



GR CONSTRUCTIONS
CREATING BETTER LIVING ENVIRONMENT

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Member of: **CREDAI**
Bangalore

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concept, design & execution by: ragdes - 98450 74047

GR SITARA

Exclusive 3 Bed Homes



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www.grsitara.com

About Us

Over the last Two Decades, we have emerged as great patrons working on new designs that turn into happy cocoons for our customers. We, at GR Constructions, have consistently gained prominence and popularity in both commercial as well as residential projects. We stand out among others as we excel in blending quality and speed with perfection to deliver projects on time without compromising the quality of construction. We thrive as a strong team of professionals who can present our clients with unique designs catering to their individual needs. We encourage eco friendly-designs to amalgam nature with smart homes. Our team of professionals, display patience and understanding in analyzing the needs of our clientele since we believe that we are not only constructing a house or a project for our clients but also carving out their dreams.

Still gazing at the stars looking for your dream home?

Welcome to Sitara, the star of an apartment. No compromises on location, amenities and aesthetics; Sitara is the abode that reflects the star value you enjoy. Not just as a place, as a palace as well.

A splendour standing tall

Carry your address card with the pride of being the owner of one of the major landmarks of the area. The imposing majesty of the building against a backdrop of changing hues from the time the sunrises to noon when it is right above till it sets and beyond should gladden the heart of the art lover in you.

A hop-skip-jump away

Close to major utilities like schools, hospitals and malls, GR Sitara could easily be the first choice of discerning buyers looking for a life of comfort.

Located in Rayasandra, off Sarjapur Road, you are well connected to happening areas like HSR Layout, Electronics city and major IT hubs.

*This is an artistic impression and not a site photograph.

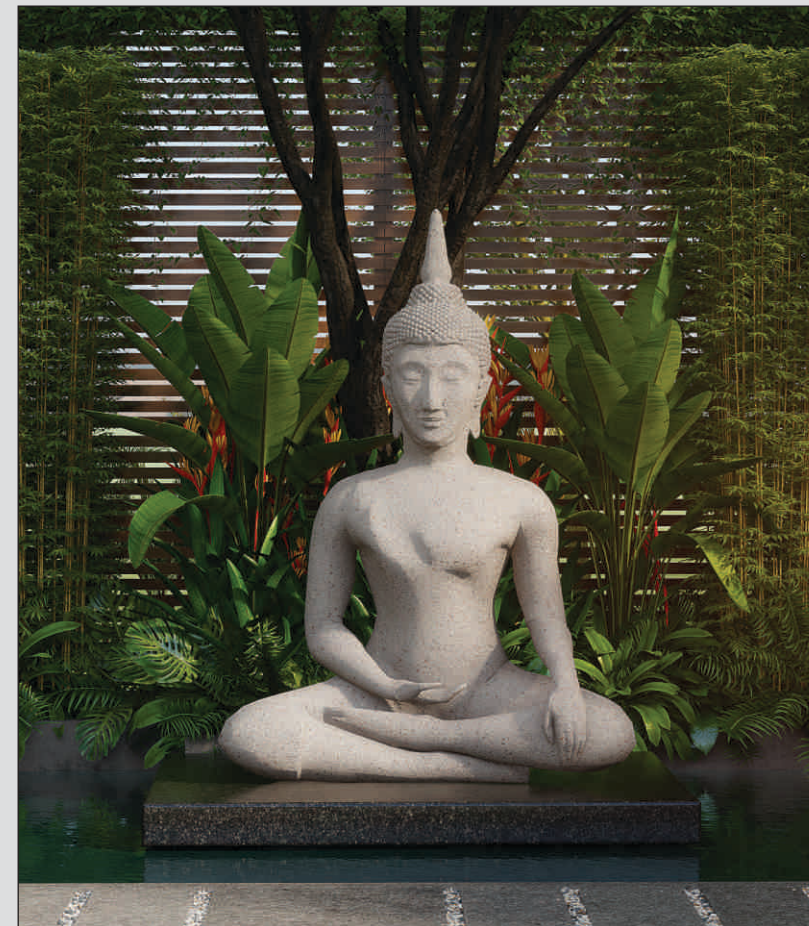


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Project Highlights

- BDA Approved 3 Bed Homes
- 250 Units / 5 Floors / 11 Blocks
- Approved by major Nationalized Banks
- RERA Compliance
- The artistically-inclined / architectural brilliance of a beautiful edifice
- Planned for ample sunlight, air and open space
- The Royal lifestyle stands out in the master bedroom with unmatched laminated wooden flooring
- Vastu Complaint Units without compromising space and style
- World class amenities along with lush green landscape gardens



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GR SITARA

AMENITIES

01. Main Road
02. Security & waiting Area
03. Stepped gallery
04. Pedestrian pathway/gathering area
05. Avenue plantation through driveway
06. Pedestrian entry to clubhouse area
07. Swimming Pool
08. Kids pool
09. Pool deck
10. Hugging Pillar
11. Gong park
12. Yoga lawn
13. Pathway connect
14. Outdoor seating area
15. Seater in stone at strategic location
16. Central park
17. Feature statue area
18. Entry to clubhouse
19. Clubhouse
20. Exclusive garden
21. Hopscotch area
22. Practice cricket pitch
23. Dense peripheral plantation
24. Elders open corner

25. Elder's park
26. Pixelated pathway
27. Seater cube
28. Outdoor gym
29. Kids play area
30. Ramp down to play area
31. Green island separating kids sand pit
32. Junction connecting play area
33. Play lawn
34. Amphitheatre
35. Multipurpose court
36. Dense green connect along the pathway

CLUBHOUSE FACILITIES

- Multipurpose hall
- Indoor gym
- Badminton court
- Indoor games
- Yoga room
- Coffee bar



Amenities

For that connoisseur of living

Just make your wish list and compare it with that of what we offer. Your smile of satisfaction will tell all. After all, we take the fullest care in providing various amenities be it the smallest socket fixed at a safe but reachable point to the most sophisticated security system.

While the clubhouse is there to unwind, relax, chat up, etc., the gym, with the most modern equipment is the cynosure of health freaks.

Kids would just love to be in their own world in the children's play area while you can take a leisurely walk alongside the manicured landscape.

Water lovers can make friends with the swimming pool. Show off your Olympian talent in swimming or dive in for a splash of fun.



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Interior



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Unit Plans



Carpet Area: 888 Sft | SBA: 1300 Sft



Carpet Area: 923 Sft | SBA: 1335 Sft



Carpet Area: 923 Sft | SBA: 1370 Sft



Carpet Area: 1118 Sft | SBA: 1640 Sft

Area Specifications:
Carpet Area : 874 Sft - 1118 Sft
Super Built up Area : 1280 Sft - 1725 Sft

Specifications



	STRUCTURE & WALLS □ Seismic Zone II Complaint RCC framed structure □ Concrete 6”/4” Solid Block Masonry walls □ All Internal walls smoothly Plastered with Lime rendering □ External and Basements Plastering with Sponge finish
	DOORS & WINDOWS □ Main Door Frame (8 feet) is of Teak and internal door frames will be of Hardwood □ The Main door will be of Veneered Teak (8 feet) and internal doors shall be of block board with synthetic enamel paint finish □ Windows and French windows shall be in UPVC sliding with clear float Glass
	ELECTRICAL □ Fire Resistant electrical wire of Anchor/equivalent □ Elegant modular electrical switches □ Telephone and Television points in living and Master bedroom
	FLOORING □ Vitrified flooring in living, dining and kitchen □ Laminated Wooden Flooring for the Master Bedroom □ Ceramic flooring for bedroom □ Clay tile flooring for Balcony and Utility □ Elegant entrance lobbies of Anti-Skid Tiles
	TOILETS □ Ceramic Glazed tiles dado up to a height of 7 feet in all toilets □ Counter top wash basins □ Hindware / Cera or equivalent make sanitary ware □ CP Fitting Jaquar Continental make or Equivalent except health faucet □ Plumbing concealed in CPVC / PVC Pipes. All external plumbing, waste water pipes and storm water drains shall be in combination of PVC and Stoneware pipes
	KITCHEN □ 20mm thick Black Granite kitchen platform, and stainless steel sink will be supplied □ 2 feet glazed Ceramic Tiles dado above granite kitchen platform unit will be supplied □ Provision for washing machine
	PAINTING □ Interior: Base white oil bound/acrylic distemper □ Exterior: Cement based paint equivalent shall be used □ Doors: The main door shall be provided with Melamine Polish □ Other Doors: All other doors shall be provided with synthetic enamel paint □ MS Grills and railings – Paint to MS grills and railings shall be in synthetic enamel paint
	LIFT □ THYSSENKRUPP / OTIS / KONE / MITSUBISHI or equivalent make
	GENERATOR □ Stand by generator for common areas, lifts & pumps and 0.5 KVA Back up for lighting to individual flats

Connectivity & convenience



Neighbourhood

SCHOOLS & COLLEGES

- Notre dame academy school
- Cambridge International School
- Orchid International School
- MS Dhoni Global School
- Amrita School of Engg
- PES University
- Dayananda sagar university

HOSPITALS

- Motherhood Hospital
- Manipal Hospital
- Sakra World Hospital
- Narayana Hrudayalaya

IT COMPANIES & TECH PARKS

- WIPRO Corporate Office
- RGA Techpark
- RMZ Ecospace
- Prestige Tech Park
- Infosys
- Ecity Phase 1 & 2