



UNITY STUDIO APARTMENTS

for the modern nuclear family

The Empyrean presents the most lucrative 1BHK & Studio apartments in the city that offer immense comfort and access to all luxury in a truly world-class township. Designed and made for the needs of the 21st century nuclear family, these homes come equipped with the security and luxury of premium residences.

- ▶ Sky view of river garden, river & the township
- ▶ Supported with two lifts of 13 person capacity
- ▶ Specially designed for hi-end nuclear families
- ▶ The central atrium facilitates natural ventilation & natural light to common room
- ▶ Facilitates all modern trends of living
- ▶ Lobby at ground floor for social functions and activities



STUDIO FLOOR PLAN

1 BHK / TYPICAL STUDIO FLAT



Unit Area	65.03 Sqm
Carpets Area with Balcony	41.36 Sqm
Balcony	3.25 m x 2.0 m
Toilet	1.5 m x 2.25 m

1 m = 3.28 Feet and 1 Sqm = 10.76 Feet

Unit Area	67.35 Sqm
Carpet Area with Balcony	42.02 Sqm
Living Room	3.2 m x 4.2 m
Bedroom	2.95 m x 4.23 m
Kitchen	2.25 m x 2 m
Balcony 1	2.7 m x 1.6 m
Balcony 2	2.7 m x 2 m
Toilet	1.5 m x 2.25 m

1 m = 3.28 Feet and 1 Sqm = 10.76 Feet

TYPICAL 1 BHK FLAT



The Township

- A fully integrated, self-sufficient township
- Master planned and landscaped by the world's 2nd largest architectural firm - Aedas, Hong Kong.
- Offering residential units ranging from Villas, Courtyard Homes, Town Houses, Row Houses to different sizes of apartments.
- Each enclave with unique landscaping features - all integrated through a common theme.
- Features like finger parks, pocket parks & river front development.
- A world class club spread designed to provide an international lifestyle to the residents.
- Highest standards of maintenance to be provided in the township.
- Good infrastructure, electricity, water supply, back-up facilities and a 3 tier security system are amongst some of the other benefits.

Specifications

WALL FINISH

- Internal** : Two coats of putty with primer coat
External : Weather proof exterior grade paint

FLOORINGS

- Living/ Kitchen/ Bedroom** : Vitrified tiles (600 x 1200 mm) at common area & passage
Balcony : Ceramic tiles (300 x 300 mm)

KITCHEN

- Dado** : Ceramic tiles - 1200 mm above platform
Platform : Granite platform

TOILETS

- Floor** : Concept ceramic tiles
Dado : Concept ceramic tiles - 2100 mm height
Fittings : Ceramic fixtures, CP fittings of Johnson/ Jaquar or equivalent

DOORS

- Main doors** : M. S. secure door
Internal doors/ Bathrooms : Granite frame, laminated flush door

WINDOWS

- : Aluminum window (powder coated)

ELECTRICAL

- : Concealed wiring and MCBs etc. as required

- AIR CONDITIONER** : Provision for one AC

- COMMUNICATION** : Internal cabling, Wi-Fi and landline enabled



Township Amenities



CLUB



RETAIL



OFFICE SPACE

- Road** : Paver blocks/
concrete/ Asphalt roads
- Open spaces** : Designer landscaping,
Paved walkways,
Joggers track, Parks,
Sitting pavilions
- Water supply** : Potable water supply
- Waste water** : Treatment system
- Electricity mains** : Electrical sub-station,
Underground cabling
- Elect. Backup** : DG sets backup supply
for common areas
- Gas** : LPG reticulated supply system
- Street lighting** : Adequate street lights
on all roads
- Security** : Gated community, Guard
room, CCTV system
- Clubhouse** : Restaurant, Gymnasium,
Tennis courts, Activities room,
Multi-purpose hall,
Swimming pool
- Shopping** : Neighbourhood convenience
shopping



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