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(1 ft = 0.305 m)



A LUXURY LIFESTYLE THAT REFLECTS YOU

Isn't it enthralling to experience a place that reflects your distinctive style and your stature? And more amazing wouldn't it be, if you could make it your home? Welcome to Pushpam Ranches, a one of a kind place where every single element reflects you and your distinctive style. From the well appointed mansions straight from the fairytales to an exceptional resort, spa and an outdoor leisure destination that offers the best of the best, Pushpam Ranches is an abode that mirrors your savor and predilection.

ACHIEVER'S PARADISE

Space. Aesthetics. Expediency. And most importantly a living that's larger than life is what Pushpam Ranches is all about. It's freedom from mundane lifestyle. It's about the fulfillment of expectations in luxury living. It's what we call a life that's imaginative, impressive and at the same time intelligent.

Just the way a go-getter like you loves to have.





THE PLACE

(55 acres)



Uber-luxury statement of privileged living

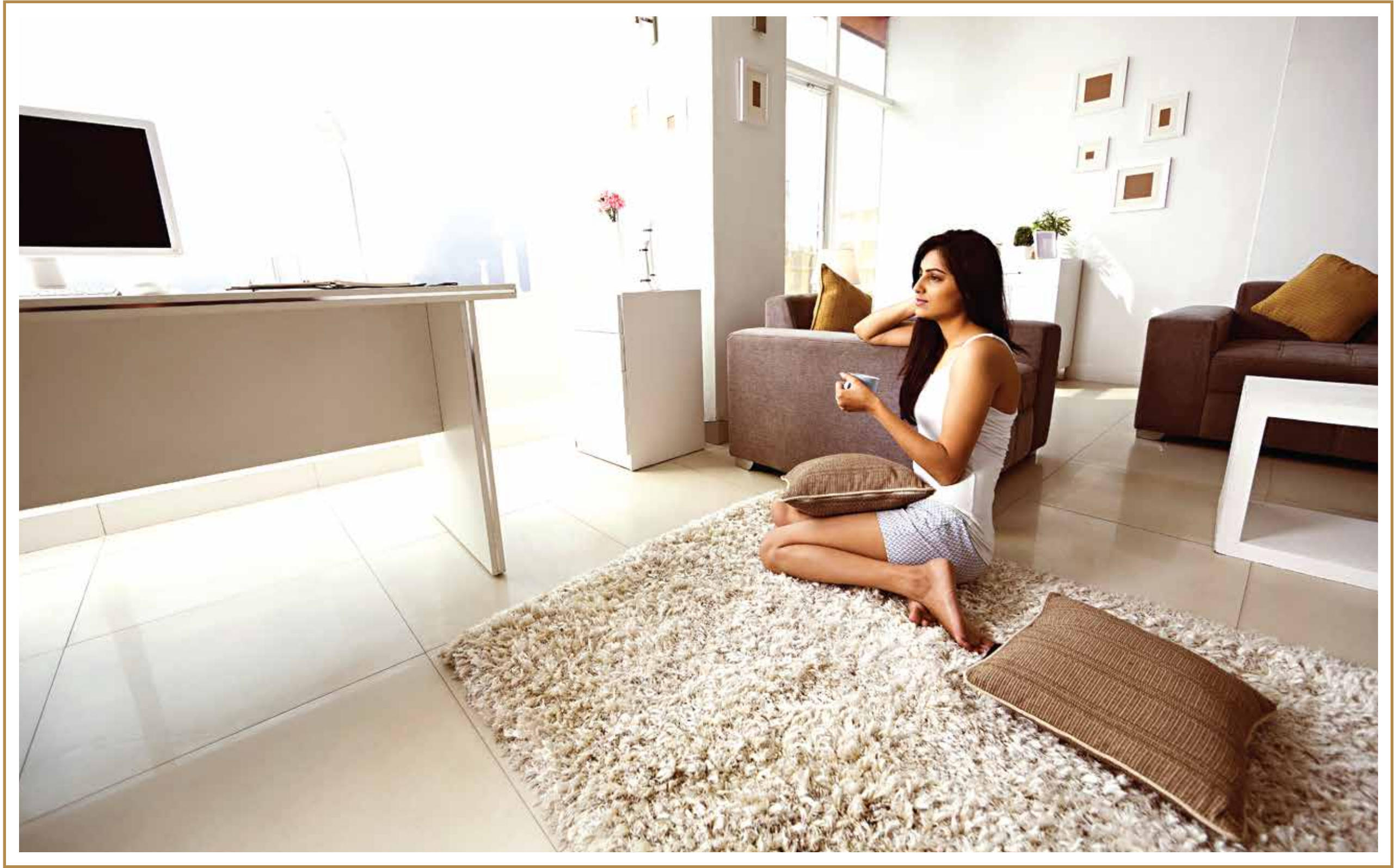
Just half an hour drive from Electronic City and adjacent to TAAL airport, Pushpam Ranches is a cluster of 76 extraordinary mansions, nestled deep within the backwoods of the calm and reticent Hosur Highlands, famously known as little England. Cloaked in the mystery offered by tree lines, this blissful abode stands proud in all its present-day glory and grace, just like a secret jealously guarded from prying eyes—an oasis of silence and solitude in a city caught in a maddening race.

THE DISTINCTIVE LIFESTYLE

Best of resort living in
a paradise of style and comfort,
for a holiday at home every day



Each mansion has a land area of 6000 sft with a built up area of 4725 sft upwards. Its meticulously shaped architecture with options for individual customizations of each mansion, ambience and amenities will only make it easier for you to enunciate your stature in the society.





THE INDULGENCE

(18 acres)



Uber-luxury resort mansions with corporate leisure facilities

Pushpam Ranches is a home to corporate leisure activities too. It is an ideal setting spread over 18 acres for several corporate activities like seminars, meetings, group get-togethers and team building activities.

To ensure the highest level of convenience and efficiency for every business need, the place is Wi-Fi enabled and conference halls are equipped with the latest audio visual devices. Pushpam Ranches offers a perfect blend of business and pleasure. For the adventure lovers there are activities like Trekking, Rappelling, Rock Climbing, Quad Biking, Cycling, Swimming, Camping and Jogging. For the ones who prefer indoor games, there is Billiards, Shuttle, Air Hockey, Table Tennis etc, and for the outdoor sports freaks there is Basketball, Cricket, Football, Lawn tennis and many more.

CORPORATE LEISURE

Entertainment activities

- Foosball
- Pinball
- Paintball
- Bow & Arrow
- Dart Board
- Treehouses



Adventure activities

- Trekking
- Rappelling
- Rock Climbing
- Quad Biking
- Obstacle Course
- Canoeing
- Zorbing
- Night Camping





GOLF DRIVING RANGE

(3.5 acres)



No high-end mansion is complete without a golf driving range. If working on your game is your idea of fun, then our state of the art flood-lit golf driving range in 3.5 acres has the type of facilities where you can perfect your strokes from dawn to dusk and beyond. The golf range offers a unique atmosphere with its pristine nature and is perfectly designed for golfing enthusiast like you.

IMERA RESORT & SPA

(12 acres)

Spread across 12 acres, the 5-star resort and a world class spa with pools, all outdoor and indoor games, restaurant and 24X7 café, make Pushpam Ranches a place where business meets pleasure. The spa and resort offer you a much-needed break to relax every day and focus your energies on work. The spa features holistic Ayurvedic, Swiss and Thai therapies that are sensual and soothing to invigorate your body and mind.

- Restaurant
- Lounge Bar and Business Centre
- 24/7 café
- Multipurpose Community Hall
- Community Pools
- Health and Fitness centre – Gym, Yoga /Meditation/Aerobics



- Salon – Unisex
- Amphitheater and Party Lawn
- Discotheque
- Health Club - Ayurvedic (Swiss and Thai therapies), Sauna, Jacuzzi, Steam Rooms
- Playfield of 1/2 acre (Cricket pitch and Football)
- Coracle ride and lake-side sit- out





INDOOR & OUTDOOR DELIGHTS

Indoor

Shuttle Court, Billiards, Squash Court, Air Hockey, Table Tennis, Library/Reading Room, Kids Gaming Zone

Outdoor

Tennis, Basketball, Volleyball, Children's Play Area and Sand Pit, Skate Park/Skating Rink, Jogging and Cycling Tracks



INFRASTRUCTURE

- Bitumen roads
- Paved walk paths with landscaping
- Designer bollards for street lighting
- Compound wall- 7' high + 2' high barbed wires
- Grand entrance
- Wi-Fi enabled

ECO FEATURES

- Integrated Rainwater Harvesting Unit
- Integrated Sewage Treatment Plant
- Integrated Solid Waste Management

SECURITY FEATURES

- 24-hours manned security with Concierge Service
- CCTV at strategic locations for security & monitoring

Additional Features (5.5 acres)

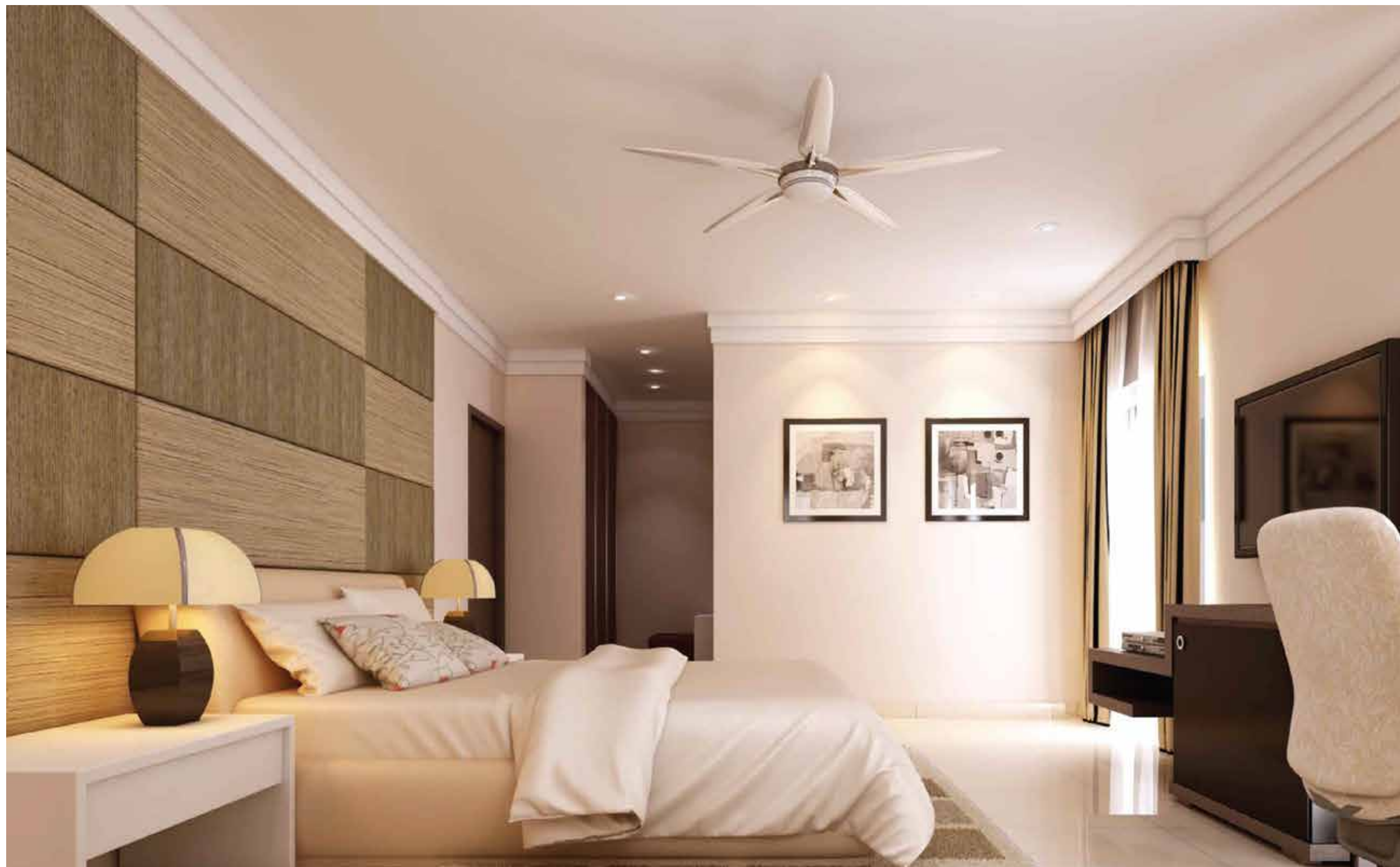
- Departmental / Convenience Store
- Association Office space
- Plaza: Palm plaza, Fountain plaza with huge landscaped area and senior citizen's area, Bonfire
- Laundromat
- 24x7 concierge services and property management



RESORT ROOMS

Fully air-conditioned and wi-fi enabled
4-star resort rooms with mini bar and coffee maker







CLUBHOUSE



World class facilities such as

- Clubhouse and Rooms – 1,00,000 sft BUA
- Multipurpose Hall (Banquet/Conference/Wedding)
- Swimming Pool
- Convenience Store & Laundry facility
- Lake-side Spa and Jacuzzi with exclusive pool in 5 acres

MANSIONS THAT TAKE YOUR LIFESTYLE TO A DIFFERENT LEVEL

As the city progresses to ultra-modern city, so does your standard of living with Pushpam Ranches. It's a high-end luxury resort mansion that reflects you and your attitude towards life. An attitude that's a class apart. A cosmopolitan environment in its truest sense, Pushpam Ranches doesn't just give you next generation high, but also speaks about your savoir-faire to be a cosmopolite.





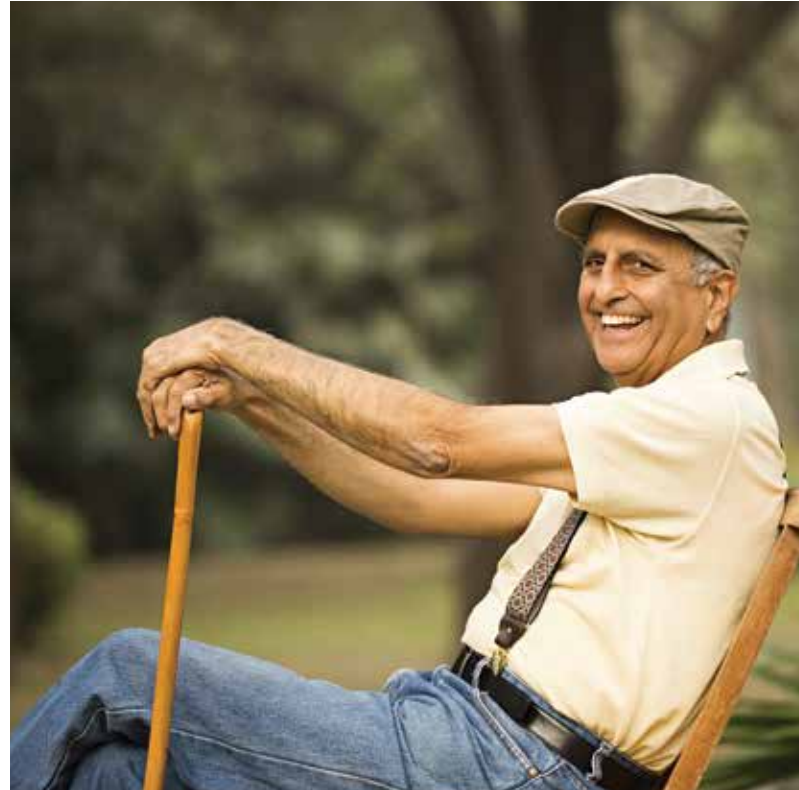
MANSIONS

(16 acres)



Puhpam Ranches is a melange of al fresco life and the heritage of Bangalore living. Apart from the obvious fine life reflected by private pool jetting into your bed room, sun-soaked bathrooms with sky showers, individual lawns and much more at your service, there's more as you open the windows or doors. Here, natural landscaping flows right into your doorstep. Dotted with chikoo, butterfruit, orange, mango, guava, jackfruit, and various such fruit-bearing trees both within the mansion premises and around, make it reminiscent that there's a new life sprouting here every day.

Each mansion is provided with fully integrated property management and concierge services so that you get all the desired services on demand without having to worry about anything. You'll get a true luxury experience as you step in any Pushpam Mansion.



STRUCTURE

- RCC Framed Structure
- Solid Concrete Block Masonry – Wall & Partitions

PLASTERING AND PAINTING

- Interior walls – Smooth Cement Plaster with Emulsion (Asian Paints)
- Exterior walls – Exterior Grade Emulsion (Asian Paints)
- Main entry wall – Natural Stone Cladding
- Balcony wall - Shera Panel/Wooden Cladding







THE INTERIORS



FLOORING

- Master bedroom/Living/Dining – Italian marble
- Other areas – Marble finish vitrified tiles – **NITCO/SOMANY** or equivalent – 800mm X 800mm
- Family living – Laminate wooden flooring
- Utility – Anti-skid vitrified/Ceramic tile
- Servant quarters – Vitrified tiles

STAIRCASE

- Granite for tread and riser
- MS and teakwood railing with glass panels

DOORS

- Main door - Teakwood frame with wood veneer facing doors
- Bedroom doors - Hardwood frame with flush door shutter finished with veneer
- Toilet doors - Hardwood frame with flush door shutter finished with laminate



WINDOWS

- 3-track UPVC sliding windows with mosquito mesh

ELECTRICAL

- Premium quality cables – Finolex or equivalent (fire retardant)
- Modular switches – Crabtree/Havells or equivalent

HOME AUTOMATION

- Home automation from Honeywell or equivalent for lighting control and burglar alarms
- Video door phone and total secured surveillance for entire layout
- Solar electrical panel and back up
- Solar water heater





THE KITCHEN

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- Granite platform with double bowl single drain SS sink
- Glazed vitrified/Ceramic tile upto 2' above counte





DINING ROOM





BATHROOM



TOILETS

- Anti-skid full body vitrified for floors
- Full body glazed vitrified for walls upto 7' high
- CP fittings – Jaquar artize/Grohe or equivalent
- Sanitary fittings – Hindware/Parryware or equivalent
- Solar plumbing
- Granite counters for wash basin
- “Rain shower” in master bedroom
- Open to sky shower area in master bedroom

MASTER PLAN



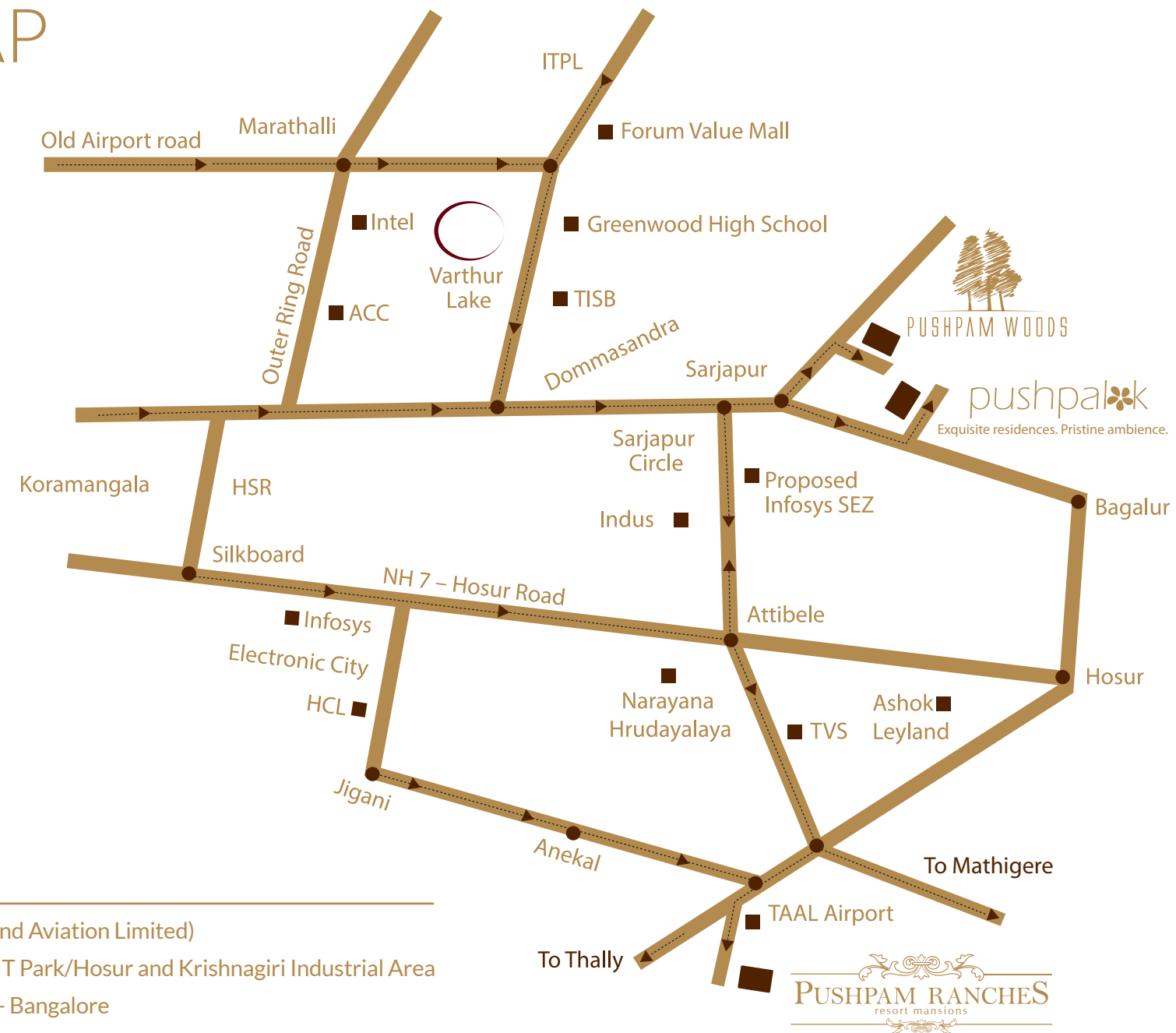
- 01 – Villa Phase-1
- 02 – Villa Phase-2
- 03 – Resort Phase-1
- 04 – Resort Phase-2
- 05 – Golf Course
- 06 – Tennis Court
- 07 – Business Centre
- 08 – Restaurant
- 09 – Spa

- 10 – Kund
- 11 – Rappelling, Rock Climbing, Trekking
- 12 – Outdoor Obstacle
- 13 – Paintball
- 14 – Archery, Air Rifles
- 15 – Zorbing
- 16 – Playfield
- 17 – Quad Biking Track

VILLAS & RESORTS



ROUTE MAP



PROXIMITY _____

Adjacent to TAAL (Tanuja Aerospace and Aviation Limited)

Close (10 Kms) from Proposed Hosur IT Park/Hosur and Krishnagiri Industrial Area

20 minutes drive from Electronic City - Bangalore

1 hour drive from ITPL

WELCOME TO YOUR BEAUTIFUL LIFE

Join the Pushpam Ranches community of exclusive privileges and unparalleled luxury.
Your home is waiting.