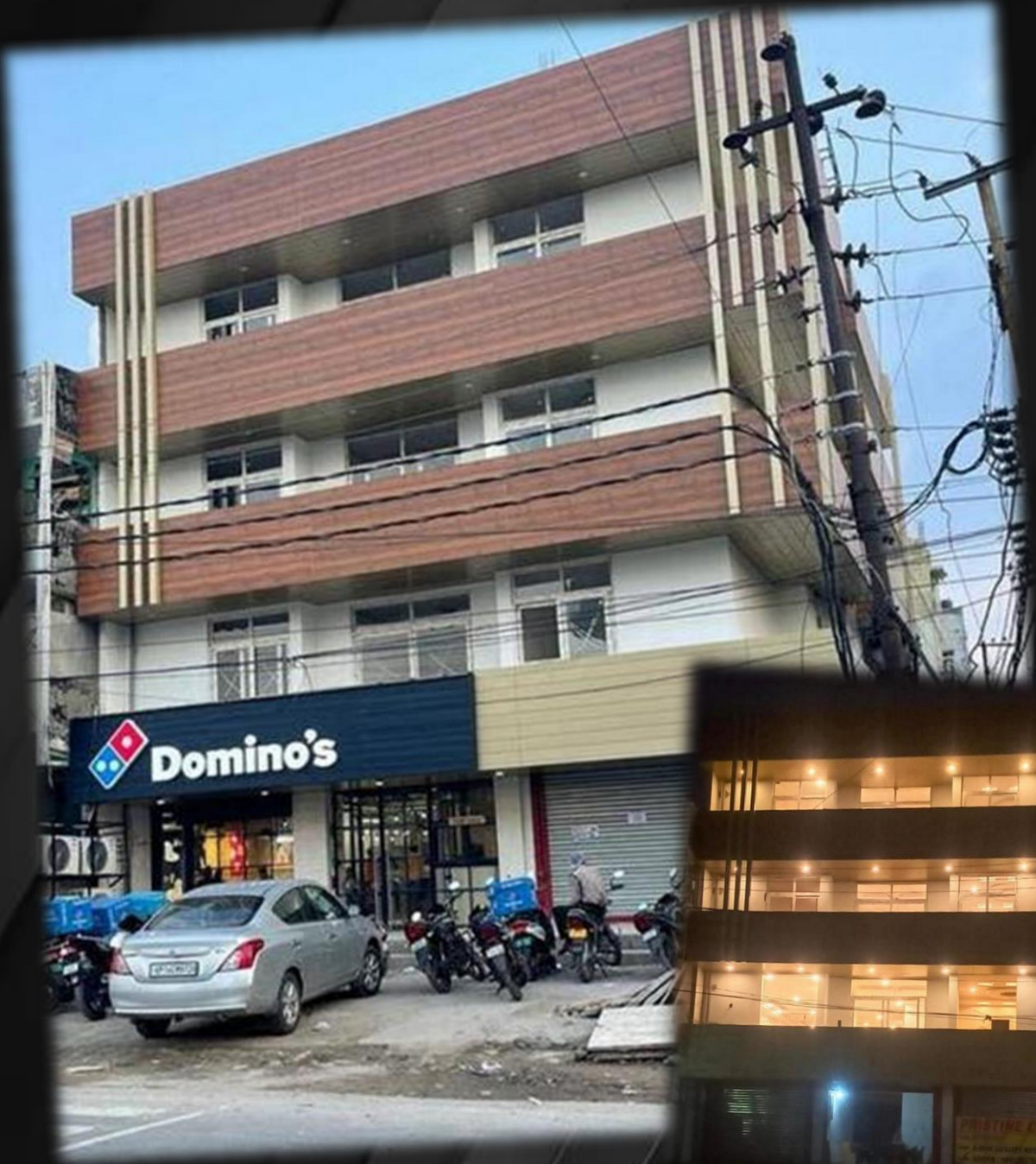


# PRISTINE HOMES SHALIMAR GARDEN



**Ready To Move  
4 BHK Luxury Floors**

**9811450054, 8553849849**

**pristinehomes1991@gmail.com**

**www.pristinehomes.co.in**

# Key Features

- ✓ **READY TO MOVE IN**
- ✓ **NORTH-EAST FACING**
- ✓ **PARK FACING**
- ✓ **SEMI FURNISHED**
- ✓ **MODULAR KITCHEN**
- ✓ **THREE SIDE OPEN**
- ✓ **80FT RD IN FRONT, 40FT RD SIDE & 12FT RD SERVICE LANE**
- ✓ **HI SPEED LIFT (OPENS ON TERRACE)**
- ✓ **OPEN PARKING**
- ✓ **24 HRS WATER SUPPLY**
- ✓ **FREEHOLD PROPERTY – HAND TO HAND REGISTRY**
- ✓ **10FT CLEAR CEILING HEIGHT**



# Specifications

<b>Structure</b>	<b>Earthquake resistant RCC framed structure</b>	
<b>Flooring</b>	<b>Drawing/Dining/Bedroom</b>	<b>Vitrified Tiles</b>
	<b>Balconies/Toilets/Kitchen</b>	<b>Designer Anti-Skid Tiles</b>
<b>Electrical</b>	<b>Internal</b>	<b>Fire Resistant Copper wiring in concealed PVC conduits, Modular Switches &amp; sockets in adequate numbers</b>
	<b>Exhaust Fan &amp; Ceiling points</b>	<b>In kitchen &amp; Toilets</b>
	<b>Provision for A/C</b>	<b>In Drawing Room</b>
	<b>Light Fixtures &amp; Chandelier</b>	<b>In Drawing Room &amp; Bed Rooms</b>
	<b>Fans</b>	<b>In Drawing Room &amp; Bed Rooms</b>
	<b>External</b>	<b>Adequate Lighting in common areas, staircase, lobby, parking space, garden etc.</b>
<b>Wood Work</b>	<b>Wardrobe (Particle board with ply/laminate)</b>	<b>In all Bedrooms</b>
<b>Kitchen</b>	<b>Working Counter</b>	<b>Granite Counter with SS Sink</b>
	<b>Woodwork</b>	<b>Modular Cabinets</b>
	<b>Wall Tiles</b>	<b>Designer Ceramic Tiles up to 2 ft above working counter</b>
<b>Doors &amp; Windows</b>	<b>In all rooms, drawing, dining, kitchen &amp; toilets</b>	<b>Designer flush door polish / duco paint fixed in hard wooden frames</b>
<b>Wall Finish</b>	<b>External Finish</b>	<b>Modern and Elegant Permanent Finish with Texture paint</b>
	<b>Internal Finish</b>	<b>All walls painted using Plastic Emulsion</b>
<b>Sanitary Work</b>	<b>For internal Piping</b>	<b>Imported corrosion free PPR/UPVC pipes &amp; Fittings</b>
	<b>Bath Fittings and Ware</b>	<b>All Taps and Fittings of C.P. Wash Basin, W/C appropriate shades matching with ceramic tiles</b>

# 4 BHK, 2750 SqFt



# Actual Photographs



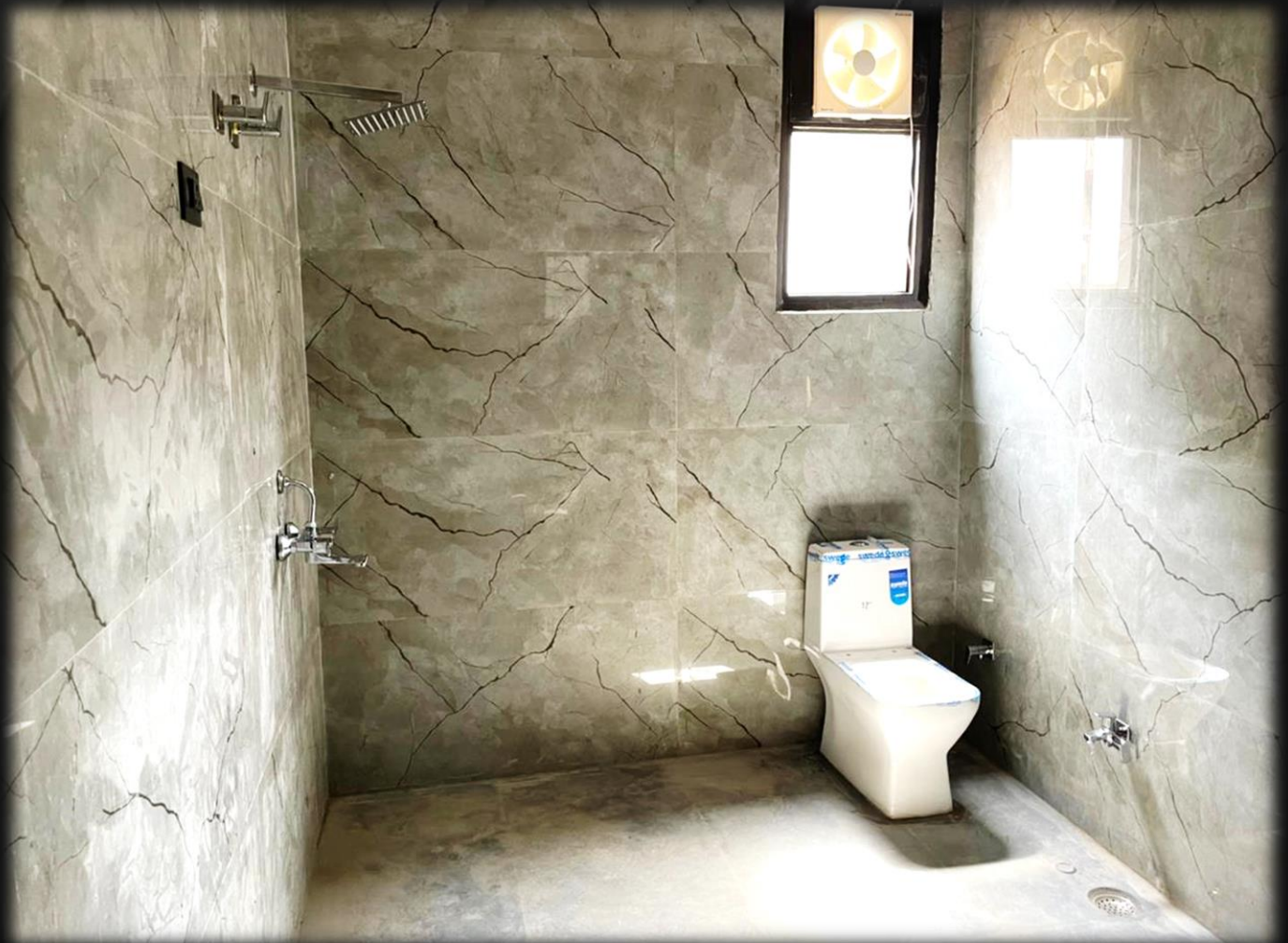
# Actual Photographs



# Actual Photographs



# Actual Photographs





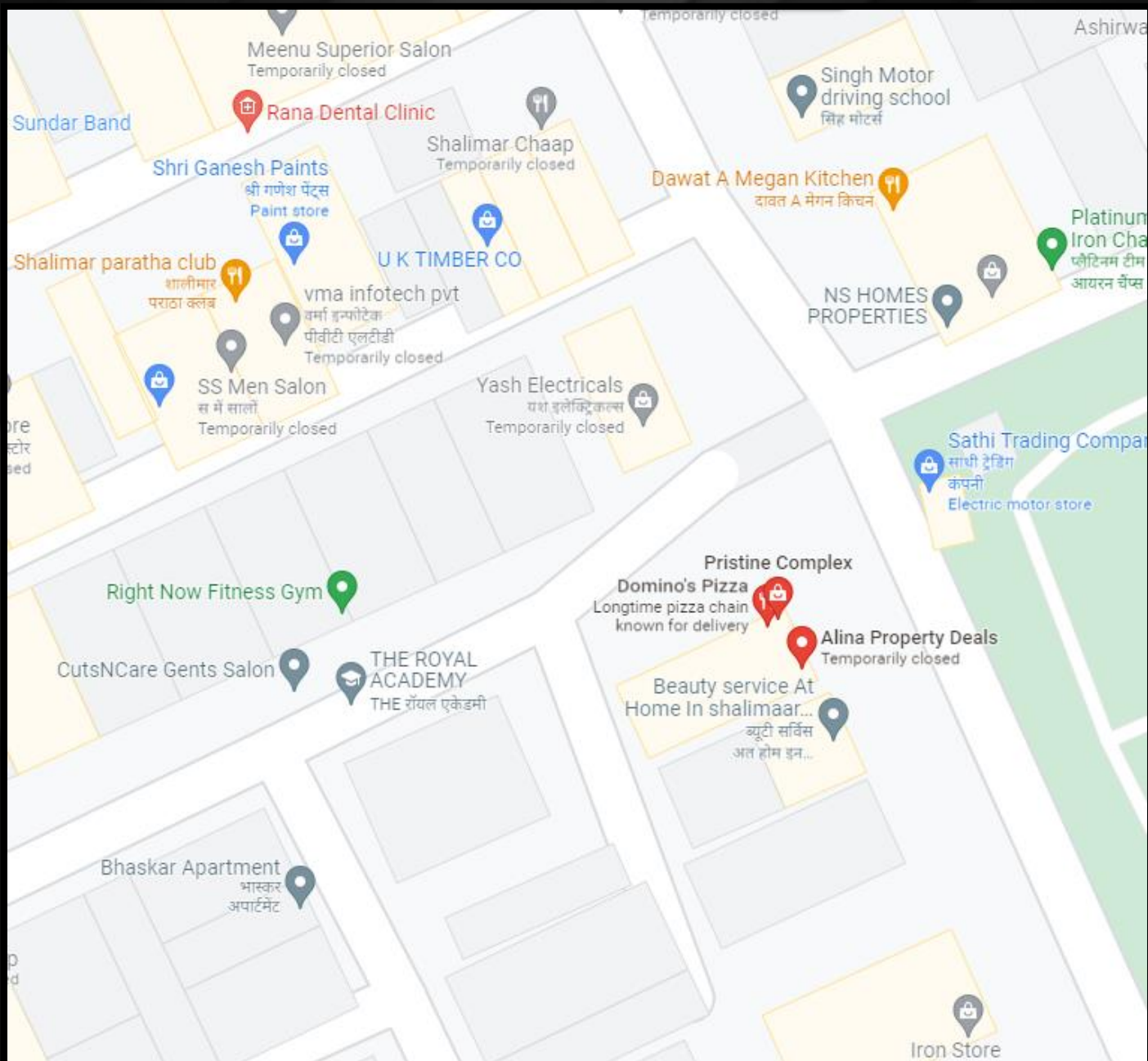
## Video Link (Youtube)

<https://youtu.be/EUAeOMoMIs4?feature=shared>



# Google Location

<https://maps.app.goo.gl/rPDGvd5gEwszWUUA>



# **About Pristine Homes, Shalimar Garden...**

**\* Located on Shalimar Garden Main, facing a 80ft wide main road, 3 side open along with a 40ft wide side road and 12ft service lane, providing maximum ease, accessibility and reach.**

**\*\* The property is divided in ratio of 75:25 with 75% being residential area and 25% being approved commercial area providing multi-utility as well as luxury living.**

**\*\*\* Located next to Bharat Mata Chowk it offers a unique opportunity to connectivity and tranquillity of the surroundings, coupled with the pleasure of living in serenity.**

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**Info@pristinehomes.co.in**

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**Site Address:**

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**Head Office:**

**C-187, G3, Ramprastha, Ghaziabad, UP - 201011**