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Site Office
Sy. No. 42/5 & 6
Hallanayakana Halli off Sarjapur Road
Near Amrutha Engineering College Campus
Varthur Hobli, Bangalore East Taluk
Bangalore 560 035

Architects:  SPACEMAST

Our Bank

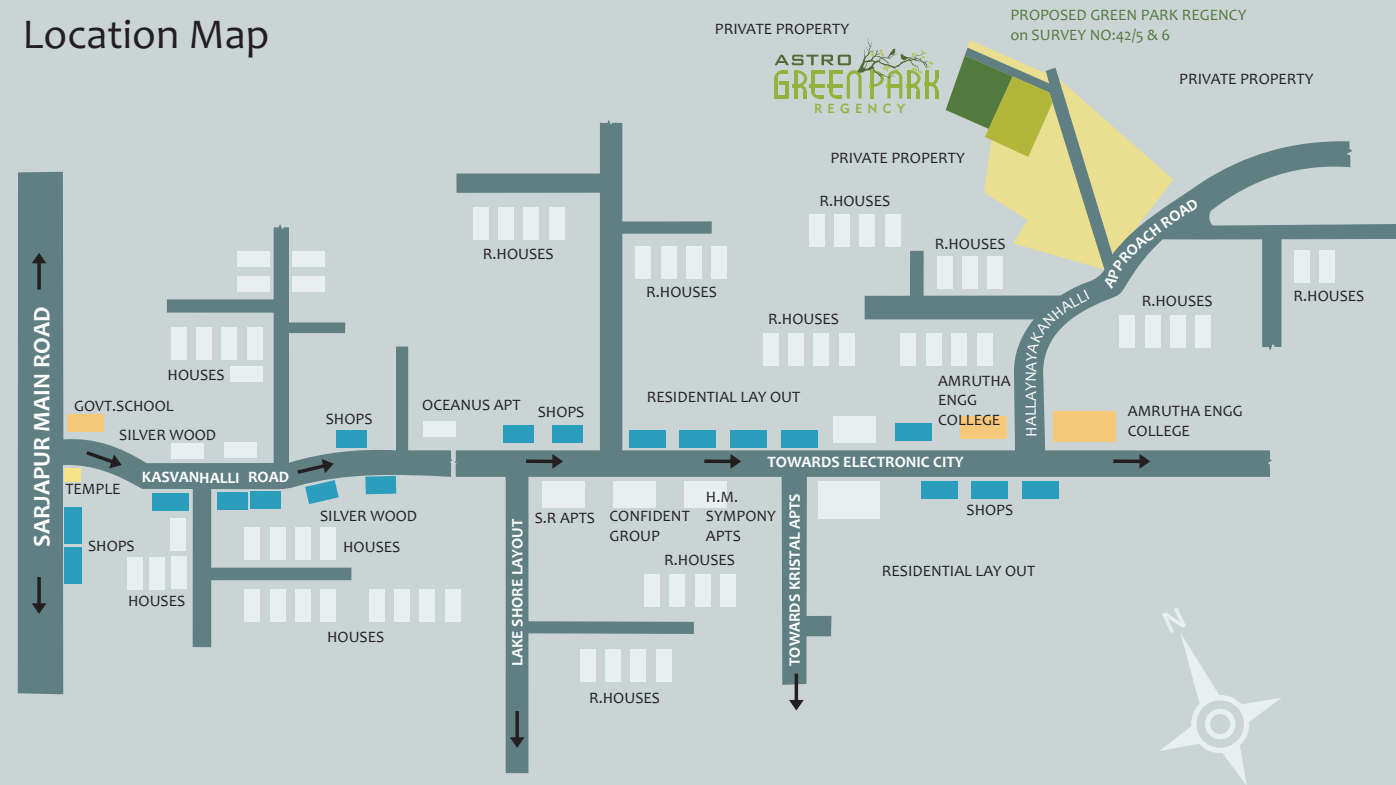


Project Approved by



www.astrobuilders.in

Location Map



This brochure is purely conceptual and the builders reserve the right to make changes without prior notice.



Stepping towards a new Life!





Astro Builders and Developers introduces the revolutionary clustered housing concept in Bangalore

Astro Builders and Developers, a company with a proven track record in creating innovative real estate projects now offers Green Park Regency, a unique clustered homes project that promises to take comfort living to the next level. Located off Sarjapur Road (near Amrutha College of Engineering), Green Park Regency reflects an aesthetic design - spacious interiors, airy exteriors and a location that can best be described as paradise - a serene, wooded area that's well connected to all modern amenities and conveniences. The cluster concept ensures faster completion of the project compared to the traditional approach translating to a significant time/cost benefit to the prospective buyer.

Astro Builders and Developers – a track record in innovative projects

Astro Builders and Developers is one of Bangalore's leading names in property development and a company that has established a strong track record for quality and innovative residential projects. The company to date has created several residential projects owned by discerning customers. Astro Builders is committed to excellence and strives to achieve the highest standards in design and execution. The company's latest project is the ambitious Astro Green Park Regency being developed in two phases.





ASTRO
GREEN PARK
REGENCY
Phase 1

Astro Green Park Regency
- A combination of aesthetics and utility

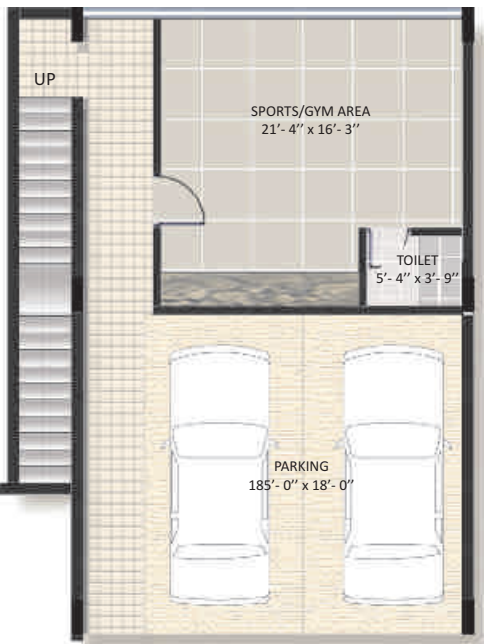
Astro Green Park Regency Phase I is a thoughtfully designed home that reflects the finest in comfort and convenience. Inherent to each home is a dedicated solar powered back-up, home theatre room, servant accommodation, and two car parking slots provided at the basement.



Astro Green Park Regency
- Beauty meets luxury to create the perfect home

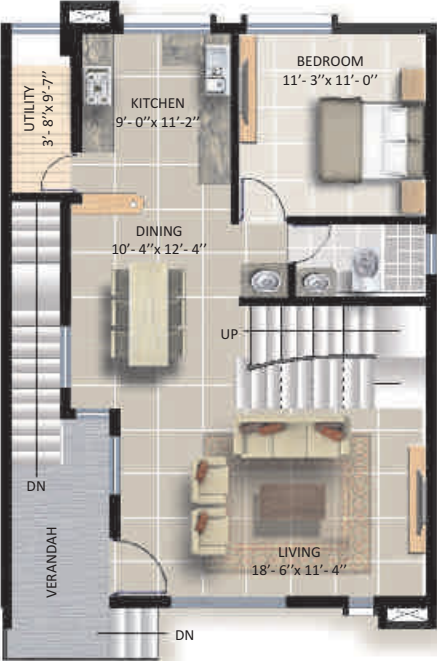
Astro Green Park Regency reflects a classy aesthetic design. The homes are airy, sophisticated, and have ample natural light. The finest of materials go into construction to ensure a rich, appointed look. The exteriors consist of sprawling landscaped gardens and lush greenery ensuring residents have the much needed lung space to help them rejuvenate. The finest of amenities go to complete the living experience.

Typical Floor Plan of Phase 1

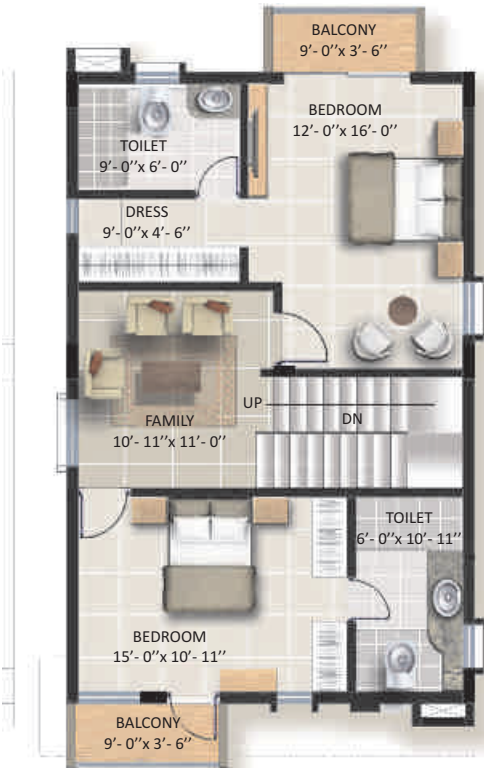


BASEMENT

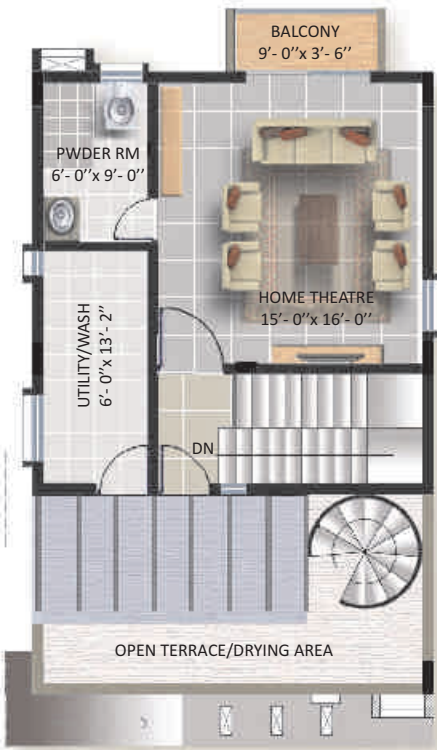
BUILT UP AREA - 3037.00 sft



GROUND



FIRST FLOOR



SECOND FLOOR



ASTRO
GREEN PARK
REGENCY
Phase 2

**Astro Green Park Regency
- Phase II**

Astro Green Park Regency - Phase II is unique in design and displays a 'Split level' plan. Like in Phase I, the houses are pleasant, airy and accessible by a driveway with two car parking slots provided beneath the house. The house has a spacious ambience and a classy, bungalow-style elevation.

LEVEL - 1'- 6"

PARKING
19'- 9" x 22'- 3"

3D isometric floor plan of a two-story house. The first floor (Level +8'-0") includes a Living Room (16'-2" x 11'-5") with a sofa and armchairs, a Dining Room (11'-0" x 10'-6") with a table and chairs, a Kitchen (11'-0" x 10'-6") with a stove and sink, a Bathroom (5'-0" x 7'-0"), and a Central Toilet (C.TOILET). The second floor (Level +3'-9") includes a Bedroom (11'-0" x 10'-6") with a bed and a closet. The plan also shows a central staircase with "UP" and "DN" directions, an entrance area with an "ENT" label, and various doors and windows.

LEVEL+8'-0"

UTILITY
10'-5" x 3'-7"

KITCHEN
8'-6" x 10'-2"

DINING
10'-4" x 10'-2"

BEDROOM
10'-10" x 12'-0"

C. TOILET
5'-0" x 8'-8"

LEVEL+3'-9"

LIVING
11'-7" x 17'-5"

ENT

UP

UP

UP

DN

The second floor plan features a central staircase with 'UP' and 'DN' directions. To the left of the stairs is a large bedroom (16'-4" x 12'-0") with a bed, a small table with two chairs, and a closet. To the right of the stairs is another bedroom (10'-0" x 15'-6") with a bed and a closet. At the top left is a toilet (6'-0" x 9'-11") and a bathroom. At the bottom right is another toilet (10'-0" x 5'-6") and a bathroom. A balcony (9'-4" x 3'-7") is located at the bottom center. The plan also shows a 'LEVEL+14'-0"' area and various closets and storage spaces.

OPEN TERRACE
LEVEL+28'- 0"

OPEN TERRACE
LEVEL+24'- 0"

UTILITY/WASH
10'- 10"x 5'- 6"

10'-10" x 12'-0"

TOILET
9'-3" x 5'-0"

DRESS
9'-3" x 4'-4"

FAMILY
13'-9" x 5'-0"

M.BEDROOM
16'-2" x 12'-0"
LEVEL +18'-0"

BALCONY
9'-4" x 3'-7"

TOILET
8'-0" x 5'-0"

BED ROOM
10'-10" x 15'-6"

SIT OUT
11'-6" x 4'-0"

POWDER RM
9'-3" x 5'-0"

DRESS
9'-3" x 4'-4"

FAMILY
10'-0" x 9'-11"

HOME THEATRE
16'-2" x 12'-0"
LEVEL+28'-0"

BALCONY
9'-4" x 3'-7"

TOILET
8'-0" x 5'-0"

BEDROOM
11'-6" x 13'-0"
LEVEL+24'-0"

SIT OUT
11'-6" x 4'-0"

UP

UP

UP

DN

BUILT UP AREA - 3420.00 Sft



Excellent Amenities

- Taking lifestyle to the next level

Green Park Regency is a complete package when it comes to an international lifestyle. In addition to the comfort the home and its surroundings provide are several amenities that complete the ecosystem, ensuring you have a lot to do. Relax in the swimming pool, sweat it out at the state-of-the-art gym, network in the club house, play indoor games or just chill in those lovely landscaped gardens. Just live it up!

- Lush, landscaped gardens
- Club house
- Swimming pool
- Multipurpose gym/ badminton hall
- Indoor games area
- 24 hour power backup
- 24 hour Security





Specifications

Structure

RCC frame structure for main and sub=frame structure solid concrete blocks of 8”, 6”& 4”.

Flooring

Premium vitrified tiles with 4” skirting, staircase with 19mm granite, Laminated wooden flooring in home theatre room.

Kitchen & Utility

19mm granite counter top for kitchen platform with single bowl stainless steel sink. Glazed tile dado up to 2'.0” height for kitchen platform, Non-skid flooring. Tiles in utilities and balconies provision for washing machine in utility and second floor.
Terrace Waterproofing finished with non-skid tiles

Doors & Windows

Main door – Burma teakwood frame & teak paneled doors. All internal doors with pre-hanged polished veneer finished flush doors. Toilet doors – pre-hanged one side polished veneer and other side laminated and SS hardware.
Windows Three track UPVC windows with 5mm thick plain glass with mosquito mesh shutter and casement windows MS grill with enamel paint.

Toilets

Vitrified tiles for toilets walls till 7'.0” high and flooring. Off-white sanitary fitting with wall mounted EWC's and wash basins, C. P. fittings from Jaquar Or equivalent

Painting

All internal walls will be painted with acrylic emulsion All external walls will be painted with weather shied paint. All M/S like grill, railings are painted with enamel paint.

Electrical

All electrical switches are of modular type. All cables are FRL grade from branded company. Telephone / TV points in all rooms.
Solar power back-up and Solar power water heater from branded company(Phase 1 only).

Railings

Railings for internal staircase and balconies are SS finish.

Site layout plan

