



HON'BLE SUPREME COURT  
OF INDIA MONITORED  
HOUSING PROJECT

*Welcome to India's First & Only*  
**AQI-MANAGED *Luxury* PROJECT**



*The*  
Fab-Luxe  
*Promise*

Secure your family's health and future in a world-class sanctuary where every breath is pure, setting the new global standard for wellness luxury.





# *About* FAB-LUXE

A 13-acre wellness-led  
luxury development

11 iconic G+35 towers

3 BHK & 4 BHK  
Luxury residences

35,000 sq. ft. Clubhouse

Sports Academy

Art Academy

Serviced & Smart  
Living Ecosystem

Birds & Butterfly

Central Green

Herbs Garden

Lily Pond

Manicured Landscape

Palm Court

Garden

Flower Orchard

Nature Walk

Reflexology Garden



## *Interaction* SPACES

The green areas of the community help bring people together, encouraging connections among residents and providing places to enjoy the outdoors and create shared memories.



## THE *Sports* ZONES

The Sports Zone is a lively space for everyone, promoting enjoyment and connection with the surroundings. It offers an opportunity to have fun, engage freely, and maintain health and wellness

Mini Golf Trail

Badminton Court

Basketball Court

Billiards

Box Cricket

Jogging Track

Lawn Tennis

Skating Rink

Table Tennis

Volleyball Court

Kids Play Area

Toddlers' Development & Play Area

Mound & Sculpture Area

Adventure Play Area

Jacuzzi

Kids' Pool

Deck

Gazebo

Swimming Pool

Floating Cabana

Fountain

A promotional image for Aqua Zones. The top half shows clear, rippling blue water. The bottom half shows a light blue textured surface, possibly a pool deck or floating cabana. On the right side, there is a wooden lounge chair with a white and grey striped cushion. An open book with a red cover is resting on the chair. A straw hat is partially visible on the right edge. The text 'Aqua ZONES' is written in a white serif font, with 'Aqua' in a smaller, italicized font above 'ZONES'. Below the title, a paragraph of text describes the benefits of Aqua Zones.

## *Aqua* ZONES

Aqua Zones create a calming and serene environment for everyone, enhancing the overall atmosphere while adding aesthetic beauty to the surroundings.

Yoga & Zumba

Co-working Spaces

Open Air Gym

Ladies Corner

Library

Maintenance Room

Multipurpose Room

Senior Citizen Lounge

Community Cooking Area

Meditation Area



## UNDERCROFT AREAS

Amenities in Undercroft Areas should be tailored to the needs of different users, with designated spaces for various age groups, such as seniors, children and others. This approach provides separate areas where users can enjoy their activities freely and connect with like-minded groups.

An architectural rendering of a modern building at sunset. The building features a curved facade with large glass windows and balconies. The sky is a mix of orange and blue, with the sun low on the horizon. In the foreground, there is a well-manicured lawn and several palm trees. The overall atmosphere is serene and luxurious.

# *The* BLUEPRINT

MASTER PLAN *Overview*

Fab-Luxe is an orchestrated spatial  
harmony designed for privacy,  
community, and flow.



### SITE LAYOUT

Strategic tower positioning to maximize wind flow and sunlight.

### CIRCULATION

Clearly segregated vehicular and pedestrian movement with dedicated drop-off zones.

### CENTRAL GREENS

Expansive podium-level landscaped zones forming the green heart of the project.

### AMENITY CLUSTERS

Club building and activity zones centralized for easy access.



# TOWER

## *Configuration*

DESIGNED FOR GRANDEUR  
AND STABILITY

### **STRUCTURE**

2 Basements + Stilt + Podium  
+ 35 Habitable Floors.

### **ORIENTATION**

All units oriented towards  
greens or open city views.

### **REFUGE**

Clearly marked refuge floors  
and fire-safety cores.

# STRUCTURAL *Standards*

ROBUST ENGINEERING  
MEETING GLOBAL SAFETY BENCHMARKS

## **SEISMIC ZONE IV**

R-CC structure designed for  
high lateral-load resistance.

## **FOUNDATION**

Shear walls and columns  
with raft foundations based  
on soil studies.



A close-up photograph of a person's hands holding a long, light-colored wooden plank. The person is wearing a white, ribbed shirt and a red, ribbed tie. The background is a solid, deep red color. The lighting is dramatic, highlighting the texture of the wood and the fabric.

MATERIAL  
*Specification*

## MASTER BEDROOM

**FLOORING:** Laminated Wooden Flooring  
**WALL:** Low VOC Plastic Emulsion Paint  
**CEILING:** Low VOC Plastic Emulsion Paint  
**DOOR:** Factory Laminated Flush Door with Frame

## BEDROOM

**FLOORING:** Vitrified Tile  
**WALL:** Low VOC Plastic Emulsion Paint  
**CEILING:** Low VOC Plastic Emulsion Paint  
**DOOR:** Factory Laminated

## BALCONY

**FLOORING:** Antiskid Vitrified Flooring  
**RAILING:** Glass Railing in Aluminum Extrude Section  
**DOOR:** UPVC Sliding Door Cum Window with Clear Glass

## LIFT LOBBIES

**FLOORING:** Stilt & Ground Floor: Italian Marble  
**Typical Floors:** Granite Stone  
**FALSE CEILING:** Gypsum False Ceiling + Acrylic Emulsion Paint

## STAIRCASE

**FLOORING:** Granite Stone  
**CEILING:** Low VOC Premium Acrylic Emulsion Paint  
**RAILING:** Duco Painted MS Railing

## DINING & LIVING ROOM

**FLOORING:** Vitrified Tile  
**WALL:** Low VOC Plastic Emulsion Paint  
**CEILING:** Low VOC Plastic Emulsion Paint  
**DOOR:** Factory Laminated Flush Door with Frame

## KITCHEN

**FLOORING:** Antiskid Vitrified Tile  
**WALL:** Ceramic Tile, Low VOC Plastic Emulsion Paint  
**WINDOW:** UPVC Frame with Door  
**CEILING:** Low VOC Plastic Emulsion Paint  
**COOKING PLATFORM:** Quartz Stone Sink, **Cabinets:** SS Double Bowl Sink, CP

## DINING & LIVING ROOM

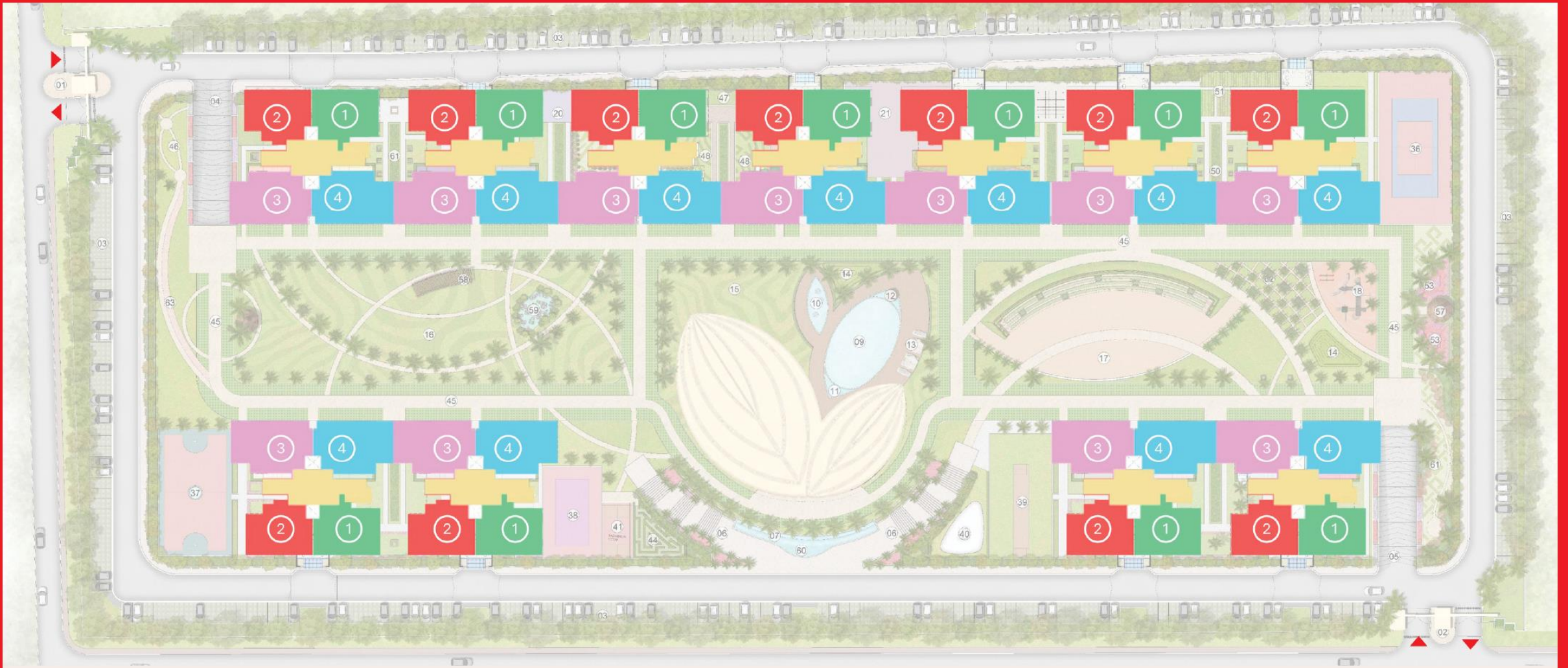
**FLOORING:** Vitrified Tile  
**WALL:** Low VOC Plastic Emulsion Paint  
**CEILING:** Low VOC Plastic Emulsion Paint

## TOILET

**FLOORING:** Antiskid Vitrified Flooring  
**WALL:** Ceramic Tile  
**CEILING:** Grid Ceiling  
**DOOR:** Factory Laminated Flush Door with Frame

## EXTERIOR WALL FINISH

**PAINT:** Quartz Reinforced Textured Paint



**1 - 3BHK + STUDY + 4T**  
**SUPER AREA: 2718 SQ. FT.**

**2 - 3BHK + STUDY + 4T**  
**SUPER AREA: 2690 SQ. FT.**

**3 - 4BHK + STUDY + 5T**  
**SUPER AREA: 3307 SQ. FT.**

**4 - 4BHK + STUDY + 5T**  
**SUPER AREA: 3307 SQ. FT.**

2 Units of 3BHK + Study

Typical FLOOR PLATE

EXCLUSIVE LOW-DENSITY PLANNING

4 UNITS PER FLOOR

Ensuring privacy & reduced lobby traffic.



2 Units of 4BHK + Study

CORE

Shared central core with passenger lifts and a dedicated stretcher/fire lift.

SERVICE

Two staircases and discrete service shafts planned for safety.



# 3BHK + STUDY + 4T



## CARPET AREA

1598 Sq. Ft.

## BUILT UP AREA

2093 Sq. Ft.

## BALCONY AREA

364 Sq. Ft.

## SUPER AREA

2718 Sq. Ft.



# 3BHK + STUDY + 4T



## CARPET AREA

1608 Sq. Ft.

## BUILT UP AREA

2065 Sq. Ft

## BALCONY AREA

327 Sq. Ft.

## SUPER AREA

2690 Sq. Ft.





# 4BHK + STUDY + 5T



**CARPET  
AREA**

1946 Sq. Ft.

**BUILT UP  
AREA**


2541 Sq. Ft

**BALCONY  
AREA**

448 Sq. Ft.

**SUPER  
AREA**

3307 Sq. Ft.

A man in a black tuxedo with a white shirt and black bow tie stands on a grand, white, curved staircase. The scene is lit with warm, golden light, creating a sophisticated and elegant atmosphere. The background features architectural details like arches and columns. A large red shape is overlaid on the left side of the image, containing the text.

BEYOND A  
HOME.  
A COMPLETE  
*Lifestyle.*

Fab Luxe gives you more than  
spaces - it gives you a way of life.



THANK  
*you*

We can't wait to Welcome you