

*Finest Living  
on Beachside  
Awaits you  
at ECR*





*Presenting*

# **BAY BREEZE**

High Villas at the Beachside

100 mts from  
ECR Main Road  
**Panaiyur**

Promoted by  
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Marketed by



Premium  
3 BHK Villas with  
Top Notch  
Finishes

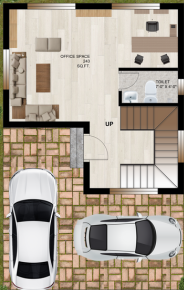


2330 Sq.ft. Villa with  
2 Spacious Balconies  
& 2 Car Parks





# FLOOR PLAN - WEST FACING



Plot area - 1200 sq.ft.

Ground floor builtup area - 625 sq.ft.

# FLOOR PLAN - WEST FACING



First floor builtup area - 799 sq.ft.

# FLOOR PLAN - WEST FACING

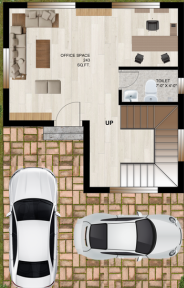


**Second floor builtup area - 799sq.ft.**

**Terrace Headroom - 107sq.ft.**

**Total Villa size - 2330 sq.ft.**

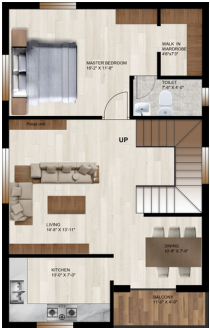
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## FLOOR PLAN - EAST FACING



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**Total Villa size - 2330 sq.ft.**

# VILLA SPECIFICATIONS

## STRUCTURE

- RCC framed structure  
Seismic resistant structure zone III using  
Fe 500 steel TMT bars
- Birla ACC Brick walls of 200mm for outer wall and  
100mm for internal partition wall  
Floor to floor height will be maintained at 3 m

## WALL FINISHES

- Internal wall will be finished with 1 coat of primer,  
2 coats of putty and Asian paints Royal shine paint
  - Ceiling will be finished with 1 coat of primer,  
2 coats of putty and Royal emulsion Paint
- Exterior wall with 1 coat of primer with damp proof  
and weather resistant texture paint
  - Bathroom walls with double glazed  
ceramic tiles up to full height
  - Kitchen and Utility walls with double glazed  
ceramic tiles up to full height

## FLOORING

- Foyer, Living, dining, kitchen and bedrooms  
will have 600mm x 600mm vitrified tiles
- Bathrooms, balcony, and utility will have  
Anti skid ceramic tiles of 600mm x 600mm
- Car parking will be laid with Ceramic tiles
  - Terrace floor will be laid with  
Heat Reflective White Tiles
  - Internal staircase will be laid with  
granite and SS railing

# VILLA SPECIFICATIONS

## ENTRANCE DOORS

- Teak wood doors with Teak wood frame of 7 feet height with biometric locks, tower bolts, door viewer, safety latch, door stopper etc.

## BEDROOM DOORS

- Plywood doors with double side laminate of 7 feet height with quality locks, tower bolts, safety latch, door stopper etc.

## TOILET DOORS

- Polymer Coated Flush doors with double side laminate of 7 feet height will have thumb turn, tower bolt, etc.

## WINDOWS

- UPVC with see-through plain glass and MS grills on inner side wherever applicable
  - Sliding French doors with UPVC toughened glass without grills
  - Ventilators will be UPVC with suitable louvered glass panes

## BATHROOMS

- Granite top wash basin in master bathroom
- Wall mounted wash basin in all other bathrooms ( Jaquar/Bathsense/Kohler)
- Floor mounted WC with open cistern in all bathrooms ( Jaquar/Bathsense/Kohler)
- All CP and sanitary fittings will be good quality ( Jaquar/Bathsense/Kohler)
  - Wall mixer of good quality with shower r ( Jaquar/Bathsense/Kohler)
  - Provision for exhaust and geyser will be provided in all bathrooms

# VILLA SPECIFICATIONS

## BALCONY AND STAIRCASE RAILINGS

- Tempered Glass walls with Hand railing in balconies as per Architect's design
- SS railings will be provided for Internal staircase

## ELECTRICAL FITTINGS

- Good quality cables and wiring ( Orbit )
- Switches and sockets will be good quality ( Asian Paints )
- Split air conditioner points will be provided for all the bedrooms and provision will be given for living room
  - Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system)
  - Telephone ,TV (DTH) will be provided in master bedroom and living room
- USB charging port as a part of switchboard in master bedroom and living area
- Master electrical control switch near to main entrance to control all major electrical points

## OTHERS

- Rain water harvesting
- RCC OHT for water supply
- Inverter provision for lights and fan points
- Piped Gas Connection from Ground Floor to 1st Floor Kitchen

# ROUTE MAP

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Project Planning  
&  
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