

Designer,
Ultra chic or
Contemporary?



Roman,
Greek or
Spanish?

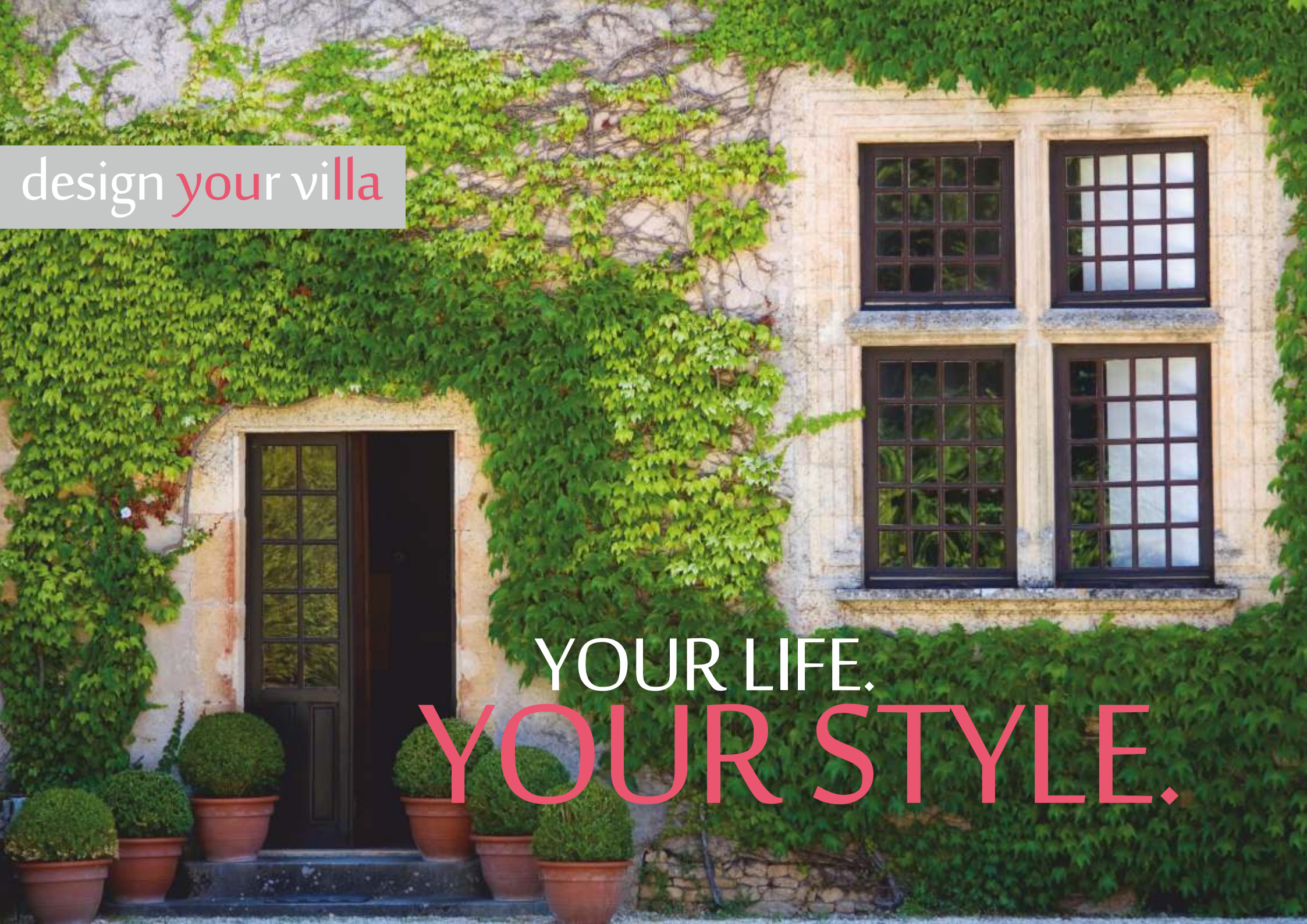


Functional,
Simple or
Unassuming?



GOT A DESIGN THEME FOR YOUR youlla?

Got a theme for your villa? Check us out online. Choose a functional plan. Add that extra jazz on the elevation. Have a dog fight with your wife on the virtues of marble vs vitrified tiles. Gift your wannabe rockstar son his own music room. And spoil your daughter silly with a walk-in wardrobe. At www.youlla.in, you can make changes to plans, add extra room to rooms, custom-design the embellishments on your elevation and even dictate the fixtures that go into the making of your villa - all this, without moving from the comfort of your couch. Go ahead design your home, the way you want it. And let us bring your dream to life, in all its glory.



design *your villa*

YOUR LIFE.
YOUR STYLE.



Spaces defined

by your loved ones

P R E S E N T I N G

youlla

@ENCLAVE

THE FLAGSHIP YOULLA PROJECT

PERSONALIZED VILLAS

JUST 500 METERS
FROM ELECTRONIC CITY

Rs.99 LAKHS ONWARDS

At Shanders, we believe that you are unique and so are your dreams about your living space. Youlla@Enclave's philosophy revolves around this one single premise. Fast taking shape as a premium gated community off the proposed Peripheral Ring Road at Electronic City Phase II, Youlla@Enclave will host some 180 villas amidst acres of tree lined avenues, fruit orchards and world-class amenities and facilities that one can imagine of.

Nature

THE ONLY INTRUDER IN YOUR PRIVACY

Tree-lined driveway

Themed landscaping across the property

Gazebos, Fountains and water bodies



Lush Landscape

WITH EXOTIC TREES & FLOWERING PLANTS



Green building

CONCEPTS IN DESIGN & CONSTRUCTION

Eco-friendly building materials

Rain water harvesting

Recycled water for gardening/flushing/car wash



Secure comfort

FOR KIDS & THE ELDERLY

CCTV surveillance

Trained security personnel

Manned safe zones for kids & the elderly



Music classes

Art and painting classes

Other hobbies

Soft skill development classes

Passion zones

EXCLUSIVELY FOR KIDS

Creche

MANNED KID-SAFE ZONES FOR BUSY PARENTS

$1 + 1 = 2$
 $2 + 2 = 4$
 $3 + 5 = 8$

Play Creche

Space for private tuitions

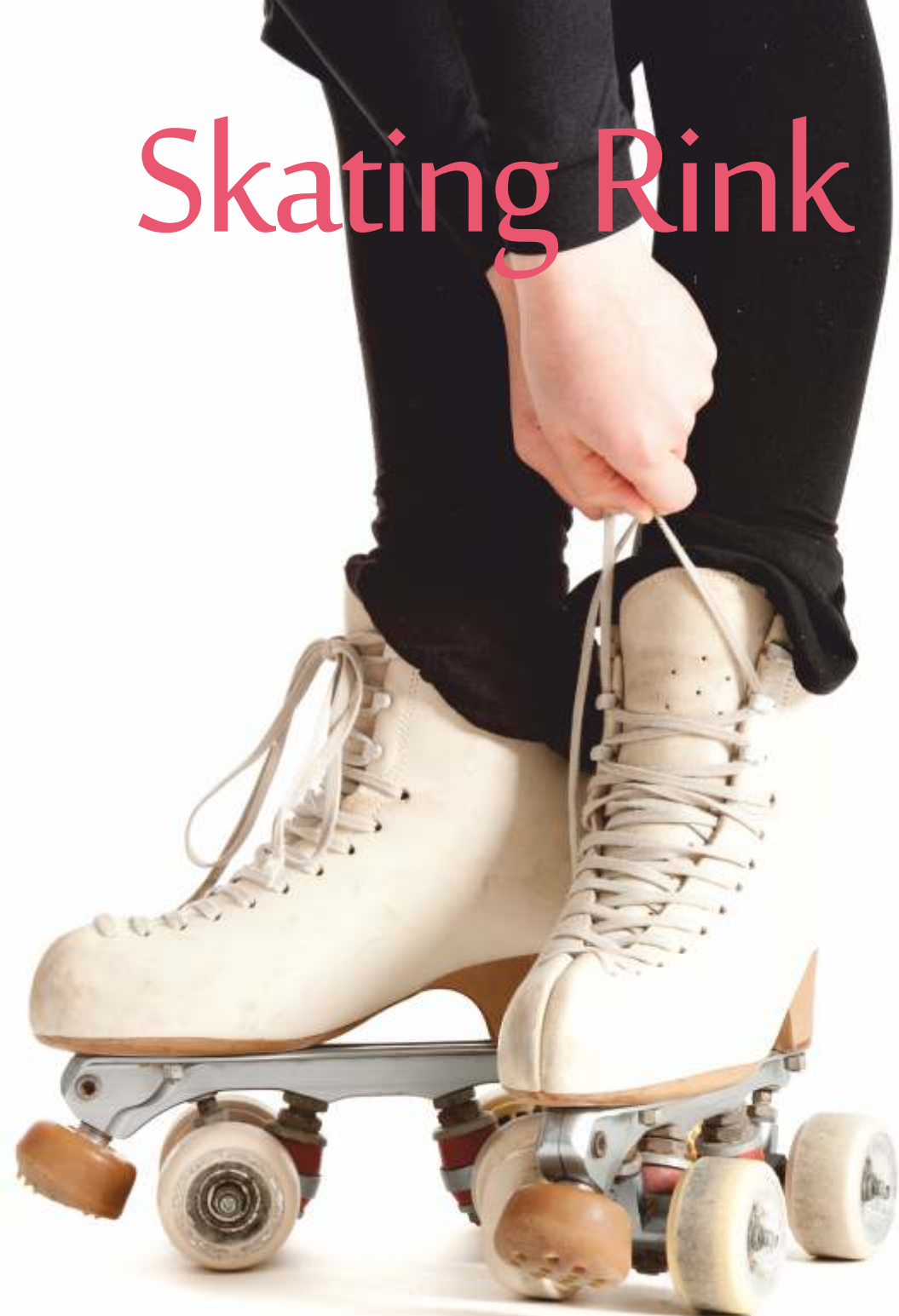
Other activities

Kids Gaming Zone

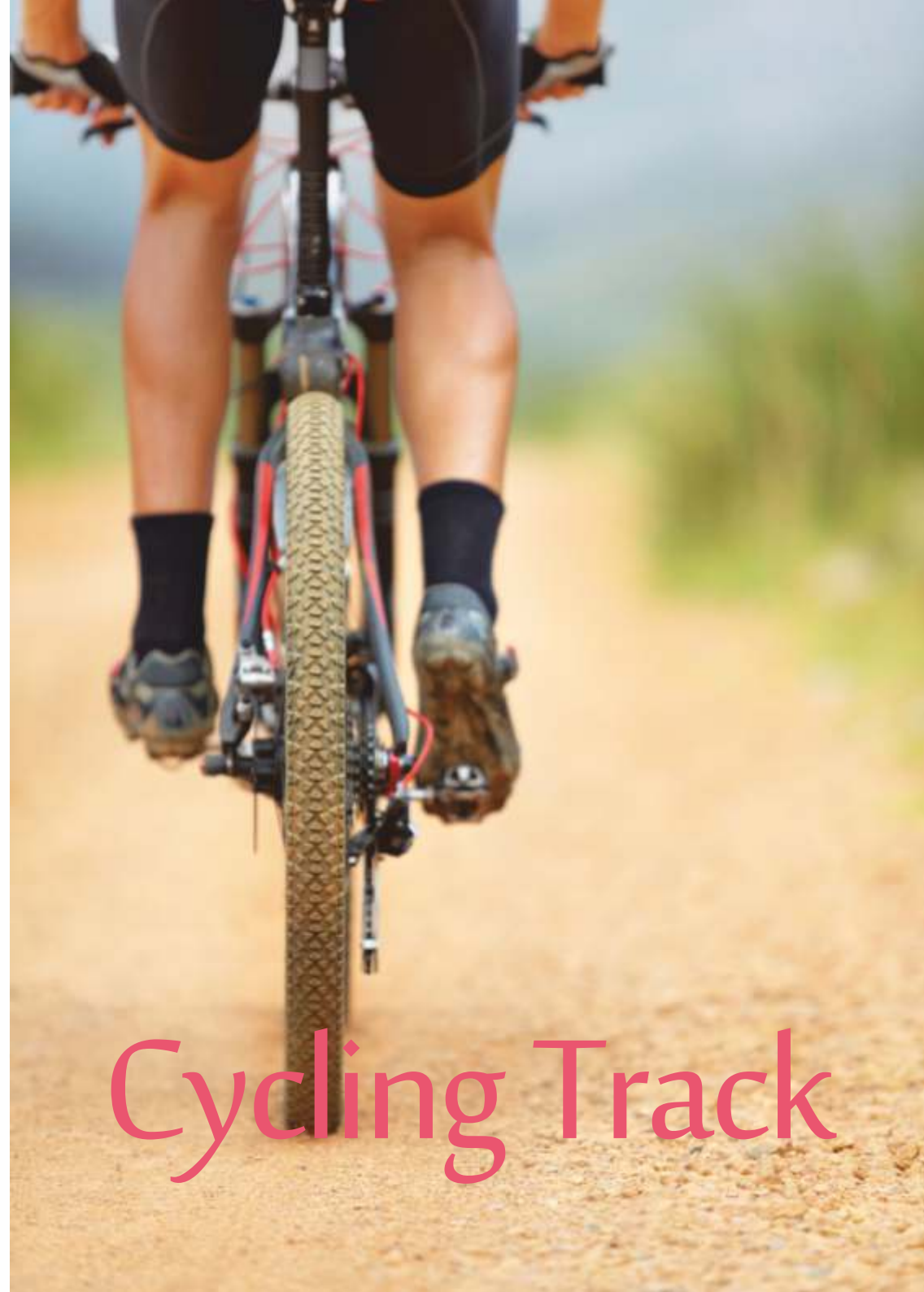
NEVER A DULL MOMENT FOR KIDS



Skating Rink



Cycling Track



Cricket nets





Tennis courts



Mini football ground

Basketball Court



Shuttle Courts





Indoor games

Indoor Pool

FOR ADULTS & KIDS



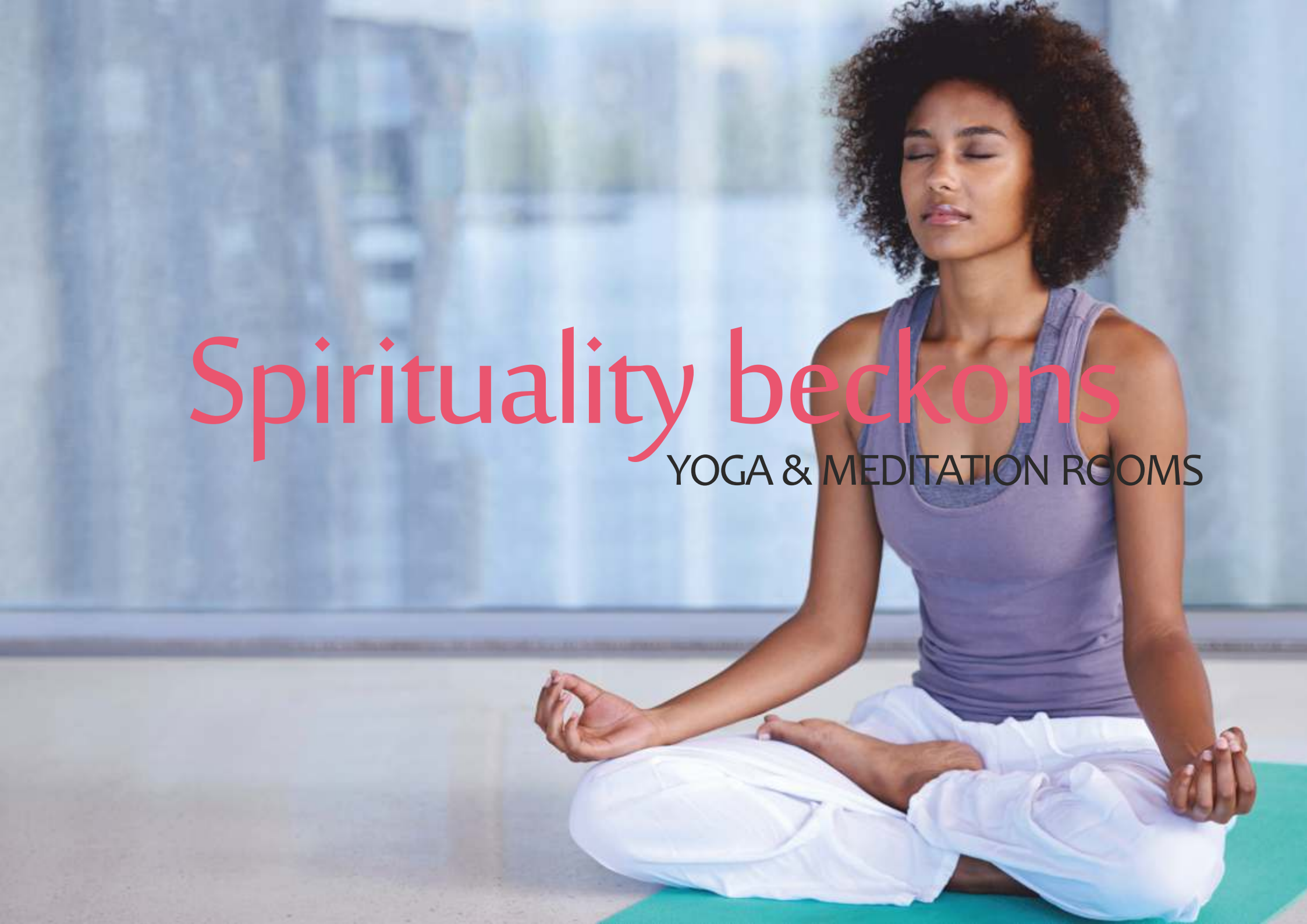
A photograph of a modern gym interior. In the foreground, there are three treadmills with digital displays and handrails. Behind them is an elliptical machine. To the left, there are three small black metal baskets containing various items like water bottles and towels. The floor is made of dark wood planks. Large windows in the background let in bright light.

State-of-the-art

GYMNASIUM

A photograph of a muscular man from the back, wearing a black tank top. He is standing at an outdoor gym, with his hands clasped behind his head. His back and shoulder muscles are very defined. In the background, there are blurred green trees and a clear sky.

Outdoor Gym

A woman with dark curly hair is sitting in a meditative lotus position on a green yoga mat. She is wearing a purple tank top and white pants. Her eyes are closed, and her hands are resting on her knees in a mudra. The background is a large window with a view of a city skyline.

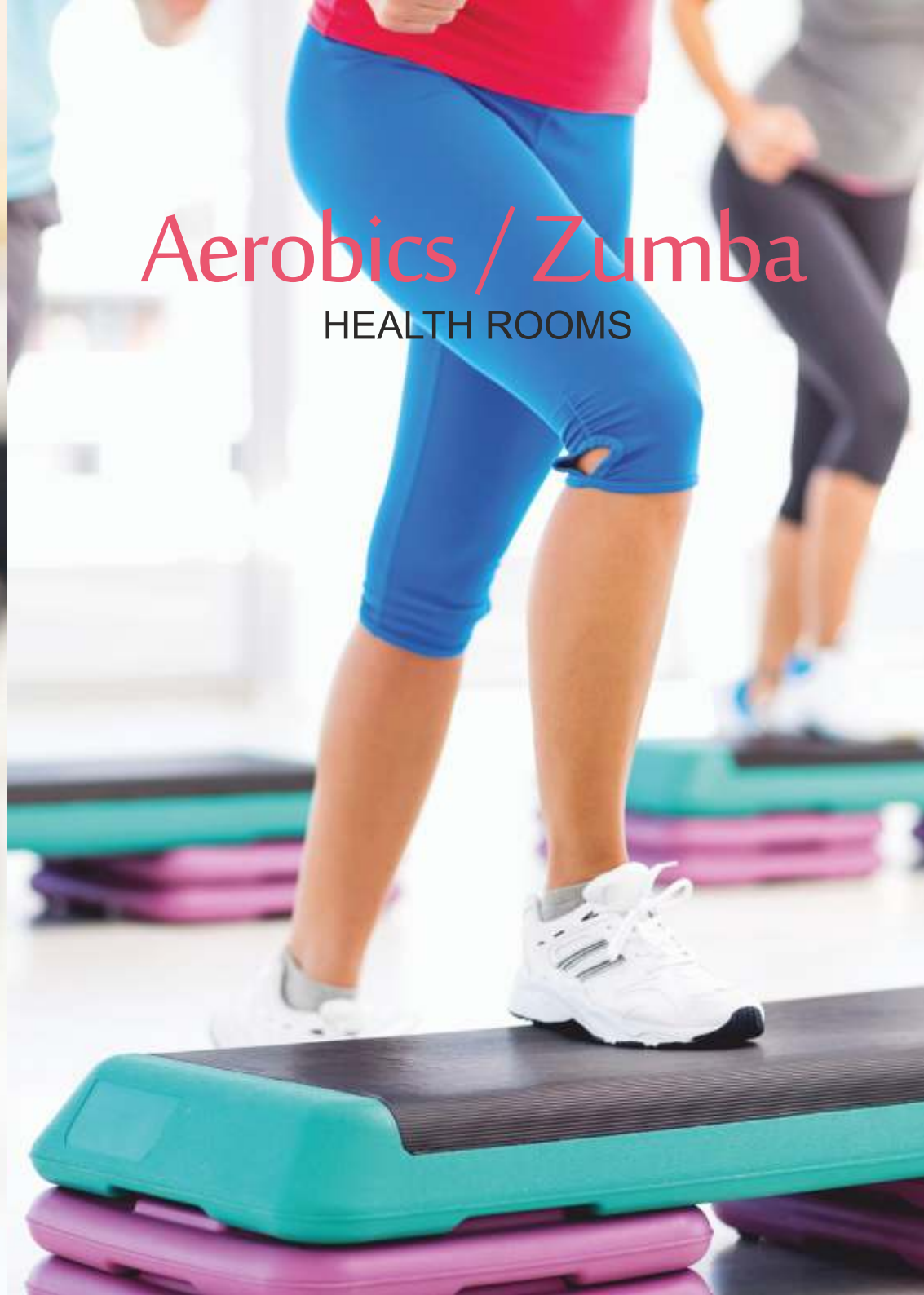
Spirituality beckons

YOGA & MEDITATION ROOMS



Karaoke & Dance

SPECIAL ACTIVITY ROOMS



Aerobics / Zumba

HEALTH ROOMS



Open air

AMPHITHEATRE

Reserve Mini Theatre

PRIVILEGE CLASS



Convenience Store

ACCESS ANYTIME





Gated Community

LIKE NO OTHER

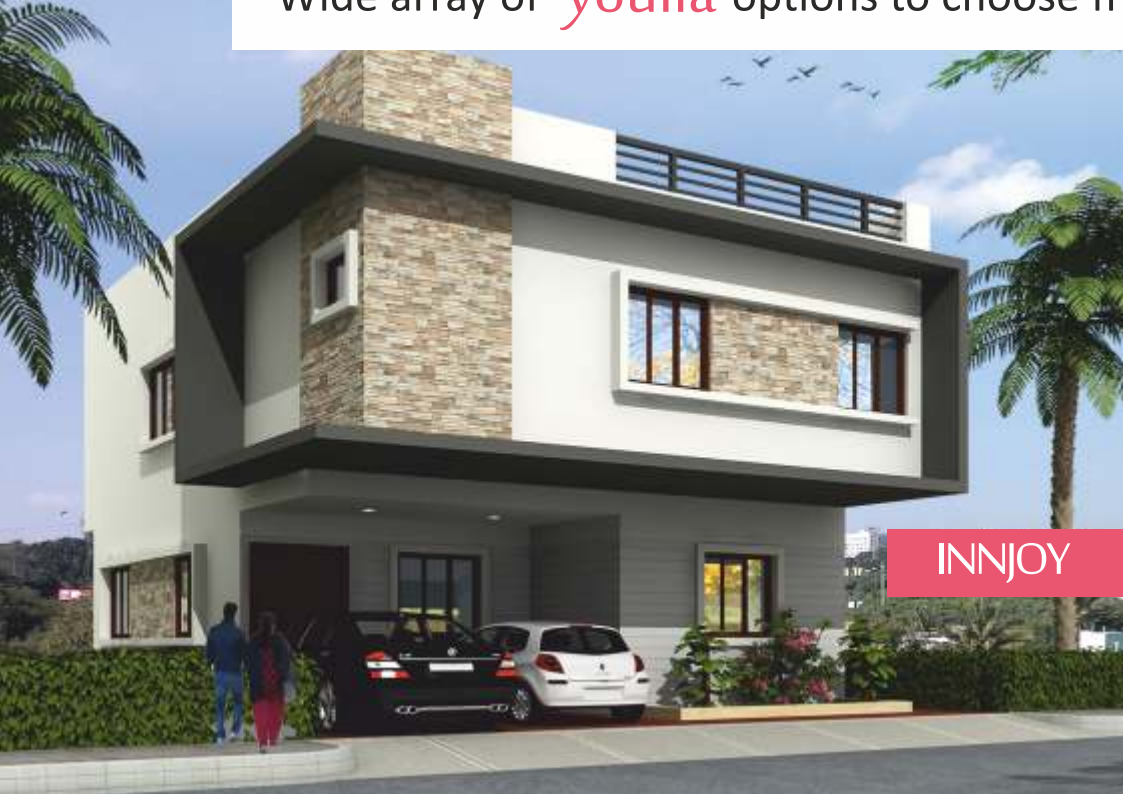


HAVENLY



KREATE

Wide array of **youlla** options to choose from



INNJOY



DEWDROP INN



HAPPINEST



VIVA



HAPPY OURS



COZY COVE





DREAMZ



HOLIDEN



MYRIE



PALATIAL

DESIGNED TO ENTHRALL

From the ornated and artwork-impregnated serene driveway lined on either side with orchards and flower beds right down to the landscaped walkways and greenery, Youlla@Enclave is a visual delight around every corner. And as an exclusive premium gated community that caters to your refined tastes and preferences, the project is fully loaded with features and amenities that make it like no other.

Outdoor Sports

Cricket nets
Tennis courts
Mini football ground
Basketball court
Shuttle courts
Skating Rink
Kho Kho / Kabaddi

Indoor Sports

Table Tennis
Billiards / Snooker
Chess
Carrom
Indoor pool
Indoor kids pool

Leisure Play

Cards Room
Games area for Ladies
Games area for Elders
Dedicated Childrens Play Area
Dedicated Toddlers Play Area
Dedicated Cycling Track for Children

Education & Development

Class rooms for tuitions
Music & Dance classes
Fine arts

Entertainment

Singing with Karaoke
Mini Theatre
Amphitheatre

Health & Lifestyle

Doctor Consultation Room
Aerobics room
Outdoor Gym
Indoor Gym
Meditation Zone
Yoga Zone
Walking track with seating

Daily Needs

Creche
Launderette
Convenience Store
Dedicated car wash area

Common Amenities & Features

Gated Community with security
Tree-lined avenue
Gazebos, Fountains & Water bodies
Themed Landscaping with flowers
Dedicated flag hoisting area
Smoking Zone

Green Building Concepts

Recyled water for flushing & landscaping
Ground water harvesting



Walk to Work

Located off the proposed
Peripheral Ring Road

High connectivity quotient
via Elevated Expressway &
Nice Corridor

Excellent Social Infrastructure

Potential for high returns

youlla
@ENCLAVE

SHANDERS
Dwellington

SHANDERS
Alta Vista

Shanders - The People behind

Shanders is part of nearly a century old group and has a rich legacy of innovation and excellence. Real estate development was started in the year 1983 with an aim of creating affordable & high-quality homes across different price ranges, for the urban, middle income segment.

The core management team of Shanders collectively has over 400 years of Real Estate Development experience, and till date, the group has developed and delivered over 4 million s.ft. of realty across South India. The portfolio is a mix of Apartments, Villas, Plots, Row-houses and City-centric Commercial spaces, spread across Tier-1 and Tier-2 cities in South India. The projects are Vaastu-compliant, are built using green construction norms, and follow sustainable practices.

One of the factors that has contributed to our long and glorious history of excellence is our commitment to strong business values: values such as "Long Term Relationship", "Trust", "Innovation", "Quality", "Efficiency" and "Enhanced Stakeholder Value" that motivate us to create new offerings that delight our customers and differentiate us in the marketplace.



Visit www.youlla.in

Project approved by BDA & all leading banks

