



OCEAN VILLAS

3BHK DESIGNER VILLAS

*YOUR DREAM HOME
IN REALITY*





FRONT ELEVATION





DUPLEX VILLA

- **GATED SOCIETY**
- **3 TIER SECURITY**
- **LAVISH GREEN PARK**
- **BADMINTON COURT**
- **DAILY NEED SHOPS**
- **COMMUNITY CENTRE**
- **35FT. WIDE ROADS**
- **24x7 WATER SUPPLY**
- **45% OPEN AREA**
- **80% BANK LOAN**

INDEPENDENT VILLA

- **PREMIUM FLOOR TILES**
- **WALLPAPERS IN ROOMS**
- **MODERN KITCHEN**
- **DESIGNER FALSE-CEILING**
- **AC UNIT POINT**
- **WIDE TERRACE**
- **BRANDED BATH FITTING**
- **FINE MICA DOOR**



ADDRESS FOR ACCOMPLISHED YOU

HIGHLIGHTS

- Luxurious 3BHK VILLAS
- Shopping Commercial Area
- Near to VR Punjab Mall
- Near to Major Education Hub
- Lush Green Park
- Modular Kitchen
- Wardrobe in all Bedrooms
- Multi Tier Secured and Gated Project
- Kids Play Area
- Close Proximity to Kharar-Kurali National Highway
- 15 Minutes Drive to Chandigarh bus Stand Sec- 43
- 10 Minutes Drive to Max hospital
- Close proximity to Schools
- Vastu Compliant Project



SPECIFICATION



BEDROOMS

Floors :	GVT / Vitrified tiles in all bedrooms
Cupboards :	Complete wardrobe woodwork
Wall :	Acrylic emulsion paint with good quality putty on all bedrooms
Ceiling :	Oil bound distemper with putty on ceiling P.O.P work in designated areas



LIVING / DINING

Floors :	GVT / Vitrified tiles
Wall :	Acrylic emulsion paint with good quality putty on walls
Ceiling :	Oil bound distemper with putty on ceiling



KITCHEN

Floors :	GVT / Vitrified tiles
Cupboards :	Modular wood work with relevant accessories
Wall & Ceiling :	Selected Ceramic tiles up-to 600mm (2ft.) height above the counter and acrylic emulsion paint in balance area and oil bound distemper with putty on ceiling
Counter :	Granite stone
Sink :	Stainless steel sink, Kitchen sink mixer



BATHROOMS

Floors :	Anti-skid tiles
Walls and ceiling :	Selected ceramic tiles up-to ceiling and oil bound distemper with putty in balance area.
Fittings :	Luxury Sanitary Fixture (Jaquar or equivalent) CP fitting (GROHE / JAQUAR or equivalent) Provision for geysers



BALCONIES

Floors :	Anti-skid tiles
Railing :	MS railing



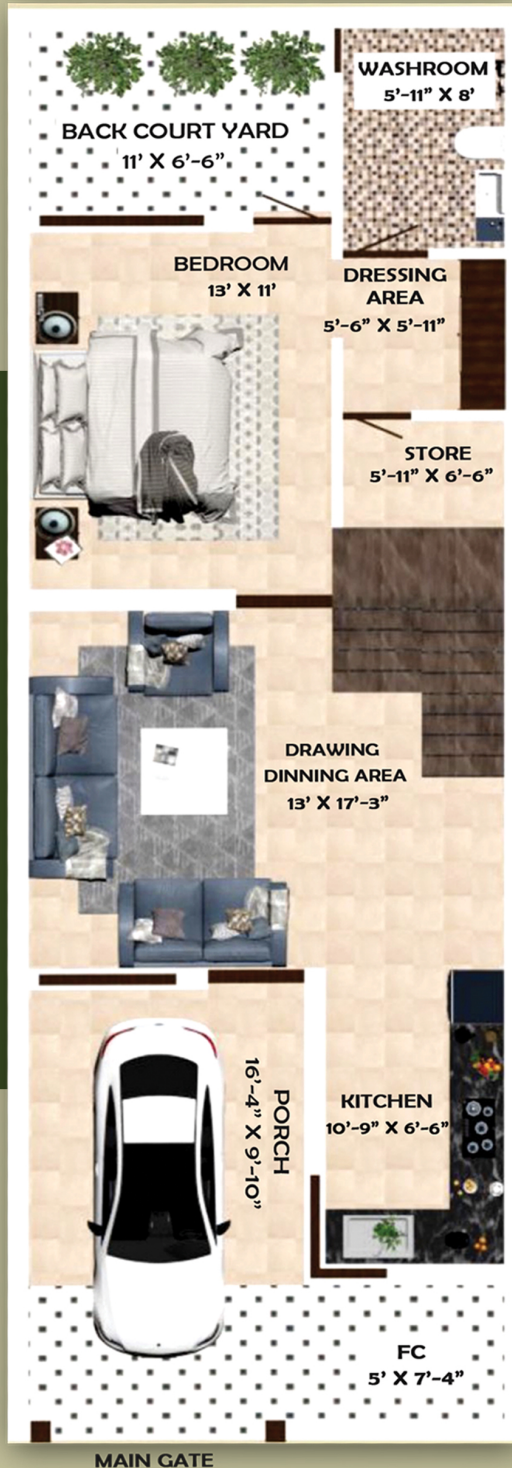
DOORS & WINDOWS

External :	Iron/ss frame door /shutter
Internal :	Finished seasoned hardwood frames flush / wooden doors



Air Conditioning :	Enabling work for provision Living / dining
Plumbing :	SWR, PPR, PVC, UPVC, GI pipes of reputed makes.
Exterior :	Good quality weather resistant exterior paints or texture paint

DUPLEX VILLA



GROUND FLOOR



FIRST FLOOR

INDEPENDENT VILLA



GROUND FLOOR



FIRST FLOOR

MASTER BEDROOM

The Experience and luxury living at Villas Palcio. We understand the designs thus creating the unique place - Bedrooms which are designed for maximum space efficiency and aesthetically soothing. Just sit and Relax and close your eyes to feel the sooth..It is the only way to enjoy the warmth of the luxury living



LIVING ROOM

The vibrance of true Living with all family socialising at the place where the real joy spreads. Designed for rich and beautiful moments thus creating a place where you just don't feel happy but actual joy... Having a large Dining Area at Villas Palcio, Have large expanses of wall, with no obstructive features with ample seating and floating space. Perfect place where entire family sit together and create moments of joy to feel for...

KITCHEN

The exclusive Villas Palcio Kitchen is an actual delight where the love and warmth of mothers love is transformed via rich and healthy cooking and unfolds into ultimate family bonding. This modular kitchen in itself is a delight to be in. Fully equipped to cater to all amenities which speaks for itself.

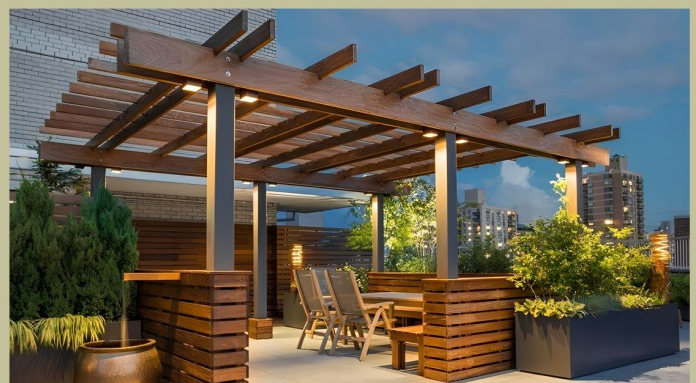


BATHROOM

Specially crafted and created Bathroom at Villas Palcio is a dream come true experience. Designed with perfection keeping elegance in mind offers you the real and creative space to relax in. With ultra modern designs yet elegant gives you abundant space to relax and thoughts to ponder on..

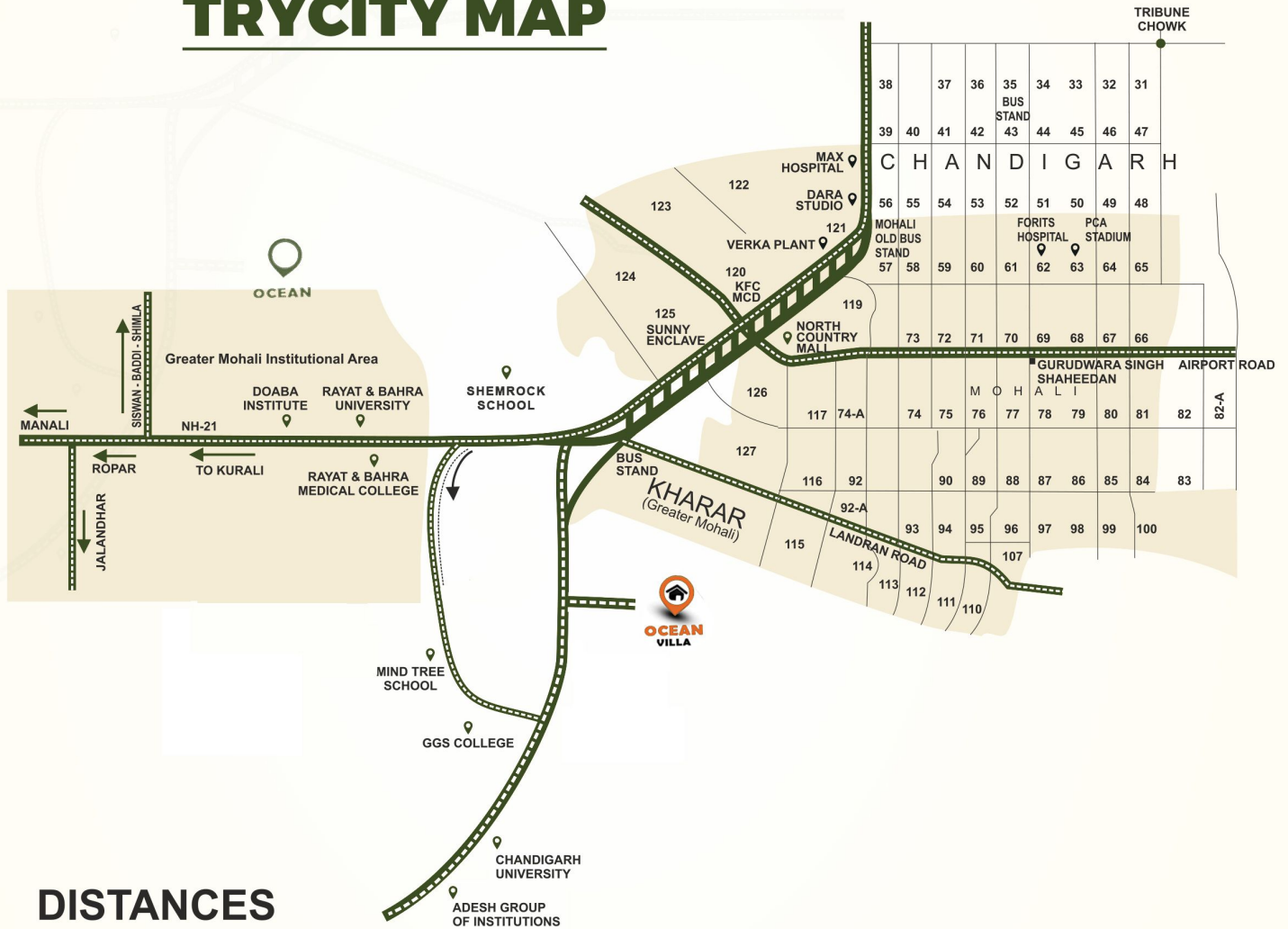
ROOFTOP TERRACE

We all dream about perfect outdoor place during the hot spring and summer days. Reading your favorite book or drinking coffee on any of these places are amazing we choose for you the perfect place to enjoy the season especially the rooftop in an apartment is more than a perfect dream.



* The above pictures are for reference purpose only actual may vary

TRYCITY MAP



DISTANCES

- Kharar Bus Stand - 5 mins
- Max Hospital - 10 mins
- PGI - 20 mins
- Rayat & Bahra - 5 mins
- Chandigarh University - 5 mins
- International Airport - 20 mins
- VR Punjab Mall - 5 mins
- McDonalds - 5 mins
- KFC - 5 mins
- Mind Tree School - 2 mins



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OCEAN VILLA

IBS BUILDERS & PROMOTERS

Site Office - Kharar - Ludhiana Highway,
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