





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

THIRD FLOOR TERRACE **GARDEN**

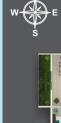


SENTOSA UNIT PLAN

TYPE: A VILLAMENT

LAND AREA SHARE - 1650 sft Super Built up Area - 4600 sft

Private Terrace - 1600 sft







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"

16'4 X 16'10"

AREA	SIZE
M. Bedroom	14'0 X 16'0"
Dressing	5'0 X 5'2"
Toilet 2	5'0 X 9'0"
Kitchen	11'0 X 10'8"
Utility	4'0 Wide



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"

6'0 X 6'0"

4		Mar.
OF	PEN TERRACE	

AREA	SIZE
Private Terrace	

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.



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







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"

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 Vard	12'6 X 40'0" 600 sate







AREA	SIZE
Open Terrace	13'4 X 25'8" (350 sc/h)
Front Yard	500 sft
Lounge	13'2 X 15'2"
Balcony	22'2 X 5'0"
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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"

BEAUTY IS IN THE **DETAILS.**

ALL THE SPECIFICATIONS YOU NEED TO KNOW.



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



- Fover, 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.

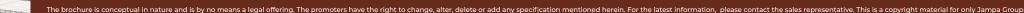


- · Otis / Equivalent elevators in each tower
- · Round the clock security with intercom facility
- · CCTV Camera at all vantage points.



- · Grid Power from BESCOM 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 LUXURIA



ZURICH QUBIX



JAMPA CORAL











