

A photograph of a pond filled with water lilies. The water is dark, and the lily pads are a vibrant green. Three white water lilies with yellow centers are in bloom, surrounded by numerous green lily pads. The scene is captured from a slightly elevated angle, showing the texture of the leaves and the delicate petals of the flowers.

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Mulberry Woods

Designer 4 Bed Condos | Off Sarjapur Main Road

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Concept

All
4 Bed
Condos

No
Common
Walls

70%
Green
Area

Wooden
Deck

Terrace
Garden

Project Fact File

3 Condo Blocks | Each Block is G+8 (9 levels) | 4 Condos per floor | 108 Condos in all

All units are 4 bedroom Condos | Duplex Penthouse option available

6 lifts in all (2 in each block, 1 passenger and 1 service) | 6 staircases in all (2 in each block)

All staircases will be built as per standards (300mm tread, 150mm riser)

All staircase and balcony railings will be 1050mm in height and child safe

The basement will house the parking with 2 car parks per Condo

Each Condo will have a 5KVA power allowance, with power back up for lights, fans & media

The living room terrace garden will be designed and waterproofed and drained accordingly

There will be one UG tank and OH tank, with capacities as per water requirement calculations

There will be fire safety provisions as per standard norms

The roof level will be used only for Services

There will be no future development (Phasing) in the project

The site has an existing teak plantation at the rear, the club house will be located within the same

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Site Plan



CLUB HOUSE

WING 1

WING 2

WING 3



Block Plan



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Typical Unit Plan



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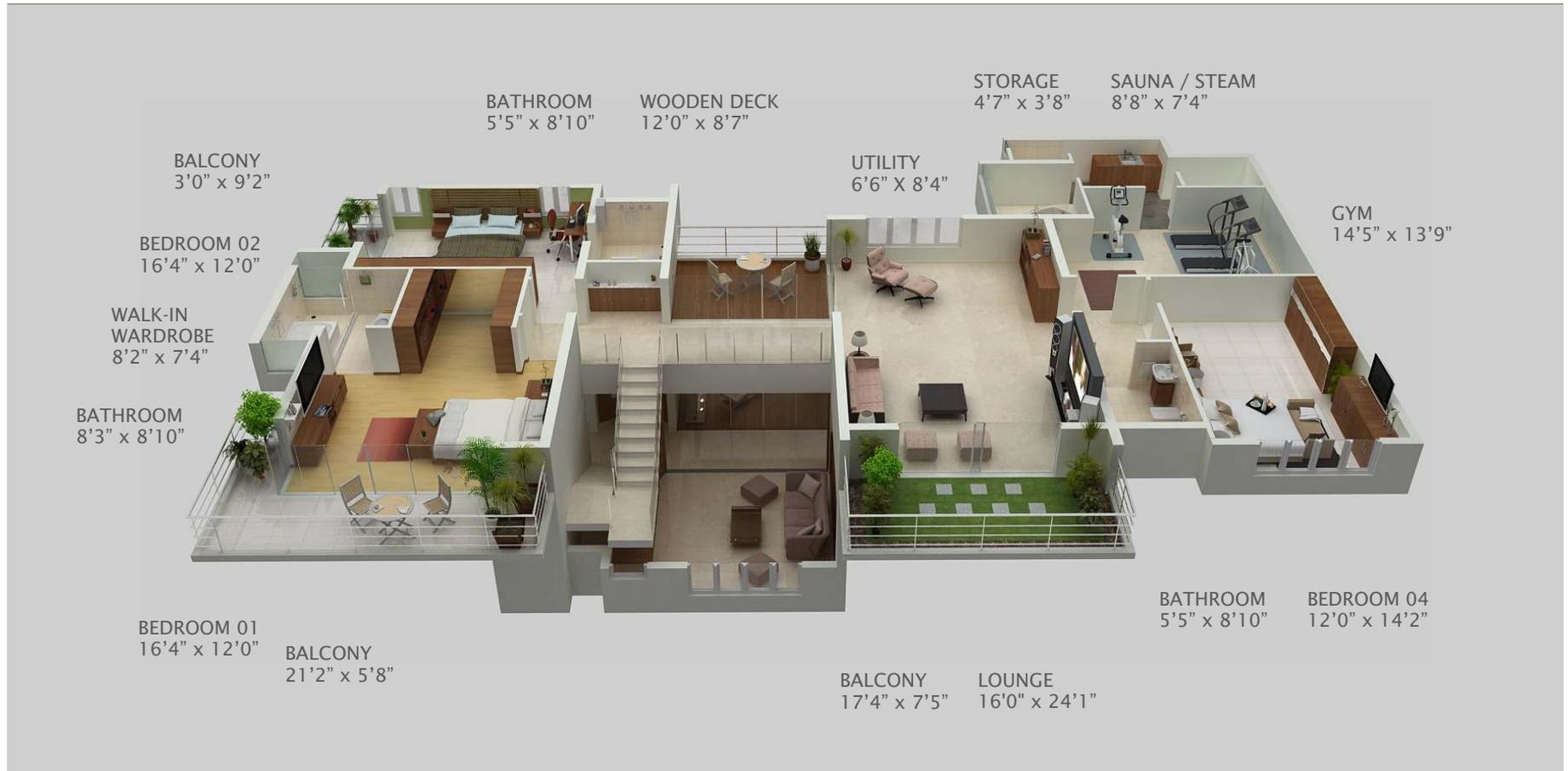
Duplex Plan - Lower Level



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Duplex Plan - Upper Level



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Amenities

Tropical Style Clubhouse

Gymnasium
Steam & Sauna
Carom & TT, Library cum TV room
Pantry / Open Cafe
Swimming Pool (for Adults & Kids)

Visitors' Car Parking
Children's Play area
Barbeque Cabanas
Old Folks' Corner

24/7 Physical Security
Demarcated Garbage Disposal Points
Demarcated Bicycle Parking Area
Rain Water Harvesting
Central Sewage System

Specifications

Flooring

- Wooden flooring in the master bedroom
- Anti-skid ceramic tiles in the toilets
- Ceramic tiles in the sit out and balconies
- 2'x2' Vitrified tiles in all other areas
- Italian Marble flooring for Living and Dining areas

Internal walls and external finishes

- All walls are lime - rendered
- Water resistant paints on all external walls
- Plastic emulsion paint on all internal walls and roof

Electrical

- Modular switches of ABB / Legrand or equivalent
- Power points to accommodate ACs in all bedrooms

Doors and Windows

- All doors are solid panelled doors
- Toilet door will be solid panelled with water resistant paint on one side
- First quality UPVC sliding windows
- Granite window sills

Kitchen

- 2' dado above the counter
- 20mm thick granite counter with edge polish
- Provision for four 15 Amp appliances
- Provision for 1L geyser, washing machine and water purifier (Utility Area)
- One and half bowl sink

Toilets

- First quality wall tiles up to the ceiling
- Anti-skid ceramic tiles
- Sanitary fixtures of Roca / Duravit /American Standard or equivalent

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Mulberry Meadows



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