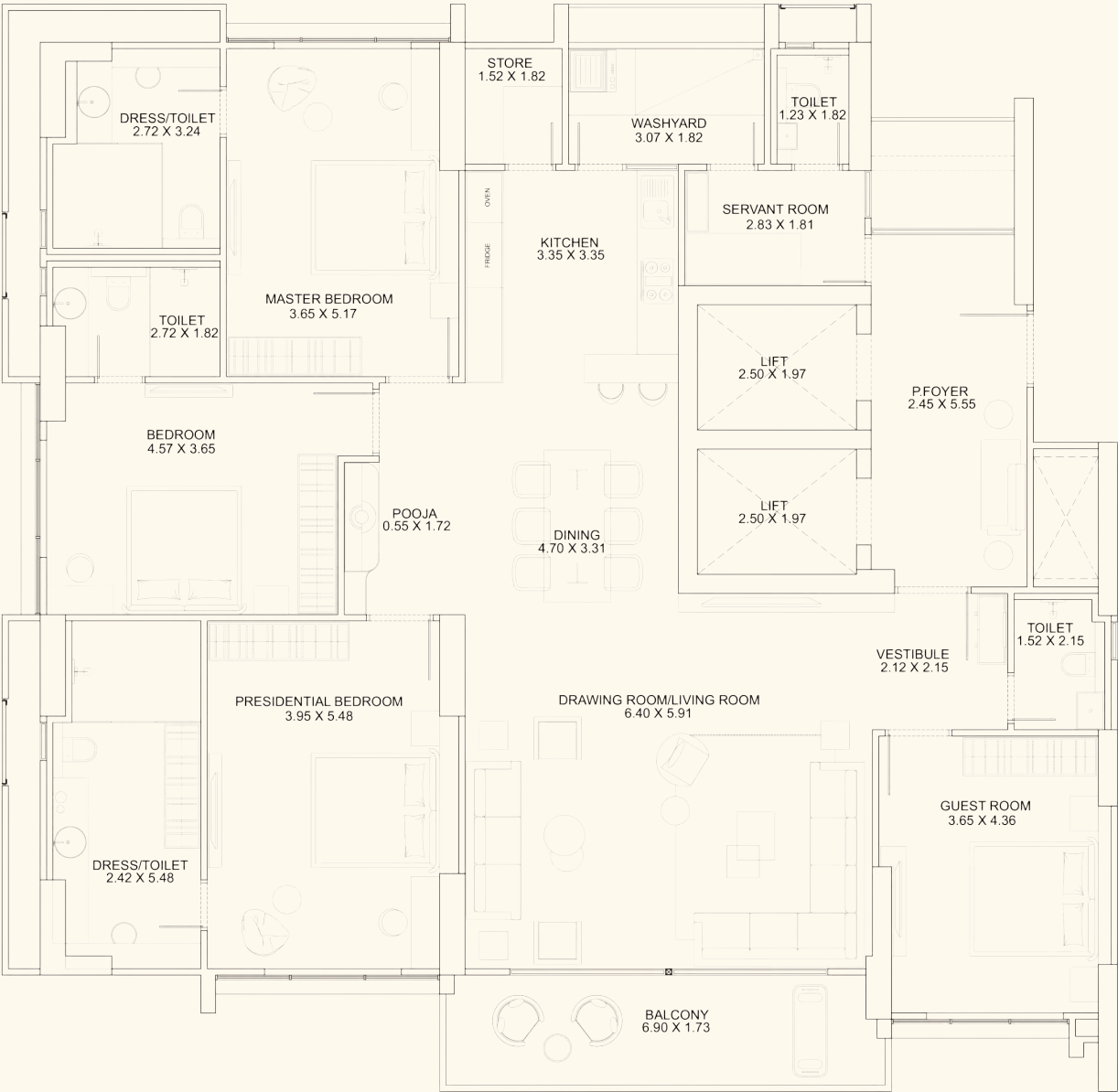
4BHK - B UNIT PLAN



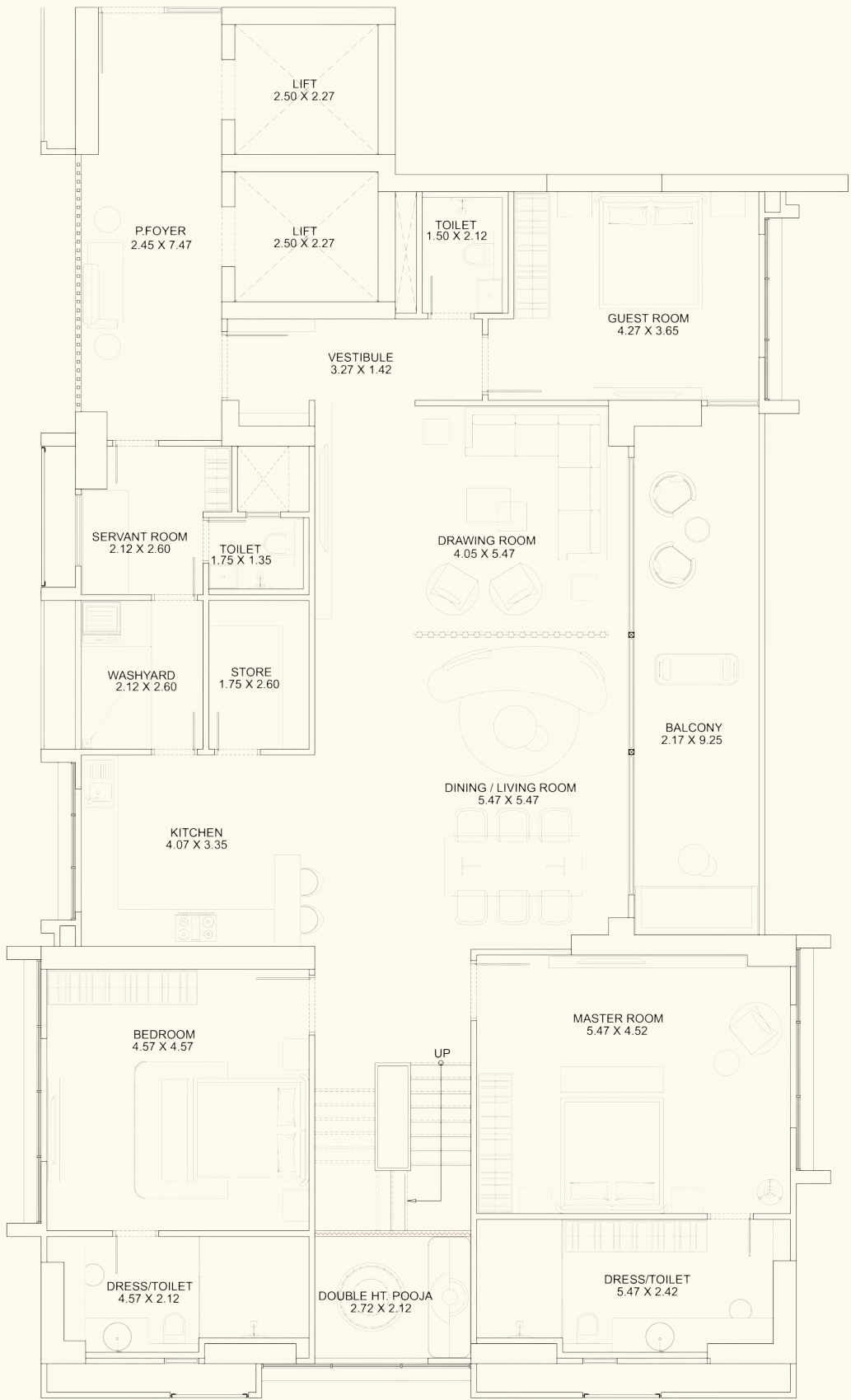
4BHK - C 402 UNIT PLAN



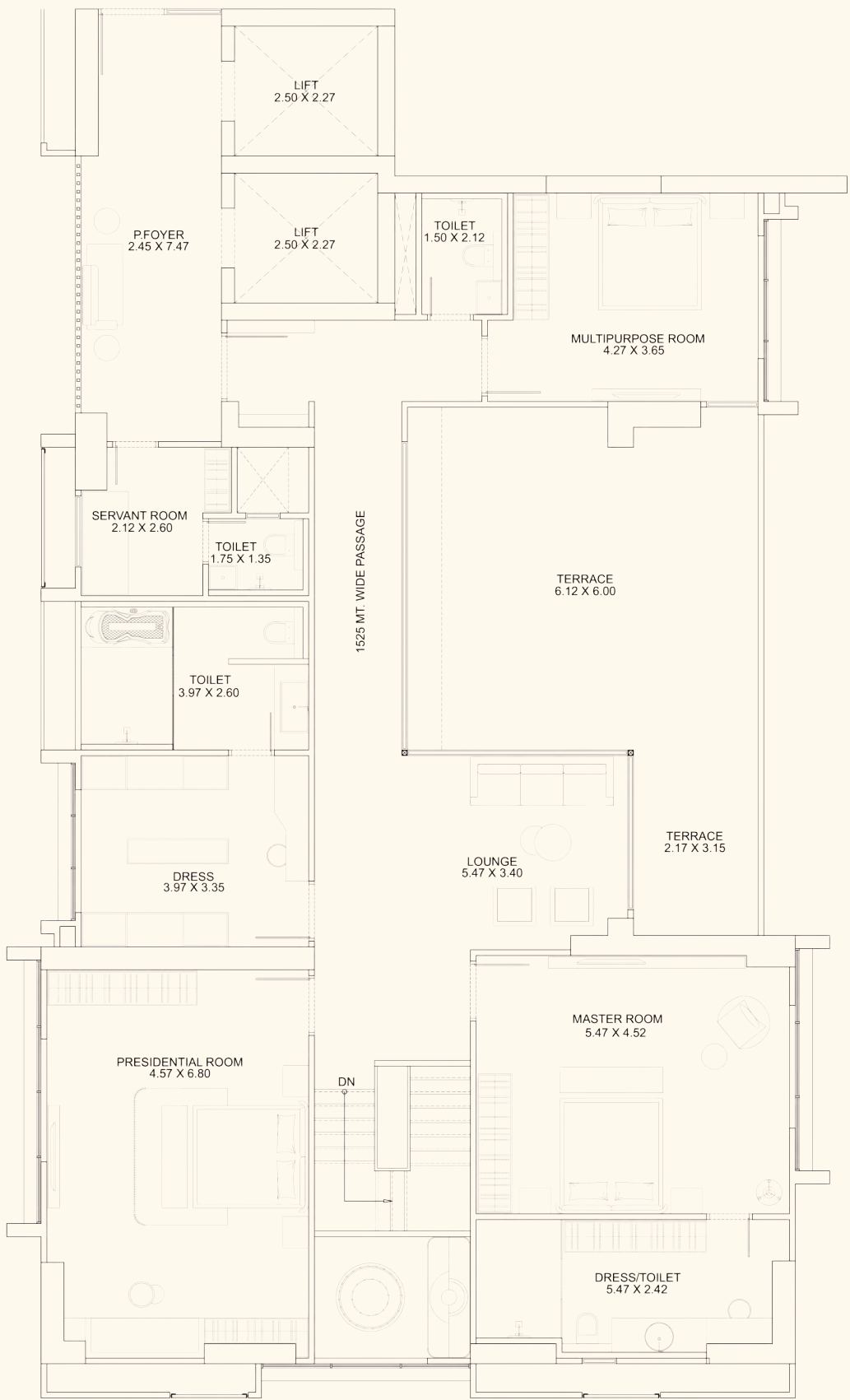
4BHK - C 401 UNIT PLAN



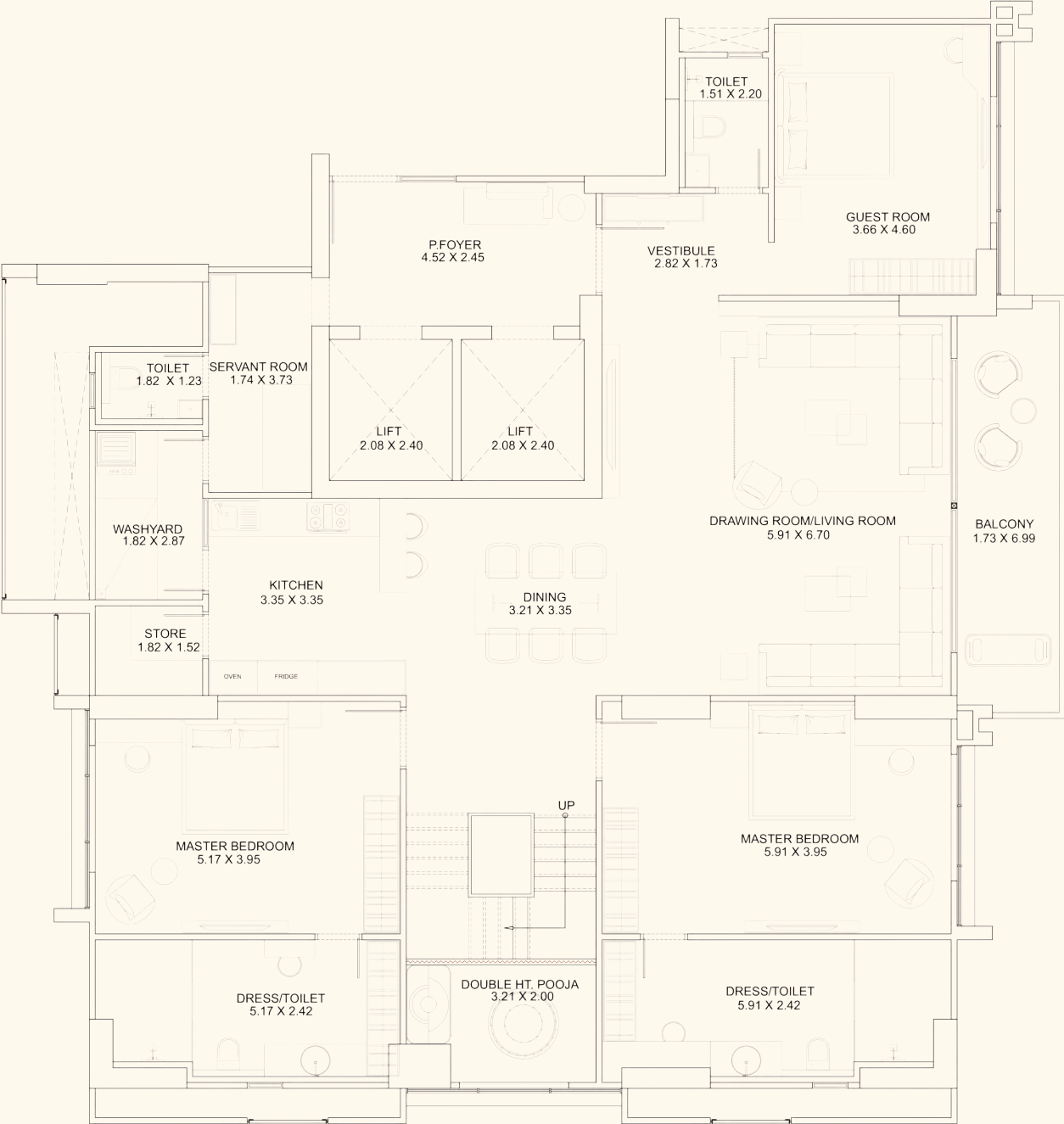
4BHK - A PENTHOUSE LOWER LEVEL PLAN



4BHK - A PENTHOUSE UPPER LEVEL PLAN



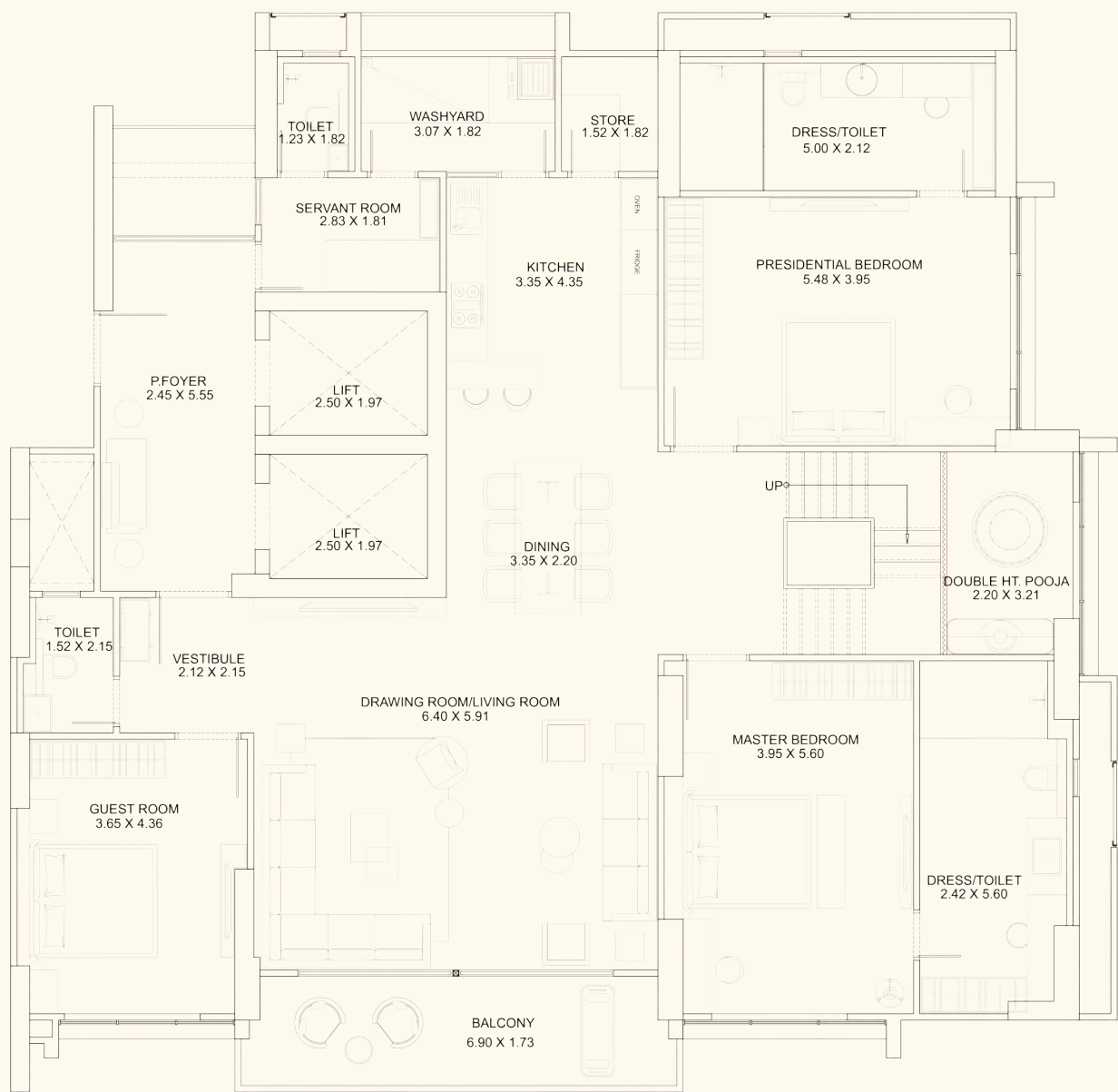
4BHK - B PENTHOUSE LOWER LEVEL PLAN



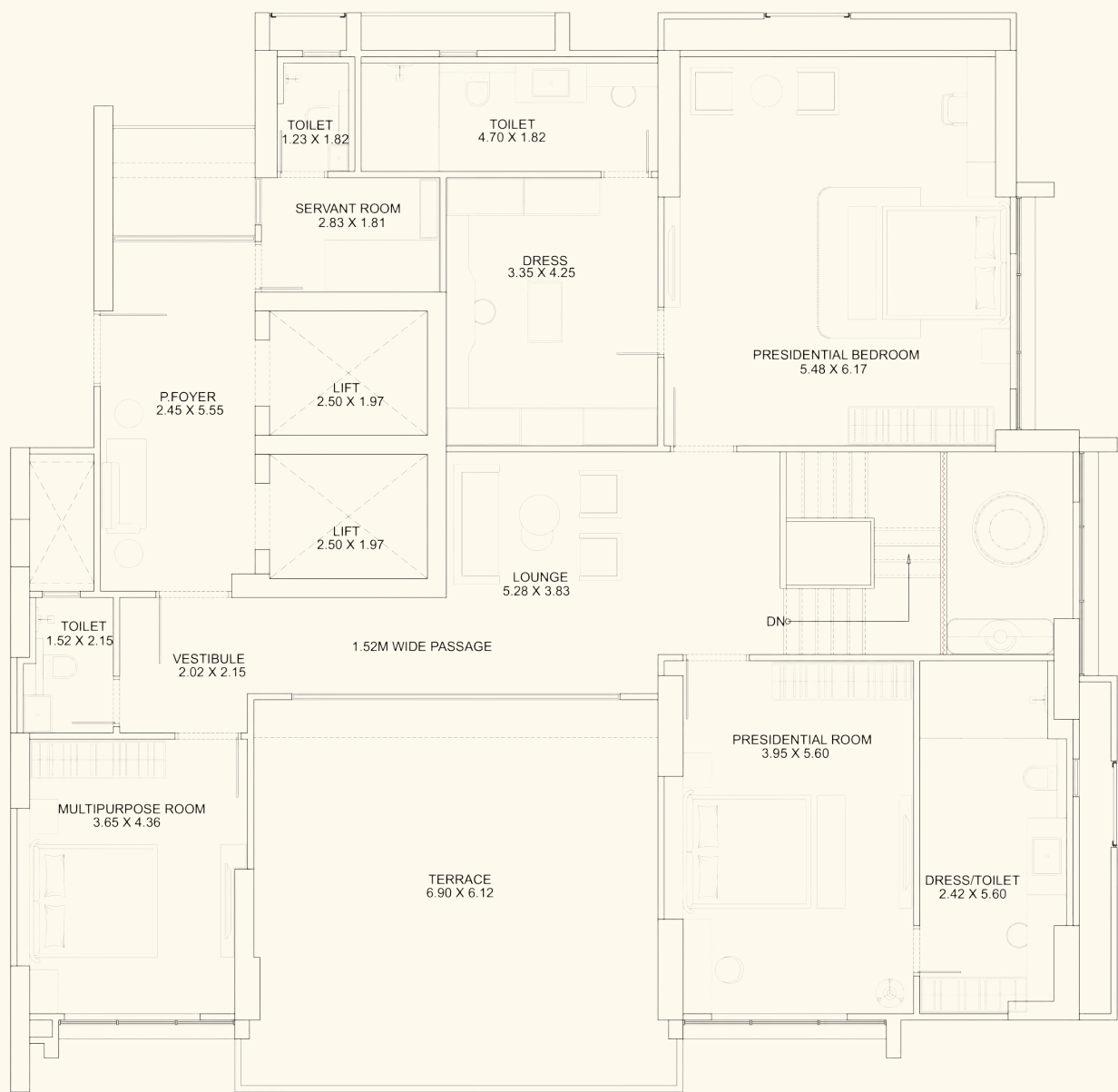
4BHK - B PENTHOUSE UPPER LEVEL PLAN



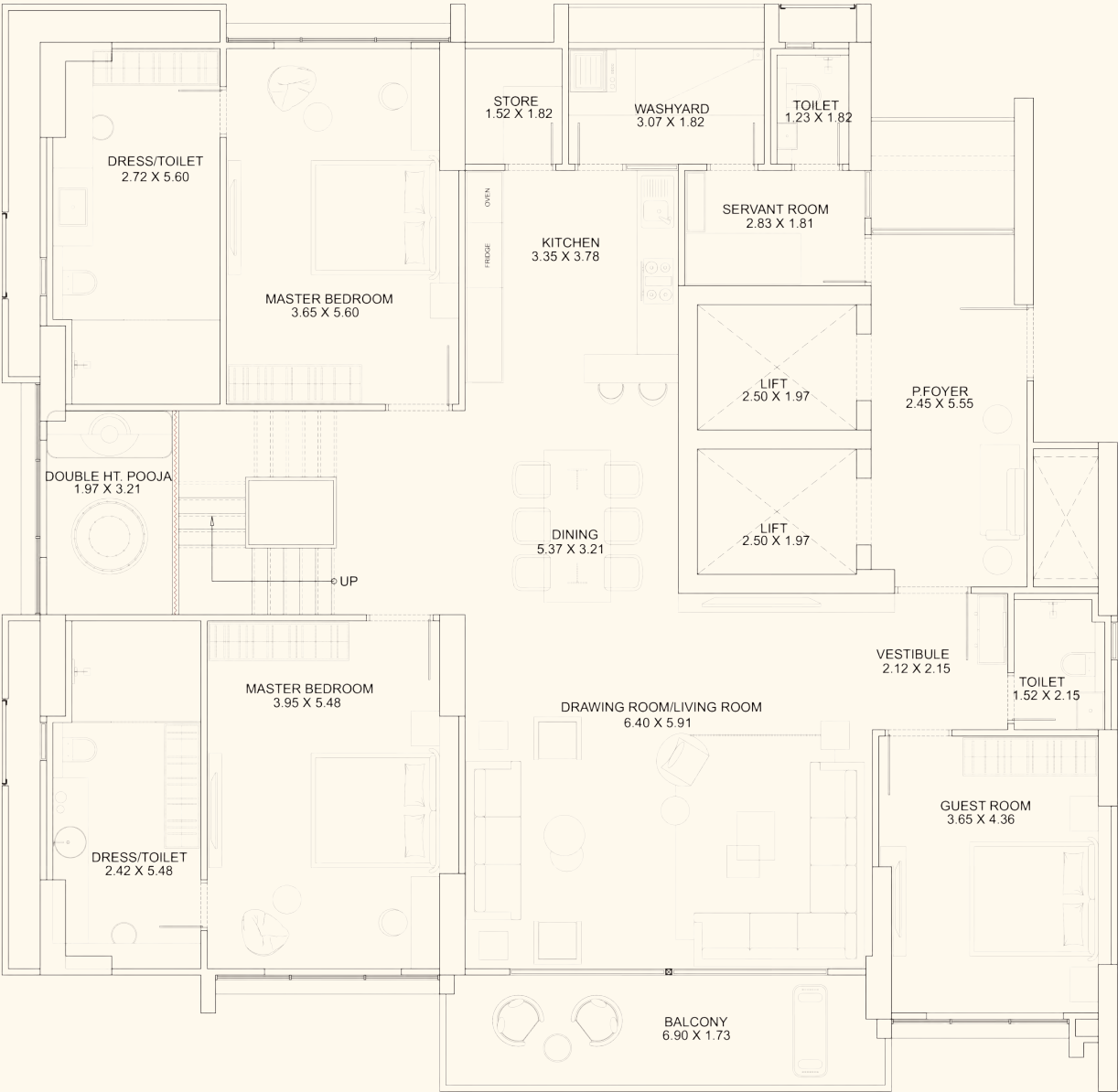
4BHK - C 3502 PENTHOUSE LOWER LEVEL PLAN



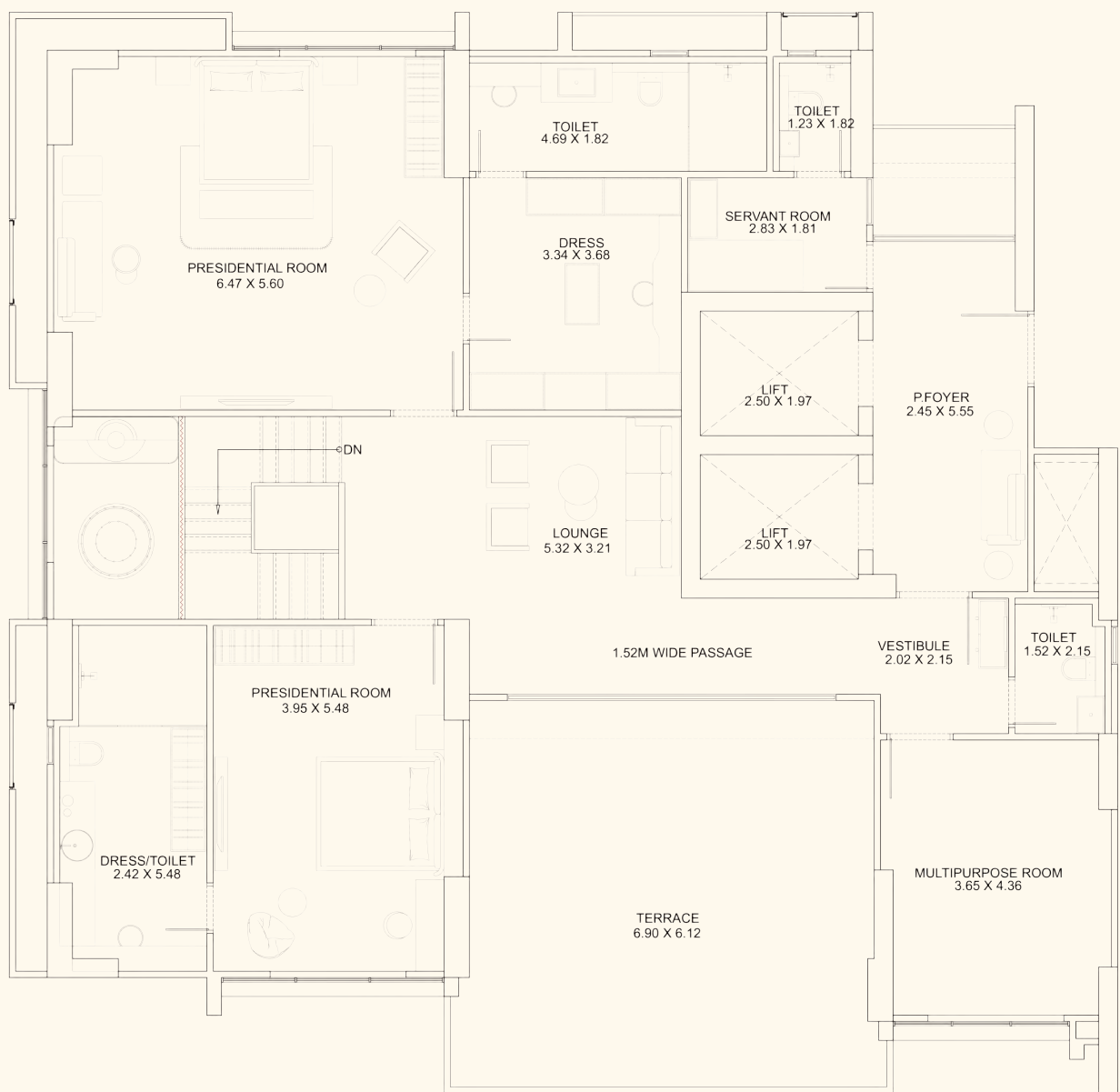
4BHK - C 3602 PENTHOUSE UPPER LEVEL PLAN



4BHK - C 3501 PENTHOUSE LOWER LEVEL PLAN



4BHK - C 3601 PENTHOUSE UPPER LEVEL PLAN



AMENITIES & FEATURES

- Jogging & Walking Path
- Yoga / Zumba & Meditation Studio
- Elderly Sit-outs
- Swimming Pool with Jacuzzi
- Kids / Toddlers Indoor Play Area
- Ultra-Modern Movie / OTT Theatre
- Ball Room / Banquet Hall with Event Lawn
- Landscape Garden with Contours
- School Pickup & Drop Off Zone
- Multi-Purpose Sports Court
- Zen Garden
- Wheel Chair Access
- Outdoor Children Play Area
- Gymnasium & Pilates Studio
- Indoor Sports / Games Arena
- Outdoor Barbeque Pits with Sit-outs
- Pet Park
- Karaoke and Poker Room
- Medical Emergency Support
- Building Management Support Room
- Provision of ample parking for residents & visitors
- Thoughtfully crafted campus with serene surroundings
- Fully Air-conditioned , exquisitely designed grand arrival foyer at ground level
- Differently abled friendly campus for hassle-free mobility
- Each block has separate Service and Stretcher elevators.
- Green Building Sustainable features
 - Provision of Electric vehicle (EV) charging points
 - Solar system at Roof-top for common areas
 - Adaption of Rain water harvesting
 - Advanced waste management technology with Sewage Treatment plant(STP) and Dual-plumbing for water management
 - Separation of organic and inorganic waste for easy recycling
 - Smart lighting installation at common areas
 - Uniform water pressure with Hydro-pneumatic supply system
 - Water Filtration & water softening plant
 - 24*7 uninterrupted water supply with additional bore-well
 - Power back-up provision of crucial common utilities
 - Dedicated medical emergency support room
- Safety
 - Fire Safety as per GDCR
 - Smoke detectors in the foyer(on all floors)
 - Sprinkler systems in common areas
 - Dual staircase provision for emergency evacuation
 - Fire alarm system
- Security
 - 3 level security for building access (Entry gate, Entrance lobby, Entry to podium)
 - 24*7 CCTV surveillance with night vision
 - Advanced Access control for private lifts only for residents
 - Burglar detection system & alarms
 - State-of-art building control system
 - Each unit with AV(audio-video) communication connected with security gate
- Well-planned Internet Service Provider (ISP)

SPECIFICATIONS

FLOORING

- Private Foyer : Fully Digital posh & Glossy Surface
- Vestibule : Premium Tiles Slabs 8x4
- Living Room : Premium Tiles Slabs 8x4
- Dining Room : Premium Tiles Slabs 8x4
- Pooja Room : Premium Tiles Slabs 8x4
- Balcony : Anskid Limestone
- Kitchen : Premium Tiles Slabs 8x4
- Presidential Bedroom : Premium Tiles Slabs 8x4
- Dress & Toilet : Premium Tiles
- Master Bedroom : Premium Tiles Slabs 8x4
- Dress & Toilet : Premium Tiles
- Bedroom 3 : Premium Tiles Slabs 8x4
- Dress & Toilet : Premium Tiles Slabs (Marble Finish)
- Guest Bedroom : Premium Tiles Slabs 8x4
- Dress & Toilet : Vitrified Tiles
- Servant Room & Toilet : Vitrified Tiles
- Wash Yard : Vitrified Tiles
- Staircase : Granite
- Common Foyer : Granite

HVAC

Provision of HVAC Indoor and Outdoor Points in Bedroom and Living Area.

KITCHEN

8x4 Premium Tiles Slabs
Service Platform In Wash-Yard with Sink

ELECTRICALS

Adequate Power Outlets with Modular Switches.
Inverter Outlet Provision For Necessary Electric Points of Norris, Legrand or equivalent.

ELEVATOR

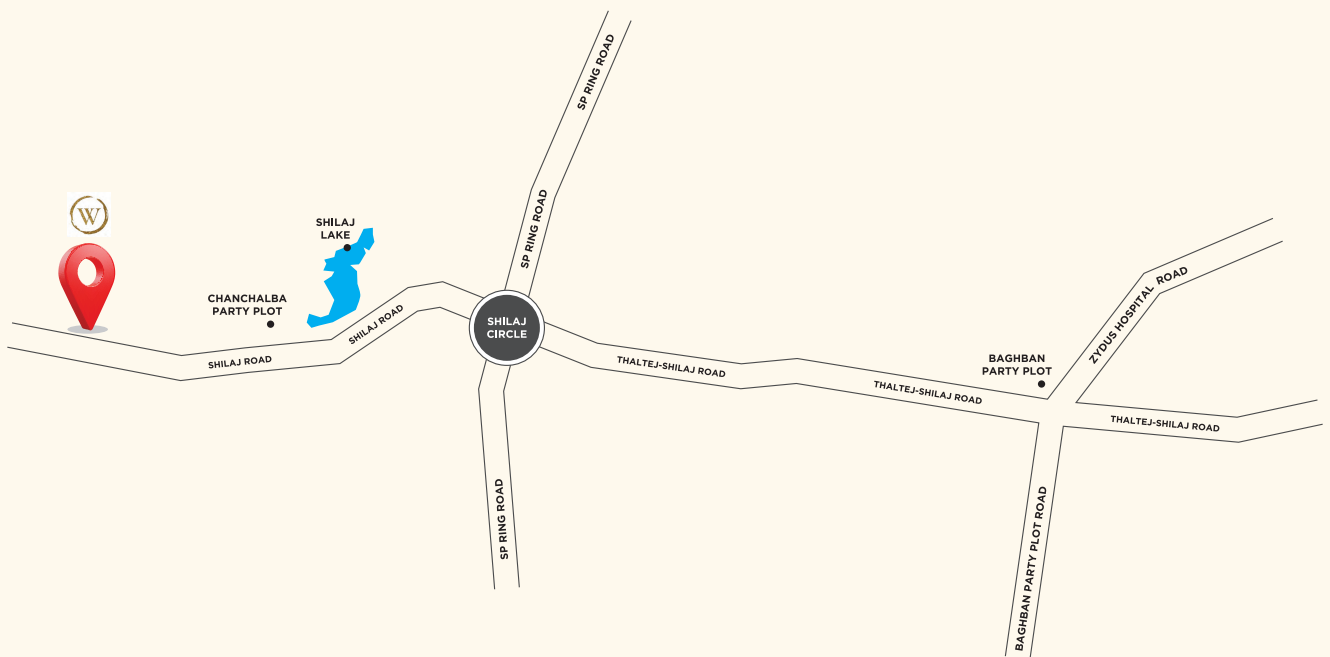
High Speed Elevator Reputed Company Like Kone, Mitsubishi or equivalent.

TOILETS

Italian Marble in presidential room and Master Bedroom.
Granite / Marble Platform
CP Fittings : Grohe or Hansgrohe or equivalent.
Sanitaryware : Vitra, Duravit or equivalent.
Modular Glass Cubicle for Shower Area.

DOORS & WINDOWS

Contemporary Design Veneer Clad Flush Door with
Digital Dual locking system (bio-metric thumb+key).
Domal Series Heavy Aluminum Section Windows with Toughened Glass and
Granite Revil with Mosquito Net Provision



SITUATED AT

1.2 KILOMETERS FROM SHILAJ CIRCLE,
BESIDE SWAGAT BAGAN VILLA ON 40 MT. WIDE PRESIDENTIAL ROAD.

NEAR NATURAL LAKE & OXYGEN PARK DEVELOPED BY AUDA,
JAIN DERASAR, NEW RAJPATH CLUB, KARNAVATI CLUB & SPORTS CLUB.



THE WESTIN

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