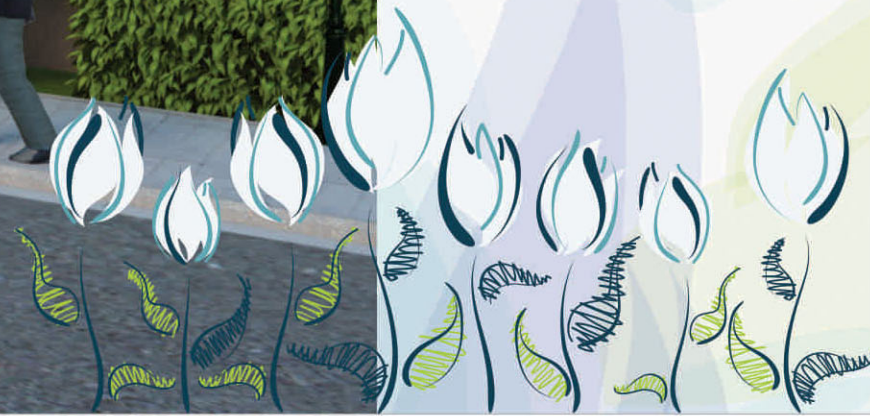




**IKON  
PALAZZO**

**Site at :**  
Plot No. 48, Laxmi Nagar,  
Opposite Hanuman Mandir  
Garden, Nagpur.

**Luxurious  
4 BHK  
Apartments**





## Near By

GARDEN



BAL JAGAT  
(CHILDREN CLUB)



CHILDREN'S PLAY AREA



MANDIR

(ACTUAL PHOTOS)

## About the Project

**IKON PALAZZO**, yet another offering by “**IKON DEVELOPERS**” is set amongst the tranquil spaces of laxminagar and this premium residential project combines serenity, style and comfort in its every detail.

Tastefully designed the spacious 4 BHK apartments adhere's to International living standards and every home is meticulously crafted to suit your taste and lifestyle.

With the facade greatly resembling the opulent Italian architecture and the layout boasting of unique design principles make every apartment at “**IKON PALAZZO**” a possession of pride.

Amazing garden views make this an elite residential project especially for people who crave for the grandeur and indulgence in their lifestyle.

Come discover a new way of life at “**IKON PALAZZO**”.





## GROUND FLOOR PLAN

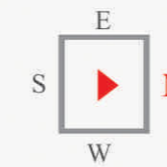


## FIRST & SECOND FLOOR PLAN



FLAT NO.	CARPET AREA	B/UP + BALCONY	OPEN TERRACE	TOTAL USABLE AREA	COMMON AREA	PARKING	TOTAL AREA
	A Sq.Ft.	B (Open+Encl) Sq.Ft.	C Sq.Ft.	B + C Sq.Ft.	E Sq.M.	F Sq.M.	D + E + F Sq.Ft.
101, 201	679.004	1024.959	82.872	1107.826	212.463	177.606	1415.028
102, 202	834.780	1186.279	-	1186.279	245.903	177.606	1609.787

## THIRD & FOURTH FLOOR PLAN



FLAT NO.	CARPET AREA	B/UP + BALCONY	OPEN TERRACE	TOTAL USABLE AREA	COMMON AREA	PARKING	TOTAL AREA
	A Sq.Ft.	B (Open+Encl) Sq.Ft.	C Sq.Ft.	B + C Sq.Ft.	E Sq.M.	F Sq.M.	D + E + F Sq.Ft.
301, 401	786.978	1188.539	-	1188.539	246.371	177.606	1612.516
302, 402	834.780	1186.279	-	1186.279	245.903	177.606	1609.787







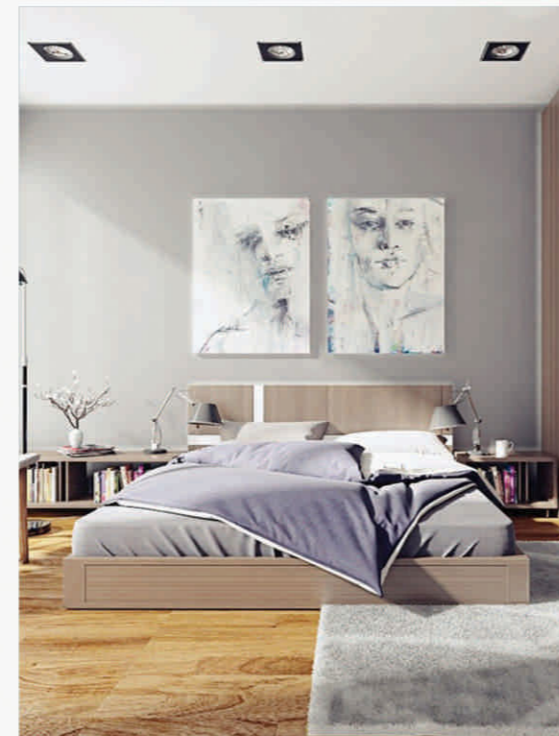
### CUT VIEW

102 / 202 / 302 / 402



### CUT VIEW

301 / 401



## SALIENT FEATURES



SMART ENTRY, SMART CARD



INTERCOM FACILITY



SECURITY CCTV CAMERA



AUTO DOOR LIFT WITH ARD



SINGLE LEVER DIVERTER  
FITTING IN TOILET



SOLAR WATER HEATER ON COST



RAIN WATER HARVESTING



VASTU COMPLIANT

## SPECIFICATION

### STRUCTURE

- Earth-quake resistant Design,
- Premium Quality Construction

### WALL & PLASTER

- Internal : 115mm thick Wall
- External : 150mm thick Wall

### POP

- Pop False Ceiling in Hall

### LIFT & PARKING

- Auto Door Lift for Vertical Connectivity
- Car Parking For all Flats.
- Provision of Minimum Columns

### PLUMBING

- Automatic Water Level Sensor For Over Head Tank.
- CPVC & UPVC Pipes

### TOILET

- Indian & European WC.
- Diverter, Health faucet.
- Digital Tiles up to Ceiling Height.
- Premium grade sanitary fittings.

### PAINTING

- External - Weather shield
- Internal - Paint with full putty

### ELECTRICAL

- Provision For Adequate Light & Fan Points
- Electrical Wiring as Per The Provision for Installation of Inverter.
- Cable Connection in Livingroom.
- Adequate Power Points
- Modular switches

### WATER

- Corporation Water / Bore well
- Over head Water Tank Separate for drinking & Domestic Use
- Water Supply From Over Head Tank & Underground Sump Standby Borewell Connection With Pump.

### DOORS & WINDOWS

- Main Door - Decorative Veneer Door with T.W. Frame / Decorative Metal Door
- Inner Door - Membrane Finish / Laminated Finish Flush Doors
- Windows - Aluminium Powder Coated Glazed windows (2/3 Track) with Marble / Tiles sill, M.S. safety grill.

### FLOORING

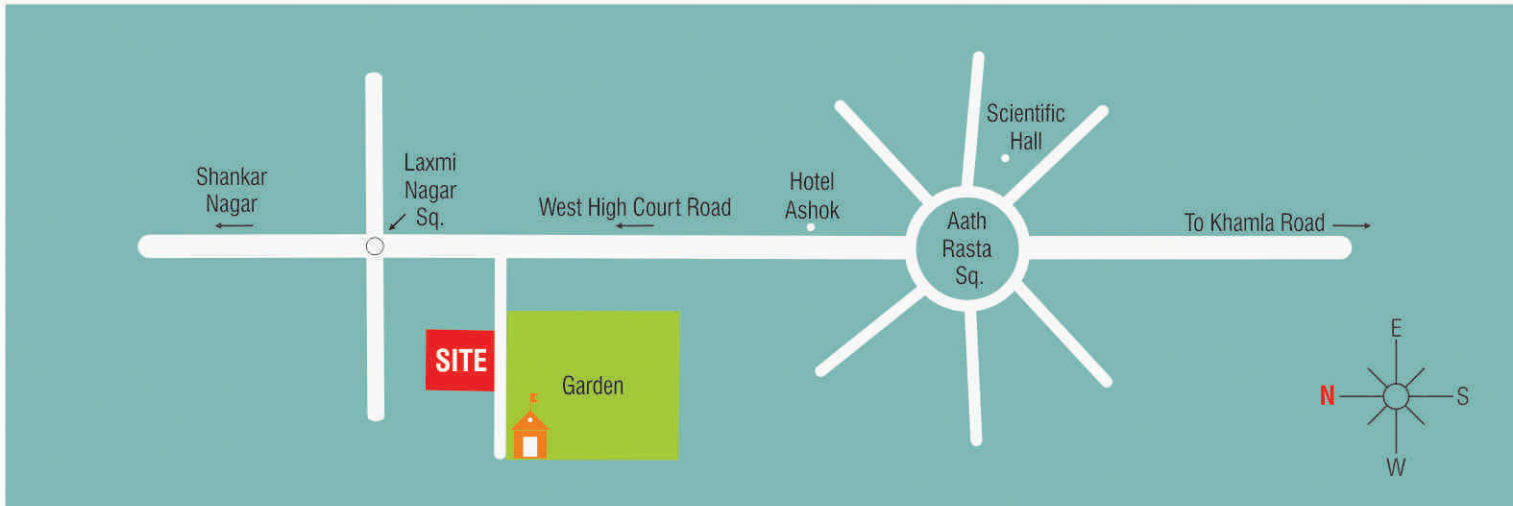
- All Rooms - Premium Quality 32"x32" Double Charge / Twin charge Vitrified Tiles.
- Balcony - Tiles
- Toilet - Dado in Concept Tiles & Floor in Anti-skid
- Staircase - Granite

### KITCHEN

- Granite Cooking Platform with Stainless Steel Sink & Dado Utility
- Balcony with Appropriate Space & Provision For Installation of Washing Machine



## LOCATION PLAN



### NOTE : ADDITIONAL CHARGES TO BE PAID BY PURCHASER & TERMS & CONDITIONS

Stamp duty & Registration fees, M.S.E.B. Meter deposit, Electrical Meter charges, Transformer deposit, Water Meter & Connection Charges, GST as per the Govt. rule, Changes in the specification & plan will cost extra. and to be paid by the purchaser. possession of the flat will be given by the builder after clearance of all dues. All payments required to be made, shall be by cheque/pay order / demand draft/ RTGS/NEFT in Favour of "SOHAM INFRA", All receipts issued shall be subject to realization of the cheque(s). Pay separate cheque for GST on each installment, TDS to be deducted and deposited on time as per. Govt norms by the buyer. Furniture & Fixtures are not included in the development.

NOTE :

**ARCHITECT**  
  
**DESIGN COORDINATES**  
**Ar. HUSAIN KARORI**  
 ARCHITECT & INTERIOR DESIGNER  
 +91 9970371799

**LEGAL ADVISOR**  
**TOAL & TOLANI ASSOCIATES**

**STRUCTURAL DESIGNER**  
**ASHISH BHANARKAR**  
 SHIVALAY DESIGNS

Project by

**SOHAM**  
 I N F R A

Project Management by

**IKON** Developers

**Corporate Office :** Cotton Market Square, Nagpur.

**Booking Office :** 3<sup>rd</sup> Floor A. J. Nelson Pride, Block No. 10, Nelson Square, Nagpur.

**For Booking Contact : Mustafa Hassonjee - 9975561061**

**Johny Pal - 9923481830 | Binny Pal - 9970311111 | Sunny Bhatia - 9823137661**

The brochure is not a legal document It is only illustration. Developers reserve the right to add or alter the specifications & plans as deemed fit.