



sanbrix
ELVIRA

VILLA SIZE APARTMENTS

ABOUT **SANBRIX**

Sanbrix has grown in to an prominent entity crafting premium city residences with rich experiences in Coimbatore. Our luxury properties integrate world's contemporary and masterly design. Our projects are always high on location, amenities and open space.

ABOUT **ELVIRA**

An exclusive, two -a- floor homes at the most sought after address in Coimbatore. 8 apartments in all make each one a premium investment and a desirable address. The homes at Elvira are designed with the best of everything that you could want and experience.

THE ELVIRA ADVANTAGES

- Located at Krishnasamy Nagar
- Project spread – 15 cents
- Villa sized apartments
- Single block with Stilt plus 4 floors
- 2 apartments per floor
- 2 car parks per apartment
- Vasthu Compliant
- 15 feet driveway
- Premium Specifications
- Grand lobby





30'-0" WIDE ROAD

STILT FLOOR PLAN





30'-0" WIDE ROAD

TYPICAL FLOOR PLAN





**TYPE A BUILDUP AREA 2220 Sq.ft.
NORTH FACING**



**TYPE B BUILDUP AREA 2623 Sq.ft.
EAST FACING**

SPECIFICATIONS

RCC FRAMED STRUCTURE:

- RCC framed structure with isolated footing foundation.
- Bricks with cement plastering.
- Anti-termite treatment will be provided.
- Designed as earthquake resistant structure – Seismic Zone III.
- Slab to slab height will be maintained at 10ft.

WALL FINISH:

- Internal wall & Ceiling in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of premium emulsion.
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of premium emulsion.
- Utility walls will be finished with glazed ceramic tiles.
- Bathroom walls will be finished with designer tiles.

FLOORING:

- Foyer, living, dining, family lounge will have 800*800 vitrified tiles.
- Kitchen will have Anti-skid vitrified tiles.
- Master bedroom and other bedrooms will have laminated wooden flooring.
- Bathroom will have vitrified tiles with matte finish.
- Balconies will have vitrified tiles with matte finish.
- Terrace floor will have pressed tile flooring.
- Staircase will have granite flooring and SS railing.

KITCHEN:

- Provision for chimney and water purifier.
- CP fittings will be from Roca or Equivalent.
- Kitchen will have Granite Platform with high quality single bowl SS sink.

BATHROOM:

- Polished granite slab with countertop washbasin in all bathrooms.
- CP and sanitary fittings will be from Roca or Equivalent.
- Concealed wall mixer will be provided.
- Provision for geysers will be provided in all bathrooms.

ENTRANCE DOOR:

- Main door will be of African teak wood door frame and African teak wood shutter of 7 feet height with good quality locks, handles, tower bolts and door stopper.

BEDROOM DOOR:

- African teak wood frame with flush door double side veneer finish shutter of 7 feet height with good quality locks, thumb turn with key and door stopper.

BATHROOM DOOR:

- African teak wood frame with flush door double side veneer finish shutter of 7 feet height with water proofing on internal side.

WINDOWS:

- Windows will be UPVC panel with see-through glass and MS grills wherever applicable.
- Balconies will have African teak wood frame and shutter French doors with grill.
- For ventilators UPVC frame with suitable louvered glass panes will be provided.

ELECTRICAL FITTINGS:

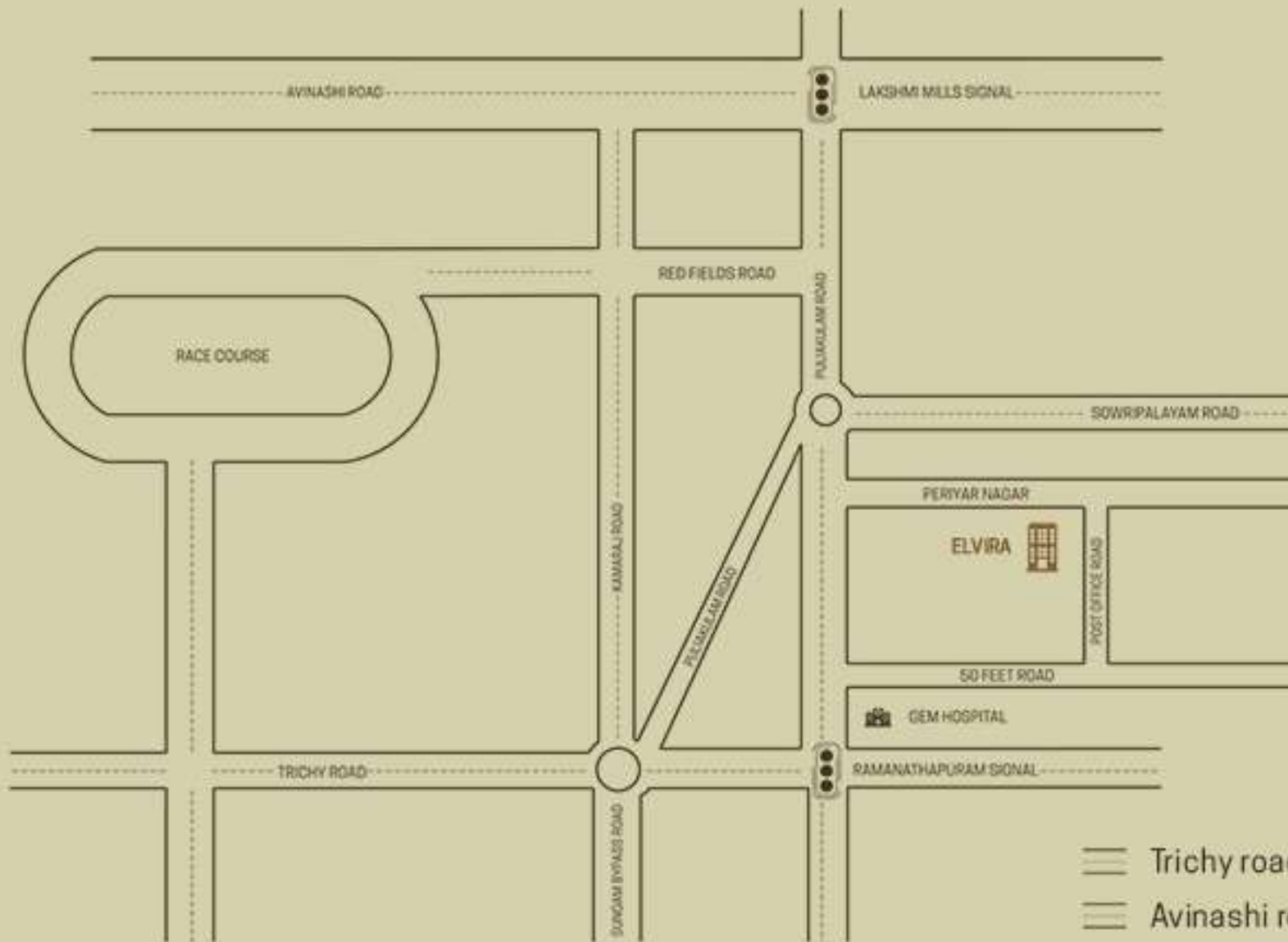
- Cables and wiring from leading brands.
- Switches and sockets from best-in-class brands.
- Split air conditioner points will be provided in all bedrooms, living, dining and family lounge.
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system.
- TV (DTH) points will be provided in living, all bedrooms and family lounge.
- Intercom point will be provided in living, master bedroom and family lounge.






OTHERS:

- Rainwater harvesting.
- Generator backup for all apartments up to 3KVA, lift and common area.
- Video door phone will be provided for all apartments.
- RO plant.

EXTERNAL FEATURES:

- 8-passenger automatic lift will be provided.
- 3-phase power supply will be provided for all apartments.
- Suitable landscaping will be done at required areas.
- Grand lobby.
- Intercom connection will be provided for each flat and security.



-  Trichy road 900 metres
-  Avinashi road 2.4 km
-  Race course 2 km
-  Airport 9.3 km
-  Railway station 4.2 km

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