



**FALCON**  
BUILDERS  
LUXURY WITH IN

# FALCON VISTA BAY

# FALCON VISTA BAY



# 2525 SFT



# FALCON VISTAB BAY

40' ROAD



# CAR PARKING



40' ROAD

# FALCON VISTA BAY



# SPECIFICATIONS

## STRUCTURE

R.C.C framed structure to withstand wind & seismic loads

## SUPER STRUCTURE

9" Thick solid Brick work for external walls 4" thick solid brick work for internal walls.

## WALL FINISHES

- a) INTERNAL WALL FINISHES: Smooth plastered surface treated with putty and painted with emulsion.
- b) EXTERNAL WALL FINISHES: Sponge finished sand faced cement plaster and painted with exterior paint.

## DOORS

- a) MAIN DOOR: Teak wood frame & Teak veneered shutter aesthetically designed and finished with melamine polish fixed with smart lock entry reputed make hardware of the best brand.
- b) INTERNAL DOOR: Engineered wood / NCL / reputed make hardware of the best brand.
- c) FRENCH DOORS: Fenesta/NCL with glass paneled sliding shutters with provision for mosquito mesh track.
- d) WINDOWS: : Fenesta / NCL with glass provision for mosquito mesh track.

## FLOORING

- a) Living, Dining: 1200 x 1200mm, Bedrooms & Kitchen: 600 x 1200mm size Vitrified/PGVT tiles.
- b) ALL BALCONIES: Anti skid ceramic tiles
- c) BATHROOMS: Vitrified tiles
- d) CORRIDORS: Granite / Vitrified tiles
- e) STAIRCASE: Granite / Natural stone .

## TILE CLADDING

- a) Dado in kitchen: Ceramic tiles dado up to 2'0" height above kitchen platform
- b) BATHROOMS: Glazed / Matt finish / Vitrified tiles dado up to 8'0" height
- c) Utility Area: Ceramic tile dado to sill height Brands Used: Johnson/ Kajaria/ Italake/ Avalon/ Icon/ Simero tiles or equivalent.

## KITCHEN

- a) Adequate kitchen space designed to enable easily fit in modular kitchen available in the market
- b) Provision for fixing of RO system, exhaust fan & Chimney
- c) Drainage point for sink shall be provided.

## UTILITY / WASH AREA

Provision for washing machine & wet area for washing utensils etc.

## BATHROOMS

- a) Good quality ceramic washbasins
- b) Good quality wall mounted EWC
- c) Good quality concealed flush tank
- d) Good quality single lever C.P. fittings Brands Used: Jaquar/ Hindware/ Hansgrohe or equivalent.

## ELECTRICAL

- a) Concealed copper wiring of reputed make
- b) Power outlets for air conditioners in living and bedrooms
- c) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine / dish washer in Utility area
- d) Miniature circuit breakers (MCB) for each distribution board of reputed make
- e) Modular switches of reputed make
- f) '3- phase' power supply in each unit at Cost
- g) solar power for all common area electrical points.

**CABLE TV/ DISH TV** Provision for cable connection in living room and master bedroom

**INTERNET** Provision for internet connection in living room and master bedroom

**LIFT** Jhonsons / equalint elevator with V3F for energy efficiency with granite / marble / tile cladding

**GENERATOR** Limited D.G. backup with acoustic enclosure

**CC TV** Surveillance cameras at the main gate, parking and entrance of each flat.

**CAR PARKING** 2parkings( 1 sedan/ suv and 1 small car) for each flat.

**GVMC** bulk water connection

**Strictly followed Vaastu Compliant.**

Note: 1. All electrical fittings should be purchased by the owner at his own cost, only provision for the above electrical fixtures will be made by the Builder.

2. Shifting of outdoor and indoor AC units are not allowed. Erection of any type of structure for AC outdoor unit and others are not allowed.

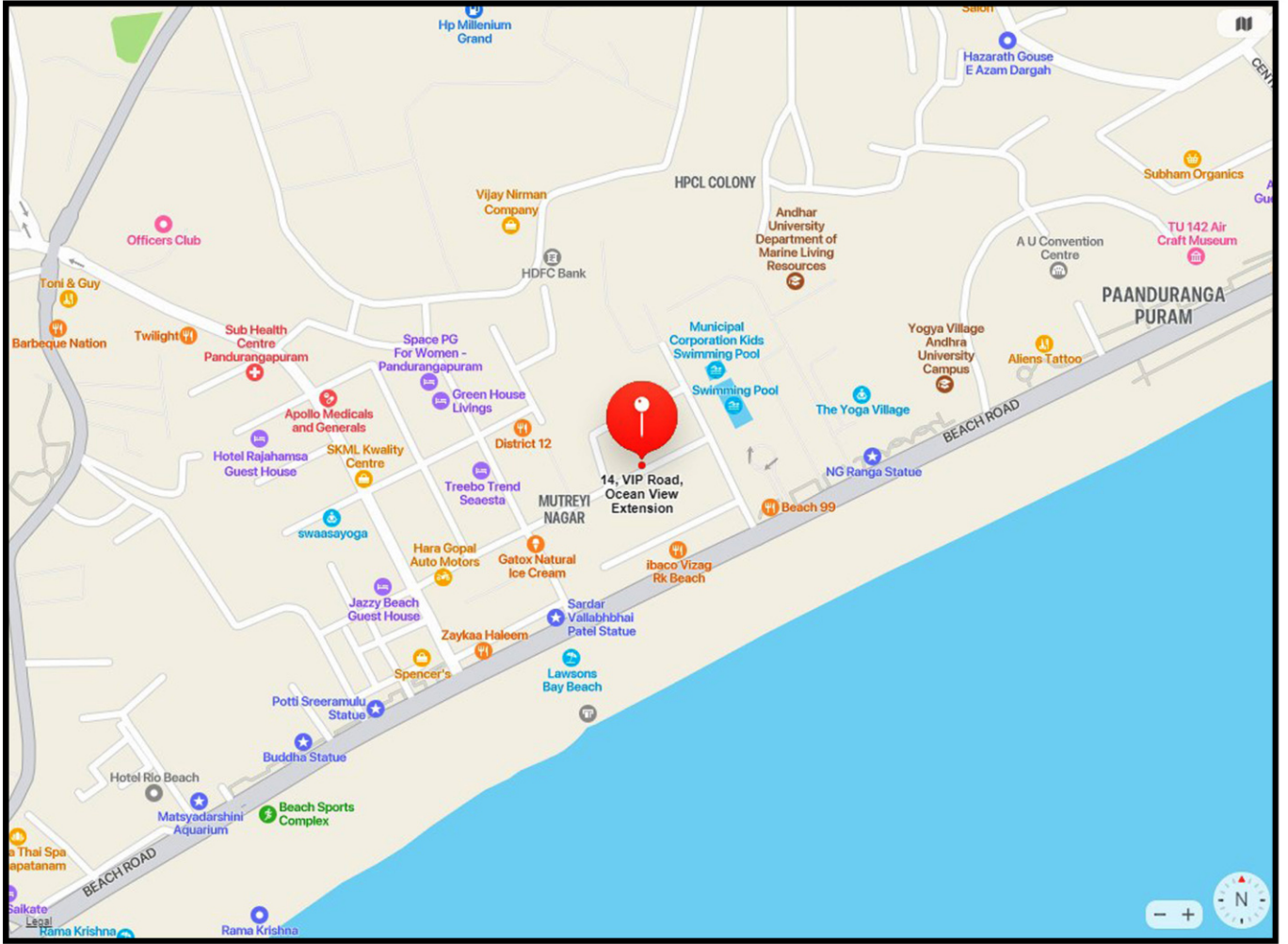
3. All dimensions indicated are excluding finishes / plastering. Columns and walls subject to minor changes based on structural design

4. Furniture shown are indicative only and do not form the part of the contract

5. Architectural features shown are indicative and subject to change.



# LOCATION SITE MAP



**SITE ADDRESS :** Plot No - 13, Ocean View Layout,  
Paanduranga Puram ,Visakhapatnam-530003.



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**4-43-2, Vasantha Nilayam,  
Lawsons Bay Colony,  
Visakhapatnam-530017.  
PH : 8978763496,9110357662**