

THE
INFINIA
LIFE





Sterling Brookside



Sterling East



Sterling Residency



Sterling Orchards



Sterling North



Sterling Terraces



Sterling Shalom



Sterling Gardens



Sterling Villa Grande

For 3 decades now, Sterling Developers continues to be one of the leading property developers in Bangalore. Since inception in 1983, Sterling Developers has changed the landscape of the city. Founded on integrity and values, Sterling has consistently set standards for the industry. For the discerning, the focus on quality represents a far-reaching vision that shines through every sterling property. Sterling Infinia is an inspiring, contemporary showcase of the sterling standard





Discover the Infinia Life. A near perfect adobe exuding trendy freshness amidst the chic lifestyle hubs of Bangalore. Presenting a life with the luxury of time, convenience and fun that truly makes life worth it. A life full of swing and vigor, enhanced by exclusive facilities and amenities waiting to be experienced. The contemporary, international design adds value to your living. It's a unique mix in a premium development. Sterling Infinia, ultra premium 3 and 4 BHK apartments, your dream in reality

The project romances the confluence of three booming localities: Koramangala, Sarjapur and HSR Layout. Set in the middle of the IT corridor, work-life will be a perfect balance. The weekend shopping pangs and last minute movie plans are no longer wishful thinking as malls and shopping streets are close by. With premium schools and healthcare facilities in the vicinity, it is a convenient location of the present and the future

INFINIA
LOCATION



INFINIA
Indulge in the Best



As connoisseurs of luxury, Sterling ensures that you indulge in sophistication and style in every aspect. The impeccably mastered construction features European designed wardrobes, shower cubicles and premium fixtures to take luxury and comfort to a whole new level. The contemporary design infuses a youthful freshness, bringing a vibrant modernity and welcoming graciousness to life

INFINIA
LUXURY



INFINIA
Indulge in the Best



A beautiful home, a relaxed and safe environment complemented by spaces to unwind, welcomes you to a life of infinite leisure. The clubhouse plays host to indulgent activities. Children will experience abundance of space for all their imagination to come alive. From working out at the gym to enjoying a quiet and peaceful swim or hosting a 'do' at the party hall, we have crafted facilities that are in step with your lifestyle. To add to the premium facilities, Sterling Infinia has a dance floor a private lounge for all Infinians right at the doorstep.

INFINIA
LEISURE



INFINIA
Indulge in the Best









sterling



INFINIA
Indulge in the Best

- Jogging Track
- Large and Exclusive Clubhouse
- Table Tennis
- Library
- Multi Purpose Hall
- Fully equipped Gym
- Kids' Play Area (Outdoor)
- Swimming Pool
- Dance Floor
- Private Lounge
- Rainwater Harvesting
- Hydro Pneumatic System for Water Pressure
- Sewage Treatment Plant
- Water Purification Plant

MASTER PLAN

- 01. ENTRY / EXIT
- 01A. ARRIVAL WATER FEATURE
- 02. ENTRY GREENS
- 03. DROP OFF COURTS
- 04. CLUB
- 05. LAP POOL
- 06. POOL DECK
- 07. CONGREGATIONAL LAWNS
- 08. AMPHITHEATER
- 09. SPORTING FIELDS
- 10. DENSE FOREST GROVE / ELDERS' PARK
- 11. ARRIVAL COURTS
- 12. ENTRY / EXIT RAMPS
- 13. TRANSFORMER YARD
- 14. VISITORS PARKING
- 15. TOWERS (G+12)
- 16. KIDS' PLAY AREA



Architects

Venkataramanan Associates

This brochure is purely conceptual and not a legal offering. The company reserves the right to add, delete or alter any details / or specifications without prior notice.



BLOCK PLAN 1
GROUND & FIRST FLOOR PLAN



BLOCK PLAN 1
TYPICAL FLOOR PLAN



UNIT PLAN A
TYPE - 4 BHK
AREA - 3233.00 sq.ft.



UNIT PLAN A
TYPE - 4 BHK
AREA - 3233.00 sq.ft.



UNIT PLAN B
TYPE - 4 BHK
AREA - 3142.00 sq.ft.



UNIT PLAN B1
TYPE - 3 BHK
AREA - 2781.00 sq.ft.





BLOCK PLAN 2
GROUND & FIRST FLOOR PLAN



BLOCK PLAN 2

TYPICAL FLOOR PLAN

UNIT PLAN B
TYPE - 4 BHK
AREA - 3142.00 sq.ft.



UNIT PLAN B1
TYPE - 3 BHK
AREA - 2782.00 sq.ft.



UNIT PLAN C
TYPE - 3 BHK
AREA - 2439.00 sq.ft.



UNIT PLAN D
TYPE - 3 BHK
AREA - 2565.00 sq.ft.





BLOCK PLAN 3
GROUND & FIRST FLOOR PLAN





BLOCK PLAN 3
TYPICAL FLOOR PLAN

UNIT PLAN E
TYPE - 3 BHK
AREA - 2425.00 sq.ft.



UNIT PLAN E1 (Ground & First Floor)
TYPE - 3 BHK
AREA - 2351.00 sq.ft.



UNIT PLAN F
TYPE - 3 BHK
AREA - 2490.00 sq.ft.



UNIT PLAN F1 (Ground & First Floor)
TYPE - 3 BHK
AREA - 2429.00 sq.ft.



SPECIFICATIONS

STRUCTURE

RCC framed structure (Seismic Zone II), with solid block masonry walls

DOORS

Main Door : 8 feet high opening with pre moulded flush shutter and frame in wood, polished on both sides.

Other Internal Doors : 8 feet with wooden frames and flush shutters

External Doors and Windows : UPVC frames and sliding shutters for all external doors. 3 tracks UPVC framed windows with clear glass and provision for mosquito mesh shutters. MS designer grill, enamel painted for ground floor apartments only.

WINDOWS

Aluminium anodized /UPVC sliding Windows - 3 Track with Mosquito Mesh

FLOORING

Living, Dining : Imported Marble

Bed Rooms : Timber laminated Flooring

Kitchen, Balconies & Toilets : Anti skid Vitrified tiles

Common Lobbies & Corridors : Vitrified tiles/Granite

Common Staircases : Kota Stone / Sadarahalli Granite/Concrete Tiles

Servants Room : Ceramic tiles

SPECIFICATIONS

DADO

Kitchen : Ceramic tile dado for 2 feet over a granite counter

Toilets : Ceramic tiles on walls up to false ceiling.

KITCHEN

20 mm thick granite kitchen counter - Jet black

Stainless steel sink - single bowl & single drain board of reputed make.

Wash basins and EWC's of reputed make in all toilets

TOILETS

Granite wash basin counter in MBR toilet

All toilets Wash basin with Mixer (Hot & Cold)

Wash basins and EWC's of reputed make in all toilets

MBR toilet to have over head & Hand held shower

CPVC lines for water supply

PAINTING

OBD on internal walls and ceilings.

External finish : Texture Paint

Basement : White-wash for ceiling

SPECIFICATIONS

ELECTRICAL

3 BHK : 10 KW Power Supply & 5 KW DG back up

4 BHK : 15 KW Power supply & 8 KW DG back up

100% DG back up for lifts, pumps & common area lighting

Concealed PVC conduits with Copper wiring

Modular Switches of reputed make

TV and telephone points provided in the living area and all bedrooms

Provision to install split AC in living area, dining area and in all bedrooms.

ELCB and individual meters will be provided for all apartments

SECURITY

24 hr round the clock security Personnel

CCTV at strategic locations for security & monitoring

LOBBY

Main and Staircase Lobby at Ground floor : Combination of Polished granite/marble in slabs

LIFTS

2 Automatic passenger lifts per tower

SPECIFICATIONS

SMART AUTOMATION SPEC

SMART Entrance Management : View visitor at the door on indoor panel, touch pad or your smart phone.

Smart Safety : Gas Leak sensor in Kitchen soft Panic Switch in Pad to trigger emergency action.

AMENITIES & OTHER FEATURES

AC points in all Bedrooms & Living Area

Piped gas connection from utility to kitchen

CCTV provision at main security, entry and exit from basements, lobbies and periphery of the development

Rainwater harvesting

Hydro Pneumatic System for water pressure

Sewage treatment plant

Water purification plant

Jogging Track

Individual DC Meter

Large and Exclusive Clubhouse with features like table tennis, Library, Multi Purpose Hall facilities, fully-equipped gym, Outdoor children's play area and Swimming pool, Dance Floor, Private Lounge, European Designed wardrobes and shower cubicles in the bathrooms.



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