

The Best Or Nothing!!

PASHMINA
waterfront





DINNING AREA



KITCHEN



LIVING ROOM



BEDROOM



INFINITY POOL



SALON



GYMNASIUM



STEAM ROOM



YOGA / DANCE ROOM



TABLE TENNIS ROOM



CLUB HOUSE RECEPTION



JAPANESE GARDEN FEATURE



Your signature lifestyle awaits

Actual Images



SQUASH COURT



BANQUET HALL



GYMNASIUM



CHILDREN'S PLAY AREA



AUTOMATED CAR WASH



LAKE PROMENADE



TENNIS COURT



BADMINTON COURT



BASKET BALL PRACTICE NET



CRICKET PRACTICE NET



LIBRARY



TABLE TENNIS



PROVISION STORE



YOGA & DANCE STUDIO



SALON



CLUB HOUSE



Your
signature
lifestyle
awaits



Ongoing Projects / Lagoon, Bangalore



Upcoming Projects / Lake Riviera, Powai










Finished Projects / Serene, Dadar(E)

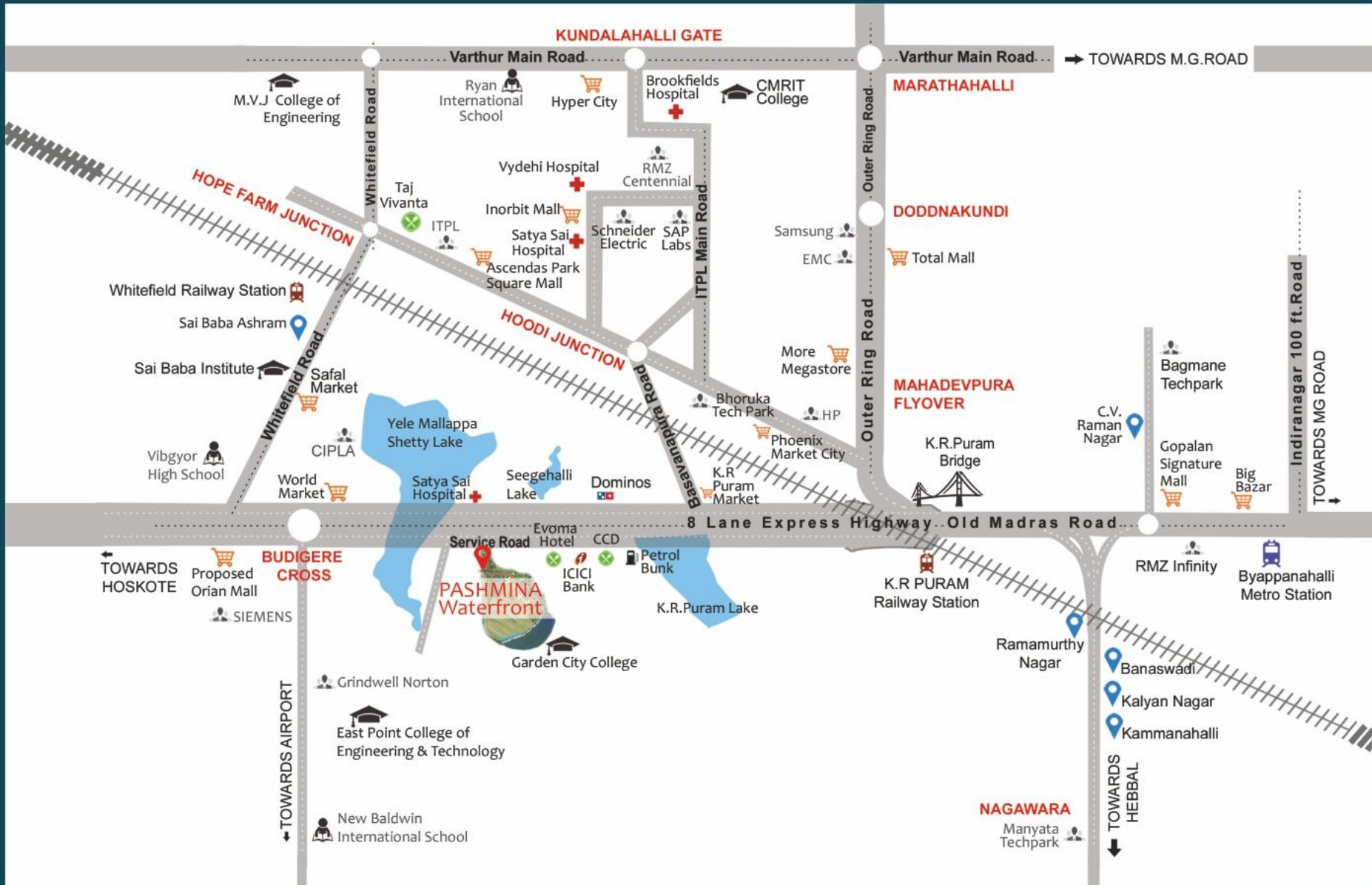
Pashmina
developers
your signature space

PARTNERS

The best partners to deliver Landmark project

Pashmina
developers
your signature space

| | | |
|---|--|---|
| <p>Construction</p>  | <p>Project Financed by</p>  | <p>Structural Peer Preview Consultant</p>  |
| <p>Architect</p>  | <p>MEP</p>  | <p>Landscape Consultant</p>  |
| | <p>Structural Consultant</p>  | |



Location Map

PASHMINA waterfront



Master Plan (Phase 1)

- Entrance Plaza
- Fountain Plaza / Drop Off Plaza
- Designer Driveway - 10m Wide
- Jogging Track & Paved Garden Walk
- Seating / Leisure Pavilion Gazebos
- Amphitheatre
- Viewing Gallery
- Tennis Court
- Basketball Practice Pitch
- Badminton Court
- Club House
- Roof Top Pool
- Changing Room and Shower
- Cycle Parking
- Children's Play Area
- Automated Car Wash

Tower Plan

TOWER T1

D
3BHK
(174.65 sq.mt)
(1880 sq.ft)
(1301.15 sq.ft carpet area*)



A
3BHK
(168.61 sq.mt)
(1815 sq.ft)
(1256.05 sq.ft carpet area*)



C
3BHK
(168.33 sq.mt)
(1812 sq.ft)
(1251.53 sq.ft carpet area*)

B
3BHK
(165.27 sq.mt)
(1779 sq.ft)
(1225.58 sq.ft carpet area*)



TOWER T2

D
3BHK
(176.51 sq.mt)
(1900 sq.ft)
(1301.94 sq.ft carpet area*)



A
3BHK
(175.95 sq.mt)
(1894 sq.ft)
(1316.97 sq.ft carpet area*)



C
3BHK
(180.69 sq.mt)
(1945 sq.ft)
(1345.17 sq.ft carpet area*)

B
3BHK
(179.85 sq.mt)
(1936 sq.ft)
(1335.16 sq.ft carpet area*)



Tower Plan

TOWER T2A



TOWER T3



Tower Plan



**Typical : 3BHK + Servant Room
2082 sft**



Unit Matrix

Total Number of Units – 672

3BHK : 1636 Sq. Ft to 1945 Sq. Ft

3 BHK+ ser : 2015 Sq. Ft to 2082 Sq. Ft

Penthouse : 3296 Sq.Ft to 4256Sq. Ft

LOCATION ADVANTAGE

A Signature Landmark



Strategically located on the 8 lane highway, far from the chaos.



Centre of 4 major IT hubs of Bangalore, ITPL - 20 mins, Baghmane - 20 mins, Manyata - 35mins and Belandur - 30 mins.



VR, Phoenix, Park Square, inorbit, upcoming Orion mall in drive time of 15 mins.



KR Puram railway station & Bypanahalli in drive time of 15 mins.
Upcoming metro station at Hoodi in drive time of 10 mins.



Major hospitals like Narayan Hrudayala, Manipal Hospitals, Colombia Asia in a drive time of 15mins, with Satya Sai multi- speciality at a drive time of 5 mins.



New Baldwin, Lake Montfort, Indus Valley, Vibgyor, upcoming NPS within a drive time of 15 mins.



Excellent connectivity to BIAL in 35 mins with a signal free drive.



Bang on the expressway with excellent connectivity to CBD and Hoskote.



20 mins drive to Indira Nagar & 30 mins drive to MG Road.



Your 5 Star Lifestyle



70 ft. wide entrance, with 230 ft. driveway gives a 5 star feel for you and your visitors.



3 side open apartments, with 4 units to the core and 1 lift per apartment makes for a celebrated private living experience.



Preserving the traditions with vastu compliant apartments.



14 acres of open and green space out of 15 acres 30 guntas. Gives a feel of exclusivity and prosperity.



30+ 5 star amenities in all phases like infinity roof top pool, steam, sauna, jacuzzi, automated car washing station, gym, squash, gazebos, lawn tennis, party zone adds to your lifestyle.



IGBC gold pre certified green living, contributes to the planet with more efficient homes.



Experience relative tranquility. Located at close proximity to work and business districts & yet far away from the hustle of the city. witness 7 lakes from the property.



High quality features like video door phones, smoke detectors and fire sprinklers keeps your apartment secure.



Tallest tower in east Bangalore, a sign of prestige and exclusivity. Equipped with high speed world class elevators that covers 38 floors in 54 secs.

High Quality Standards



Mivan technology used for construction.
Highly efficient plans gives longevity
of the project.



First grade construction materials used such as
Ultratech Cement, TATA Steel TMT Bars,
Panasonic Switch Boards,
Price/Astral Pipes etc.



IGBC gold pre certified green living,
contributes to the planet
with more efficient homes.



Construction done by Shapoorji Pallonji group,
a company behind the construction of
Taj Intercontinental, tallest tower
Imperial twin (63 floors),
Jumeirah lake towers etc.



Association with Thomas Associates Architects
(UB city, Leela Palace etc.) and
Sterling as structural consultants.



8 ft. high doors and large windows
gives daylight savings and
better ventilation.

Competition Scan

| Project | Celesta | East Crest | Golden Triangle | Exotica | RJ | Assetz | Sobha | Waterfront |
|----------------------------|------------|------------|-----------------|---------|---------------|--------|----------------|----------------|
| Builder | Salarpuria | Salarpuria | Brigade | Brigade | Lake Gardenia | marq | Lake garden | Pashmina |
| Location | OMR | OMR | OMR | OMR | OMR | OMR | Medahalli road | Medahalli road |
| Acreage | 4.5 Acre | 6.6 Acre | 10 Acre | 10.5 | 2 | 27 | 9 | 16 |
| Total No. of units | 272 | 667 | 690 | 454 | 173 | 1600 | 590 | 670 |
| No.of Floors | G+12 | G+17 | G+13 | G+35 | G+27 | G+19 | G+18 | G+38 |
| Possession date | RTMI | 19-Mar | RTMI | RTMI | Dec-17 | Mar-22 | Sep-21 | Mar-19 |
| Current Base Rate(Rs./sft) | 5700/- | 5100/- | 5840/- | 6190/- | 5500/- | 5150/- | 5900 | 4,999 |

Launching
The
xecutive
TOWER



The *Executive* TOWER

3 Bedrooms + 3 Bathrooms + 2 Decks

- ✓ 2 exclusive apartments per floor
- ✓ 2 exclusive lifts per floor
- ✓ 2 exclusive staircases per floor
- ✓ Private lobby area

LAUNCHING
The
Executive
TOWER



Renders Vs. Actuals | Promise Delivered

Elevation



Renders Vs. Actuals | Promise Delivered

Club House



Renders Vs. Actuals | Promise Delivered

Infinity Pool



View to All Four Directions





Right since its foundation in 2007, Pashmina has been recognized as the proud trendsetters of unique propositions in Bangalore's real estate.

Be it Pashmina Waterfront or Pashmina Lagoon Residences, both the projects on Old Madras Road are category innovators in their own right. In fact, Waterfront has given birth to a whole new category – Luxurious High Rise.