



DLF 
Bengaluru


NEW TOWN



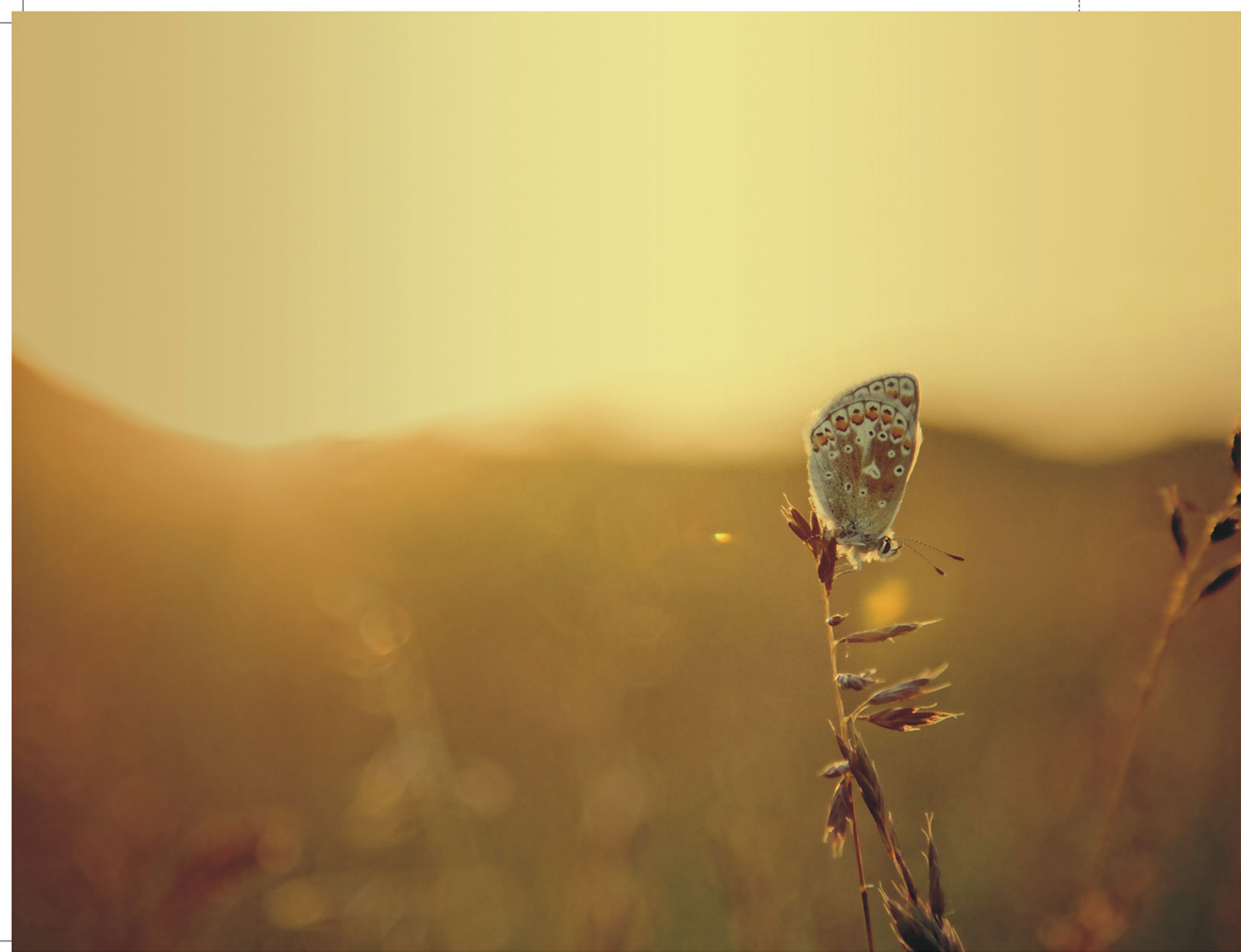


Building Excellence

DLF, one of the major real estate companies in India, has developed numerous lifestyle projects all over the country. With over six decades of trust and experience, DLF symbolizes world-class residential, retail and commercial developments that are distinctly modern, sophisticated and beautifully designed.



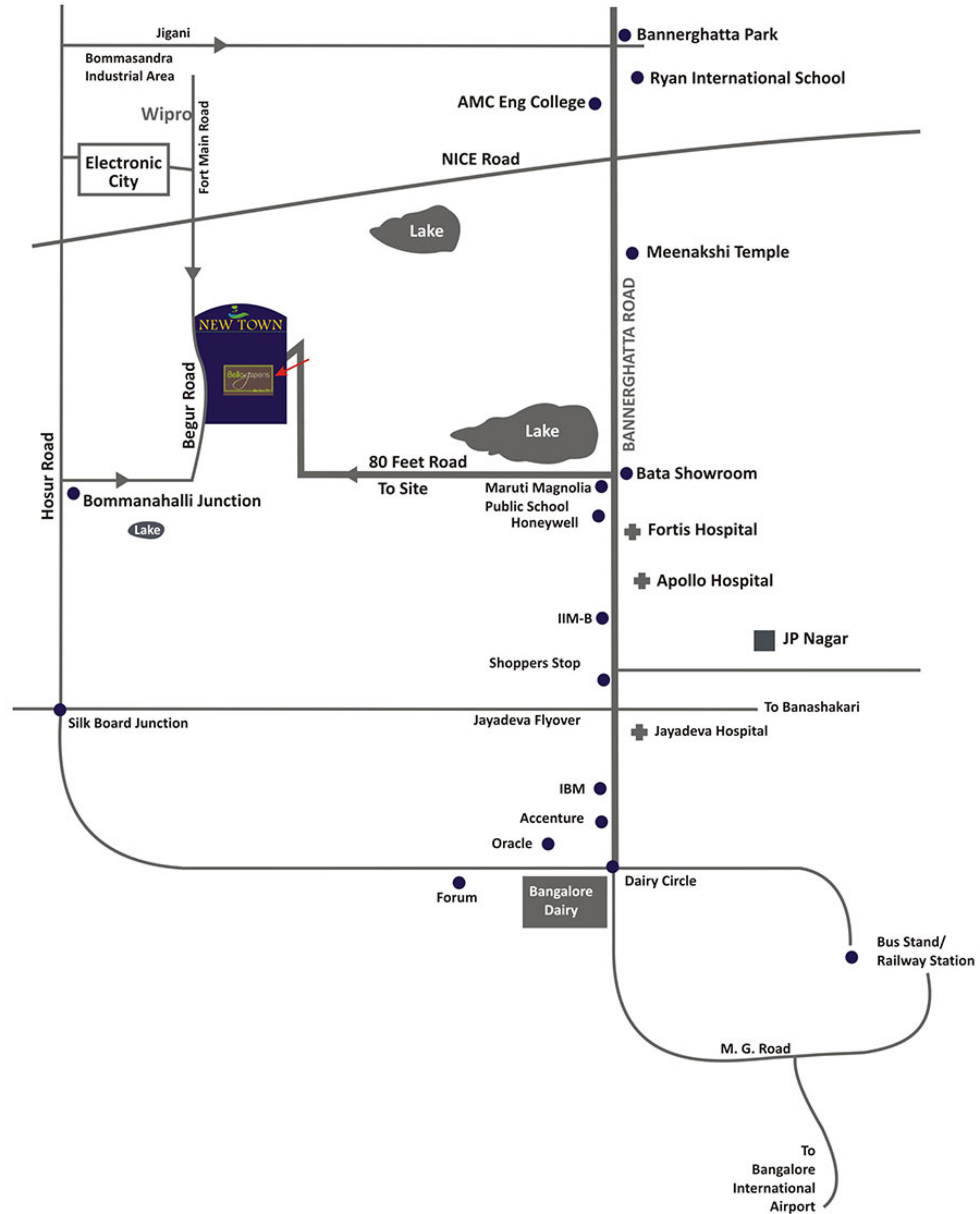




74 Acres Integrated Township

Welcome to New Town, your gateway to a perfect life that offers what your heart wishes. The township that's equipped with world class civic infrastructure plus an eco friendly environment plus the latest lifestyle features offering the coziest living spaces adding warmth to a beatific life. Welcome to homes crafted to the highest degree of perfection, that don't just make your every day alive, they let you live it plus.

Location - Off Bannerghatta Road (10 minutes drive from Electronic City)



Map not to scale

Fabulous Connectivity

Key Distances



Apollo Hospital
3.5 kms



IIM - Bengaluru
4 kms



Jayadeva Flyover
6.5 kms



Electronic City
8 kms



Forum Mall
9.5 kms



MG Road
13 kms



Railway Station/
Bus Stand
16 kms



Airport
50 kms

Proposed Site Layout

RESIDENTIAL APARTMENTS
PHASE - 3B

RESIDENTIAL APARTMENTS
PHASE - 3B

PHASE - 4

RESIDENTIAL APARTMENTS
PHASE - 4

GUNDUTHOPU RESERVED FOREST
1.71 ACRES

BELLA HEIGHTS
PHASE - 2B

BELLA GREENS
PHASE - 2A LUXURY VILLAS

EWS HOUSING
PHASE - 3D

PHASE - 2

CDP ROAD
24M WIDE PROPOSED CDP ROAD TO ACCESS
NEARBY IMPORTANT PLACES OF THE CITY

THE DLF PLAZA ARRIVAL ARCHWAY
ARRIVAL PLAZA WITH ENTRANCE GATE WAY

PHASE - 3

CLUBHOUSE
CLUBHOUSE WITH RECREATION POOL, FUNCTION HALL,
WELL EQUIPPED GYM & INDOOR GAMES

CLUBHOUSE
CLUBHOUSE WITH RECREATION POOL, FUNCTION HALL, WELL EQUIPPED GYM &
OTHER INDOOR GAMES (PHASE 2A)

HEALTH CARE

CLUB

PHASE-1 PARK
0.77 ACRES

PHASE - 1

APARTMENTS
STUDIO APARTMENTS AND SHOPPING CENTRE
PHASE - 3A

CDP ROAD
24M WIDE PROPOSED CDP ROAD TO ACCESS
NEARBY IMPORTANT PLACES OF THE CITY

RESIDENTIAL APARTMENTS
PHASE - 3C

PRIMARY SCHOOL
FULLY EQUIPPED NURSERY/ PRIMARY AND
SECONDARY SCHOOL WITH ALL SPORTS FACILITIES

WESTEND HEIGHTS
HIGH RISE APARTMENTS(PHASE 1)

CHILDREN'S PARK
WELL EQUIPPED CHILDREN'S PLAY SPACE TO GIVE
FEEL TO RESIDENTS THAT KIDS ARE PLAYING IN THEIR
BACKYARD

CENTRAL PARK
ACCESS FOR RESIDENTS FROM ALL THE TOWERS FOR
CONCERTS, JOGGING AND OUTDOOR ACTIVITIES

PHASE-1 PARK
1.58 ACRES

Cross Rd
1st Main Rd
2nd Main Rd
3rd Main Rd
4th Main Rd
4th Cross Rd

peo

To Jigani 8 Km

peo

peo

peo

peo

peo

peo

peo

RTH

The features and amenities indicated are proposed, and are subject to change without prior notice, as per sole discretion of the company.

LIFE AT NEW TOWN

Features and amenities of the township



Joy

Proposed Infrastructure

Wi-fi enabled and IPTV ready

Wide open roads

Ample car parking

Access control system at the main site entrance

Hazard-free underground cabling



Happiness

Eco-Friendly Township

Solar water heaters

Energy-efficient solar street lights

Rain water harvesting

Sewage treatment plant



Convenience

Ease. Enjoyment. Unwind.

Shop with ease at the proposed shopping centre at New Town, well equipped to handle your everyday needs. The proposed shopping centre will offer an array of outlets to make your life a trouble free affair, right at your doorstep.



Dreams

Hope. Imagination. Future.

Renowned early learning school at New Town.

Our play school aims to care for your child in a stimulating, safe, fun-filled environment.

It symbolizes our conviction that nurtured roots lay the foundation of a fully-grown blossomed tree.



Care

Health. Well Being. Assurance.

In these years of fast paced lives, your family's well being is our priority. Our proposed healthcare centre will offer the latest in medical care. With competent medical professionals by your side, we will make sure that you would always remain in the best of health.



& Fun

Club Life

Set amidst a very comfortable setting, it is an impressive feature of New Town. Designed to take care of all your stress, it blends seamlessly with your lifestyle.



Artistic impression of Phase-1 New Town Club

The features and amenities indicated are proposed, and are subject to change without prior notice, as per sole discretion of the company.

Facilities at the Club

Restaurant

Party Hall

Card Room

Library/Reading Room

Billiards Room

State-of-The-Art Gymnasium

Aerobics Centre

Meditation/Yoga Centre

Salon and Spa

Tennis and Squash Courts

Swimming Pool

Children's Play Area

NEW TOWN

74 Acres Integrated Township



Luxury Villas

Westend Heights

High-rise Apartments



Perspective View

Westend Heights

Designed, keeping in mind the modern day requirements and meeting them with apt amenities, Westend Heights was the first phase of New Town, with premium high-rise apartments at affordable prices. The complex brings you comfort living embodied in individual towers overlooking sprawling parks and vistas.

Construction by Shapoorji Pallonji & Co. Ltd.

1830 families are part of Westend Heights.





Artistic impression of Bella Greens Villa



Bella Greens
villas from DLF
at New Town

Luxury Villas With A Classic Mediterranean Architecture



Artistic impression of Bella Greens Villas.

106 lavish luxury villas in 11 different styles

Classic Mediterranean architecture

Lush green environs

Spread over approx. 13.5 Acres



Artistic impression of Bella Greens Villa.

Configuration

4 and 5 Bedroom Luxury Villas

Sizes

299.33-322.37 Sq.mtr.

381.27-427.17 Sq.mtr.

Features

Air-conditioned Villas

Modular Kitchen

Flooring - Marble, Wooden, Ceramic



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LIFE AT BELLA GREENS



Smart Pool

Immerse in a personal smart pool available in select villas



Kitchen Garden

Indulge in culinary delights in a mini garden available in select villas



Master Bedroom

Beautifully textured master bedroom that harmoniously blends with your living spaces



Living Room

Vibrant living room that fuses with your panache for fine living



Artistic impression of Bella Greens Club

Club

Exclusive Club for Bella Greens Residents

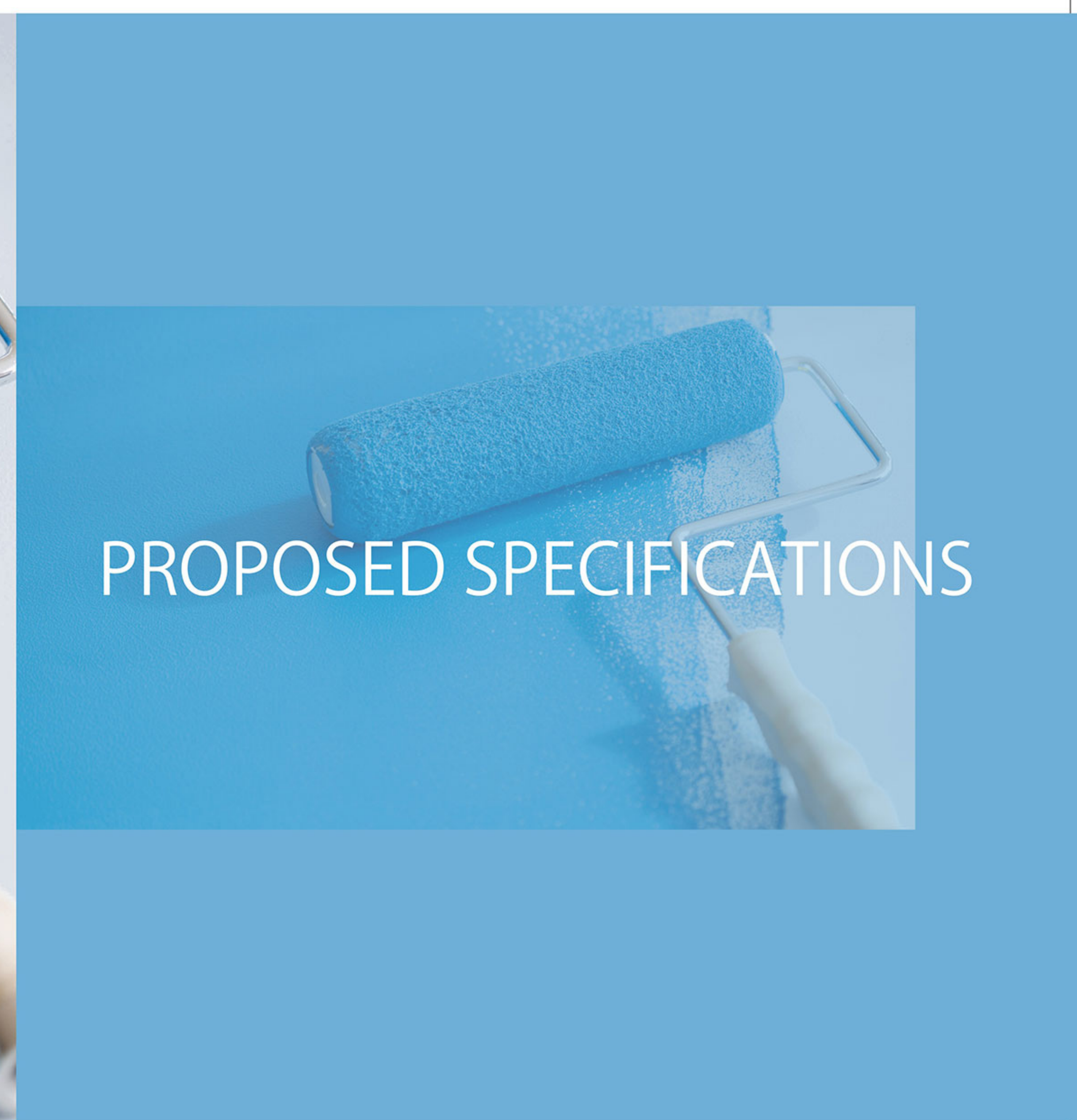


Proposed Site Map of Bella Greens



Construction by

MFar Const. Pvt. Ltd.





LIVING / DINING / LOBBY / PASSAGE / STAIRCASE	
FLOOR	IMPORTED MARBLE/EQUIVALENT
WALLS	PLASTLIC EMULSION PAINT ON PUTTY
CEILING	OIL BOUND DISTEMPER
MASTER BEDROOM	
FLOOR	ENGINEERED WOODEN FLOORING
WALLS	PLASTLIC EMULSION PAINT ON PUTTY
CEILING	OIL BOUND DISTEMPER
WARDROBES	MODULAR WARDROBES OF STANDARD MAKE
OTHER BEDROOMS	
FLOOR	IMPORTED MARBLE/EQUIVALENT
WALLS	PLASTLIC EMULSION PAINT ON PUTTY
CEILING	OIL BOUND DISTEMPER
WARDROBES	MODULAR WARDROBES OF STANDARD MAKE IN ALL BEDROOMS, EXCEPT IN THE SERVANT'S ROOM
KITCHEN	
FLOOR	ANTISKID VITRIFIED / CERAMIC TILES
WALLS	CERAMIC TILES UPTO 2'0" FROM COUNTER & NO TILES BELOW COUNTER AND PLASTIC EMULSION PAINT IN REST OF THE AREAS
COUNTER	GRANITE/ MARBLE
FITTINGS / FIXTURES	CP FITTINGS, DOUBLE BOWL SS SINK
APPLIANCES/CABINETRY	MODULAR KITCHEN WITH HOB, CHIMNEY, OVEN OF A STANDARD MAKE
BALCONY	
FLOOR	ANTI SKID VITRIFIED/CERAMIC TILES
CEILING	EXTERIOR PAINT
BATHROOM	
FLOOR	ANTISKID VITRIFIED / CERAMIC TILES
WALLS	COMBINATION OF TILES, MIRROR, PLASTIC EMULSION PAINT
COUNTER	MARBLE / GRANITE
ACCESSORIES / FIXTURES	BATH TUB IN MASTER TOILETS & GLASS SHOWER PARTITION, SINGLE LEVER CP FITTINGS, TOWEL RAIL, TOILET PAPER HOLDER AND EXHAUST FAN IN ALL TOILETS
UTILITY/SERVANT ROOM	
FLOOR	CERAMIC TILES / CAST IN SITU TERRAZZO FLOORING
WALLS & CEILING	OIL BOUND DISTEMPER



SERVANT TOILET	
FLOOR	ANTI SKID CERAMIC TILE FLOORING
WALLS	CERAMIC TILE CLADDING
CEILING	OIL BOUND DISTEMPER
FITTINGS & FIXTURES	CONVENTIONAL CPVC & UPVC FITTING AND CHINAWARE
STAIRCASE	
RAILING	MS RAILING
HANDRAIL	WOOD POLISHED/PAINTED
DOORS	
MAIN DOORS / INTERNAL DOORS	TEAK VENEERED & POLISHED SHUTTER / MOULDED SKIN DOOR HARDWOOD POLISHED/ PAINTED FRAMES, POLISHED / PAINTED FLUSH SHUTTERS / MOULDED SKIN DOORS
SECURITY SYSTEM	HIGHLY SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCES
PLUMBING	GI /zN AND STACKS
FIRE FIGHTING SYSTEM	FIRE FIGHTING SYSTEM AS PER NBC
ELECTRICALS	
FIXTURES / FITTINGS	MODULAR SWITCHES & COPPER WIRING, CEILING LIGHT FITTING IN TOILETS, PASSAGES AND BALCONY ONLY
POWER BACK-UP	100% POWER BACK-UP FOR ALL THE VILLAS AND COMMON AREAS
SANITARY WARE / FITTINGS	DURAVIT OR EQUIVALENT BRANDS FOR SANITARY WARE GROHE OR EQUIVALENT BRAND FOR CP FITTINGS
EXTERNAL GLAZING	
WINDOWS / EXTERNAL GLAZING	SINGLE GLASS UNITS WITH TINTED / CLEAR GLASS WITH POWDER COATED ALUMINIUM / UPVC FRAMES IN HABITABLE ROOMS AND ALUMINIUM / UPVC GLAZING WITH SINGLE PINHEAD / TINTED / CLEAR GLASS IN ALL TOILETS
AIR CONDITIONING	VRV SYSTEM IN ALL VILLAS
SMART FAMILY POOL	AVAILABLE IN SELECT VILLAS



Live the DLF Life

Coming Soon:



Disclaimer: Furniture Layout shown in the brochure are indicative of how the apartment can be used. The pictures are artistic / graphical depictions only.
All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be decided
by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction.
No furniture, fixture, land-scaping amenities or accessories, as may be shown in the picture, are provided with the apartment.



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