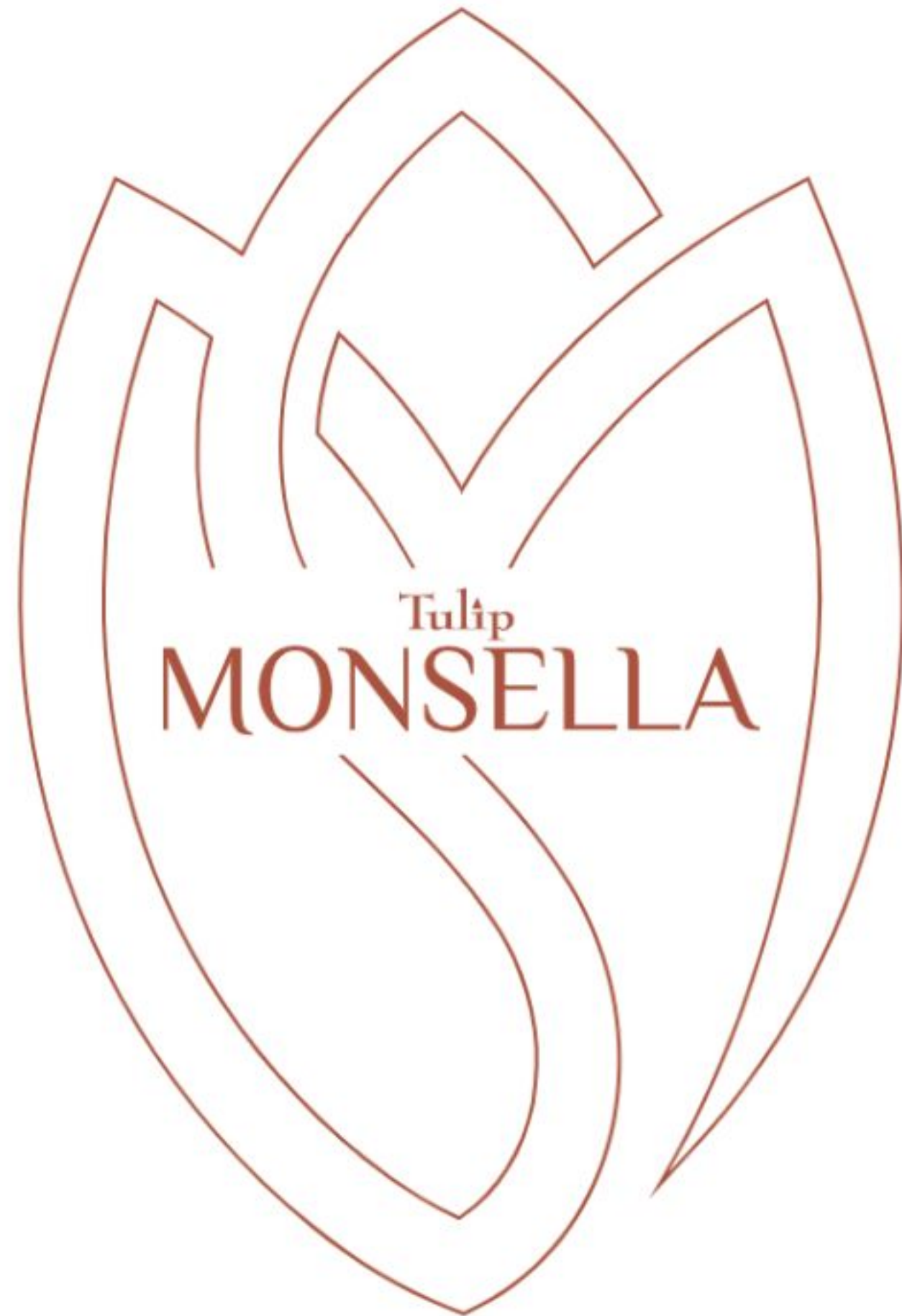




CARVED FOR THE CHOSEN FEW
PROJECT DETAILS



It all began with a dream, an outlandish fantasy to create an unimagined destination.
An address so unique and potent, that every individual's story that blooms on this land, becomes
a royal tale... majestic and exceptional.

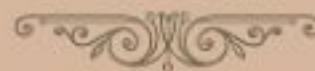
We nurtured the passion to craft a world that not only elevates, but also transcends every
definition of luxury living. We brought in craftsmen and connoisseurs who carefully nourished and
moulded this vision into a breathing, living form.

That dream we saw is now real.

Welcome to Tulip Monsella.



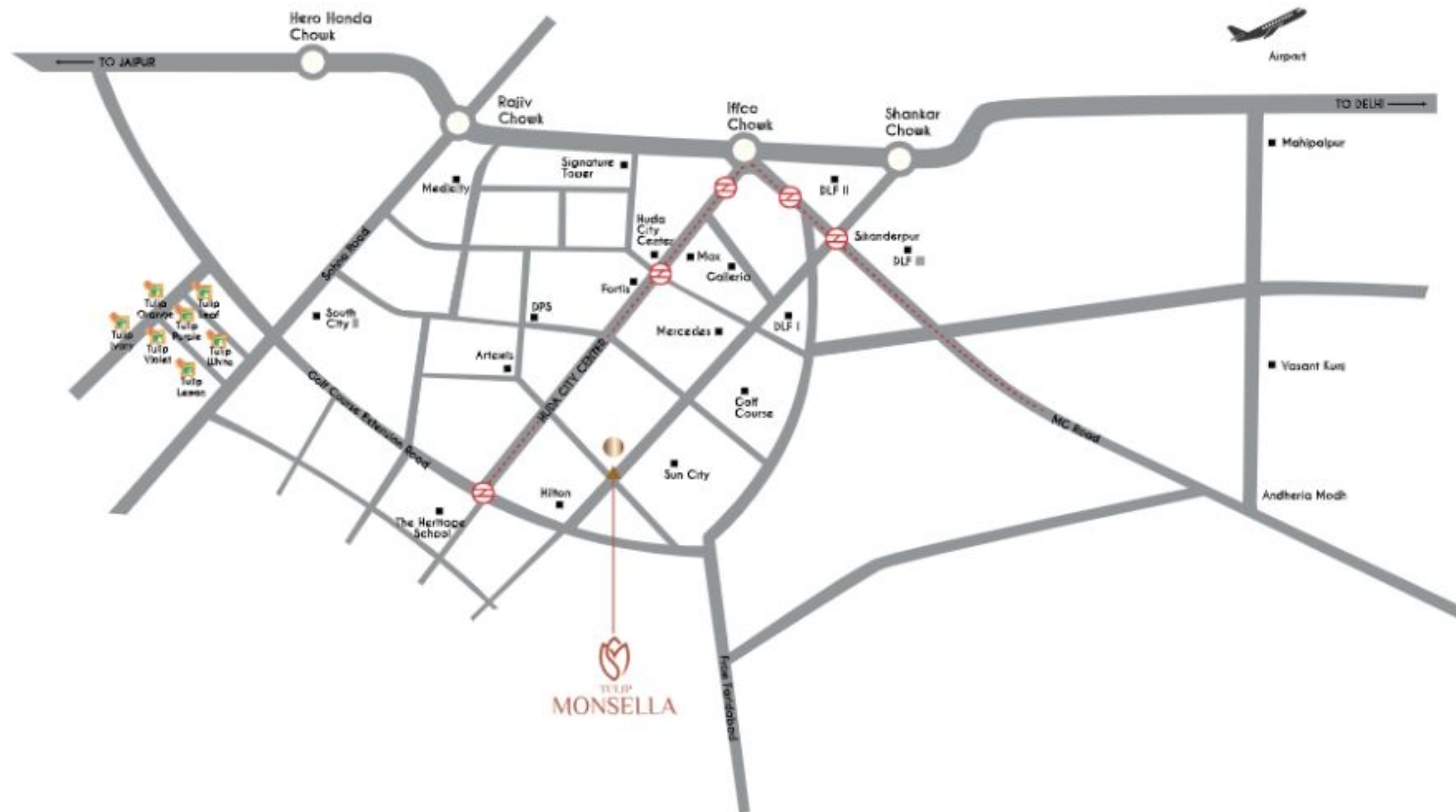
THE PLATINUM COLLECTION
BY TULIP GROUP



Driven by timeless perfection and pure resplendence,
The Platinum Collection is a set of aspirational retreats in the lap of untapped luxury.
Built for those who strive for the finest things in life, these are homes
that elevate you to the art of regal living. We bring to you Tulip's crème de la crème.



LOCATION MAP



Map Not to Scale





LEGEND

1. ENTRY SIGNAGE FEATURE
2. CYCLE TRACK
3. WATER FEATURE
4. ENTRANCE PLAZA
5. GOLF CART PARKING
6. MANDIR
7. TROPICAL GARDEN
8. KIDS PLAY ZONE
9. CENTRAL PARK
10. SUNKEN SEATING
11. FAMILY PAVILION
12. TOWER ENTRY
13. PRIVATE PARTY LAWNS
14. GOLF CART TRACK
15. JUNGLE FOREST GREENS
16. JOGGING TRACK
17. FOREST WALKING TRAIL

18. SENIOR CITIZEN/MEDITATION LAWN
19. AMPHITHEATRE
20. THERAPEUTIC GARDEN
21. MOUND
22. OUTDOOR GYM
23. CHILDREN'S FUN PARK
24. SKY WALK
25. SWIMMING POOL
26. KIDS POOL
27. JACUZZI
28. PERIPHERAL GREENS
29. CLUB DROP OFF
30. FOCAL WATER FEATURE
31. SUNKEN COURT
32. ARRIVAL EXPERIENCE
33. MULTIPURPOSE GROUND
34. CRICKET PRACTICE PITCH

35. TENNIS COURT
36. GOLF PUTTING GREEN
37. GOLF BUNKER
38. GOLF DRIVEWAY
39. EWIS
40. BASEMENT RAMP IN
41. BASEMENT RAMP OUT
42. SCHOOL
43. CONVENIENT SHOPPING
44. COMMERCIAL
45. SPORTS BUILDING
46. COMMERCIAL PLAZA
47. PETS CORNER
48. DRIVE WAY
49. CLUB HOUSE
50. SKY HUB





TULIP MONSELLA AMENITIES

HIGHLIGHT AMENITIES

Zero Vehicle Movement on Ground Level
Golf Carts
Vastu Compliant
Convenience Shopping
Wi-Fi Enabled Ground Floor Lobbies

THE SKYHUB

Splash Pool
Library
Cards Lounge
Business Centre
Yoga Deck
Observatory
Outdoor Gym on Deck

THE TULIP MONSELLA CLUBHOUSE

SPA

- Salt Room
- Massage Room
- Sauna
- Hair Salon
- Jacuzzi
- Steam

Fine Dining Restaurant with Private Dining Area
Restro Bar
Patisserie
Mini Theatre
Cards Lounge
Snooker Lounge
Banquet Hall
Cigar Lounge
Swimming Pool
Kids Pool
Gaming Lounge
Gym

LANDSCAPE ARCHITECTURE

Cycling Track
Jogging Track
Serene Waterbody Features
Jungle Walk
Elevated Walkway
Private Party Lawn
Family Pavillion
Air Cleaning Plants
Kids Play Area
Outdoor Gym
Ponds
Amphitheatre

THE TULIP MONSELLA SPORTS PAVILLION

Golf Driving Range
Putting Greens
Basketball Court
Badminton Court
Cricket Pitch
Table Tennis
Squash Court
Skating Rink
Lawn Tennis Court

RESIDENCES

5-TIER SECURITY

- Guard at main gate
- CCTV surveillance
- Tower lobbies with access control
- Private lift with access control
- Digital door lock at main gate

Double Height Tower Lobby
Card Entry
Digital Door Locks
High Speed Elevators Opening in your Residence
Concierge Service
Dedicated Loading/Unloading Area in Basement
Home Automation
Panic Switch



5 BEDROOM

(TOWER 7 & 8)
TYPICAL UNIT 1 & 2

Carpet Area
2822.47 Sq.ft (262.214 Sq. Mtr.)

Balcony Area
688.43 Sq. Ft. (63.957 Sq. Mtr.)

Super Area
4503 Sq. Ft.



We are offering carpet area from a sales point of view. Super area is only for reference and not a legal offering. (More described in DBA)




TULIP
MONSELLA

4 BEDROOM

(TOWER 6 & 9)
TYPICAL UNIT 1 & 2

Carpet Area
2229.42 Sq.ft (207.118 Sq. Mtr.)

Balcony Area
546.28 Sq. Ft. (50.751 Sq. Mtr.)

Super Area
3684 Sq. Ft.

We are offering carpet area from a sales point of view. Super area is only for reference and not a legal offering. (More described in BBA)



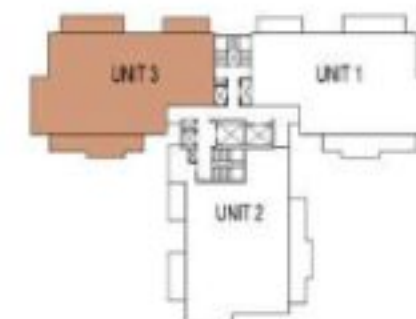
3 BEDROOM

(TOWER 4, 5 & 10)
TYPICAL UNIT 1 & 3

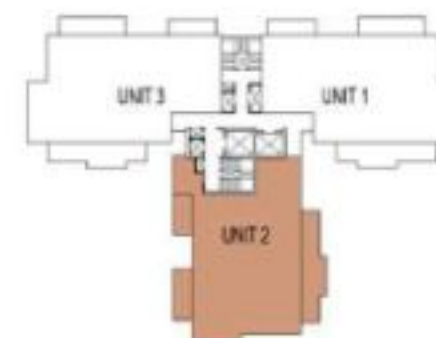
Carpet Area
1646.73 Sq.ft (152.985 Sq. Mtr)

Balcony Area
416.31 Sq. Ft. (38.676 Sq. Mtr)

Super Area
2892 Sq. Ft.



We are offering carpet area from a sales point of view. Super area is only for reference and not a legal offering. (More described in 86*)




TULIP
MONSELLA

3 BEDROOM

(TOWER 4, 5 & 10)
TYPICAL UNIT 1 & 2

Carpet Area
1638.02 Sq.ft (152.176 Sq. Mtr.)

Balcony Area
409.95 Sq. Ft. (38.085 Sq. Mtr.)

Super Area
2874 Sq. Ft.

We are offering carpet area from a sales point of view. Super area is only for reference and not a legal offering. (More described in BBA)



SPECIFICATIONS

LIVING / DINING

Floor	Imported marble or equivalent
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint with partial false ceiling

MASTER BEDROOM

Floor	Laminated wooden flooring
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint with partial false ceiling

MASTER TOILET/ DRESS ROOM

Wardrobes	Modular wardrobes
Floor	Premium quality tiles
Walls	Premium quality tiles / mirror
Ceiling	Grid false ceiling or equivalent
Cp fittings	Hot and cold water wall & basin mixture of premium brands, hand shower, health faucet & angle valve
Sanitary ware	Wash basin & WC of standard make
Fittings / fixtures	Bath tub with jacuzzi, shower partition with steam, exhaust fan, geyser, towel rail, toilet paper holder & robe hook

BEDROOMS

Floor	Laminated wooden flooring
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint with partial false ceiling
Wardrobes	Modular wardrobes

TOILETS

Floor	Premium quality tiles
Walls	Premium quality tiles/mirror
Ceiling	Grid false ceiling or equivalent
Cp fittings	Hot and cold water wall and basin mixture of premium brands, hand shower, health faucet & angle valve
Sanitary ware	Wash basin & WC
Fittings / fixtures	Exhaust fan, geyser, towel rail, toilet paper holder & robe hook



SPECIFICATIONS

KITCHEN

Floor	Anti skid tiles or equivalent
Walls	2'-0" dado above counters & acrylic emulsion paint
Ceiling	Acrylic emulsion paint with partial false ceiling
Counter	Marble / granite with double bowl stainless steel sink, CP fittings
Fittings	Modular kitchen
Fixtures	Hob, chimney, oven, microwave, dishwasher, refrigerator, no. of premium brands

UTILITY ROOMS / UTILITY BALCONY / TOILET

Floor	Vitrified tiles
Walls & ceiling	Oil bound paint finish
Toilet	Anti skid ceramic floor tiles & ceramic tiles on the walls with CP fittings, sanitary ware, exhaust fan
Balcony	Anti skid ceramic tiles
Appliances	Washing machine with dryer of premium brands

SIT-OUTS / BALCONIES

Floor	Anti skid ceramic tiles
Walls & ceiling	Permanent texture / paint finish
Railings	4'-6" high wall / S.S with toughened glass railings

EXTERNAL GLAZINGS

Windows / glazings	Energy efficient double glass aluminium / UPVC glazings with fly mesh shutter in all habitable areas & aluminium / UPVC frames with single glass in all toilets & utility rooms
--------------------	---

DOORS

Doors & frames	Hard wood door frames with moulded skin door / panel door shutters
----------------	--

OTHERS

Air conditioning	Energy efficient VRF / VRV air conditioning systems in bedrooms, living and kitchen of standard make
------------------	--



The Clubhouse





Tower Lobby