

About MSR

Driven by the need to improve the quality of living and work spaces in India and triggered by the vision of being the harbinger of change and innovation in the real estate industry, MSR Dwellings was created. The company's transparent, ethical and value-driven style of working is focussed on building long lasting relationships with clients. Possessing the rare obsession of quality, we are a company that is constantly attempting to perfect the art of perfection - to go that extra mile to offer that extra value to our clients and partners.

Contrary to popular belief, affordable luxury is not an oxymoron at MSR Dwellings. Each project, irrespective of its size and nature, is a thoughtful synergy of luxury, quality, comfort and affordability.



Benchmarks today. Landmarks tomorrow.

Approved BBMP Plan – AD.COM – MDP/0732/11-12

Site Address

MSR DewDrops
6/1 - 6/2 Kasavanahally Main Road
Kasavanahally Village
Sarjapur Main Road
Bangalore

Registered Office

MSR Dwellings Pvt Ltd
595 4th Floor 7th Main
(Above State Bank of Travancore)
Mico Layout BTM 2nd Stage
Bangalore - 560 076

Architects

A360
M-22 2nd floor 10th Main
Jeevanbhimannagar Main Road
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MSR *Dew Drops*
Meet Life. Everyday.



Meet Greenery.

At MSR Dew Drops, greenery takes on a whole new perspective. Be it the quiet walkways for a retreat, activity spaces for recreation, or scenic venues for relaxation, greenery wraps itself around your home combining the dual roles of beauty and tranquillity. 45 spacious luxury homes with 2 magnificent towers – MSR Dew Drops is a tribute to the art of fine living. The homes are designed to blend with natural surroundings to give you that rare and exhilarating experience of living, sight seeing, and breathing freshness.

Meet luxury.

Luxury is but a state of mind. Little moments; like waking up to the early morning sun streaming through the window, or watching your kid take a dip in the swimming pool, or breaking your personal record for push-ups at the gym; are what makes life's moments meaningful and luxurious. Here, you can experience life in its fullest, your very own world of private luxury where within a self-contained, magical ambience, life unfolds like a beautiful story.

Meet Convenience.

When reaching the office takes as much time as whistling your favourite tune, the opportunity of spending a little more time over breakfast with your family becomes a privilege, which very few can enjoy. The project is nestled at Sarjapur Road - just a stone's throw away from Wipro, some of city's best schools, shopping malls and IT parks. It is also very close to the outer ring road and in close proximity to other projects of Mantri, Purvankara, Divyasree and Salarpuria developers.

Why should I Invest?

500 metres from Total Mall on Sarjapur road
500 metres from Inox Theatres
500 metres the Wipro office space on Sarjapur Road
Close to most International schools - Headstart, Gear Innovative School, Indus International School, Harvest International School, Prakriya and Inventure Academy

No. Of units - 45 no
No. Of towers - 2
No. Of floors in each block - 4
Ground floor area (no balconies) - 11595.76
Typical floor plan - 13026.84
Open space - 50%

Location Map



Facilities and Amenities

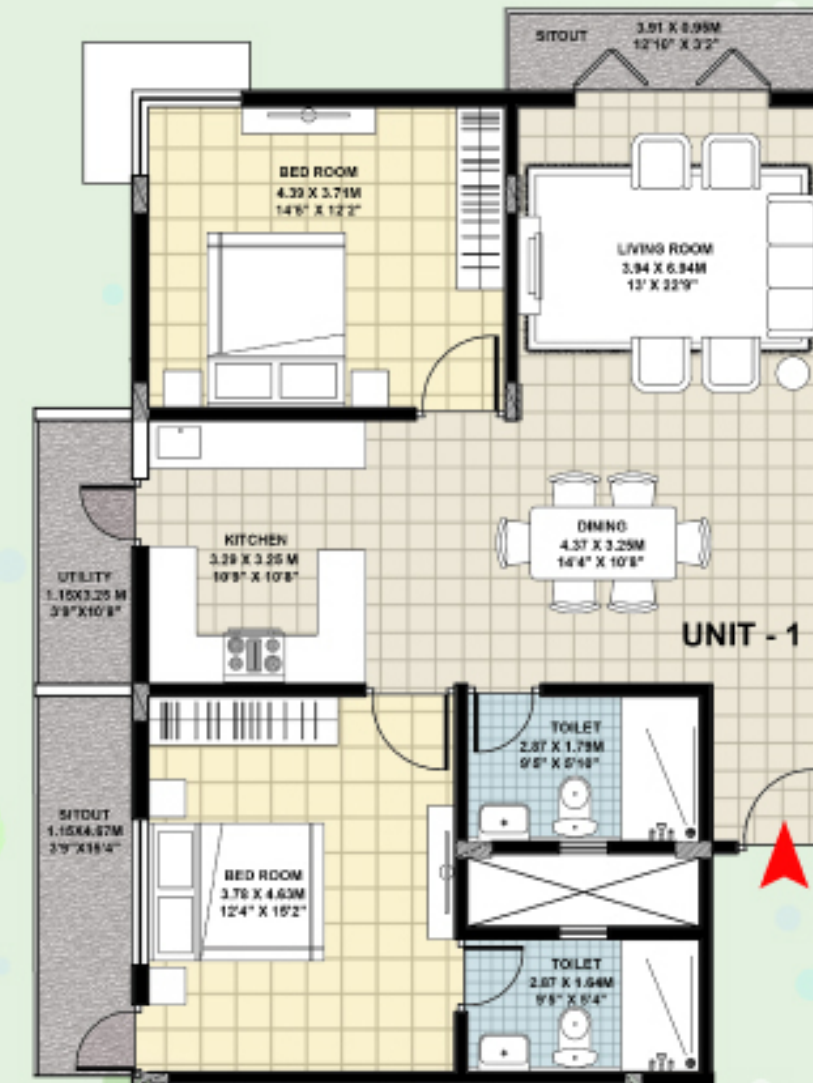
A 4' feet deep swimming pool
Two lifts
Well-landscaped central space between towers with stone paving
Jogging track
Gymnasium on the terrace
External elevation with wood cladding gives a grand and rich look
Dedicated covered car parking
Yoga and aerobic room
Open terrace for parties
Walking track
Elegant water bodies
Children's play area
Rose Garden
Space for the seniors/elderly to spend time peacefully



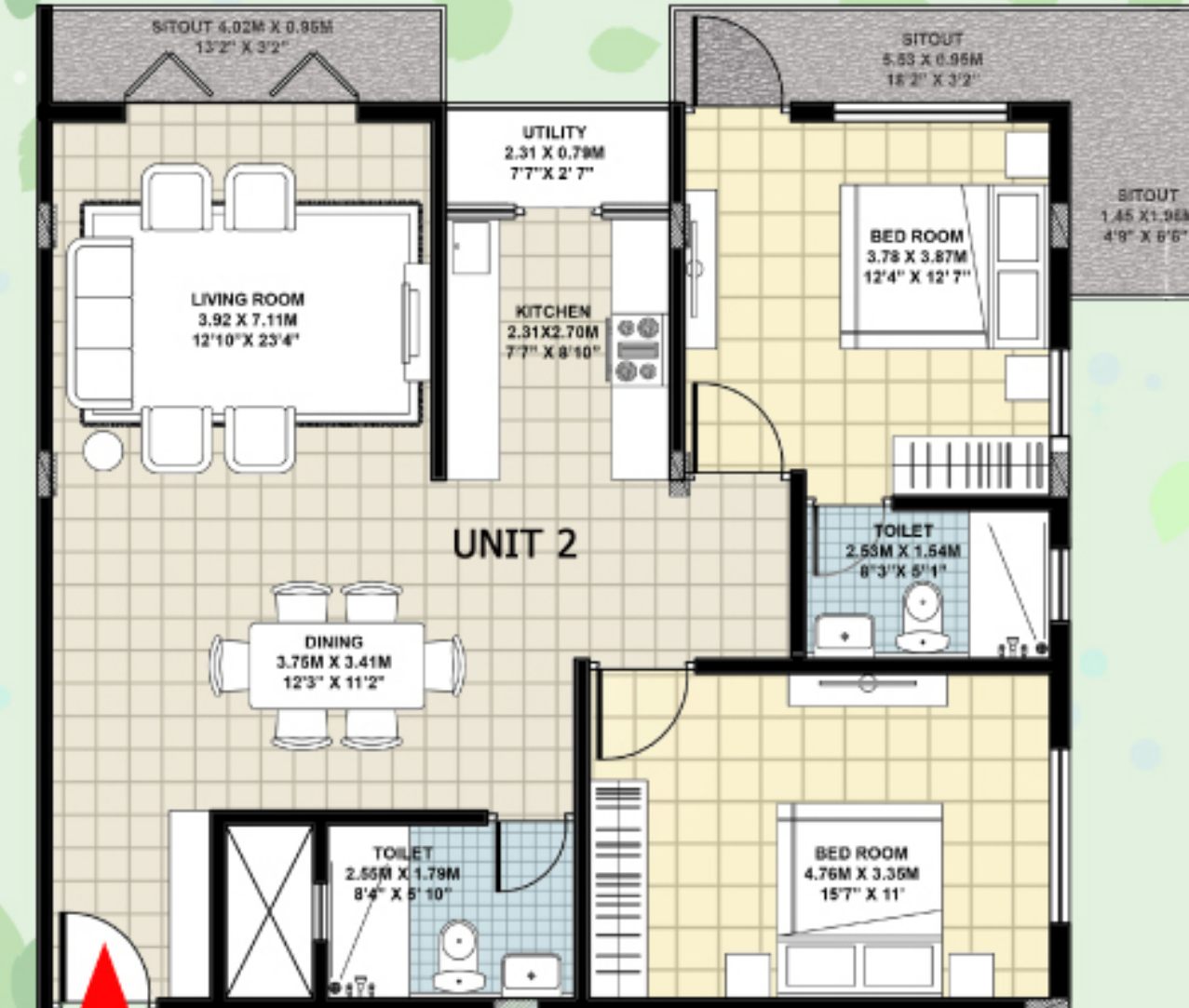


MSR DewDrops Project Layout

BLOCK A



Unit 1 Super Built Area **1384**
2 BHK East Facing



Unit 2 Super Built Area **1315**
2 BHK East Facing

BLOCK A

Unit 3 Super Built Area **1603**
3 BHK South Facing

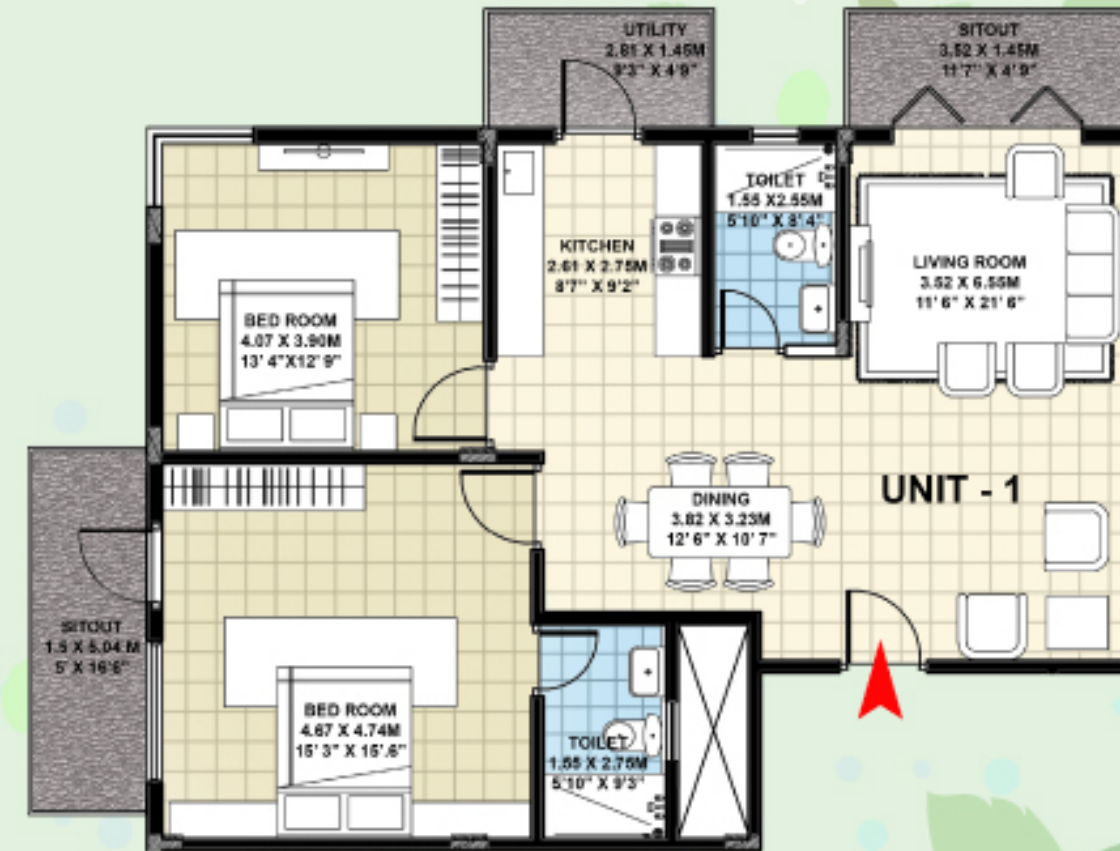


Unit 4 Super Built Area **1771**
3 BHK West Facing



BLOCK B

Unit 1 Super Built Area **1424**
2 BHK East Facing



Unit 2 Super Built Area **1678**
3 BHK East Facing

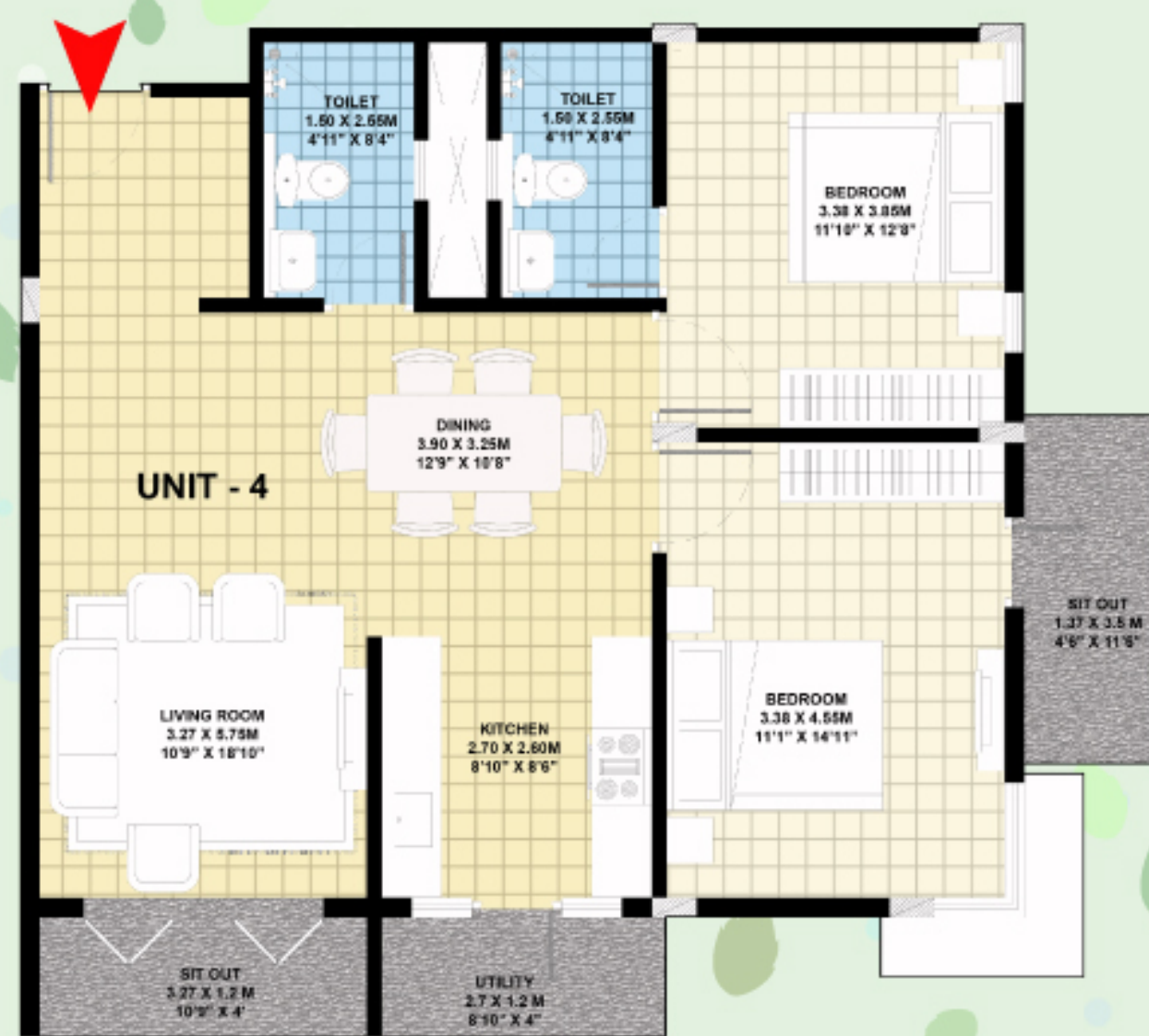


BLOCK B

Unit 3 Super Built Area **1100**
2 BHK West Facing



Unit 4 Super Built Area **1205**
2 BHK West Facing



BLOCK B

Unit 5 Super Built Area **1620**
3 BHK North Facing





Specifications

STRUCTURE

Shell: RCC framed structure with masonry partitions.
Masonry: High quality block masonry in cement mortar.

FLOORING AND TILING

Living, dining and family: Premium quality double charged vitrified tiles.

Master bedroom: Vitrified/laminated wooden flooring with skirting.

Other bedrooms: Premium quality double charged vitrified tiles.

Kitchen: Premium quality double charged vitrified tiles, glazed tiles above the counter up to 2' feet in height. Polished granite platform with stainless steel sink.

Bathrooms: Anti-skid ceramic tile flooring. Glazed ceramic tile dado of Johnson/Bell or equivalent up to 7' 0" height.

Balconies & Open Terraces: Anti-skid ceramic tiles.

Utility Area: Glazed ceramic tiles up 3' 0" height. Provision for washing machine.

Optional at extra cost:

- Italian marble in living/dining/kitchen.
- Hardwood floor in combination with Italian marble in living room and master bedroom.
- Designer imported tiles in bathrooms.

DOORS

Main door: Teakwood frame with designer door shutter and designer hardware of reputed make.

Internal doors: Wood frame and solid core flush doors provided with a natural wood veneer/enamel spray-painted.

WINDOWS

UPVC window system with clear glass with suitable finish as per design.

Specification

TOILETS

All toilets will consist of:

- Granite counter top washbasin with hot and cold mixer valve.
- WC of Parryware/Hindware or of equivalent make.
- Provision for geysers in all toilets.
- All fittings are chrome plated of Jaguar/Mark or of equivalent make.

Optional at extra cost:

- Duravit /Toto/or equivalent make sanitary ware with Hansgrohe/equivalent fixtures and concealed cisterns.
- Shower panels.
- Shower cubicles.

PAINTING

External: Combination of textured and non-textured surfaces with two coats of exterior weatherproof acrylic emulsion paint of Asian/Nerolac or of equivalent quality.

Internal: Royal emulsion paint of Asian/Nerolac over smooth finish done with putty.

ELECTRICAL

Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of Havells or of equivalent make.

3-phase supply for each unit and individual meter boards. Miniature circuit breakers for each distribution board. Modular switches for all control.

TELECOM

Telephone points in all bedrooms, living room. Intercom facility to all the units and security.

INTERNET and CABLE TV

Provision for cable connection in bedrooms and living room, and Internet in the master bedroom.

GENERATOR

2 KVA per unit DG backup.

SECURITY SYSTEMS

Round the clock security system, visitor-monitoring system with CC cameras.

Intercom facility in all apartments.

