



# 4 BHK ULTRA LUXURY BUILDER FLOORS



**NARAYANI BUILD HOME**



## About us

1134 is a statement of vertical luxury nestled in the prestigious Malibu Towne township. Designed for those who appreciate the finer nuances of life, this project redefines the concept of the "Builder Floor" by blending classical architectural elegance with ultra-modern interior functionality.

## About the brand

Narayani Build Home stands as a beacon of trust and craftsmanship in Gurgaon's luxury real estate landscape. With a laser-focused specialization in premium independent floors along the Sohna Road corridor, the brand has carved a niche for creating homes that are structurally robust and aesthetically timeless.



# 4 BHK LAYOUT



NARAYANI  
BUILD HOME



## Floor plan

**4 Bedroom & 4 Toilet**  
**LIVING + DINING + LOUNGE**

Plot Size: 373 Sq. Yds

Built Area: 3357 Sq. Ft.

**MODULAR KITCHEN**  
**HOB + CHIMNEY + OVEN**  
**& MICROWAVE**

NARAYANI BUILD HOME

# Parking Area



# NARAYANI BUILD HOME



# Parking plan



2

# Parking For Each Floor

## COVERED PARKING

## SERVANT QUARTER

## COMMON WASHROOM

# AMENITIES



GYM



KIDS PLAY AREA



GARDEN



24 x 7  
SECURITY



LIFT



MAINTENANCE  
STAFF

# SPECIFICATION



## ITEMS

## DESCRIPTION



### STRUCTURE

RCC FRAME

Earthquake Compliant RCC Frame

STEEL

Rathi / Tata

CEMENT

Ultratech

WATERPROOFING

Pidilite Dr. Fixit (7 years warranty)

RMC

Ultratech (M25)

BRICKS, SAND, ZHEERA, RODI

A-1 Quality

TERMITE TREATMENT

Rentokil PCI (Pre-construction termiseal with 5 years warranty)



### FINISHING

LIVING/DINING/KITCHEN

Italian-look vitrified tiles (Kajaria)

MASTER BEDROOM

Wooden Flooring

BEDROOMS & TOILETS

Vitrified Kajaria tiles

PARKING

Granite

BALCONIES

Anti-skid tiles

INTERIOR WALLS

Paint: Asian Royale (Velvet)

EXTERIOR ELEVATION

Apex Ultra Protek, Asian Paints, HPL, Laminam, Textured Stones



### WARDROBES

BEDROOMS

9FT height, Century/Marino Laminate or Acrylic

VANITIES

2FT height, Century/Marino Laminate

MATERIAL

Termite-proof & waterproof ply, high gloss finish



### DOORS & WINDOWS

DOORS

Flush Door with Veneer Finish, Teak wood 5-year warranty locks & handles

WINDOWS

Matt black Aluminium profile/UPVC Profile Window Frames with Jali and heavy-duty glass



### KITCHEN

MODULAR KITCHEN

Laminate/Acrylic Finish/Hettich

FIXTURES

Double Bowl Sink – Jaquar/Grohe

APPLIANCES

In-built Hob, Chimney, Geyser, Oven & Microwave

WIRES

KEI

SWITCHES

Havells/Anchor

LED LIGHTS

Havells/Philips

FANS

Havells/Orient

PLUMBING PIPES

CPVC Astral

DRAINAGE

supreme/Prakash pipes

BATHROOM FITTINGS

Jaquar

SANITARYWARE

Jaquar

WATER TANKS

3500/5000 L Underground, 1000L Overhead

GEYSERS

25L (Bathrooms), 3L (Kitchen)

EXHAUST FANS

Havells/Crompton

LIFT

Schindler/Kone/Johnson Lifts

SECURITY

Video Door Phone with Access Control

RAILINGS

Stainless steel 304

FALSE CEILING

Branded POP & Channels

SERVANT ROOM/STORE ROOM

One per unit on stilt floor

# LOCALITY ADVANTAGES



**MALIBU TOWN**

**1134**

**NEAR BY:-**



**SCHOOLS**



**MALLS**



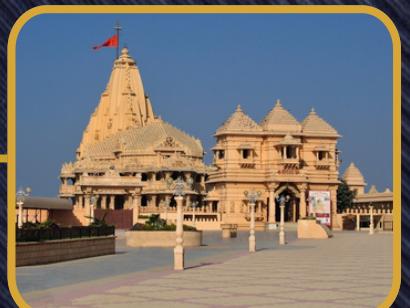
**HOTELS**



**BANKS**



**OFFICES**



**TEMPLES**

**NARAYANI BUILD HOME**

# Location



NARAYANI  
BUILD HOME

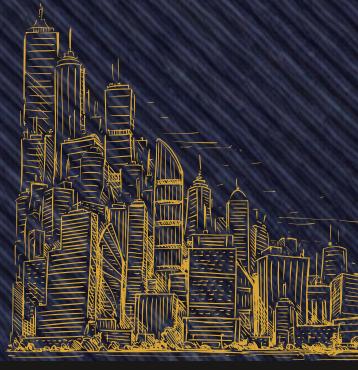
1134

Malibu Town



NARAYANI  
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ON GOING PROJECTS



**ANSAL  
VERSALIA**  
SECTOR-67



**MALIBU  
TOWN**  
SECTOR-47

**UPPAL  
SOUTHEND**  
SECTOR-49

**NARAYANI BUILD HOME**