





Welcome

Unravel, an expression of bespoke luxury set within a wistful re-creation of pristine Bangalore. Witness, a beautiful stretch of 14 emerald acres weave old magic into modernity's finest. The ambience of the commune is a tribute to the enduring charm of vintage Bangalore whilst the exquisite avant-garde living spaces match the delectable tastes of the travelled Bangalorean of today.

Tree-lined streets, fountains and parks, building contours and hues all come together to weave an enchanting new story. And more follows with the large lung spaces, interlocked streets with large pavements, European-styled cobbled street squares, Large Club House, play areas and a host of amenities.

Aisshwarya Samskruthi unveils a pioneering experience of a rare blend of the exquisite and the uber chic – thus, rendering a truly unforgettable address.



Grand Entrance plaza



Amenities

Unique Speaking points

Green Community with a 7ft electrically fenced compound
Grand entrance plaza (with CCTV security system)
landscaped interlocking paved roads
Tree lined 100ft wide access road
Underground service lines
(Electricity water Supply & Sewage)
Convenience Store and ATM Provision
Water Treatment plant
Sewage Treatment plant
Natural reserved forest and lake

Club House / Indoor Facilities

Billiards	Library
Table Tennis	Office room
Cards room	Guest room

Outdoor Facilities

Landscaped Parks	Children's play areas
Tennis court	Swimming pool
Basketball court	Water cascade
Jagging Track	Fountains etc...
Gym with Steam, Sauna, Aerobics.	



Villa Elevation



At home... with the connoisseur life!

Step out of your spacious room into a landscaped courtyard
replete with a jacuzzi attached.

Space & Light... a State of mind.

Much attention to maximising natural light and space



Project Extract

A truly unique gated commune, Aisshwarya samskruthi raises contemporary home design in the city into a whole new dimension.

Each villa exhibits a distinct character as the exterior facades run along the street face creating a wonderful cascading visual. Every individual unit in turn houses an indulgent experience. Designed to maximise the play of natural light, the villas come with spacious rooms and living spaces featuring unique views, picturesque courtyards, skylightings, waterfalls, fountains, terrace garden patches and even an attached jacuzzi. The attention to detail is driven by a generous emphasis on comfort, a plush lifestyle experience and in luxurious aesthetics that make a definitive impression.



Type - A

Land Area : 1200 Sqft, Super built-up area :2736 Sqft



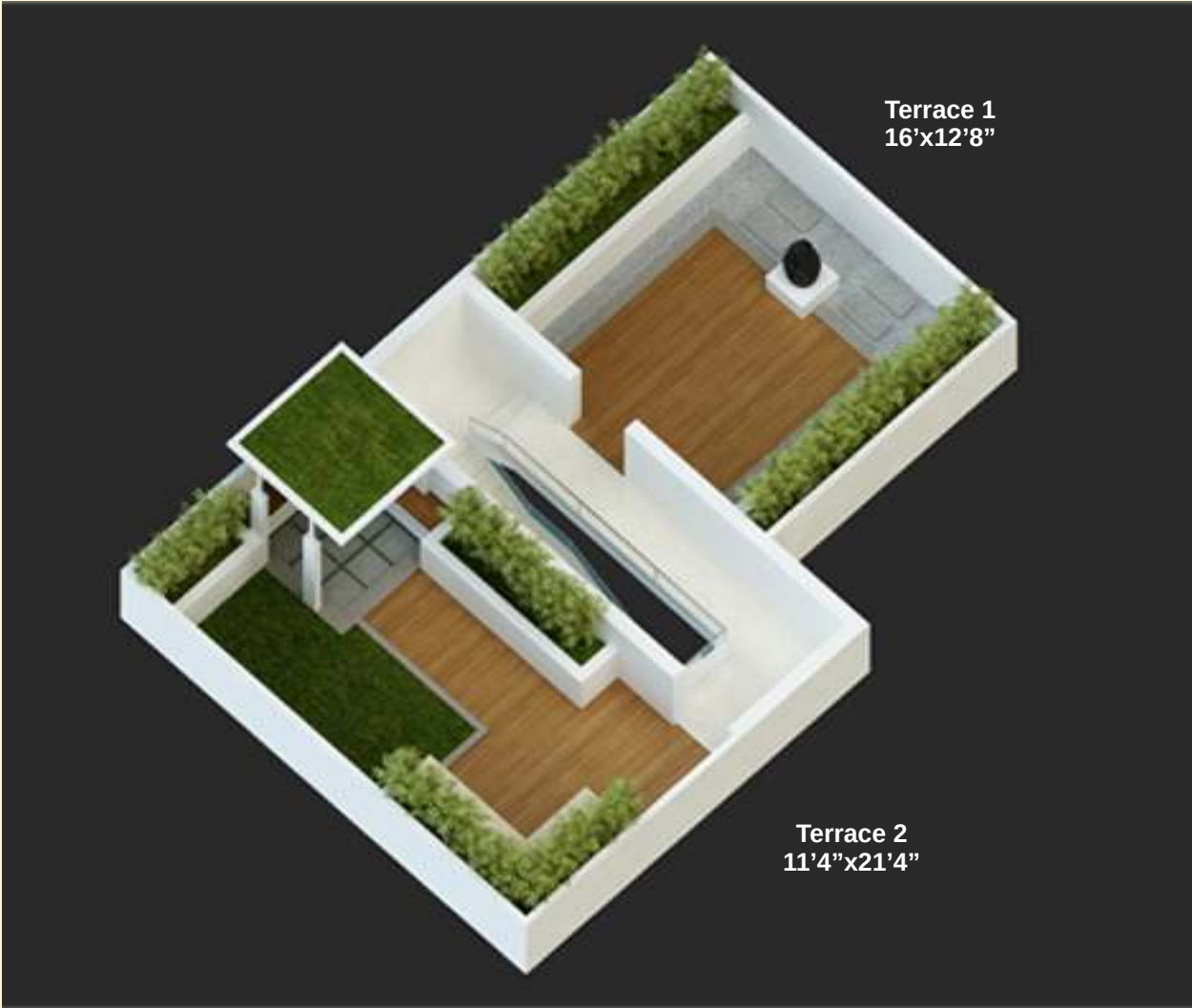
Ground Floor



First Floor



Second Floor



Terrace

Type - B

Land Area : 1200 Sqft, Super built-up area : 2872 Sqft N ←



Ground Floor



First Floor



Second Floor



Terrace



Ground Floor



First Floor



Second Floor



Terrace

Type - D

Land Area: 1500 Sqft, Super built-up area : 3015 Sqft



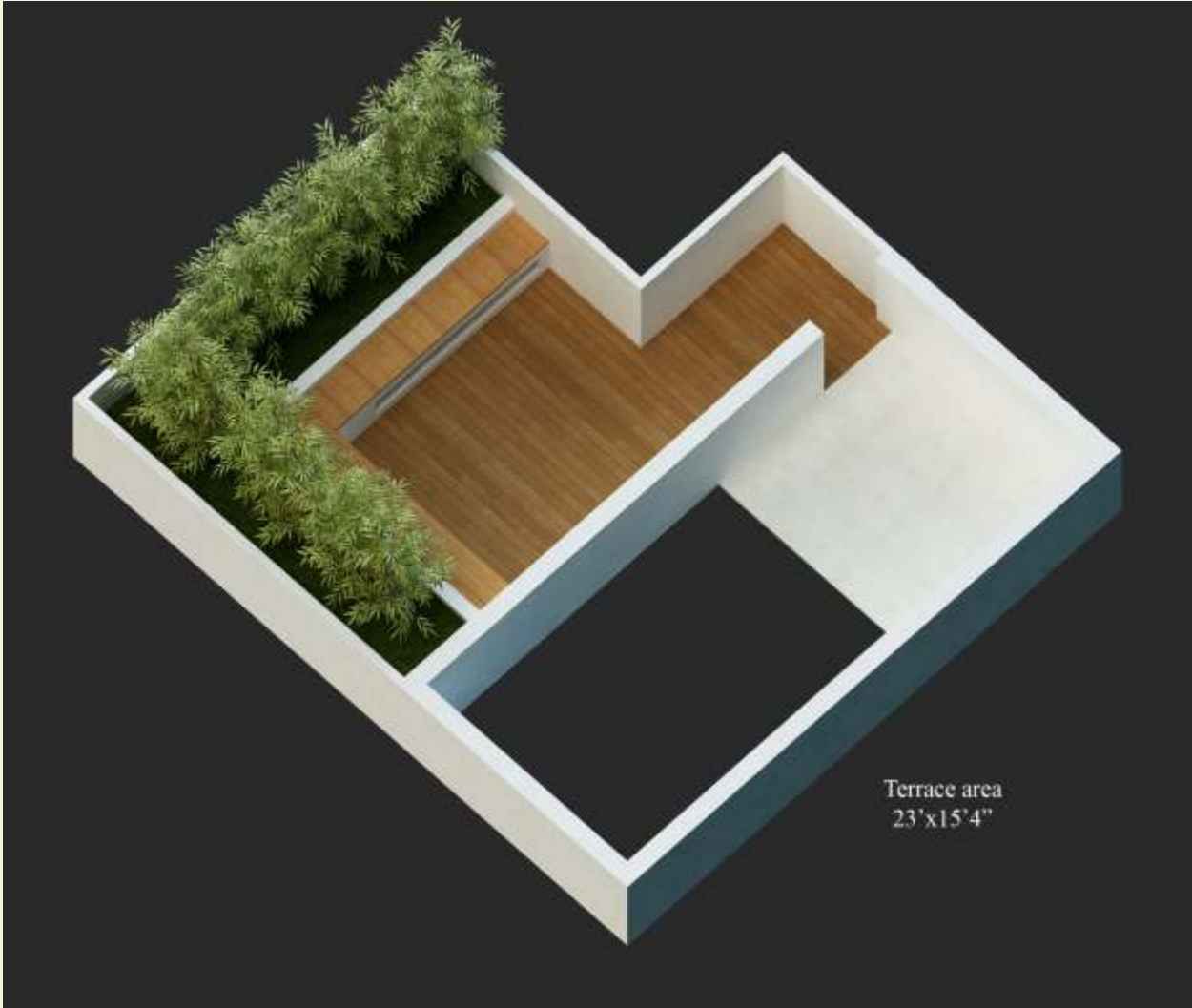
Ground Floor



First Floor



Second Floor



Terrace



Ground Floor



First Floor



Second Floor



Terrace

Type - F

Land Area : 2400 Sqft, Super built-up area :4415 Sqft



Ground Floor



First Floor



Second Floor



Terrace

Type - G

Land Area: 2400 Sqft, Super built-up area : 4439 Sqft



Ground Floor



First Floor



Second Floor



Terrace

Site Map



Legend

1. Entrance Plaza
2. Club House
3. Roads
4. Paved Plaza
5. Park
6. Open Air Theater
7. Tennis Court
8. Pavilion with Waterbody
9. Reserved Forest

- Type - A (East Facing)
- Type - B (West Facing)
- Type - C (East Facing)
- Type - D (West Facing)
- Type - E (East Facing)
- Type - F (West Facing)
- Type - G (North Facing)
- Premium Villas



Villa Specifications

Structure: RCC framed structure designed as per IS code.

Walls:

- a. External 8" thick solid cement concrete blocks.
- b. Internal 4" thick solid cement concrete blocks.

Plastering:

- a. Internal walls & ceiling lime rendering smooth finish.
- b. External walls sponge finish.

Painting:

- a. Internal walls & ceiling painted with plastic emulsion.
- b. External walls & ultima apex painting.
- c. Grills will be enamel painted.

Doors:

- a. Main Door – Frame & Shutter in solid teak wood polished finish on both sides with Necessary SS fixtures.
- b. Other Doors – Teak wood frame with panelled door shutter finished in walnut vinyl.

Windows: UPVC windows. Wooden finish.

Flooring:

- a. Imported marble flooring in the living ,dining, stair case & family room.
- b. High detail combination of Marble & 2ft x 2ft vitrified matt tiles in the bed rooms & toilets with hand crafted individuality in motif and combination.
- c. 2ft x 2ft vitrified tiles in the kitchen.
- d. Landscaped terrace and balcony with antiskid tiles, lawn and combination.
- e. Car porch: paver tiles marble / granite.

Cladding: Toilet & kitchen wall cladding will be combination of 2ft x 2ft vitrified tiles up to ceiling height.

Kitchen Counter:

- a. Counter in 2" thick granite and SS double bowl sink.
- b. Provision for gas pipe.

Sanitary Fixtures: Spanish / Italian fixtures.

C. P. Fittings: Kohler / Jaguar or equivalent.

Electricals & Communications:

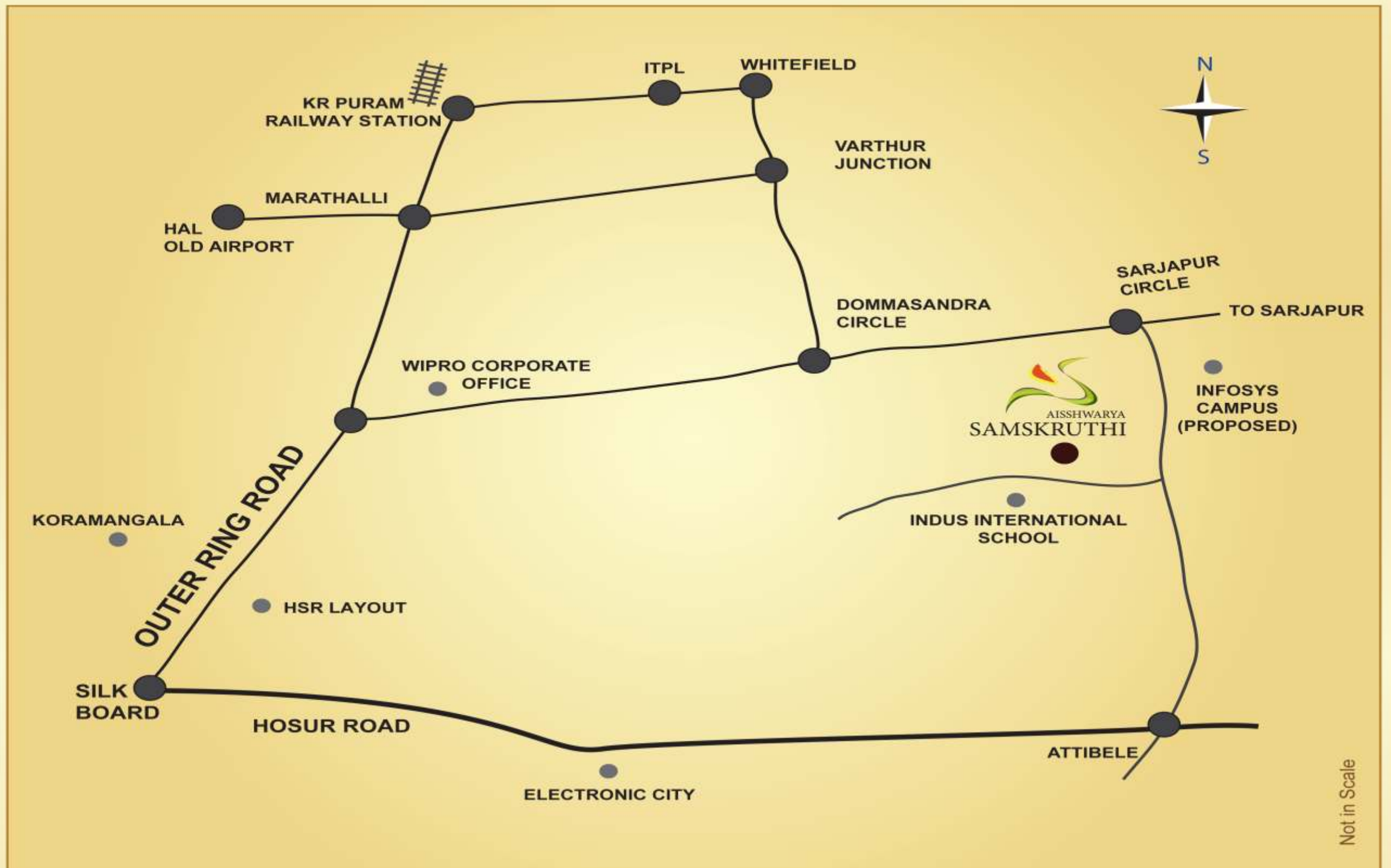
- a. Anchor woods / Clipsal or equivalent modular switches with Anchor / Finolex or Equivalent wires.
- b. Modular electrical switches of anchor / woods Clipsal make or equivalent.
- c. For safety one earth leakage circuit breaker (ELCB) for each villas.
- d. Each villa will be provided with 3 phase 7kw power.
- e. Provision for U P S / generator.

Rain water harvesting: Rain water harvesting will be provided in the villas.

Land scaping: Land scaping will be provided in & around the villas.

Solar: Provision for solar water heater.

Route Map



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