



SARAN  
DEVELOPERS & INFRASTRUCTURE

# Mulberry Woods

Designer 4 Bed Condos | Off Sarjapur Main Road



# MULBERRY WOODS

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## Concept

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All  
4 Bed  
Condos

No  
Common  
Walls

70%  
Green  
Area

Wooden  
Deck

Terrace  
Garden

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## 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

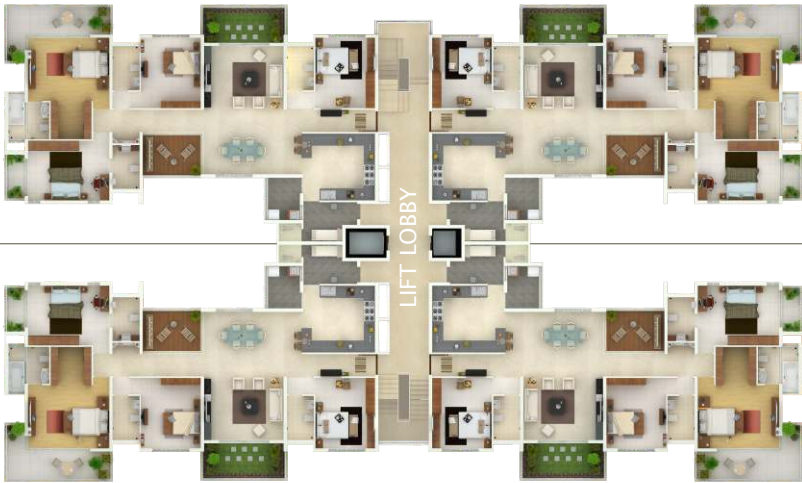
WING 1

WING 2

WING 3



Block Plan



Typical Unit Plan



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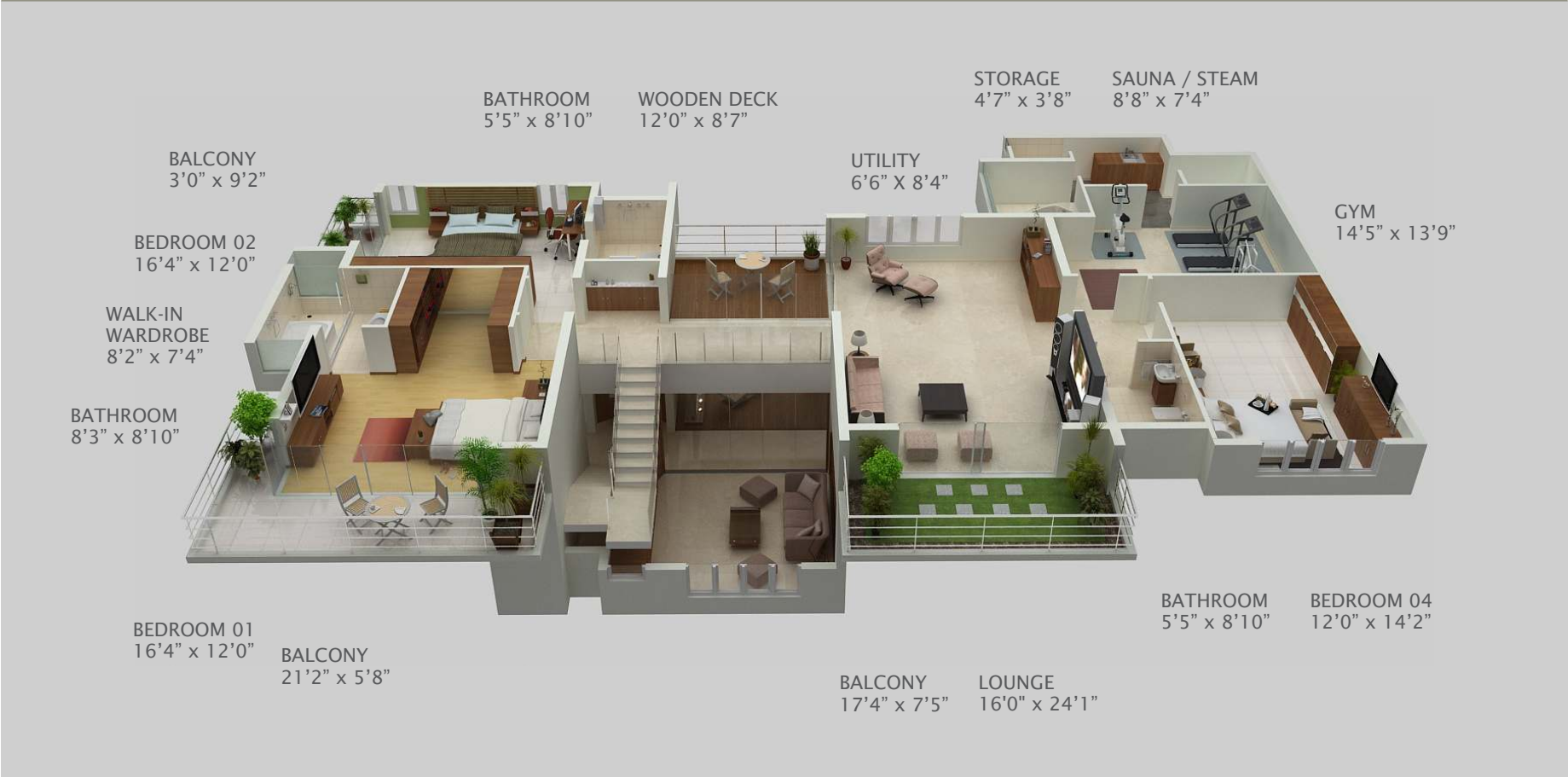
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## Duplex Plan - Lower Level





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

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## 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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[www.mulberrywoods.in](http://www.mulberrywoods.in)



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