
TRUE BLUE NAPA VALLEY





An Eco-community Sanctum where
Nature meets Grandeur



A forever home set in
Nature's lap

SHOT AT TRUE BLUE NAPA VALLEY



TRUE BLUE
BUILDING EXCELLENCE

NAPA VALLEY

True Blue Napa Valley integrates sustainable eco-community living with breathtaking villas, resplendent with the grandeur of the landscape from the famed wine county of Napa Valley in California.



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The sprawling 21-acre property is dotted with villas that bring forth the splendour of Mediterranean and Tuscan architecture, glittered with 11 acres of pure natural bliss. Green-topped landscapes and world-class amenities offer a glimpse of the wondrous future that awaits you.

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A blessed natural biosphere replete
with abundant,
fresh ground water.



On a Vacation Every Day

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Live in progressive harmony with nature

Designed to let nature take centrestage, these 133 luxury, eco-community villas open up to luxury, privacy and green finesse. Designed by legendary architects Wimberly Allison Tong and Goo from California, with landscaping by P Landscapes from Thailand and interiors by Warner Wong, Singapore, the project is inspired by the original wine county of Napa Valley in California.



A sanctum of viridescent wonder

True Blue Napa Valley takes a leaf out of regal Napa Valley architecture and firmly establishes luxury eco-community living, that matches up to the highest international standards of residency.

Enjoy holistic living, with 6 international schools, 7 hospitals and up to 8 major IT Parks and SEZs within driving distance.

Schools:

With the best schools in the city to pick from all within driving distance, your children can receive the world-class education. Some of these schools include the likes of Ryan International School, Vidya Shilp Academy, Mallya Aditi International School and the Canadian International School among others.

Hospitals:

The project is also accessible to excellent medical care, with major hospitals like Columbia Asia, Aster, CyteCare Cancer Hospital, Om Shakthi Hospital and Jeevan Hospital all only a kilometre or two away.

IT Parks and SEZs:

The legacy IT Parks in the region include: Centum Technologies, Brigade Opus, Brigade Magnum, RMZ Latitude and the massive 9,800 sq.ft Manyata Tech Park.

There are many more upcoming IT Parks planned such as the BIAL IT Investment Region which will transform the demographics of North Bangalore in the near future.

Other upcoming projects in True Blue's vicinity include the Bengaluru Aerospace SEZ (the only one in India), and the 413-acre Devanahalli Business Park, and an International Convention Centre among others.

The other location advantage includes a proposed Rs. 17,000 CR Peripheral Ring Road that integrates with NICE Road and a brand new metro as well as suburban rail in Hebbal, connecting to the KR Puram and KIAL Railway Station Terminals.



1. Main entrance and reflective pond
2. Arrival court
3. Inner court
4. Feature garden
5. Volleyball court
6. Tennis court
7. Water feature motor court
8. Swimming pool
9. Cafe
10. Outdoor event lawn
11. Performance amphitheatre
12. Chess board
13. Waterfront seating
14. Jogging and cycling track
15. Zen garden
16. Children's play area
17. Outdoor fitness station
18. Clubhouse with spa
19. Workstations & mini theatre



Villas

Our 133 villas are available in three variants, each distinct with curated amenities, spread over 21 acres. They are separated with hedges, à la Napa Valley style, giving each home its own green aura of comfort

**Safe walking trails
amidst pristine nature.**

Villa A

Coombosville



Luxurious 4 bedroom villas with a footprint of 5342 sq.ft. featuring the classic Santa Barbara style of architecture and contemporary design. It is replete with a media room on the top floor and a spacious terrace rooftop.

Villa A

Floor-plan



Ground Floor
SBA: 5342 Sqft



First Floor
SBA: 5342 Sqft



Second Floor
SBA: 5342 Sqft

Villa B

Yountville



Californian style
4-bedroom villas with
a footprint of 4025
sq.ft. which are perfect
for the modern-day
mid size family. The
impressive landscaping
aspects and elevation
design bring vibrancy
and vivacity to
everyday living.

Villa B

Floor-plan



Villa C

Oakville



Californian style
3-bedroom villas with a
footprint of 2712 sq.ft.
featuring a cosy garden
and expansive terrace
rooftop creating a rich
and soulful feeling to
mundane living.

Villa C

Floor-plan





—
Experience
Inspired living
with visionaries like you
—



Project Amenities

A vast constellation
of world-class facilities

Club house

At our eco-community sanctum, we've carefully curated a list of amenities, with the 30,000 sq.ft Clubhouse acting as the pièce de résistance. Designed in the quintessential Santa Barbara style, these incredible outdoor and indoor amenities cater to your whole family. The abundant natural beauty surrounding the Club House is yet another reason to visit and revive your senses.



Indoor Amenities

Multipurpose hall/Bar/Billiards/Cafe/Squash Court/
Ladies and Gents Spa/Gym/Aerobics/Yoga centre/
Library/Guest Suites/Business Centre/Gold-Class
cinema theatre (20-seater)/Convenience Store.



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Infinity pool

The Infinity Pool is crafted in a contemporary geometric pattern that intertwines with pockets of open garden spaces. It features a 20 metre central lap pool, hot and cold Jacuzzi pools with massage seats and a kids' pool.



Outdoor Amenities

Reflective Pond/Arrival court/Inner Court/Feature Garden/Volleyball Court/Tennis Courts/Water Feature Motor Court/Swimming Pool/Outdoor event lawn/Performance Amphitheatre/Outdoor Chess Board/Water-Front Seating/Jogging and Cycling Track/Serene Walking Trails/Relaxing Zen Gardens/Outdoor Fitness Station/Children's Play Area/Mini Football/ Golf Putting/Organic Farming



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Measures For Sustainability

Indoor environment

The idea of building an eco-community sanctum requires the maintenance of an indoor environment that includes air quality, illuminating thermal condition and acoustic. These fundamental elements of sustainable structural design have been carefully integrated to achieve pristine living conditions. The application of fenestration and shading elements bring in composed light and heat. The use of low VOC paints ensures that the environment is not polluted by harmful carbon-containing chemicals.

Several layers of extensive landscaping such as, ground

covers, shrubs and avenue trees are planted around the villas to maintain a consistent and pleasant temperature to the surrounding environment. Several layers of extensive landscaping such as ground covers, shrubs and avenue trees are planted around the villas to maintain a consistent and pleasant temperature of the surrounding environment, while leaving space for your vegetable patch.

The comprehensive use of green improves the outdoor quality and considerably reduces the effects of pollution in the air. It also curtails the effect of noise pollution within the micro-environment.



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Measures For Sustainability

Outdoor

Drip Irrigation:

To further bolster our eco-community way of living, we've incorporated a completely mechanised drip-irrigation system throughout the project. By facilitating this self-sufficient system, our residents can proudly claim to be one of the biggest benefactors of a completely self-sustaining garden system.

Greenhouse farming and vegetation:

We're proud of our 1-acre greenhouse that features a variety of indigenous vegetables and fruits, all for our residents. With the latest farming techniques, our residents can claim to be true contributors in an all-inclusive, green eco-community sanctum.

State-of-the-art Hydroponics:

We've also developed a colourful hydroponics vegetation system, where our farms will serve our people with ultra-fresh product at all times. These plants use minimal resources to give our residents the opportunity to witness a blooming garden that is future-proof and sustainable.

Water management

Extensive landscapes enhance the soil's water retention ability and minimizes the effects of stormwater runoff.

Efficient system of recharging ground water table from the storm water drain have been designed, and storm water drains have been connected to percolation pits to effectively recharge the aquifer.

The natural land contours have been effectively utilized to minimize the cut-and-fill activity of the soil.

Rain water from the terrace is collected in the storage tank, which in turn, will be filtered and used for domestic / landscape purpose.

The water from domestic usage (toilet, kitchen and utility) is treated in the Sewage Treatment Plant ensuring zero discharge of grey water. The treated water is then used for flushing and landscape maintenance.

Centralized water distribution by hydro pneumatic systems has been planned thus ensuring uniform pressure across all villas.

Waste Management

Recycling and waste management are an essential part of our Eco-community's sustainable design.

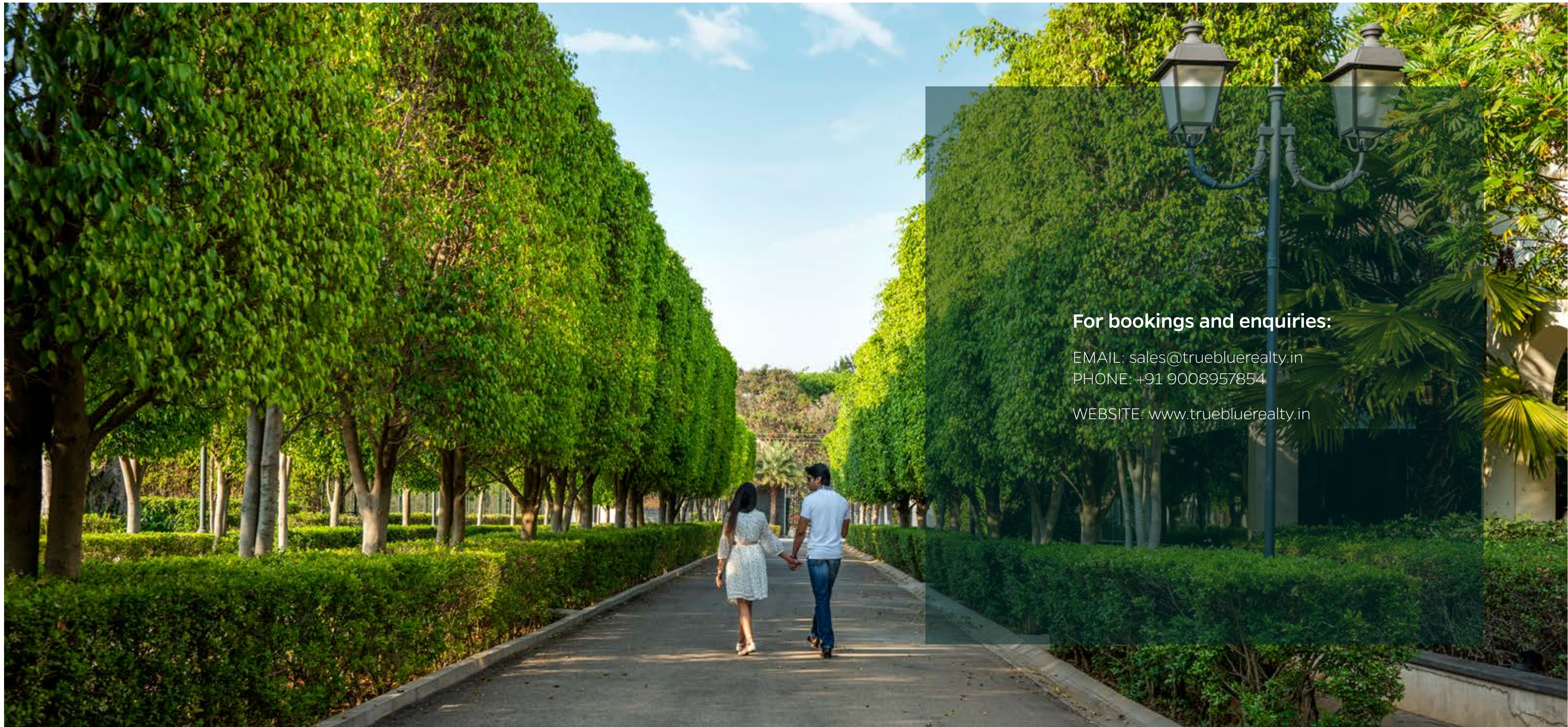
Organic waste converter is in place to let the waste item decompose organically and provide manure, which in turn, will be used to fertilize the green landscape.





IoT Home Automation enabled.

Every Napa Valley home is enable with top-of-the-range home automation technology. This latest in-tech innovation transforms your spaces and regenerates immense IoT capabilities into your homes. With enhanced safety coupled with incredible ease of use, this technology performs tasks automatically for better convenience and pleasure.



For bookings and enquiries:

EMAIL: sales@truebluerealty.in

PHONE: +91 9008957854

WEBSITE: www.truebluerealty.in

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