

ACORN  
*hive*



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Welcome to **Acorn Hive**, where luxury and comfort blend seamlessly to create an idyllic living experience. Nestled within a sprawling 1.17-acre landscape, this gated community offers a truly exceptional residential haven with its collection of 90 opulent 2 & 3 BHK flats, each thoughtfully designed to cater to your every desire. The elegant architecture and premium quality constructions envelop you in a sense of grandeur, making every step within these walls a delightful journey.

The location is a key highlight - strategically chosen to provide you with excellent connectivity to major landmarks, making your daily commutes a breeze. And as you explore the surrounding area, you'll find yourself amidst a fast-growing residential hub, promising a vibrant and thriving community to become a part of.

Acorn Group have meticulously curated a list of best-in-class facilities to cater to your every whim and desire. From state-of-the-art club house and sprawling swimming pools to lush green gardens and serene walking trails.

Welcome home to **Acorn Hive**, where your perfect abode awaits!

# Typical Floor Plan



**Floors: Ground + 4**

**90 Flats : 2 BHK(32 Units) & 3 BHK(58 Units)**

**1326 sft - 1769 sft**

# Amenities

## CLUBHOUSE

- Library
- Gym
- Indoor Games
- Co- working Space
- Party Hall

## SOCIAL & SECURITY

- Bus Bay for school buses
- 24/7 Security
- CCTV Surveillance
- Intercom Facility
- STP
- Rainwater Harvesting
- Water Treatment Plant
- Community Kitchen
- Charging Points for Electric Cars

## FITNESS

- Walking Track
- Hop Scotch
- Badminton Court
- Kids Play Area
- Outdoor Fitness
- Multipurpose Court
- Swimming Pool
- Kids Pool

## RECREATIONAL

- Entrance Statue
- Senior Citizen Seating
- Yoga Lawn
- Aroma Garden
- Lawn
- Outdoor Party Space
- Reflexology Pathway
- Roof Top Garden

# Specifications



## PLASTERING

- 1.5cm cement plastering for Internal and External walls with smooth finish

## FLOORING

- All Bed Rooms, Living, Dining & Kitchen: Vitrified Tiles of Double Charge of SOMANY or Kajaria or Equivalent Make.
- Bathrooms: Anti-Skid Ceramic Tiles (600mm X 600mm).
- Wall Tiles: Up to False Ceiling Height in All Toilets (1200mm X 600mm).
- Balconies: Anti-Skid Ceramic Tiles (600m X 600mm).
- Utility Floor: Anti-Skid Ceramic Tiles (600mm X 600mm) for Flooring.

## DOORS

- Main Door: Moulded Beach wood or Engineered Wood
- Door Frame and both sides of the door are Veneer Laminate designed
- Main Door with Finger Print YALE Lock.
- Internal Door: Moulded Beach wood or Engineered Wood
- Door Frame and Both Sides Laminated Designed Flush
- Shutter and S.S Hardware of YALE Brand or Equivalent.
- Toilets & Utility Doors: Moulded UPVC Flushed Door Frame and flush shutter with water proofed & S.S Hardware of reputed make.

## **ELECTRICAL**

- Concealed Copper Wiring of ANCHOR/GREATWHITE or Equivalent Make.
- Power outlets for Air-conditioners in all Bedrooms.
- Power outlets for Geysers in All Bathrooms.
- Power Plug for Cooking Range Chimney, Refrigerator, Microwave Oven, Mixer Grinders in kitchen.
- Miniature Circuit Breakers (MCB) & ELCB for Each Distribution Boards of Indo Asian or equivalent make.
- Elegant Designer Modular Electrical Switches of Havells, Crabtree or Equivalent make.
- Plug Points for Television in Living and Master Bedroom, and Intercom Provision at Living room.
- Plug Point at Children's Bedroom for Study Table.
- Provision for Electrical Charging Point Only Conduit (Without Cable) at Car Parking.
- Plug Point for Washing Machine at Utility.
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## **WINDOWS**

- 3 Track UPVC Windows with Grills and Mosquito Mesh.
- 3 Track UPVC French Door for Balcony with Mosquito Mesh.
- UPVC Ventilators (Provision for Exhaust Fan) in Bathrooms
- Saint Gobain or Equivalent Make.

## **PAINTING**

- External: Textured Finish, One coat of External Primer & Two Coats of Exterior Emulsion Paint of Asian paints or Reputed brand.
- Internal: Three Coats of Smooth Putty Finish, One Coat of Internal Primer with Two Coats of Premium Acrylic Emulsion Paint of Asian Paints or Reputed Brand.
- Doors & Grills: Natural polish for Main Door as per Architectural Drawings, Enamel Paint for Grills.

## **COMMON AREA FLOORING**

- Granite Flooring for Common Areas Such as Staircase and Corridors.

## **WATER SUPPLY**

- Water Supply through borewell with Overhead Tank and Sump.

## **SANITARY**

- All Bathrooms shall consist of Ceramic Wash Basin with Granite Counter Top and with Bottle trap of TOTO or AMERICAN STANDARD or equivalent make.
- EWC with Concealed Flush Tank or Flush Valve of TOTO or AMERICAN STANDARD or Equivalent Make.
- Hot and Cold Concealed Single Lever
- Diverter with Head Shower.
- Provision for Geyser in All Bathrooms.
- All C.P. fittings are Chrome Plated TOTO or Equivalent Brand.

## **SECURITY SYSTEMS**

- Security CCTV & 24hrs Security.

## **KITCHEN**

- Provision for Water Purifier & Chimney Exhaust.
- Washing Arrangement in Utility Area with Water & Drain Line (One Tap will be Provided).
- Granite Counter Platform with Imported Multifunction Sink of reputed make.

## **ELEVATOR**

- Branded Automatic Elevators with Granite Cladding of KONE or Equivalent.

## **GENERATOR**

- 100% KIRLOSKAR DG Backup for Common Area and 1k VA for Each Flat.

## **FRAMED STRUCTURE**

- R.C.C Framed Structure.
- 6" thick Solid Block Masonry for External Walls.
- 4" thick Solid Block Masonry for Internal Walls.



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