

Presenting!

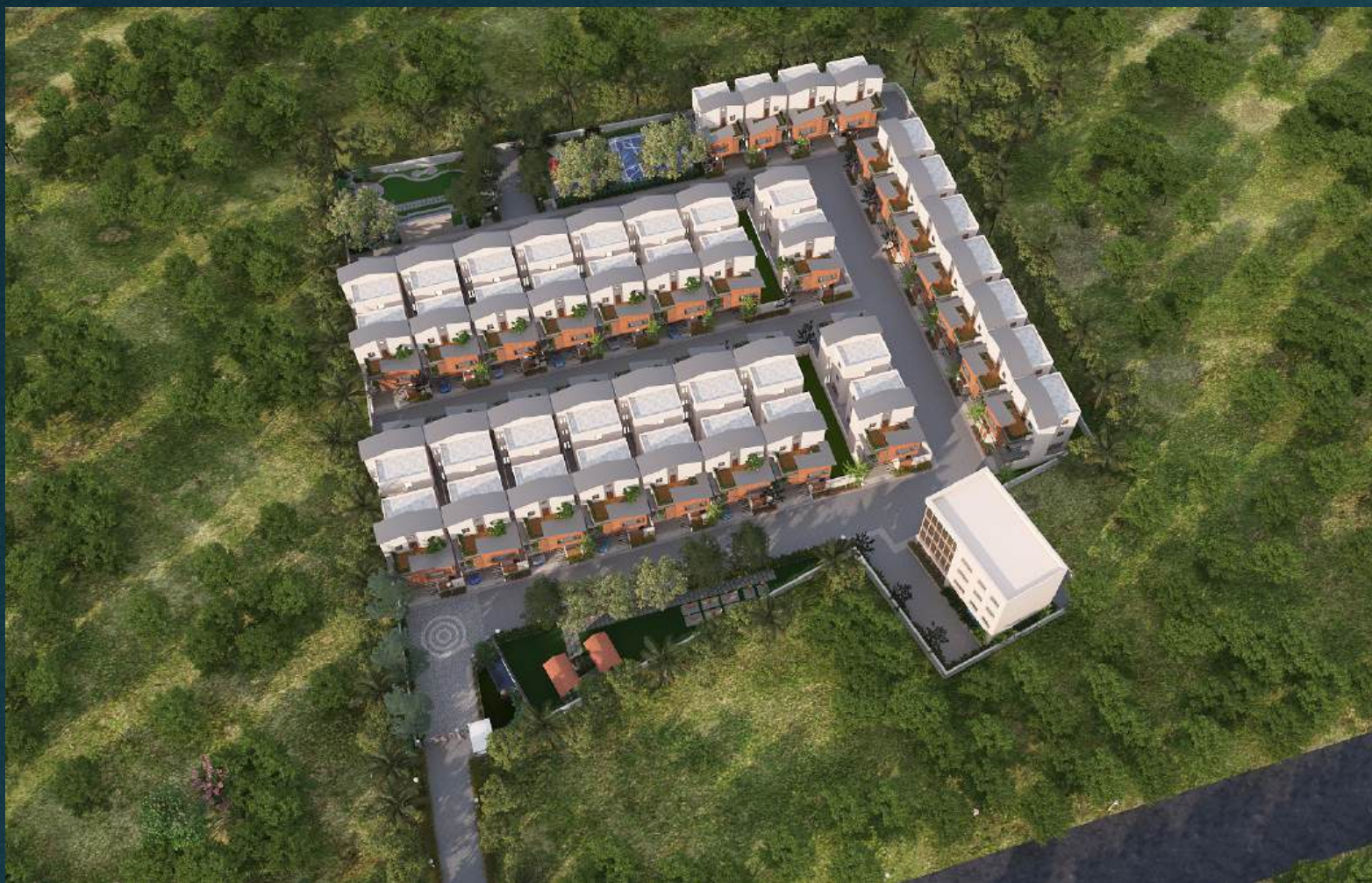
The Crown Jewel of E-City Phase 1



SIMHACHALUM
Crafted with Pride







Crafted with Pride. Curated for the Discerning few.

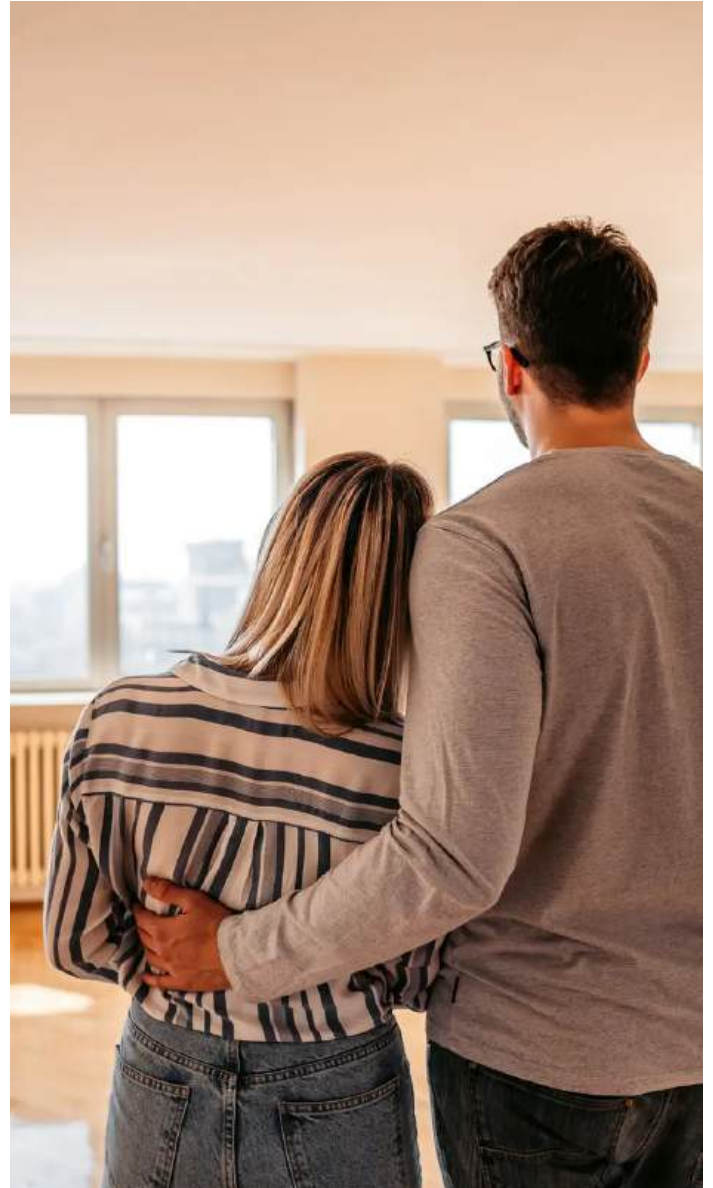
Simhachalum is the crown jewel of E-City Phase 1 - an exclusive villa community created with pride. From its prime location to its modern design and top-quality features, every detail is thoughtfully planned. Set in a well-connected neighbourhood close to tech parks and high street retail, Simhachalum offers the rare comfort of independent living in a high-rise-dominated area. It's a place where you can truly feel proud to live.

**3
Acres**

**43
Villas**

**4 BHK
Luxury Villas**

**G+2
Floors**



The Privilege of Independent Living

- Low-Density Living: Only 43 families across 3 acres
- Ample green and open spaces for leisure and comfort
- Echo - multi level Clubhouse with curated experiences
- Premium Lifestyle Amenities: 14+ offerings for recreation and wellness
- Expansive Rooftop Deck with large terraces on every villa
- 2 Bedrooms & 2 Master Suites: Generously planned for modern family living
- Private Elevators in each villa for easy access
- E-City Metro Station in just 5 Mins.
- NH44 and NICE Roads in 5 Mins. for seamless connectivity



Master Plan

- | | | |
|-----------------------------|-------------------------|-------------------------|
| 1. Entrance Gate | 6. Children's Play Area | 11. Meditation |
| 2. Lily Pond | 7. Pet Park | 12. Buddha Statue |
| 3. Gazebo (park-1) | 8. Lawn | 13. Gym |
| 4. Gazebo (park-2) | 9. Amphitheater | 14. Senior Citizen Park |
| 5. Multi Purpose Play Court | 10. Place For Yoga | 15. Club House |



Crafted for Calm, Designed for living

- Segregated public and private zoning for utmost privacy
- Vernacular designs adding a touch of tradition to the Villa
- 11 ft floor to ceiling heights
- High functionality spaces for maximum utility
- Premium Specifications
- Expansive Terrace Gardens
- Grand Bedrooms







Specifications That Set the Standard

STRUCTURE	• RCC framed structure with metallic foundation
ELEVATION	• Clay tile cladding with a vernacular Clay Jaali • Chajja for every window • Pseudo sloping roof giving an aesthetic look to the elevation • WPVC False ceiling for road facing balconies • Individual MS Arch to enhance the entrance to every villa • Gold finished MS railing & toughened glass adding to the opulence of the Villa
PARKING	• 2 Car parks for each villa • 1x1 parking tiles with a 3 inch spacer enriched with grass
ENTRANCE	• Flooring - Premium marble finish 2x4 large Vitrified tiles • Skirting - 75mm High
KITCHEN & UTILITY	• Flooring - Premium marble finish large Vitrified tiles – Skirting 75mm high • Skirting - 75mm High · Dado - 600x300mm Vitrified Tile two feet above the counter • Ceiling Finish - 12mm thick Plaster + Fine Putty + 2 Coat Primer + 2 Coat OBD Paint • Washing Machine - Provision • Dish washer - Provision • Sink - Single bowl with drain board
BALCONIES	• Flooring - Wooden Finish Anti-Skid Tiles • Skirting - 75mm High • Balcony Railing – Gold Finish MS railing with toughened Glass
BEDROOMS	• Flooring - Laminated Wooden flooring in one master bedroom & Large Premium Vitrified Tiles in other bedrooms • Skirting - 75mm High
GF LIVING, DINING, BEDROOM, LOUNGE, FAMILY	• Zoning designed to incorporate resting, lounging & common spaces • 2ft segregating wall with granite top to create informal seating • Flooring - Premium marble finish large Vitrified tiles • Skirting - 75mm High • Wall Finish - 15mm thick Plaster + Fine Putty + 2 Coat Primer + 2 Coat Acrylic Emulsion Paint · Ceiling Finish - 12mm thick Plaster + Fine Putty + 2 Coat Primer + 2 Coat OBD Paint



TOILETS

- Flooring - Premium Vitrified anti skid Tiles
- Dado – 2x4 Premium Wall Tiles
- Wash basin - Counter 16mm Granite Counter top with edge polish & Nosing
- Shower Diverter - Hot water provision - Provision for Geyser
- Separate Wet & Dry Area with a glass separation
- Exhaust - Exhaust fan provided
- False Ceiling to conceal the geyser and connections
- Bathroom Fixtures – Kohler, Jaquar premium or equivalent Make

REAR GARDEN & DECK

- Backyard Garden with a deck area integrating the living & outdoor spaces with wood finish anti-skid tiles

DOORS and WINDOWS

- 9ft Teak main door with a dedicated vertical sidelight along with a 12mm safety grill
- Teak wood frames for all doors
- 8 ft Veneer internal doors
- Granite Clad stable staircase with MS gold finish railing
- Balcony Sliding Doors - 3 track wood finish WPVC - with sliding shutters & mosquito mesh
- Fixed Windows – Wooden finish WPVC - with sliding shutters & mosquito mesh
- Ventilators - WPVC with louvered or hinged with exhaust fan provision

ELECTRICALS

- 5KVA power supply with provision for individual villa power backup.
- Concealed PVC Conduits with copper wiring.
- Modular switches of reputed make.
- TV points - Conduits with wiring, socket and control switch for Living and All Bedroom only.
- AC points - Conduits with wiring sockets and control switch for living and all bedrooms.
- Telephone and Internet points: Telephone in Living; Internet in Living and MBR.
- Exhaust Fan points complete with wiring and outlet in all toilet.
- All other necessary light and other points provided with complete wiring and outlets



West Facing Villa

Step into a life of comfort and elegance with this beautifully planned west-facing villa, thoughtfully designed for those who appreciate natural beauty, modern functionality, and vastu harmony. As the day winds down, your home is bathed in the golden hues of the setting sun—offering warmth, positivity, and a peaceful end to every day

Typology	4BHK
Built up Area	2850 sft
Plot area	1200 sft



Total Area : 2850.00 Sq.ft

WEST FACING VILLA GROUND FLOOR PLAN





WEST FACING VILLA
FIRST FLOOR PLAN





WEST FACING VILLA
SECOND FLOOR PLAN

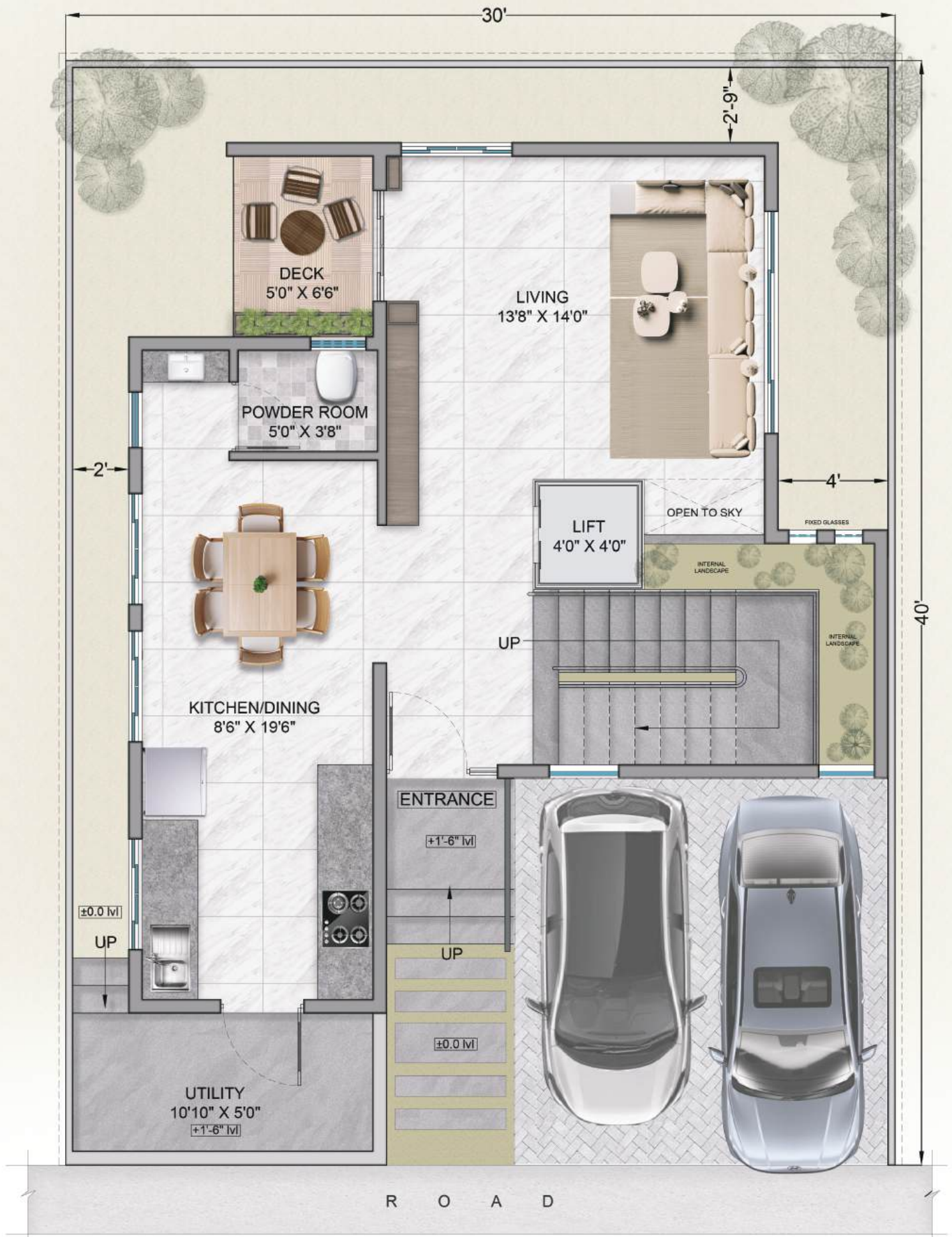




East Facing Villa

East-facing bespoke villa is a harmonious blend of luxury, tradition, and nature. Thoughtfully designed to welcome the morning sun, the villa exudes positivity, warmth, and serenity—ideal for those who value natural light, vastu compliance, and an elevated lifestyle.

Typology	4BHK
Built up Area	2850 sft
Plot area	1200 sft



Total Area : 2850.00 Sq.ft

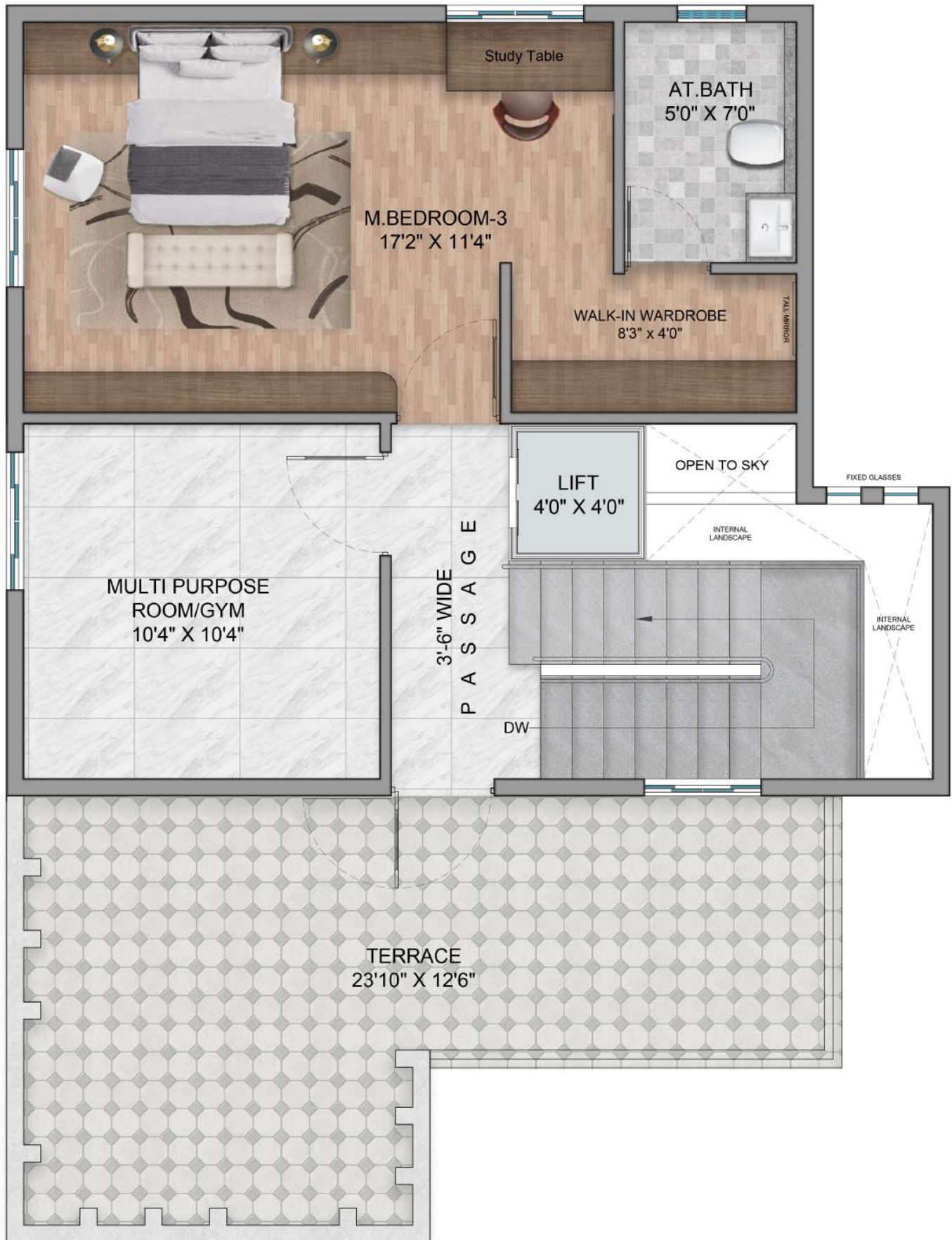
EAST FACING VILLA GROUND FLOOR PLAN





EAST FACING VILLA
FIRST FLOOR PLAN





EAST FACING VILLA
SECOND FLOOR PLAN

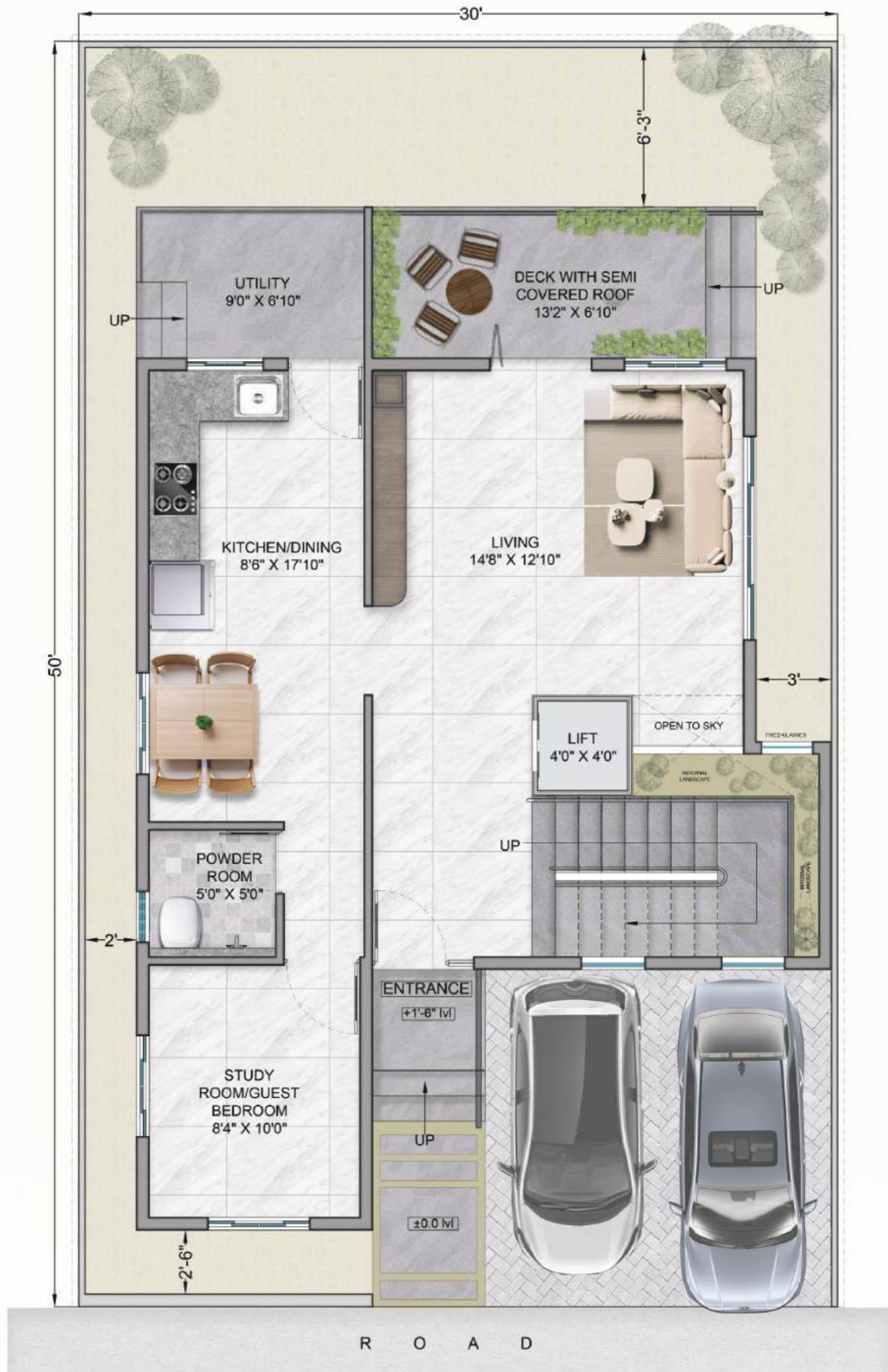




North Facing Villa

With ample natural light throughout the day, cool breezes, and a vastu-aligned layout, the north facing villa offers the perfect environment for health, happiness, and long-term wellbeing. Whether you're starting a new chapter or upgrading your lifestyle, this home provides the right foundation for a peaceful and prosperous future.

Typology	5BHK
Built up Area	3400 sft
Plot area	1525 sft



NORTH FACING VILLA
GROUND FLOOR PLAN

Total Area : 3400.00 Sq.ft





NORTH FACING VILLA
FIRST FLOOR PLAN





NORTH FACING VILLA
SECOND FLOOR PLAN









ECHO

A multi-level clubhouse with a spirit of wholeness - from wellness and leisure to celebration, every level is designed to elevate your everyday.



Gymnasium



Banquet Hall



Indoor Games



Swimming Pool
with Barbeque Area



Board Games
Room



Cafe





Landscape Amenities



Amphitheater



Pet Park



Yoga Park



Lily Pond



Outdoor Board Games



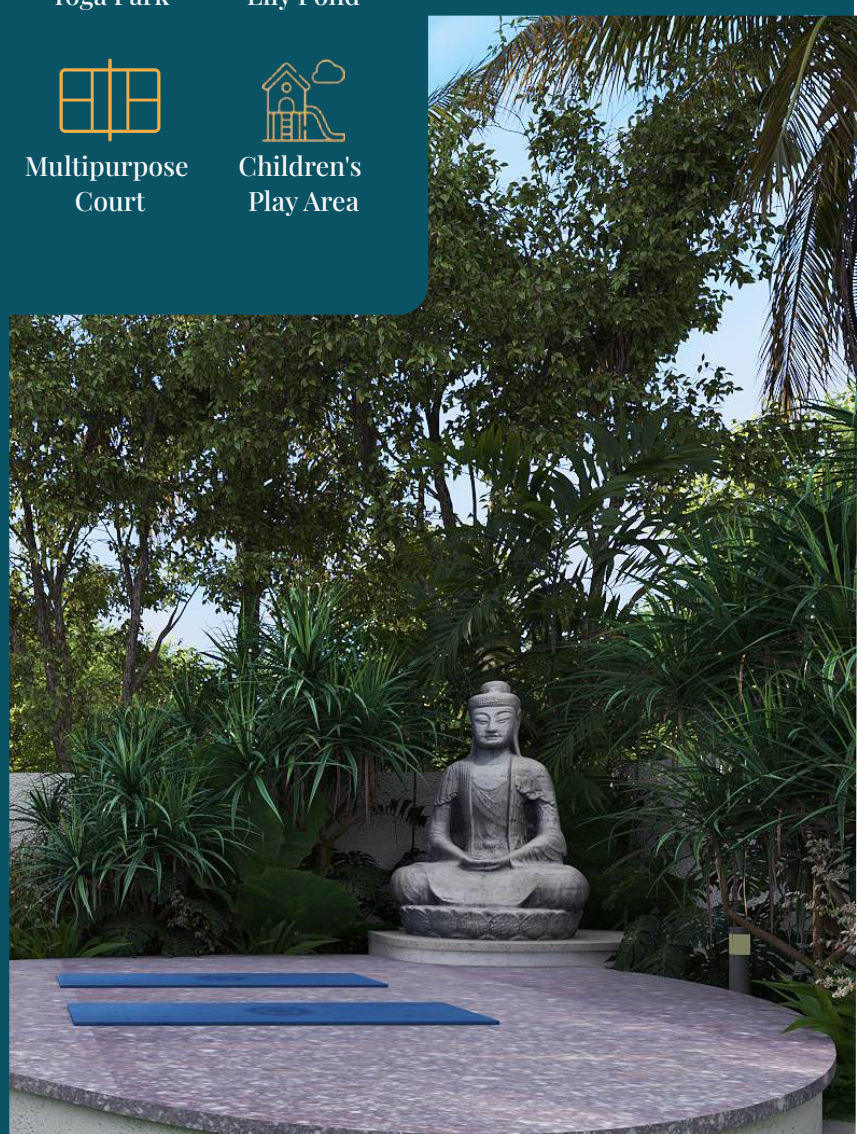
Walking Track

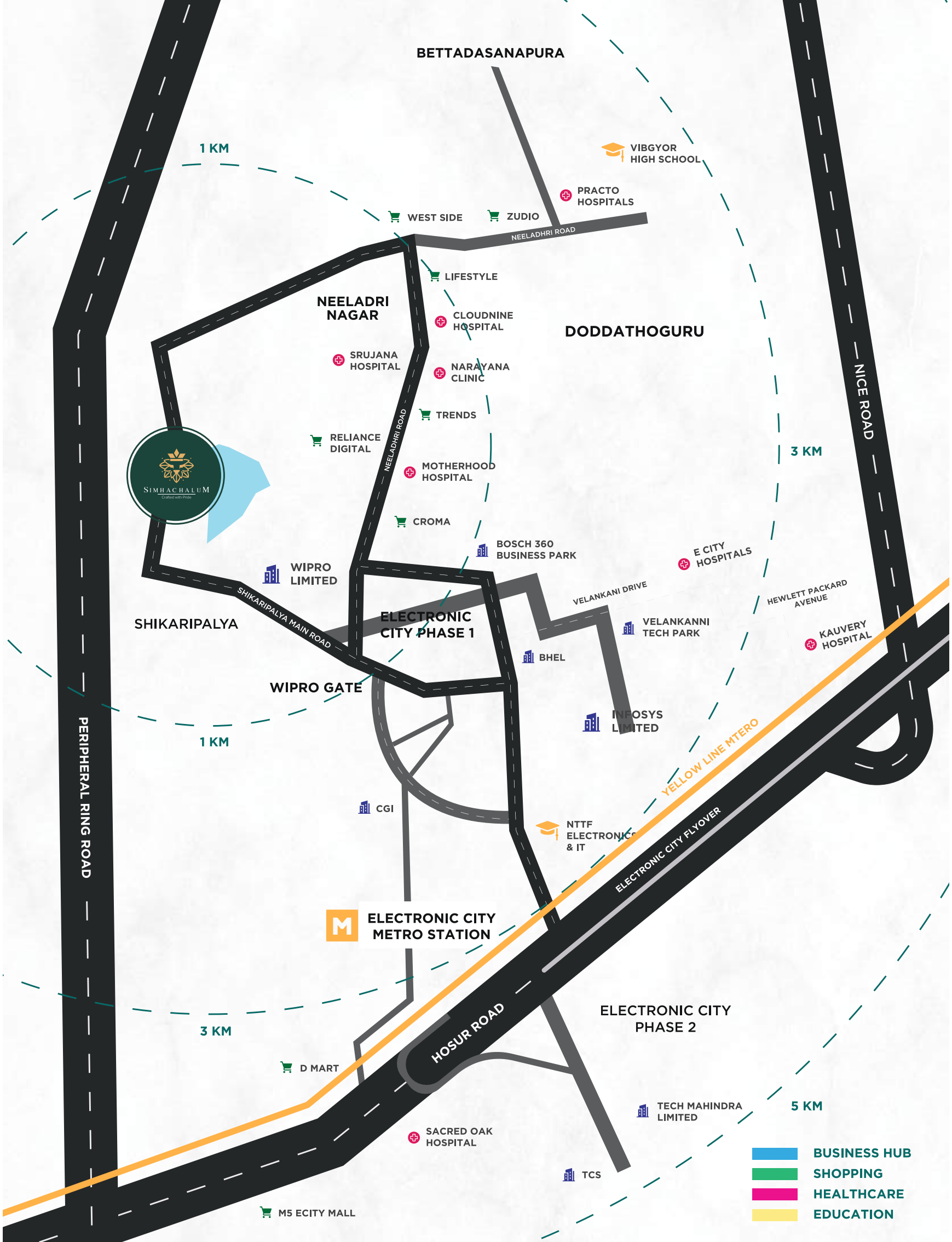


Multipurpose Court



Children's Play Area





At the Centre of a Well Composed life

Connectivity:

Neeladri road	1.4 km
E-City metro station	3 km
Bannerghatta road	7 km
Koramangala	12 km
Sarjapur road	10 km
Jayanagar	15 km
MG road	18 km
Indira Nagar	18 km
KIA Airport	50 km

Tech Hubs:

Wipro	800 m
Infosys	1.2 km
YGT Tech Park	1.3 km
Bosch EC3	
(360 Business park)	1.3 km
Cyber Tech Park	1.4 km
Velankani Tech Park	2 km
RMZ ecospace	15 km
RGA Tech Park	15 km

Healthcare:

Cloudnine Hospital	1.9 km
Narayana clinic	1.9 km
Motherhood Hospital	2 km
E-city Hospitals	2.8 km
Kauvery Hospital	3 km
Sacred Oak Hospital	5 km

Education:

Zia international school	950 m
Kidzee	1 km
DPS	3.5 km
Vibgyor high school	4 km
PES University	5 km
Eurokids	5 km
NPS	6 km
MS Dhoni international school	8 km

Shopping and Entertainment:

All the high-street brands and restaurants are present on Neeladri Road	
Westside	1.4 km
Lifestyle	1.5 km
Social	2 km
46 ounces brewgarden	2.7 km
D-Mart	4 km
M5 E-city mall	5 km



25 Years of Crafting Communities

Achal Developers its journey with a humble vision in Hubli - and today stands as a trusted name in real estate across Bengaluru, Hubli, and Goa. With over 35 completed developments spanning residential homes and plotted communities, we've grown by staying close to what matters most: our customer's evolving needs. Our legacy is built not just on structures, but on enduring relationships with stakeholders - grounded in our commitment to thoughtful spaces, quality construction, timely delivery, and lasting trust. At Achal, every project is a promise kept.



Milestone Projects

12 acres Achalum
luxury plotted development Bengaluru

82 units Kalki
exquisite super luxury apartment Hubli

80 acres Asha
Nagari plotted development Hubli

57 Acres Kaliki nagar
plotted development Hubli



SIMHACHALUM

Crafted with Pride

Call: 799 663 9393 | Simhachalum, RMJ3,CCW, Simhachalum, Electronic City, Bengaluru, Karnataka 560100

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