



LEGENDARY
PLATINA
GOPALAPURAM



ABOUT US

"Legendary" was incorporated with an ethos to be customer centric, transparent and innovative. With a highly experienced leadership team partnering with young bustling talent, we are passionate to design & develop uniquely stunning projects that enrich the experience of our clients and transform urban community living.

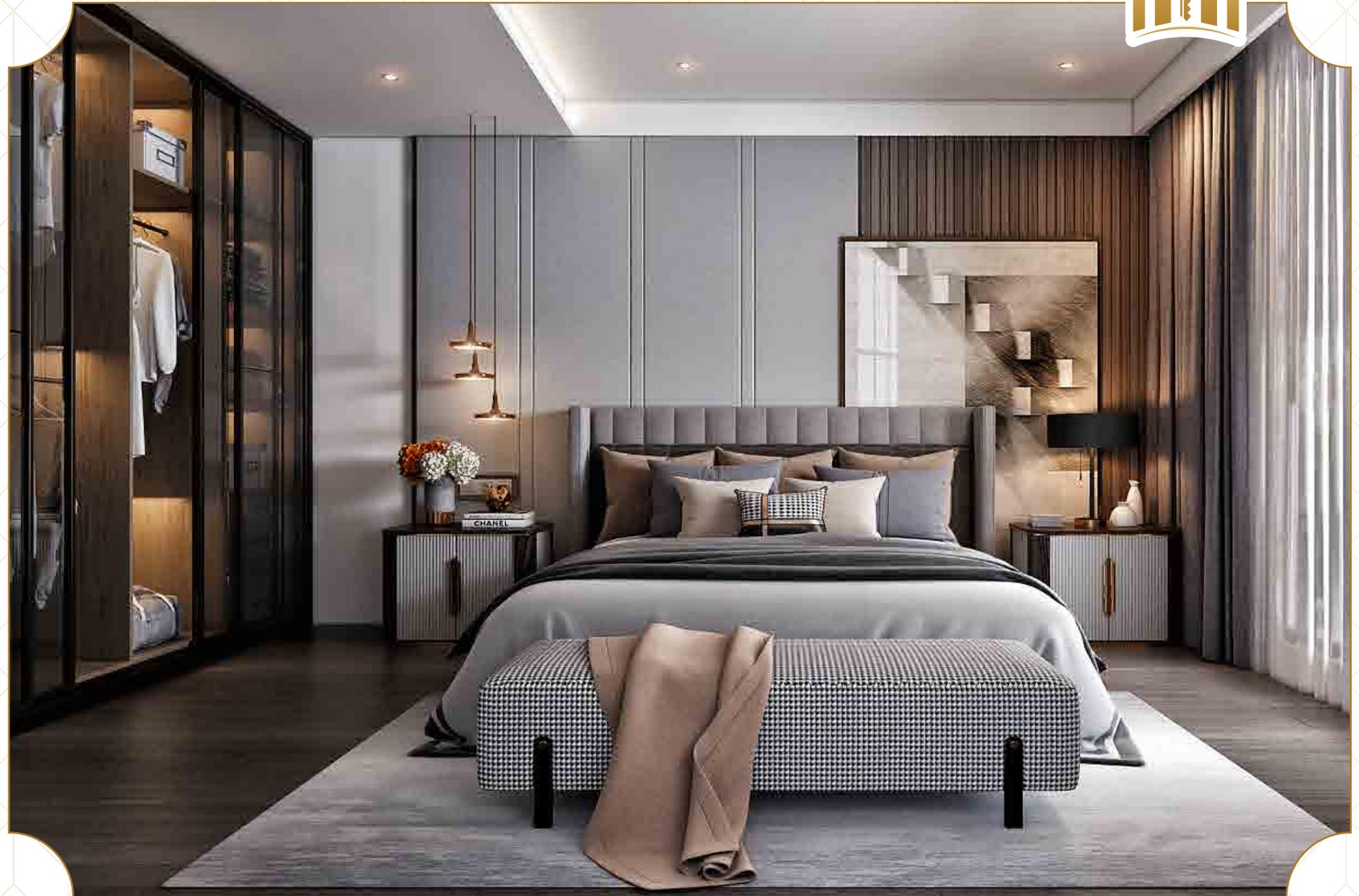






FEATURES

- 🏠 Stilt + 5 Floors Building
- 🏠 10 Luxury 4BHK Apartments
- 🏠 Two Apartments in Each Floor
- 🏠 Super Built Up Area - 2,691 Sq.Ft
- 🏠 UDS - 925 Sq.Ft





AMENITIES

- 🏠 Gym
- 🏠 Landscaped Terrace Garden
- 🏠 Kid's Play Area
- 🏠 100% Power Backup
- 🏠 24x7 CCTV & Security





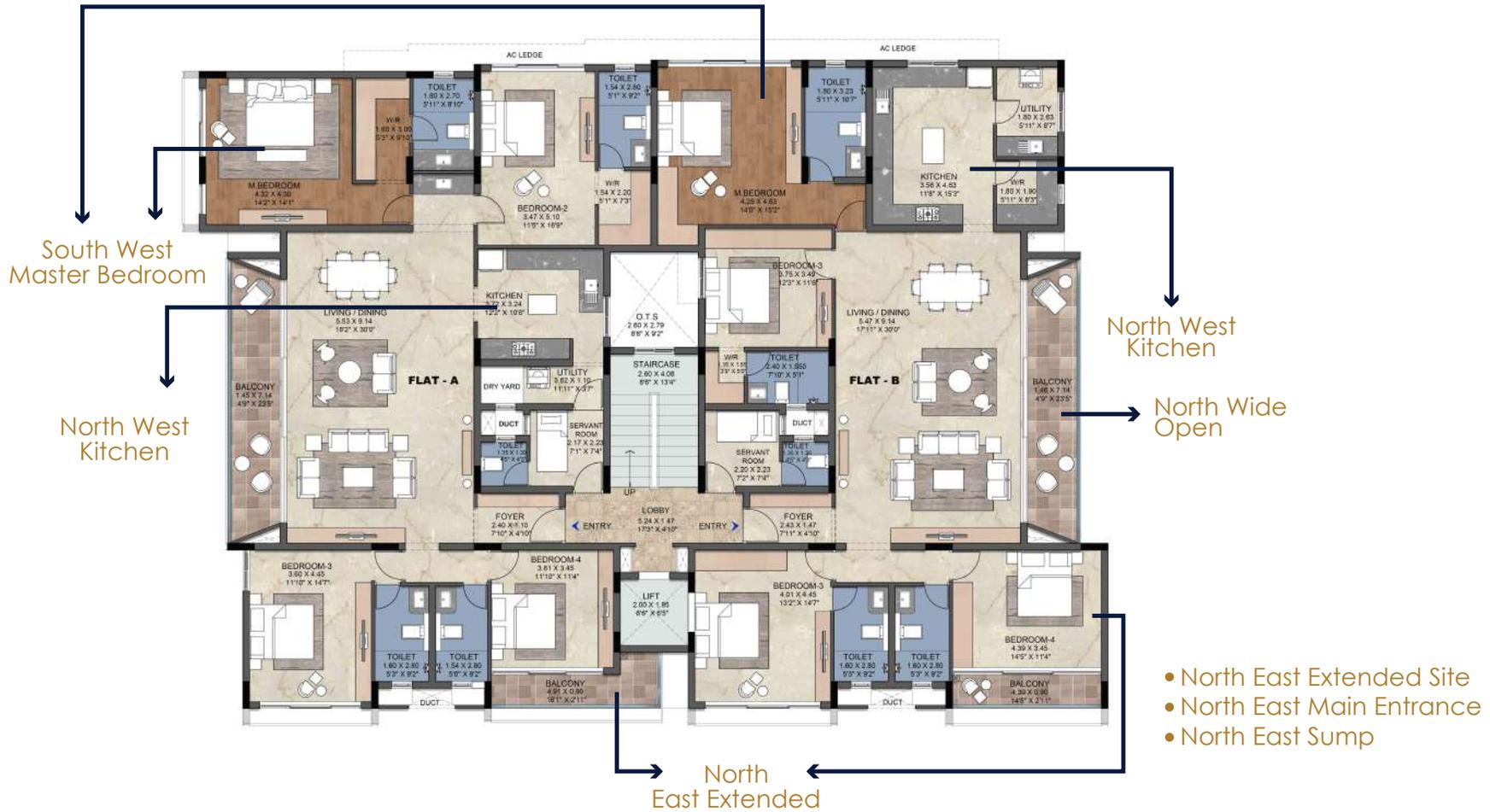
TYPICAL FLOOR PLAN



UDS - 925 SQ.FT | SALEABLE AREA - 2691 SQ.FT | CARPET AREA - 2042 SQ.FT



VASTU FLOOR PLAN





SPECIFICATIONS

1. STRUCTURE

Structural System : RCC Framed structure designed for seismic compliant (Zone - 3)
Floor- Floor height (incl. slab) : Will be maintained at 3000mm
ATT : Anti-termite treatment will be done

2. WALL FINISH

Internal walls : Finished with 2 coats of putty, 1 coat of primer and 2 coats of premium emulsion
Exterior walls : Exterior faces of the building finished with texture and 1 coat of primer and 2 coats of exterior Emulsion paint with color as per architect's design

3. FLOOR FINISH WITH SKIRTING

Foyer, Living & Dining : Italian Marble as per Architect selection
Master Bedroom : Wooden Flooring as per Architect selection
Other Bedrooms & kitchen : Double Charged Polished Vitrified Tiles
Servant Room : Vitrified Tiles
Bathroom & Utility : Anti-skid Ceramic Tiles
Balcony : Anti-skid Ceramic Tiles

4. BATHROOMS

Sanitary fixture : KOHLER/ American Standard OR equivalent
CP fittings : KOHLER/ American Standard OR equivalent
Master Bathroom : Glass Shower partition
Attached Bathrooms : Wall-mounted WC, with cistern, Health faucet, Single lever diverter, handshower, Rain shower and counter mounted wash basin
Servant Bathroom : Floor-mounted WC, with cistern, Health faucet and Spout

5. DOORS AND WINDOWS

DOORS

Main door : Teak wood frame and shutter with veneer panelling on both sides.
: Ironmongeries like Digital lock system, tower bolts, door viewer, safety latch, Magnetic catcher.
Bedroom doors : African teak wood frame and double side laminated door
: Ironmongeries like tower bolt, and Magnetic catcher.
Bathroom doors : African teak wood frame of double side laminated door
: Ironmongeries like one side coin and thumb turn lock without key, tower bolt and door bush

WINDOWS

Windows : Aluminium / UPVC windows with sliding shutter with see-through plain glass and MS grill on the inner side (wherever applicable)
French doors : Aluminium / UPVC windows and doors with toughened glass without grill

6. ELECTRICALS

Power Supply : 3 PHASE power supply connection
Switches & sockets : Modular box & modular switches & sockets of Schneider or equivalent will be provided
Back-up : 100% Power Backup for all the Units



SPECIFICATIONS

COMMON FEATURES:

1. Lift : Automatic elevator of 10 passengers
2. Back-up : 100% Power backup for common amenities
3. Lift fascia : Marble /Granite cladding at all levels
4. Lobby : Marble / Granite flooring As per Architect suggestion
5. Corridor : Marble / Granite flooring As per Architect suggestion
6. Staircase floor : Granite flooring at all levels
7. Staircase handrail : MS handrail with enamel paint finish in all floors
8. Terrace floor : Pressed tile flooring

OUTDOOR FEATURES:

1. Water storage : UG Sump for Rain Water Storage. WTP Provision at Terrace and Treated water will be stored in OHT
2. Rainwater harvest : Rainwater harvesting site
3. Sewage Disposal : Public Sewer Connection
4. Safety : CCTV surveillance cameras will be provided all-round the building at pivotal Locations in ground level
5. Well-defined walkway : Walkway spaces well defined as per landscape design intent
6. Security : Security booth will be provided at the entrance
7. Compound wall : Site perimeter fenced by compound wall with entry gates for a height of 1500mm as per design intent
8. Landscape : Suitable landscape at appropriate places in the project as per design intent
9. Driveway : Convex mirror for safe turning in driveway in / out
10. External Driveway flooring : Interlocking paver block/equivalent flooring with a demarcated driveway



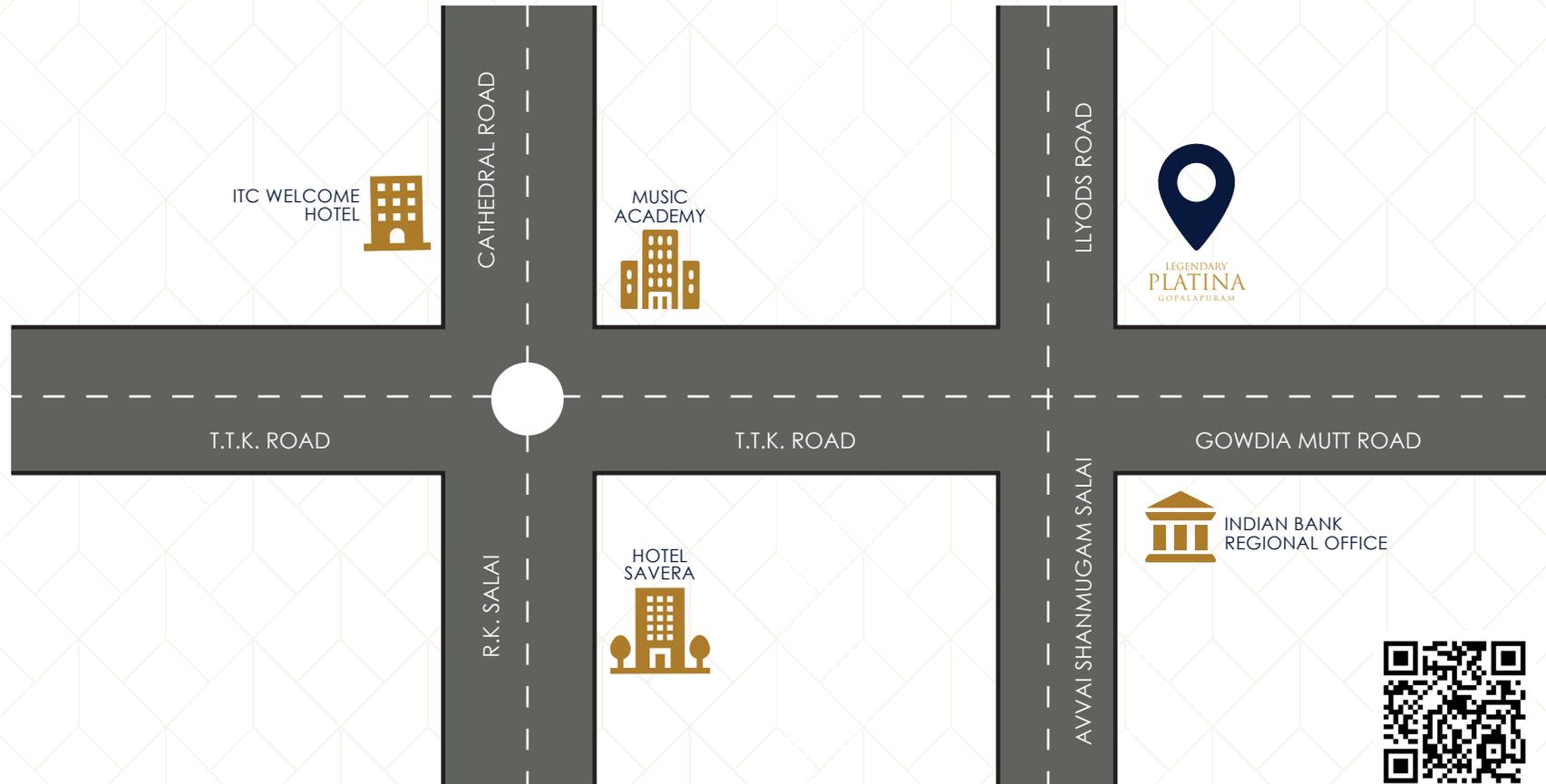
WHY CHOOSE PLATINA ?

- 🏠 UDS of 925 sq.ft in the heart of the city
- 🏠 Excellent Location in the vicinity of reputed schools, hospitals and malls
- 🏠 Unbelievable pricing at Gopalapuram
- 🏠 Lowest common area loading
- 🏠 Zero dead space floor plan
- 🏠 30x5 ft expansive balcony
- 🏠 30x18 ft living and dining
- 🏠 Vastu Compliant Floor Plan
- 🏠 **HANDING OVER BY DECEMBER 2023**





LOCATION MAP



SCAN FOR LOCATION



PAYMENT SCHEDULE

Booking Advance	10%
Agreement Signing	50%
Completion of 1st Floor Slab	10%
Completion of 3rd Floor Slab	10%
Completion of 5th Floor Slab	10%
Plastering Completion	5%
Handing Over	5%

HANDBOVER BY DEC 2023



LEGENDARY

REAL ESTATE

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