

Sentosa

Boutique Homes by **JAMPA GROUP**





THE CONCEPT

Boutique homes, a popular residential layout among the high net worth individuals (HNIs) has fast gained popularity despite restricted supply. The unique business model has attracted several builders to develop homes in this niche segment.

The concept of boutique homes in India is in its nascent stage, with the promise of growth in the coming future. Several developers have started foraying into the construction of such residential units equipped with personalised luxury and a posh ambience, including state-of-the-art design and architecture. However, the exorbitant cost involved in developing a boutique home has limited the number of players in this segment.

WHAT ARE BOUTIQUE HOMES?

Boutique homes are residential structures that come coupled with innovative designs, flaunting a sophisticated ambience and architectural styles. Such residential units are being developed to cater to the needs of people looking for custom-made luxurious properties.

Boutique luxury homes tend to have top-of-the-line amenities such as private lifts and pools, jacuzzis, and multi-car parking. These homes are generally not huge in terms of area but offer personalised accessories, and are built as per the requirements of the buyers. Generally, there would be a total of 4-10 boutique units in a housing project, each built with ultra-luxurious specifications.



SECOND FLOOR



AREA	SIZE
Foyer	9'0 X 13'10"
Drawing	21'4 X 16'10"
Balcony	4'0 Wide
C. Bedroom	14'0 X 12'0"
Toilet 1	9'0 X 5'0"
Dining Area	16'4 X 16'10"

AREA	SIZE
M. Bedroom	14'0 X 14'6"
Dressing	5'0 X 5'2"
Toilet 2	5'0 X 9'0"
Kitchen	11'0 X 10'8"
Utility	4'0 Wide

THIRD FLOOR



AREA	SIZE
Lounge	16'4 X 13'10"
Balcony	8'6 Wide
Home Theatre	14'0 X 20'0"
M. Bedroom	19'4 X 14'6"
Dressing	4'8 X 5'0"

AREA	SIZE
Toilet	9'0 X 5'0"
Balcony	4'0 Wide
C. Bedroom	11'0 X 15'6"
Dressing	6'0 X 4'8"
Toilet	6'0 X 6'0"

TERRACE GARDEN



AREA	SIZE
Private Terrace Garden	1600 sft

SENTOSA UNIT PLAN

S1

TYPE : A VILLAMENT

LAND AREA SHARE - 1650 sft
 Super Built up Area - 4600 sft
 Private Terrace - 1600 sft

SENTOSA UNIT PLAN

G2
TYPE : B VILLAMENT

LAND AREA SHARE - 1500 sft
Super Built up Area - 4200 sft
Private Terrace - 340 sft
Front Yard - 500 sft

Furniture fixtures or fittings shown in the floor plan are not standard and will not be provided in the vilament. Areas mentioned herein are approximate and shall vary based on selected villament.
All plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and / or applicable laws from time to time.



AREA	SIZE
Lobby	6'6 X 5'6"
Foyer	6'0 X 11'0"
Drawing	17'0 X 18'8"
Dining	13'2 X 15'2"
M. Bedroom	12'6 X 13'8"
Dressing	7'2 X 10'0"

AREA	SIZE
Toilet 1	5'0 X 10'0"
Toilet 2	5'0 X 9'0"
C. Bedroom	11'8 X 13'0"
Kitchen	13'2 X 15'6"
Utility	4'0 Wide
Front Yard	12'6 X 40'0" (500 sft)

GROUND FLOOR

TERRACE GARDEN



AREA	SIZE
Open Terrace	13'4 X 25'8" (350 sft)
Front Yard	500 sft
Lounge	13'2 X 15'2"
Balcony	22'2 X 5'0"
M. Bedroom	12'6 X 19'8"

AREA	SIZE
Dressing	7'2 X 10'0"
Toilet 1	5'0 X 10'0"
Toilet 2	5'9 Wide
C. Bedroom	11'8 X 14'0"
Home Theatre	13'2 X 20'0"

Before you choose your Villament, Kindly insist for the detailed area statement for the unit you have chosen.



BEAUTY IS IN THE DETAILS.

ALL THE
SPECIFICATIONS YOU
NEED TO KNOW.

SPECIFICATIONS



STRUCTURE

- RCC framed structure Building.
- Concrete Solid Block Masonry (Int & Ext) – 200MM Exterior walls, 100MM Interior



FLOORING

- Foyer, Living & Dining & Bedroom areas are : Superior Quality Vitrified Tiles.
- Master Bedroom & Entertainment Areas: Laminated Wooden Flooring
- Toilets, Utility: Anti Skid Ceramic Tile flooring.



DOORS

- Main Door: Teak wood frame, factory made BST shutter with ornamental beading.
- Internal doors: Wood Composite Doors with superior Quality Hardware.
- Windows – UPVC Aluminum villament windows



PLUMBING AND SANITARY

- Sanitary fixtures of reputed make in all toilets.
- Chromium plated fittings in all toilets.
- Rainwater Harvesting drain pipes included.



SECURITY

- Otis / Equivalent elevators in each tower
- Round the clock security with intercom facility
- CCTV Camera at all vantage points.



ELECTRICAL

- Grid Power from BESCO for each home
- Modular switches of reputed make
- Copper electrical wiring all throughout via concealed conduits
- 100% Power backup for elevators, common areas & pumps

SENTOSA UNIQUE FEATURES

AMENITIES THAT YOU LOOK FORWARD TO EVERYDAY

- Central Air-condition.
- Smart Home Automation.
- Video Door Phone.
- Customised Home Theatre.
- Jacuzzi.
- EV Charging Points.
- Designer Boutique Private Garden with Plantation.
- Fitted Home Interiors Concept.



JAMPA GROUP
PROJECTS



JAMPA CLASSIC



JAMPA DELIGHT



ZURICH QUBIX



JAMPA CORAL



JAMPA SQUARE



JAMPA ROYAL HEIGHTS



JAMPA NEHA SADAN



JAMPA EXPERIA



JAMPA LUXURIA



ZURICH CHALET



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(SCAN FOR LOCATION)