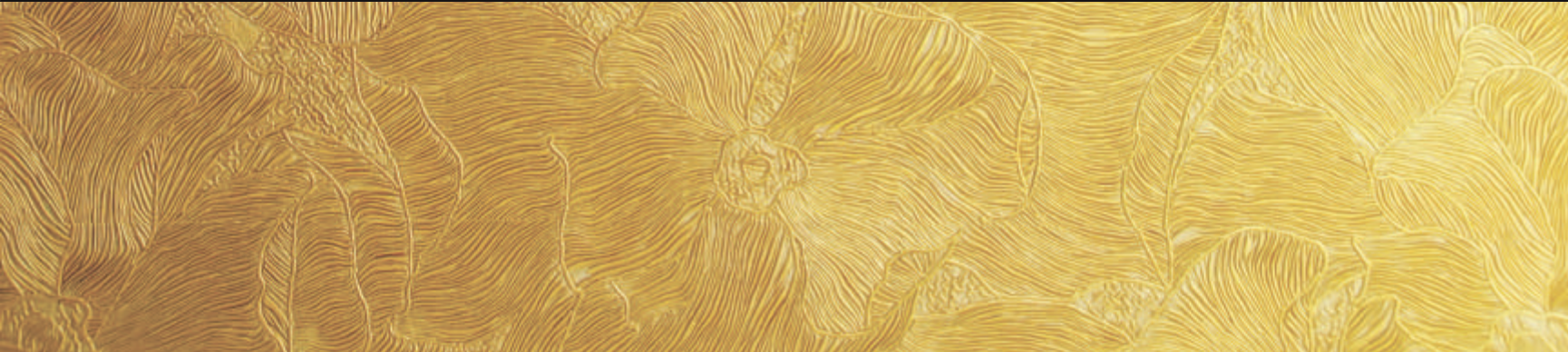
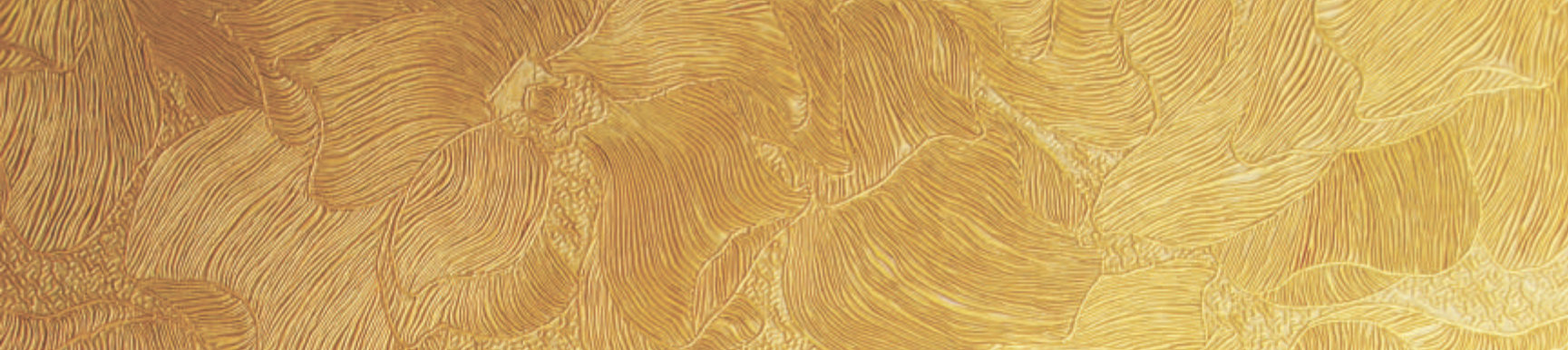


ELSA



THE
PINNACLE
OF
LUXURY
AND
CLASS



ELSA

WHAT IS A HOME?

Is it four walls and a roof?

Is it simply a place to live in?

Or is it a place where your children laugh and play as your family grows and flourishes?

A place where your dreams come true?

Lavish yet elegant, grand yet classy, Elsa is a creation that stands apart from the rest. Carefully designed with your comfort and needs in mind, it is not just a house but the representation of an elegant and ideal lifestyle. Meticulously crafted for your utmost satisfaction, Kamath Associates has left no stone unturned in creating this gem.

Grace, class and luxury.

These are the guiding principles behind Elsa, the home your family deserves to live in.

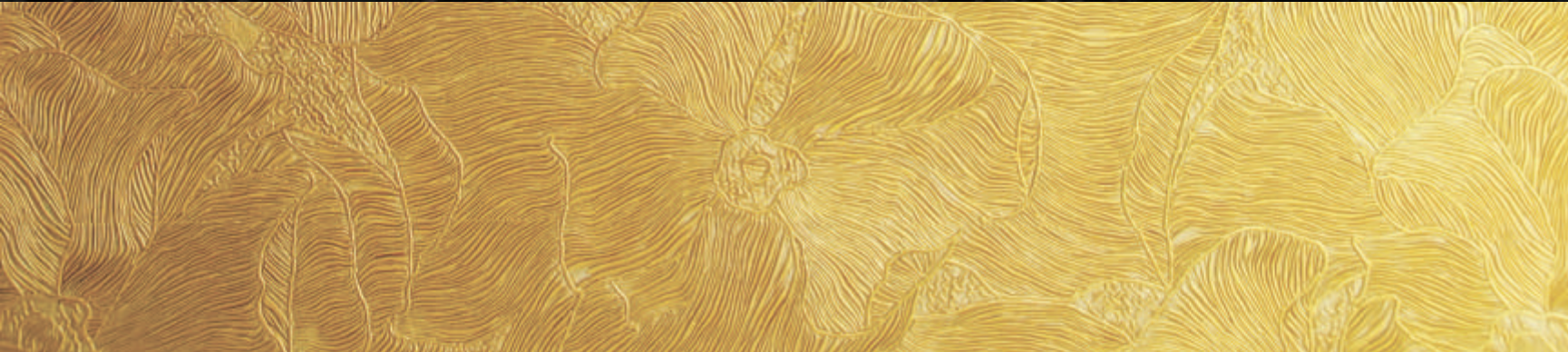
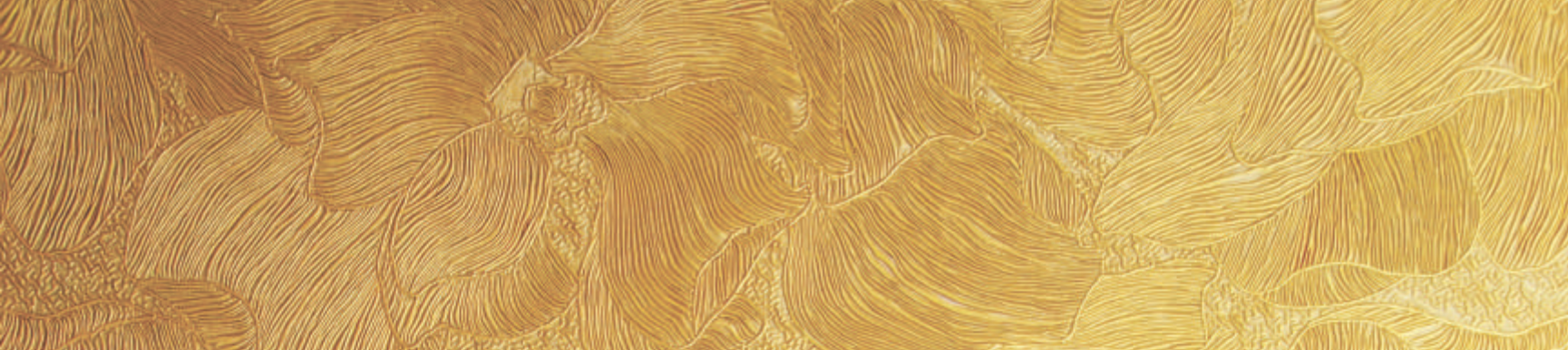




KAMATH
ASSOCIATES
— All the luxury space you need. And much more. —

Known for consistently delivering grand and luxurious residences, Kamath Associates has constructed a stellar reputation for itself as one of Ahmednagar's premier developers. Through a meticulous and innovative approach, Kamath Associates has enriched Ahmednagar's skyline with their landmark constructions. Boasting a long list of satisfied customers, we have always ensured that clients come before everything else.

Innovation, excellence and customer satisfaction are core values for **Kamath Associates** and we hope to set greater benchmarks in the coming years.

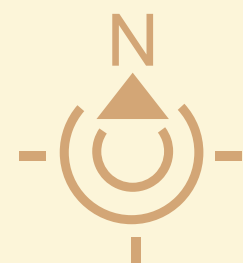


THE
PINNACLE
OF
ELEGANCE
AND
TASTE



TYPICAL FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA
101-601	3 BHK	1428 sq.ft.
102-602	2 BHK	964 sq.ft.





AMENITIES



4 ft stairs with Granite Finish



Decorative MS Railing



Reception lobby areas with Access Control



Video Door Phone



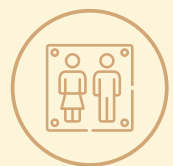
Non-pressured Solar Water Heater System



8 Passenger Auto-Door Elevator



Inverter Backup for lift, Common Lighting & Water Pump
(Kirloskar/Kohler/Cooper)



Drivers Toilet in Parking



SPECIFICATIONS

WALLS

- Red Bricks Masonry with POP/Sand finishes for Internal Walls & Ceiling
- External walls- 150 mm with Acrylic Paint (Asian Paints/Nerolac)
- Internal Walls- 125 mm or 100 mm with Plastic Emulsion Paint (Asian Paints/Nerolac)

CEILING

- RCC Slab with POP/Sand finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/Nerolac)

FLOORING

- 800 X 1600 mm Flooring
- Antiskid Tiles in Sit-out
- 600 X 1200 mm Wall Tiles

ELECTRIFICATION & POWER BACK-UP

- Concealed Electrical Piping
- 4 light points, 1 fan point, 2-5 Amp plug points in each room
- Invertor Power backup covering 1 light point & 1 fan point in all rooms & 1 light point in the toilet
- Cable/Wiring- (Polycab/Finolex)
- Switches- (Anchor/Legrand)

DOORS

- Pinewood door frames, Laminated Flush door shutters fitted with Mortise Lock (All internal doors 32mm Thick)
- Main door & safety door with Laminate, SS fittings & Night latch (Main door 35mm thick)
- Sliding/ Sliding Folding Doors to Sit-out

WINDOWS

- Powder Coated/ Anodised UPV Windows with approved Glass Thickness & Mosquito Nets along with MS Grills

KITCHEN & DRY BALCONY

- Granite Kitchen platform with Full Height Dado & SS sink
- Combination of Anti Skid/ Vitrified tiles and granite in Dry Balcony
- 15 Amp Point for Refrigerator & Mixer/ Microwave in Kitchen, Washing Machine & Dry Balcony
- Provision for exhaust
- Aqua guard for kitchen

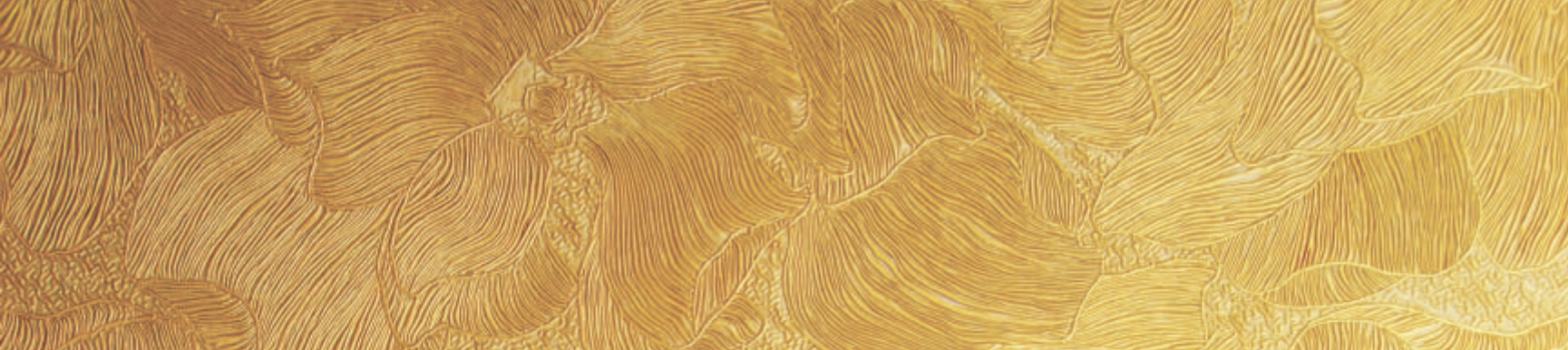
BEDROOMS

- Vitrified tiles in all bedrooms
- Television & Telephone Point Provision
- 15 Amp Point for Air Conditioner
- One Air Conditioner for master bedroom

TOILETS

- Concealed Piping in all Toilets
- Provision for Hot water through the common solar heating system in all toilets
- Anti-skid Flooring & Dado tiles up to the ceiling in all toilets (Kajaria/Simpolo/Asian)
- Single Lever bath fittings in toilets (jaguar)
- Sanitary ware of Hindware/Cera. Wall hung EWC in all toilets
- 15 amp point for boiler/gyser
- Provision of exhaust





THE
PINNACLE
OF
CLASS
AND
PROSPERITY

LOCATION MAP



IDEAL
LIFESTYLE





Site Address

Maniknagar, Ahmednagar, Maharashtra 414001

Office Address

Nandmihir Apartment, Near Renukamata mandir, Professor Colony, Savedi, Ahmednagar 414003

Contact

+91 91716 99171 | nandankamath@icloud.com

Disclaimer

This brochure is meant only for promotional purpose and has no legal value. The plans, specifications, images and other details herein are only indicative and subject to the approval of the concerned authorities. The developer/owner reserves the right to change any or all of these or extend the number of floors in the interest of the development, without prior notice or obligation. Artists' impressions are used to illustrate the amenities, specifications, images and other details and these may be applicable to select apartments only. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variance. All brands stated are subject to final decision of the project architect. This printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient. Any purchase/lease of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between the parties, and no detail mentioned in this printed material shall in any way govern such transaction.