



CHARMS INDIA
UPRERAPRJ6777



The i conic Tower

CHARMS CASTLE



Rajnagar Extension, Ghaziabad

+91 8468-804040

www.charmsindia.com

TEAM BEHIND



Land Owners & Builders

Charms India Pvt. Ltd.



Principal Architects

Space Designers International



Structural Designers

S DAC Engineers



Sustainability Consultants

S DAC Engineers



Landscape Architects

Singhal Associates



Electrical & Plumbing Consultants

Consummate Engineering Pvt. Ltd.



Construction Finance by

Catalyst Trusteeship Ltd.

Quality living at Charms Castle



Nestled in a 10 acre development, Charms Castle is a premium residential project of Raj Nagar Extension with the finest lifestyle features where you can experience the joy of complete living. Ideal for first time buyer or an investment opportunity, Iconic Tower at Charms Castle will serve as the residential address of choice for premium living.

With the unmatched quality of Charms Projects, Iconic Tower ,Charms Castle is a perfect blend of location, aesthetics and quality construction. A green and gated community of 10 towers has meticulously planned open spaces and swimming pool , 3 storey Club having Gym, banquets, pool tables, yoga room , with 24x7 3 tier security.

All apartments of Iconic tower are well designed with spacious balconies, providing open spaces. Living at Iconic Tower, Charms Castle provides incomparable pleasure .



THE CLUB

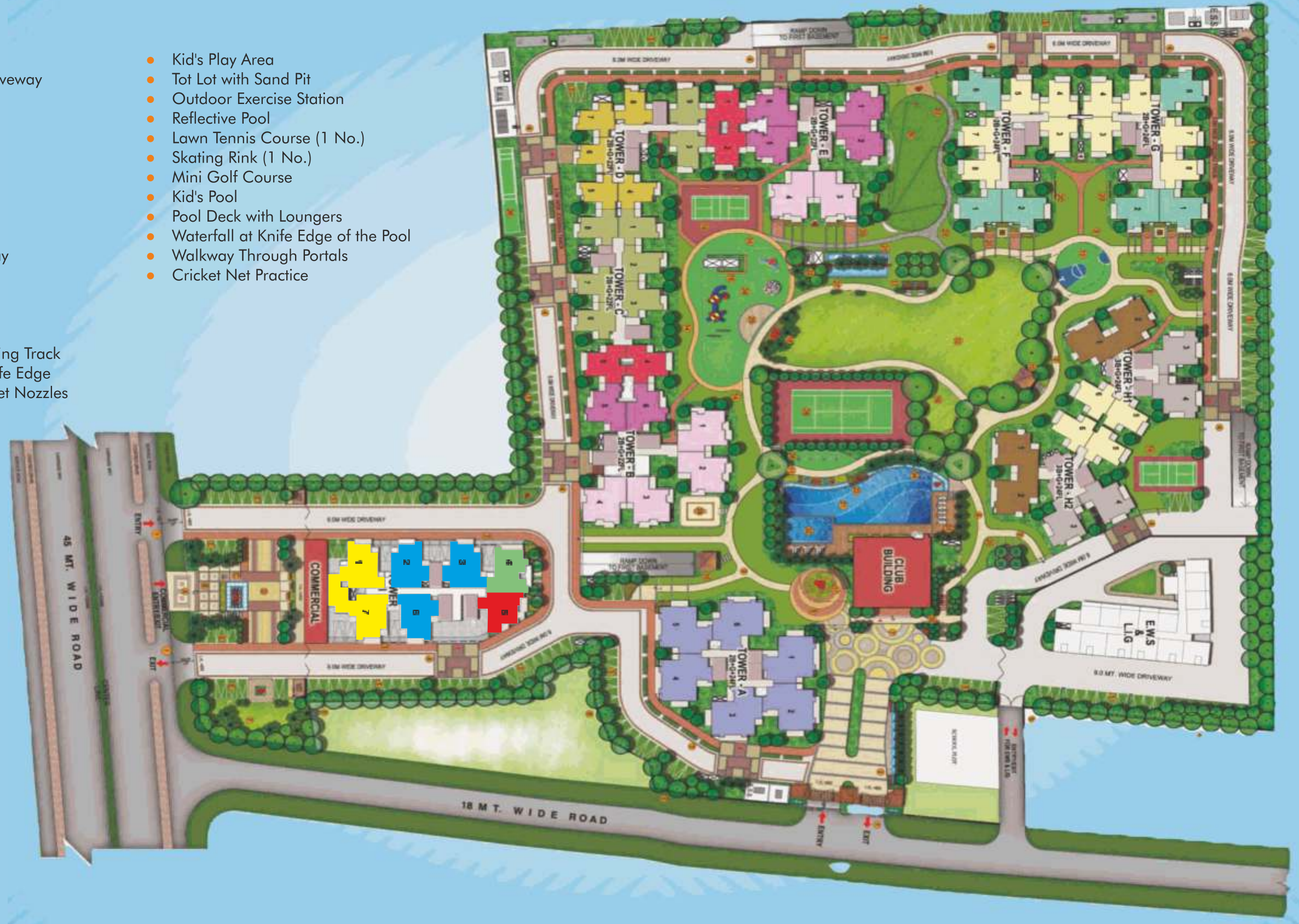
@ Charms Castle



SITE PLAN

LEGENDS

- Entrance/exit Gate Complex
- 1.5m wide Pathway Along Driveway
- Towers Drop-off
- Surface Car Parking
- Boundary Wall Plantation
- Club Drop-off
- Gazebos (2 Nos.)
- Aromatic Garden
- Central Green
- Half Basketball Court
- 1.2m Wide Secondary Pathway
- Senior Citizens Park
- Sculpture Placed on Hedge
- Badminton Courts (2 Nos.)
- Open Sit-outs
- 1.8m Wide Meandering Jogging Track
- Main Swimming Pool with Knife Edge
- Water Feature with Spouts & jet Nozzles
- Feature Wall
- Reflexology Path
- Kid's Play Area
- Tot Lot with Sand Pit
- Outdoor Exercise Station
- Reflective Pool
- Lawn Tennis Course (1 No.)
- Skating Rink (1 No.)
- Mini Golf Course
- Kid's Pool
- Pool Deck with Loungers
- Waterfall at Knife Edge of the Pool
- Walkway Through Portals
- Cricket Net Practice



UNIT- 2, 3 & 6

3 BHK + 3 TOILET + 3 BALCONY

TOTAL AREA 1605 SQ. FT.



Unit - 2,3 & 6

TYPOLOGY	Area Break-up as per RERA							
	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
3BHK	884.59	82.18	241.76	22.46	1187.48	110.32	1605.00	149.11

Disclaimer: Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

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UNIT- 1 & 7

3 BHK + 3 TOILET + 3 BALCONY

TOTAL AREA 1625 SQ. FT.



1st & 2nd Floor



Unit - 1 & 7

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	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
3BHK	886.52	82.36	229.27	21.30	1201.59	111.63	1625.00	150.97

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UNIT- 1 & 7

3 BHK + 3 TOILET + 3 BALCONY

TOTAL AREA 1805 SQ. FT.

3rd to 4th & 10 to 15th Floor



Unit - 1 & 7

TYPOLOGY	Area Break-up as per RERA							
	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
3BHK	897.93	83.42	353.27	32.82	1335.81	124.10	1805.00	167.69

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UNIT- 1 & 7

3 BHK + 3 TOILET + 3 BALCONY

TOTAL AREA 1905 SQ. FT.

5th to 9th & 16th to 20th Floor



Unit - 1 & 7

TYPOLOGY	Area Break-up as per RERA							
	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
3BHK	897.93	83.42	428.51	39.81	1411.05	131.09	1905.00	176.98

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TOTAL AREA 1905 SQ. FT.

5th to 9th & 16th to 20th Floor



Unit - 1 & 7

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	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
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UNIT-4

3 BHK + 3 TOILET + 3 BALCONY

TOTAL AREA 1920 SQ. FT.



Unit - 4

TYPOLOGY	Area Break-up as per RERA							
	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
3BHK	937.87	87.13	417.64	38.80	1421.49	132.06	1920.00	178.37

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UNIT-4

3 BHK + 3 TOILET + 3 BALCONY

TOTAL AREA 1920 SQ. FT.



Unit - 4

TYPOLOGY	Area Break-up as per RERA							
	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
3BHK	937.87	87.13	417.64	38.80	1421.49	132.06	1920.00	178.37

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UNIT- 5

3 BHK + 3 TOILET + 3 BALCONY

TOTAL AREA 1935 SQ. FT.



Unit - 5

TYPOLOGY	Area Break-up as per RERA							
	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
3BHK	947.66	88.04	404.94	37.62	1434.73	133.29	1935.00	179.77

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UNIT- 5

3 BHK + 3 TOILET + 3 BALCONY

TOTAL AREA 1935 SQ. FT.



Unit - 5

TYPOLOGY	Area Break-up as per RERA							
	CARPET AREA		BALCONY AREA		COVERED AREA		TOTAL AREA	
	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.
3BHK	947.65	88.04	404.93	37.62	1434.73	133.29	1935.00	179.77

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SPECIFICATIONS

THAT MAKE YOUR INTERIORS SOOTHING

STRUCTURE

Earthquake resistant R.C.C. frame structure duly vetted & certified.

FLOORING

Drawing, Dining, Kitchen, Bedroom to have vitrified tiles and wooden texture vitrified tiles in master bedroom. Ceramic tiles in toilets and balconies.

WATER SUPPLY

Underground and overhead water tanks with pumps for uninterrupted supply of water.

LIFT LOBBIES/ CORRIDORS

Vitrified tiles for flooring, granite wall cladding around lift with OBD paint. False ceiling with modern lights.

EXTERNAL

Most modern & elegant finish with quality weather proof coated paint on walls.

KITCHEN

Granite counters with 2'.0" high ceramic tiles above it and stainless sink.

TOILETS

Provisions for Hot & Cold water system. Tiles in pleasing colors on walls up to door level. European W.C's, wash basins & cisterns in white shade, Ceramic sanitaryware & CP fitting of Jaguar, and Chrome plated fittings.

BALCONIES

MS railing with high quality synthetic enamel pain.

INTERNAL FINISH

All internal walls & ceiling are Gypsum plastered and painted with oil bond distemper in pleasing colors.

FIXTURES & FITTINGS

All copper wiring in P.V.C. concealed conduit. Provision for adequate light and power points as well as telephone & TV outlets with modular switches and protective M.C.B's.

DOOR & WINDOWS

External doors and windows are aluminium powder coated. Seasoned hardwood frames with skin moulded shutter and quality hardware fittings.

STAIR CASE

MS railing with anti skid tiles flooring.

LOCATION MAP



Map not to scale







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Note: All above features and layout are tentative and subject to change. They are purely conceptual and constitute no legal offering.