

PROJECT BY:



ISA INFRA



# AAYAT MANZIL

At Naigaon, Bhiwandi.

*Built for Families,  
Inspired by Dreams*





AAYAT  
MANZIL



# Apartment Features & Specifications

- ✦ R.C.C frame structure; Earthquake resistance.
- ✦ Beautiful Elevation With Modern Design.
- ✦ Decorative entrance lobby.
- ✦ External double Coat Plaster.
- ✦ Internal wall With Gypsum finished.
- ✦ Lift (ARD system) of branded Quality.

## FLOORING:

- ✦ Premium quality 2'x2' vitrified flooring tiles in all rooms.
- ✦ Kota Flooring for Staircase & passage.

## KITCHEN:

- ✦ Granite kitchen platform with stainless steel sink with tap.
- ✦ Wall tiles dado above the kitchen platform.

## BATH/WC:

- ✦ Glazed tiles in full height & anti-skid tiles in flooring in bath & W.C.
- ✦ Granite door frame for bath & WC.
- ✦ Loft slab on W.C, bath & common toilet.

## DOOR FRAME:

- ✦ Sal Wood door frame for all rooms.

## DOOR:

- ✦ Flush Door with decorative laminate for all rooms.
- ✦ Bath & WC Aluminum Powder Coated With Bakelite Sheet.
- ✦ Main door with good quality night latch, Heavy-duty airdrop, Safety chain, peephole & handle.

## WINDOWS:

- ✦ 3 Track Aluminum Powder Coating Sliding windows 3/4 section with 5mm one-way glass in all rooms.
- ✦ Granite Windows sill.
- ✦ Invisible Grill in each Window.
- ✦ Fully pack & openable Plated side-folding mosquito mesh in all Rooms.

## ELECTRICAL:

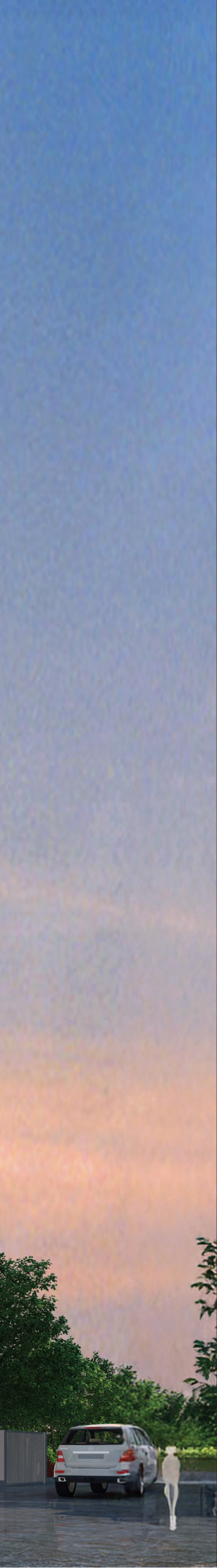
- ✦ Concealed Electrification with sufficient points in all rooms, T.V. Wifi point in the living room.
- ✦ Exhaust fan point in the kitchen & WC.
- ✦ AC Point in Bedrooms.
- ✦ All electrical materials ISI marked.

## PLUMBING:

- ✦ Good quality concealed P.V.C fitting in Kitchen, W.C & Bathroom.
- ✦ Hot & cold wall mixture with a shower.
- ✦ Washbasin with tap.
- ✦ Concealed Plumbing work in Kitchen, W.C & Bathroom.
- ✦ Orissa pan in W.C and English commodes in the toilet.
- ✦ Inlet & outlet fitting point for a loft tank.

## PAINTING:

- ✦ Internal Acrylic Distemper Paint.
- ✦ External Weather Coat Acrylic Paint.



Blending elegance  
with functionality,  
*Aayat Manzil*  
redefines  
the essence of  
modern living.



#### **PARKING:**

- ▲ Ample Parking space for 2 & 4 wheelers.
- ▲ Checker Tiles in Parking Area.

#### **WATER TANK:**

- ▲ Underground & overhead water tank at every wing with sufficient storage capacity.

#### **SPECIAL AMENITIES:**

- ▲ 24x7 CCTV Surveillance system for common areas i.e., the main gate, entrance lobby, Gr. Area.
- ▲ Rooftop electrical solar energy generation system for the lowest maintenance.
- ▲ Kirloskar Company Generator for each Building.
- ▲ Power Back up for Common Area.
- ▲ Rainwater Harvesting system.
- ▲ Children Play Area.



18.0 MTR. WIDE ROAD

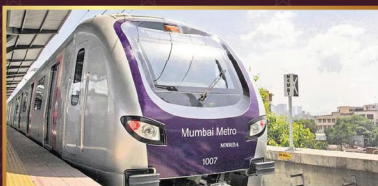




BHIWANDI ST BUS DEPOT



BAITUS SALAM MASJID



METRO STATION



SCHOOLS & COLLEGES



SITE LOCATION MAP

## Some of our Projects



REHMAN COMPLEX 1 UPCOMING



ONGOING THE GRAND - VIKHROLI



ONGOING ASGAR HEIGHTS



AAMINA MANZIL COMPLETED



CHOUDHARY APARTMENT COMPLETED



ONGOING REHMAN COMPLEX 2



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Architects:

**CIVIQO CONSULTANCY** (Joint Venture) **MUGRI & ASSOCIATES**  
Behind Kumbharwada Police Station, Bhiwandi

Legal Advisor:  
**ADV. IRSHAD MOMIN**  
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Note : This brochure is purely conceptual and not a legal offering. The Promoter / Architects reserve the right to add / alter any detail / specification / elevation mentioned herein. The brochure is indicative of how the furniture can be arranged in the flat. No furniture of any nature is to be supplied to the flat purchaser by the developer.