

BUILDERS & DEVELOPERS



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... EMERALD ESTLLA



PLACE OF TRANQUILITY

IN A BUSTLING CITY LIKE BENGALURU, HAVING A WONDERFUL HOME IS NOT ENOUGH, ESPECIALLY WHEN IT TAKES AGES TO GET HOME AND THE DAY'S STRESS DOESN'T MELT AWAY WHEN YOU ARRIVE. WE OFFER A COVETED LIFESTYLE AT A GREAT LOCATION. SITUATED IN SOUTH BENGALURU, IT'S EASILY ACCESSIBLE AND YOUR COMMUTE HOME IS MADE MUCH SMOOTHER BY THE TRAVEL INFRASTRUCTURE

ENJOY AN 5000 SQ.FEET CLUB HOUSE
AN ULTRA MODERN CLUBHOUSE PACKED WITH SEVERAL AMENITIES SUCH AS SWIMMING POOL, GYMNASIUM, INDOOR SPORTING FACILITIES, BANQUET & PARTY HALL AND MUCH MORE ALL AMIDST PLUSH GREEN LANDSCAPING.

LAYOUT PLAN



EMERALD ESTILA

THE MOST SOUGHT AFTER ADDRESS IN BANGALORE

THERE WAS A TIME NOT TOO LONG AGO...

THERE WAS AN EASY PACE AND FRESH FEEL TO LIFE.

PEOPLE LIVED IN WELL-LIT, SPACIOUS BUNGALOWS.

DOORS OPENED TO PICTURE PERFECT GARDENS ALIVE WITH COLOUR AND FRAGRANCE.

BUTTERFLIES CHASED ONE ANOTHER AND FIREFLIES DANCED IN THE DARK.

THERE WAS A BACKYARD FOR LAZY FAMILY AFTERNOONS AND INFORMAL DINING.

WHERE OCCASIONALLY ONE WOULD CATCH A REFRESHING AFTERNOON NAP.

EVERY SENSE WAS NOURISHED AND YOU FELT GREAT.

JUST LIVING. JUST BEING, IN THE MOMENT.

IT WAS A TIME WHEN EVERYTHING WAS WITHIN REACH: SCHOOLS, MARKETS AND PARKS.

EVEN FRIENDS WERE CLOSE BY.

PEOPLE SMILED WHEN THEY PASSED BY, AND EVERYONE KNEW YOU BY NAME.

STRESS WAS A FOREIGN WORD AND THE NEIGHBOURHOOD WAS SO SAFE, YOU COULD EVEN LEAVE THE FRONT DOOR UNLOCKED.

YOUR CHILDREN CYCLED DOWN WINDING PATHS AND THEIR LAUGHTER MADE YOU REALIZE WHAT YOU HAD WORKED FOR.

MOST DAYS, YOU FELT AN OVERWHELMING SENSE OF CONTENTMENT.

YES, THERE WAS A TIME PEOPLE LIVED THIS WAY. IT'S TIME TO REDISCOVER IT.



VILLA LIFESTYLE IS...

LIVING IN SAFE AND PEACEFUL
ENVIRONS: WITHIN A FULLY
SECURE GATED COMPLEX

VILLA DEFINES THE COMFORTS AND LUXURY THAT COME WITH A
MODERN LIVING —

AN EXCLUSIVE CLUBHOUSE, PACKED WITH LIFESTYLE AMENITIES:

A TONED-TO-PERFECTION FITNESS GYM.

A RESORT-STYLE SWIMMING POOL.

TABLE TENNIS. POOL TABLE. TV ROOM. PARTY HALL

VILLA LIFESTYLE IS...

CALLING YOUR SPACE YOUR OWN:

YOUR OWN PERSONAL VILLA

A VERANDAH AND COMPOUND — YOUR OWN SPACE OUTSIDE AS WELL.

DRIVE-IN PARKING SPACE.

VILLAS THAT MIRROR YOU. AND LEAVES ROOM FOR YOU TO GROW.



EMERALD ESTILA IS

AN OASIS OF CALM,
RIGHT WITHIN THE HEART OF
BUSTLING BANGALORE.

LUSH GREEN MANICURED PARKS WITH WATER BODIES AND PLAY
EQUIPMENT FOR CHILDREN.

STREET LIGHTING THAT HIGHLIGHT THE LUXURY, AND ADDS TO IT.
WIDE CONCRETE INTERNAL ROADS AND PAVED WALKWAYS WITH
TREES.

FOR US WHAT IS OUTSIDE IS AS IMPORTANT AS WHAT IS INSIDE. OUR
HOUSING COMPLEXES ARE WIDE, OPEN AND SPACED OUT WITH PLENTY
OF GREENERY AND MANICURED PARKS.



PEACE AND TRANQUILITY ARE BYWORDS OF EMERALD ESTILA

THE PIECE DE RESISTANCE OF ANCIENT SANDS, THESE VILLAS WILL OFFER UNRIVALLED LUXURY LIVING IN AN EXCEPTIONAL SETTING.

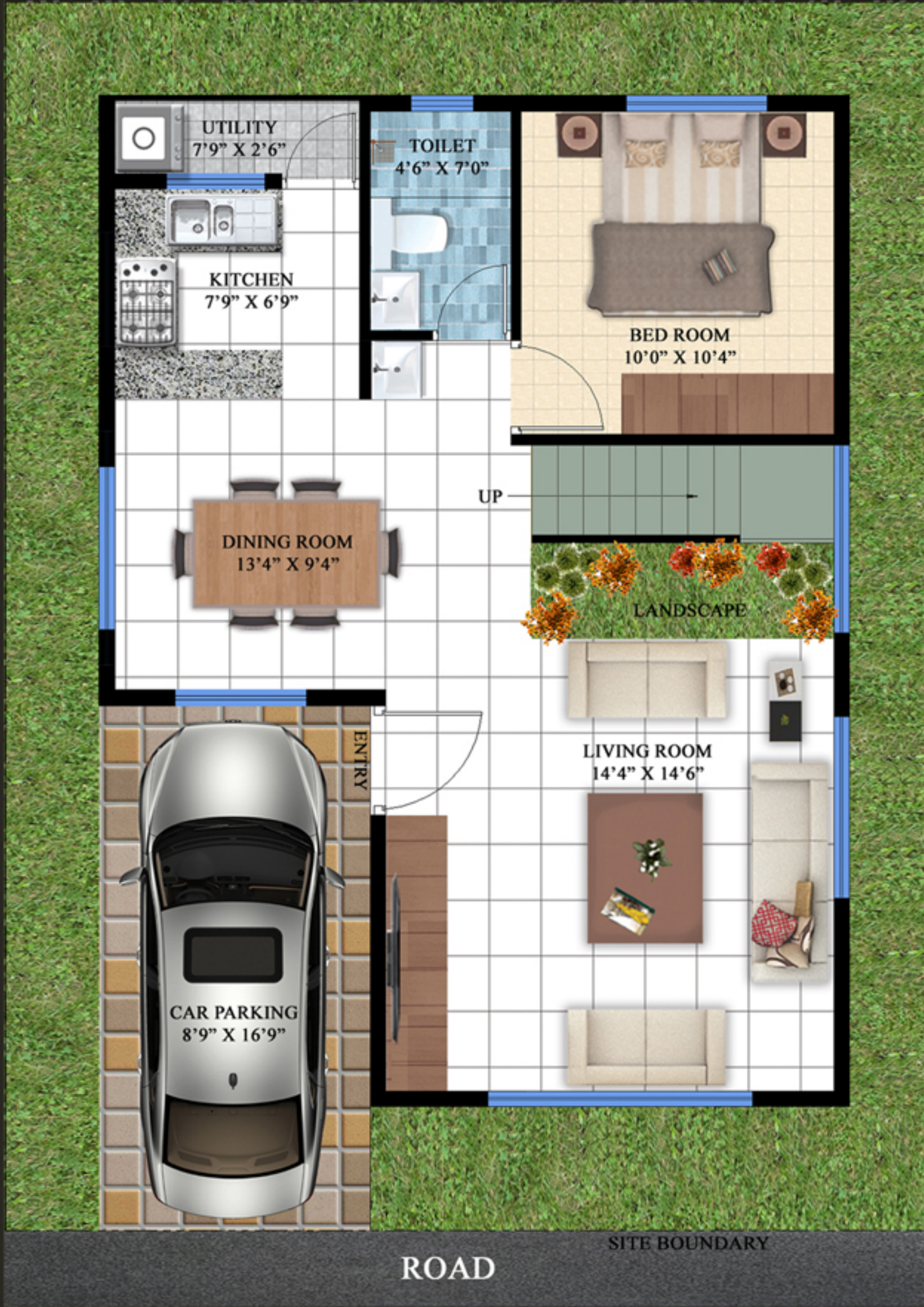
GENEROUS LIVING AREAS AND LARGE EN-SUITE BEDROOMS MAKE THESE PROPERTIES IDEAL FOR FAMILIES OR THOSE WHO LOVE TO ENTERTAIN.

YOU CAN PERSONALISE YOUR VILLA TO MAKE IT UNIQUE TO YOU WHETHER THAT IS BY ADDING AN EXTRA BEDROOM, A ROOF TERRACE TO ENJOY THE EXCEPTIONAL LAGOON, SEA, GOLF AND MOUNTAIN VIEWS OR EVEN A BESPOKE SWIMMING POOL.

ALL ANCIENT SANDS VILLAS COME WITH A LANDSCAPING SOLUTION, WITH OR WITHOUT A SWIMMING POOL AT YOUR CHOICE, PROVIDING A LUSH, NATURAL ENVIRONMENT WHICH YOU AND YOUR GUESTS CAN ENJOY WHILE YOU SOAK UP THE 365 DAYS OF BRIGHT SUNSHINE.



NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENTS

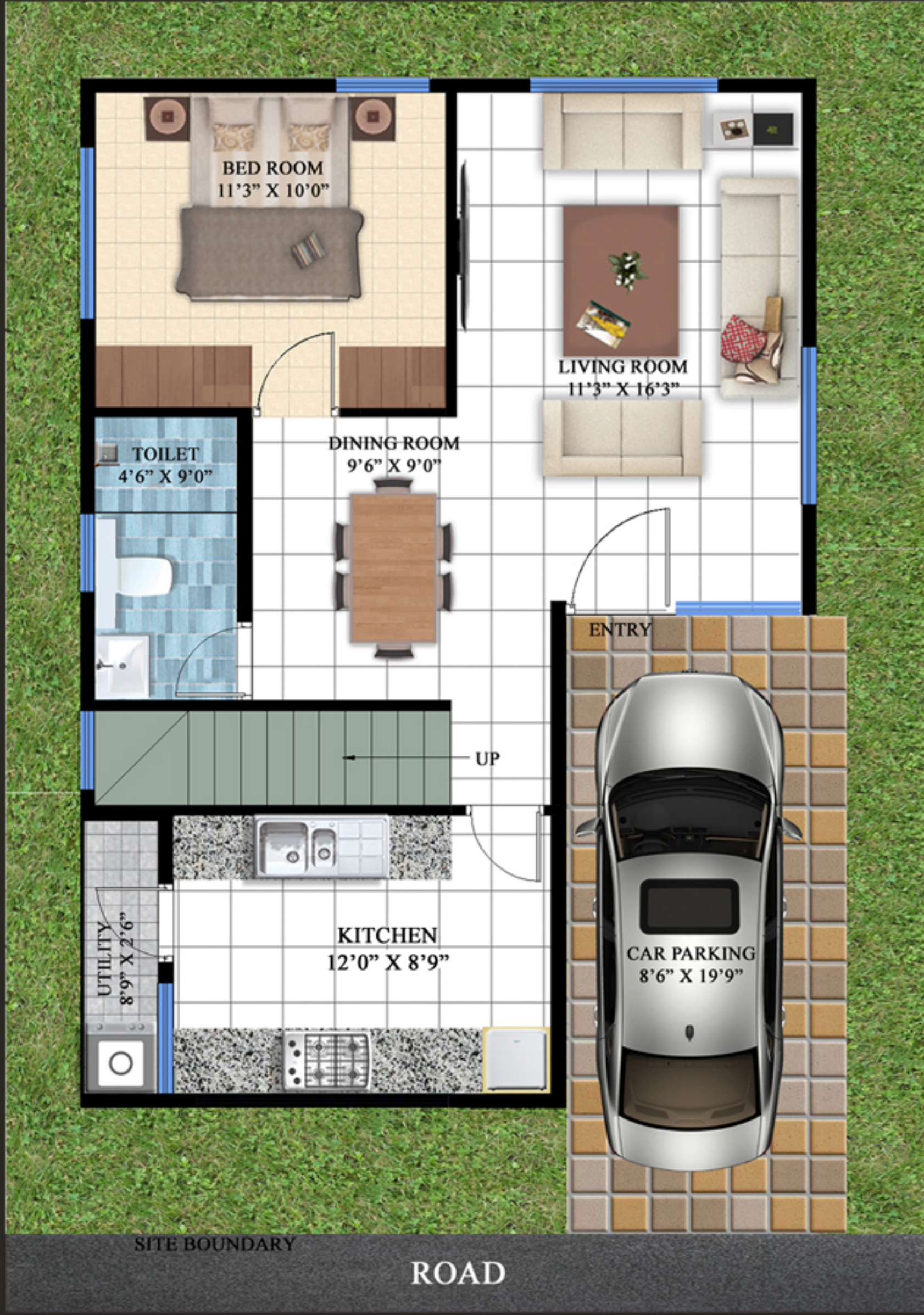
PLOT AREA :	= 1163FT
GROUND FLOOR	= 688 SFT
CAR PARKING	= 146 SFT
FIRST FLOOR	= 776 SFT
HEAD ROOM	= 100 SFT
LAWN AREA	= 140 SFT
TOTAL BUILT UP AREA	= 1850 SFT



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EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENTS

PLOT AREA :	= 1163 SFT
GROUND FLOOR	= 674 SFT
CAR PARKING	= 167 SFT
FIRST FLOOR	= 772 SFT
HEAD ROOM	= 100 SFT
LAWN AREA	= 137 SFT
TOTAL BUILT UP AREA	= 1850SFT



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WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENTS

PLOT AREA :	= 1163 SFT
GROUND FLOOR	= 693 SFT
CAR PARKING	= 140 SFT
FIRST FLOOR	= 779 SFT
HEAD ROOM	= 100 SFT
LAWN AREA	= 138 SFT
TOTAL BUILT UP AREA	= 1850SFT



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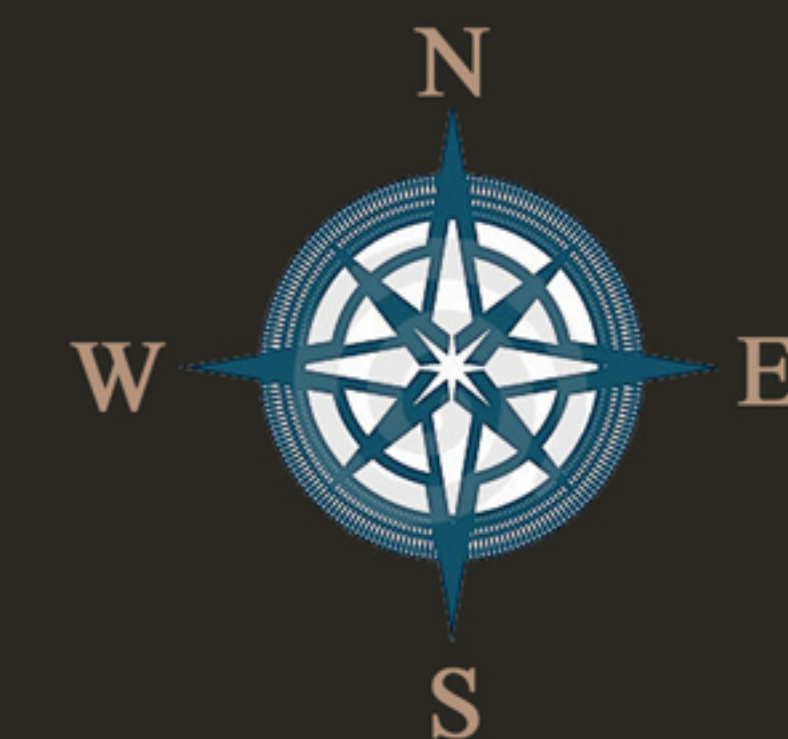


SOUTH FACING VILLA



AREA STATEMENTS

PLOT AREA :	= 1163 SFT
GROUND FLOOR	= 693 SFT
CAR PARKING	= 140 SFT
FIRST FLOOR	= 779 SFT
HEAD ROOM	= 100 SFT
LAWN AREA	= 138 SFT
TOTAL BUILT UP AREA	= 1850 SFT



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EAST FACING HORIZONTAL VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENTS

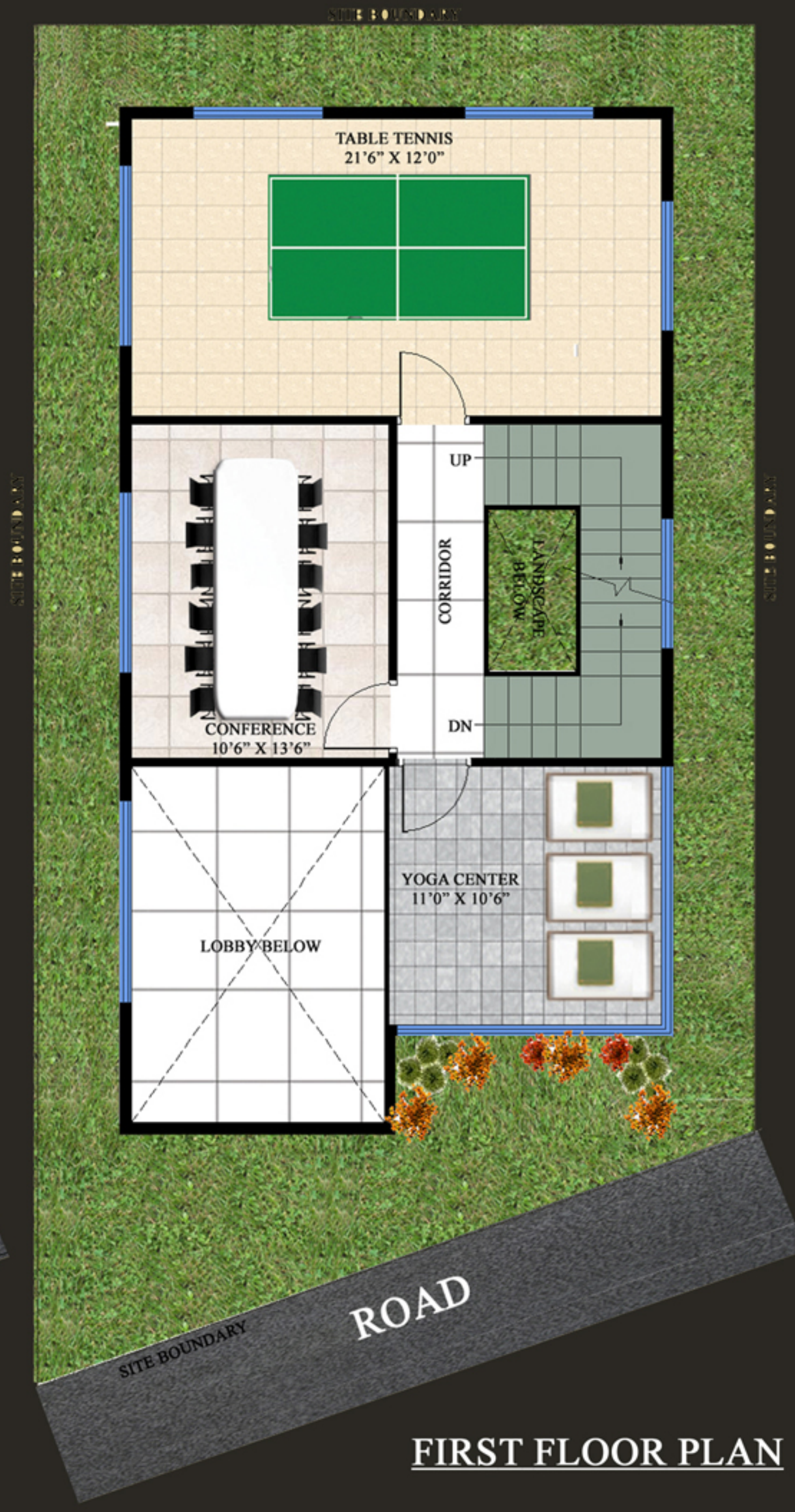
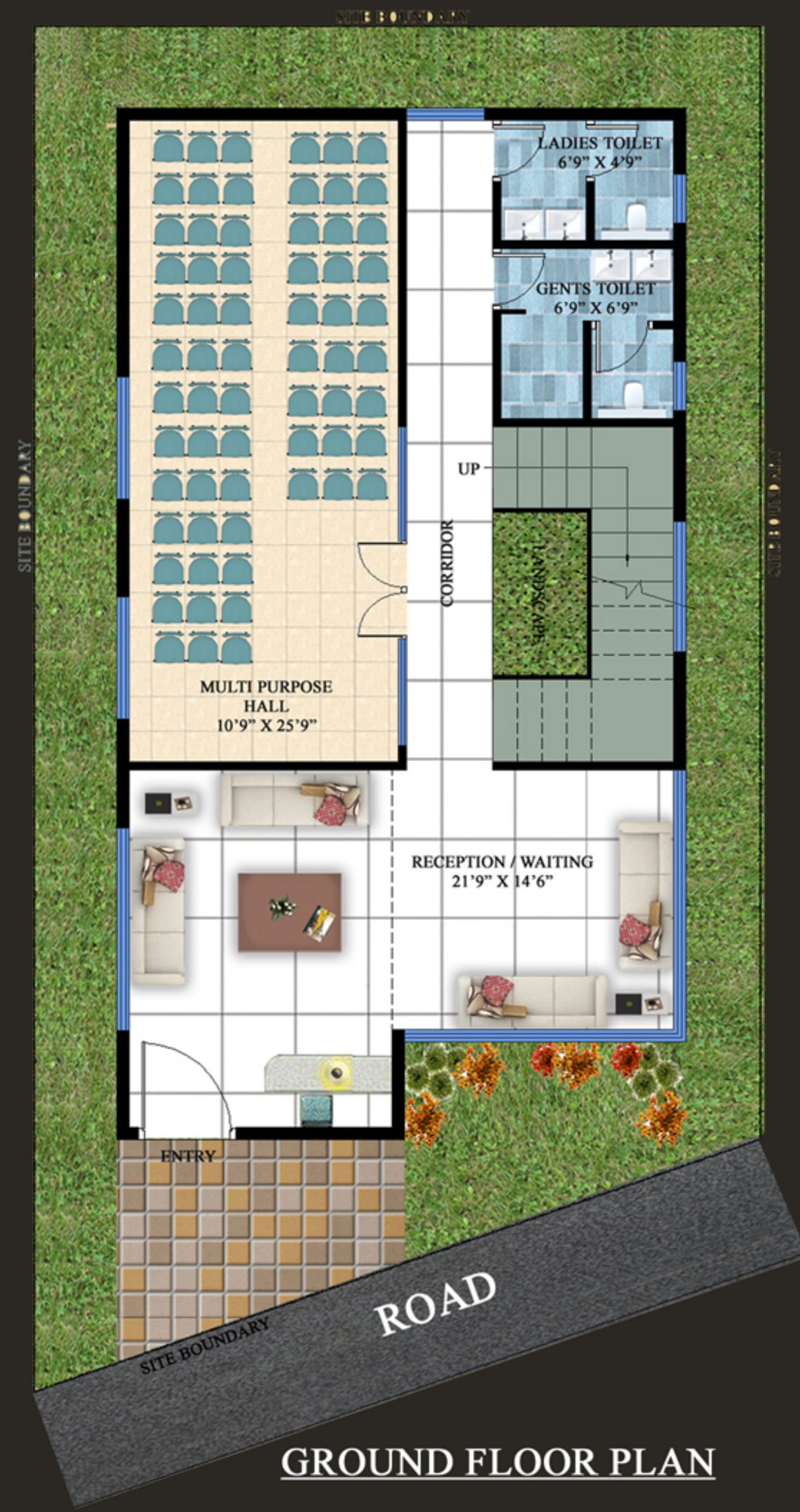
PLOT AREA :	= 1163 SFT
GROUND FLOOR	= 657 SFT
CAR PARKING	= 168 SFT
FIRST FLOOR	= 759 SFT
HEAD ROOM	= 100 SFT
LAWN AREA	= 166 SFT
TOTAL BUILT UP AREA	= 1850SFT



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CLUB HOUSE



TOTAL BUILT UP AREA - 2700 SQFT

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VILLA SPECIFICATIONS

STRUCTURE

RCC FRAMED STRUCTURE

SUPER STRUCTURE

EXTERNAL WALLS ARE OF 6” THICK AND OTHER WALLS ARE 4” THICK WITH SOLID CEMENT BLOCK AND CEMENT MORTAR.

PLASTERING

TWO COATS OF PLASTERING WITH SPONGE FINISH

FIXTURES & FITTINGS

MAIN DOOR: TEAK WOOD FRAME AND SHUTTER OF SOLID TEAK WOOD WITH AESTHETICALLY DESIGNED AND POLISHED.

KITCHEN

BLACK GRANITE PLATFORM WITH STAINLESS STEEL SINK WITH BOTH MUNICIPAL AND BORE WATER PROVISIONS. GLAZED WALL TILES ABOVE KITCHEN SLAB UP TO 2’HEIGHT.

TOILET

ALL TOILETS WITH ANTI-SKID TILE FLOORING AND WALL CLADDING WITH GLAZED TILES UP TO DOOR HEIGHT. ONE WALL MIXTURE WITH SHOWER OF PARRYWARE OR EQUIVALENT EUROPEAN MAKE. WASHBASIN IN WHITE COLOUR OF PARRYWARE FLAIR OR EQUIVALENT MAKE. EWC IN WHITE COLOUR OF PARRYWARE FLAIR MAKE OR EQUIVALENT.



FLOORING

2’X2’ VITRIFIED TILES FLOORING IN ALL ROOMS. ANTI-SKID CERAMIC TILES IN BALCONIES. AESTHETICALLY DESIGNED GRANITE FLOORING FOR CORRIDORS. GRANITE FLOORING FOR STAIRCASE.

ELECTRICAL

BEST QUALITY COPPER WIRING WITH ANCHOR PLATE OR EQUIVALENT THROUGH PVC CONDUITS CONCEALED IN WALLS AND CEILINGS. ADEQUATE POWER POINTS WITH MODULAR SWITCHES.



PAINTING

INTERIOR WALLS : TWO COATS OF PUTTY WITH OBD PAINT OR EQUIVALENT.
CEILING : TWO COATS OF PUTTY WITH OBD PAINT OR EQUIVALENT.
EXTERIOR WALLS: COMBINATION OF TEXTURE AND PLAIN FINISH WITH 2 COATS OF PAINT.

TELEPHONE

TELEPHONE POINTS WILL BE PROVIDED IN LIVING ROOM AND MASTER BEDROOM. INTERCOM FACILITY CONNECTING SECURITY WITH ALL FLATS.

WATER SUPPLY

UNDERGROUND AND OVERHEAD STORAGE TANKS OF SUITABLE CAPACITY WITH BORE-WELL AS AN AUXILIARY SOURCE OF WATER SUPPLY.



DREAM HOME..... HOME OF YOUR CHOICE.....

NOTE: THIS BROCHURE IS ONLY A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTERS AND DEVELOPERS RESERVE THE RIGHT TO CHANGE ANY/ALL OF THIS SPECIFICATION SHOWN HERE.

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