

# Ma.Aafaluge

Luxury Living in the Heart of Malé



**Building Dreams with AMZ Developers**

## Welcome to **AMZ Developers**

At AMZ Developers, we believe homes should combine modern design, luxury, comfort, and quality. Our latest project in Malé reflects this vision, offering thoughtfully designed spaces built with care and precision.



# At the Center of Everything That Matters

- Prime Malé location with easy access to main roads
- Walking distance to schools, hospitals, and shops
- Surrounded by restaurants, markets, and recreational spots
- Peaceful and family-friendly neighbourhood



## Inspired, Functional, Timeless

- Contemporary façade with modern aesthetics
- Spacious layouts with abundant natural light
- Smart, sustainable construction approach
- Built with premium-grade materials



## Where Style Meets **Comfort and Luxury**

- Luxury living rooms designed for family gatherings
- Bright bedrooms with natural ventilation
- Modular kitchen with premium finishes
- Sleek bathrooms with quality fittings



## A Lifestyle of Convenience

- Grand lobby with welcoming ambiance
- 24/7 security for peace of mind
- 2 High-speed elevators for easy access
- Elegantly designed lift lobby with a premium ambiance



## Future-Ready Homes

- Energy-efficient layouts with natural airflow
- Durable construction and lasting finishes
- Optimized floor plans for maximum utility
- Modern fixtures that combine style and practicality



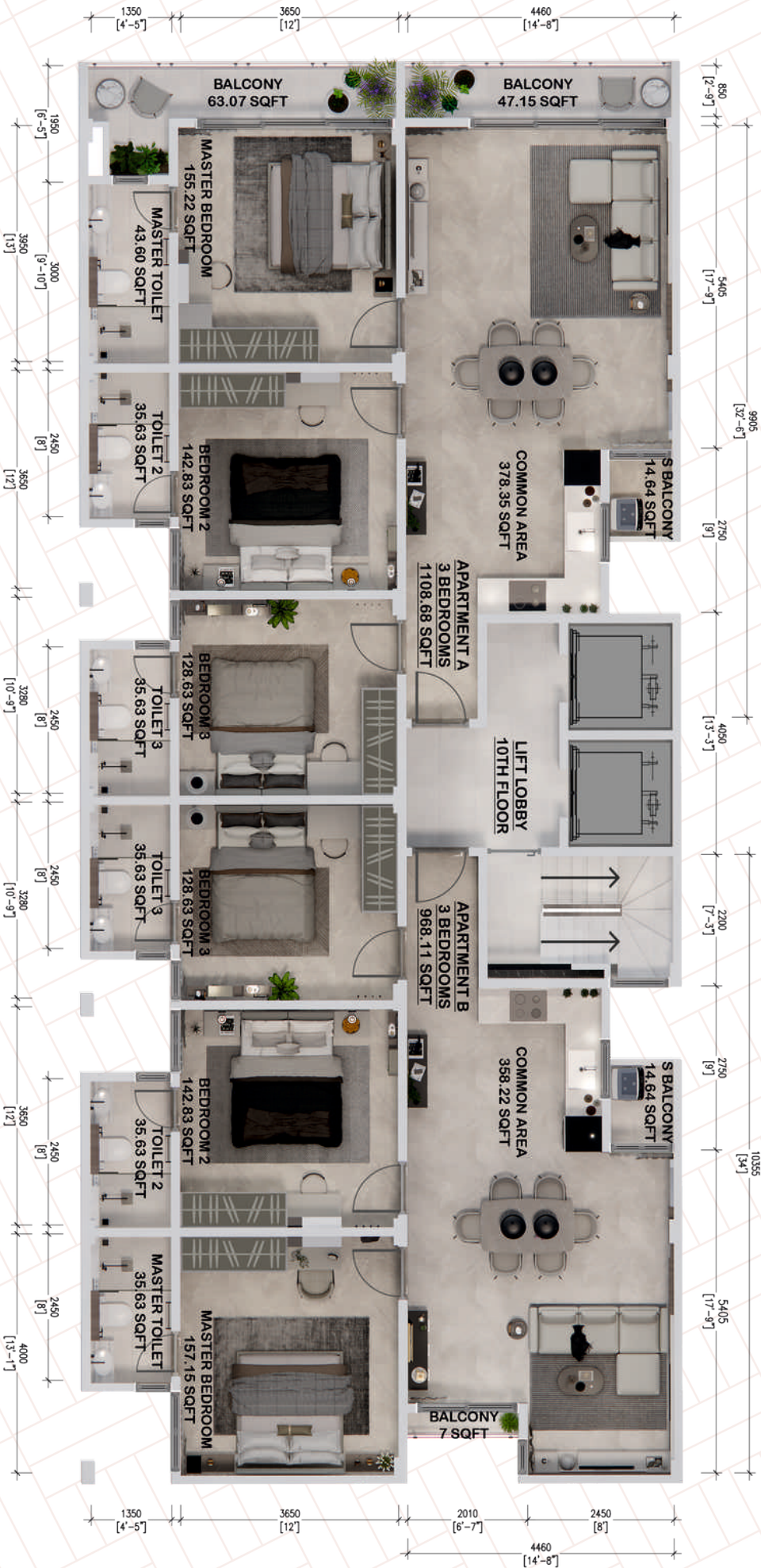
## Penthouse Living

Rise above the city in a residence that redefines sophistication. Expansive spaces, refined finishes, and endless light create a home that is both timeless and inspiring.

**A sanctuary in the sky.**



# FLOOR PLAN



## SPECIFICATIONS

### PAINTING

- |                  |                                      |
|------------------|--------------------------------------|
| • Int. Painting  | Acrylic Emulsion                     |
| • External Paint | Exterior Grade Acrylic Texture Paint |

### RAILINGS

SS Railings plus Tempered Glass Railing in Balconies

### DOOR FRAMES & SHUTTERS

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| • Main Door                         | Wooden Door                      |
| • Int. Rooms, Toilets and Utilities | Wooden Door (Both side Laminate) |

### DOOR FITTINGS

Hafele / Hettich / Equivalent

### WINDOWS

Aluminium Sliding Windows with Clear / Tinted Glass

### CP & SANITARY FITTINGS

- |                                                                                                |                                                 |
|------------------------------------------------------------------------------------------------|-------------------------------------------------|
| • Kitchen Sink                                                                                 | Stainless Steel Single Bowl with Draining Board |
| • CP & Sanitary fittings in Kitchen and Toilets - Faucets, Showers, WC's, Cisterns, Washbasins | Branded CP & Sanitary fittings as approved      |
| • Rain Shower / Hand Shower with Partition                                                     | Glass Partition                                 |
| • Exhaust Fans - Kitchen and Toilets                                                           | To be provided                                  |
| • Geyser                                                                                       | To be provided                                  |

## SPECIFICATIONS

### FLOORING

- |                                              |                            |
|----------------------------------------------|----------------------------|
| • Foyer / Living / Dining / Bedrooms         | Fully Body Vitrified Tiles |
| • Kitchen - Floor / Balcony / Toilet - Floor | Antiskid Vitrified Tiles   |
| • Toilet & Kitchen Dado                      | Glazed Ceramic Tile        |
| • Kitchen Platform                           | Granite Stone / Corian     |

### ELECTRICAL

- |                    |                                                                         |
|--------------------|-------------------------------------------------------------------------|
| • Power Backup -DG | Only in Common Areas                                                    |
| • Points in Flats  | As per Annexure:                                                        |
|                    | • Concealed Copper wiring                                               |
|                    | • Branded Modular switches                                              |
|                    | • Ceiling fans in all Rooms including Kitchen                           |
|                    | • Direct to Home (DTH) Connectivity in all Bedrooms and the Family Area |
|                    | • Cat6 cabling for Tel. & Data                                          |
|                    | • Telephone point in Living Room                                        |
|                    | • Data Point in Living Room                                             |
|                    | • Video Door Phone                                                      |




## Book Now & Step Into Your New Space

**Don't wait** availability is limited!

Secure your apartment, office, or **shop in Ma.Aafaluge today.**

### Contact Us

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