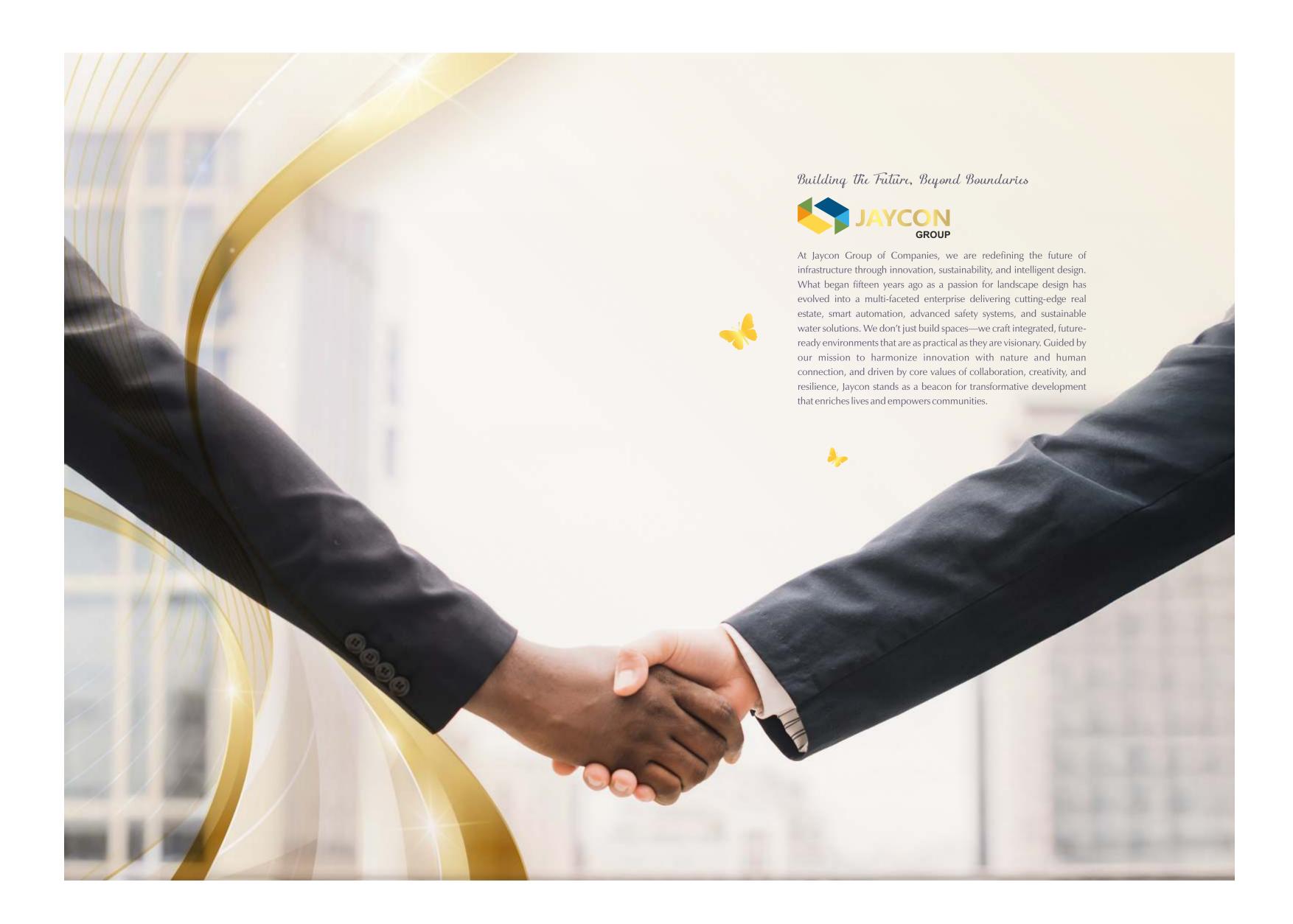


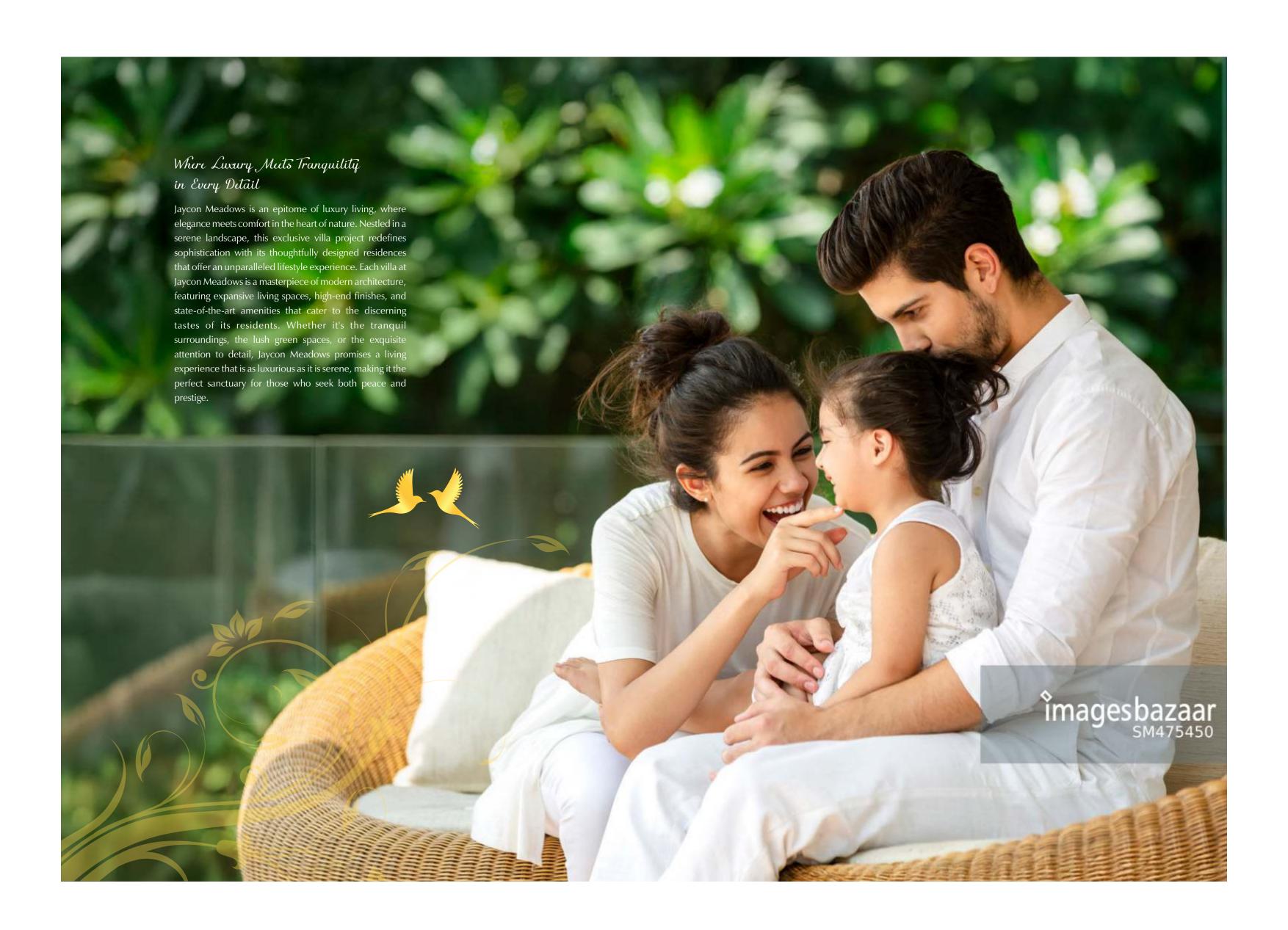


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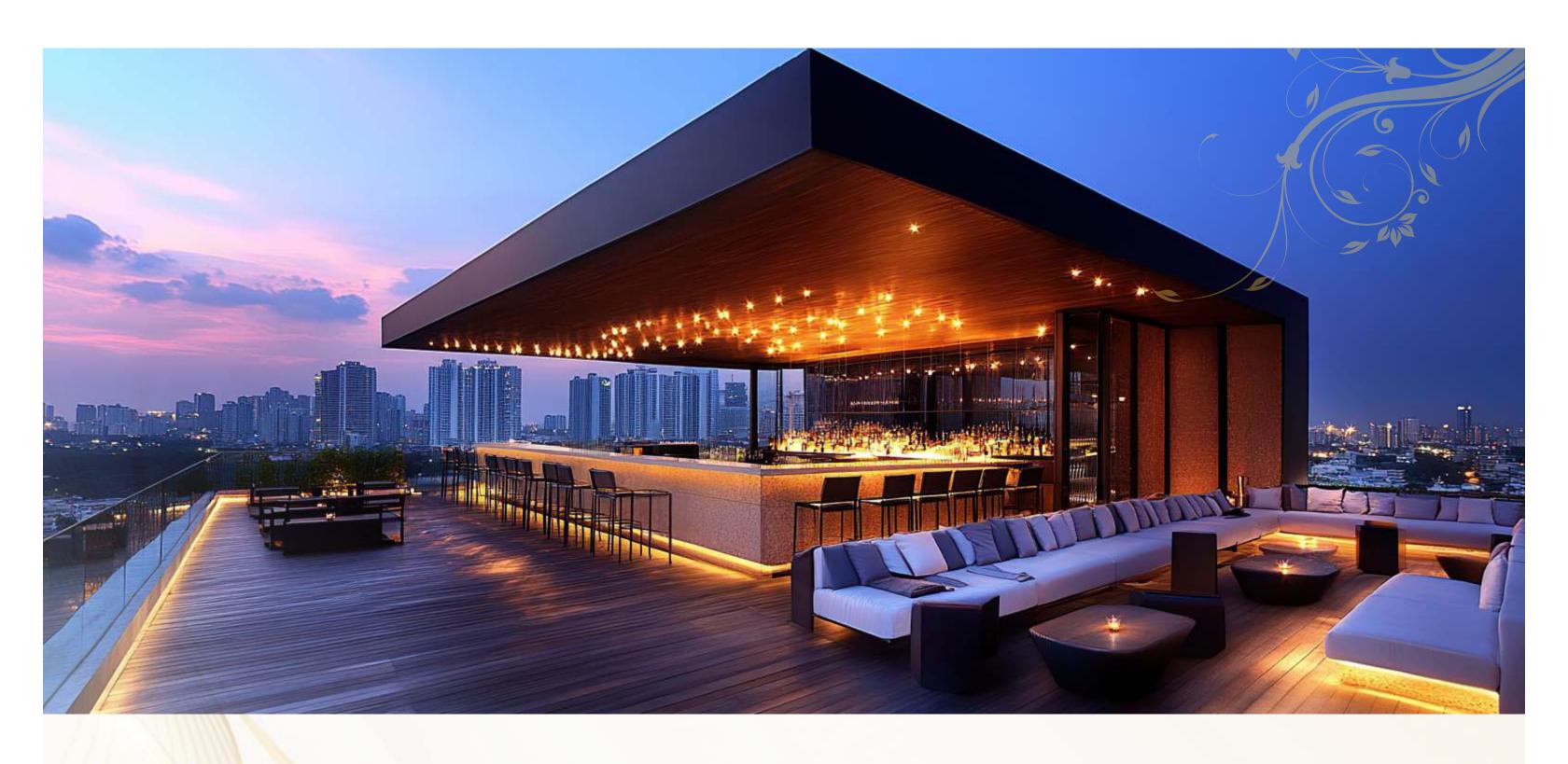
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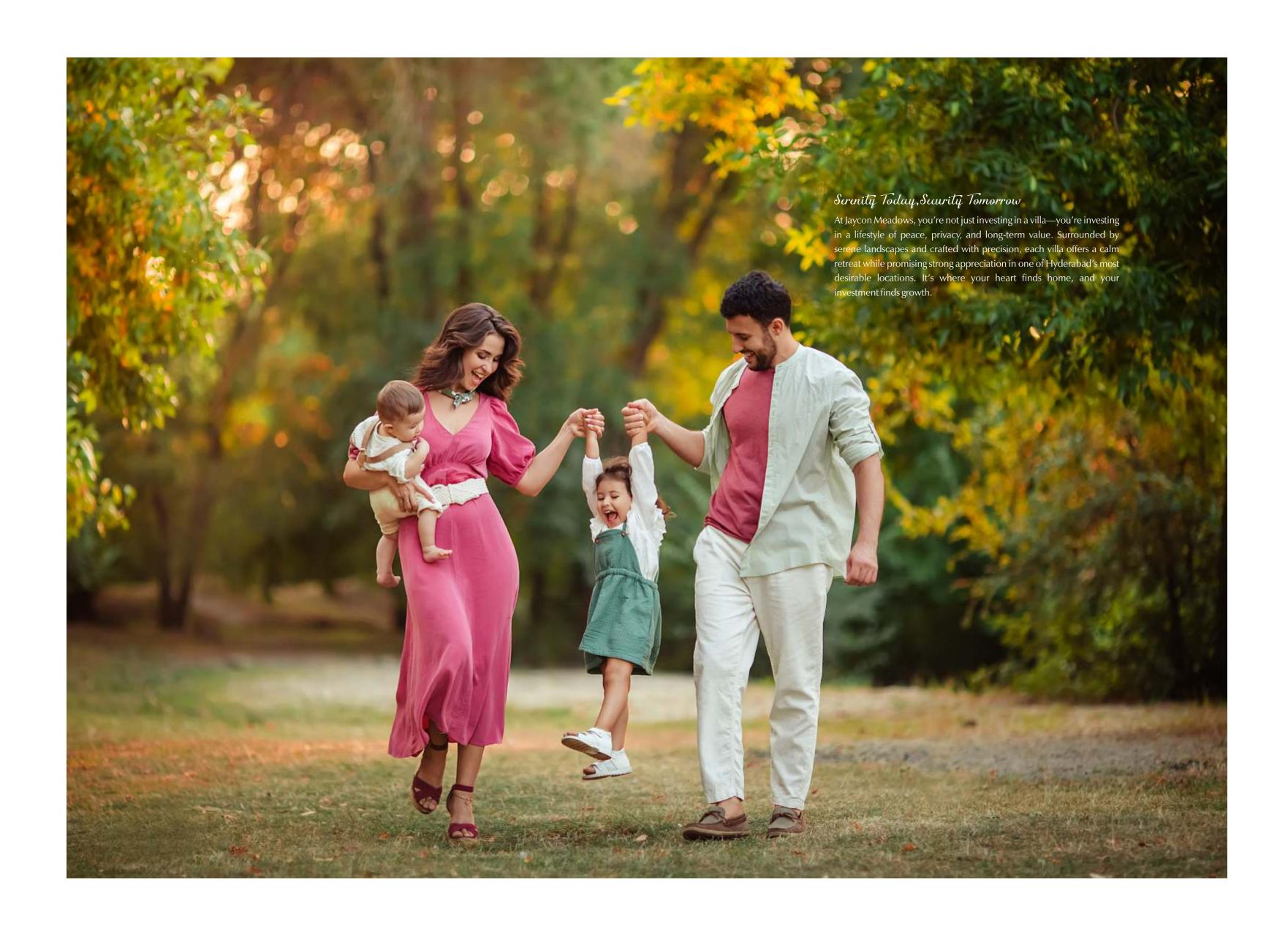




Elevate Every Moment at the Aubhouse



The Clubhouse at Jaycon Meadows is more than just a recreational space—it's the vibrant heart of the community. Thoughtfully designed to offer a perfect blend of relaxation, wellness, and social connection, the clubhouse features world-class amenities including a fully equipped gym, indoor games, a lavish lounge, and dedicated spaces for gatherings and celebrations. Whether you're unwinding after a long day, hosting a get-together, or simply seeking a quiet corner to reflect, the clubhouse offers an inviting atmosphere that complements the luxury lifestyle of Jaycon Meadows.





TOTAL BUA WITH PARKING: 4223

STILT FLOOR FIRST FLOOR SECOND FLOOR TERRACE FLOOR **BUA** 

\$0.FTS : 883 : 1326 : 1114 : 900 : 900 : 4223

FLOOR - III W4-A (Z) BEDROOM 13'-9" X 13'-11" (M) <u>63</u> MASTER BEDROOM 13'-1" X 17'- 9" (Me)





#### MAIN DOOR

A majestic 8-foot tall door frame crafted from premium teak wood, accompanied by beautifully veneered shutters, adorned with esteemed hardware fittings, and finished with a luxurious melamine polish

#### **INTERNAL DOORS**

Crafted to perfection, these 7-foot French doors combine a teak or hardwood frame with veneered shutters, finished with esteemed hardware fittings and a polished melamine finish for an enduring elegance





#### **PAINTINGS / SURFACE FINISHINGS**

Expertly finished with a smooth application of Birla putty, followed by a meticulous coat of primer, and completed with two layers of premium Asian paint, these surfaces exude a refined elegance and enduring quality

#### **WINDOWS**

Elegantly crafted UPVC windows featuring integrated mosquito nets, providing a perfect blend of durability, functionality, and timeless design, ensuring comfort and protection with a touch of sophistication





## **FLOORING AND DADO**

Elegance unfolds in the Drawing, Living, Ground Floor Bedroom, Dining, Kitchen, and Foyer areas, where double charged vitrified tiles set a classic tone. The Master Bedroom and Home Theatre, with their wooden laminates, offer a warm contrast, while the bathrooms are beautifully finished with premium vitrified tiles, enhancing both wall and floor surfaces



# STRUCTURE

Crafted with an RCC framed structure to endure the forces of wind and seismic activity, this luxury villa features 9-inch thick external walls for maximum durability and insulation. Inside, the 4-inch thick internal walls reflect a commitment to both strength and refined design

## KITCHEN

Provision for municipal or softened water, with accommodations for the installation of a water purifier and chimney. Includes provision for hot water near the sink and a setup ready for a modular kitchen.





# CENTRALISED WATER SUPPLY

A subterranean sump, cleverly positioned to serve the collective needs of the community, shall provide a unified and dependable source of water, ensuring a constant and plentiful supply for all residents.



#### **UTILITIES & WASHAREA**

A well-appointed utility space with classic provisions for both a washing machine and dishwasher, combining efficiency with timeless design refined elegance and enduring quality

### **BATHROOMS**

A touch of classic elegance with a vanity-style wash basin and an EWC featuring a concealed flush tank from KOHLER or its equivalent. The bathroom is adorned with single lever fixtures and a wall mixer-cum-shower from KOHLER or an equally distinguished brand



### **ELECTRICAL**



Residences feature concealed FINOLEX copper wiring, AC outlets in every room, and geyser points in each bathroom. Kitchens have plug points for major appliances, while utility areas have connections for washing machines and dishwashers. Each unit has a 3-phase power supply, individual meter boards, and TV/audio plug points, ensuring a comfortable and convenient living experience

#### MAINTANANCE & LANDSCAPING WORKS

A serene and expertly landscaped environment awaits, boasting an exclusive footpath, activity area, and a charming children's play area, all beautifully lit for added warmth and security



# CABLE TV

Ample provisions have been made for cable connectivity in each bedroom and living room, ensuring seamless access to a world of entertainment and information, and fostering a truly connected living experience

## **INTERNET**

Each villa boasts the convenience of internet plug points, expertly positioned to facilitate effortless connectivity and high-speed access to the vast expanse of the digital realm





## **POWER BACKUP**

The common areas shall be illuminated and enlivened by a dependable D.G. backup system, a reassuring presence that guarantees a steady supply of power, no matter the circumstances

# **SECURITY**

Residents shall enjoy the benefits of a state-of-the-art, round-the-clock security system, featuring CC cameras in key common areas and the Club House, with continuous monitoring and recording from two dedicated locations, ensuring a secure and peaceful living environment

