



Gracious Project Presentation

ESTELLA
GRACIOUS
2 & 3 BHK Luxury Apartments
AECS Layout, Kudlu Gate
Off Hosur Road



443, Subramanyam, 3rd main, MSR Layout 1st stage, Bangalore-560102
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IN PURSUIT OF A PERFECT HOME,
YOU PASSED THROUGH MANY STREETS,
CAME ACROSS MANY ADDRESSES,
CRISS-CROSSED THROUGH MANY ADS,
CROSS-CHECKED WITH MANY FRIENDS.

UNTIL YOU CAME FACE TO FACE WITH THIS BROCHURE.

ESTELLA
GRACIOUS

THE HOME THAT ANSWERS TO YOUR EVERY NEED.

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Location

It seems to be in an unusually ideal location, Diikka Bagu, just 4 kms from Electronic City off Hosur Road. In terms of location, you can't ask for a better locale as it is in close proximity to all the important conveniences - the best of malls, colleges, IT companies, hospitals are all nearby. But what many don't realize is that this location is still within the affordable range unlike say a Koramangala, Sarjapur Road or HSR Layout.

Modern yet aesthetically pleasing with the finesse retaining the aesthetics, Estella Gracious, lives up to all your expectations. Be it in terms of quality, fixtures, amenities or location, in fact, it exceeds your imagination.



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68 jewels
By the best agent about Estella Gracious is its quality. Built to rigorous quality standards, these 68 exquisite apartments, speak of the best in terms of fixtures and specifications. Now add the most experienced real estate professionals - engineers and maintenance staff to this heady mix. Yes! You've a world-class property that's leagues above the usual homes that dot the city of Bangalore.

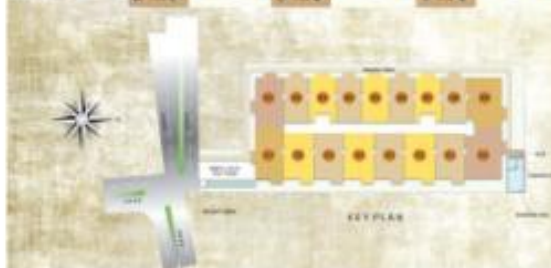


ESTELLA GRACIOUS

2 & 3BR Luxury Apartments
 AECIS Layout, Kuala Gate
 Off Houtou Road



TYPICAL FLOOR PLAN



		Area statement																			
Unit No.	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21
Typ	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR	2BR
Area (sq ft)	1371	989	989	989	989	989	989	989	989	989	989	989	989	989	989	989	989	989	989	989	989



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Structure:

RCC framed structure,
6" solid concrete block masonry
for external walls and
4" solid concrete block masonry
for internal walls.

Doors:

Main door: Teak wood
frame and teak laminate
shutters.
Internal doors: Sal wood
frames with best quality
flush doors.

Windows:

Powder coated 3 track aluminium sliding windows, shutters fitted
with decorative safety MS grills.



Specifications

Plastering:

All internal walls will be
smoothly plastered with
wall putty.

Painting:

Exterior:
Weather-proof acrylic
emulsion paint of Asian/ICI
or equivalent make.

Interior:
Smooth wall putty finish
with acrylic emulsion paint
of Asian/ICI or equivalent
make over a coat of primer.

Flooring:

2'x2' vitrified tiles in all rooms
and ceramic tiles in toilets,
wash area and balconies.

Parking:

Exclusive covered car parking
at the basement.



Kitchen:

Granite platform with
stainless steel sink,
ceramic tiles (ado upto
2' height above the platform
and provision for cabinets,
exhaust fan and chimney.

Toilets:

All toilets consist a wash
basin, EWC with flush tank of
reputed make, hot and cold
wall mixer with shower.
Provision for geysers in all
the toilets. All CP fittings of
standard make.

Electrical:

Concealed copper wiring of
reputed brand. Power outlets
for air conditioners, geysers,
chimney, refrigerator, mixer,
microwave etc., Miniature
Circuit Breakers (MCB) for
each distribution board of
reputed make.

Telecom/Broadband:

Provision for telephone,
broadband and cable TV in
living and master bedroom,
intercom or appropriate
security features will be
provided.

Generator:

Adequate standby power supply to all the flats and common areas.



Amenities

Lift:

4 passenger lifts of reputed
make with power backup.

Swimming pool
Children's play area
Party hall
Gymnasium
Jogging track
24/7 security



Know your neighbourhood

Hospitals

Narayana Hrudhaya
St. Johns Hospital

8 kms
6 kms

Corporates

Electronic City / Infosys /
Wipro / HP
Bosch

4 kms
2 kms

Malls & Shopping Centers

Total Mall 3 kms
Forum Mall 6 kms
Meenakshi Mall 6 kms

Educational Institutions

P E S Engineering College 3 kms
Jyothi Nivas College 5 kms
J S S College / Cambridge /
Florence School (HSR Layout) 3 kms

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About Us

Established in the year 2013, Estella Projects Pvt. Ltd. is a professionally managed organization engaged in importing a wide spectrum of services in the domain of real estate construction. Recognized as one of the most reliable firms, we are a company that works on the virtues of efficiency, reliability, quality and flexibility.

We possess a vast network of contractors, engineers and co-ordinators, which forms our backbone in offering unparalleled services related with the construction of residential, commercial, industrial as well as institutional buildings. Our professional team is well-versed with all civil construction laws and ensure that our construction sites conform to all the bylaws of the Government.

Our vast real estate expertise and experience has made us capable of understanding the detailed requirements of each client due to which we have become one of the most preferred names in property development domain.



Location Map

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Off Hosur Road





Contact:

Estella Project pvt ltd

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