

MARINA
CLIFTON SKY

BLOCK 2 CLIFTON

ADJACENT "KHADIJA TOWER"

PURELY RESIDENTIAL PROJECT





PROJECT FEATURES

3 Bedroom Apartment on upper floor

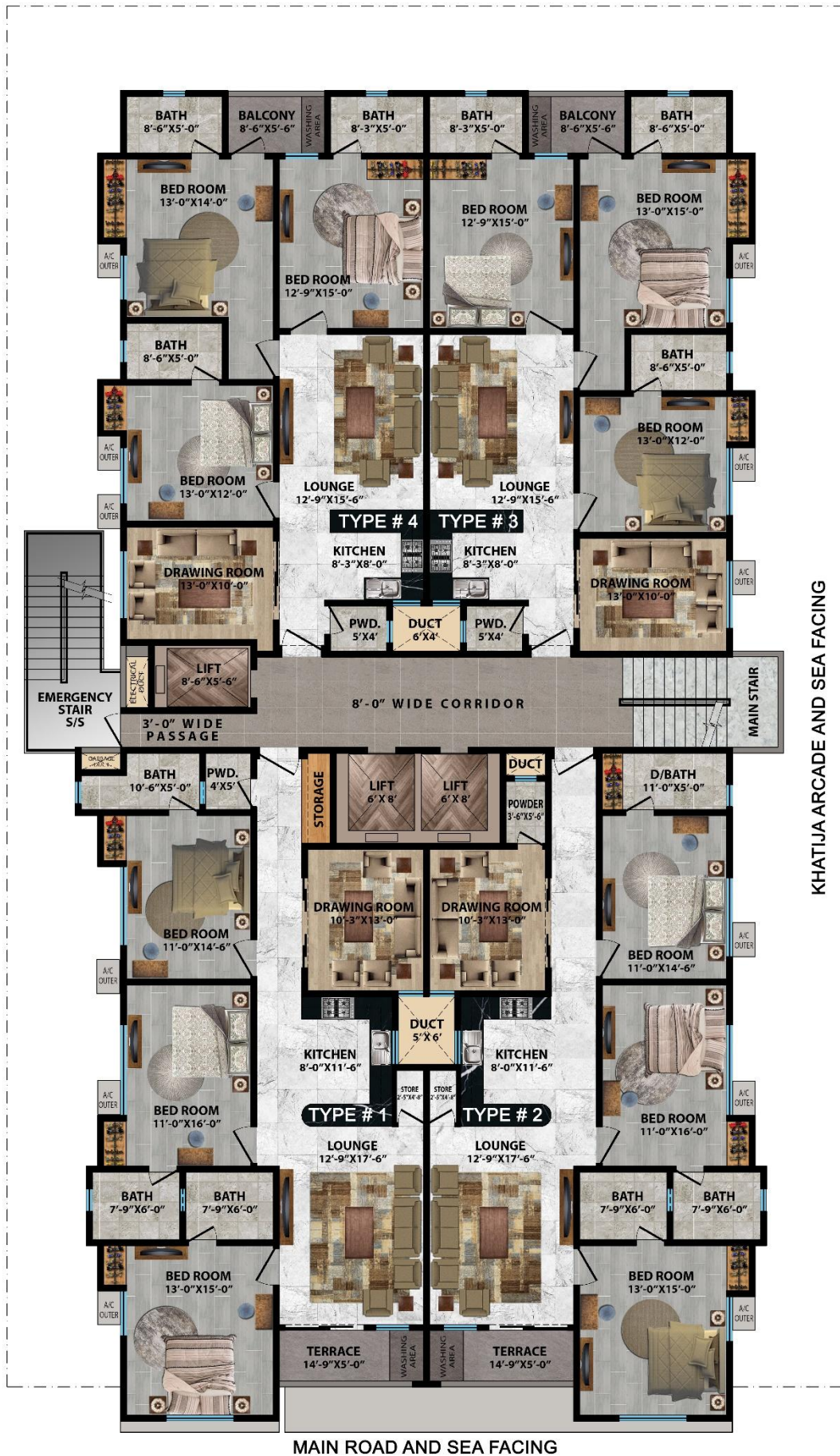
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Residential Duplex Villas at Ground Floor

- Car Parking.
- Party Hall and GYM.
- R.O Plant (if Water TDS ≤ 35000), Generator, 24 Hours CCTV.
- Modern Sea Facing Apartments with all latest material.
- 3 High Speed Lifts.
- Highly interior designed Reception and reception Lobby.
- Fire Fighting Equipment and much more.



APARTMENT PLANNING



PRICE LIST

3 BED + DRAWING + LOUNGE



TYPE # 1

2350 Sqft (Gross)

4,65,00,000



TYPE # 2

2350 Sqft (Gross)

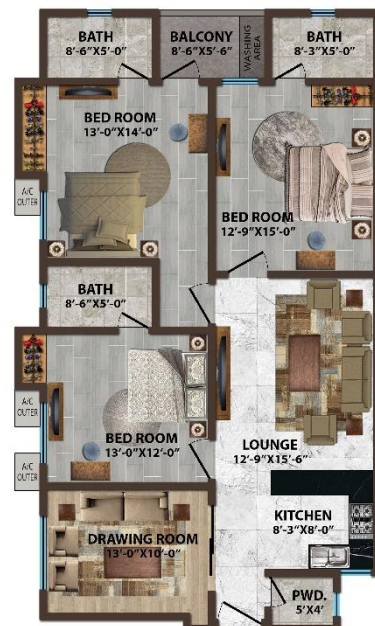
4,80,00,000



TYPE # 3

2150 Sqft (Gross)

4,15,00,000



TYPE # 4

2150 Sqft (Gross)

3,95,00,000

Total Estimated File Price is excluded from Stamp Duty, Advance Tax, E7 Tax, Any Tax (Required for Sub-Lease), Capital Value Tax, Capital Gain Tax, Registrar Fees, Lawyer Fees, Documentation Fees, Misc, Property Tax, Excise & Taxation, and All Utility Connections 1. Electric (Approval / Connection / Meter / P.M.T / Sub-Station / Grid Station / High & Low Tension Cables / Misc / All Material / Billing) Charges, 2. Gas (Connection / Meter / Main Line / Approval / Misc / All Material / Billing) Charges, 3. Water & Sewerage (Connection / Approval / Meter / Misc / All Material / R.O. Plant / Billing) are extra amount whatsoever decided by Company on later stages to be paid by the File Holder upon demand.



PENT HOUSES P1 & P2 WITH PRIVATE TERRRCE ON TOP FLOOR



ROOF PLAN



PENT HOUSE -01

P1

1687.65 Sqft + Terrace 1404.42 Sqft = 3089.07 SQFT

Price: 625,00,000



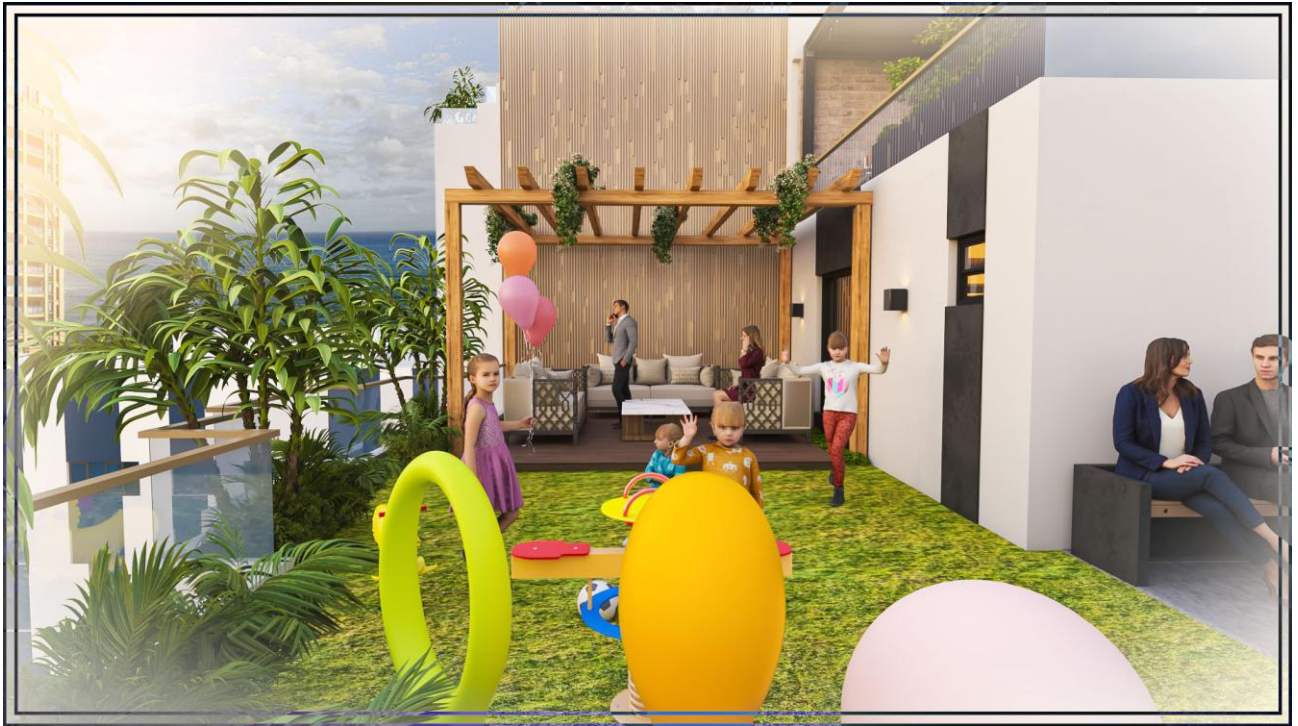
PENT HOUSE -02

P2

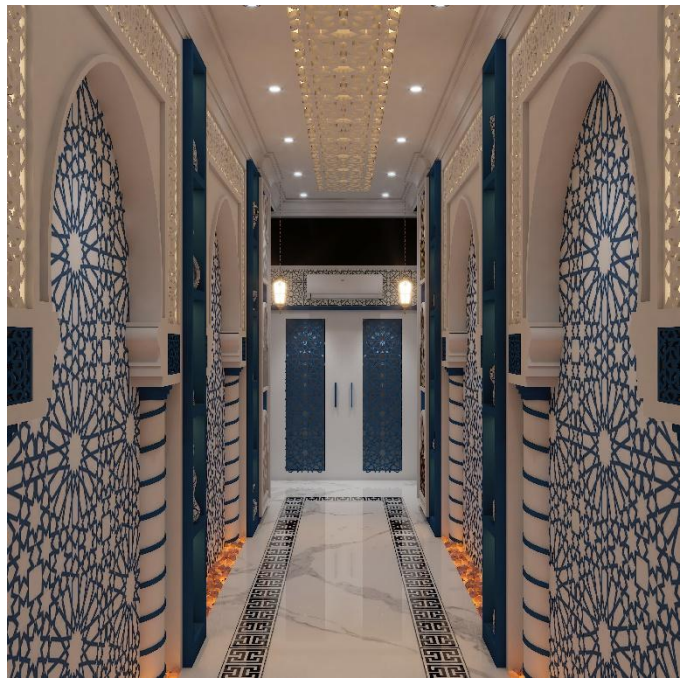
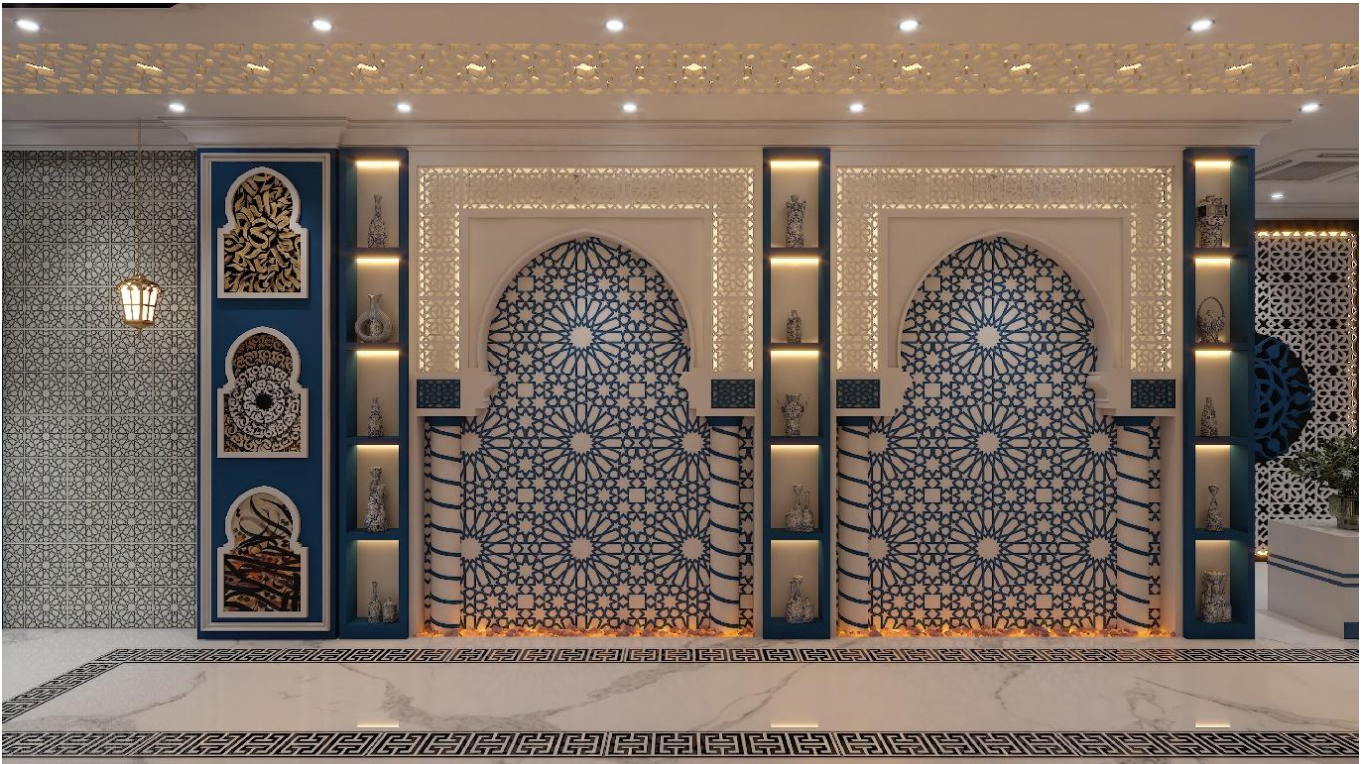
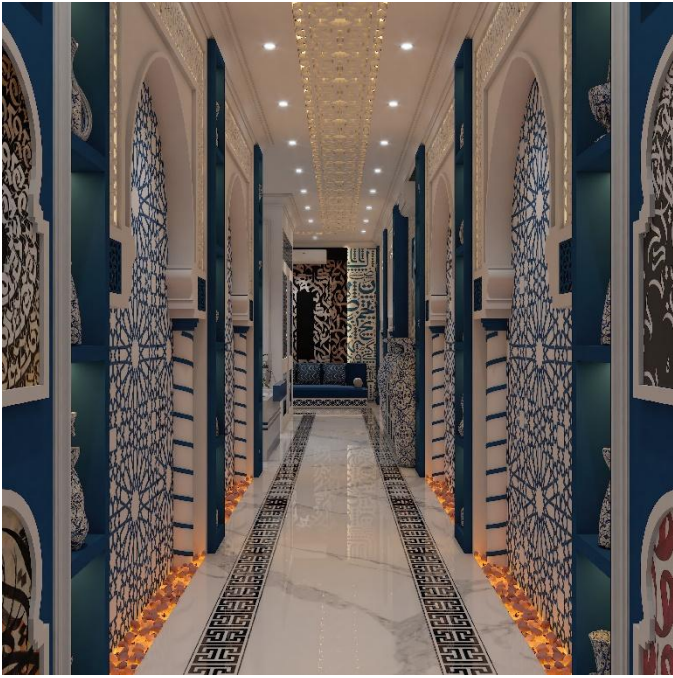
1672.03 Sqft + Terrace 1151.46 Sqft = 2723.49 SQFT

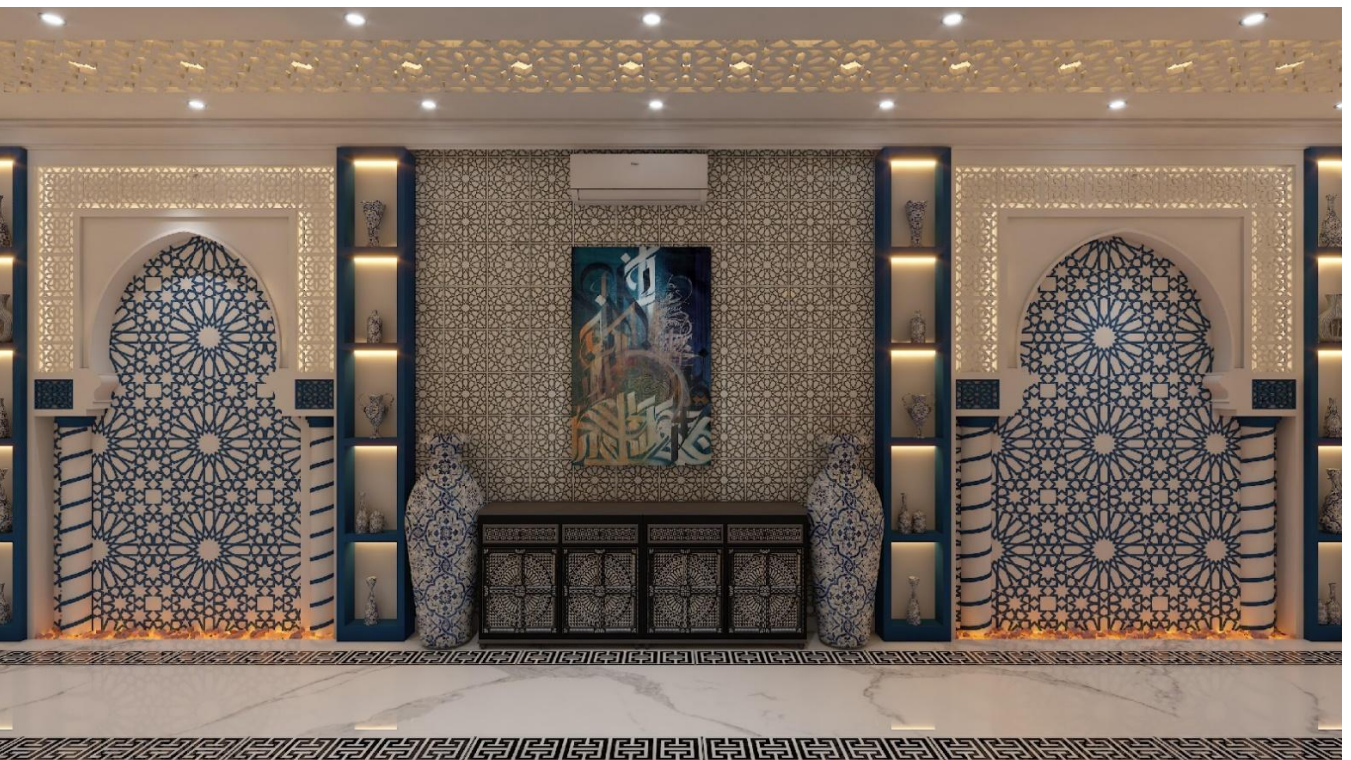
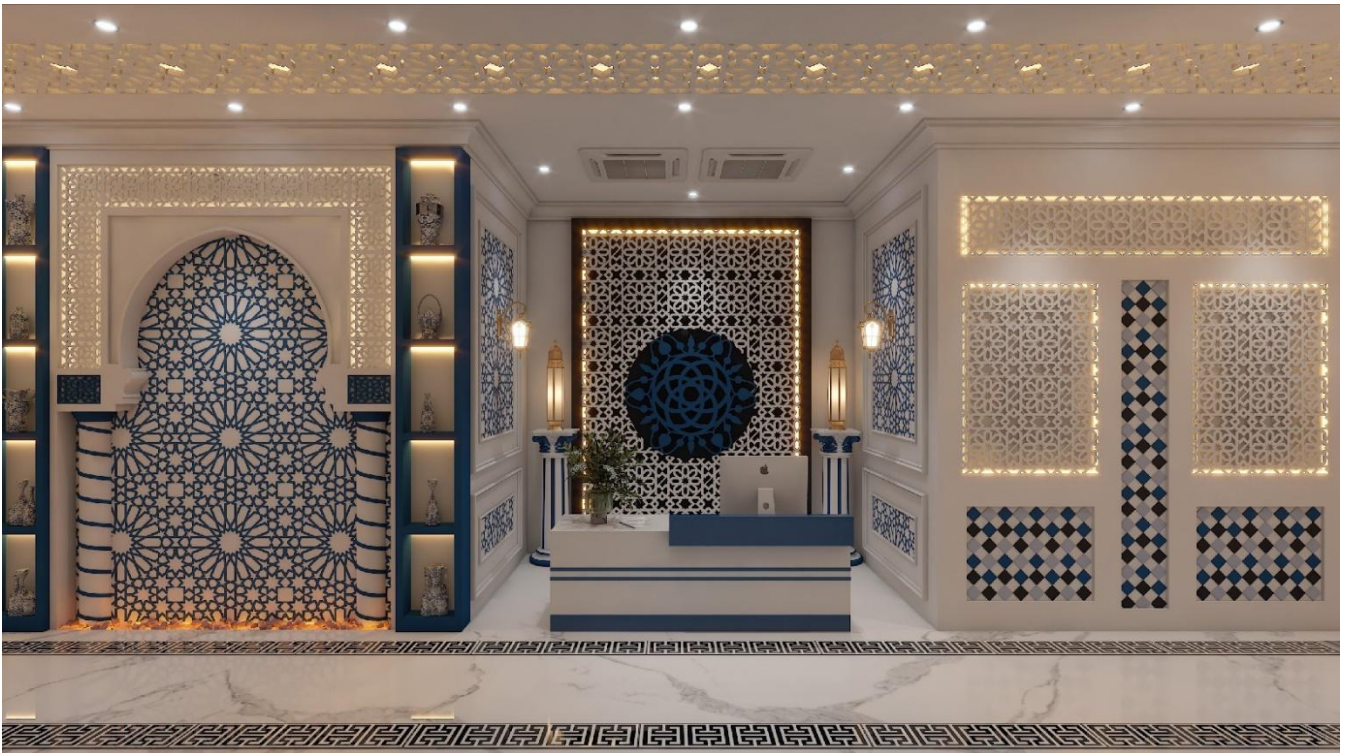
Price: 550,00,000

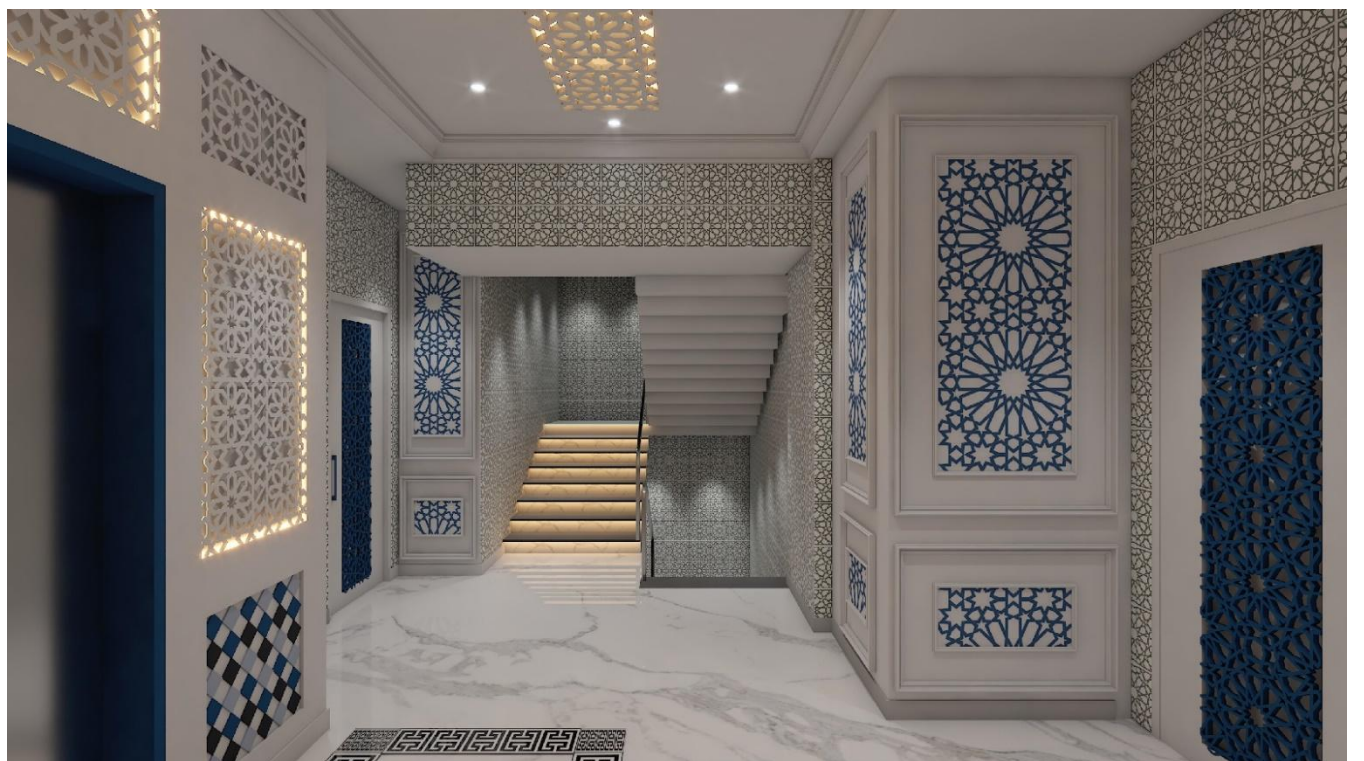
3D VIEWS FOR PENT HOUSES



Building RECEPTION

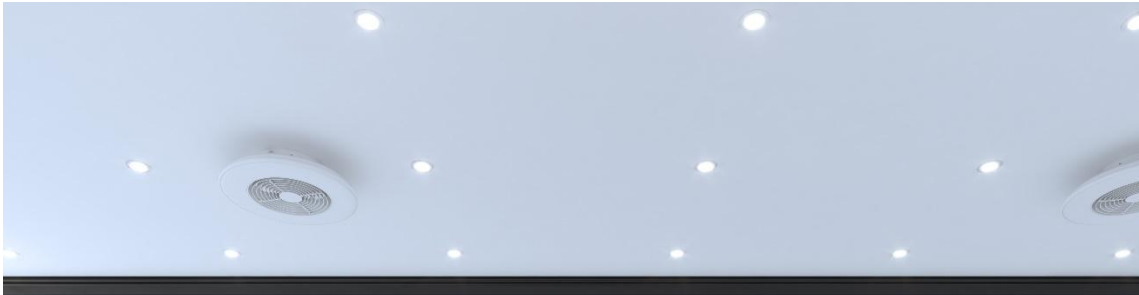


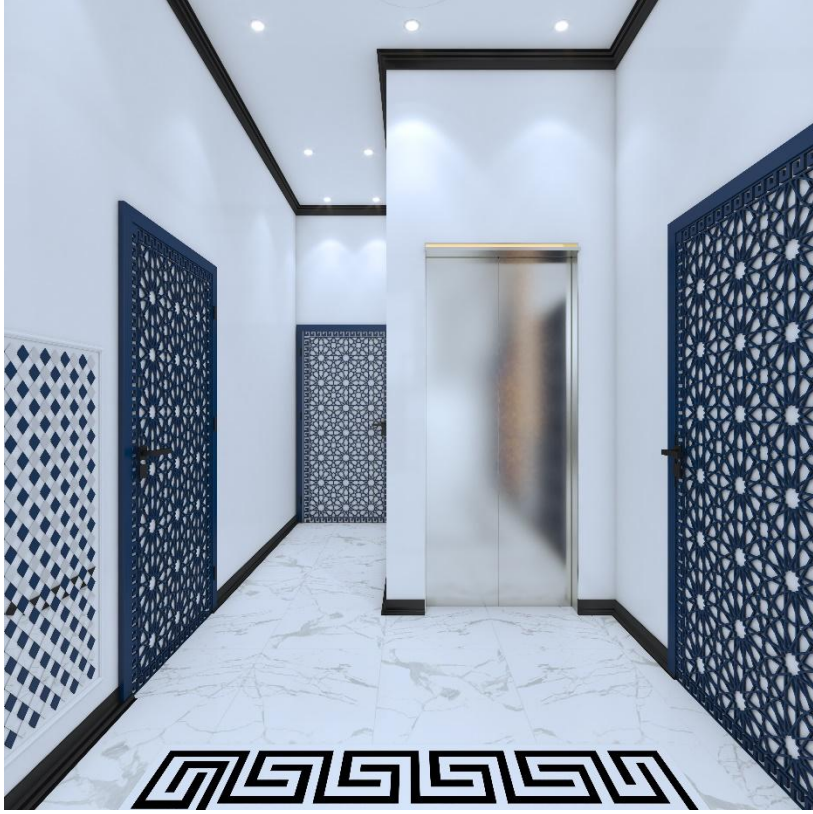




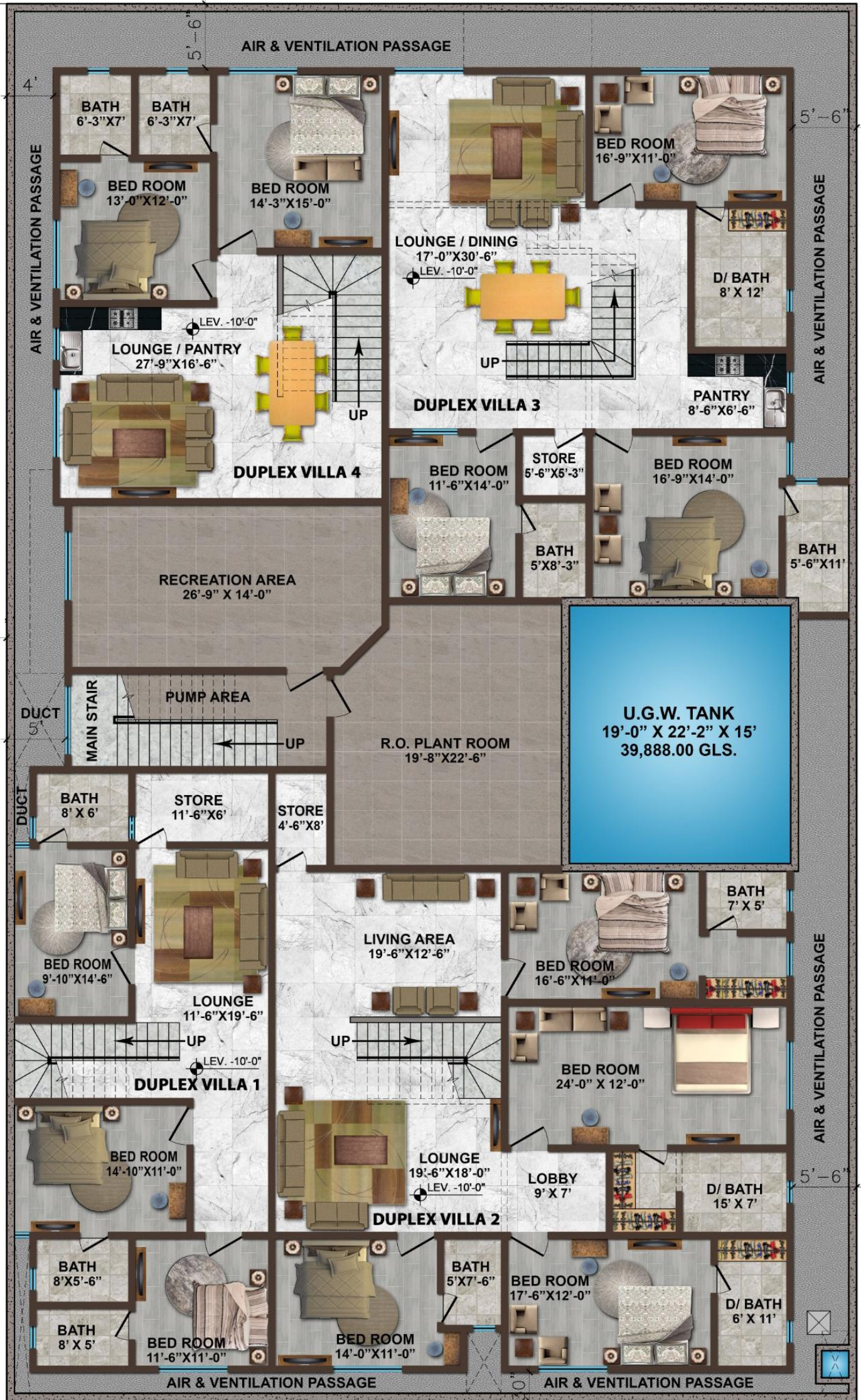


CORRIDORS (3D)





DUPLEX VILLA PLAN (BASEMENT)



PRICES OF RESIDENTIAL DUPLEX VILLAS AT GROUND FLOOR

Duplex Villa 1:-

(4 Bed DD, 1 PRIVATE PARKING, SEPARATE ENTRANCE,
2893 SQFT Gross)

Rs. 520,00,000

Duplex Villa 2:-

(4 Bed DD, PRIVATE PARKING, SEPARATE ENTRANCE, 3100
SQFT Gross)

Rs. 600,00,000

Duplex Villa 3:-

(4 Bed DD, LUXURY ROOM SIZES, 3400 SQFT Gross)

Rs. 475,00,000

Duplex Villa 4:-

(4 Bed + Lounge, LUXURY ROOM SIZES, 2600 SQFT Gross)

Rs. 475,00,000

PAYMENT SCHEDULE FOR ALL UNITS

*30% WITHIN 3 MONTHS OF BOOKING.
500,000 PER MONTH FROM THE DATE OF BOOKING.
BALANCE ON WORK COMPLETE*

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Disclaimer: All Picture, Plans, Layouts, Information, Data and Details included in this brochure are indicative only and may change at any time up to the final "as built" status in accordance with the final designs of the project and regulatory approvals and planning permission.

Sub-lease shall be executed on 50% of the area define as gross above unit wise.