

11
TOWERS

2/3
BHK HOMES

102
AMENITIES
& FACILITIES



TRULY AFFORDABLE LUXURY!

 **9836 29 29 29**

 sales@modernproperties.in

MODERN
PROPERTIES

The 102 is a kingdom of unparalleled luxury, designed by SRSS, one of the finest architects from Singapore, with construction technology from South Korea and landscaping done by Tectonix from Thailand. The 102 is a gold pre-certified green building from the Indian Green Building Council and offers a plethora of recreational features that foster a sense of inner calm.



TRULY AFFORDABLE LUXURY!

Located at just **600 mts. from IIM Joka**, close to the Joka Metro Station and opposite Bharat Sevashram Hospital

All the units in THE 102 are eligible for **8% GST** slab under Affordable Housing Scheme

Eligible under the Credit Linked Subsidy Scheme with **benefits of up to 2.50 Lacs** for eligible buyers

THE 102 is a pre-certified **Gold related Green Building** by the Indian Green Building Council

Lucrative **investment for rental income** because of lower taxation and its proximity to IIM Joka, Pailan and leading hospitals



ACTUAL PICTURE OF THE MODEL FLAT

TRULY AFFORDABLE LUXURY!

Car parking spaces at THE 102 are **Independent & Covered**
All of them!

26,860 sq. ft. exquisite club facility for a development
spread over 7.5 Acres

Triple height multi-purpose court is an indoor sports facility,
convertible into a large banquet hall when needed

A rarity but a necessity **2 BHK with 2 balconies & 3 BHK
with 3 balconies** - this includes a service balcony with every
kitchen

All in all a value proposition with **102 amenities and facilities**
for a price which is absolutely affordable



ACTUAL PICTURE OF THE MODEL FLAT

DESIGNED BY INTERNATIONAL ICONS

Architecture by SRSS, **Singapore**

Landscape designed by Tectonix, **Malaysia & Thailand**

Construction Technology by S FORM, **South Korea**

Interiors designed by Abin Design Studio, **India**



LANDSCAPING

Flower garden
Zen garden
Water cascade
Natural pond
Poolside cabanas
Sit out zones

Vertical garden
Sculpture garden
Butterfly garden
Feng-shui corner
Floating deck
Chess court

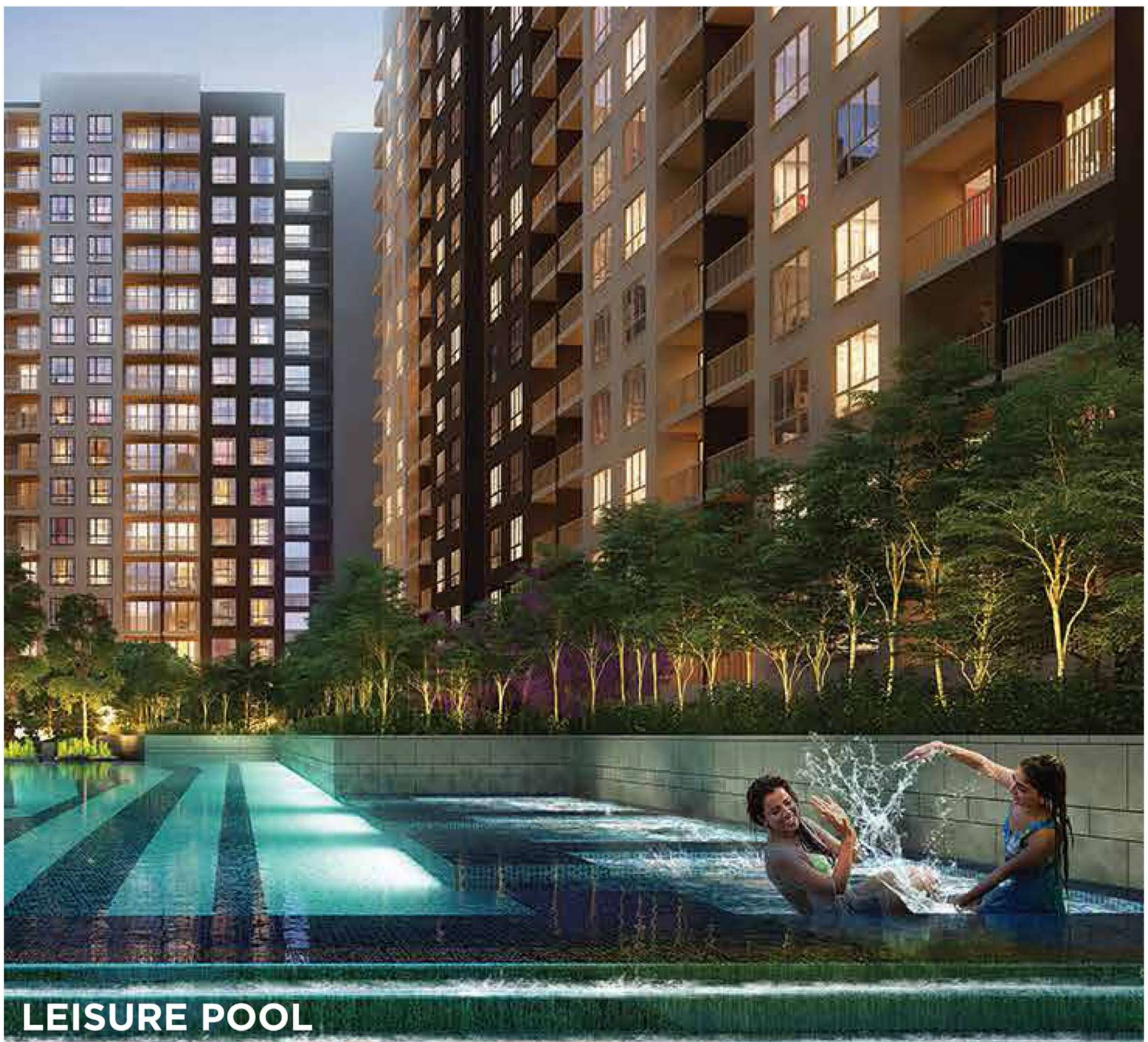


NATURAL POND

SPORTS & FITNESS

30 m swimming pool
Squash court
Pool table
Table tennis
Card room
Chess, carrom & darts
Gymnasium
Steam and sauna
Basketball court
Badminton court

Mini indoor tennis court
Indoor volleyball
Indoor cricket
Indoor 6-a-side football
Outdoor fitness station
Yoga lawn
Cycling track
Jogging track
Acupressure walkway
Outdoor jacuzzi



ECO-FRIENDLY

Solar panels
Rain water harvesting
Sewage treatment plant
Provision for charging green vehicles
Water treatment plant

Organic waste composter
Energy efficient lights in common areas
Recycled water for gardening and flushing
Driveway lights with timers



RECREATION AND LIFESTYLE

Library
 Mini theatre
 Business lounge with wi-fi
 Golf putting
 Party lawn
 Star-gazing area
 Pet-friendly zone

Karaoke room
 Meditation room
 Lounge
 Underwater speakers
 Festival podium
 Barbeque zone



LIBRARY

KIDS' RECREATION

Kids' splash pool
Skating track
Outdoor kids' play area
Toddlers' play room
Playstation room
Hopscotch zone
Sandpit for kids

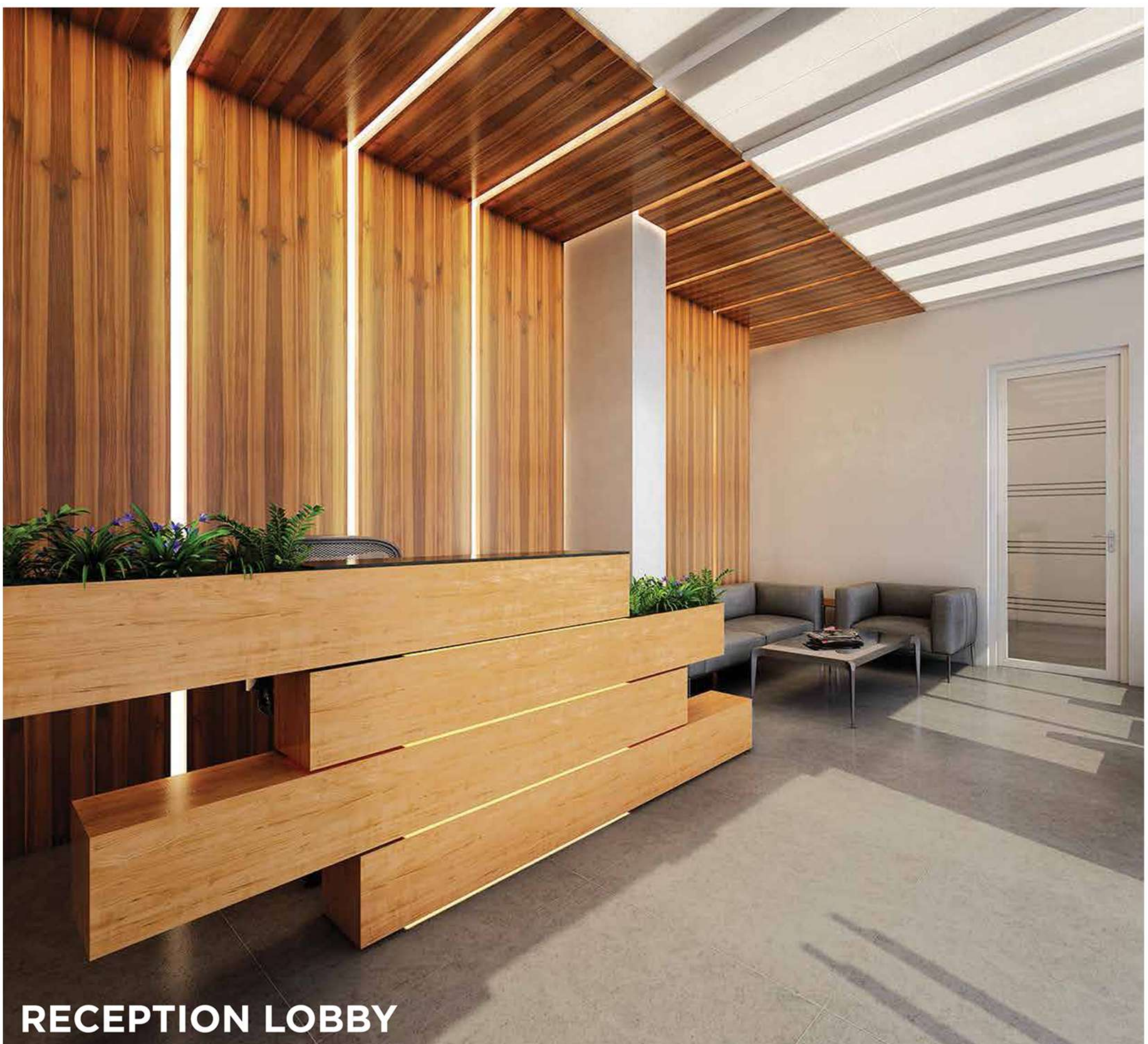
Rock-climbing
Fusball & air hockey
Arcade gaming zone
Trampoline
Waterside board game zone
Tree house



COMMUNITY

Banquet hall
Society association room
Guest rooms
Wi-fi hotspot zone
Old-folk lawn
Mobile app for
maintenance requests

Provision for salon
Provision for grocery shop
Provision for ATM
Provision for chemist
Provision for laundry



OCCUPATIONAL HEALTH & COMFORT

Wheelchair-friendly
common area toilets

Reserved parking for the
specially-abled

Low VOC exterior paints

CFC free air-conditioners
in common areas

Roof tiles with high Solar
Reflective Index

High speed elevators

Drivers' utility area

Separate service elevators

Secured mail rooms

Elevators specially-abled
friendly

Generator back-up for
common area

Shuttle to metro station



FESTIVAL PODIUM

FIRE & SECURITY

3-tier security system

Boom barrier entry

Fire door at fire escape staircase

Security desk at every block

Video door phone

Intercom

Sprinklers in kitchen

CCTV surveillance

Manual call points in common areas

Fire hydrant system in common areas

Lightening arrester

Seismic sensors in elevators

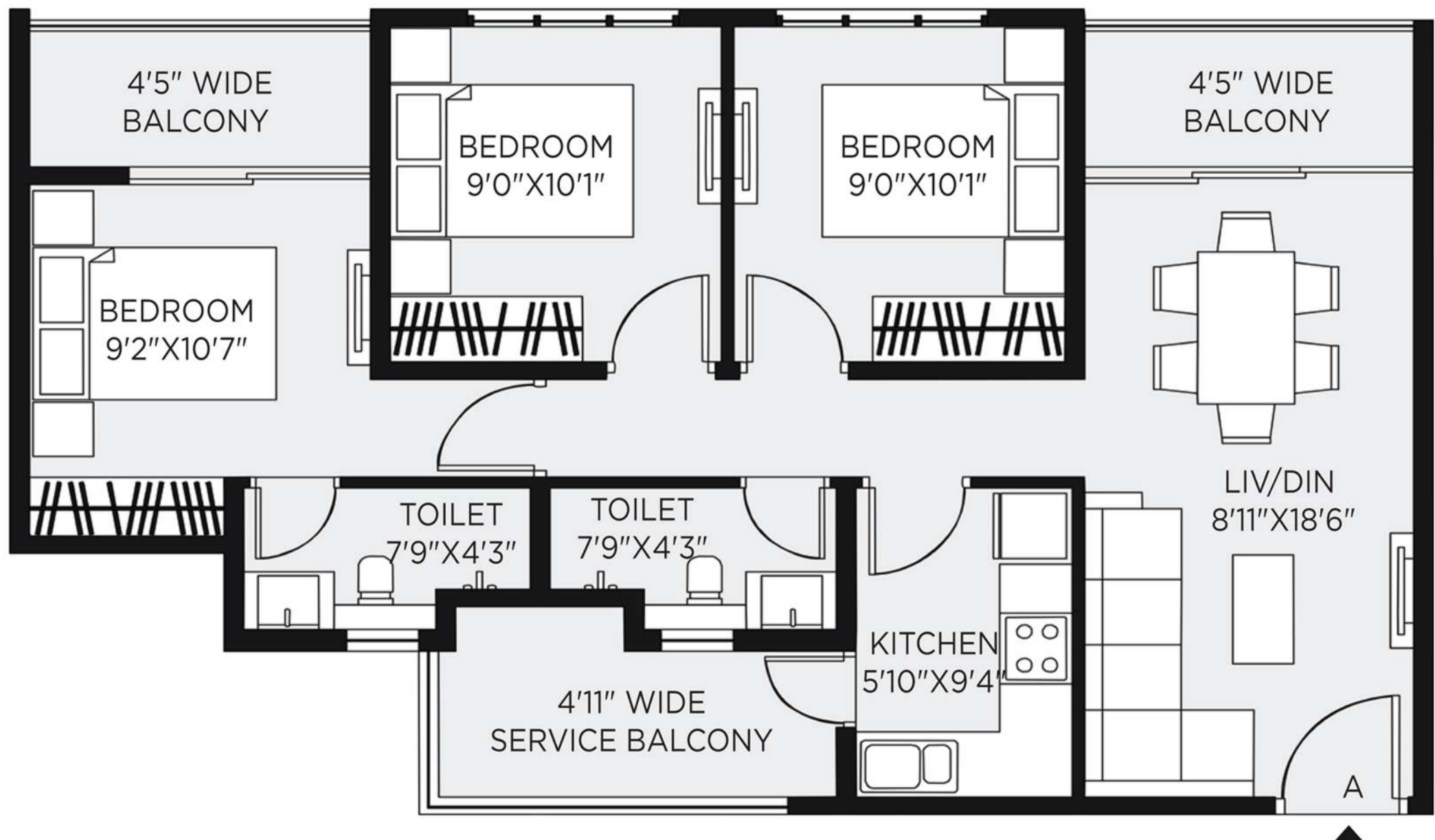


WALKWAY

SITE PLAN



UNIT PLANS



TYPE A (3 BHK)

CARPET AREA : 644 SQ.FT.
BALCONY AREA : 138 SQ.FT.
BUILT-UP AREA : 847 SQ.FT.
SUPER BUILT-UP AREA : 1115 SQ.FT.

ORIENTATION

Large openable windows with partial and fixed combinations for increased natural light and ventilation

Strategic design & landscaping to ensure most of the flats get either garden view; south open or both

Structured in such a way that all the living areas and bedrooms have an external view, while the toilets and kitchens open to the courtyard, ensuring ample sunlight and ventilation

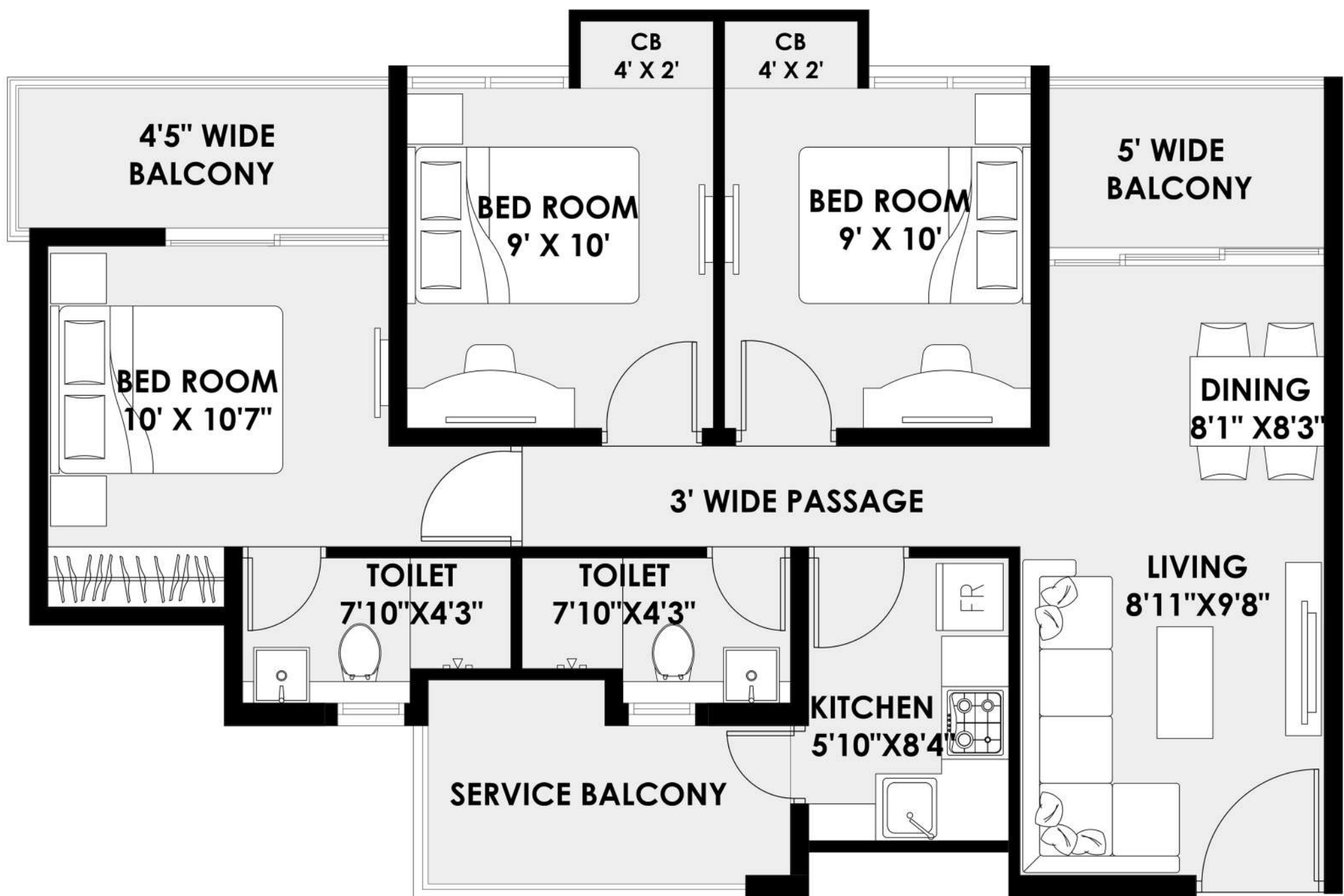
SPACE UTILIZATION

Service balcony with kitchen in every flat with points for washing machines for efficient utilization of space

Spacious living/dining area with balcony in all flats

Additional balcony with Master Bedroom in all 3 BHK units

UNIT PLANS



3-BHK	CARPET AREA : 644 SQFT
	BALCONY AREA : 149 SQFT
	BUILT UP AREA : 858 SQFT
	SUPER BUILT UP AREA : 1128 SQFT

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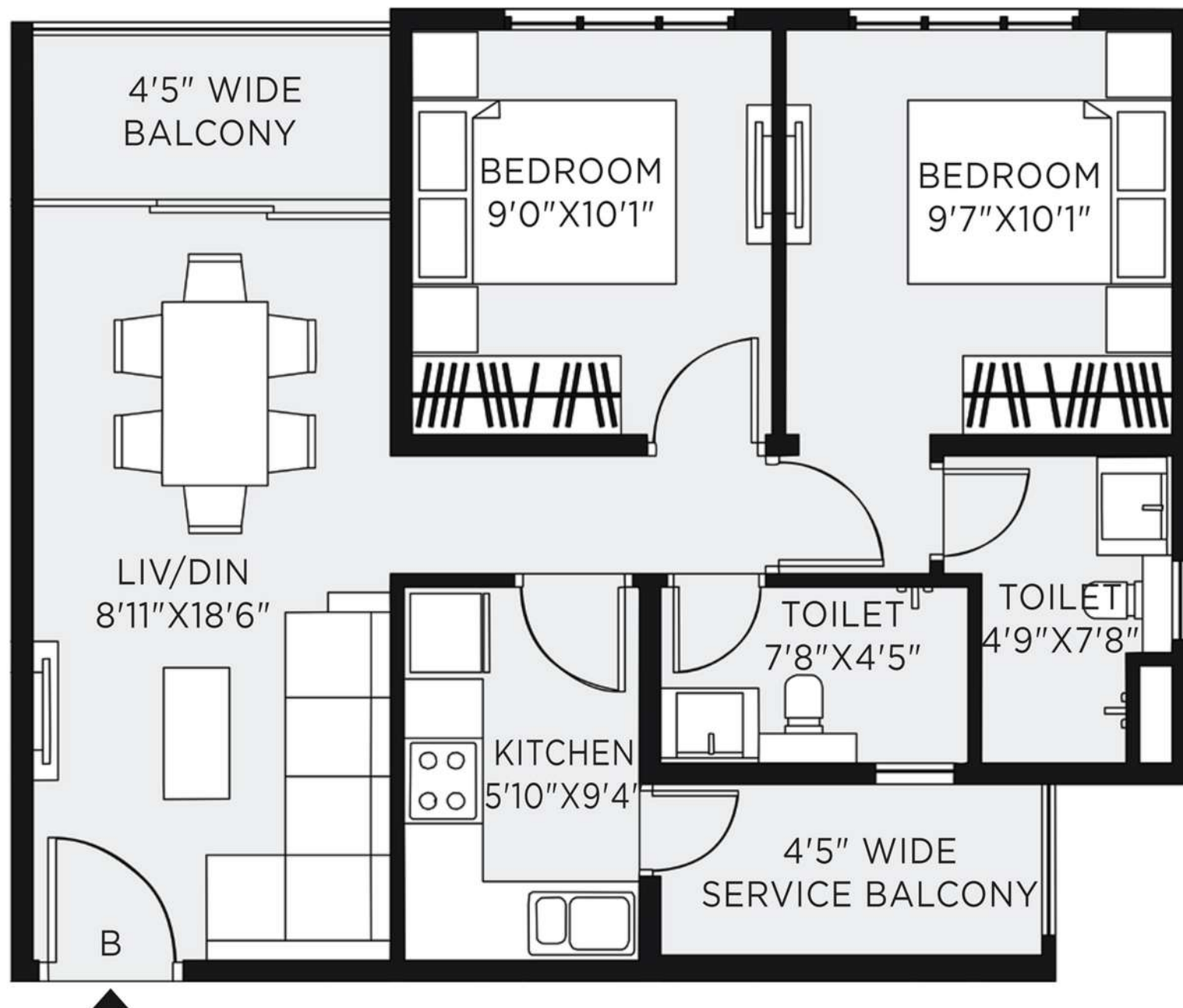
SPACE UTILIZATION

Service balcony with kitchen in every flat with points for washing machines for efficient utilization of space

Spacious living/dining area with balcony in all flats

Additional balcony with Master Bedroom in all 3 BHK units

UNIT PLANS



TYPE B (2 BHK)

CARPET AREA : 548 SQ.FT.
BALCONY AREA : 80 SQ.FT.
BUILT-UP AREA : 683 SQ.FT.
SUPER BUILT-UP AREA : 898 SQ.FT.

ORIENTATION

Large openable windows with partial and fixed combinations for increased natural light and ventilation

Strategic design & landscaping to ensure most of the flats get either garden view; south open or both

Structured in such a way that all the living areas and bedrooms have an external view, while the toilets and kitchens open to the courtyard, ensuring ample sunlight and ventilation

SPACE UTILIZATION

Service balcony with kitchen in every flat with points for washing machines for efficient utilization of space

Spacious living/dining area with balcony in all flats

Additional balcony with Master Bedroom in all 2 BHK units



2-BHK	CARPET AREA : 550 SQFT
	BALCONY AREA : 87 SQFT
	BUILT UP AREA : 689 SQFT
	SUPER BUILT UP AREA : 906 SQFT

UNIT PLANS



2-BHK	CARPET AREA : 550 SQFT
	BALCONY AREA : 87 SQFT
	BUILT UP AREA : 689 SQFT
	SUPER BUILT UP AREA : 906 SQFT

ORIENTATION

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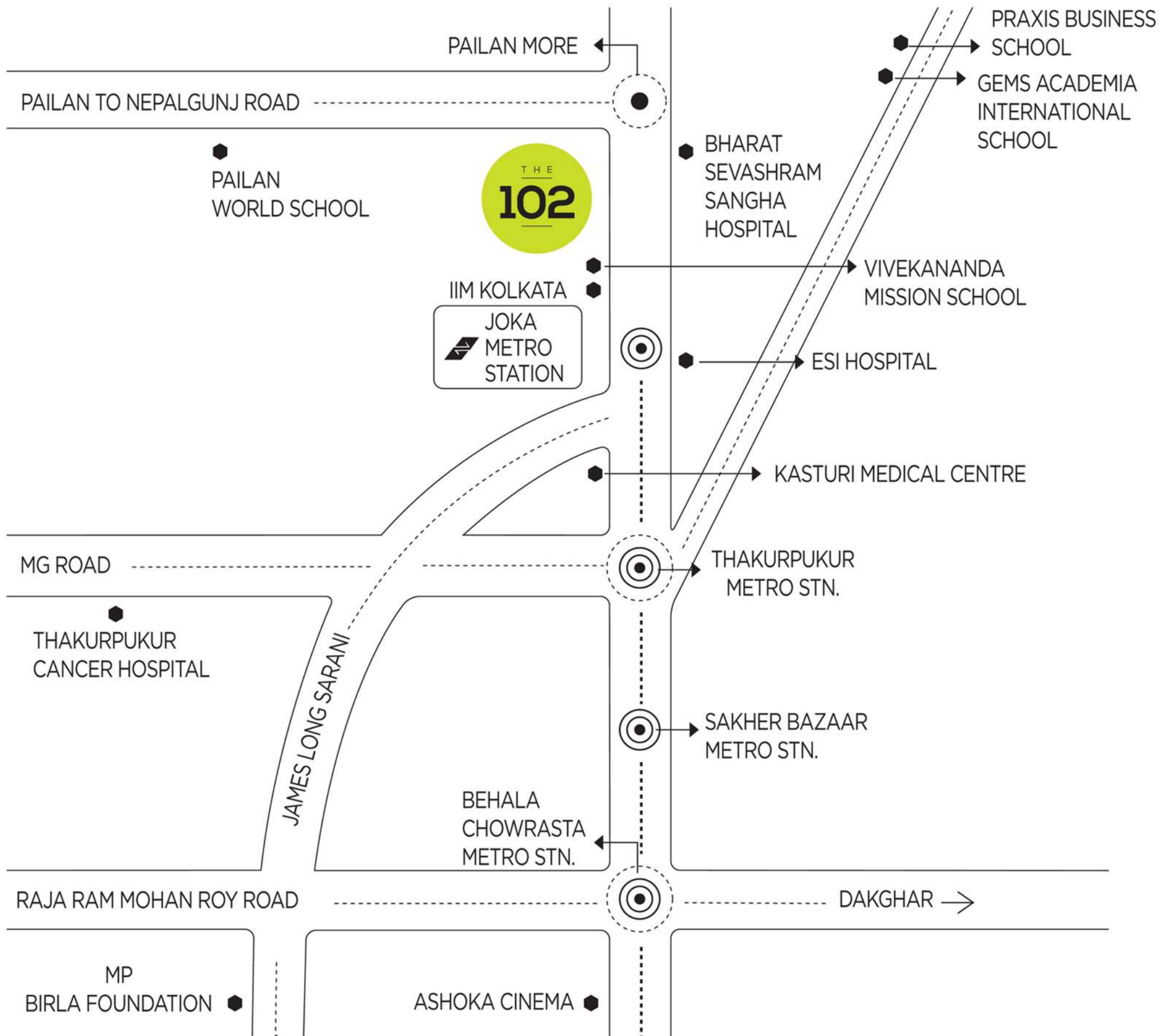
SPACE UTILIZATION

Service balcony with kitchen in every flat with points for washing machines for efficient utilization of space

Spacious living/dining area with balcony in all flats

Additional balcony with Master Bedroom in all 2 BHK units

LOCATION



EDUCATION

Vivekananda Mission School	2.8 km
Kidzee	4.4 km

HEALTHCARE

Bharat Sevashram Sangha	100 m
ESI Hospital	1.4 km

ENTERTAINMENT

Pailan Bazaar	600 m
Square Mall (Proposed)	1.2 km

COMMUTE

Proposed Metro Station at Joka	1.4 km
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