

NIKUMBH STUDIO

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NIKUMBH VILLAS  
ROBERTSGANJ, SONBHADRA, U.P.





**DOUBLE HEIGHT DINNING WITH OPEN PATIO**  
Extendable sitting space  
Vanity Basin  
Natural Light  
Large windows



**MASTER BEDROOM**  
Walk-in Wardrobe  
L-Shaped front view balcony  
Large Washroom



**SPACIOUS DRAWING HALL**  
Heighlited wall  
Wall Lights



**MODULAR KITCHEN AND UTILITY**  
Granite counter top  
Breakfast counter top  
Pendent lights  
Seperate utility space  
Fresh water supply

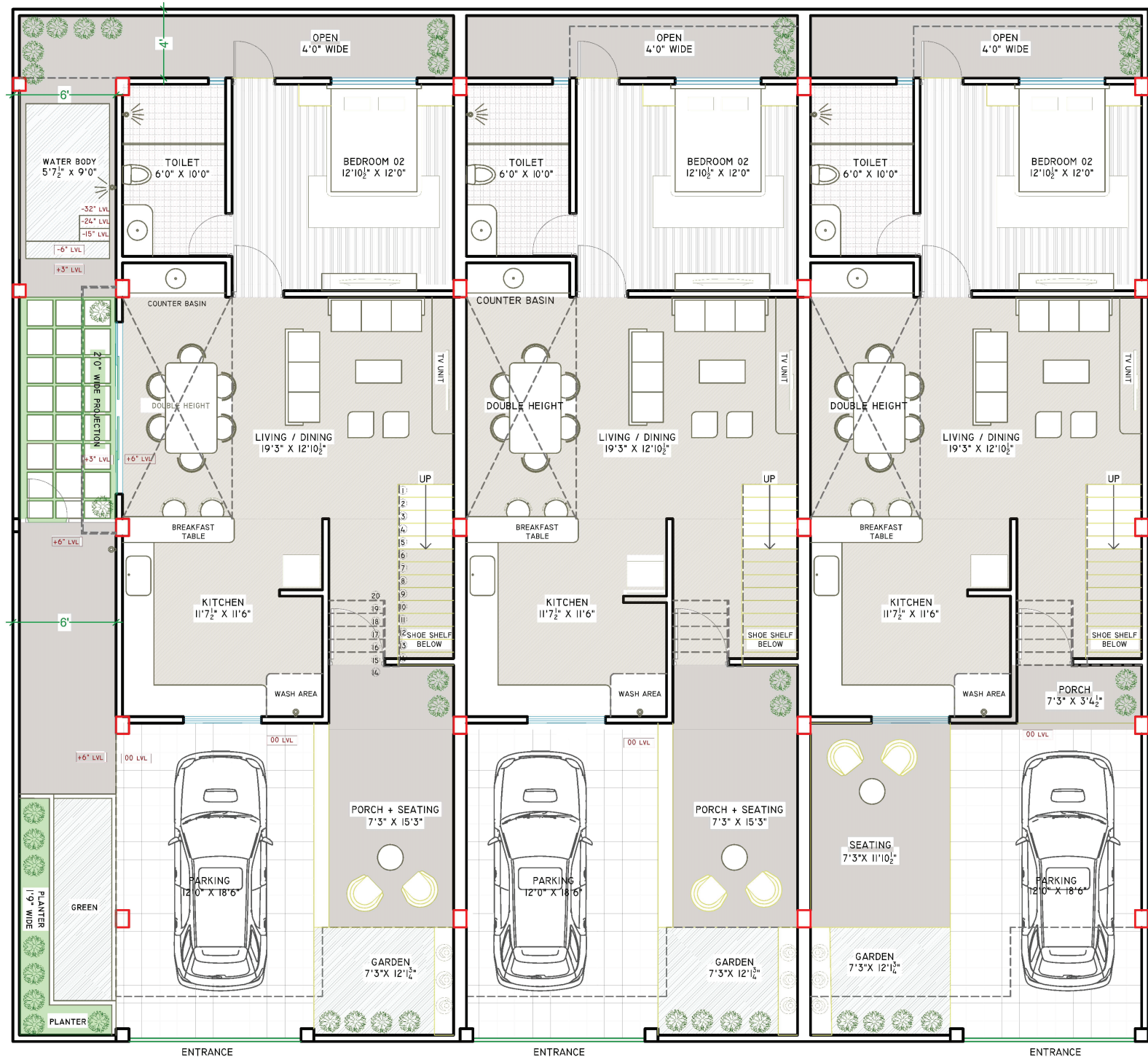


**DINNING PATIO ADJACENT POOL**  
Private Pool with shower  
Modular Patio to Dining  
Close to Nature



**FAMILY LOUNGE & PUJA**  
Place for God  
Personal space for family  
Seperate store room  
Chandelier





**DUPLEX 01**  
26 ft x 60 ft

BuiltUp Area - 2250 sqft

- Patio sitting adjacent dining
- Private swimming pool
- Large window for Natural light and Fresh air
- Wide Balcony
- Personal Garden with extra Utility area
- Set-back front, back and one side

**DUPLEX 02**  
20 ft x 60 ft

BuiltUp Area - 2150 sqft

1. Spacious Drawing hall & double height Dining
2. Family Lounge
3. Cross Ventilation for Fresh air and Light
4. Large Balcony
5. Personal Garden
6. Modular open Kitchen with separate Utility area
7. Bedrooms with attached Washroom
8. Wooden walk-in wardrobe in 2 bedrooms
9. Puja Space
10. Store room
11. Large Parking space
12. Porch sitting
13. Foyer Space
14. Set-back front and back

**NIKUMBH VILLAS**  
**GROUND FLOOR MASTER PLAN**  
ROBERTSGANJ, SONBHADRA, U.P.



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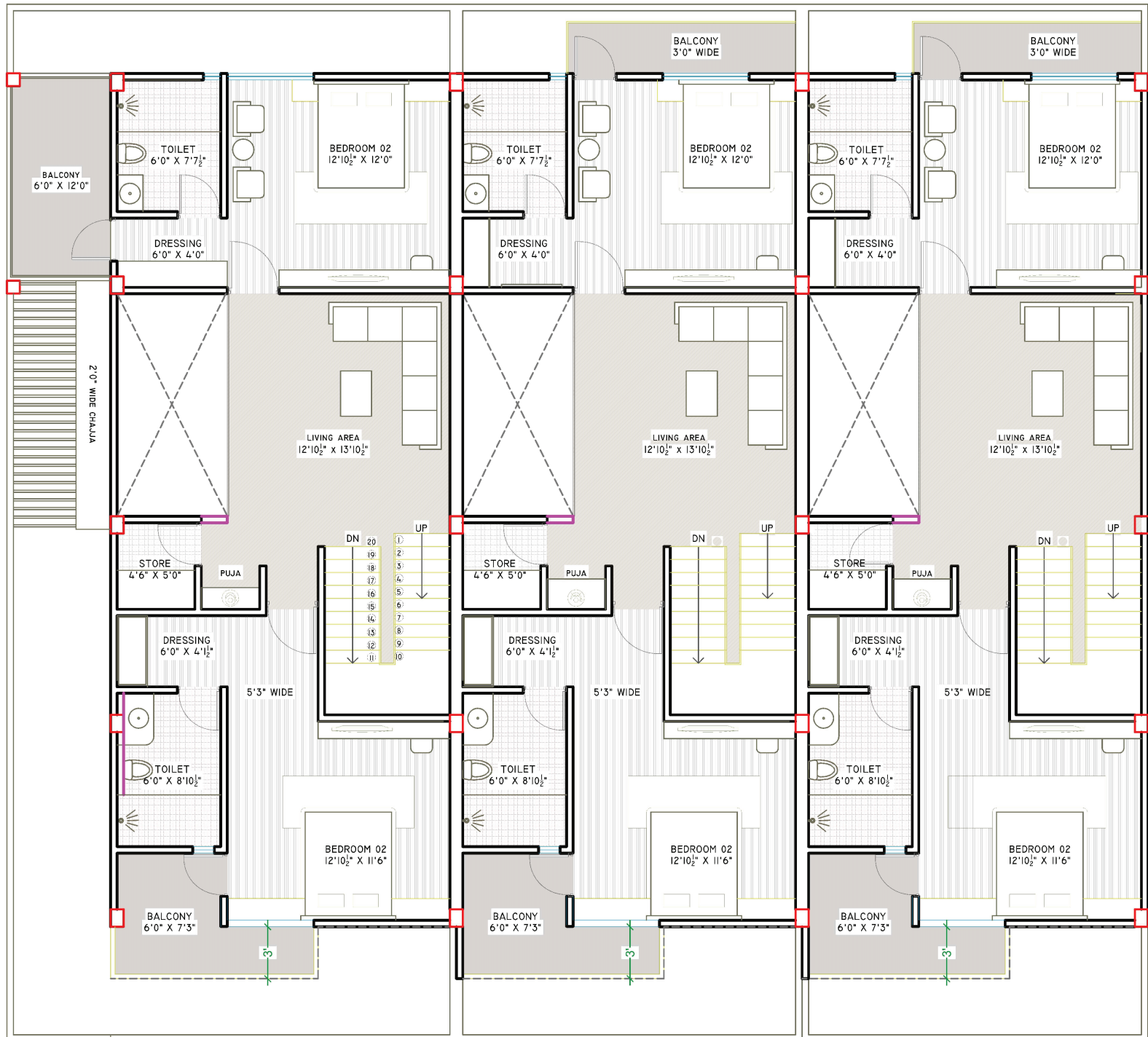
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## ASTHETIC EXTERIOR

11 ft wide entrance  
Covered Parking  
Modern facade  
Landscaping





**DUPLEX 01**  
26 ft x 60 ft

**DUPLEX 02**  
20 ft x 60 ft

**DUPLEX 03**  
20 ft x 60 ft

**NIKUMBH VILLAS**  
**FIRST FLOOR MASTER PLAN**  
ROBERTSGANJ, SONBHADRA, U.P.

Villas by Nikumbh Studio are being constructed in the proud locality of Robertsganj, Sonbhadra, UP, India. The property is designed as per Vastu. With easy road accessibility and close proximity to market area, this property gives the best budget luxury living in the city.





### LUXURY DINING & OPEN KITCHEN

Double height Ceiling  
Breakfast Table  
Aesthetic Lights  
Vanity Basin

## NIKUMBH VILLAS

Location - Robertsganj, U.P. India

Topology - Independent duplex

Land area - 1200 sqft- 1560 sqft

Built-Up area - 2150 sqft- 2250 sqft

Floors - G + 2

Property Type - 3 BHK

Proximity to market - 100 meters

Direction - East facing

Approach Road - 25 ft wide

100% Vastu Compliance



FAMILY LOUNGE  
1st Floor private area



LIVING SPACE AND DINNING  
Heighlited Wall  
Asthetic lights





N I K U M B H S T U D I O

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## **SPECIFICATIONS**

### Wall Finish

Drawing room	: Gypsum plaster/POP punning - POP Framing on one wall
Dinning space	: Gypsum plaster/POP punning
Bed room	: Gypsum plaster/POP punning
External Facade	: Weather coat/Equivalent paint for asthetic elevation
Kitchen	: Designer ceramic tile 2'0" ht. above Granite platform
Toilet	: Designer ceramic tile upto 7'0" height

### Ceiling

Drawing hall	: Gypsum plaster/POP punning - One side false ceiling
Bedroom	: Gypsum plaster/POP punning - False ceiling and Carnish
Parking	: Gypsum plaster/POP punning - Ceiling Light
Kitchen, Toilet and Balcony	: Gypsum plaster/POP punning
Dinning	: Double height ceiling

### Fitting and Fixtures

Utility	: Washing machine and Dish washer points
Kitchen	: Jaquar / Parryware / Cera / Equivalent with Stainless steel sink
Toilets	: Jaquar / Parryware / Cera / Equivalent conventional fittings
Toilet sanitary	: Jaquar / Parryware / Cera / Equivalent

### Doors & Windows

Windows	: Alluminium - 3 track sliding
Door frames	: Saku wood frame Main enterance 4'0" wide - 5" thick frame Room enterance 3'0" wide - 5" thick frame Utility enterance 2'6" wide - 4" thick frame
Main door	: Laminated flush door with Godrej Mortise lock
Internal doors	: Laminated flush door with Standard handle lock

### Electrical

Three Phase Supply with concealed Copper Wiring and Modular Switches(Havells/Anchor/Equivalent)	
Drawing/Dining/Bedroom	: AC Point with Wiring
Kitchen	: Multiple Power points for home appliances and Geyser
Toilets	: Geyser point
Utility	: Power point for Washing Machine

### Flooring

Living/ Dining	: Vitrified tiles (600 x 600 mm)
Master Bedroom	: Vitrified tiles (600 x 600 mm)
Other Bedrooms	: Vitrified tiles (600 x 600 mm)
Kitchen / Corridor	: Ceramic tiles
Balcony / Toilets	: Anti-Skid ceramic tile
Swimming Pool	: Anti-Skid ceramic tile
Patio	: Paved / Concrete
Stairs	: Selected Granite/ Marble/Stone
Parking and Driveway	: Parking tile / Paver / Concrete

### Railings

Balcony / Stairs	: SS Railing with SS Handrail
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### Water Supply

Boring	: 400 ft
Pump	: Crompton 2HP
Fresh Water Points	: Parking, Kitchen, Utility, Swimming Pool
Septic tank	: Provided
Water Tank	: 1000 liter

