



Garden City | 237 Ph03
“Lulu”



Stage 1- Signoff

Project “Lulu” – Product Design Brief

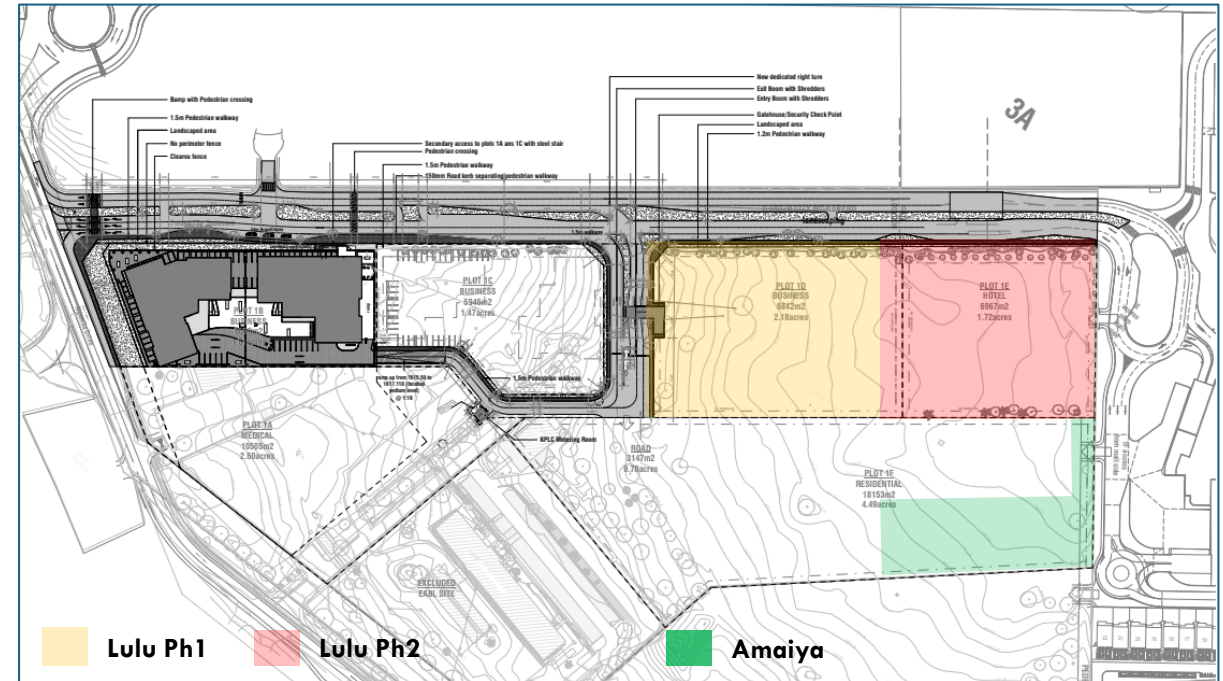
4. Schedule of Finishes

Flooring	Ceramic floor tiles and skirting
Windows	Mild steel framed with 4mm thick plain glass
Doors	Semi solid painted flush door/ formica entrance Standard semi-solid core flush doors with cypress door frames to internal doors
Walls	Ceramic wall tiles to wet areas; plaster and vinyl matt paint to internal walls in dry areas.
Ceiling	Skimming and vinyl matt paint to ceiling soffits
Kitchen	Granite top to kitchen low level cupboards; MDF board doors, shelves and partitions
Wardrobes	MDF board doors, shelves and partitions
Bathroom Fixtures	Standard dual flush Standard pedestal wall mounted basin with low-flow faucets Overhead instant water heater Standard Shower curtain rod Wall mounted mirror Towel rails, toilet roll holder
Electrical Fittings	White electrical sockets and switches and standard light fittings

5. Services & Utilities

Mains Power	KPLC Supply
Back-up Power	Generator (common areas only)
Water Supply	NWSC mains water and borehole back-up
Water Heating	Electrical instant Heaters
Security	CCTV installations to common areas Access control Electric Fence Fire Alarm System Solar Street lighting
ICT Infrastructure	Fibre ready
Waste-water	Mains Sewer Connection
Lifts	2No lifts per block (lift stop on roof terrace)

6. Site Plan/ Phasing



7. Product Mix (NSA/ Phase 15,258 sqm).

Typology	sqm	No of Units	Mix	Parking Ratio	Entry Pricing	Avg Rent	Avg Yield
Studio	41	30	14%	-	4.8	32,000	8%
1 bhk	50	71	29%	0.25	5.9	44,000	8%
2 bhk	73	73	29%	1	8.5	61,333	8%
3 bhk	102	50	29%	1	12.5	84,667	8%
		224		683		58,600	8%

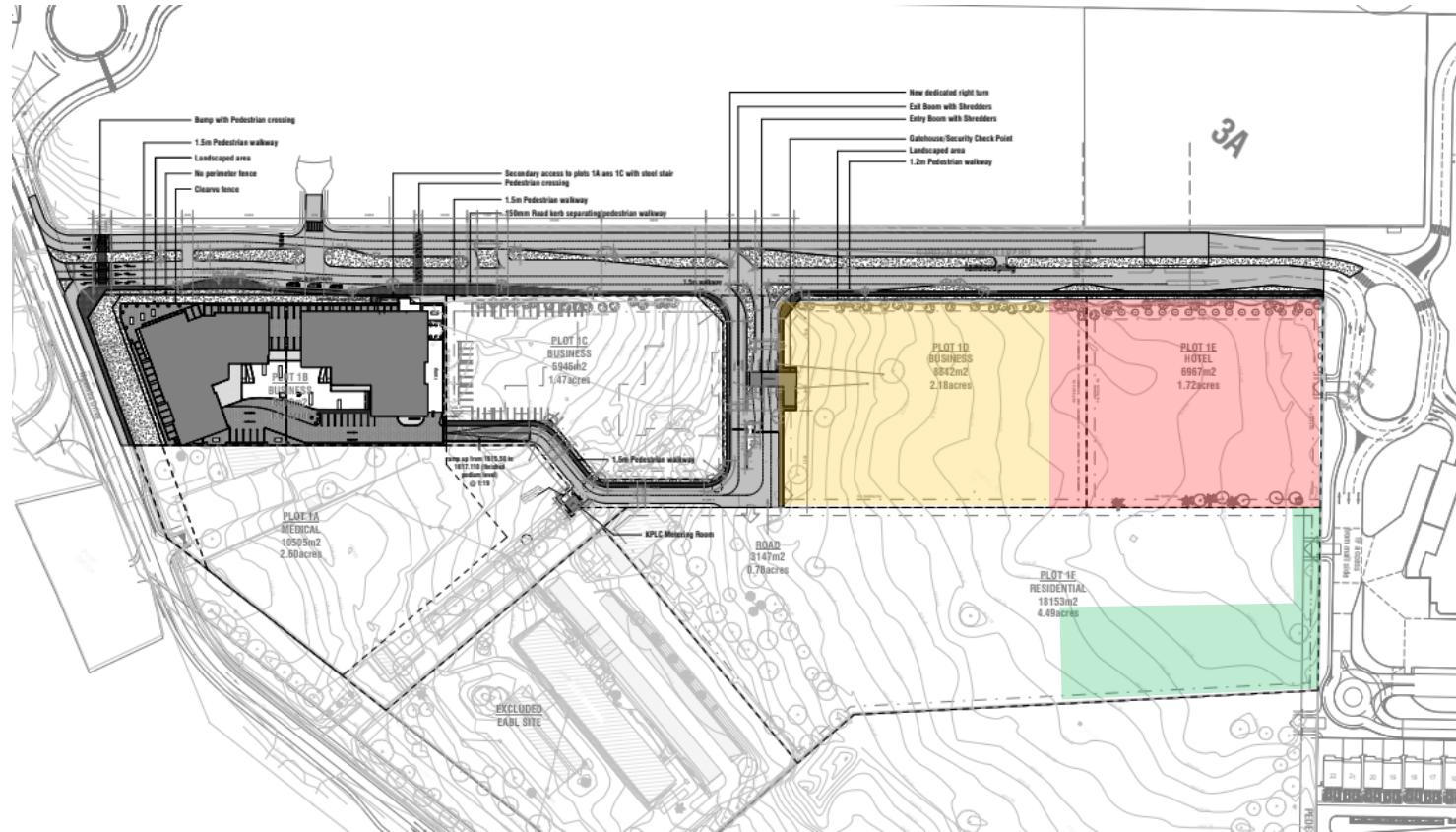
237 Lulu-Design Intent



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Project “Lulu” – Phasing

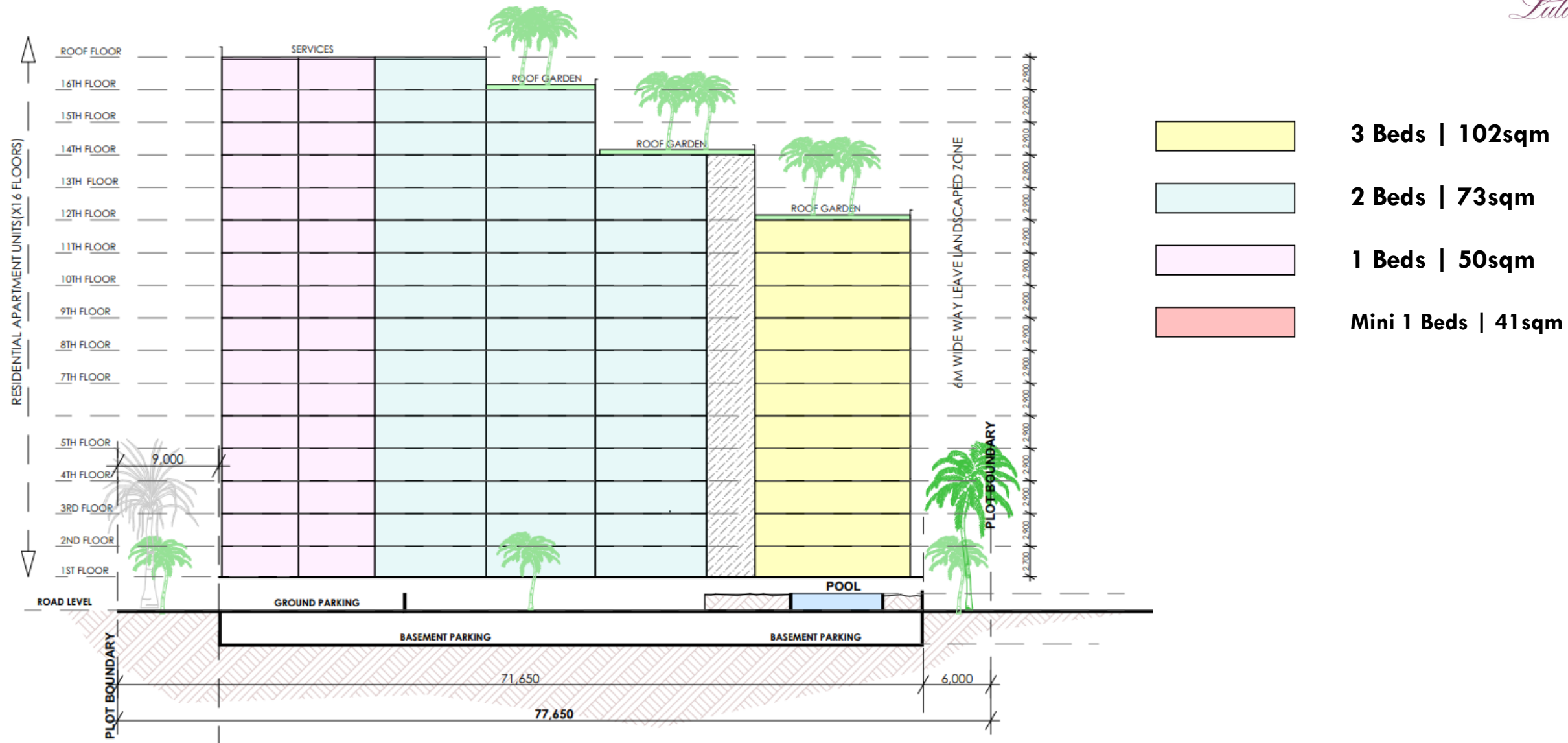


Lulu Ph1

Lulu Ph2

Amayi Ph2

Project “Lulu” – Massing

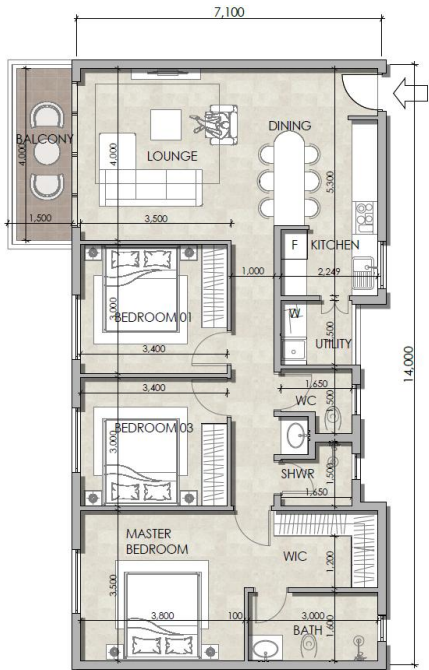


237 Lulu– Unit Typologies | Entry Price



3 BHK

102sqm | 12.5 Mn

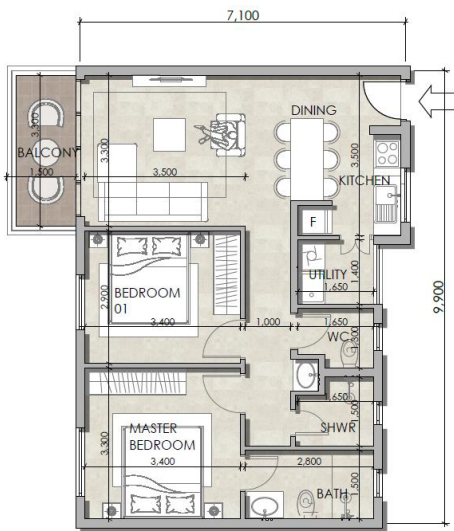


THREE BEDROOM APARTMENT

Gross Area - 102 sqm(Incl. Balcony)

2 BHK

73sqm | 8.5 Mn

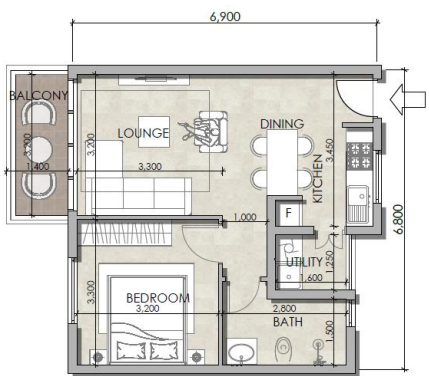


TWO BEDROOM APARTMENT

Gross Area - 73.0 sqm(Incl. Balcony)

1 BHK

50sqm | 5.9 Mn

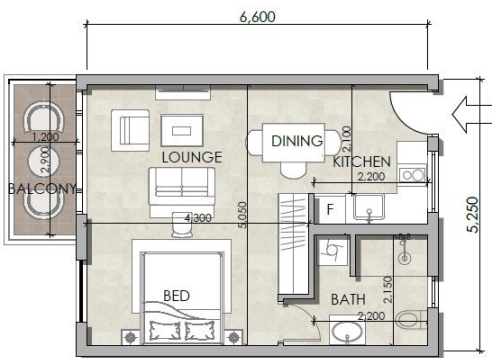


ONE BEDROOM APARTMENT

Gross Area - 50 sqm(Incl. Balcony)

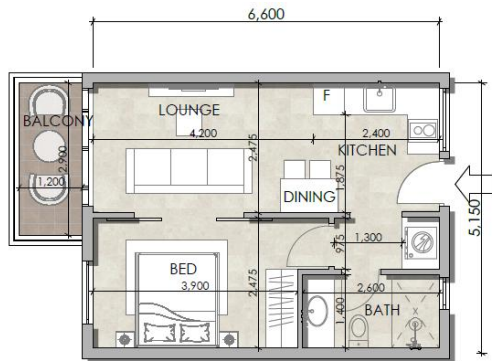
Mini 1 Bed

41sqm | 4.8 Mn



DELUXE STUDIO APARTMENT

Gross Area - 41 sqm(Incl. Balcony)



JUNIOR ONE BED APARTMENT

Gross Area - 41 sqm(Incl. Balcony)

Pricing Sheet | Block A



Apt No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Typology	3 BHK	2 BHK	2 BHK	2 BHK	1 BHK	1 BHK	Mini 1BHK	Mini 1BHK	1 BHK	1 BHK	1 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Size (Sqft)	1,100	787	787	787	543	543	439	439	543	543	543	1,100	787	787	1,100	1,100
Floor 1	12,500,000	8,500,000	8,500,000	8,500,000	5,900,000	5,900,000	4,800,000	4,800,000	5,900,000	5,900,000	5,900,000	12,500,000	8,500,000	8,500,000	12,500,000	12,500,000
Floor 2	12,600,000	8,575,000	8,575,000	8,575,000	5,950,000	5,950,000	4,850,000	4,850,000	5,950,000	5,950,000	5,950,000	12,600,000	8,575,000	8,575,000	12,600,000	12,600,000
Floor 3	12,700,000	8,650,000	8,650,000	8,650,000	6,025,000	6,025,000	4,925,000	4,925,000	6,025,000	6,025,000	6,025,000	12,700,000	8,650,000	8,650,000	12,700,000	12,700,000
Floor 4	12,800,000	8,725,000	8,725,000	8,725,000	6,100,000	6,100,000	5,000,000	5,000,000	6,100,000	6,100,000	6,100,000	12,800,000	8,725,000	8,725,000	12,800,000	12,800,000
Floor 5	12,900,000	8,800,000	8,800,000	8,800,000	6,175,000	6,175,000	5,075,000	5,075,000	6,175,000	6,175,000	6,175,000	12,900,000	8,800,000	8,800,000	12,900,000	12,900,000
Floor 6	13,000,000	8,875,000	8,875,000	8,875,000	6,250,000	6,250,000	5,150,000	5,150,000	6,250,000	6,250,000	6,250,000	13,000,000	8,875,000	8,875,000	13,000,000	13,000,000
Floor 7	13,100,000	8,950,000	8,950,000	8,950,000	6,325,000	6,325,000	5,225,000	5,225,000	6,325,000	6,325,000	Sky Garden	13,100,000	8,950,000	8,950,000	13,100,000	13,100,000
Floor 8	13,200,000	9,025,000	9,025,000	9,025,000	6,400,000	6,400,000	5,300,000	5,300,000	6,400,000	6,400,000		13,200,000	9,025,000	9,025,000	13,200,000	13,200,000
Floor 9	13,300,000	9,100,000	9,100,000	9,100,000	6,475,000	6,475,000	5,375,000	5,375,000	6,475,000	6,475,000		13,300,000	9,100,000	9,100,000	13,300,000	13,300,000
Floor 10	13,400,000	9,175,000	9,175,000	9,175,000	6,550,000	6,550,000	5,450,000	5,450,000	6,550,000	6,550,000	6,550,000	13,400,000	9,175,000	9,175,000	13,400,000	13,400,000
Floor 11	13,500,000	9,250,000	9,250,000	9,250,000	6,625,000	6,625,000	5,525,000	5,525,000	6,625,000	6,625,000	6,625,000	13,500,000	9,250,000	9,250,000	13,500,000	13,500,000
Floor 12	Sky Garden	9,325,000	9,325,000	9,325,000	6,700,000	6,700,000	5,600,000	5,600,000	6,700,000	6,700,000	6,700,000	13,600,000	9,325,000	9,325,000	13,600,000	Sky Garden
Floor 13		9,400,000	9,400,000	9,400,000	6,775,000	6,775,000	5,675,000	5,675,000	6,775,000	6,775,000	6,775,000	13,700,000	9,400,000	9,400,000	13,700,000	

Apt No.	Sky Garden	3	4	5	6	7	8	9	10	Sky Garden	12	13	14	Sky Garden
Typology		2 BHK	2 BHK	1 BHK	1 BHK	Mini 1BHK	Mini 1BHK	1 BHK	1 BHK		1 BHK	2 BHK	2 BHK	
Size (Sqft)		787	787	543	543	1,123	1,123	1,123	543		543	787	787	
Floor 14		9,475,000	9,475,000	6,850,000	6,850,000	5,750,000	5,750,000	6,850,000	6,850,000		6,850,000	9,475,000	9,475,000	

Apt No.	Sky Garden	3	4	5	6	7	8	9	Sky Garden	13	14	Sky Garden
Typology		2 BHK	2 BHK	1 BHK	1 BHK	Mini 1BHK	Mini 1BHK	1 BHK		2 BHK	2 BHK	
Size (Sqft)		787	787	543	543	439	439	543		787	787	
Floor 15		9,550,000	9,550,000	6,925,000	6,925,000	5,825,000	5,825,000	6,925,000		9,550,000	9,550,000	

Apt No.	Sky Garden	5	Sky Garden	7	Sky Garden
Typology		3 BHK		3 BHK	
Size (Sqft)		-		-	
Floor 16		15,000,000		15,000,000	

