

A PROJECT BY

union | milestone | Aik REALTORS

realty

PRISTINE

4 BHK PALATIAL APARTMENTS



Pristine is a unique project focusing on family. Like every element being equally treated by sunlight every room is equally balanced for each member of family. If aspirations are equal then facilities are also at par. The room size may differ, but you will enjoy every corner of your residence equally. Pristine is a new-age habitat of natural panorama and modern look. Pristine is a unique project focusing on family. Like every element being equally treated by sunlight every room is equally balanced for each member of family. If aspirations are equal then facilities are also at par. The room size may differ, but you will enjoy every corner of your residence equally. Pristine is a new-age habitat of natural panorama and modern look.



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PROJECT USP

FOUR SIDE OPEN FOR LIFE TIME.

60% AREA FREE AND 40% AREA USED
FOR CONSTRUCTION.

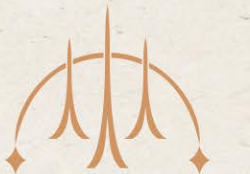
200 FT. MAIN VESU CANAL ROAD.

EXTENSION OF G.D GOENKA CANAL.

10' 6" HEIGHT FLOOR TO FLOOR.

10,500 SQ. FT. GARDEN.





A lifestyle
mixed with Comfort
and Luxury.

A Lifestyle



Enter a life of grand and
lavish living; the magnificent
elevation is just mesmerizing.

Lavish Living





INDOOR GAMES



LIBRARY



- Multi-purpose hall -
- Eco friendly project -
- Gym -
- Toddler indoor play room -
- Children play area -
- Terrace Garden -
- Provision for charging of -
- electric cars
- Beautifully designed landscape -
- garden with jogging track
- Multi-purpose court -
- Dedicated washroom for -
- management staff

AMENITIES & SPECIAL FEATURES

- Indoor sports room
- Bus pick up point
- Transformer & D.G set space
- Visitors parking in campus
- Jain derasar temple in campus
- Library cum meeting room
- Net cricket
- Skating rink
- Women seating, youngster seating and senior citizen area in garden
- Driver lounge with toilet and pantry



TODDLERS PLAY ROOM



GYM



BANQUET HALL



RECEPTION AREA



INDOOR AMENITIES

- A.C. gymnasium with changing room, steam & sauna
- Multipurpose hall/Banquet Hall
- Indoor games (pool table, table tennis, card, carom etc.) with Kids soft play area

OUTDOOR ACTIVITY

- Landscape garden with multipurpose lawn
- Outdoor children play area with rubber flooring

FOYER / WAITING AREA

- Elegant & modern entrance foyer in each building

PARKING

- Reserved car parking

SECURITY

- CCTV camera at ground floor
- 24 X7 human security service

POWER BACKUP

- Generator backup for lift, water pump & common light
- sufficient power backup in all unit

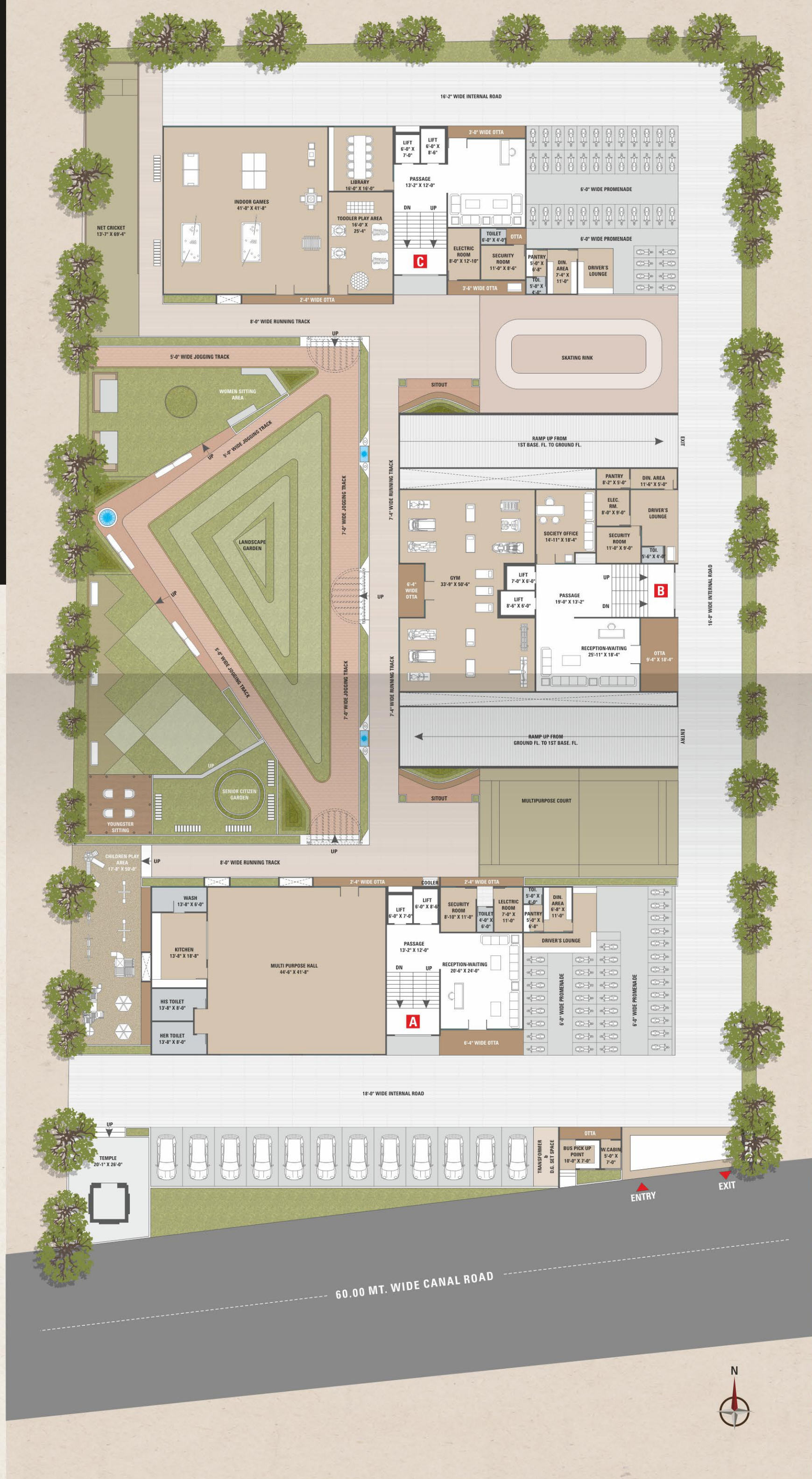
VASTU

- Vastu verified planning

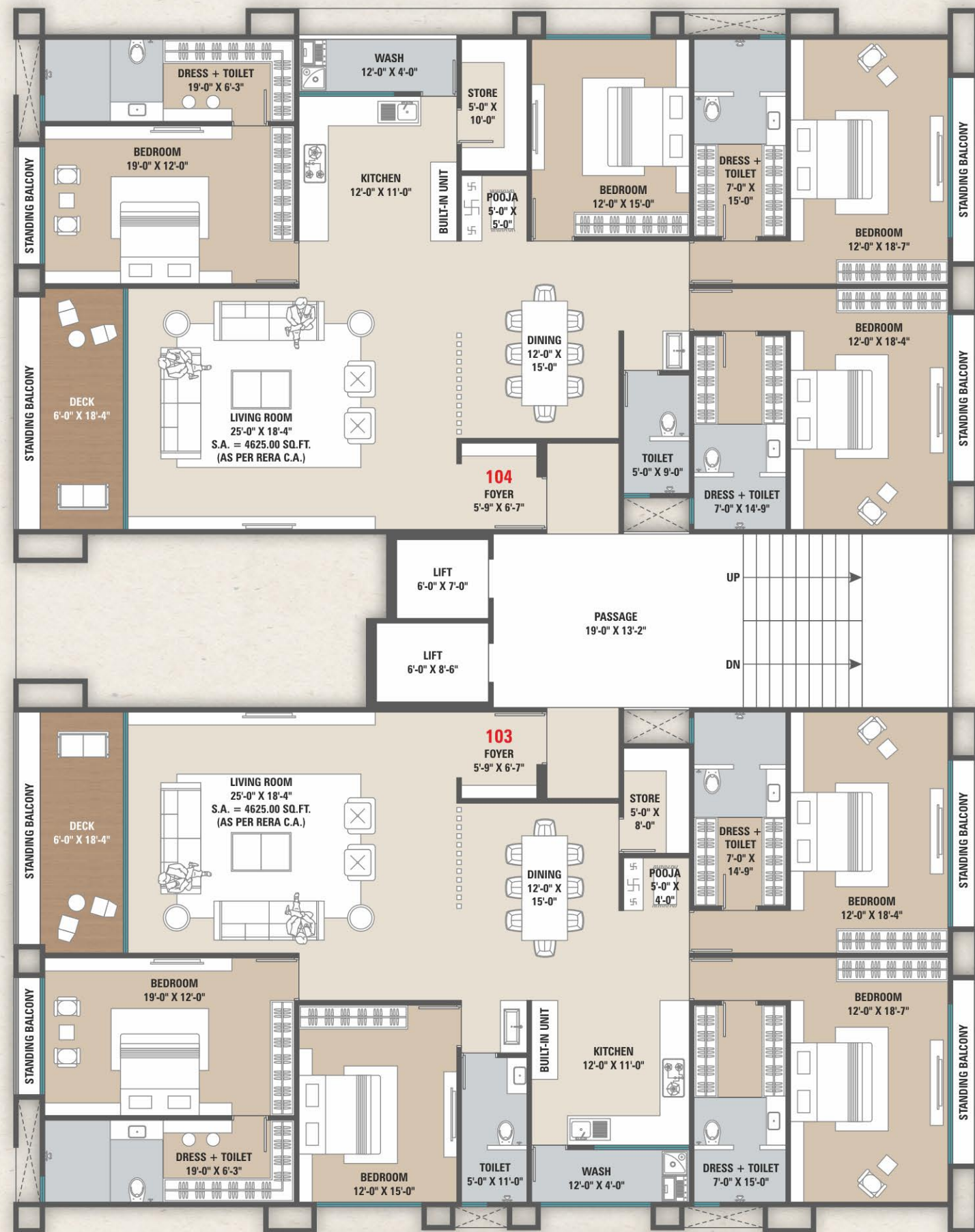


GROUND FLOOR PLAN









BUILDING
TYPICAL UNIT PLAN

B

N

4 BHK





SPECIFICATIONS

STRUCTURE
- Earthquake resistance R.C.C. framed structure as per IS code
INTERNAL WALLS
- Single coat plaster with Putty finish
EXTERNAL WALLS
- Double coat plaster with acrylic texture paint finish
NUMBERS OF FLOORS
- 2 basement + Ground floor + 12 floors
FLOORING & DADO
- Italian flooring in living, dining & kitchen area
- vitrified flooring in all bed rooms
KITCHEN
- Granite kitchen platform with good quality sink
Decorative glazed tiles / porcelain dado tiles upto lintel level in kitchen
BATHROOM
- Lintel level dado tiles & anti-skid flooring tiles with modern concept in all bathrooms
- Common wash basin with dado tiles
STORE & WASH
- Kota / Marble stone rack in storeroom
- Kota flooring & glazed dado tiles with granite sill top in wash area
SANITARY & PLUMBING
Water closet
- Branded Wall hung in all bathrooms
CP fitting
- Jaquar or equivalent with concealed plumbing
Wash area
- Washing machine point & centrally geyser point provision
Plumbing
- CPVC & UPVC pipe



ELECTRIFICATION
Wiring: Good quality ISI copper wiring
Switches & sockets
- Panasonic or equivalent
- Sufficient points for household appliances
- T.V. & A.C. points in living room & master bedroom
- 3 phase power connection Electric meter
DOORS & WINDOWS
Main door
- Well designed wooden Frame laminated door with standard make hardware fitting
Internal door
- Laminated flushed doors in all bedrooms, bathrooms & wash
Windows & Railing:
- Good quality anodized coated sliding windows with stone sill & reflective glass
Aluminium glass railing in Balcony
TERRACE
- China mosaic finish with proper waterproofing chemical treatment
STAIRCASE & PASSAGE
- Granite / Vitrified tiles Finish with G.I./GLASS railing
ELEVATORS
- 2 nos. of good quality auto door elevators for each building

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The most happening place at Pristine





Airport	:	5.3	km
Metro	:	4.0	km
Surat-Mumbai express highway	:	1.0	km
Diamond Bourse	:	5.1	km
Surat Railway Station	:	13.0	km
Hospital	:	1.1	km



DESIGN
ROOT
ARCHITECTS



S&V
ENGINEERS

SITE ADDRESS: PRISTINE, Beside-Shiv Kartik, Opp. Sumeru Residency, 200 FT. Main Canal Road, Vesu, Surat.
Contact: +91 95123 68884

website: www.milestonerealtyindia.com | **E-mail:** info@milestonerealty.com

- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme like SMC tax, will be borne by the purchaser.
- In the interest of continual developments & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they form hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

- All rights for alteration / modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
 *BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
 # This brochure is for private circulation only. By no means, it will form part of any legal contract.

- All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.

- All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.