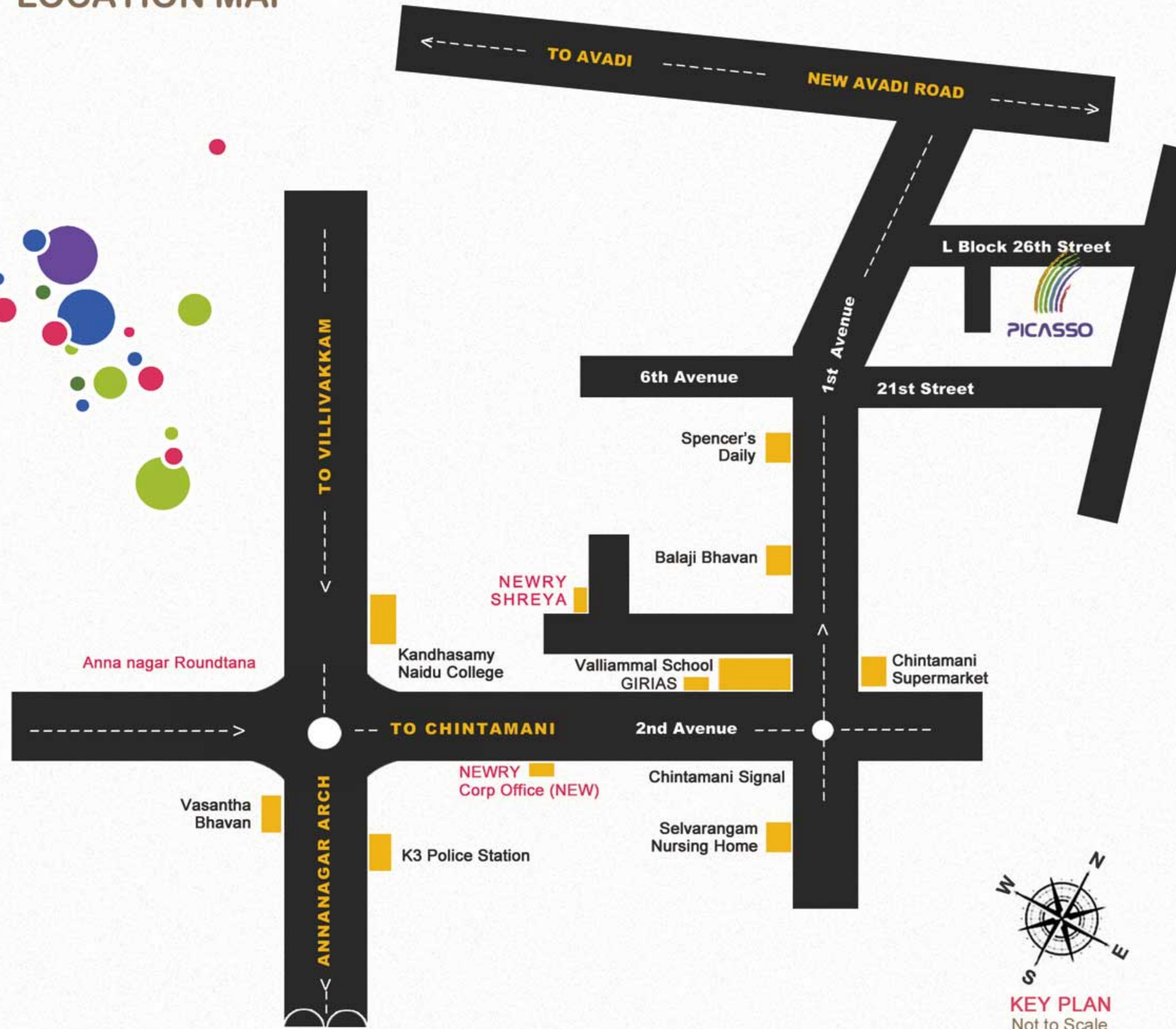


LOCATION MAP



**JUST 3 LIFESTYLE APARTMENTS**  
@ L BLOCK, ANNA NAGAR



**NEWRY**

NEWRY PROPERTIES (P) LTD.,  
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**Life in Harmony**  
EXCEPTIONAL AND COLORFUL LIVING !

"The information provided in this flyer is a representation of the proposed development and the interiors & furnishing illustrated are not part of the standard offering. This flyer is neither a legal offer nor an invitation to offer. Any alterations of the plans & elevations, specifications & amenities will be at the sole discretion of the Developer"

## Floor Plan



Typical Floor Plan - 3BHK 2214 Sq.Ft.



## Newry PICASSO

Life in Harmony

Envisage a place that is specially designed for those who wish to live a harmonious life. Newry Picasso is the one that has been conceptualized to delight at your each pace with an abundant lifestyle, keeping the convenience and tranquility in mind.

Spaciously designed, Just 3 Lifestyle Apartments at L Block – Anna Nagar East makes PICASSO a fine combination of luxurious extravaganza with rich affluence adds a touch of class to the exceptional and colorful living.

NEWRY PICASSO is about yourself in a world that truly indulges your sense through every season.

## Specifications

**STRUCTURE** - RCC framed structure with RC foundations conforming to BIS. Anti-termite treatment as per BIS for the complete building. All walls with bricks set in cement mortar. 9" thick brick wall for the outer wall and 4 -1/2" thick Brick wall for the internal partition wall.

**WALL FINISHES** - Cement plaster and Altech putty finish with Pearl Touch Emulsion for all internal walls. External Walls finished with Weather Shield Max. The toilet walls finished with Joint Free Tiles. Wash area will be finished with Ceramic Tiles upto 2'-6" Height. 2' above the kitchen platform will be finished with double glazed ceramic tiles.

**CEILING** - All ceiling areas will be finished with cement plaster and O.B.D.

**FLOOR FINISHES** - Living & Dining will be finished with Engineered Marble (Rs. 250 per.sq.ft) or 3 X 3 Vitrified tile with matching skirting. Master Bedroom will be finished with Engineered Wood. Other Bedrooms will be finished with 2'x 2' Double Charged Vitrified tiles with matching skirting. Kitchen will be finished with vitrified matt finish 2' x 2' tiles with matching skirting. Balconies will be finished with Ceramic tiles with matching skirting. Bathroom Flooring & Wash / Service will be finished with Ceramic Anti - Skid tiles. Lobby and Staircase areas will be finished with Marble / Granite. Car park areas will be finished with cement concrete tile Flooring. Columns in the car park will be provided with rubberized edge protection. Driveway will be finished with PCC with Granolithic Flooring / interlocking Blocks.

**DOORS & WINDOW** - Exquisitely Designed Teak Front Main Door. Godrej or Equivalent locks will be provided. All Bedrooms doors will be of African teak wood frame with finger jointed solid rubber wood doors with polish on both sides. Godrej or equivalent cylindrical locks will be provided. Toilet doors - African teak wood frame with finger jointed solid rubber doors with polish one side & other side with paint finish. French doors - African teak wood frame with Varnish finishes, shutters fitted with 4mm thick Glass and MS Grills with Enamel Paint. Windows - UPVC window (Fenesta / Equivalent) with MS Grills as per the Design of the Architect.

**KITCHEN** - Platform will be done with 20mm thick Granite Slabs 2' wide and provided with Carysil Quartz or equivalent with double bowl. Provision for Piped Gas connection to all apartments. Provision for fixing an Exhaust Fan and Aqua Guard will be made.

**TOILETS** - Kohler / Roca or equivalent wall hung European Water Closets. All CP fittings in bathrooms are of Jaguar or Equivalent. Bathroom Health Faucets will be provided. Glass Shower Partition for the Bathroom attached to Master Bedroom. Rain shower for all toilets. Pressure pump for all Showers.

**ELECTRICAL** - Concealed Insulated Copper Multi-strand wires in all Apartments. Each Apartment will be provided with a distribution board having MCB's. Switches & Sockets of MK/Legrand TV and Telephone Points will be provided in Living and all bedrooms. Electrical Provision for Microwave, Fridge Mixer, Grinder, Aqua guard and Chimney. All Toilets will have electrical provision for connecting a Geysers.

**INTERNET** - Provision given for Internet connection in living, Master and Second Bedroom.

**LIFT** - The building will be served by an six passenger lift with Automatic door and ARD (Automatic Rescue Device) of "JOHNSON" or Equivalent make.

**POWER SUPPLY & GENERATOR** - 3 Phase Power Supply with Generator Back - Up for common lightings, lift, pumps and for all lightings, fans, fridge and all bedrooms AC loads inside the Apartments.

**INVERTER PROVISION** - Wiring provision for Inverter. **SECURITY** - Lobby Video phone system along with the intercom connection to the security will be provided. **COMMON TOILET** - Common Toilet for drivers and domestic help. **COMPOUND WALL** - 5' high compound wall on all sides of the plot. **LANDSCAPING** - Landscaping as per architect's Design. **SUMP** - One under ground RCC sump of adequate capacity for metro water. **BOREWELL** - One bore well of required depth would be provided. **RAIN WATER HARVESTING** - As per the requirements of CMWSSB.

**EXTRA WORK** - If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the Allottee approves the estimate for extras and pays the extra cost in Advance.