

PROMOTERS & DEVELOPERS



ASHRAY REAL ESTATE DEVELOPERS

OFFICE NO-2, 2ND FLOOR, LANDSCAPESHIRE, NEAR SYNDICATE BANK, CARANZALEM, GOA 403 002



FAIR GREEN VENTURES LLP

REGISTERED OFFICE :

2-1-251, FLAT NO: M1, LAHARI APARTMENTS,
MALLAKUNTA, HYDERABAD, TELANGANA - 500044

GOA ADDRESS:

FLAT NO: GF-4, NOVA CIDADE COMPLEX, HOUSE NO - 475
ALTO, PORVORIM, GOA

ARCHITECT: YADVENDRA NAIK

STRUCTURAL CONSULTANT: SHIVISH KAMATH

LEGAL ADVISORS: ADV LINUS EMMANUEL

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ABOUT IRENE ALTEZZA

"Irene Altezza" a gated community one of its kind that gives value for money and much more, Located away from the speeding traffic and cramped areas in city, etched in a serene and environment friendly lush green locality. The wonderfully spacious and intelligently designed apartments will take you into another dimension of living. Holding features like airy bedrooms, captivating sit-outs, smartly planned kitchen, "Irene Altezza" ensures your family's happiness.

"Irene Altezza" is a new and upcoming Single, 2 and 3 BHK Gated Community flats and along with commercial space having all top notch facilities by leading and most trusted real estate project Promoters and Developers.





SPECIFICATIONS

- R.C.C framed structure in M25 Concrete with HYSD bars
- External Walls in 23 cm thick laterite/ Bricks/ Good concrete blocks
- Internal walls in 10 cm. thick bricks/ concrete Blocks
- External Plaster in cement mortar two coats
- Internal plaster finished with plaster of paris/ Gypsum Plaster/ Cement plaster
- Waterproofing with 5 years warranty
- Good Quality branded flooring and walls tiles costing Rs.50/- per sft
- Staircase steps in natural stone or branded tiles
- Natural stone for the window ledges
- Natural stone like kota/ cement tiles for garage floor/stilt floor
- Monier or equivalent roofing files
- Toilet wash basin, W.C., taps, of standard Jaguar or equivalent with stainless steel fittings like towel rod, glass shelf, and shower enclosure.
- Wash basin counters with natural stone
- External paint in apex ultima or equivalent
- Internal Paint in plastic emulsion
- Main door in teakwood, Internal doors in flush Masonite doors or Flush doors finished with good polish and quality hardware
- Windows in UPVC / Anodised aluminium with good quality fittings
- Modular kitchen cabinets with stainless steel sink
- Fire resistant cables of finolex with Anchor Roma/Le Grand or equivalent electrical switches
- TV points in all the rooms
- Intercom facility from the main security cabin
- Wiring for Inverter / Generator
- Common Swimming pool
- Railings in M.S. Powder coated or Stainless Steel with toughened glass
- Deck tiling around pool
- Stilt car parks facilities
- Standard Make Light fixtures in the common areas
- Planter and landscaping
- Cobble Pavers/stone for Driveway
- Common utility rooms like office, store, caretaker room and toilet in the complex
- CCTV at the main gate and in common areas
- Drip irrigation system for plants

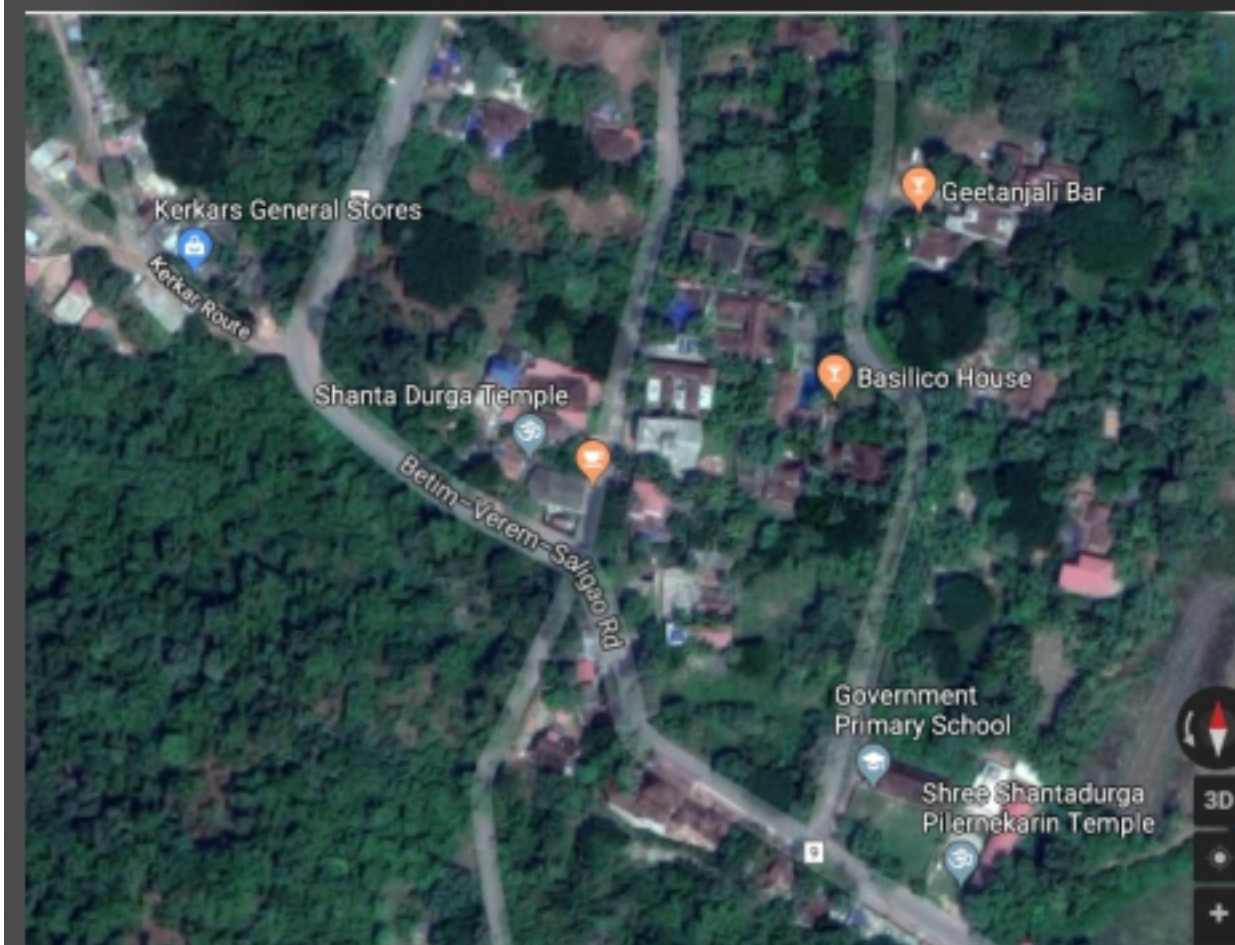




AMENITIES

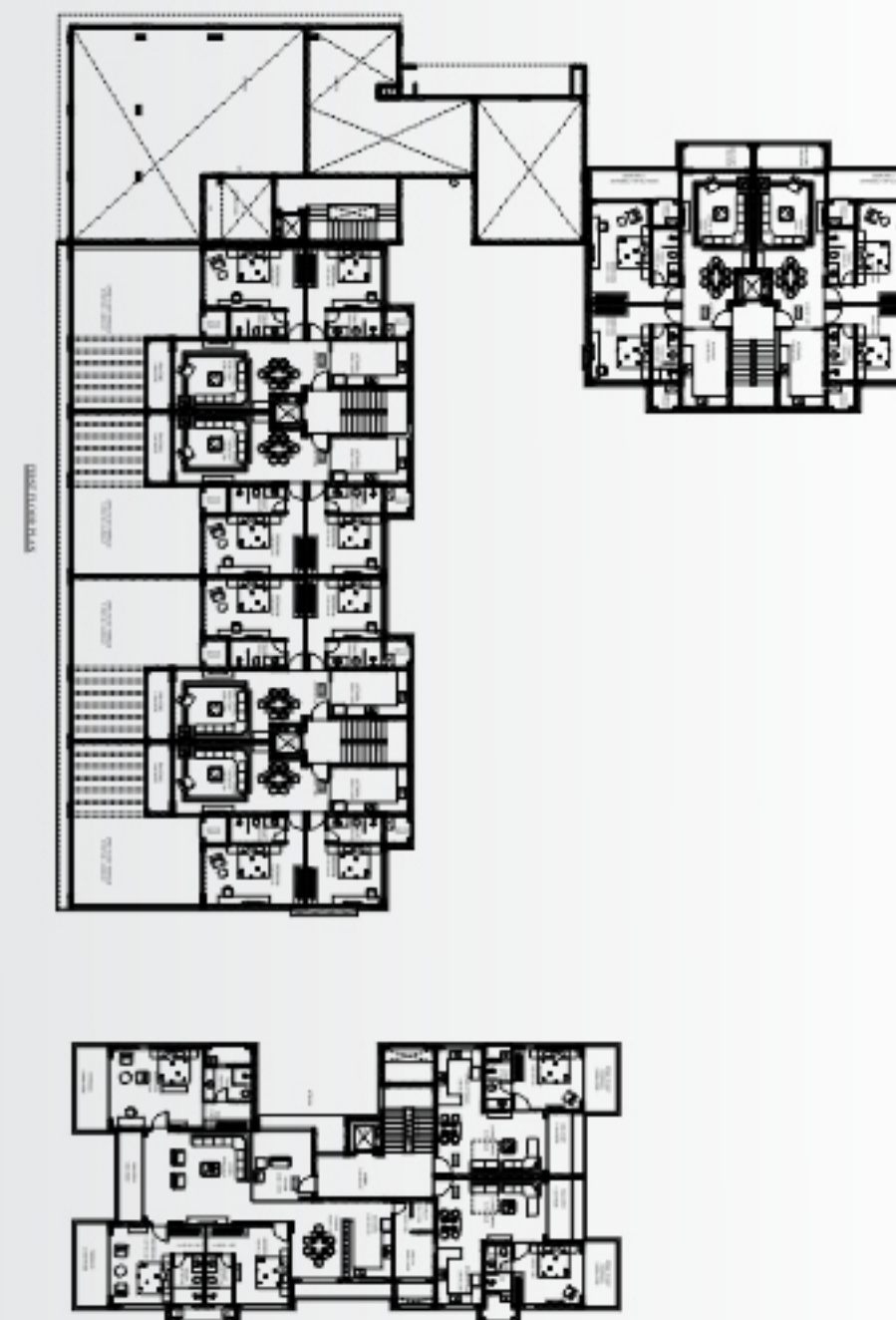
- Roof top pool with Pavillion and Bar
- 24 hrs security
- Shops
- Gymnasium (For Members)
- Landscaped garden



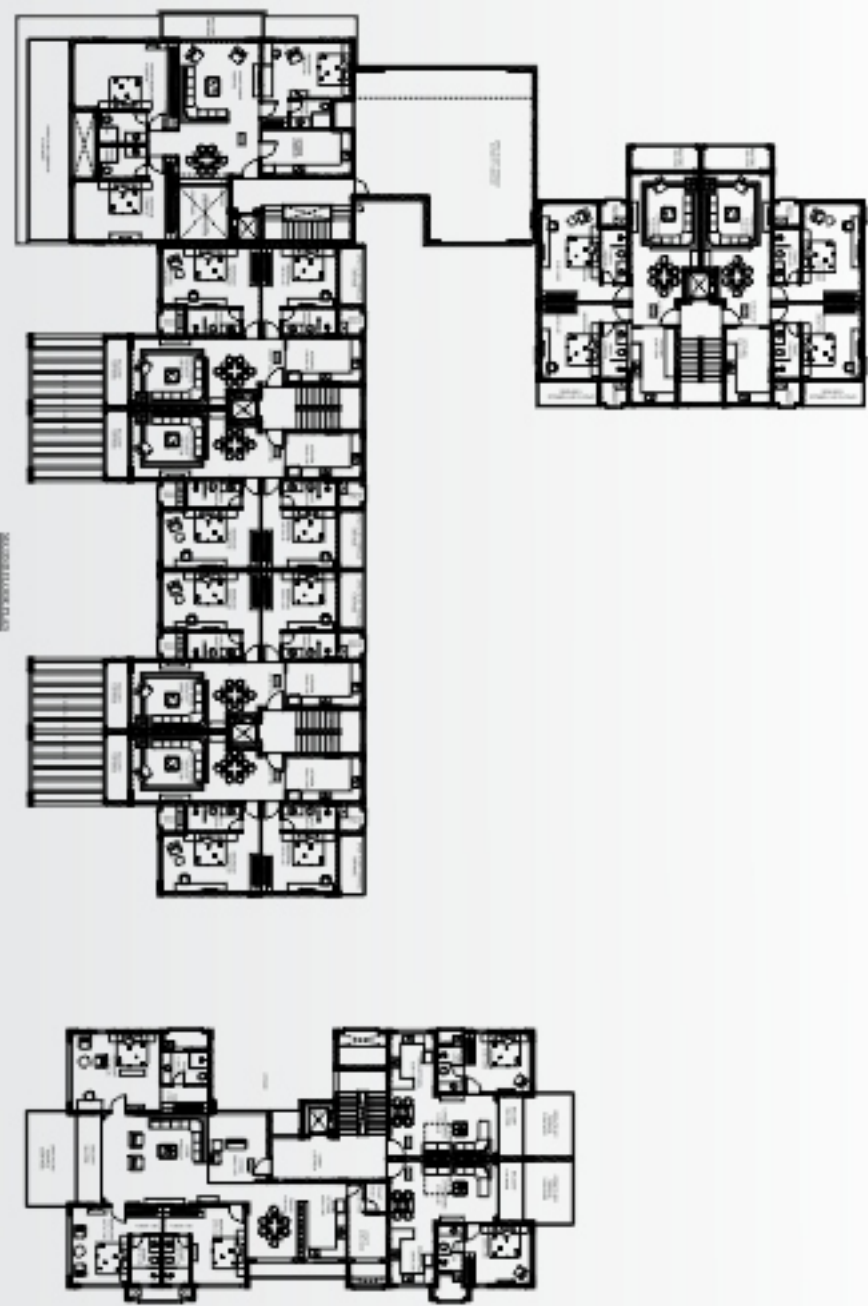


LOCATION THAT CONNECTS DESTINATIONS

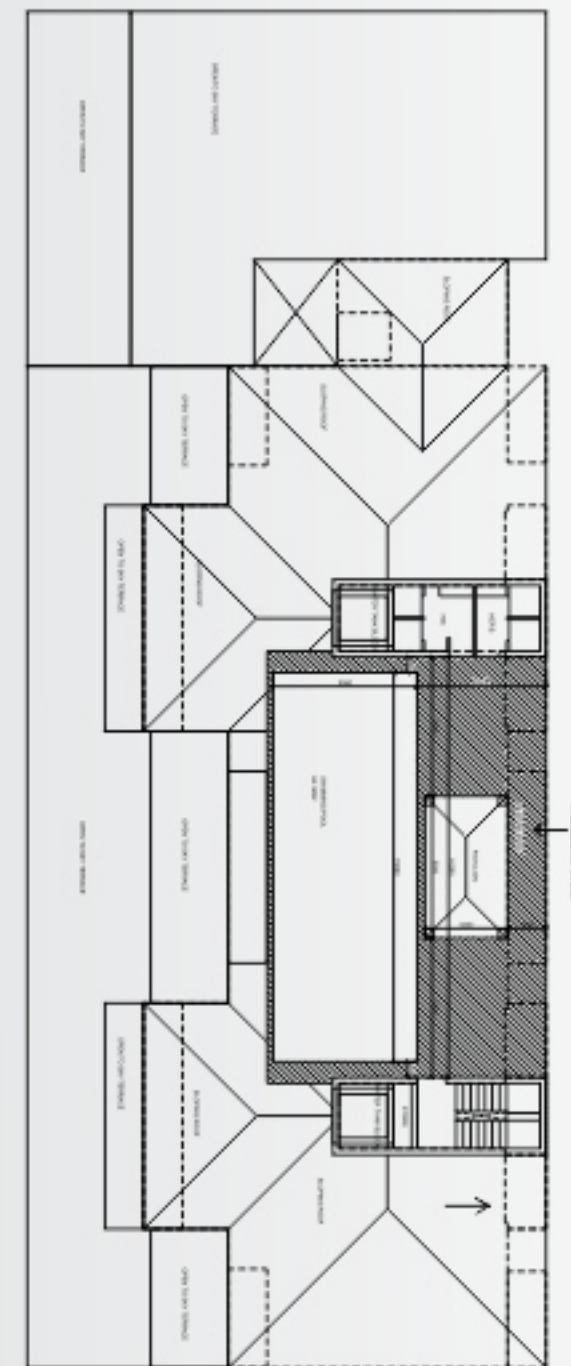
When you are on a stretch that is connecting the city's most important destinations, you know you are in the best of locations. IRENE, symbolic to rebirth and new beginnings, is a gated residential apartment community lavishly spread over a 3-acre expanse, 6.4 kms away from Candolim beach, that simply spells out luxury at its enviable best. It is designed as two residential apartment blocks comprising of 36 apartments. This is very close to several landmarks. Here are some of them



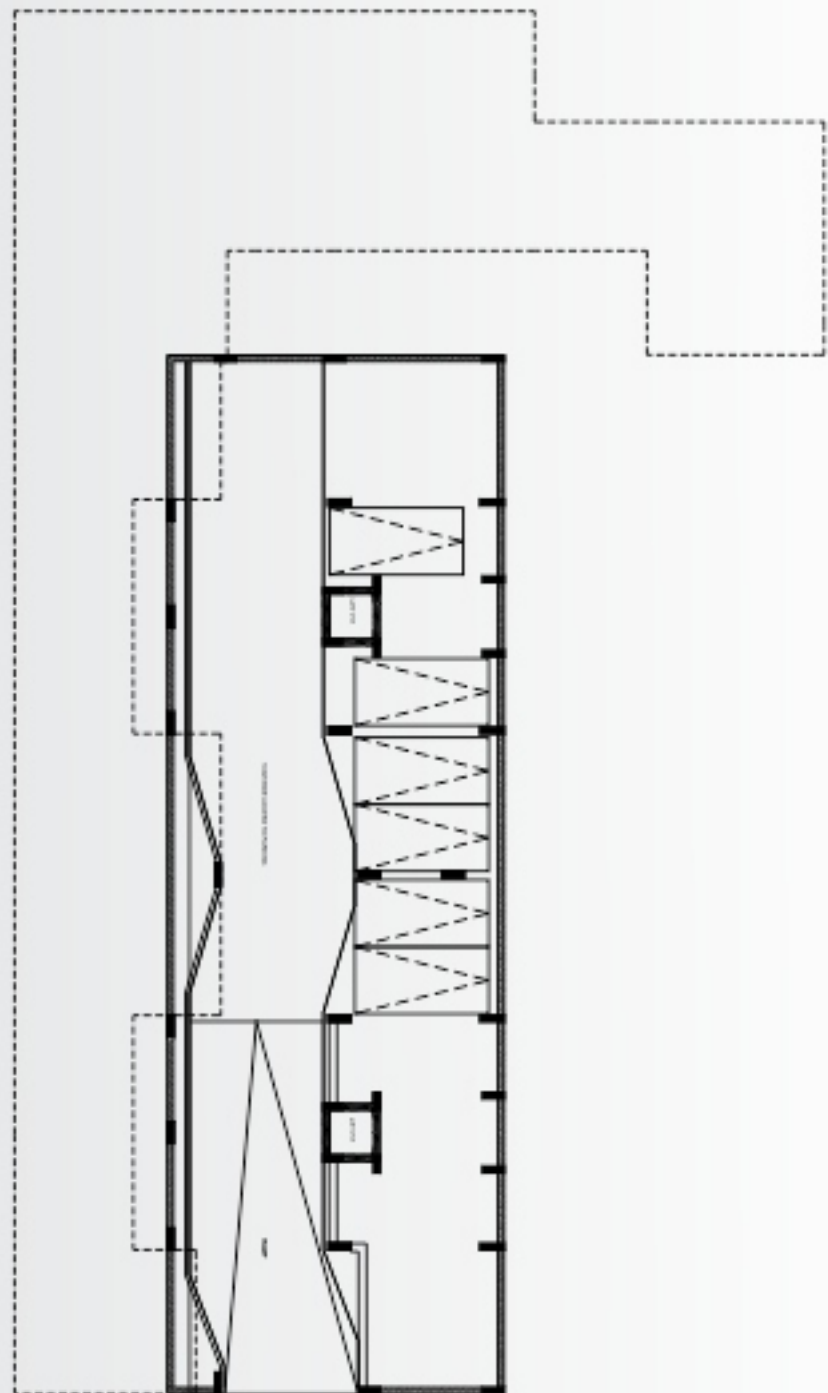
FIRST FLOOR PLAN



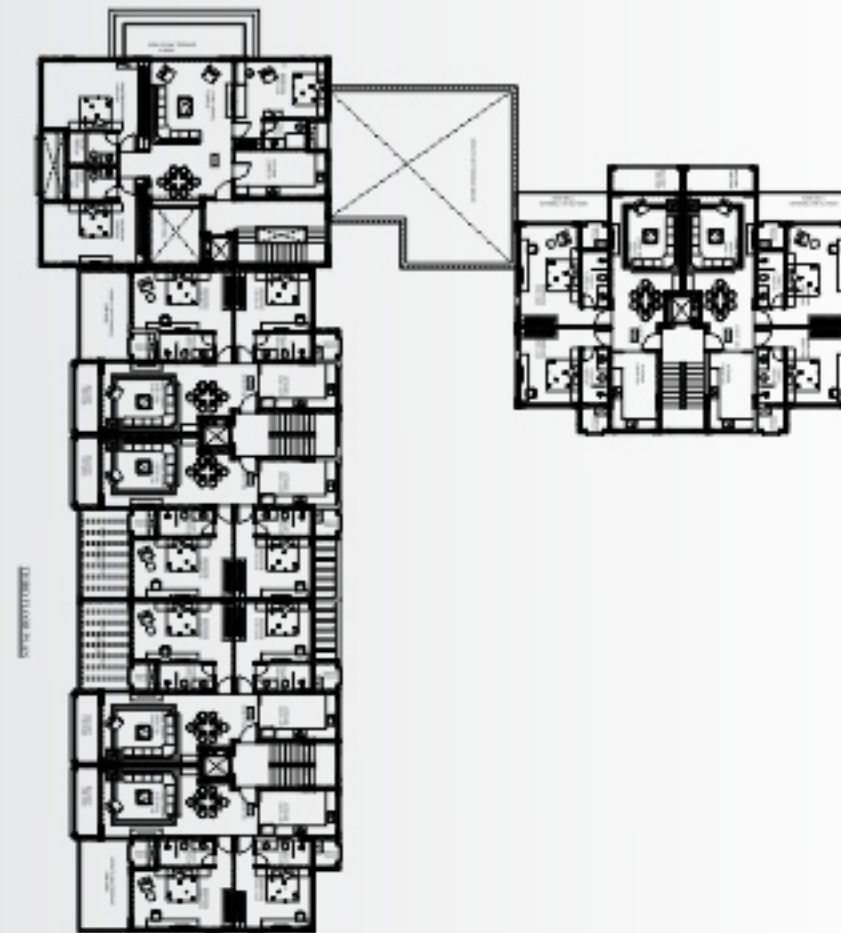
SECOND FLOOR PLAN



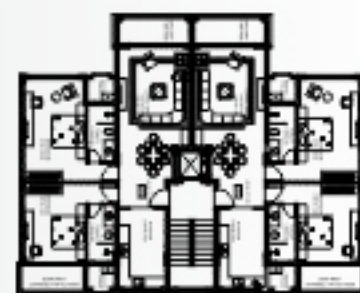
OPEN TO SKY TERRACE



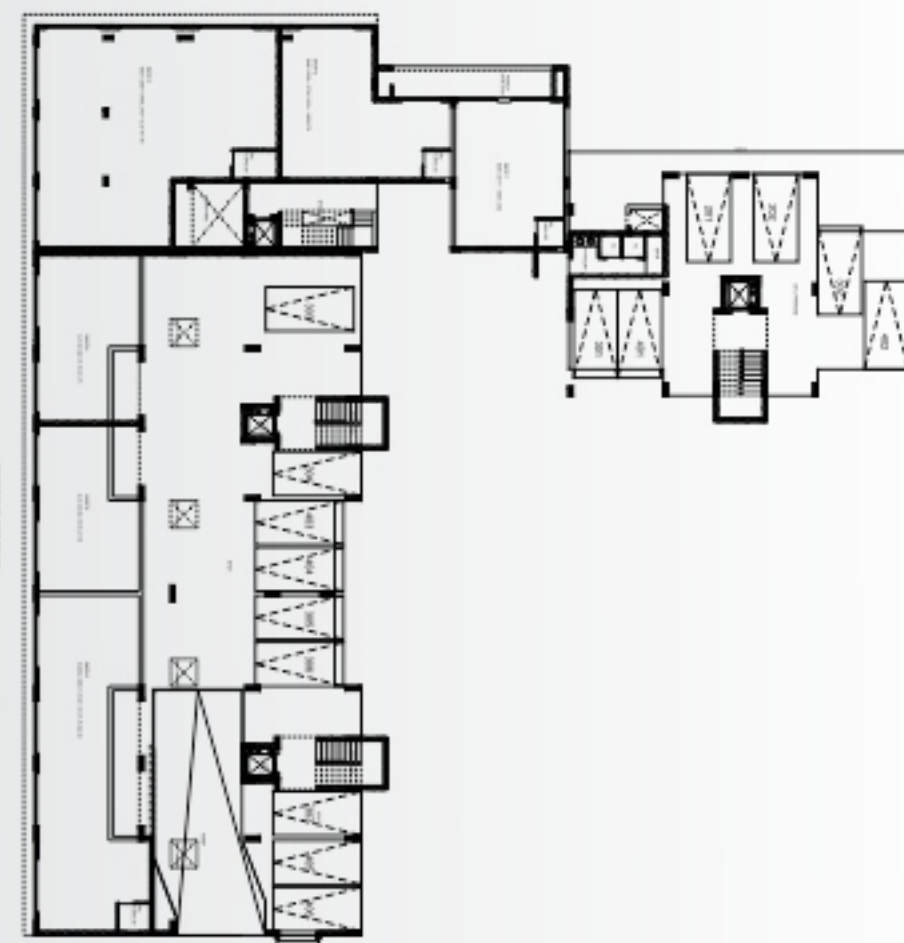
BASEMENT FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



GROUND FLOOR PLAN

