

{ Get your private Bungalow Apartment
in an amenity packed neighbourhood }

- Each home has an individual foyer with a designer wicket gate, lending the privacy and feel of a bungalow
- These Bungalow Apartments of Siena are situated in a lively yet serene neighbourhood at Padur, OMR



Location

Siena is located in Padur on OMR, a fast developing hub for IT and ITES companies, colleges and hospitals. The location is beautiful & unique – set against the picturesque backdrop of Muttukadu Lake. Padur is 24 kilometres from the Madhya Kailash junction – the IT Expressway will transport you double quick from the bustling city to this enchanting haven. A natural, unpolluted, blissful ambience at one of the best locations. Is that not what everyone yearns to come home to?



LEGEND

- Main Entry / Exit
- Plaza
- Parking under Green Roof
- Sacred Garden
- Children's Play Area
- Swimming Pool
- Pool Deck
- Service Block
- Visitor Parking

Site Map

Siena is situated in the extreme corner at the northern end of Helios City neighbourhood. The property extends auspiciously towards the North East. It is one continuous building ingeniously divided into three blocks - A, B and C. All three blocks overlook the elevated swimming pool in the centre. A spacious 8000 sq. ft. Club House is housed in the first floor, adjacent to the swimming pool. Siena is the brainchild of world renowned RSP Design Consultants (India) Pvt. Ltd.



Amenities

- ▶ Bungalow Apartments with Private Open Terrace
- ▶ A neighbourhood, not a township
- ▶ Sea / lake facing apartments
- ▶ Video door phones for each apartment
- ▶ 8000 sq.ft. clubhouse
- ▶ An aesthetically designed suspended pool with deck area
- ▶ Kids play area
- ▶ 2 types of high-speed elevators, with 10 passenger & 16 passenger (bed-type) capacity, with SS hairline finish and LCD display.
- ▶ UPVC windows of Fenesta or an equivalent premium brand

- ▶ 100% DG power back-up for common area and amenities
- ▶ 4 KVA DG power back-up for each apartment (all fans, lights & 1 AC)
- ▶ Voice and data points in both the living room & master bedroom
- ▶ AC points in living / dining rooms and all 3 bedrooms, with conduits & cabling
- ▶ False ceiling (grid-type) in bathrooms
- ▶ Weather proofing with overall heat insulation for terrace slab
- ▶ Overhanging balconies reflecting authentic Tuscan architecture
- ▶ Terrace battlements inspired by medieval Tuscan cities.
- ▶ Sauna & indoor games - chess, pool & carrom
- ▶ Multi-purpose party hall
- ▶ 140 Tuscan-style Bungalow Apartments spread across 2.11 acres.
- ▶ Bungalow Apartments size range - 1571 sq.ft. to 1934 sq.ft.



Siena Specifications

Floor Finishing

Living, Dining, Kitchen and Bedrooms	Branded first-quality vitrified tiles.
Toilet-cum-bathrooms and Balconies	Branded first-quality anti-skid ceramic tiles with matching skirting.

Dados

Kitchen	Branded first-quality glazed tiles up to a height of 2 ft.
Utility Area	Glazed tiles up to a height of 4 ft. 6 inches.
Toilet-cum-bathrooms	Glazed tiles up to false ceiling height.

Loft

20 sq.ft. lofts in 2 bedrooms.

Joineries and Fittings

Main Door	Teakwood frame with a Masonite shutter of natural wood finish.
Fittings	Brass hinges, branded lock, door stopper, tower bolt, viewing hole and safety chain.
Bedroom Doors	Hardwood frame with a single leaf Masonite shutter – high quality paint finish.
Fittings	SS hinges, cylindrical lock, door stopper and tower bolt.
Toilet Doors	Hardwood frame, single leaf flush shutter with paint finish on one side and BWP laminate finish on the other side.
Fittings	SS hinges, cylindrical lock (coin-operated).
Windows	UPVC windows with openable / sliding shutters.
French Doors	UPVC doors with sliding shutters.
Glass Panes	Plain glass
Ventilators	Powder-coated aluminium frames with fixed louvers and openable / fixed shutters.

Painting

Ceiling	Premium emulsion
Internal Walls	Premium emulsion paint with 2 coats of primer, putty & colour wash.
External Walls	2 coats of weatherproof paint with a suitable primer.
Main Door shutter & frame	Matte-finish melamine coating
Bedroom Door shutters and frames	2 coats of enamel paint over a coat of wood primer.
Bathroom Door shutters and frames	Laminate coating on both sides and enamel paint over a coat of wood primer.
False ceiling in bathrooms	Grid type eco-friendly and long life false ceiling.



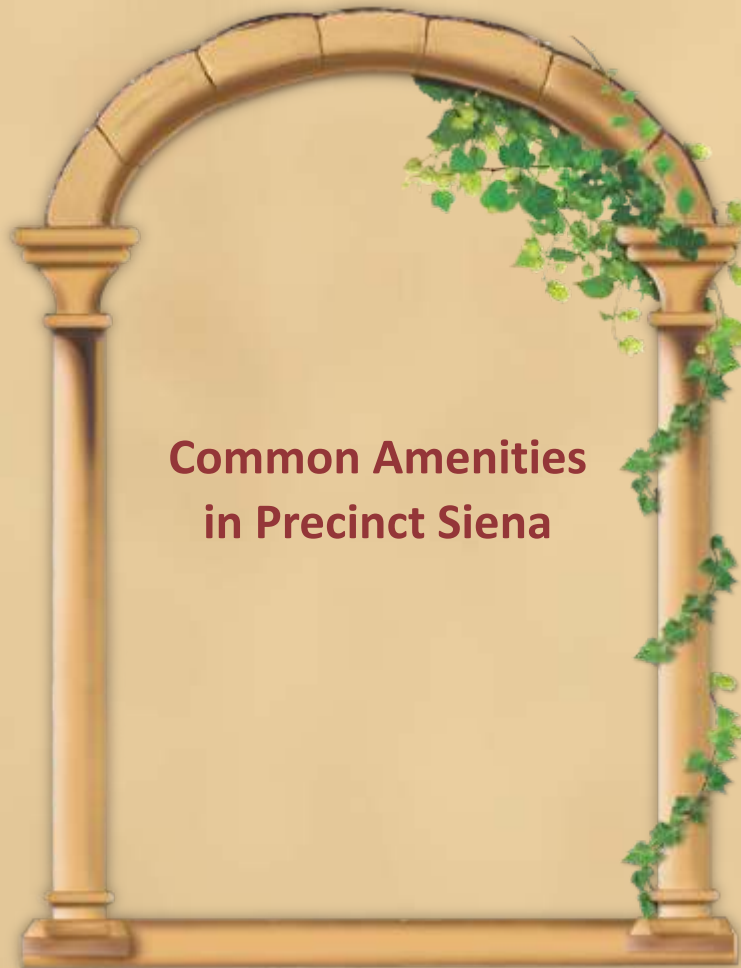
Siena Specifications



Sanitary and CPP Fittings	
Brand	Parryware / Jaguar/ equivalent
Colour	White
Master Bedroom Toilet	Wall-hung EWC with cistern, health faucet, 2-in-1 wall mixer with OH shower, washbasin fitted on counter.
Other Toilets	Same as the above, but with a regular washbasin.
Dining Room	Regular washbasin
Utility	Washing machine point and a tap provision.

Electrical Fittings	
Main Board	3 phase connection, 8KVA for 3BR, ELCB, MCB.
Foyer	1 light point
Living	1 fan pt, 2 light points, 1-chandelier pt.3 - 5A pt, cable TV point provision with 2-5A (music & TV), TP pt. with cable, AC conduit provision, Data point.
Dining / Pooja	1 fan pt, 3 light pt, 2 - 5A pt, AC point.
Master Bedroom	1 fan point (two-way), 2 wall light points (1 two-way), 1-5A socket for night lamp pt., 2-5A pt, 1-5A for bedside, cable TV point provision with 2-5A (music & TV), TP pt. with cable, AC point, internet data cable with 5A.
Other Bedrooms	2-5A, 1 fan pt (two-way), 1-5A socket for night lamp pt, 2 wall light points (1 two-way pt), 5A for bedside, AC pt, TP point & TV cable conduit provision.

Electrical Fittings	
Kitchen	4-5A, 2 light points (one on ceiling & one on wall), 2-15A, 1 exhaust fan pt, 1 ceiling fan point.
Utility Area	1 light point, washing machine point (15A).
Balcony / Sit-out	1 light point
Toilet-cum-bathrooms	1 light pt, 1-15A, 1 exhaust fan pt.
Wash Basin Area	1 mirror light point, one 5A pt.
Back-up	For all lights, fan & 1 AC with salient capacity.
Switches, Switch Plates & Sockets	Modular switches
Conduits	Concealed PVC conduits
Wires	FRLS (Fire Retardant Low Smoke) copper wires.



Common Amenities in Precinct Siena

- ▶ 10 & 16 passenger lifts with SS hairline finish.
- ▶ Aesthetically designed swimming pool finished with glazed glass mosaic tiles.
- ▶ Architect-designed landscape features.
- ▶ A well-equipped gymnasium.
- ▶ Facilities for indoor games such as table tennis, chess, carrom, snooker, etc.
- ▶ Children's play area with play equipment.
- ▶ Video door phone for each apartment.
- ▶ Automatic water level controller.
- ▶ Paver block paving all around the building (other than the landscaped area).
- ▶ Security booth at an appropriate place.
- ▶ 100% DG power back-up for common area and amenities.
- ▶ Individual mailboxes for owners, with name boards, will be provided in the stilt floor.
- ▶ Common waiting rooms for drivers.z



Salient Features

- ▶ Landscaped Tuscan-style gardens with water bodies.
- ▶ Elegant walkways.
- ▶ Ornamental Tuscan-style compound wall.
- ▶ Thoughtfully designed children's play area.
- ▶ Meeting hall for meditation, gatherings & other such activities.
- ▶ Herbal garden / sacred plant groves.
- ▶ 60 feet wide black-topped access road from IT corridor.
- ▶ 4KVA DG power back-up for each apartment.

Payment Schedule

S.No.	Schedule	Payment
1	On Booking	₹ 5 lakhs
2	Within 14 days of Booking - Agreement to be signed (Less Booking Advance)	15%
3	Within 30 days of Booking - Registration to be done	25%
4	On Commencement of Foundation	10%
5	On Commencement of 1st Floor Roof Slab	10%
6	On Commencement of 4th Floor Roof Slab	10%
7	On Commencement of 8th Floor Roof Slab	10%
8	On Commencement of 11th Floor Roof Slab	10%
9	On Commencement of Flooring	5%
10	Handing Over	5%

NOTE:

- Apartments are available on 'First Come First Served' basis, booking advance per apartment is ₹ 5,20,600/- (inclusive of Service Tax).
- Booking shall become firm once customers register the Undivided Share.
- Other charges include Stamp Duty & Registration Charges, Legal & Documentation Charges, EB Connection Charges, Sewage Treatment Plant & Water Treatment Plant, Diesel Genset and Corpus Fund.
- Service Tax, Infrastructure Fee, Value Added Tax (VAT) & any other Government levy are extra as applicable. Infrastructure Fee shall be collected along with 2nd stage payment at applicable rates. VAT shall be collected in the last two stages of payment at applicable rates.
- Car park cost shall be additional and as per options available.
- Basic cost for unsold apartments, Registration Charges and Other Expenses are subject to change without notice.
- Apartments in First Floor (floor above Car Parking) may have Private Open Terraces (P.O.T.) which shall be charged extra.
- Delayed payments shall attract interest charges.

Disclaimer: Helios Estate Private Limited reserves the right to modify, change, abandon or improve upon specifications, amenities and architectural features mentioned above without any prior notice.



XS Real - Where ethics is a way of life

A home is not just a secure nest, not merely a place of living. It has transformed into the centre of a lifestyle, a symbol of individuality, having a beautiful ambience that harmonises with those living in it. Together with these, things that are always expected – value for money, additional facilities and conveniences. At XS Real, we've understood home buyers and strive to deliver these to our best.

XS Real pioneered the concept of Bungalow Apartments as early as 1994, that come under the xqsit luxury brand. XS Real has two other brands, Vibe – designed for family

living and FairSquare – for first home buyers. Each XS Real home reflects our core values of aesthetics, meticulousness and liveliness.

Being one of the most ethical builders in the city, we offer peace of mind and the assurance of delivering what we promise. Hundreds of satisfied customers and the projects that we have completed stand testimony to these facts.



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