

M2K™



VICTORIA
G A R D E N S

Penthouse Layouts



WELCOME TO THE HIGH LIVING

Victoria Gardens extends its offer to plush condominiums and luxurious Penthouses offering never-before comforts like private terrace pool, party areas and a host of exclusive services.

The layout and the character created by master architects will hold you in thrall. Exquisite styling, immaculate detailing, designer comforts and all amenities you seek and much more are waiting for you at Victoria Gardens.



Lift Lobby



Drawing Dining

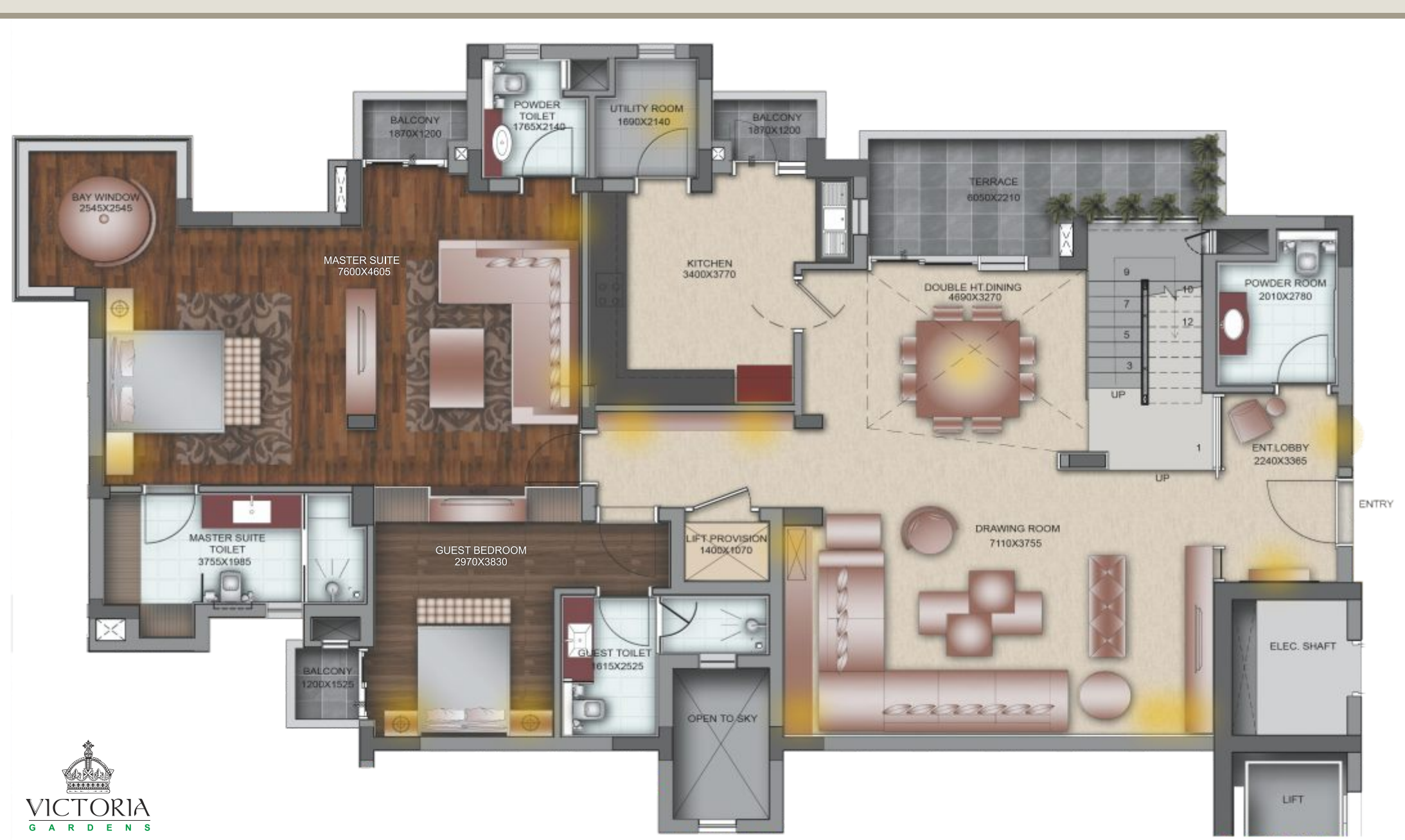


Master Bedroom with BAY Window

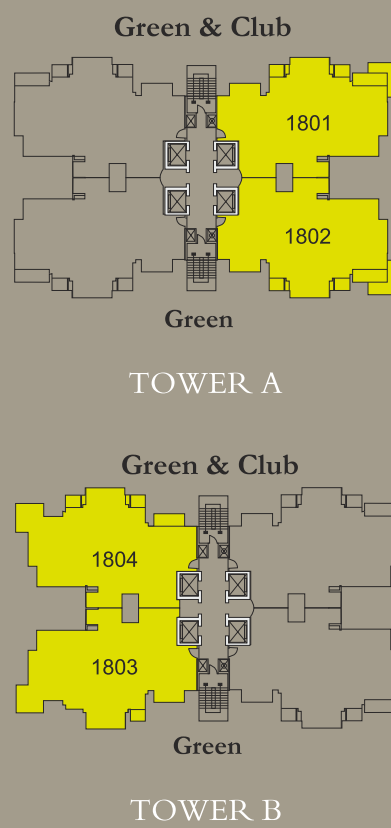


Tower B Penthouse Terrace

5BHK PENTHOUSE - Type A (with Bay Window)
Tower A & B - Lower Penthouse Plan
Saleable Area of Apartment: 8110 sq.ft.
Saleable Area of Terrace: 2105 sq.ft.

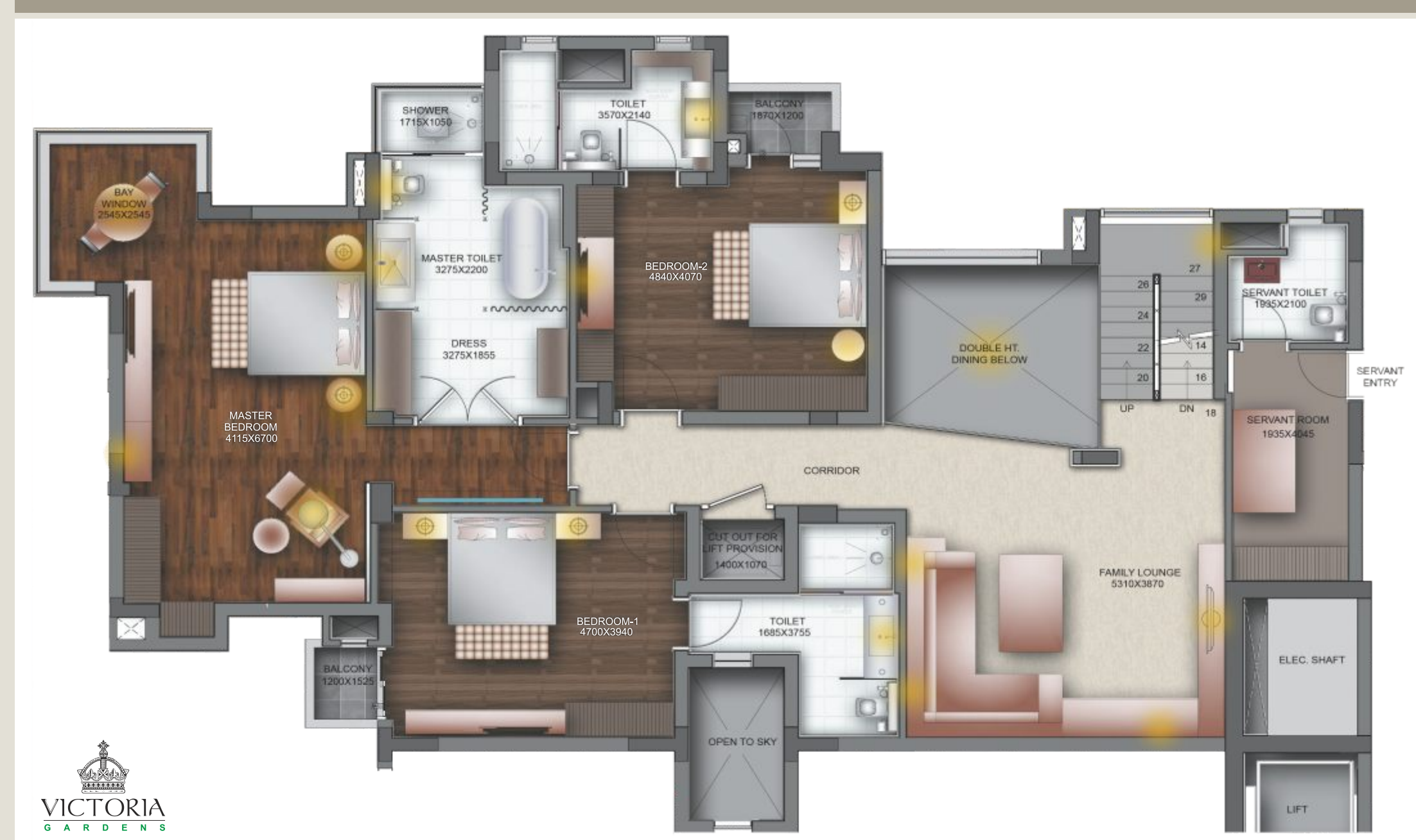


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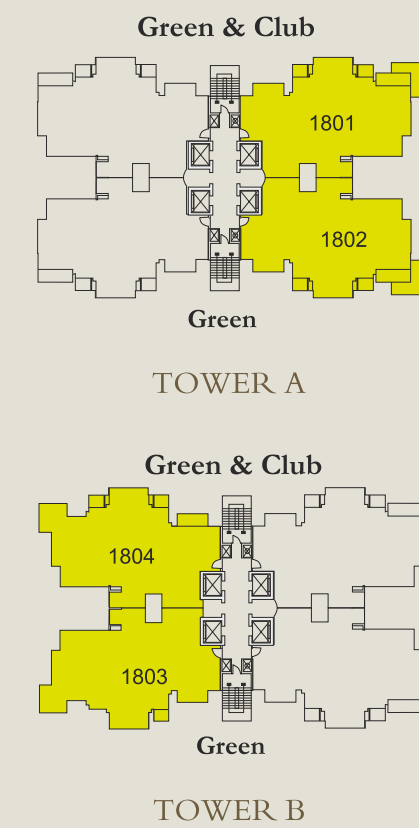


TOWER A & B
PENTHOUSE NOS.
A 1801
A 1802
B 1803
B 1804

5BHK PENTHOUSE - Type A (with Bay Window)
Tower A & B - Upper Penthouse Plan



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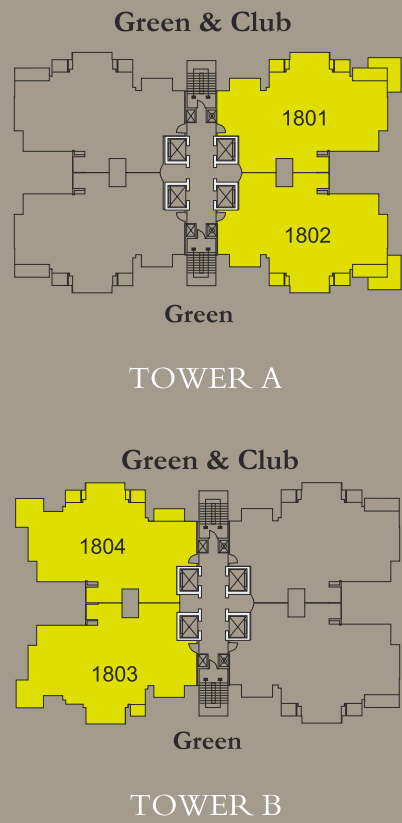


TOWER A & B
PENTHOUSE NOS.
A 1801
A 1802
B 1803
B 1804

5BHK PENTHOUSE - Type A (with Bay Window)
Tower A & B - Terrace Floor Plan

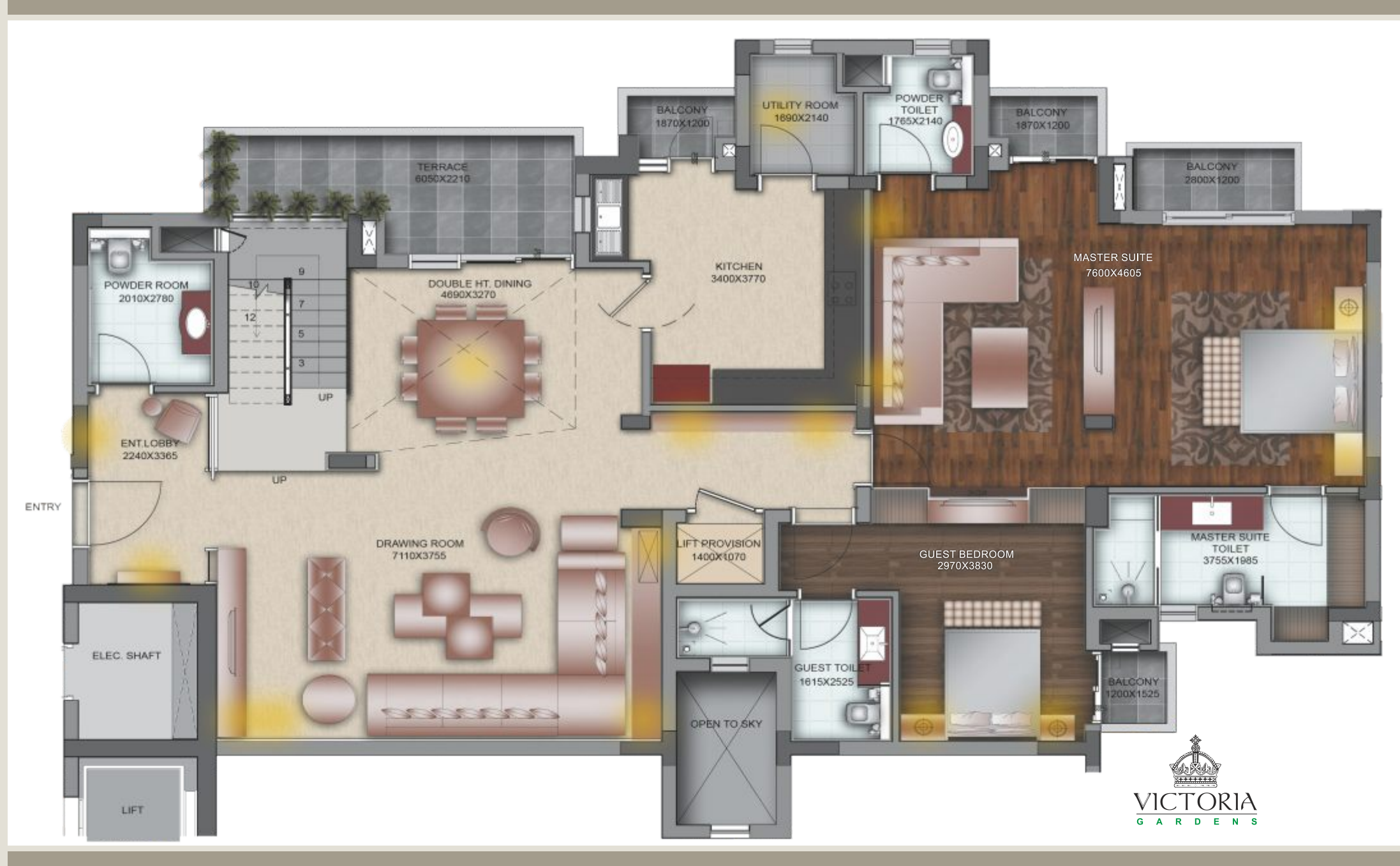


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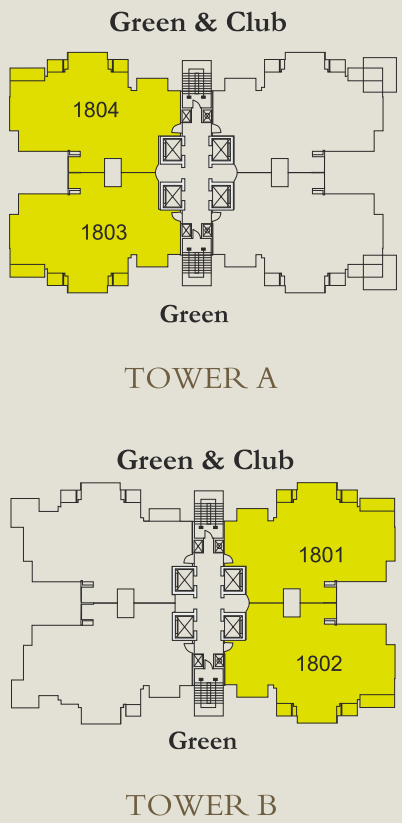


TOWER A & B
PENTHOUSE NOS.
A 1801
A 1802
B 1803
B 1804

5BHK PENTHOUSE - Type B (without Bay Window)
Tower A & B - Lower Penthouse Plan
Saleable Area of Apartment: 8060 sq.ft.
Saleable Area of Terrace: 2025 sq.ft.



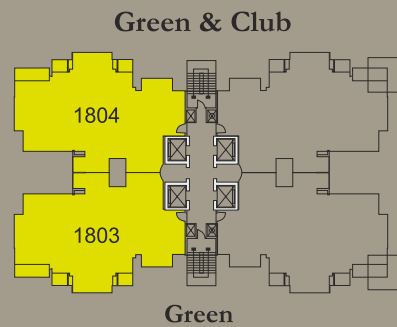
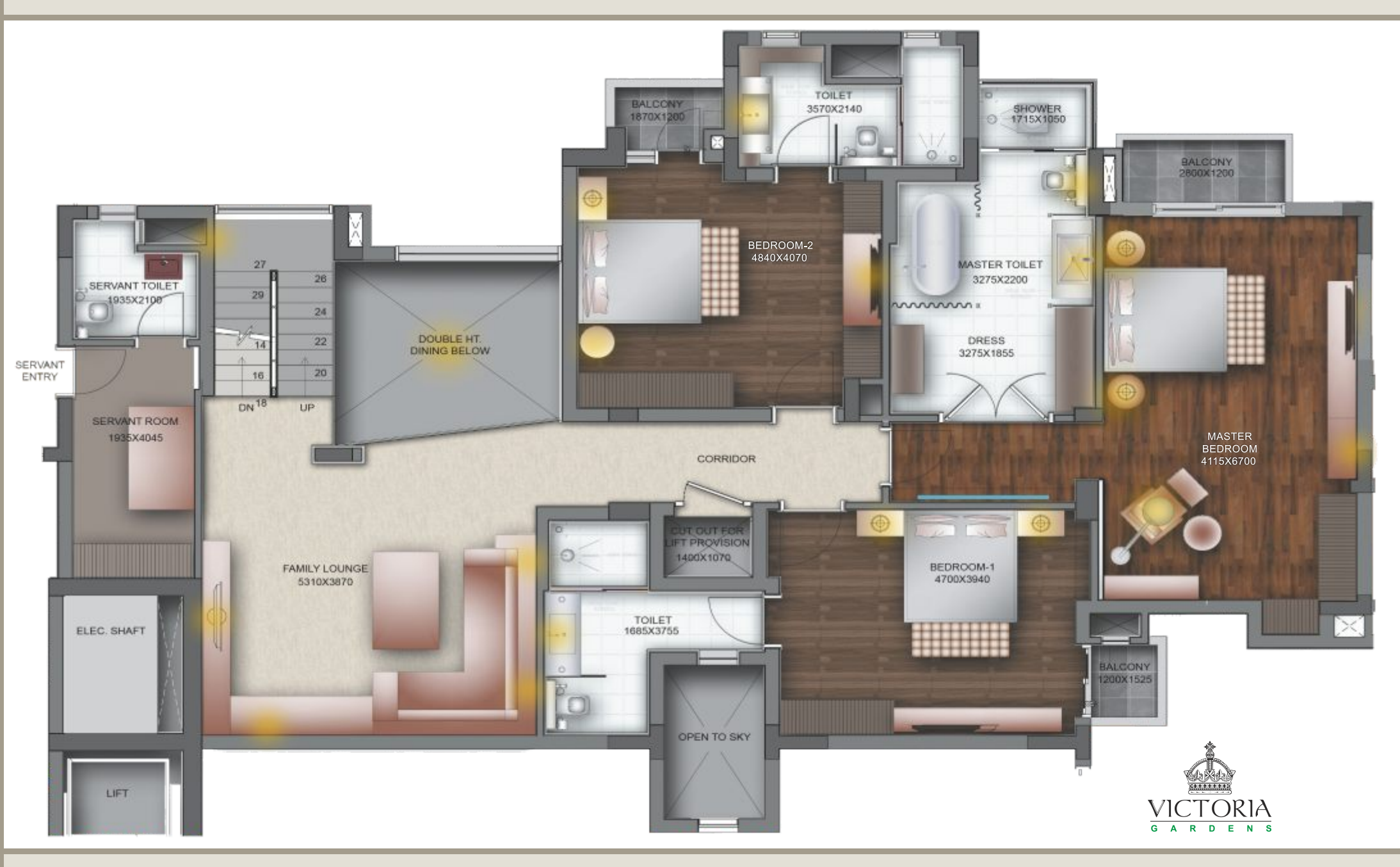
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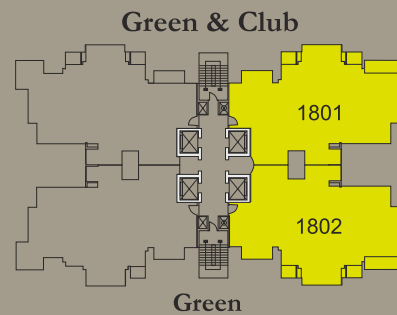
TOWER A & B
PENTHOUSE NOS.
A 1803
A 1804
B 1801
B 1802

5BHK PENTHOUSE - Type B (without Bay Window)
Tower A & B - Upper Penthouse Plan

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TOWER A



TOWER B

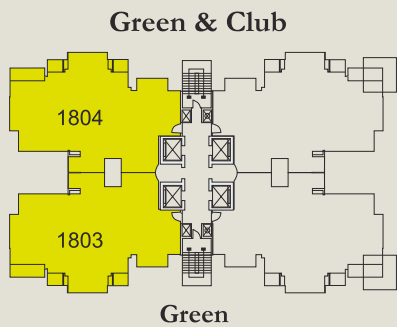
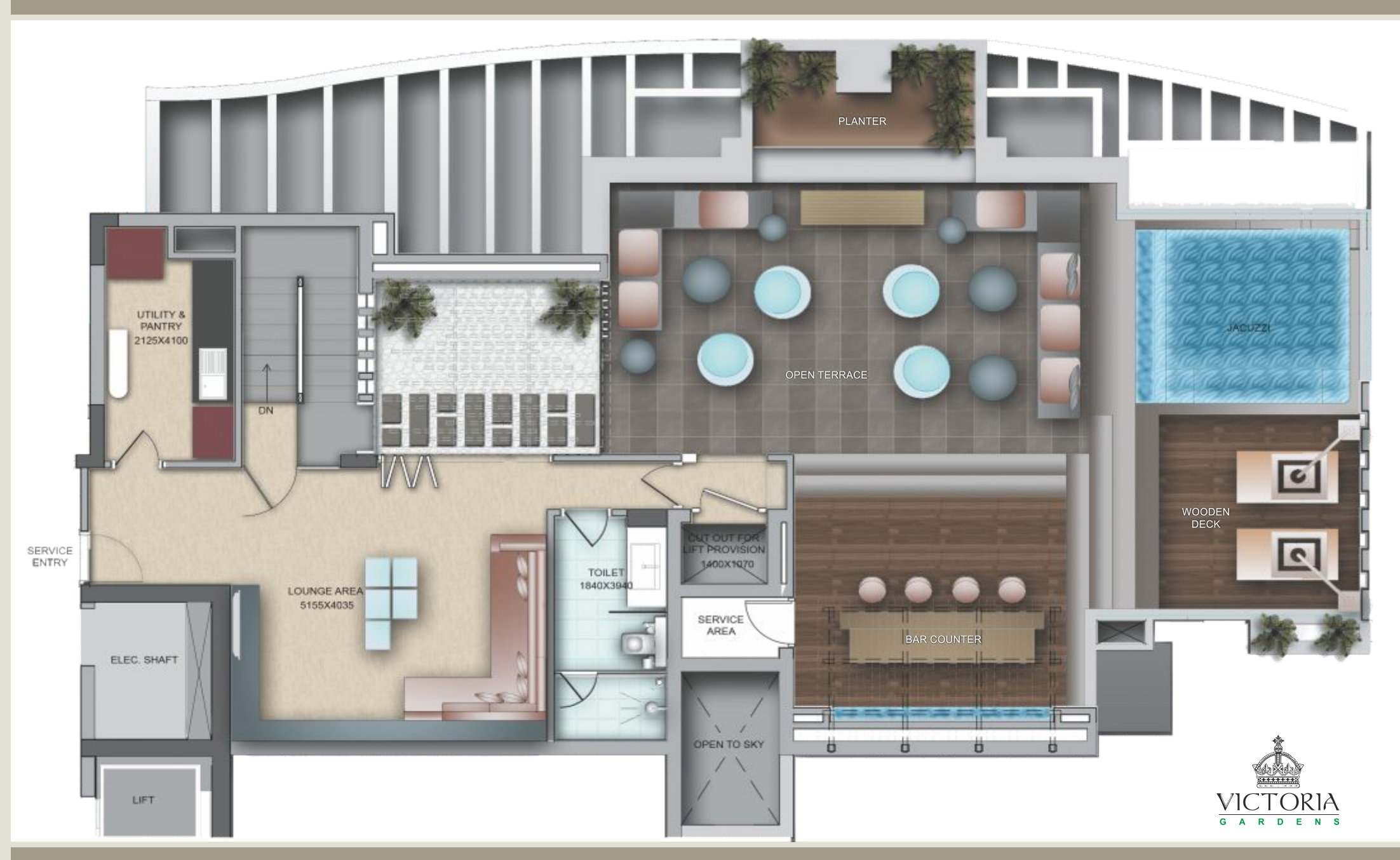
TOWER A & B
PENTHOUSE NOS.
A 1803
A 1804
B 1801
B 1802



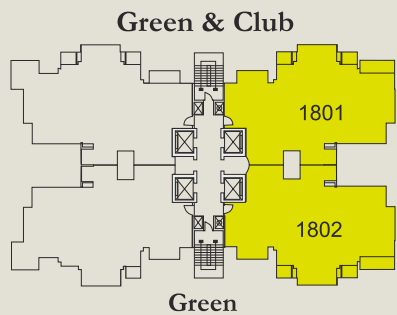
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5BHK PENTHOUSE - Type B (without Bay Window)
Tower A & B - Terrace Penthouse Plan

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TOWER A



TOWER B

TOWER A & B
PENTHOUSE NOS.
A 1803
A 1804
B 1801
B 1802



In the interest of maintaining high standards , all floor plans , areas , dimensions, specifications, amenities, images etc . are indicative and are subject to change as decided by the Developer or by any Competent Authority . Soft furnishing , furniture and gadgets are not part of the offering.



OPULENCE IN EVERY SQUARE INCH

Your very own special space, the penthouse has five large bedrooms. Walk into your closets in the master bedrooms and make your bathing an experience to remember. Soak in the Jacuzzi and revel in top-of-the-line accessories. Satisfy your appetite by cooking in the well designed kitchen with its granite tops, stone floors and world-class equipment.

*Subject to approval.



Guest Toilet



Master Suite Toilet



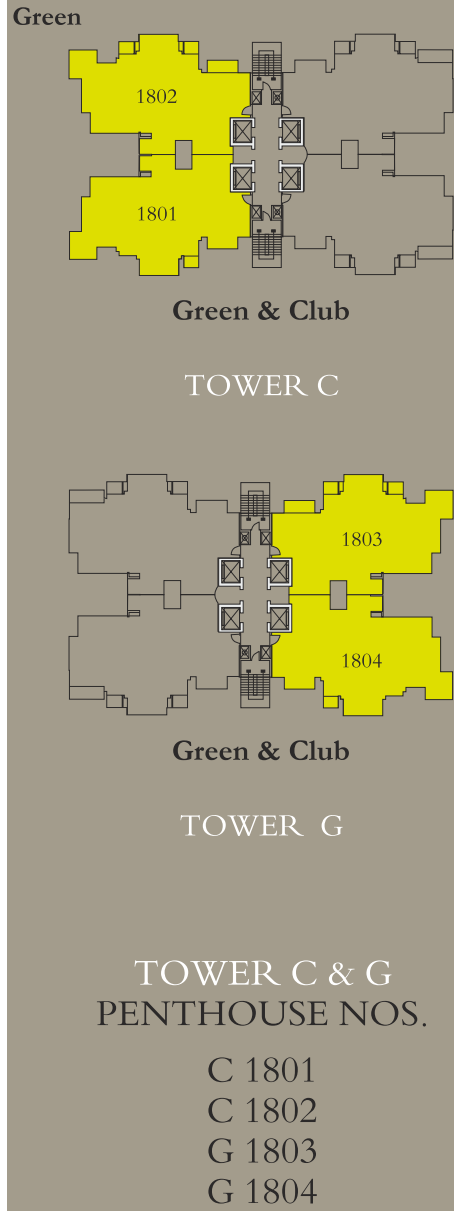
Other Toilets



Penthouse Kitchen

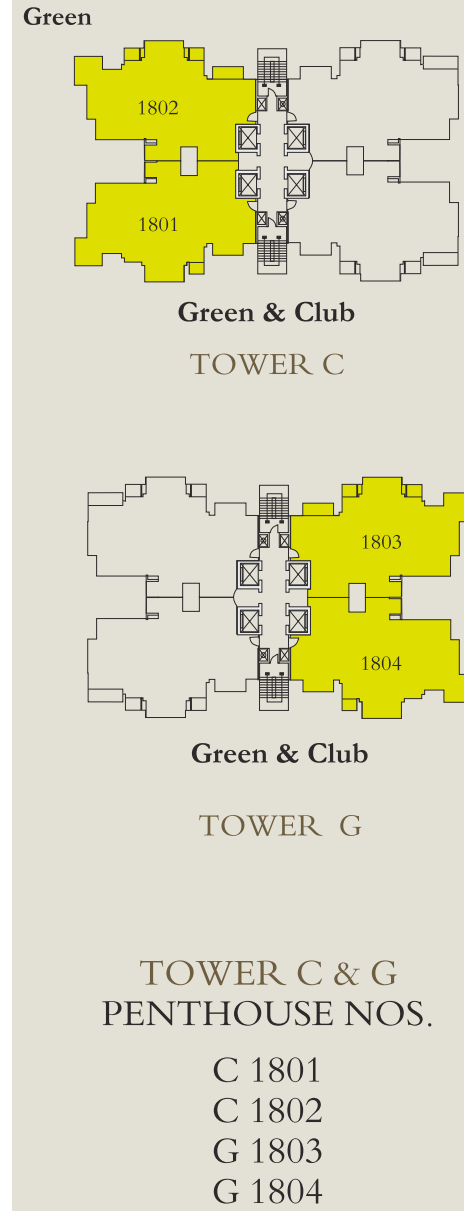
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5BHK PENTHOUSE - Type C (with Bay Window)
Tower C & G - Lower Penthouse Plan
Saleable Area of Apartment: 5555 sq.ft.
Saleable Area of Terrace: 1760 sq.ft.



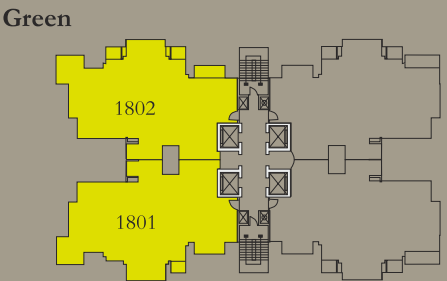
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5BHK PENTHOUSE - Type C (with Bay Window)
Tower C & G - Upper Penthouse Plan



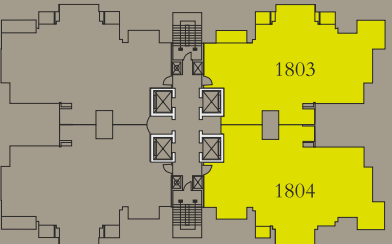
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5BHK PENTHOUSE - Type C (with Bay Window)
Tower C & G - Terrace Floor Plan



Green & Club

TOWER C



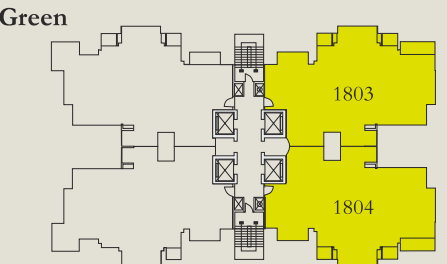
Green & Club

TOWER G

TOWER C & G
PENTHOUSE NOS.

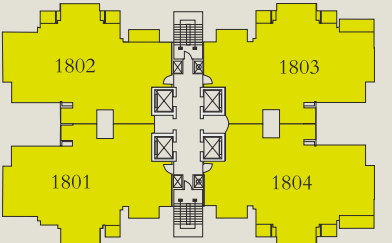
- C 1801
- C 1802
- G 1803
- G 1804

5BHK PENTHOUSE - Type D (without Bay Window)
Tower C, D & G - Lower Penthouse Plan
Saleable Area of Apartment: 5495 sq.ft.
Saleable Area of Terrace: 1660 sq.ft.



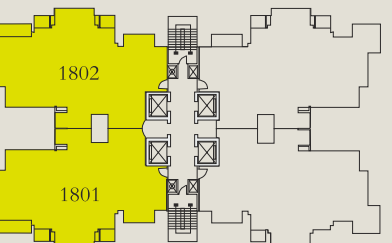
Green & Club

TOWER C



Green & Club

TOWER D



Green & Club

TOWER G

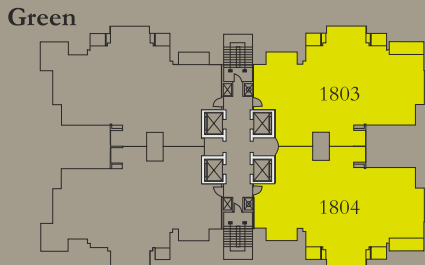
TOWER C, D & G

- C 1803
- D 1801
- D 1803
- G 1801
- C 1804
- D 1802
- D 1804
- G 1802

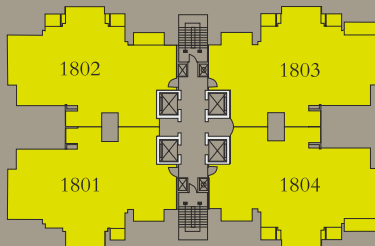
5BHK PENTHOUSE - Type D (without Bay Window)
Tower C, D & G - Upper Penthouse Plan



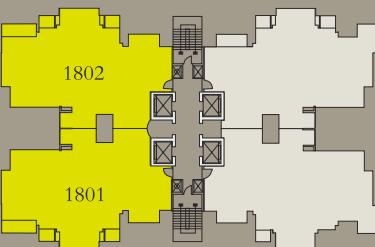
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Green & Club
TOWER C



Green & Club
TOWER D



Green & Club
TOWER G

TOWER C, D & G

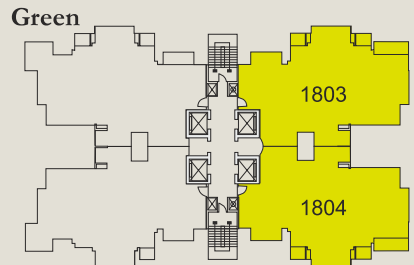
- | | |
|--------|--------|
| C 1803 | C 1804 |
| D 1801 | D 1802 |
| D 1803 | D 1804 |
| G 1801 | G 1802 |

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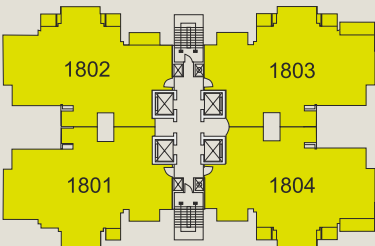
5BHK PENTHOUSE - Type D (without Bay Window)
Tower C, D & G - Terrace Penthouse Plan



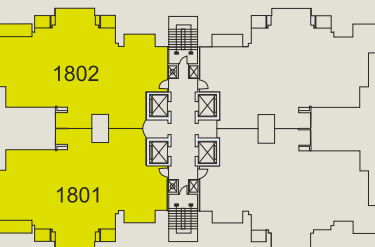
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Green & Club
TOWER C



Green & Club
TOWER D



Green & Club
TOWER G

TOWER C, D & G

- | | |
|--------|--------|
| C 1803 | C 1804 |
| D 1801 | D 1802 |
| D 1803 | D 1804 |
| G 1801 | G 1802 |

M2K

TOWER A & B PENTHOUSE SPECIFICATIONS

AREAS	FLOORING	WALLS	CEILING	DOORS	WINDOWS / GLAZING	SPECIAL FEATURE	OTHERS	ELECTRICALS
FREEHOLD AIR CONDITIONED PENTHOUSES								
LIVING / DINING / LOUNGE	Imported Marble	Wooden/Stone Cladding, POP Punning with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint	Main Door: Hardwood Door Frames with Designer Veneered Door & Stainless Steel hardware fittings Other Doors: European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows	Double Height Dining with SS & Glass Staircase. Wall Cladding with Wall Paper / Stone	VRV Air Conditioner	Modular Switches/ sockets, Telephone, Cable TV & Internet socket
MASTER SUITE	Engineered Wooden / Hardwood Flooring	POP Punning with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows		VRV Air Conditioner	Modular Switches / sockets, Telephone, Cable TV & Internet socket
MASTER BEDROOM	Engineered Wooden / Hardwood Flooring	POP Punning with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows		VRV Air Conditioner	Modular Switches / sockets, Telephone, Cable TV & Internet socket
OTHER BEDROOM/S	Laminated Wooden Flooring (AC 4 Grade)	POP Punning with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows		VRV Air Conditioner	Modular Switches / sockets, Telephone, Cable TV & Internet socket
KITCHEN / KITCHEN UTILITY / UTILITY	Granite/ Marble/ Vitrified Tiles	Designer Tiles above Counter (Full Height) & Acrylic Emulsion Paint	POP Punning with OBD	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows		Modular Kitchen with Granite / Corian Counter & Double Bowl SS Sink, Exhaust Fan	Modular Switches / sockets
BALCONIES / TERRACES	Vitrified Tiles	Weather Proof Paint	Weather Proof Paint	uPVC Door	uPVC Windows		Mild Steel Railing, One Water Supply & One Drain Point in Utility Balcony	Modular Switches / Sockets, CFL Light Fixture
MASTER SUITE TOILET	Imported Marble	Combination of Imported Marble & Glass Mosaic	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows	Designer Vanity with WASH BASIN - ANTONIOLUPI WC-CATALANO CP FITTINGS - GROHE / HANS GROHE & FANTINI	Imported Italian Sanitary Fixtures, Granite / Agglomerate Counter, Glass Shower Cubicle and Exhaust Fan	Modular Switches / Sockets
MASTER SUITE POWDER TOILET	Combination of Composite Marble & Laminam Tiles	Combination of Composite Marble & Laminam Tiles	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows	Designer Vanity with WASH BASIN - GLASS DESIGN WC-CATALANO CP FITTINGS - GROHE / HANS GROHE & FANTINI	Imported Italian Sanitary Fixtures, Granite / Agglomerate Counter, Glass Shower Cubicle and Exhaust Fan	Modular Switches / Sockets
MASTER TOILET	Imported / Composite Marble / Agglomerate with Inlay	Combination of Imported / Composite Marble / Agglomerate / Wall Paper	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows	Designer Vanity with WASH BASIN - ALAPE WC - CATALANO BATHTUB - DURAVIT CP FITTINGS - GROHE / HANS GROHE & FANTINI	Imported Italian Sanitary Fixtures, Granite / Agglomerate Counter, Glass Shower Cubicle and Exhaust Fan	Modular Switches / Sockets
OTHER TOILETS	Combination of Imported & Composite Marble	Combination of Imported & Composite Marble	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows	Designer Vanity with WASH BASIN - ARTCREAM / VALDAMA / CORIAN WC - CATALANO CP FITTINGS - GROHE / HANS GROHE & FANTINI	Imported Italian Sanitary Fixtures, Granite / Agglomerate / Corian Counter, Glass Shower Cubicle and Exhaust Fan	Modular Switches / Sockets
POWDER TOILET	Imported Marble	Imported Tiles upto Ceiling	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows	Designer Vanity with WASH BASIN - DURAAVIT WC - ARTCREAM CP FITTINGS - GROHE / HANS GROHE	Imported Sanitary Fixtures, Granite Counter and Exhaust Fan	Modular Switches / Sockets
SERVANT ROOM / UTILITY ROOM / SERVANT TOILET	Vitrified / Ceramic Tiles	Ceramic Tiles (Only in Toilets) otherwise POP punning with Acrylic Emulsion Paint	POP Punning with OBD	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows		Chinaware and CP Fittings	Modular Switches / Sockets
PENTHOUSE FLOOR LIFT LOBBY	Imported / Composite Marble	Combination of Imported Marble / Composite Marble/ Granite with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint				Kota Stone in Staircase on Floor with OBD / Texture Paint on Walls & MS Railing	
GROUND / STILT LIFT LOBBY	Imported / Composite Marble	Imported / Composite Marble	POP False Ceiling with Acrylic Emulsion Paint				Kota Stone in Staircase on Floor with OBD / Texture Paint on Walls & MS Railing	
TYPICAL FLOOR / BASEMENT LIFT LOBBY	Granite/ Marble/ Vitrified Tiles	Combination of Granite/ Marble / Vitrified Tiles with Acrylic Emulsion / Texture Paint	POP Punning with OBD				Kota Stone in Staircase on Floor with OBD / Texture Paint on Walls & MS Railing	
TERRACE FEATURE	Open Air Jacuzzi, Water Fall Feature, Bar Counter, Lounge, Sitting & Party Terrace							
INTERNAL LIFT*#	Provision for Installation of Private Internal LIFT connecting Lower Penthouse, Upper Penthouse & Penthouse Terrace							
AIRCONDITIONER	DAIKIN VRV SYSTEM							
GEYSER	AO SMITH CENTRALISED WATER HEATING SYSTEM							
POWER BACKUP*	40 KW							
COMMUNICATION/ SECURITY*	FTTH* - Integrated Fibre based Communication Network with 3 Tier CCTV Security and Electronic Surveillances System at Main Entrance & Tower Entrances, Video Door Phone* & Intercom*							
ENVIRONMENT CONSERVATION	Rain Water Harvesting, Sewage Treatment Plant/s, Dual Plumbing provision for all Toilets, Water Saving Fixtures, Common Solar Water Heater for Kitchen, Energy saving CFL Lamps / LED's in Common Areas							
FEATURES	Club House* with Main and Kids Pool, Open Air Family Jacuzzi, Unisex Gym, Muti-Purpose Hall, Creche, Indoor Games, Card Room, Coffee Bar & Party Terrace. Preteen Play areas, Tot Lot / Day Care, Mound Garden, Sculpture Garden, Colourful and Continuous Landscaping. 50,000sq.ft. of Stilted Areas filled with activities, fun, frolics							
OTHER CONVENIENCES*#	Piped Gas Supply, AMR Energy Management Metering, Visitor Management, Boom Barrier with RFID Access Control, Car Wash, Laundromat, RO Drinking Water Facility							

* Conditions Apply. Subject to Approval. # Extra Charges as applicable

TOWER C, D & G SPECIFICATIONS

AREAS	FLOORING	WALLS	CEILING	DOORS	WINDOW / GLAZING	OTHERS	ELECTRICALS
FREEHOLD AIRCONDITIONED PENTHOUSES							
LIVING / DINING / LOUNGE	Imported Marble	POP Punning with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint	Main Door: Hardwood Door Frames with Designer Veneered Door & Stainless Steel hardware fittings Other Doors: European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC windows	Split Air Conditioner	Modular Switches / sockets, Telephone, Cable TV & Internet socket
MASTER BEDROOM	Hardwood Flooring	POP Punning with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC Windows	Split Air Conditioner	Modular Switches / sockets, Telephone, Cable TV & Internet socket
OTHER BEDROOM/S	Laminated Wooden Flooring (AC 4 Grade)	POP Punning with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC windows	Split Air Conditioner	Modular Switches / sockets, Telephone, Cable TV & Internet socket
KITCHEN	Vitrified Tiles / Composite Marble	Designer Tiles above Counter (Full Height) & Acrylic Emulsion Paint	POP Punning with OBD	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC windows	Modular Kitchen with Granite Counter & Double Bowl SS Sink, Exhaust Fan	Modular Switches / sockets
BALCONIES / TERRACES	Anti-skid Ceramic Tiles	Weather Proof Paint	Weather Proof Paint	uPVC Door	uPVC windows	Mild Steel Railing. One Water Supply & One Drain Point in Utility Balcony	Modular Switches / Sockets, CFL Light Fixture
MASTER TOILET	Imported Marble	Imported Marble	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC windows	CP Fittings & Sanitary Fixtures, Granite Counter and Exhaust Fan	Modular Switches / Sockets
OTHER TOILETS	Imported / Composite Marble / Designer Ceramic Tiles	Imported / Composite Marble / Designer Anti-skid Tiles upto Ceiling	POP False Ceiling with Acrylic Emulsion Paint	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC windows	CP Fittings & Sanitary Fixtures, Granite Counter and Exhaust Fan	Modular Switches / Sockets
SERVANT ROOM / UTILITY ROOM / SERVANT TOILET	Vitrified / Ceramic Tiles	Ceramic Tiles (Only in Toilets) otherwise POP punning with Acrylic Emulsion Paint	POP Punning with OBD	European Style Modular Door and Door Frames & Stainless Steel hardware fittings	uPVC windows	Chinaware and CP Fittings	Modular Switches / Sockets
GROUND / STILT LIFT LOBBY	Imported / Composite Marble	Imported / Composite Marble	POP False Ceiling with Acrylic Emulsion Paint			Kota Stone in Staircase on Floor with OBD / Paint on Walls & MS Railing	
PENTHOUSE FLOOR LIFT LOBBY	Imported / Composite Marble	Combination of Imported Marble/ Composite Marble /Granite with Acrylic Emulsion Paint	POP False Ceiling with Acrylic Emulsion Paint			Kota Stone in Staircase on Floor with OBD / Paint on Walls & MS Railing	
TYPICAL FLOOR / BASEMENT LIFT LOBBY	Granite/ Marble/ Vitrified Tiles	Combination of Granite/ Marble/ Vitrified Tiles with Acrylic Emulsion / Texture Paint	POP Punning with OBD			Kota Stone in Staircase on Floor with OBD / Paint on Walls & MS Railing	
TERRACE FEATURE	OPEN AIR JACUZZI WITH BAR COUNTER, LOUNGE SITTING, LAWNS & PARTY TERRACE						
INTERNAL LIFT*#	Provision for Installation of Private Internal LIFT connecting Lower Penthouse, Upper Penthouse & Penthouse Terrace						
POWER BACKUP*	25 KW						
COMMUNICATION / SECURITY*	FTTH* - Integrated Fibre based Communication Network with 3 Tier CCTV Security and Electronic Surveillances System at Main Entrance & Tower Entrances, Video Door Phone* & Intercom*						
ENVIRONMENT CONSERVATION	Rain Water Harvesting, Sewage Treatment Plant/s, Dual Plumbing provision for all Toilets, Water Saving Fixtures, Common Solar Water Heater for Kitchen, Energy saving CFL Lamps / LED's in Common Areas						
FEATURES	Club House* with Main and Kids Pool, Open Air Family Jacuzzi, Unisex Gym, Muti-Purpose Hall, Creche, Indoor Games, Card Room, Coffee Bar & Party Terrace. Preteen Play areas, Tot Lot / Day Care, Mound Garden, Sculpture Garden, Colourful and Continuous Landscaping. 50,000sq.ft. of Stilted Areas filled with activities, fun, frolics						
OTHER CONVENIENCES*#	Piped Gas Supply, AMR Energy Management Metering, Visitor Management, Boom Barrier with RFID Access Control, Car Wash, Laundromat, RO Drinking Water Facility						

* Conditions Apply. Subject to Approval. # Extra Charges as applicable



This brochure is purely conceptual and not a legal offering. All images in this brochure are artistic conceptions. The developers reserves its right to make changes at any time, without notice or obligation, to the information contained in this brochure, including and without limitation to layout, areas, location, amenities, specification etc. The developers does not warrant or assure any legal liability or responsibility for the accuracy, completeness or usefulness of any information contained herein.

(1 acre = 4046.873 sq.mtr., 1 sq.mtr. = 10.764 sq.ft., 1 mtr. = 3.28 ft)

M2K™

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