

# CRAFTED FOR MODERN- DAY ROYALS



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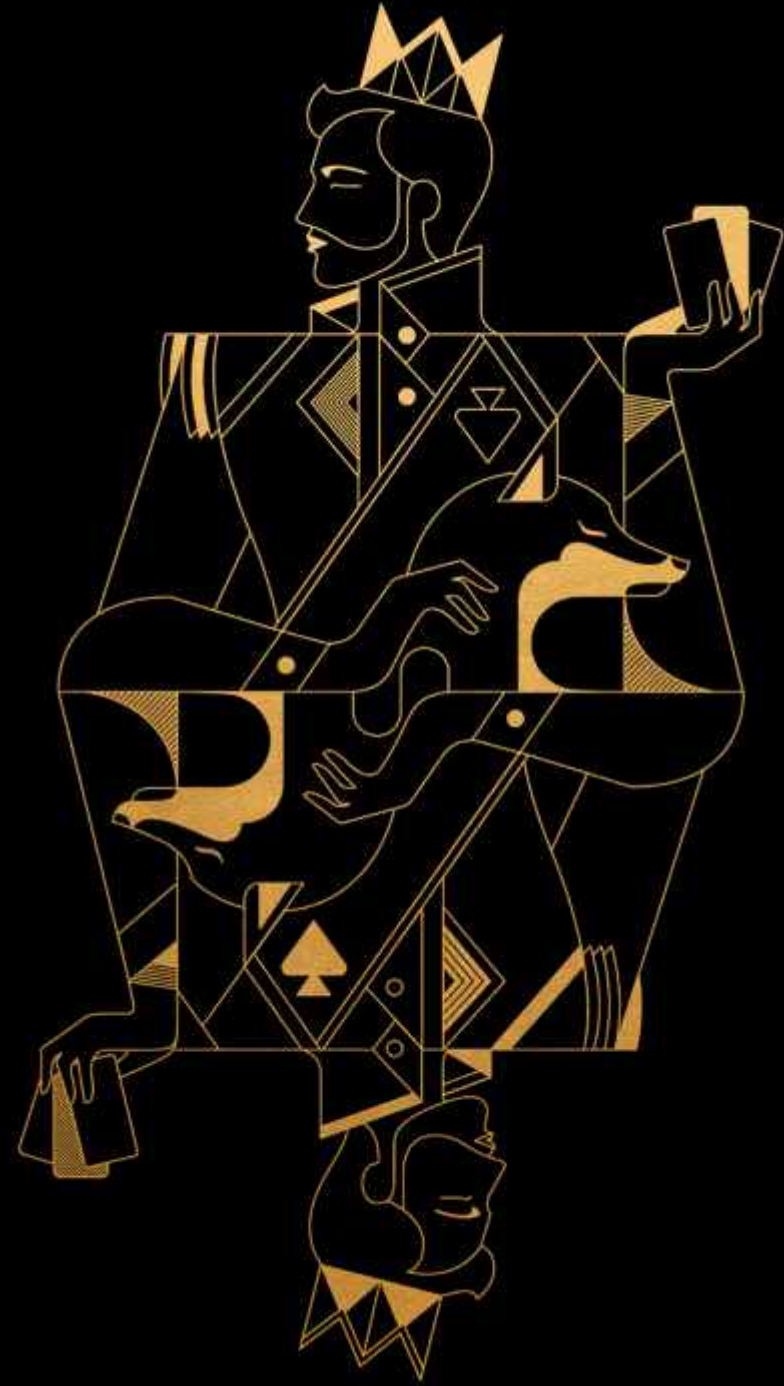
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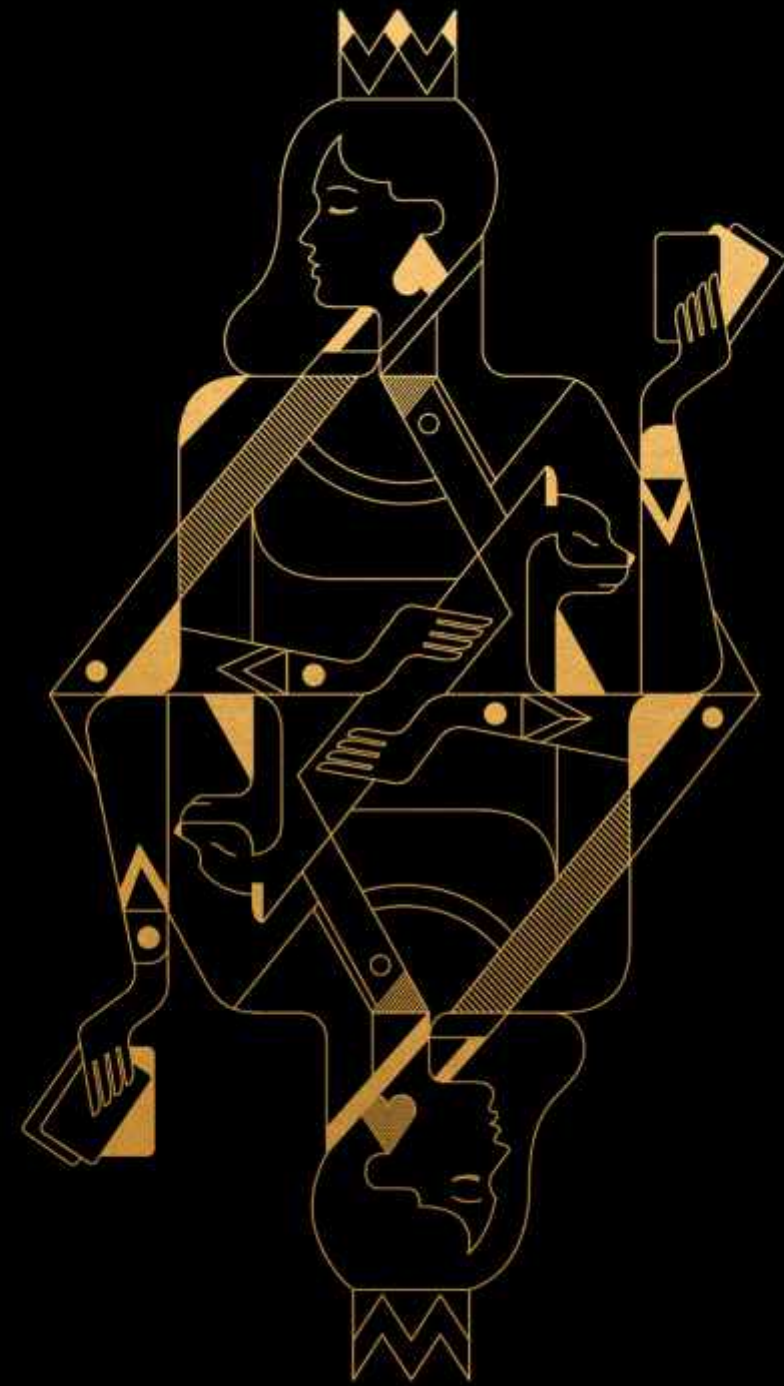
DESAI  
**EMPIRE**  
AN ABUNDANCE OF LUXURY

LUXURY RESIDENTIAL APARTMENTS @ WHITEFIELD, BOREWELL ROAD  
PRM/KA/RERA/1251/446/PR/180124/006559



## BE THE KING OF YOUR WORLD

The regal apartment is for those who do not compromise on excellence.  
Feel free to indulge in your desires. Call your friends over to party, and have dinner under the stars.  
Enjoy quiet moments of solitude with a book. Find a private area to work from home.  
Give the children room to grow and flourish. Live like royalty.



## LIVING LIKE A QUEEN

West Edge is perfectly situated in the center of it all, with  
incredible access to the city's teeming array of business pursuits,  
entertainment venues, and cultural interests. Our apartments



## ROYAL HIGHLIGHTS OF YOUR KINGDOM

- European Brand Fittings
- No Common Walls
- Sewage Treatment Plant
- Welcome Lounge
- Resort Theme Landscape And Artifacts
- Staggered Balconies For Better Feel
- Huge Cantilever Balconies
- More Than 90% Houses Facing Greenery
- Access Ramps At All The Entrants For Disable Friendly
- 100% Power Back Up For All Apartments Except Ac's And Geysers
- Domestic Water Available Through A Water Softening Plant
- STP Provided For Landscaping Purpose For Landscaping And Flushing Purpose Only
- Separate Pet Areas In The Gated Communities
- Car Parking For Each Unit, Well-lifts
- Water Softening Plant

### SAFETY & SECURITY

- 24/7 Security Services
- CCTV Surveillance
- Automatic Entry & Exit System



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## PERFECT RETREAT FOR THE PRINCE AND PRINCES

Welcome to a mosaic of colours and activities. Desai Empire is an oxy-rich, green universe where the royal children can breathe fresh, and grow up to be healthy and strong. The children's park, walking and jogging track as well as the designated space for pets make this a paradise for young ones.



Approved by **BBMP**

C.C, O.C, A - KHATA PROJECT

**81%** Open Space

**2 acres 2 guntas**

B + G + **14 floors**

**1 Tower, 171 units**



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Indoor & Outdoor Games

**100%** Vaastu

Childrens Play Area

Designer Landscapes

Mini Football Court

Badminton/Shuttle Court

**2.5 & 3 BHK Flats**

North, East and  
West Facing Units

## LIVE IN ABUNDANT LUXURY

Striking, evocative and beautiful, Desai Empire is a premium apartment community that lives up to its royal name. The ultra-luxe apartments in Desai Empire offer the feel of a kingdom where nature is expansive and life is immersive. Passion and perfection mark the contemporary facade of the imperious tower standing tall on 2 lush acres of landscaped grounds. Every inch of Desai Empire speaks of abundant luxury.



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### MASTER PLAN



### LEGEND

1. Main Entry/Exit
2. Basement 2 Way Ramp
3. Transformer
4. Viewing Gallery
5. Outdoor Party/Movie Lawn
6. Cycle Stand
7. Football Court/Multipurpose Court
8. Business Lounge
9. Cricket Court
10. Badminton Court/Multipurpose Court
11. Climbing Wall
12. Sandpit
13. Seating Area
14. Jogging Track
15. Outdoor Exercise/Aerobics Lawn
16. Amphitheatre
17. Outdoor Gymnasium
18. Skating Rink
19. Childrens Play Area
20. Barbeque Counter
21. Swimming Pool
22. Toddler Pool



# GROUND FLOOR PLAN



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# 1,4,7,10TH FLOOR PLAN



2,5,8,11th  
FLOOR  
PLAN



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3,6,9TH  
FLOOR  
PLAN



# 12th FLOOR PLAN

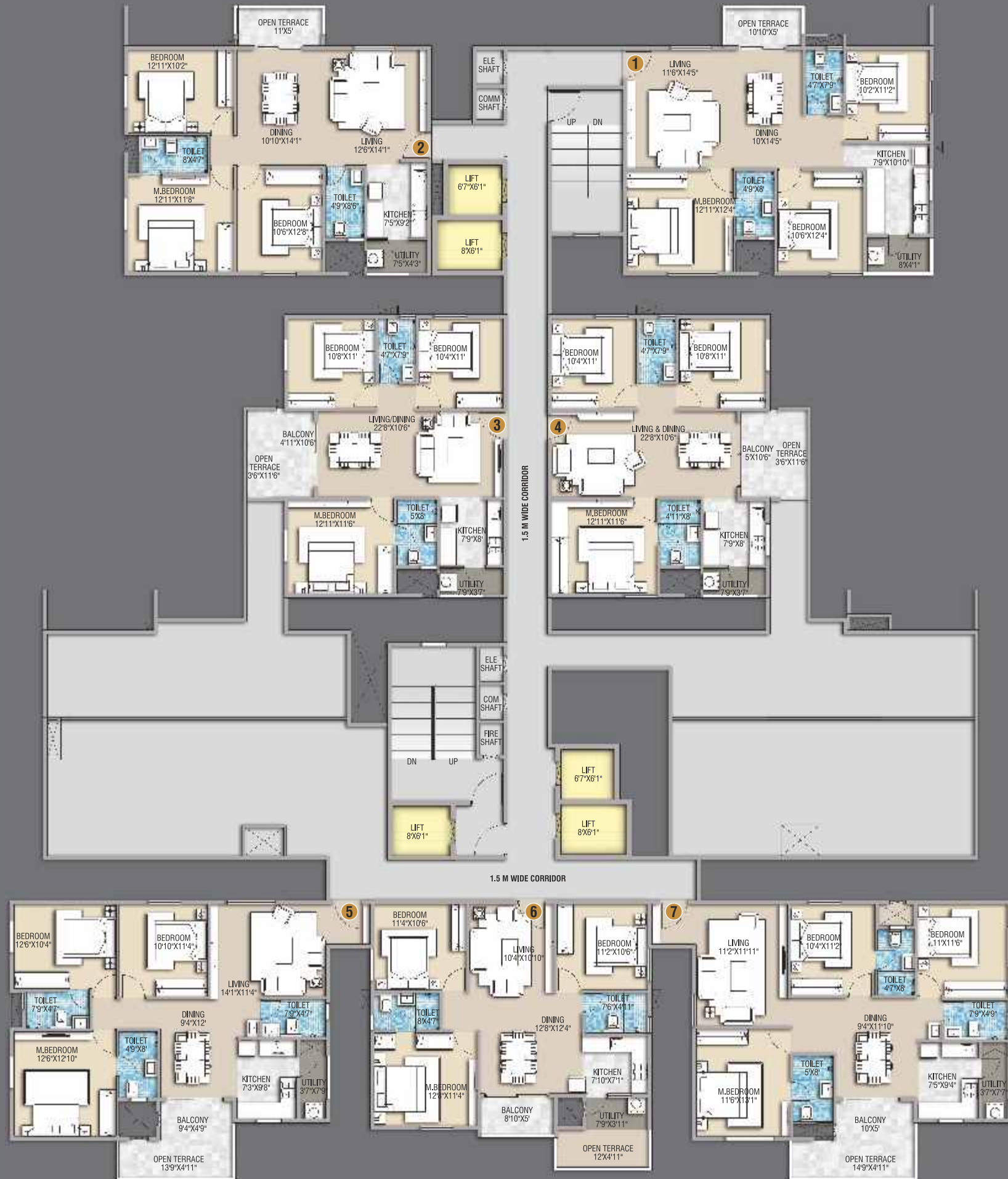


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# 13th FLOOR PLAN



# 14th FLOOR PLAN



## GROUND - FLOOR PLAN

### AREA STATEMENT

NOT TO SCALE

Flat No.	Type	Carpet	Balcony	Utility	SBUP
1	3-WEST	973	54	29	1464
2	2.5-EAST	791	108	25	1280
3	2.5-WEST	791	101	25	1270
4	2.5-WEST	900	46	31	1359
5	2.5-EAST	888	118	29	1427
6	2.5-EAST	790	52	24	1207
7	1-WEST	497	52	25	807
8	2.5-WEST	900	46	31	1359
9	2.5-EAST	900	111	26	1420
10	3-NORTH	966	110	24	1521
11	2.5-NORTH	822	43	27	1236
12	3-NORTH	967	46	24	1443

## 1,4,7,10TH - FLOOR PLAN

### AREA STATEMENT

NOT TO SCALE

Flat No.	Type	Carpet	Balcony	Utility	SBUP
1	3-WEST	973	108	29	1534
2	2.5-EAST	791	109	25	1282
3	2.5-WEST	791	110	25	1282
4	2.5-WEST	900	117	31	1450
5	2.5-EAST	888	118	29	1427
6	2.5-EAST	790	110	24	1281
7	2.5-WEST	790	110	25	1282
8	2.5-WEST	900	117	31	1450
9	2.5-EAST	900	118	26	1428
10	3-NORTH	966	90	24	1495
11	2.5-NORTH	822	110	27	1322
12	3-NORTH	967	107	24	1521

## 2,5,8,11th - FLOOR PLAN

### AREA STATEMENT

NOT TO SCALE

Flat No.	Type	Carpet	Balcony	Utility	SBUP
1	3-WEST	973	145	29	1580
2	2.5-EAST	791	92	25	1260
3	2.5-WEST	791	93	25	1260
4	2.5-WEST	900	81	31	1404
5	2.5-EAST	888	89	29	1390
6	2.5-EAST	790	93	24	1260
7	2.5-WEST	790	93	25	1260
8	2.5-WEST	900	82	31	1405
9	2.5-EAST	900	88	26	1390
10	3-NORTH	966	115	24	1527
11	2.5-NORTH	822	102	27	1312
12	3-NORTH	967	124	24	1542

## 3,6,9TH - FLOOR PLAN

### AREA STATEMENT

NOT TO SCALE

Flat No.	Type	Carpet	Balcony	Utility	SBUP
1	3-WEST	973	116	29	1544
2	2.5-EAST	791	108	25	1279
3	2.5-WEST	791	100	25	1269
4	2.5-WEST	900	114	31	1446
5	2.5-EAST	888	118	29	1427
6	2.5-EAST	790	52	24	1207
7	2.5-WEST	790	52	24	1207
8	2.5-WEST	900	127	31	1463
9	2.5-EAST	900	111	26	1420
10	3-NORTH	966	110	24	1521
11	2.5-NORTH	822	82	27	1287
12	3-NORTH	967	107	27	1521

## 12TH FLOOR PLAN

### AREA STATEMENT

NOT TO SCALE

Flat No.	Type	Carpet	Balcony	Utility	SBUP	Private Terrace
1	2.5-EAST	791	51	25	1416	749
2	2.5-WEST	791	52	25	1386	638
3	2.5-WEST	900	114	31	1446	
4	2.5-EAST	888	118	29	1427	
5	2.5-EAST	790	52	24	1207	
6	2.5-WEST	790	52	25	1207	
7	2.5-WEST	900	127	31	1467	
8	2.5-EAST	900	111	26	1420	
9	3-NORTH	966	110	24	1521	
10	2.5-NORTH	822	82	27	1287	
11	3-NORTH	967	107	27	1521	

## 13TH FLOOR PLAN

### AREA STATEMENT

NOT TO SCALE

Flat No.	Type	Carpet	Balcony	Utility	SBUP	Private Terrace
1	2.5-WEST	900	46	31	1687	1009
2	2.5-EAST	888	50	29	1711	1150
3	2.5-EAST	790	110	24	1281	
4	2.5-WEST	790	110	25	1282	
5	2.5-WEST	900	117	31	1450	
6	2.5-EAST	900	118	26	1428	
7	3-NORTH	966	90	24	1495	
8	2.5-NORTH	822	110	27	1322	
9	3-NORTH	967	107	24	1521	

## 14TH FLOOR PLAN

### AREA STATEMENT

NOT TO SCALE

Flat No.	Type	Carpet	Balcony	Utility	SBUP	Private Terrace
1	2.5-WEST	900	96	31	1399	
2	2.5-EAST	888	105	29	1390	
3	2.5-EAST	790	52	24	1359	544
4	2.5-WEST	790	52	25	1390	650
5	3-NORTH	966	42	24	1648	769
6	2.5-NORTH	822	102	27	1312	
7	3-NORTH	967	46	24	1632	675



#### STRUCTURE

Basement, Ground + 14 storied RCC framed structure with Seismic Zone II compliance (Earthquake resistance).



**WALLS** : Outer walls with 6" and internal walls with 4" Bricks.



#### PLASTERING

a) Internal Walls and ceiling are smoothly plastered with lime rendering.  
b) External Walls and corridors are smoothly plastered.



#### PAINTING/POLISHING

a) Interior : Two coats of Birla putty, one coat of primer with two coats of emulsion Asian paint with roller finish.  
b) Exterior : One coat of primer and two coats of emulsion paint Enamel Asian paint for MS grill/door shutters.



#### FLOORING

a) 800 mm x 800 mm designer vitrified tiles for living, dining, all bed rooms and kitchen.  
a) Anti-skid ceramic tiles for all balconies, utilities, and bathrooms.



#### ELECTRICAL

a) Fire-resistant electrical wires of Anchor make or equivalent.  
b) Elegant designer modular electrical switches of Anchor make or equivalent.  
c) Provision for geyser in all bathrooms, washing machine in utility room, refrigerator, microwave oven and water purifier in Kitchen.  
d) Television / cable / telephone point will be provided in living room and all bedrooms.  
e) Provision for air conditioning points in living / dining rooms and all bedrooms.  
f) For safety one Earth Leakage Circuit Breaker (ELCB) for each apartment and one miniature circuit breaker (MCB) for each room.



#### KITCHEN

a) Provision of plumbing points for sink and electrical points to accommodate modular kitchens.  
b) Cladding with glazed tiles above kitchen platform with height up to 2'feet  
c) 19 mm thick black granite kitchen platform with stainless steel sink with bowl.



#### TOILET

a) Superior quality of Ceramic tiles dado up to 8' height.  
b) EWC commode and wash basins (white color) of Hindware or equivalent make, Hot and cold valve mixer, pillar cock, health faucet in each toilet of half turn of standard make like Hindware or equivalent brand.  
c) Toilet ventilators are equipped with movable louvers and fixed glass with an exhaust fan point.



#### PLUMBING

a) All water supply lines of CPVC / PVC Astral or other reputed make  
b) Sewer line will be of reputed make  
c) All plumbing lines shall be pressure tested.



#### DOORS

a) Main Door – High quality teak wood door frame with moulded skin shutter finish  
b) Internal Doors –Sal wood frames with moulded skin shutters and waterproof flush shutters for toilets and balconies.



#### WINDOWS

All windows and French door are UPVC three track sliding shutters with mosquito mesh, plain glass and safety grills.

#### RAILING

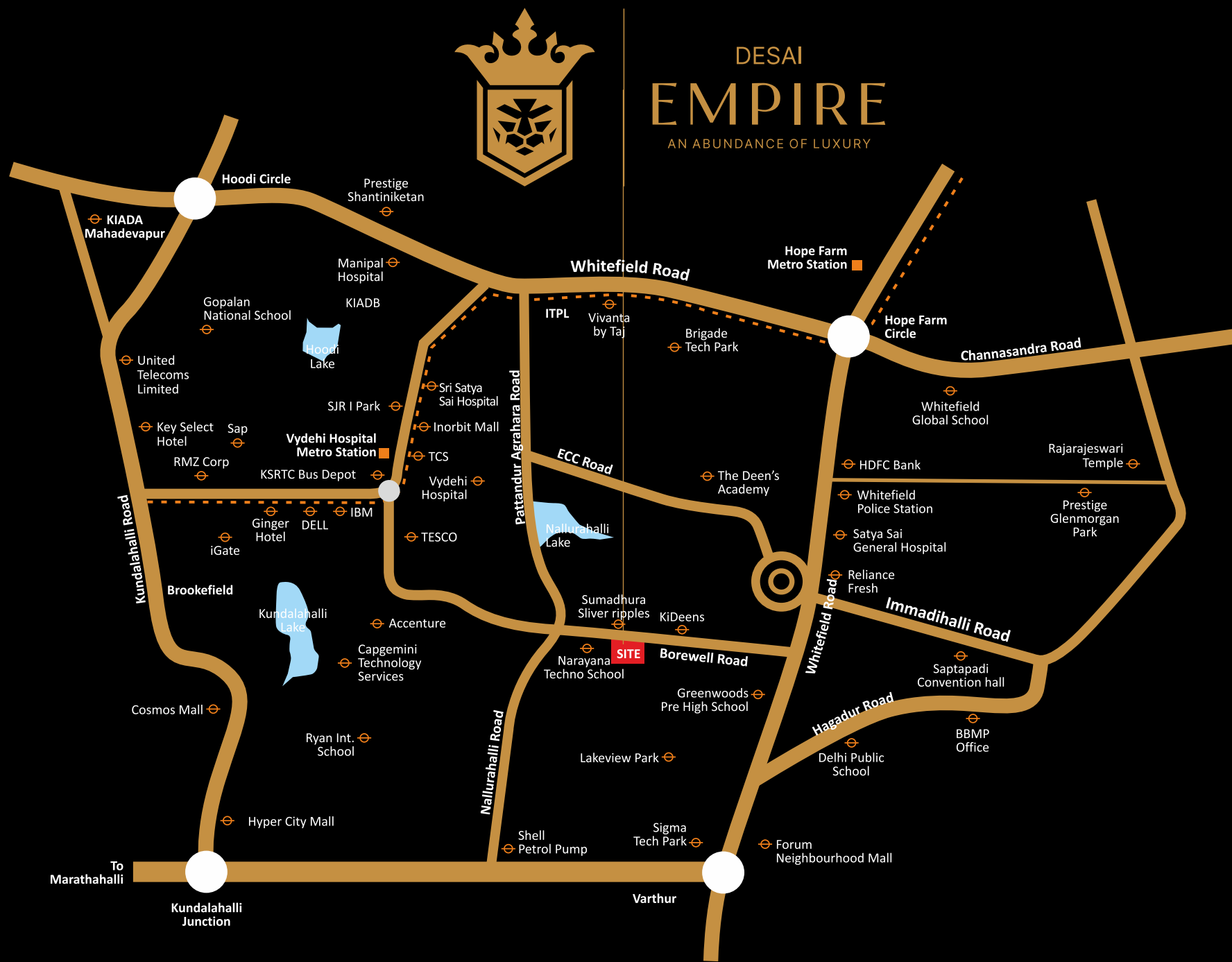
a) Balcony glass railing in combination with S.S  
b) Staircase railing with M.S



#### LIFTS

Fully automatic passenger lifts of Kone make or equivalent.





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LOCATION

**A LOCATION THAT  
CONQUERS THE FUTURE**

A prominent residential locality in the eastern belt of Bangalore, Borewell Road is a thriving neighbourhood with direct connectivity to Whitefield and adjoining areas. The airport is easily accessible, and so are other essentials like academic institutions, office complexes, malls and restaurants, hospitals and more. This affluent location is future-ready and present-perfect.



**WORK PLACES**

- Shantiniketan Commercial Block-500mts.
- ITPL - 1.5kms
- IBM - 1.7kms
- TCS - 2.4kms
- Oracle - 3.4kms
- Cessna Business Park - 10.2kms



**STAR HOTELS**

- The Zuri - Opposite
- Vivanta by Taj - 1.8kms
- The Marriot - 2.1kms
- The Alila - 6.6kms



**SCHOOLS**

- Sharada Vidya Mandir - 0.28kms
- Prestige Shantiniketan - 600mtrs.
- Gopalan School - 2.5kms
- Brigade School - 3.1kms
- Ryan Int. School - 5.4kms



**HOSPITALS**

- Narayana Hospital - 1.4kms
- Satya Sai Hospital - 2.1kms
- Vydehi Hospital - 2.7kms
- Brookefield Hospital - 5.1kms
- Columbia Asia Hospital-6 kms
- Yashomati Hospital - 6.3kms



**SHOPPING MALLS**

- Ascendas Park Square Mall - 1.3kms
- Inorbit Mall - 2.8kms
- Forum Value Mall - 2.9kms
- Brookfield Mall - 3.4kms
- Phoenix Market City - 4.8kms



LOCATION QR CODE



# KNOWING THE DETAIL

FOCUSING AREAS WE KNOW, ENSURES WE DELIVER A GREAT CUSTOMER EXPERIENCE

Experience extraordinary living, our homes are handcrafted with a personal touch. Everything we plan, design and build are about people. We apply ourselves to exceed their expectations and multiply their happiness. Our mission is to continue creating delightful buildings and well-crafted living spaces.



DESAI'S GOLDEN SPRINGS @ whitefield



DESAI'S GREEN GARDEN @ hebbal



DESAI'S RADIANT @ whitefield



DESAI'S GRANDEUR @ whitefield



DESAI'S ORCHID @ whitefield

## COMPLETED PROJECTS

### for more details

Office Address  
Sy No. 216/2, Desai Suites, Spring Valley Layout,  
Beside Whitefield Global School, Whitefield, Bengaluru - 560 066.

Site Address  
Desai Empire, Sy No.43/1, 44/1, 44/2, Nallurahalli Village,  
Opposite Sumadhura Silver Ripples, Borewell Road,  
Near Whitefield Post Office, Whitefield, Bangalore - 560 066.

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