

OPTIMIZED LIVING...





sun  
**Optima**  
2bhk nano homes - shilaj

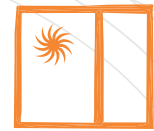
**A Home** which is away from the hustle & bustle of the city yet not too far from upcoming business centre's, **A Home** which is amidst the greens yet not too far from essential public amenities & **A Home** which has a complete life-style living experience yet not too expensive.

**Sun Optima** is a Compactly Designed Residential Community located in serene ambience of nature, only 7 mins drive from SG Road & surprisingly priced giving a perfect blend of **Serenity - Connectivity-Affordability.**





earthquake resistant design



full height window for proper light and ventilation



attractive main gate



24 hours guarded security



adequate parking



children pick-up & drop off zone



well landscaped garden



paver block roads with designer street lights



club house with board games



children play area

### Amenities







PARKING LAYOUT PLAN



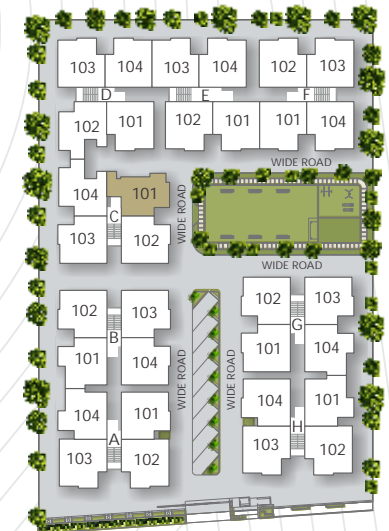
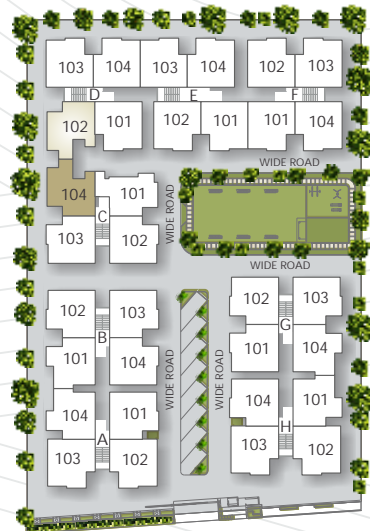
TYPE -1

Block A (101,102,103)  
 Block B (102,103,104)  
 Block C (102,103)  
 Block D (101,103,104)

Block E (101,102,103, 104)  
 Block F (101,102,103, 104)  
 Block G (101,102,103)  
 Block H (102,103,104)

TYPE -2

Block A(104)  
 Block B (101)  
 Block G (104)  
 Block H (101)



TYPE -3

Block C (104)  
Block D (102)

TYPE -4

Block C (101)



## APARTMENT LEVEL SPECIFICATION

### Building Structure

- Earth Quake Resistant RCC Frame Structure with Brick Masonry (Seismic Zone III Design)

### Wall Finish & Colour Works

- All internal walls with white finish putty over mala plaster
- All external walls with double coat sand faced plaster & standard quality apex paint
- All internal & external fabrication structures in standard quality enamel paint

### Bathrooms & Toilets

- Anti-skid good quality ceramic tiles for flooring
- Designer Glaze tiles on walls up to Lintel level (Dado)
- Premium Quality Plumbing Fittings & Sanitary-ware
- Provision of Counter basin in master toilet only

### Flooring

- Vitrified Tiles in the entire Apartment. Anti skid Tiles in balconies

### Doors & Windows

- Decorative Wooden Main Door having both side laminate with Quality Lock-set
- Flush Type Painted Internal Doors with wooden frame
- Anodized Aluminum sliding windows with standard Gauge sections

### Kitchen

- Black Granite Finished Platform with SS Sink Installation
- Glaze Tiles Dado up-to Lintel Level
- Kota Stone Flooring & Glaze Tiles Dado in Utility Area

### Electrification

- Single Phase Concealed Conduits with Copper Wiring of Standard ISI Brand
- Provision of Adequate Number of power outlets with modular switches in all areas
- Separate conduits for Television, AC and Telephone points in Living room and all bedrooms
- Protective ELCB for each apartment

## CAMPUS LEVEL SPECIFICATIONS

### Community Gate :

- Attractive Entrance Gate with 24x7 Security Provision
- Children School Bus Pick-up & Drop off Zone

### Entrance Foyer & Lobby :

- Well Designed Building Entrance Foyer with Vitrified Flooring
- Upper Floor Lobbies having Premium Quality Rustic Tiles Flooring
- Kota Stone Staircase having Plastic Emulsion Paint on Walls

### Landscaping & Common Utilities :

- Well Manicured Green campus with ample parking facilities
- Dedicated Children Play Park with sand pit & equipments
- Internal Roads with Paved footpaths & Street Light Provision

### Other :

- Dedicated Bore Well for 24x7 Water Supply
- Elevators of reputed make having adequate capacity for Each Block

ARCHITECTS

placekinesis associates





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Site: Behind D.P.S. Bopal, Opp. Neelkanth Villa, Besides Canal, Shilaj



## SUN BUILDERS GROUP

Sun Builders B/h. Rajpath Club, Opp. Satyam Corporate Square, Bodakdev, A'bad-54.  
Sales Inquiry No. : 079 30111000

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