

THE WOODS KOHINOOR

T H E G E M O F A N A B O D E





An Artist's impression of the THE WOODS KOHINOOR

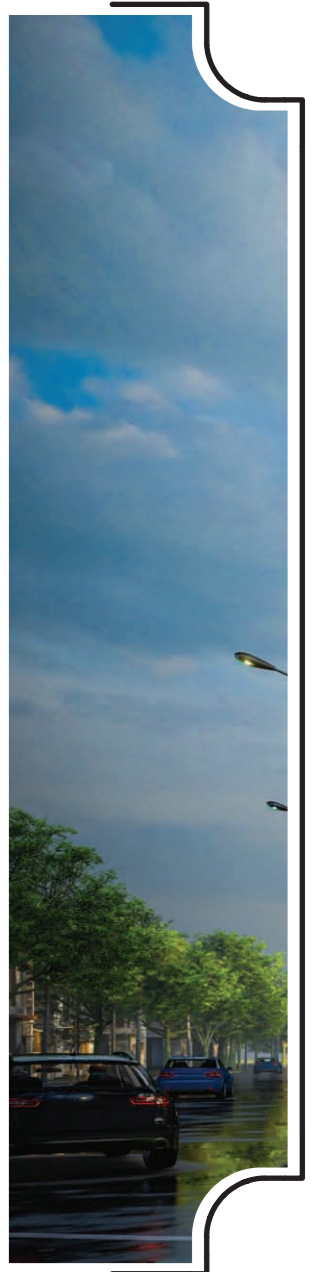
T H E G E M O F A N A B O D E

THE WOODS KOHINOOR

Coming up in the central districts of Aishbagh Lucknow, **THE WOODS KOHINOOR** offers you a home you've always wanted to have without compromising style, value or the quality. Developed by **Seventh Sky Developers Private Limited**, our apartment residences are designed with you in mind. Now you really can have it all . . . lifestyle included.

We are sure that you will fall in love at a glance once you see the balance of nature with modern living that all we have planned for you.

The project features efficiently designed Flats complimented with the latest facilities that is enveloped with ample green and open spaces. Designed for 10 floors including 2 types of 3BHK and 4 ultra luxurious Apartments exclusively planned on 10th floor to choose from, it has all the essential ingredients of a modern and comfortable living you aspire for the comfort of your loved ones.



THE WOODS KOHINOOR is RERA Compliant and approved by the Lucknow Development Authority.

Spread over 4313.35 Sq meters of plot area it has ample open green spaces, walkways, outdoor Gyms and parking space for over 90 cars.

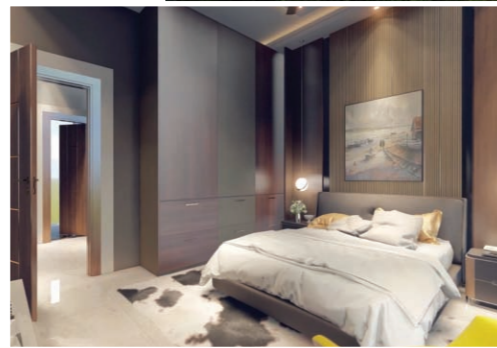
It constitutes still plus ten stories on an Earth Quake Resistant Structure that houses high quality, well-lit and airy 76 flats complete with all the modern amenities and fixtures.

THE WOODS KOHINOOR has a floor plan that is typically open, minimal and flows easily between rooms with large windows and doorways, connected dining room and kitchen among lots of lighting and fresh flowing natural air. Adding sense of luxury each of our flats have private outdoor spacious balconies.

Round the clock water and power back-ups, Intercoms, CCTVs and State-Of-The-Art Security, Fire Fighting system as per the National Building Code Standards and two 8 passenger Elevators are the few of the indispensable features of the project.

The Advantage Location: The apartment is well connected through high speed flyway roads in all the directions with Charbagh Railway Station (2.9km), Medical College, Chowk (4.2km), Aminabad (3.1 km), Hazratganj (5.3km), Alambagh Interstate Bus Terminals (4.6km) and Airport (9.4km*).

** All distances approximate*



An Artist's impression of the **THE WOODS KOHINOOR**

Adorning 18 meters wide road from two sides, **THE WOODS KOHINOOR** is prominently located across the roads of the landmarks like Ramlila Grounds and Idgaah, Aishbagh that is in the right hand side lane as you descend from the railway over bridge coming from the Naka Hindola crossing.

SITE MAP

The site map gives you an idea of the building plan how open, green and well planned it is for your healthy living.



TYPICAL FLOOR PLAN [2nd to 9th FLOOR]



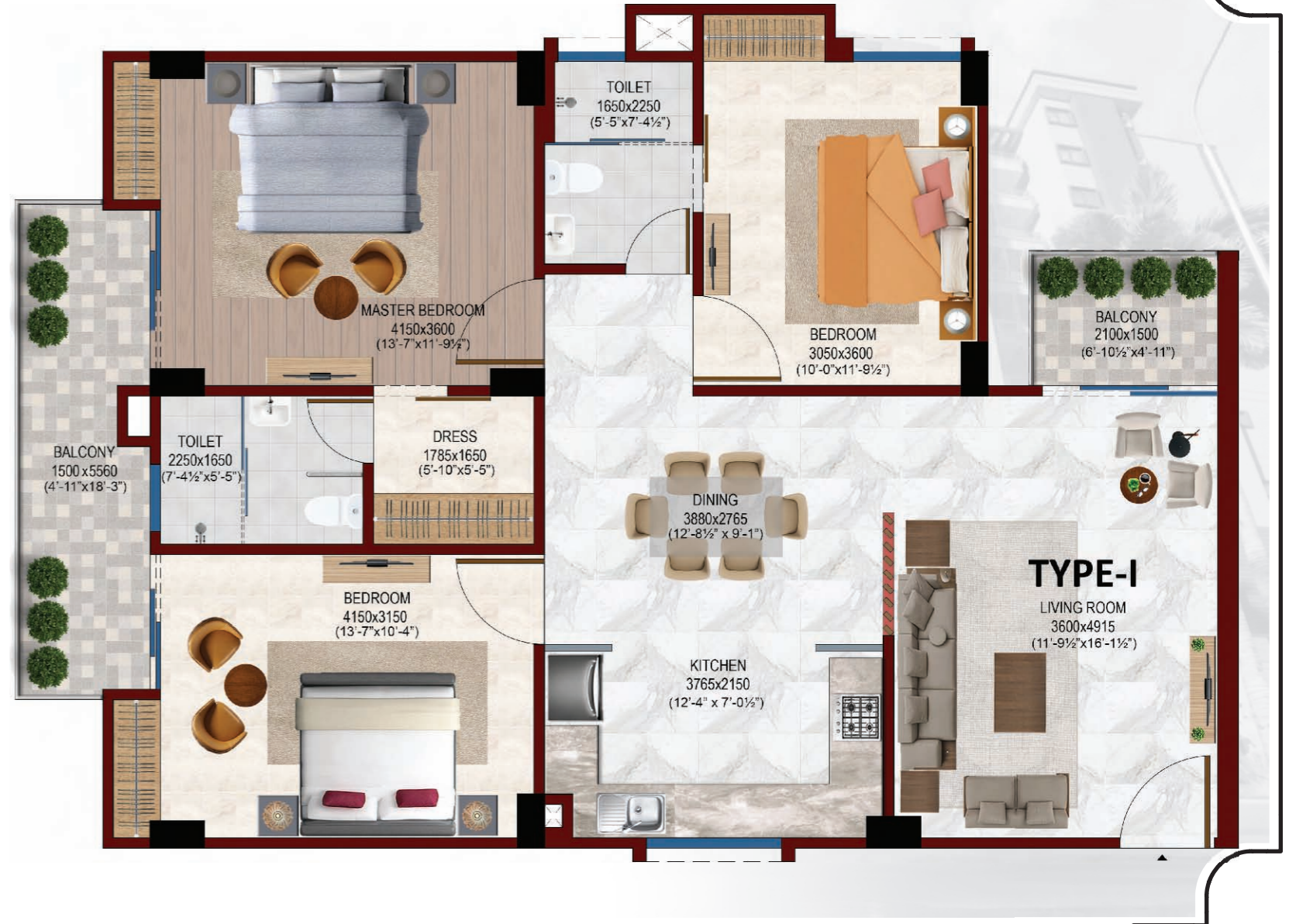
3BHK Type-I

RERA Carpet Area = 93.78 Mt² (1009.44 Ft²)
 Built-up + Balcony Area = 110.42 Mt² (1188.55 Ft²)
 Super Area = 135 Mt² (1453 Ft²) inclusive of common areas

3D View



LAYOUT PLAN 3BHK Type-I



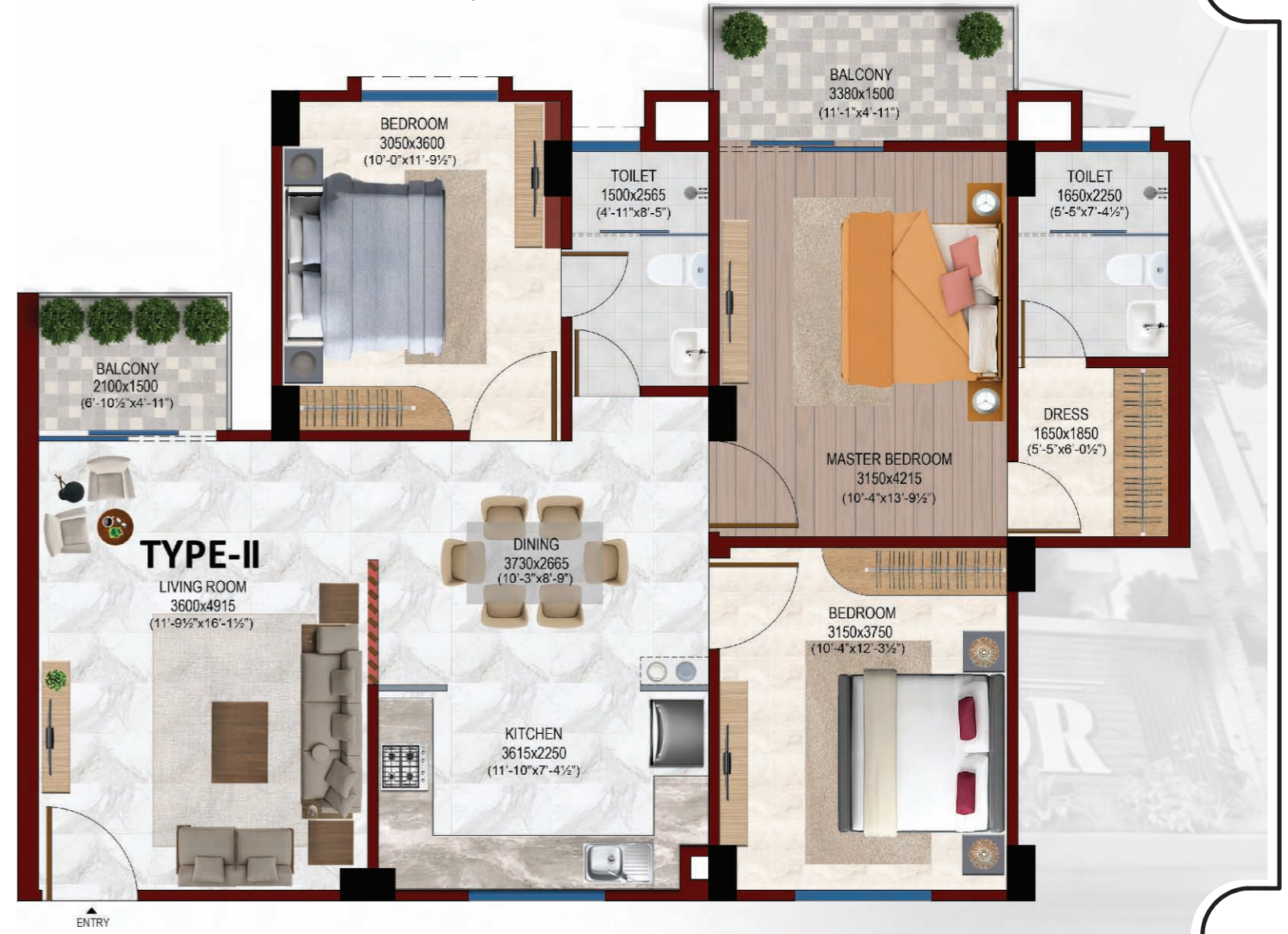
3BHK Type-II

RERA Carpet Area = 86.29 Mt² (928.82 Ft²)
 Built-up + Balcony Area = 99.56 Mt² (1071.65 Ft²)
 Super Area = 122 Mt² (1312 Ft²) inclusive of common areas

3D View



LAYOUT PLAN 3BHK Type-II



VISUAL TREAT



An Artist's impression of the Living Room of 4BHK, on 10th Floor, THE WOODS KOHINOOR

4 BHK Master's Bedroom



Specifications

CIVIL

- RCC framed structure
- Earth quake resistance structure
- Brick/Block masonry internal & external partition walls
- Cement mortar plaster on walls

FLOORING

- Vitrified Floor Tiles in Living Room.
- Vitrified Floor Tiles in Bedroom
- Non-Skid vitrified tile in kitchen & toilets
- Lift Lobby Passage flooring will be of vitrified tile and granite
- Staircase will be finished in natural stone
- Stilt will be finished with concrete pavers/tiles

PAINTING

- Internal surfaces flats finished with acrylic paint
- External building face will be finished in weather proof Acrylic paint

DOORS

- Main door - laminate flush door with necessary hardware
- Bedroom doors- laminate flush door with necessary hardware
- Toilet doors - laminate flush door with necessary hardware

WINDOWS

- Aluminum windows / UPVC windows (Without Grills)
- Mosquito net provided in all windows within window tracks

KITCHEN

- Sink in kitchen with Granite top
- Tiles up to 2' height above kitchen counter and rest acrylic paint

TOILET

- Toilet will have concealed plumbing of CPVC pipes
- Tiles for toilet dado of full height
- International design sanitary fitting & fixture

ELECTRICAL WORK

- Building will be provided with 2 elevators
- Adequate concealed electrical points in each room will be provided
- Good quality modular switches and sockets, copper concealed wiring
- Provision for installation of Split AC's with in the Flats

RAILING

- M S Railing



Disclaimer

- All dimensions shown in feet/inches are close approximation to metric dimensions.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
- Built-up area of the unit includes RERA carpet area, Balcony area & external wall area.
- Internal dimension may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area.
- Please check the area with marketing at the time of purchase.





LOCATION



SEVENTH SKY DEVELOPERS PRIVATE LIMITED

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■ Project in Association with **Mr Vikas Trivedi**

■ Architect: Mr Punit Srivastav, **VASTULIPI**