



Not to Scale

Where instincts discover
what maps don't.

Location Highlights

Famous Health Care Centres

Narayana Hrudayalaya Dental Clinic | Snehadaan Hospital | Stanford Hospital | Motherhood Cloud Nine | Dr. Levine's Memorial Hospital | Sakra World Hospital
Narayana Multispeciality Hospital

Educational Institutes

St Peters School | GEAR Foundation | AET College | Saptagiri School | Carmel High School
St Patricks Academy | Silver Oaks School | Delhi Public School | Ebenezer International School
Harvest International School | Amrita Vishwa Vidyapeedam | National Public School
Sadhguru Sainath International School

Retail Outlets

Central Mall | G Mart | Spencers Hypermarket | Total Super Store | Food World



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Estella Projects Pvt Ltd: #443, 16th Cross, 5th Main, HSR Layout, 6th Sector, Bangalore 560 102

Estella Builders & Developers Pvt Ltd: #L-200, Above Gayathri PG, 5th Floor, Behind New Prashanthi Hotel, HSR Layout, 6th Sector, Bangalore 560 102

This brochure is conceptual in nature and not by any means a legal offering. The promoters reserve the right to change, delete or add any specifications or plans mentioned herein.



ESTELLA
Maple
SQUARE
OFF SARJAPUR ROAD

RERA Registration No:

PRM/KA/RERA/1251/308/PR/180504/001601
Tower A: PRM/KA/RERA/1251/308/PR/180524/001815



Rediscover Estella

Established in the year 2013, Estella Projects Pvt. Ltd., is a professionally managed organization engaged in imparting 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 confirm 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.

Completed Projects



2 & 3 BHK Luxury Apartments
Ambalipura, Harlur, Bengaluru



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



Welcome to
the new Upper East Side





2 BHK 106.93 SQ M



LIVING : 15'5" X 10'8"
KITCHEN : 6'3' X 8'3"
UTILITY : 6'0" X 3'6"
DINING : 9'2" X 12'0"
BALCONY : 19'0" X 4'0"
BATHROOM : 4'7" X 8'9"
MASTER BEDROOM : 11'8" X 12'0"
BEDROOM : 11'8" X 10'9"
BATHROOM : 4'7" X 7'6"

3 BHK 137.77 SQ M



LIVING : 12'0" X 11'3"
KITCHEN : 8'9' X 8'0"
UTILITY : 8'0" X 3'6"
DINING : 14'3" X 11'6"
BEDROOM : 10'9" X 11'3"
BATHROOM : 4'7" X 8'3"
BALCONY : 24'3" X 4'0"
MASTER BEDROOM : 12'0" X 11'6"
BEDROOM : 12'0" X 11'3"
BATHROOM : 4'7" X 8'0"

Rediscover Convenience

Time is all yours.
Live every moment now.
And experience tomorrow.
Connect with the new.
Reconnect with the old.
And more to life, at Estella Maple Square.

2 BHK 106.93 SQ M



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Our Space. Your Paradise.

Inspiring Amenities for Apartments

- Swimming Pool/ Kids Pool ▪ Gymnasium ▪ Tabel Tennis, Chess, Carrom, Cards Room ▪ Kids Gaming Station
- Readers Corner ▪ Yoga/ Aerobics Hall ▪ Party Hall
- Multi-Purpose Court ▪ Jogging Track ▪ Butterfly Garden
- Senior Citizen Corner ▪ Maze Garden ▪ Cafeteria
- Pond or Miniature Lake ▪ Children's Play Area
- Cricket Pitch ▪ Department Store ▪ 24/7 Security
- Intercom Facilities ▪ Power Back up for common area & additional UPS is provided for every unit



Specifications

STRUCTURE

R.C.C. framed structure to withstand wind and seismic loads as per BIS.

SUPER STRUCTURE

Solid cement brick masonry, plastering with smooth finish in cement mortar.

DOORS

Main door: Teak wood frame and teak laminate shutters.

Internal doors: Sal wood frames with best quality flush doors.

WINDOWS

UPVC three track sliding windows shutters fitted with decorative safety MS grills.

FLOORING

24" x 24" vitrified tiles in all the rooms and ceramic tiles in the toilets and wash area and balconies. 24" x 24" vitrified wooden finish flooring in master bedroom

TILES CLADDING

Dadoing in kitchen: Glazed ceramic tiles dado up to 2' height above the kitchen platform.

Bathrooms: Glazed ceramic tiles of good quality dado up to door level.

Utilities & Wash: Glazed ceramic tile dado up to 3'.

Staircase I Corridor: Good quality granite with 4" skirting for steps and landing.

PAINTING

External: Weather-proof Acrylic emulsion paint of Asian IICI or equivalent make.

Internal: Smooth wall putty finish with acrylic emulsion paint of Asian IICI or equivalent make over a coat of primer.

KITCHEN

Granite platform with stainless steel sink with adequate power points and provision for cabinets, exhaust fan and chimney.

UTILITY & WASH AREA

Provision for washing machine and wet area for washing utensils etc.

TOILETS

All toilets consist of a washbasin, EWC with flush tank of reputed make, hot and cold wall mixer with shower and provision for Geysers in all the toilets. All CP fittings of standard make.

ELECTRICAL

Concealed copper wiring of good make, power outlets for air conditioners, geysers, chimney, refrigerator, microwave, mixers 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.

LIFT

Reputed make lifts with power backup.



Reframing Luxury

Estella brings a new vision of luxury to the Upper East Side, reframing traditional notions of what it means to live here. Modern and poised for exploration, it's a building unlike any other in the neighborhood.

Maple Square nestles at the heart of a setting renowned for its culture, cosmopolitanism and haute couture.

Meaning window in French, Maple Square is precisely that: a striking glass-walled viewing pane overlooking the Upper East Side - and a door to everything this world-class neighborhood...

ESTELLA Properties reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

