

the
C**OURTYARD**
ENRICHED LIFESTYLE

PREMIUM HOMES

the
CURTYARD

ENRICHED LIFESTYLE

ELEMENTS

3BHK 3BR INDEPENDENT LUXURY FLOORS



the
CURTYARD

ENRICHED LIFESTYLE

GRANDE

3BHK 3BR INDEPENDENT LUXURY FLOORS




KINGSCOURT
★ ★ BUNGALOWS ★ ★



the
COURTYARD
ENRICHED LIFESTYLE

PREMIUM HOMES

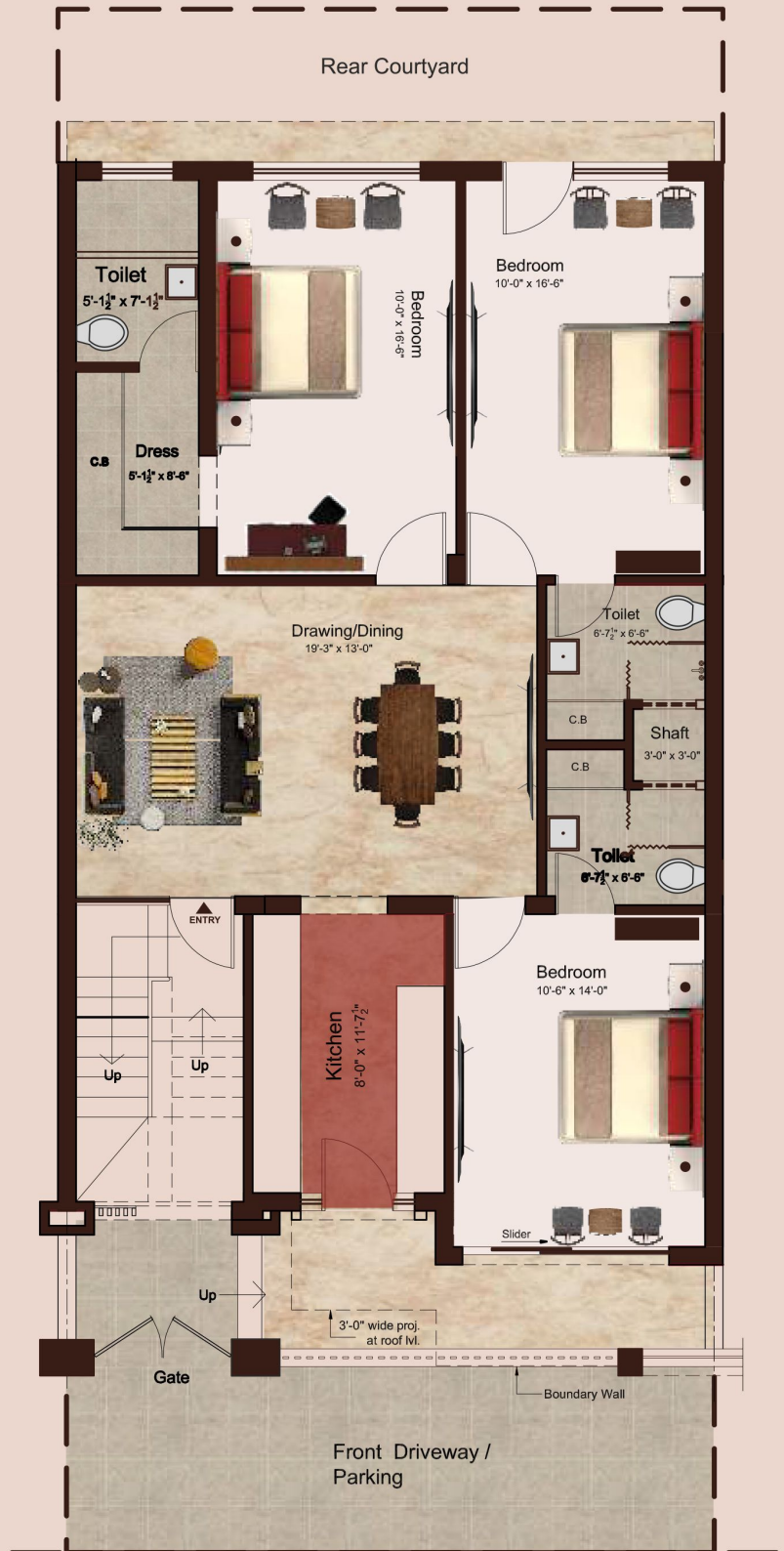
3 BHK INDEPENDENT HOME (FLOORS)

Net Carpet Area 965 Sq. Ft.
Built-up/Covered Area 1380 Sq. Ft.
Super Area 1650 Sq. Ft.

3 Bedrooms, 3 Washrooms
2 Balconies, 1 Dressing Room
Modular Kitchen, Drawing - Dining Room

Plot Area: 27 (W) X 64 (L)
192 Sq. Yard

GROUND FLOOR LAYOUT



the
COURTYARD
ENRICHED LIFESTYLE

PREMIUM HOMES

3 BHK INDEPENDENT HOME (FLOORS)

Net Carpet Area 945 Sq. Ft.
Built-up/Covered Area 1360 Sq. Ft.
Super Area 1630 Sq. Ft.

3 Bedrooms, 3 Washrooms
2 Balconies, 1 Dressing Room
Modular Kitchen, Drawing - Dining Room

Plot Area: 27 (W) X 64 (L)
192 Sq. Yard

1st & 2nd FLOOR LAYOUT



ACTUAL PHOTOGRAPHS



LIVING ROOM

We create exclusive living rooms that bring warmth, luxury, comfort and functionality to you at the end of a long and busy day. We ensure that your living room is a stylish oasis of tranquillity and space by giving you an intimate setting for treasured moments with your loved ones.

BEDROOM

Bedroom is the most essential space in your home where you recharge yourselves for next day. Our bedroom designs are intricate with class and elegance in selecting furniture, space design or creating of aesthetic storing systems.

KITCHEN

We make the most important space in your home, the Kitchen. We create modular kitchen designs that are practical yet elegant by planning out all activities in the kitchen area along with accommodating spaces for various household appliances.

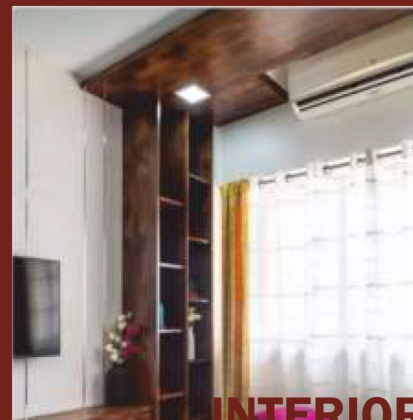
CELEBRATE IN SECURE ENVIRONMENT



BATHROOM



INTERIOR



INTERIOR

FULLY READY TO MOVE WITH COMPLETION CERTIFICATE

THE BRANDS BEING USED





the
COURTYARD
ENRICHED LIFESTYLE
PREMIUM HOMES

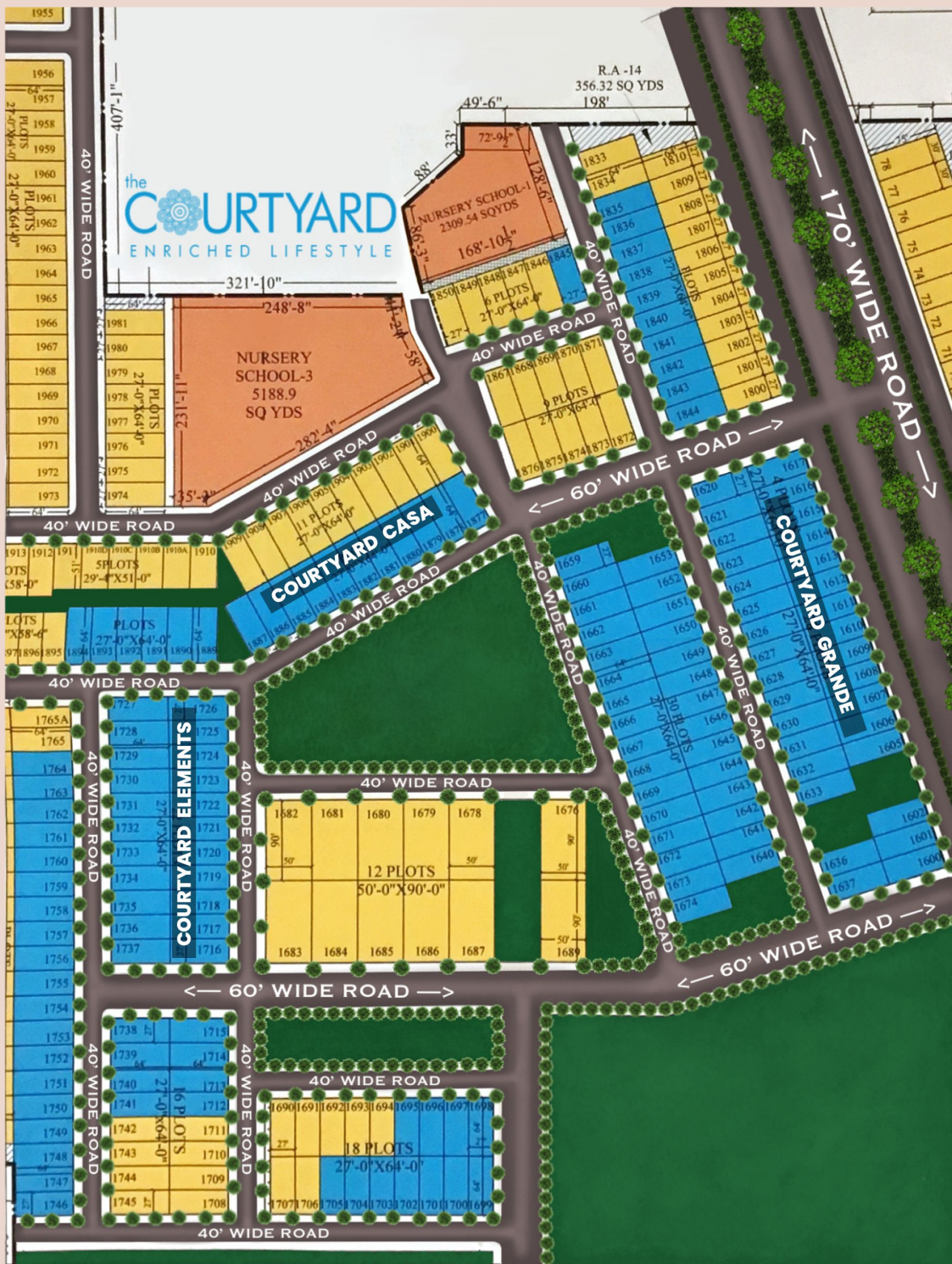
**HEALTHY
LIFESTYLE**

WE BRING TO YOU THE SECRET TO PEACEFUL LIFE



- ✓ Kothi Style Architecture
- ✓ 80% Open Green Parks
- ✓ No Air / Noise Pollution
- ✓ Stress Free Zone
- ✓ Spacious Rooms
- ✓ Unmatched Open Area In Tricity
- ✓ Large Windows Which Give The Best View
- ✓ Maximum Natural Light & Cross Ventilation

THE COURTYARD LAYOUT PLAN



CUSTOM HOMES CONSTRUCTED BY AWBURN CONSTRUCTION

FLOORS DIMENSIONS

S.NO	PARTICULARS	LENGTH	WIDTH	(SQ.FT)
				TOTAL AREA
1.	Bedroom 1	10.0	14.0	140.0
2.	Bedroom 2	10.0	17.0	170.0
3.	Bedroom 3	10.6	17.0	180.2
4.	Drawing / Dining	19.3	13.0	250.9
5.	Kitchen	8.0	11.8	94.4
6.	Bathroom 1	6.8	6.5	44.2
7.	Bathroom 2	6.8	6.5	44.2
8.	Bathroom 3	5.3	7.2	38.2
9.	Dressing	5.3	7.2	38.2
10.	Stairs	8.3	14.0	116.2
11.	Area Under Stairs	1.5	72.0	108.0
12.	Verandah	8.0	27.0	216.6
13.	Water Tank (Shared Area)			6.0
14.	Mounity (Shared Area)			39.0

TOTAL AREA : 1485.5



PREMIUM HOMES

Technical Specifications

STRUCTURE

Earthquake resistant RCC Hybrid framed structure.

EXTERNAL FINISH

Tiles & Textured Paint of exterior grade and Glass on specific Sections

ENTRANCE LOBBY

Flooring would be of Granite, walls and ceiling would be of Plastic emulsion paint and use of other products for decor as per architect views.

LIVING/DINING ROOM/FAMILY ROOM

Flooring - Premium / Vitrified Tiles

Walls - Plastic Emulsion Paint

Ceiling - Plastic Emulsion & POP - Illuminated

BEDROOMS

Wardrobe - Wardrobe in Bedrooms.

Flooring - Premium/Vitrified Tiles in all Bedrooms

Wall Finishes - Plastic Emulsion Paint

Ceiling - Plastic Emulsion Paint, POP-Illuminated

TOILETS

Flooring - Premium Anti Skid Vitrified Tiles

Wall - Premium Vitrified Tiles full height

Ceiling - Plastic Emulsion

Fitting - Premium Sanitary fixtures of by GROHA American Standard Kohler or equivalent, Mirror, Other CP Fitting of Grohe/Kohler or equivalent including Showers.

KITCHEN

Cabinets - Premium Modular Kitchen Cabinets of Appropriate finish.

Flooring - Vitrified Tiles

Dodo - Premium Vitrified Tiles up to 2 ft. above counts

Wall Finishes - Plastic Emulsion Paint

Ceiling - Plastic Emulsion Paint, POP-illuminated

Counter - Pre Polish Premium Granite, Chimney & Hob, RO of ISI Mark.

BALCONY

Flooring - Anti Vitrified Tiles.

Wall Finishes - Water Proof external Paint / Tiles.

Ceiling - Water Proof external Paint

Handrail - MS / SS Railing

DOORS & WINDOWS

Doors - Flush Door both side Pre Laminated

Windows - UPVC

STAIRCASES

Rises & Treads - Granite stone

Wall Finishes - Plastic Emulsion Paint

Ceiling - Plastic Emulsion Paint

Handrail - MS / SS Railing

ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of adequate light and power points. TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & protective MCB's in all Rooms.

LOAN AVAILABLE AT :



This Products Constructed by Awburn

the
COURTYARD
ENRICHED LIFESTYLE

PREMIUM HOMES

“ A house is made of
BRICKS AND BEAMS.
A home is made of
HOPES AND DREAMS ”



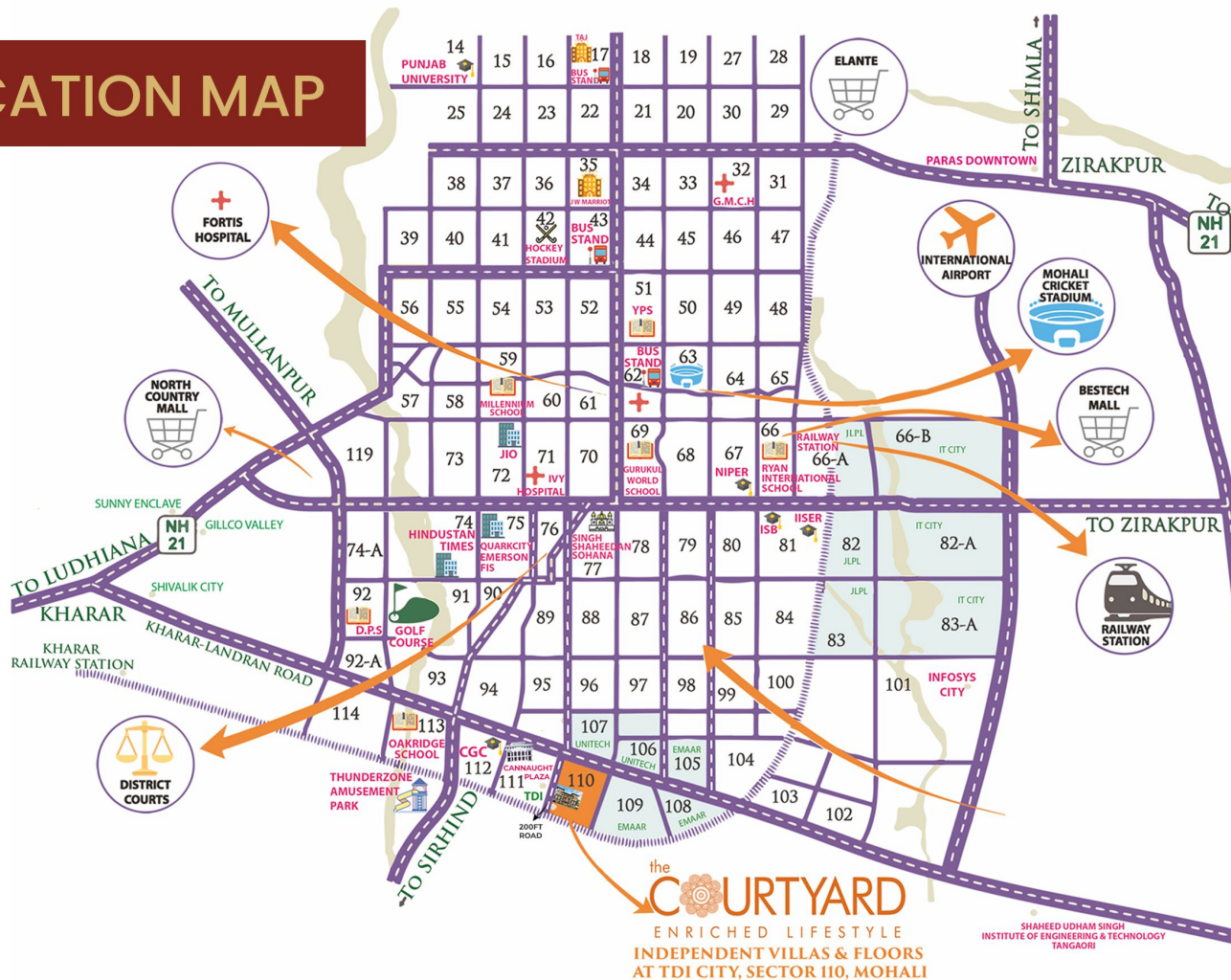
ORIGINAL PHOTOGRAPH

A close-up photograph showing a hand holding a set of keys, poised to hand them over to another person whose open palm is visible below. The background is blurred, showing a person in a white shirt. A dark red banner with gold text is in the top right corner.

**OVER 200 HOMES
DELIVERED**

ON 200FT ROAD CONNECTING SEC 17

LOCATION MAP



LOCATIONS

Public Utility

International Airport	20 min
ISBT Sector 43	22 min
Mohali Railway Station	15 min
District Administrative Complex	10 min

Education Institutions

Chandigarh Group of Colleges	7 min
ISB-Indian School of Business	20 min
IISER	16 min
NIPER	14 min
Oakridge International School	12 min
Delhi Public School	12 min
Gurukul World School	16 min
Millennium Public School	15 min
YPS-Yadwindra Public School	15 min

Shopping Facilities

TDI Cannought Plac	2 min
North Country Mall	22 min
Sector 70	18 min
Sector 17	26 min

Leisure Spots

Thunder Zone	12 min
PCA-Punjab Cricket Stadium	14 min
International Hockey Stadium	14 min
Golf Range	

Health Facilities

Fortis Hospital	18 min
IVY Hospital	18 min
GMCH, Sector 32	25 min

IT Facilities

Quark City	14 min
Infosys	12 min
Fidelity Investment Services	12 min
Emerson Technologies	12 min
Reliance Jio	12 min
Bharti Airtel	16 min



Awburn Construction

Vila No.139, Sector 10-111, Near Landran Chowk, TDI City, SAS Nagar, Mohali
86994-76797, 78141-04132

www.awburnconstruction.com

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