

UNISHIRE
Esplanade
for the discerning few

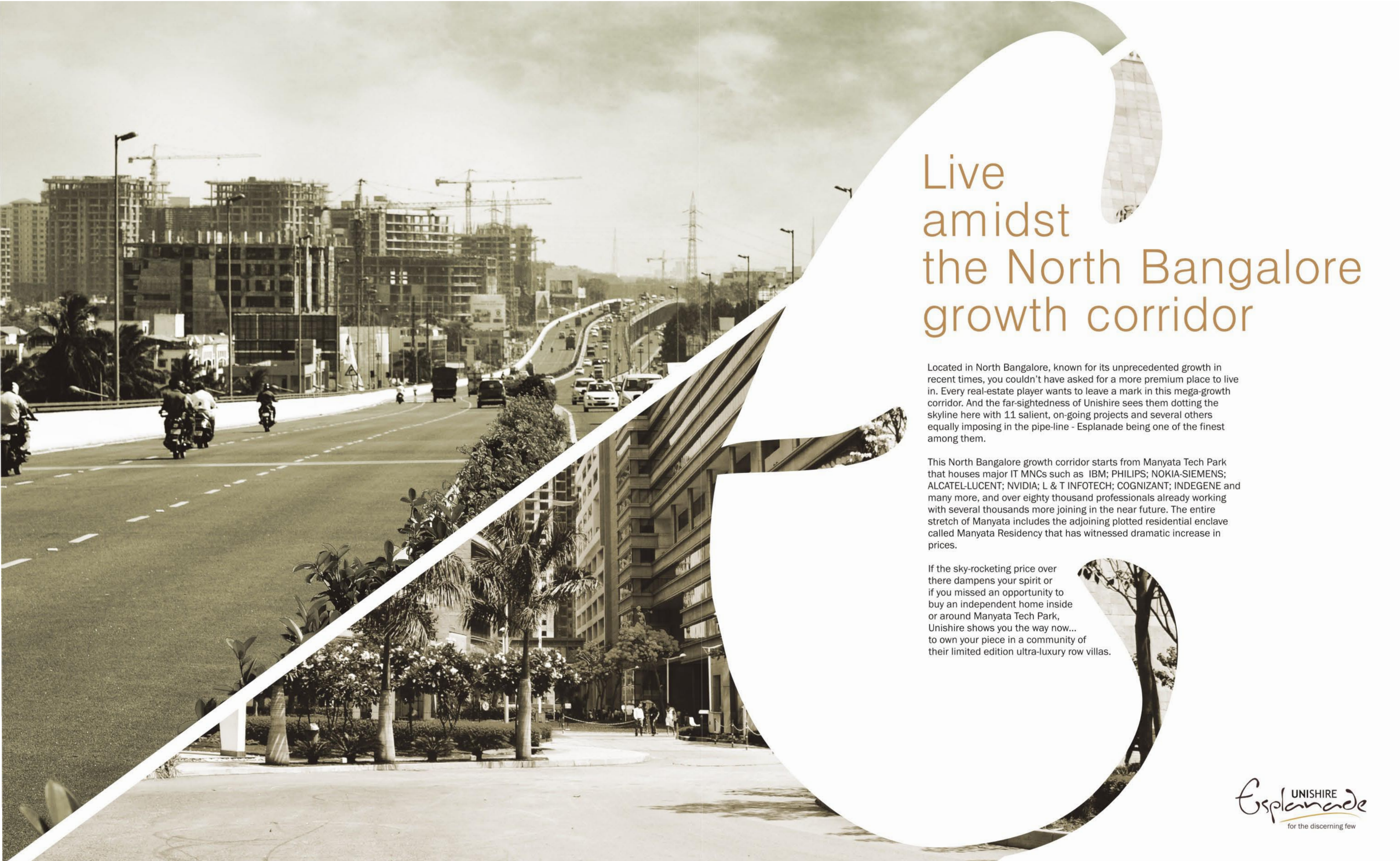
 UNISHIRE®
Spreading acres of joy



It's exotic, it's exquisite

The word "Esplanade" opens up exotic memories of some of the exquisite locations in the world.

And quite rightly so, Unishire Esplanade does just that. When you start nearing your abode, a sense of bliss starts settling in your mind, just as you feel during a vacation at some scenic spot. No wonder, you get to experience it all, right here in Unishire Esplanade and its tranquil surroundings.

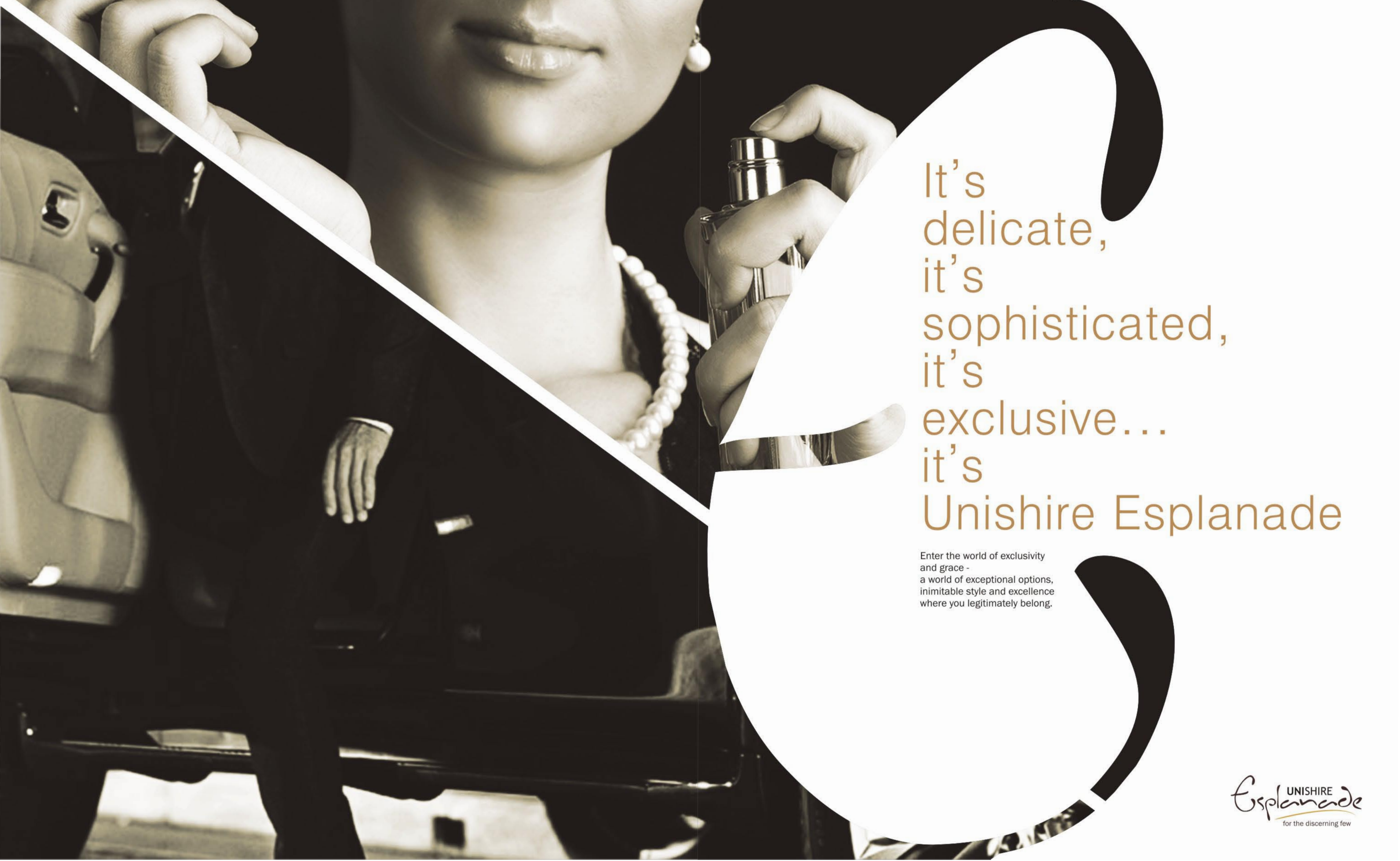


Live amidst the North Bangalore growth corridor

Located in North Bangalore, known for its unprecedented growth in recent times, you couldn't have asked for a more premium place to live in. Every real-estate player wants to leave a mark in this mega-growth corridor. And the far-sightedness of Unishire sees them dotting the skyline here with 11 salient, on-going projects and several others equally imposing in the pipe-line - Esplanade being one of the finest among them.

This North Bangalore growth corridor starts from Manyata Tech Park that houses major IT MNCs such as IBM; PHILIPS; NOKIA-SIEMENS; ALCATEL-LUCENT; NVIDIA; L & T INFOTECH; COGNIZANT; INDEGENE and many more, and over eighty thousand professionals already working with several thousands more joining in the near future. The entire stretch of Manyata includes the adjoining plotted residential enclave called Manyata Residency that has witnessed dramatic increase in prices.

If the sky-rocketing price over there dampens your spirit or if you missed an opportunity to buy an independent home inside or around Manyata Tech Park, Unishire shows you the way now... to own your piece in a community of their limited edition ultra-luxury row villas.



It's
delicate,
it's
sophisticated,
it's
exclusive...
it's
Unishire Esplanade

Enter the world of exclusivity
and grace -
a world of exceptional options,
inimitable style and excellence
where you legitimately belong.

A new dimension to Exclusivity

Unishire Esplanade – one of a kind, only 29 ultra-luxury Row Villas sprawling over 1.6 acre villas, right where you ought to be... minutes drive away from Manyata Tech Park on a traffic-free stretch.

Accessible from Thanisandra Main Road and International Airport Road via Kogilu Main Road, Esplanade is set right at heart of serenity that echoes undisturbed harmony and calm. The placidity of a beautiful lake just right opposite is the icing on the cake...shall we say?

With all ultra-modern features in terms of design, amenities & facilities, Esplanade promises its residents unbridled joy of living an exclusive life.

UNISHIRE
Esplanade
for the discerning few



Relish countryside living right in the city, with your peer group

Experience the feel of tranquil country-side living with a lake just right opposite.

And since exclusivity is the privilege of a select few, Unishire Esplanade offers you a life among the company of like minded class.



3 levels of opulent spread

With a varying choice of units ranging from 3671 sft to 4704 sft, each 4 BHK home at the Unishire Esplanade comprises of 3 levels of opulence, designed to ensure optimum utilisation of space, luxurious living style, comfort, openness, convenience and safety.

On the ground level you have living and dining rooms, guest bedroom, open kitchen and a private backyard.

Family room or home-theatre space with two bedrooms on the first level.

And on the second level, master suite for the master of the home, with a private terrace and a passion area for your indulgences like music, gaming, reading, personal bar, or wherever your heart wanders.

Provision for servant's room with a toilet is another sweet addition.

25,000 sft of club facilities – a privilege for only 29 families

Taking exclusivity to an absolute new high, Esplanade offers approx 25,000 square feet of lavish club facilities to these 29 privileged families - a distant dream for even a 100+ unit apartment enclave in many cases!

The artistically crafted clubhouse, with terrace infinity pool and an array of exclusive facilities, is a privilege that not many people are easily entitled to...no matter what they pay.



UNISHIRE
Esplanade
for the discerning few



Relax, compete, refresh... it's your choice

Host of amenities to keep you and your family
healthy, sporty and refreshed everyday...

Terrace Swimming Pool | Health Club |
Indoor Badminton Court | Squash Court |
Hometheatre/Gaming Zone | Table Tennis |
Pool Table | Kids Play
Area and more

It's all about über class smart living

Flooring:

Italian/Imported Marble for Living/Dining/Foyer;
Laminated wooden flooring in Master Bedroom;
Premium Vitrified Tiles for other bedrooms;
Premium Ceramic Tiles for toilets

Bathrooms:

Designer Ceramic Tile dado;
Granite Counter for wash basins;
Grohe/Duravit or equivalent make - bath fittings and
sanitary ware

Doors:

Main Door - Teak Wood frame & shutters;
Other Doors - Hard Wood frame with flush shutters;
Toilet Doors - Hard Wood frame with water proof
flush shutters;
Hardware - Matt-finished handles/locks, brass/steel
hinges for doors

Windows:

UPVC/Aluminium window with
provision for mosquito mesh

Kitchen:

Granite Kitchen Counter with SS sink;
Designer Tiles for dado over counter;
SS sink in Utility

Electrical:

Modular switches of Anchor or equivalent make;
Fire resistant wires of Anchor or equivalent make;
A/C point provisions in all rooms ;
TV & Telephone points in each room & Living area

Painting:

Weather-proof Paint for exterior walls;
Emulsion for internal walls & ceiling;
Enamel for MS works

Home Automation:

Automation-ready Homes - where you can just
plug-n-play any device to control lighting, safety and
security...another aspect of new-age living

Elevation:

Exotic stone cladding for each Row Villa



The shining 'North Star' of the Unishire Galaxy

Strategically posited amidst the growth corridor of North Bangalore, Unishire Esplanade is accessible from Thanisandra Main Road and International Airport Road via Kogilu Main Road.

Premium Educational Institutions in close proximity - Canadian International, Stonehill, REVA University, ICICI Manipal Academy, VIBGYOR, Vidyashilp Academy, etc.

Columbia-Asia Speciality Hospital, Elements Mall & PVR Cinemas - a short drive away.

Upcoming AERO SEZ and Financial City in close proximity that will further increase the demand in near future, resulting in high appreciation potentiality as well as rental income prospect.

Unishire, dotting the skyline of Bangalore...

Established: 1987

6 million sq.ft. spanning 15 projects and 10 million sq.ft. proposed by year end.

Several completed projects, ongoing projects and many new pre-launches in stunning central locations.

Multiple investment options from 50 Lakhs to 4 Cr with definite steep appreciation.

IGBC "Gold Standard" green homes.

Way forward...

Unishire proposes to quickly foray into related verticals like commercial spaces, malls, hospitality and Healthcare.

Led by dynamic, young and highly experienced professionals, Unishire aims to dot Bangalore's emerging global skyline by 2020.

“Come, be part of a unique and fast growing community in Bangalore - the Unishire community, as we continue our grand saga with driving passion to spread acres and acres of Joy.”


Spreading acres of joy



UNISHIRE
Esplanade
for the discerning few

Background image taken is the actual stone cladding at Unishire Esplanade

+91 9243 555 755

sales@unishire.com

www.unishire.com

| ISO 9001 : 2008 Certified |



Indian
Green
Building
Council

A project by:

UNISHIRE DEVELOPERS PVT. LTD.

36, Railway Parallel Road, Nehru Nagar
Kumarapark West, Bangalore - 560 020

In association with: **GUNJAN DEVELOPERS**



Spreading acres of joy

This brochure is purely conceptual and not a legal offering. Visual representations are indicative only. 3D views are artist's impressions only. Developer reserves the right to change/modify amenities, specifications, areas, plans, features, etc. without prior notice.