



LOCATION MAP



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Citybuilder
Fine Art of living

A gated community with ultra premium Villas



PHASE - 1
INDEPENDENT VILLAS

Citybuilder

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Project approved by :
Bank of India

DESIGN & PRINT : **kalc** Print Pack - 90940 0001

CITY FALLS

- Fine Art of Living in a truly world class life style.
- 40 Independent Villas in 2 & 3 BHK.
- 19 Weekend Cottages with Individual Swimming Pool.
- Designed Water Falls with swimming pool.
- Gated Community with Premium Amenities
- Private Open Terrace with Landscape View for Each Villa



CITY FALLS

FAR FROM ORDINARY LIVING





MASTER PLAN

CITY FALLS



1. Plotted Development
2. Panchakarma
3. Villas
4. Club House
5. Water Falls
6. Weekend Cottages



VILLAS SITE PLAN 1

CITY FALLS



FLOOR PLAN - 3 BHK

CITY FALLS



Ground Floor



First Floor

Built-up Area : 1204 Sq.ft

FLOOR PLAN - 2 BHK

CITY FALLS

TYPE -A



First Floor



Ground Floor

Built-up Area : 978 Sq.ft.

TYPE -B



First Floor



Ground Floor

Built-up Area : 931 Sq.ft.

'Panchakarma' at CITY FALLS



Sri Sri Ravi Shankar

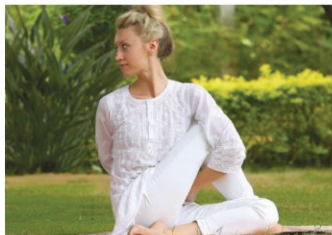
'Panchakarma'

Welcome to the realm of holistic wellness, Sri Sri Ayurveda Panchakarma. An answer to the chaotic humdrum of daily life where high stress levels and erratic lifestyles have spiraled life's vital energy balances out of control.

Sri Sri Ayurveda Panchakarma is a wellness initiative with Ayurveda, the ancient Indian science of life as its intrinsic form of healing, cleansing, restoring and revitalizing the mind, body and spirit. Sri Sri Ayurveda Panchakarma promotes a lifestyle that is in harmony with Nature. It offers therapies, treatments and beauty regimes rooted in ancient Ayurvedic traditions and a wide range of alternative healing and restorative therapies from around the world. It brings together a bouquet of holistic treatments bridging ancient traditions and contemporary needs and comforts.



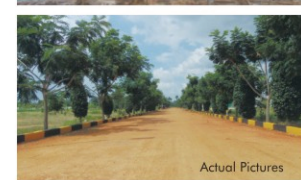
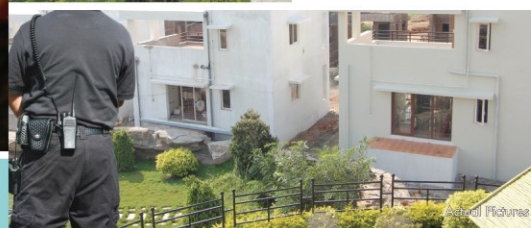
Foundation Stone laid by Sri Sri Ravi Shankarji



FEATURES

CITY FALLS

1. A well structured running Waterfalls.
2. Ozonised Water System.
3. A modern and architectural styled swimming pool.
4. Sprawling lawns around the pool.
5. Well Lit through Solar Street lights on both side of Roads.
6. An Excellent Elevation in the entrance.
7. Round the clock security and safety with CCTV camera.
8. 30 feet main road and 23 feet sub roads.
9. Surrounded by designed compound walls.
10. Over 10,000 Sq.ft. of Club House with swimming pool, children play area, amusement events, health fitness, yoga, food court & conference hall.
11. Fully landscaped all over the project.
12. Its a very prime location for investment with instant appreciation of many times.



AERIAL VIEW



SPECIFICATION

CITY FALLS



STRUCTURE

- Isolated Footing with load bearing structure.
- Brick Work for walls.

FLOORING

- 2'0" x 2'0" Vitrified floor tiles for all rooms.

KITCHENS

- Vitrified tile flooring.
- Ceramic tile dado for 1'6" height over a granite counter.
- Kitchen Counter R.C.C. slab with full nosing black granite on top.
- Stainless Steel Sink with drain board.

TOILETS

- Ceramic tile flooring.
- Ceramic dado for 7'0" height.

DOORS & WINDOWS

- Main door Frame and shutters is of Teak with Veneer finish.
- All internal doors are Padak frames and Flush door with paint finish.
- Toilet and Bath doors are flush doors with laminate finish.
- All windows are UPVC frames with clear glass.

PAINTING

- Emulsion paint on internal walls.
- Weather proof paint on external walls.
- Enamel Paints for Grill and Wood work.



SPECIFICATION

CITY FALLS

ELECTRICAL FITTINGS

- All the wiring is concealed with PVC pipe.
- Wires are of Finolex make or equivalent and switches Panasonic or equivalent.
- 2 way switches for one light and one fan in all bedrooms.
- TV and Telephone points provided in the living room and master bedroom.
- Split AC provision for living room and all bedrooms.

SANITARY WORKS

- All Sanitary fittings are from Hindware or equivalent.
- All concealed water pipes are CPVC and external pipes are PVC in Finolex Appolo Fittings or equivalent.

STAIRCASE

- Anti skid Tiles for flooring
- Stainless Steel Hand rail

GENERAL

- Sewage Treatment Plant.
- Common Over head tank.
- All internal roads finished with inter locking tiles.
- Drainage & Electrical Trenches on both sides.
- All internal roads are landscaped with well lit street lights.



CLUB HOUSE



CITY FALLS

A Gated community of ultra premium villas.

Lifestyle Amenities

- Club house
- Swimming Pool
- Gym
- Multipurpose Hall
- Children's Play area
- Jogging Track
- Badminton Court
- Cricket - Net Pitch
- Indoor games
- Waterfalls

City falls also blend with,

- Panchakarma Clinic
- Meditation centre
- Yoga
- Spa
- Restaurants
- And many more..!