



THE HERITAGE

...live lavish lifestyle



03 BHK Flat | 30 Units | 03 Towers

It's time to unlock your
dream home

Ficon
INFRASTRUCTURES
From dream to destiny...




THE HERITAGE
...live lavish lifestyle

Since 2004, Ficon Infrastructures is making a Difference in the Lives of Our People, Customers and Community. Since that day, the company has defined its success not by bricks and mortar, but by the satisfaction of the families that make our houses their homes. Our foundation is a single, guiding principle.

Ficon Infrastructures is managed by professionals who have the ability to dream and make things happen. A pioneer and expert in construction and development, Ficon Infrastructures Builders is one of the fastest growing real estate company in Nagpur. It has a team of talented and experienced professionals with broad sphere of influence, knowledge and most importantly our customer's faith and trust. We are dedicated to be an innovator in the industry, constantly focused on improving the quality of our homes and approaching each day with the highest level of integrity for our customers, associates, shareholders, trade partners, community, and environment.



It's time to change
the lifestyle



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"The Heritage" an ambience that fulfill all the desires of a dream home with metropolitan amenities. It is loaded with world class modern amenities and facilities. It offers 3 towers, 30 units. Each tower contain 5-storeyed residential apartment with ten 3 BHK premium flat. It is the best and the first residential apartment that offers Green Open Gym, Gazebo for Yoga and Meditation, Seating benches, Greenery Surrounding and many more that you never seen before in this area. It is a landmark residential project to live urban city life.



About the Project

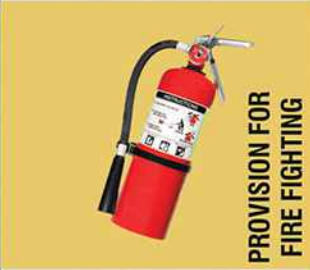
@ Pension Nagar, Nagpur.



Endless facilities for a
limitless lifestyle
under one roof



THE HERITAGE
...Live Limitless Lifestyle



Experience the magnificence of

L3 life

Live · Lavish · Lifestyle

at



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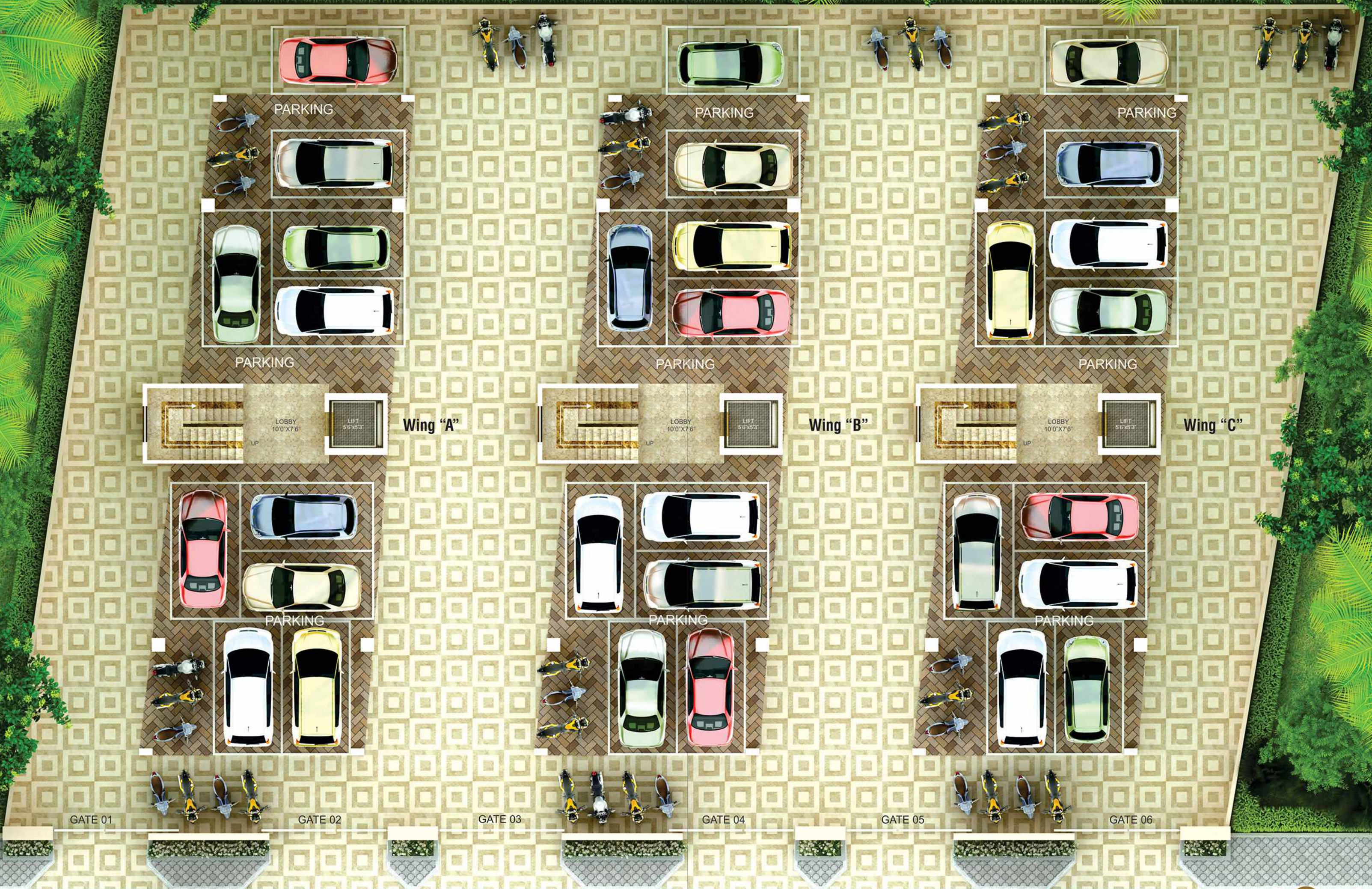


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GROUND FLOOR PLAN



← ROAD →



TYPICAL FLOOR PLAN

ISOMETRIC VIEW



[WING A / B / C]



[3 BHK FLAT]

FIRST TO FIFTH FLOOR

FLAT NO. : 101 To 501
S/B AREA : 1470.00 Sq. Ft.

FLAT NO. : 102 To 502
S/B AREA : 1477.00 Sq. Ft.

Furniture images used for representation purpose only.



The best way to find yourself



Exercise is not only changes your body, it changes your mind, your attitude and your mood. Ficon Infrastructures provides you a majestic place to increase your inner strength and live healthy life forever. It provides gazebo for yoga and meditation, seating benches with natural green surrounding for your family and elders one to spend quality of time. Well quipped green open gym to relax your-self after a hectic day life.

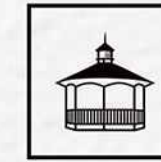
Amenities & Facilities



YOGA & MEDITATION



GREEN OPEN GYM



GAZEBO ON TERRACE



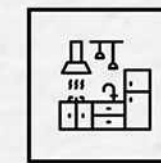
SENIOR CITIZEN SEATING BENCH



LANDSCAPE GARDEN



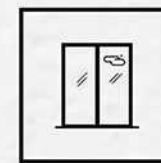
CCTV SURVEILLANCE



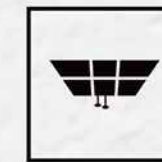
MODULAR KITCHEN



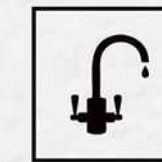
MULTI - LOCK MAIN DOOR



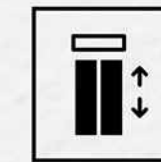
FULL LENGTH WINDOW



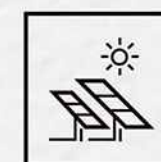
POP IN LIVING ROOM & MASTER BED ROOM



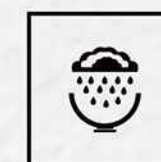
24 X 7 WATER SUPPLY



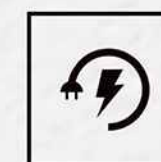
AUTOMATIC LIFT WITH POWER BACKUP



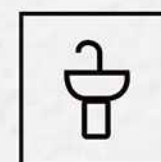
SOLAR PANEL FOR COMMON AREA



RAIN WATER HARVESTING



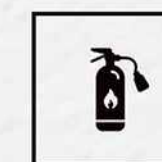
EV CHARGING POINT



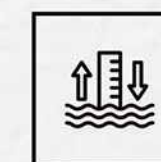
SANITATION FACILITY FOR SERVANT & DRIVERS



GUARD ROOM AT PARKING



PROVISION FOR FIRE FIGHTING



AUTOMATIC WATER LEVEL CONTROLLER



The dreamy details of your paradise



STRUCTURE

RCC Frame Structure (Seismic Zone II).

SUPER STRUCTURE

External wall : 6" AAC block.

Internal wall : 4" AAC block.

WINDOWS

Powder coated aluminium windows with mosquito mesh.
M.S. Safety grills.

DOOR

Main Door : Steel Security Door / Pinewood Door with lamination and safety lock.

Other Doors : RCC door frame with laminated flush door.

Toilet Door: Waterproof with laminated flush doors / P.V.C. doors.

FLOORING

2' X 4' size vitrified tile flooring in Hall, Bed Room & Passage.

Concept Designer tiles in toilets.

Anti-skid ceramic flooring in balcony and wash area.

LOBBY

Elegant lift lobby.

Granite flooring in staircase with stainless steel railing.

TOILET

Wall hang commode.

Hot-Cold water mixer / Diverter / Metropole.

Plumbing materials of ISI grade.

Anti-skid Ceramic flooring. Elegant quality CP fittings.

Provision for geyser. Premium sanitary ware of reputed brands.

WATERPROOFING

Water proofing in terrace, sump,
water tank & all bathrooms & balconies.

KITCHEN

Semi-Modular Kitchen with granite platform (otta) & stainless steel sink.

Dado 2'0" above platform.

Dry balcony with provision for washing machine.

ELECTRICAL

ISI Mark concealed Copper wiring.

Premium Modular switches, point for AC in Living room & all Bed rooms.

TV points in living room & Master Bed room.

ELCB/MCB for different circuits.

PAINTING

Exterior emulsion for External walls.

Tractor Emulsion for internal walls with putty finish in all rooms.

LIFT

High speed automatic lift with power back-up.

WATER TANK & SUPPLY

Municipal Water Supply.

Underground tank with sufficient capacity.

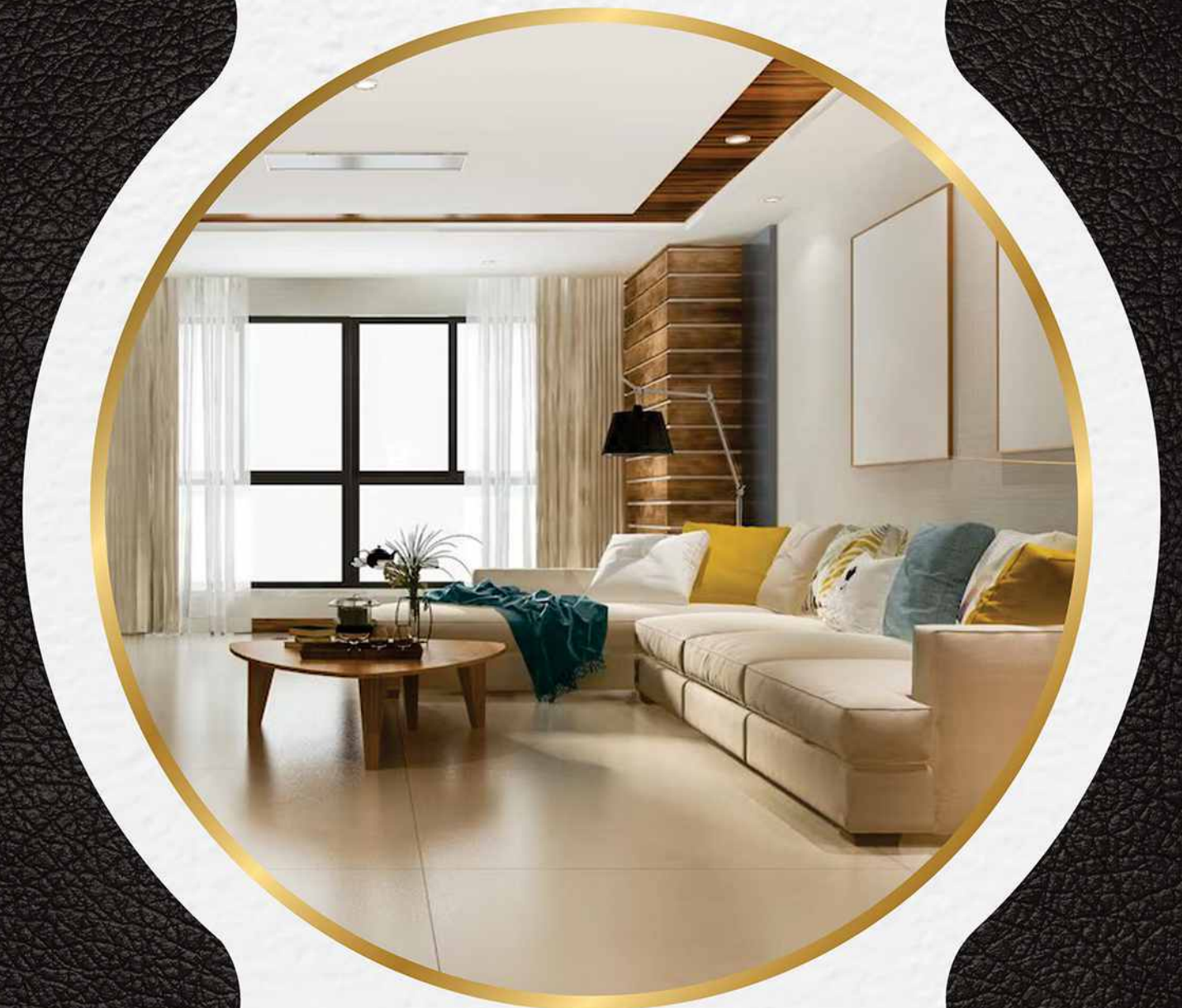
Tube Well / Well Water Supply.

Overhead tank for toilet & general washing use which shall be connected from the common well/tubewell in the plot.

For lifting tube well 1.0 to 1.5 HP motor to be provided.

NOTE

- 1) Extra works other than specified and any changes in layout will be carried out on advance deposit payment partly, at the sole direction of the developer.
- 2) No external/internal modifications shall be allowed to affect the external elevation.
- 3) The purchaser has to pay the following charges separately.
 - a) MSEB meter deposit and S.L.C. Network charges including proportionate charges of transformer.
 - b) Water meter charges with other incidental charges of water pump etc.
 - c) Registration, stamp duty and documentation charges.
 - d) GST and any other tax applicable from time to time shall be extra and are to be borne by the purchaser.
- 4) Possession after full & final payment.



SPECIFICATION

info@ficoninfra.com / www.ficoninfra.com



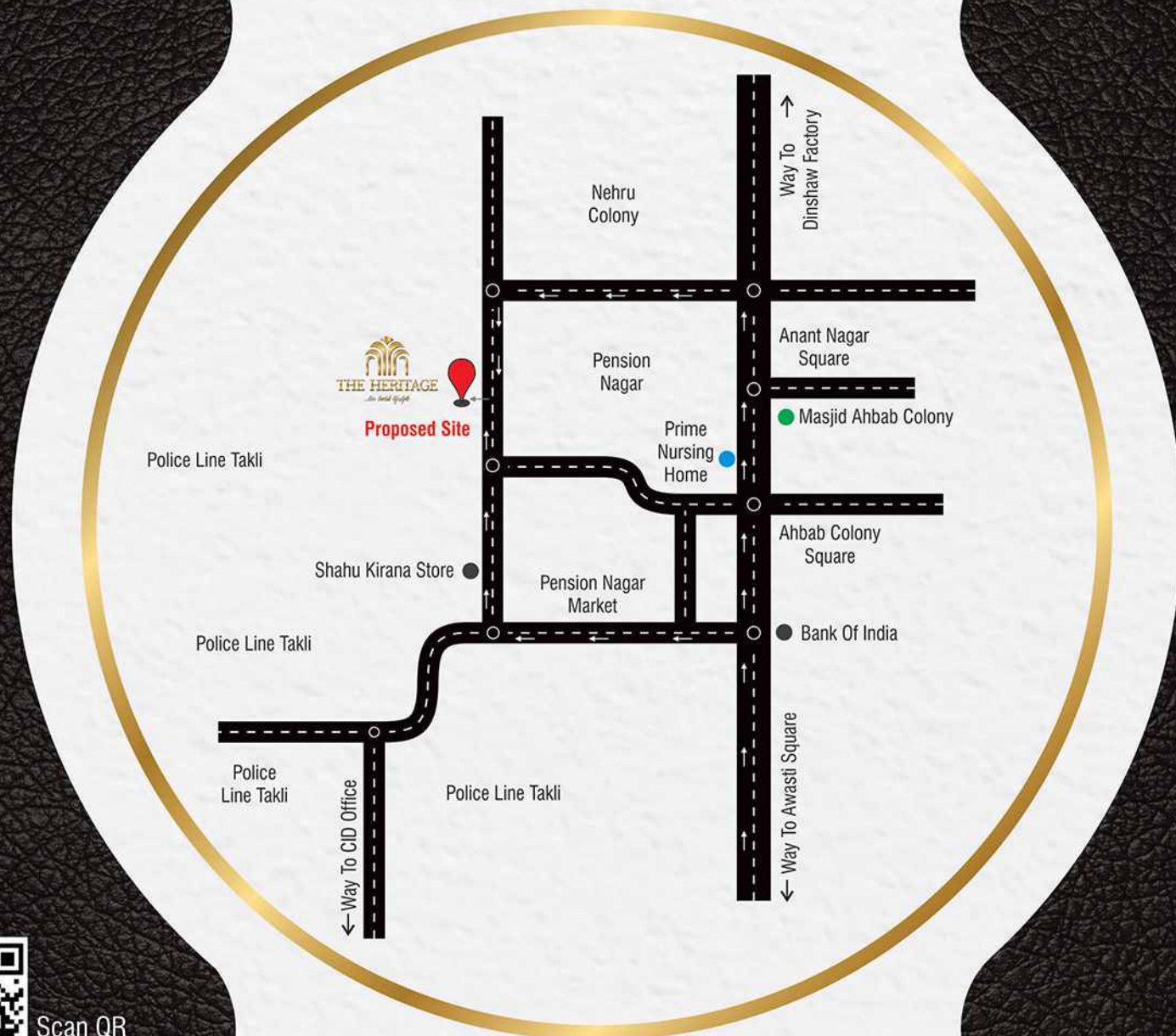
Kh. No. 6/8, NMC H. No. 103, Pension Nagar, Police Line Takli, Nagpur-13.

Delivered home more than
250⁺ happy families

OUR COMPLETED PROJECTS



OUR ONGOING PROJECTS



Scan QR
For Location

- | | | | | |
|----------------------------------|-----------------------------------|---------------------------------------|--------------------------------|--------------------------------|
| 5 Min. School
Bus Stop | 10 Min. Schools & Colleges | 5 Min. Restaurants & Hotels | 5 Min. Hospital | 5 Min. Children Park |
| 5 Min. Shopping Zone | 5 Min. Bus Stop | 15 Min. Gorewara Jungle Safari | 15 Min. Railway Station | 20 Min. Futala Chaupati |



For Booking Call
9370 990 080 / 8552 990 080 / 9372 877 615

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LEGAL CONSULTANT
Adv. Nafis Khan
Adv. Mir Nagman Ali

Note : This brochure is only a conceptual presentation of the project & not a legal offering. The promoters reserve the right to make changes in the elevation, plans & specification as deemed fit.