



sanbrix



Acrospire

Sanbrix

Sanbrix Properties, based in Coimbatore with a vision to develop residential and commercial properties in South India. The team has a decade of experience in transforming non-traditional real estate opportunities into high performing assets. The company caters to niche segments of people who enjoy and expect a world-class living standard. Sanbrix delivers its customers and investors a safe habitat through meticulous planning and innovative designs.

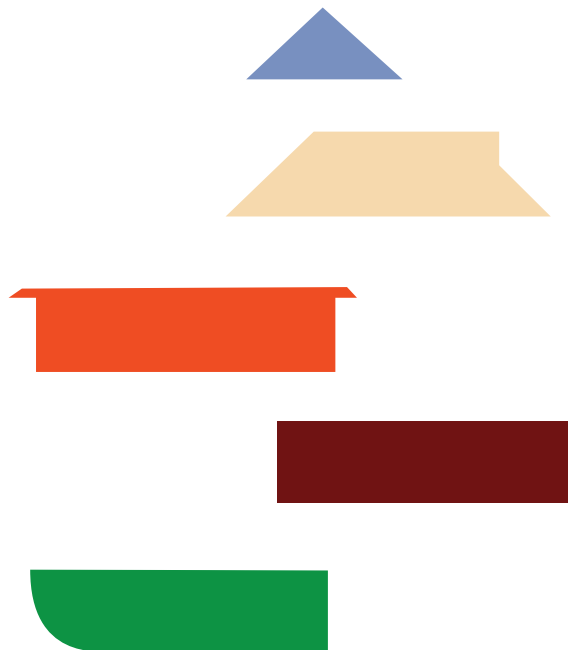


Acrospire

Welcome to a place where a serene, peaceful living space meets the convenience and comfort of a premium lifestyle. Acrospire is a modern luxury apartment complex that is situated in Tatabad, a prime location in Coimbatore; offering you a taste of an urban paradise.

Acrospire features a spectacular assortment of 16 apartments that redefine opulence and create an unmatched living experience. It perfectly blends design and luxury providing a private, serene escape from the bustle of the outside world.

So be it transport, shopping, entertainment or health, Acrospire meets your every need with ease- it doesn't get better than this!





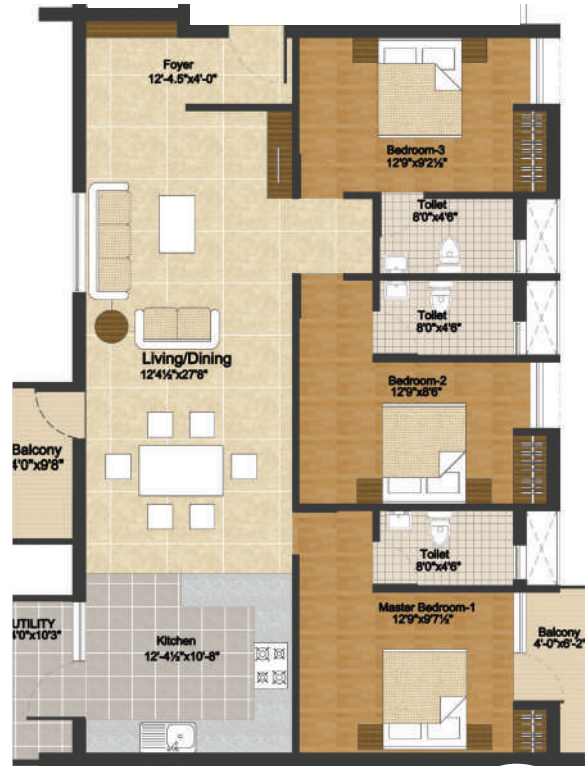


Acrospire

FLOOR PLAN



TYPE A - 1704 Sq.ft



TYPE C - 1688 Sq.ft



TYPE B - 1205 Sq.ft



TYPE D - 1187 Sq.ft



SCHEDULE OF FINISHES

Doors & Windows

MAIN DOOR SHUTTER with West African teak wood finished with Polyurethane Lacquer Paint.

BEDROOM DOOR SHUTTER Masonite skin with seasoned solid beach wood frame finished with Polyurethane Lacquer Paint.

Staircase

Staircase will be finished with polished granite slabs as recommended by the architect. Staircase walls will be finished with cement plaster and wall putty (JK or equivalent) and Tractor emulsion or equivalent paint.

Ceiling

Ceiling areas of living, dining, bedrooms, kitchen and balconies will be finished with cement plaster and wall putty (JK or equivalent) and painted with emulsion or equivalent. Ceiling areas of toilet and other areas will be finished with cement plaster and cement paint.

Toilets

All sanitary ware will be Roca or equivalent.
All CP fittings will be Roca or equivalent.

Structure

RCC framed structure with RC foundations conforming to BIS. Walls will be constructed using fly ash/earthen bricks set in cement mortar. Ceiling height will be maintained at 9'0" clear for bottom of the roof slab in all floors.

Wall finishes

Internal walls will be finished with cement plaster and wall putty (JK or equivalent) and luxury emulsion paint. The toilet walls will be finished with Vitrified tiles. Exterior faces of the building will be finished with cement plaster and with emulsion paint – Asian Paints (APEX) or equivalent.

Lifts

The lifts shall be of six passenger capacity from Kone/Johnson/Otis make or equivalent.

Floor finishes

Living, Dining and Bedrooms will be finished with vitrified tiles 2' 0" x 2' 0" as prescribed by the architect. All master bedrooms to have laminated wooden flooring as prescribed by the architect. Kitchen, utility, balcony and toilets will be finished with ceramic tiles of suitable size as recommended by the architect. 4" high skirting matching the floor tile will be provided wherever necessary.

Kitchen

Modular kitchen from Sleek/Elica or equivalent make with a counter top platform (dry fixing) will be finished with 18mm thick granite slabs 2' wide at a height of 2' 9" from the floor level and provided with Carysil / Stainless Steel single bowl sink with drain board. Wash area will have

Single bowl Carysil/Stainless steel sink and provision for fixing Washing Machine.

Windows

UPVC open able glazed windows will be provided in all rooms with security MS grills.

Electrical

Concealed insulated copper multi-strand wires will be installed in all apartments. Each apartment will be provided with Distribution Boards having MCBs. All switches and sockets are of MK/Anchor Roma or equivalent make.

UG Sump & OHT

Centralised underground and overhead storage tanks of suitable capacity will be provided.

Car Park

Individual covered car park exclusively marked for each apartment.

LUXURY FEATURES AND AMENITIES

Security

An impressive all hi-tech round-the-clock security system will be provided. All staircase lobbies to be fitted with door phones connected to the respective apartments. An access control system to allow in mates to move in and out freely. Well lit driveways ensure safety through-out the night.

Stand-by power back up

Power supply with DG back up for all the lighting loads of the apartment and common areas/services will be provided with changeover.

Gymnasium

A fully equipped gym with a sprawling view of the city on the terrace with complete air-conditioning.

Gas bank

A common gas bank in the stilt level to provide a piped gas supply to all the apartments.

Garbage chute

A garbage chute to collect all the waste from each level to a common collection point will be installed in the stilt floor for easy disposal of waste.

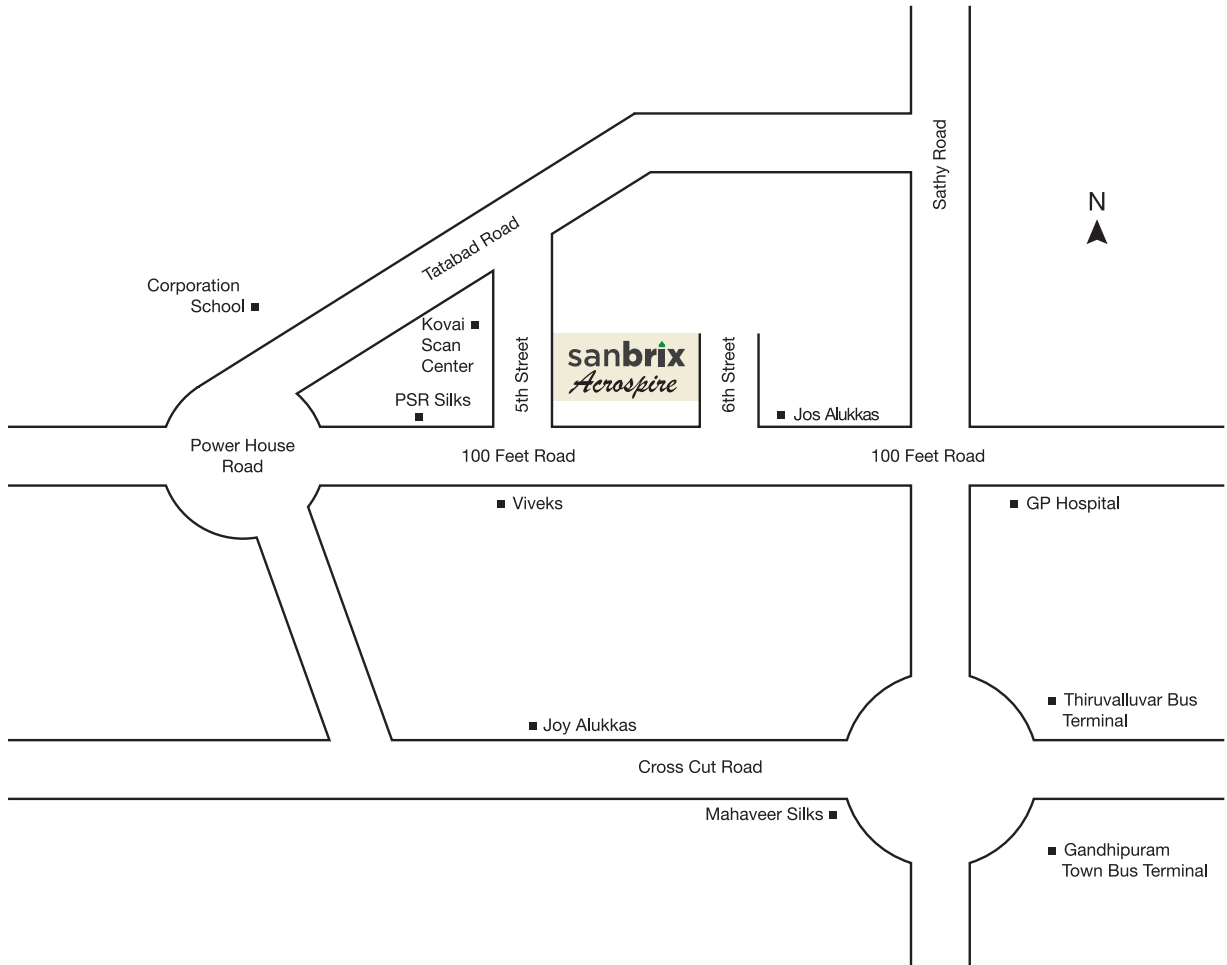
Terrace Landscaping & Gardens

Terrace will be appropriately landscaped while keeping in mind minimal consumption of water and long term sustainability.

RO Plant

A centralised RO plant with round-the-clock drinking water facility will be provided.

LOCATION MAP



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Sanbrix Properties Pvt., Ltd.

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The promoter reserves the right to alter and make changes in elevation, specification and plans as deemed fit.