



DWARKA
KUNJ



**JOSHI
BUILDCON**
LANDMARKS

CELEBRATING

40TH

Year of Excellence

RE FRESH
INVENT
DEVELOP

Good things always evolve for the greater good



Overview

WELCOME TO SPLENDOR

Discover the essence of premium living at Dwarka Kunj—Joshi Buildcon Landmarks' prestigious 3 BHK homes nestled in the serene locale of Paramhansnagar, Kothrud. Each residence is a haven of tranquility, offering expansive living spaces that promise privacy and comfort, while basking in the abundance of natural light and ventilation. Designed with an eye for elegance and a touch of class, these homes are a perfect amalgamation of modernity and peaceful living.

Dwarka Kunj is more than just a residence; it's a retreat from the everyday hustle. Situated in a peaceful neighborhood, it provides an escape where luxury meets nature's quiet beauty. The strategic location combines the convenience of city life with the calm of suburban living. Here, every detail is fine-tuned to create an environment that uplifts your lifestyle, making every day at Dwarka Kunj a celebration of harmony and luxury.





3 BHK : TYPE 1



3 BHK : TYPE 2

SPECIFICATIONS

Framed Structure:

- RCC framed earthquake resistant structure
- Floor-to-floor height of 3 meters.

Walls:

- Quality AAC blocks for all walls

Esteemed brands associated with us.



Plaster/Finish:

- Sadaf brand POP finish for ceilings & walls after plaster to all walls internally
- **External walls:** Double-coat, sand-faced textured plaster.

Painting:

- Internal: Water-based Luster Paint
- External: Apex cement paint with 4-coat aquatech system.

Esteemed brands associated with us.



Flooring & Dado Work:

- All the rooms will be provided with branded 800 X 800 mm or 1200x600mm sized Premium Vitrified tiles
- The bathrooms will have Designer Glazed Tile Dado upto ceiling level and flooring will be of 12"x12" anti skid ceramic tiles

Esteemed brands associated with us.



Bathrooms:

- Equipped with hot and cold water mixing arrangement, shower, and Grade "A" concealed plumbing.
- Each bathroom includes an exhaust fan.
- Fittings from premium brands like Jaguar / Cera, with push-valve and health faucet.
- Sanitary ware by Cera / Jaguar / Hindware.

Esteemed brands associated with us.



Kitchen:

- Black Granite countertop (10-12 feet long) with a Stainless Steel sink by Nirali or Franke (20 gauge).
- Glazed tile dado up to lintel level above the counter as well as below the counter
- Features a separate dry area and an exhaust fan by Usha or Havells.

Esteemed brands associated with us.



Solar Water Connection:

- Solar water connection in every bathroom.
- Electric PV Solar Panels for common area lighting.

Water Proofing:

- Brick bat coba waterproofing for toilets and terraces.
- Includes a 5-year guarantee for leak-proof performance.

Door Locks & Security:

- Doors equipped with Godrej or Europa night latch, lock system
- Comprehensive CCTV security system across the project.
- Smart Access Control System at parking level
- Each flat features a safety entrance door and a Video Door Phone by Godrej / Hikvision / Zicom.

Esteemed brands associated with us.





Windows:

- Type: Aluminum powder-coated sliding windows of Jindal brand
- Glass: Saint Gobain or Asahi.
- Features: Safety grills, stone jambs (marble, granite, Jaisalmer stone), and SS mosquito mesh track.

Esteemed brands associated with us.



Water Supply:

- Tanks: Syntex for potable water; underground RCC for utility.
- Pumps: Dual pump system for efficient water transfer.
- Automation: Automatic water level controllers.
- Borewell: Minimum one per project with dedicated pump.

Lift :

Lift of SS finish with generator / battery back up.

Esteemed brands associated with us.



Other Common Amenities:

Elegant Entrance Lobby | Attractive Compound | Fire Fighting System
Rain Water Harvesting | Rooftop Garden | Society Office



DWARKA KUNJ

2 & 3 BHK PREMIUM HOMES

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