MODERN GREEN BUILDING WITH THE

“WOW FACTOR”

Nitesh

CAPE COD

MARATHAHALLI - SARJAPUR,
OUTER RING ROAD, BANGALORE

GREEN BUILDING WITH STUNNING DESIGN



NESTLED AMIDST NATURE, YET CLOSE TO EVERYTHING.

Nitesh Cape Cod, strategically located at Marathahalli-Sarjapur Outer Ring Road, Bangalore is defined by distinct "Green Architecture" that works in harmony with the natural features and resources to maximize the efficiency of the building.



LOCATION MAP

BREATHTAKING VIEW OF
'THE CLUB HOUSE'- ELEGANT,
CONTEMPORARY WITH GREEN WALLS.

Welcome to Nitesh Cape Cod from Nitesh Estates.

A whole new vision of living. Nitesh Cape Cod, offers an eco-sustainable system of living with host of thoughtful distinctive amenities and eco-powered facilities.

Nitesh Cape Cod invites you to experience a new way of living with sustainable design and development. The beautiful sustainable landscape design for the green walls provides environment benefits. These living walls reduce overall energy consumption by offering a natural cooling system.

Indian Green Building Council

Needless to mention, this development has been pre-certified by IGBC with a gold rating.

Think sustainability. Think Nitesh Cape Cod.



HOMES THAT PERFORM FOR ENVIRONMENT



Nitesh Cape Cod is a unique blend of technology and eco-friendly measures. Being the first of its kind, it proposes to be easy on the environment without compromising on comfort. It promises a contemporary lifestyle, the result of a planned out ‘green architecture’ by renowned global architects. These spacious residences take living to a new level where comfort and the element of nature go hand in hand.



GREEN RESIDENCES THAT GIVE
YOU THE OPULENCE YOU DESIRE,
AND TO THE EARTH, A CHANCE TO LIVE.







Adding the sustainable experience are the glass-encased balconies that maximize natural light, with floor-to-ceiling windows. This arrangement in combination offers maximum ventilation and natural light to every last residence in the building and the common areas too.

So, your evening-walk, kids' playtime or even light chat with the neighbour by the garden can be a little longer and a lot calmer.



HOW ABOUT THE SUN SETTING A LITTLE LATER?





Nitesh Cape Cod has achieved Gold Pre-Certification from India Green Building Council (IGBC) Green Homes Rating. Needless to say, Nitesh Estates attempts to make the most of every drop of water that comes by. With a system for rain water harvesting for domestic purpose & recycling (plumbing, landscape activities and car washing), not a single drop of water is wasted.



LESS FROM THE GROUND,
MORE FROM THE SKY.



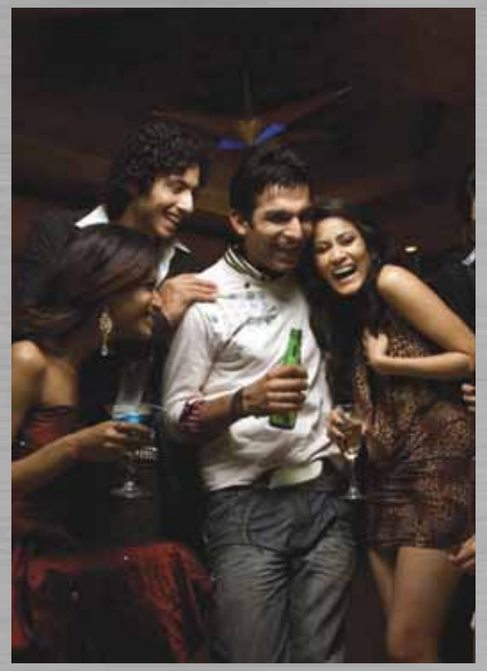






THE HYBRID LIFE INVITES YOU TO DO MORE.

Besides the unique features, Nitesh Cape Code also promises a host of other facilities which add to the hybrid experience. Some of them are:



- Badminton Court
- Squash Court
- Library
- Fitness Center
- Meditation Center
- Entertainment Hall
- Indoor Games
  - Billiards
  - TT
  - Cards
  - Chess
- Banquet Hall
- Toddlers' Activity Area
- Swimming Pool
- Children's Play Area
- Jogging Track

AMENITIES

CLUB VIEW



a. CLUB HOUSE
b. DECK
c. POOL
d. BASEMENT ENTRY
e. BASEMENT EXIT
f. CHILDREN'S PLAY AREA
g. JOGGING TRACK

N

MASTER PLAN



LEGEND:

- 2 BHK - A.F
- 3 BHK - A.F
- 3 BHK - C.F
- 3 BHK - D1
- 4 BHK - A.F
- 4 BHK - B.F

N

1ST FLOOR PLAN



LEGEND:

- 2 BHK - A
- 3 BHK - A
- 3 BHK - C
- 3 BHK - D
- 4 BHK - A
- 4 BHK - B

N

2ND & 3RD
6TH TO 8TH
11TH & 12TH
FLOOR PLAN



LEGEND:

- 2 BHK - A
- 3 BHK - A
- 3 BHK - B
- 3 BHK - D
- 4 BHK - A
- 4 BHK - B

N

4TH & 5TH
9TH & 10TH
FLOOR PLAN

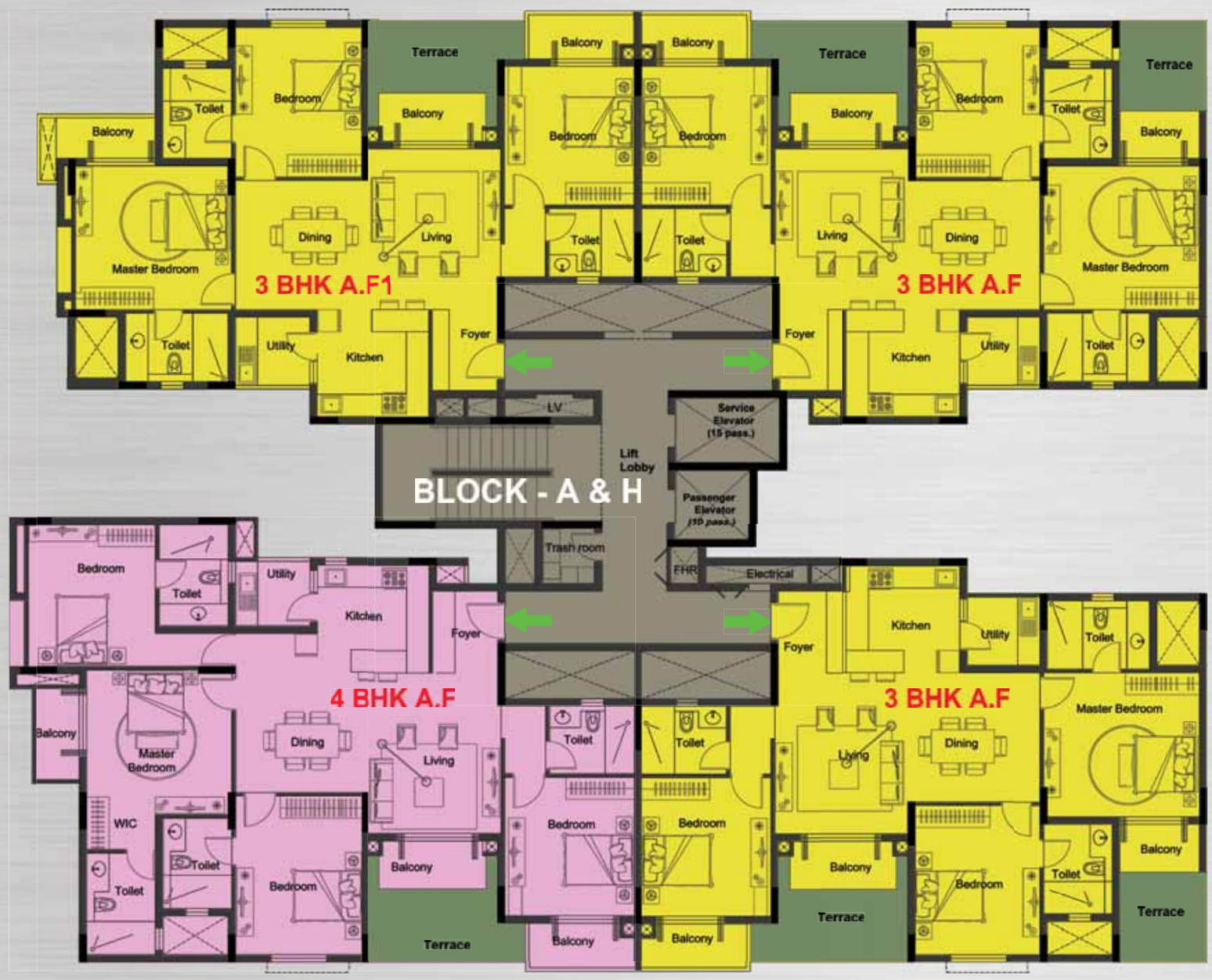


LEGEND:

- 3 BHK - A.T
- 3 BHK - B.F
- 3 BHK - D.F
- 3 BHK - E
- 3 BHK - E1
- 3 BHK - F
- 4 BHK - B.T
- COMMON TERRACE

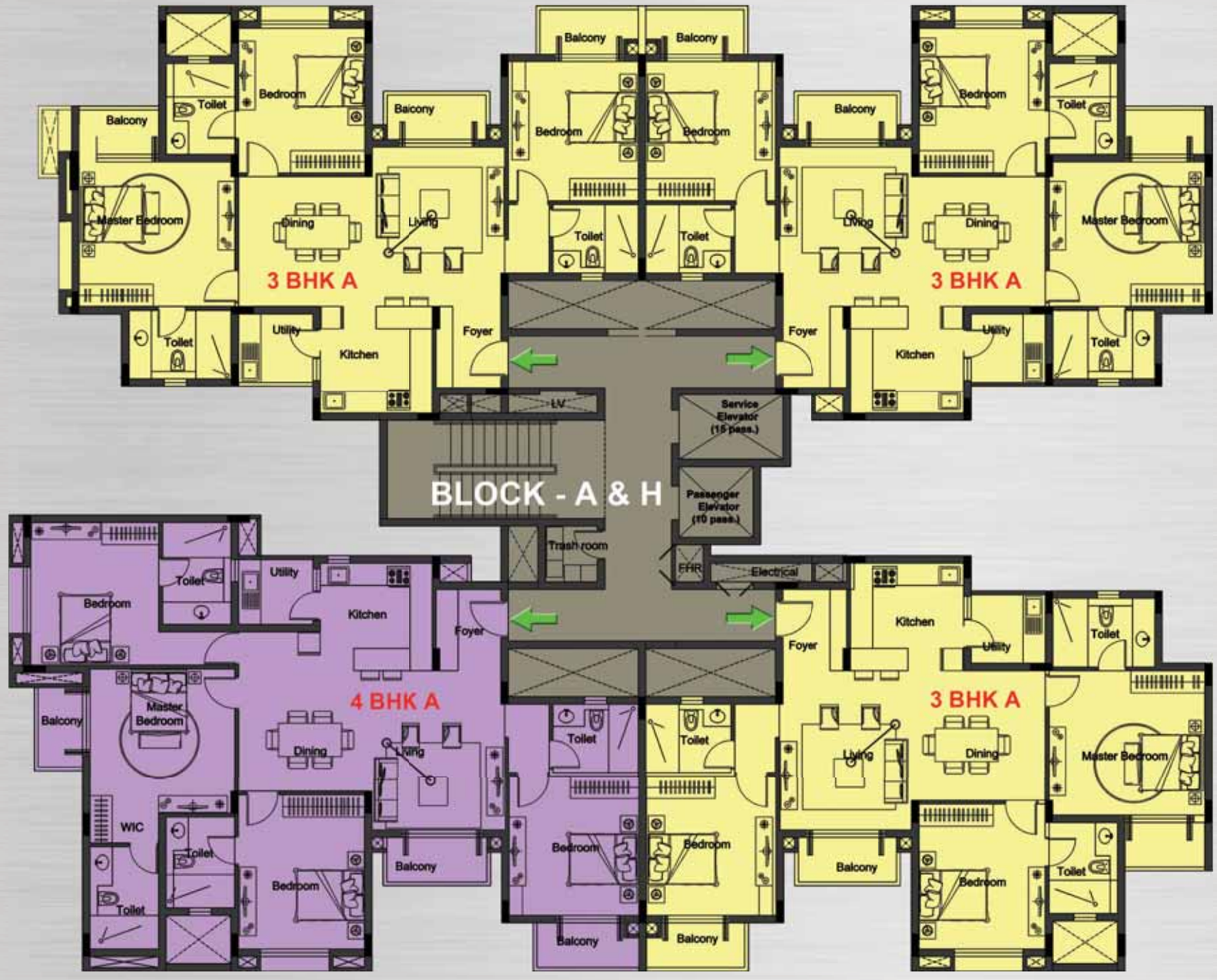
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13TH FLOOR PLAN



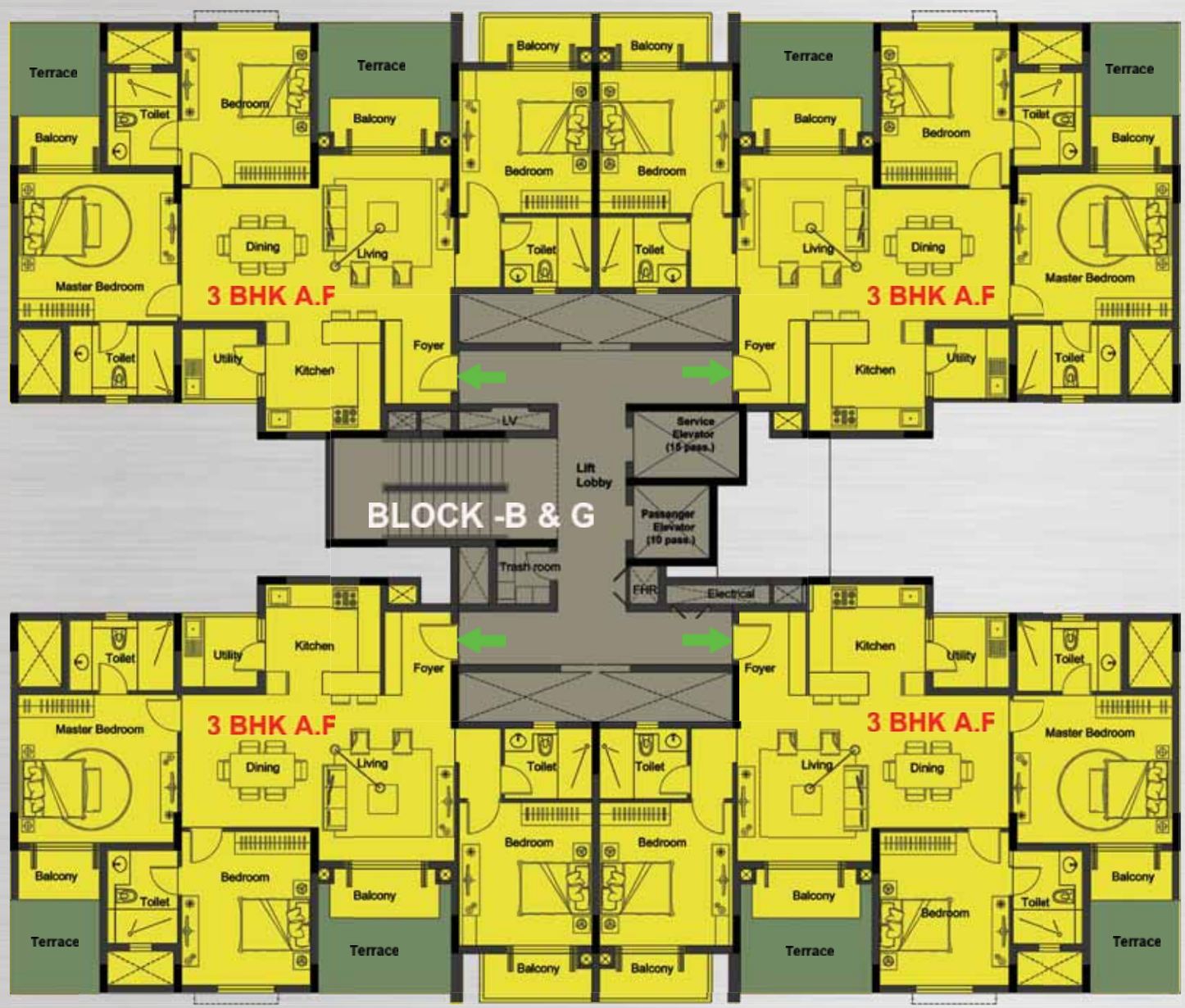
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1ST FLOOR
BLOCK - A & H PLAN



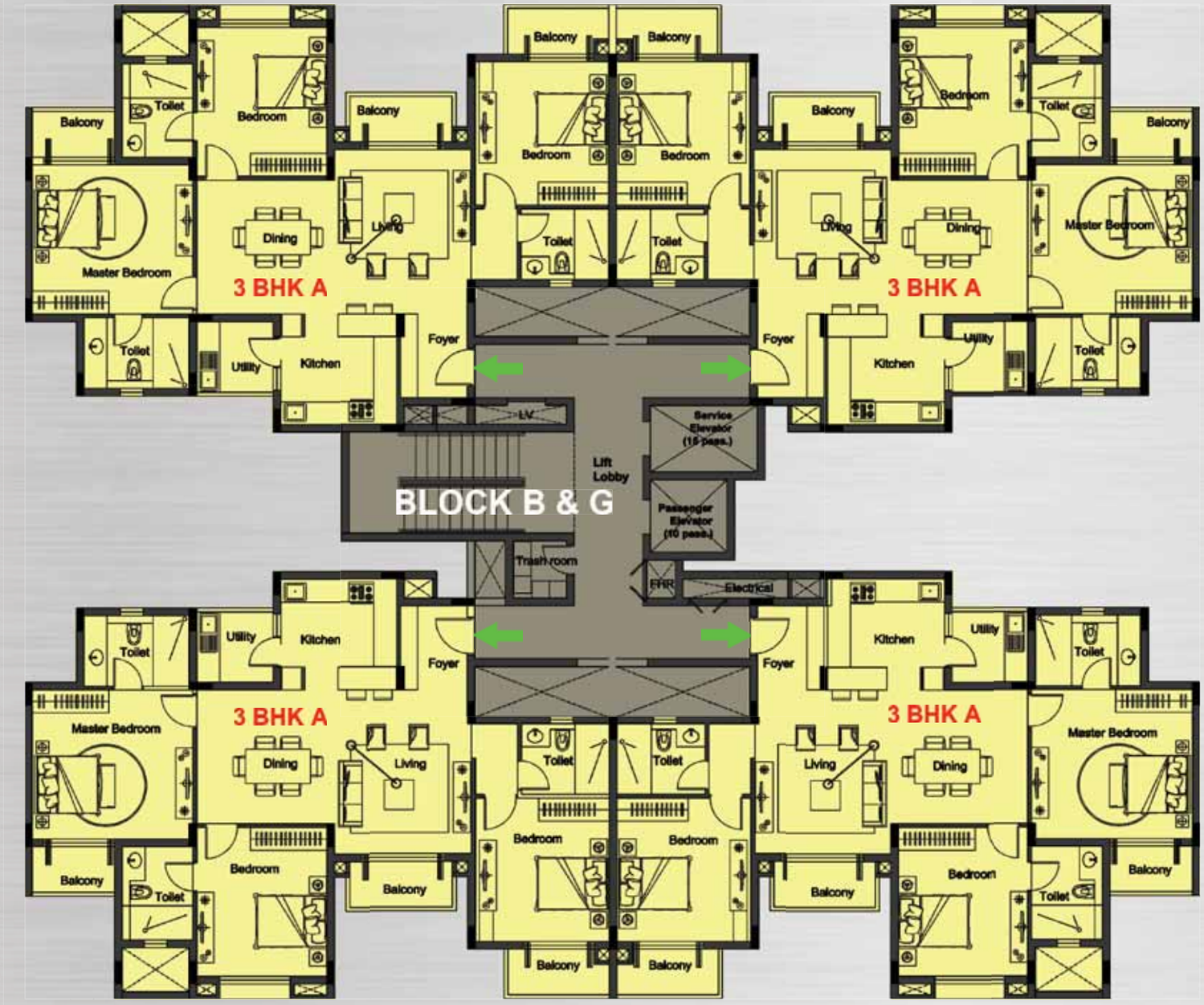
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2ND TO 12TH FLOOR
BLOCK - A & H PLAN



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1ST FLOOR
BLOCK - B & H PLAN



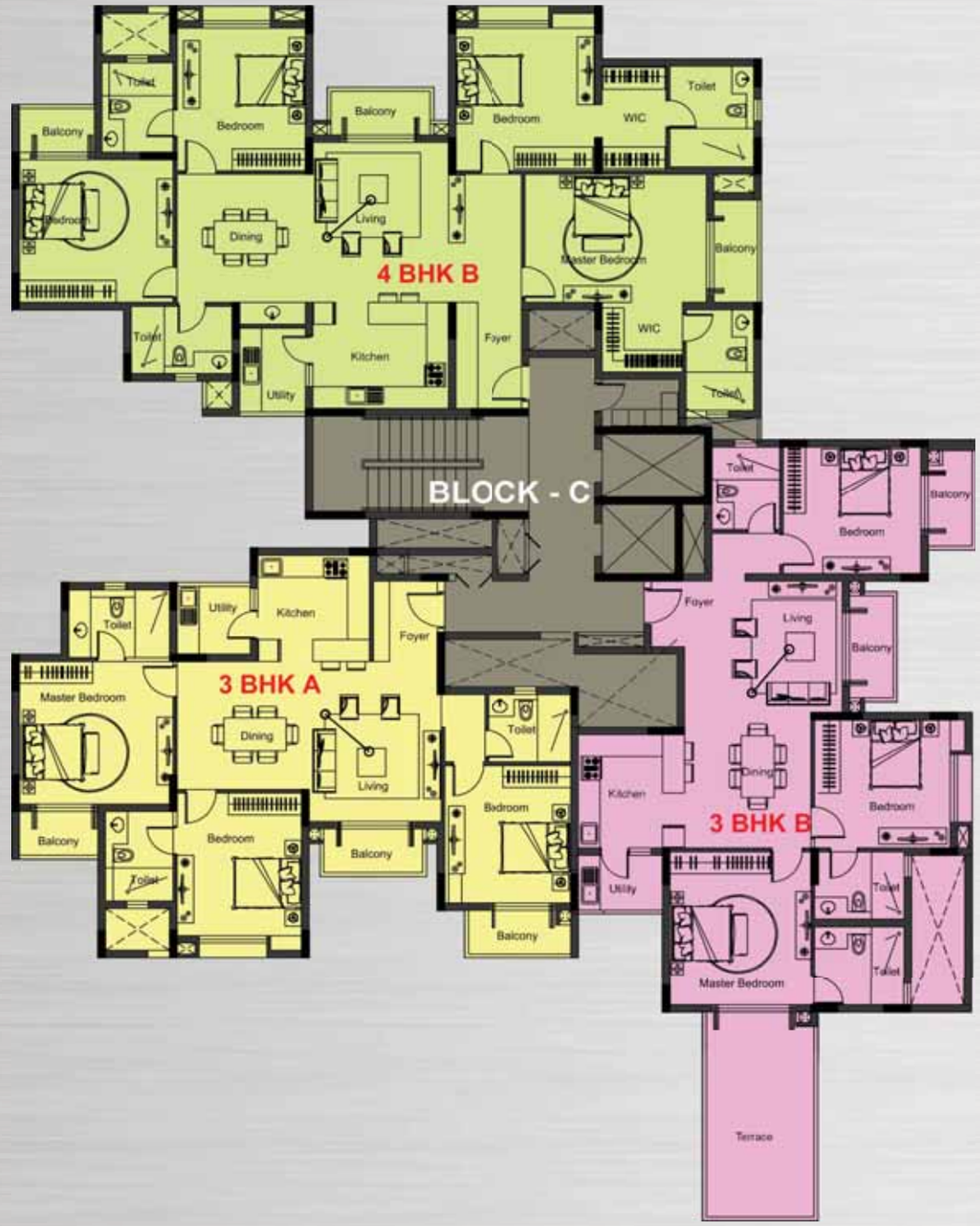
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2ND TO 12TH FLOOR
BLOCK - B & G PLAN



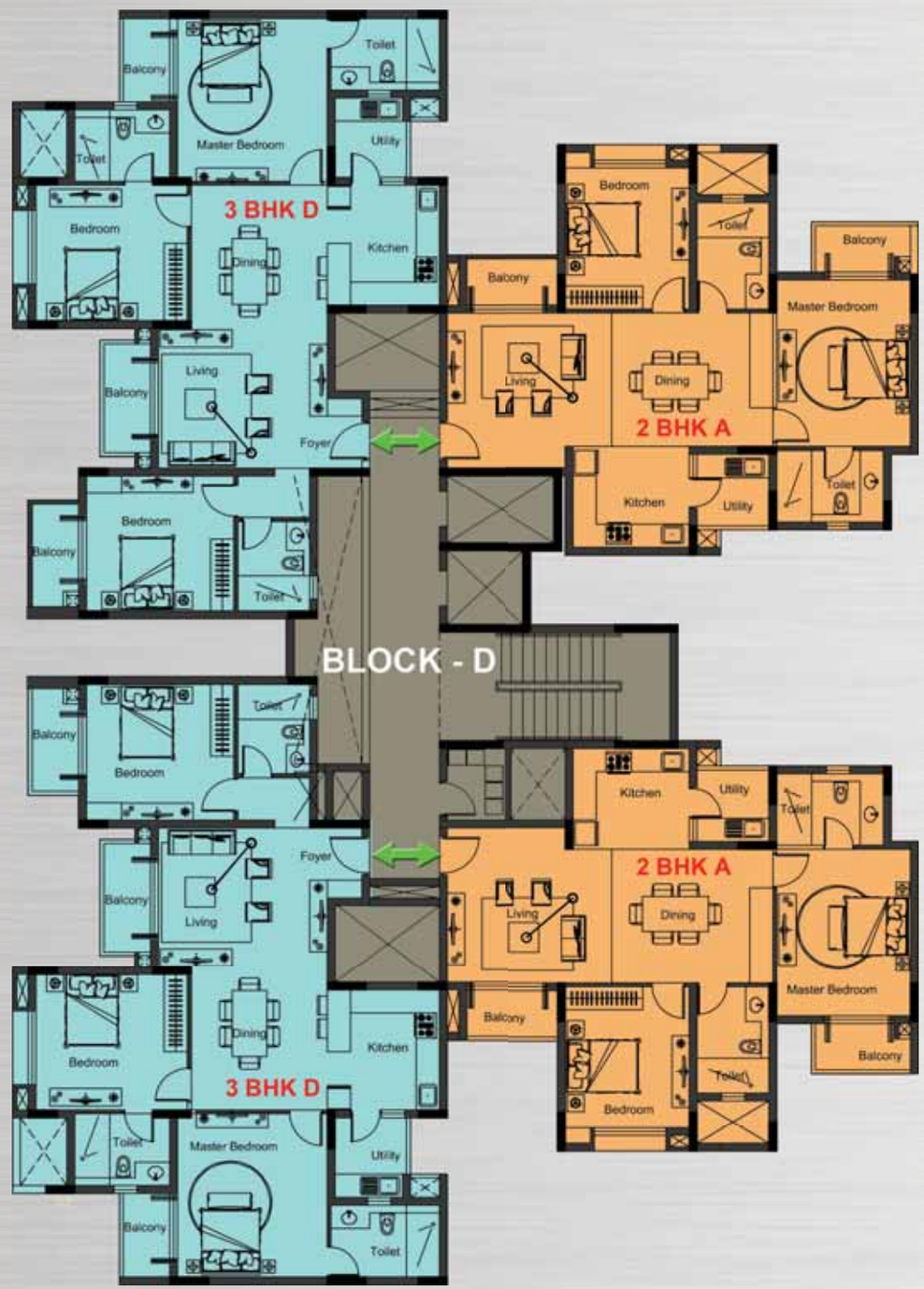


2ND & 3RD
6TH TO 8TH
11TH & 12TH FLOOR
BLOCK - C PLAN



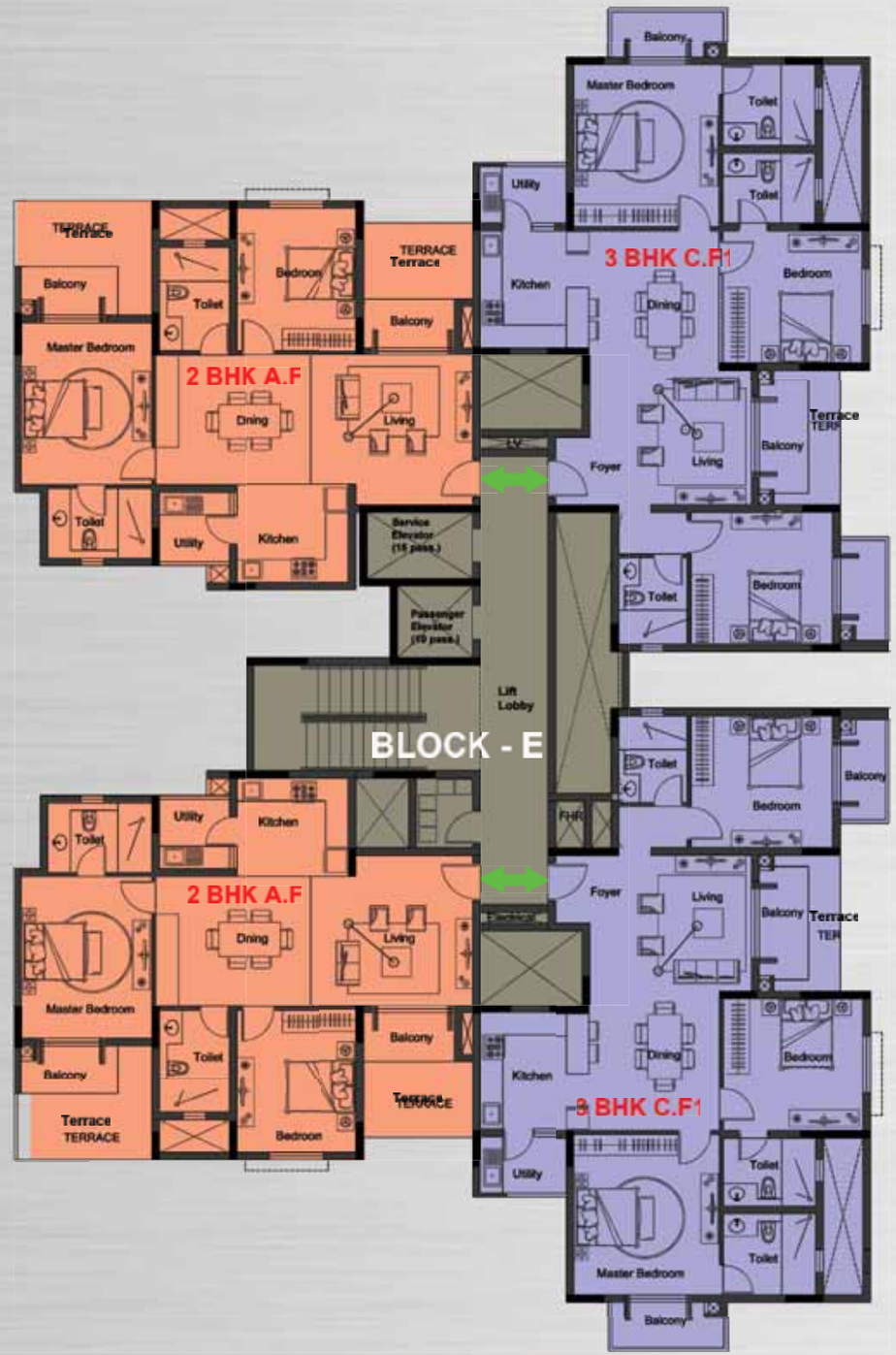
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4TH & 5TH
9TH & 10TH FLOOR
BLOCK - C PLAN



N

2ND TO 12TH FLOOR
BLOCK - D PLAN



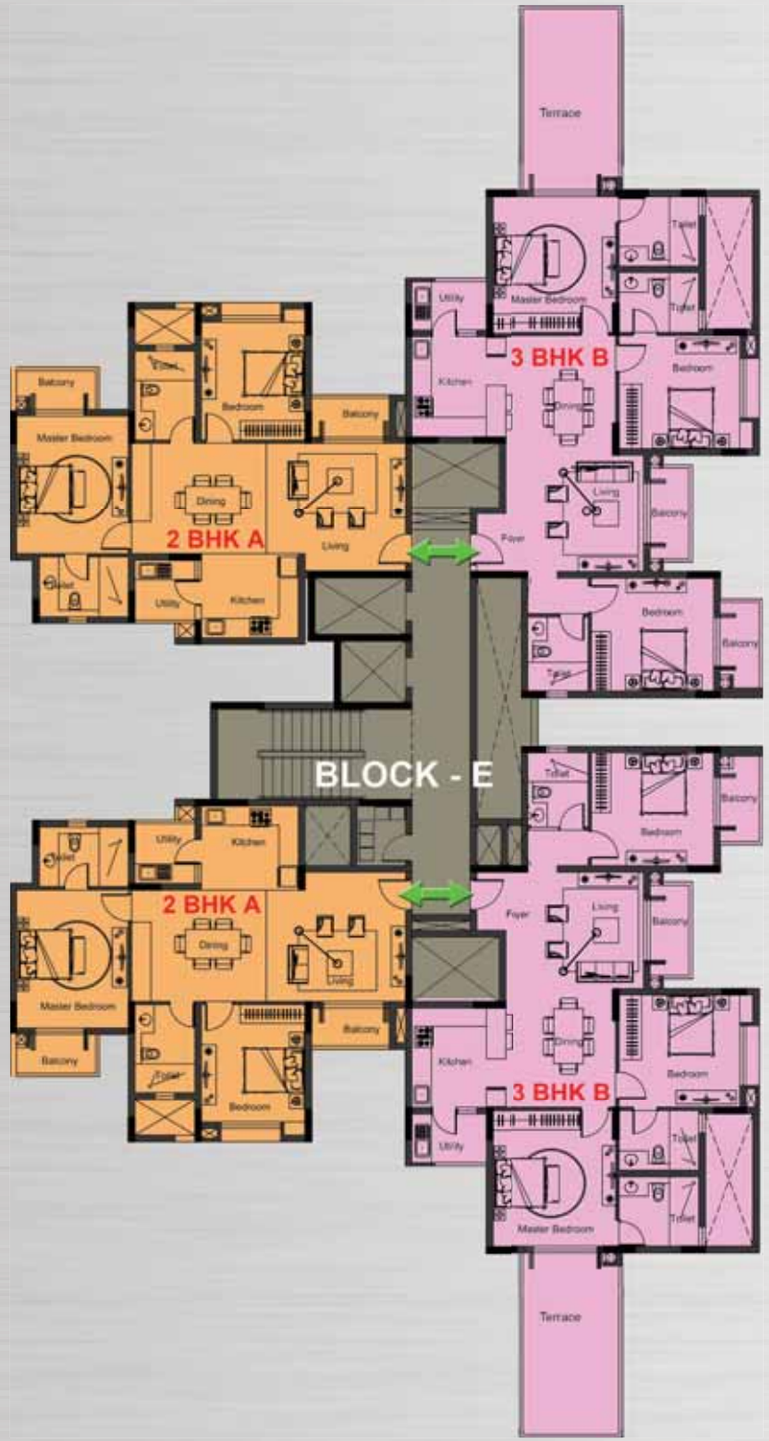
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1ST FLOOR
BLOCK - E PLAN



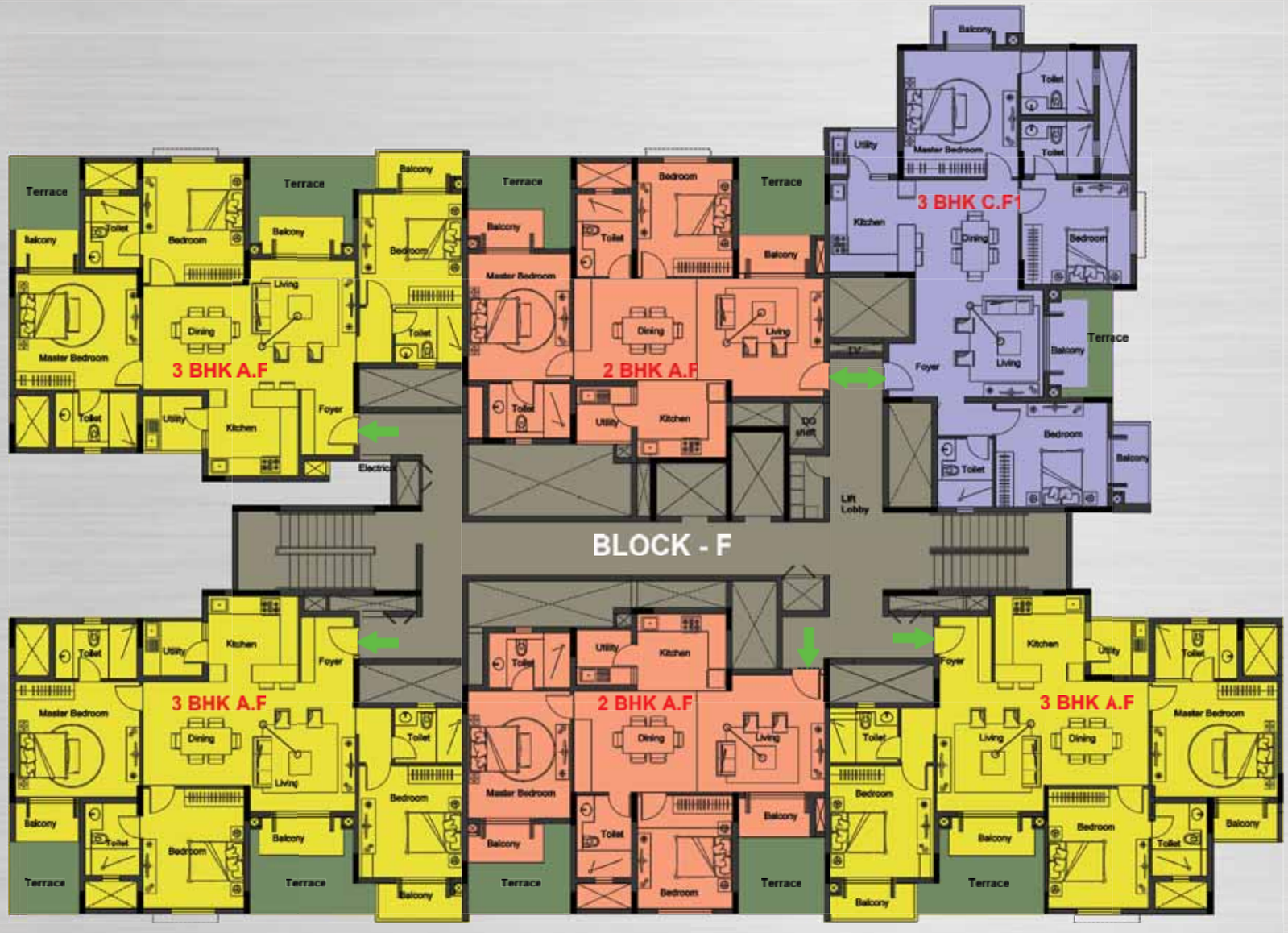
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2ND & 3RD
6TH TO 8TH
11TH & 12TH FLOOR
BLOCK - E PLAN

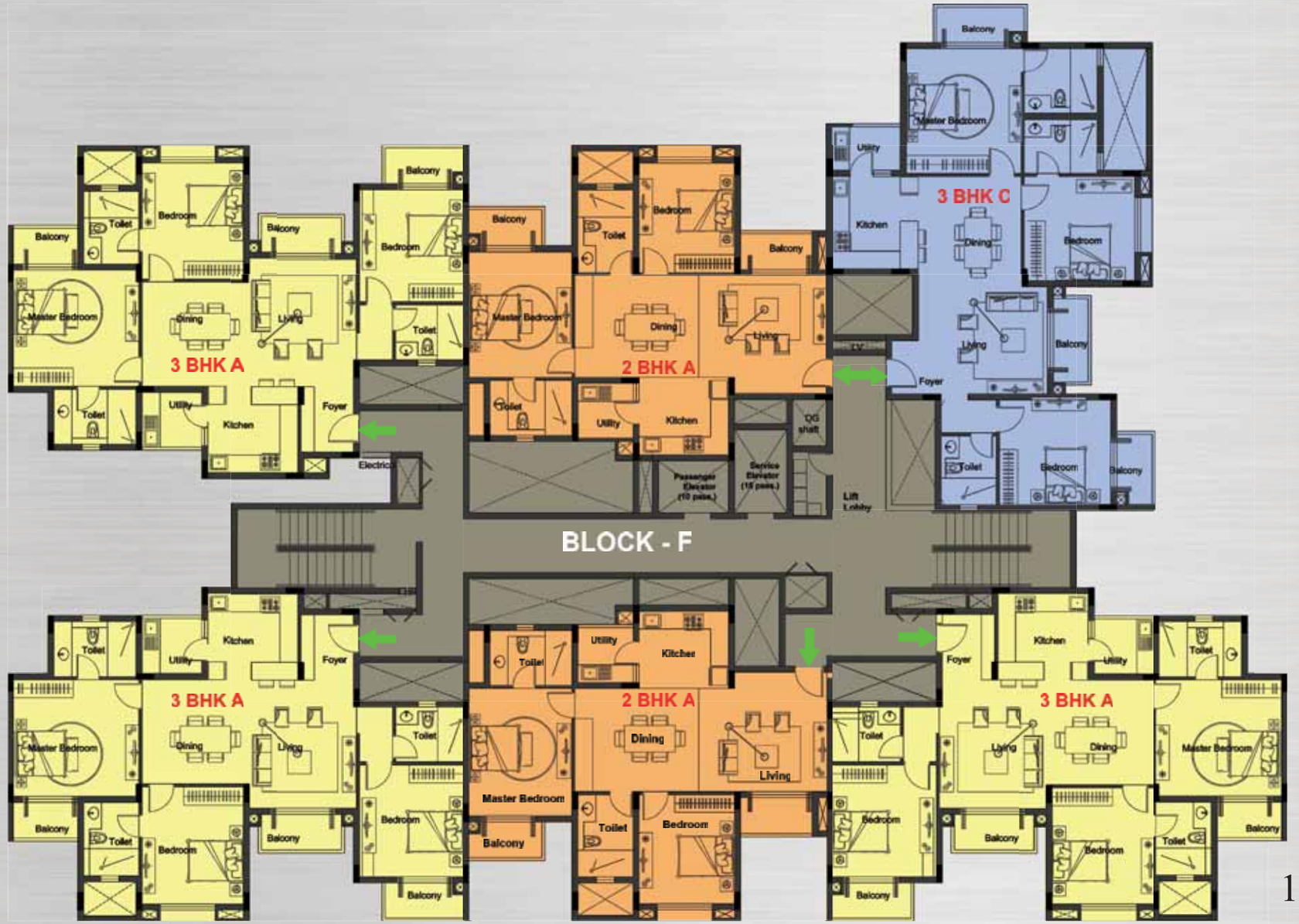


N

4TH & 5TH
9TH & 10TH FLOOR
BLOCK - E PLAN



1ST FLOOR
BLOCK - F PLAN



N

2ND & 3RD
6TH TO 8TH
11TH & 12TH FLOOR
BLOCK - F PLAN

2 BHK UNIT A
SALEABLE AREA
1260 sq.ft.



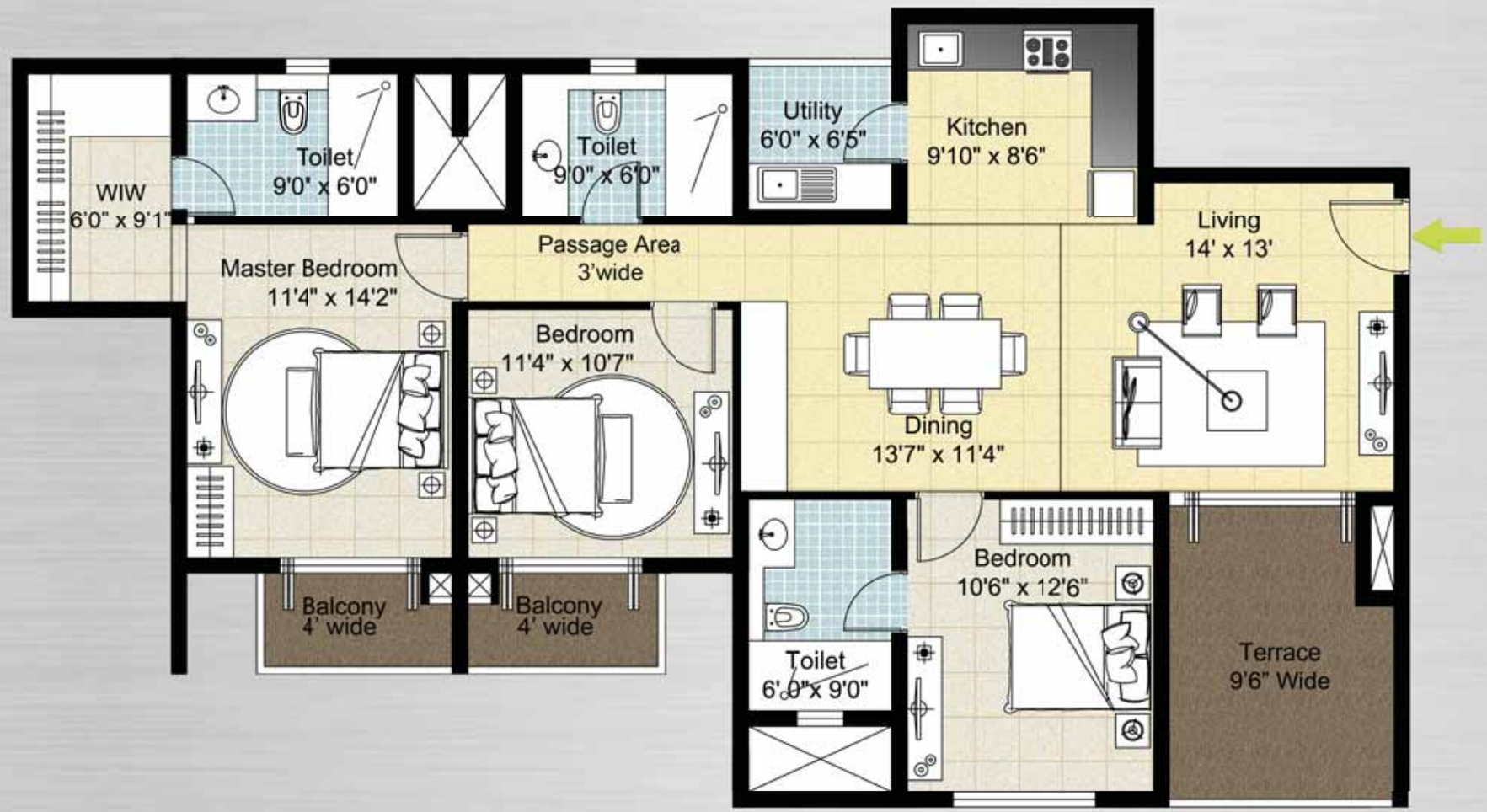
UNIT PLAN



3 BHK TYPE A
SALEABLE AREA
156.54 sq.m.
(1685 sq.ft.)

UNIT PLAN

3 BHK UNIT F
BUILT UP AREA
1656.60 sq.ft.
TERRACE AREA
118.18 sq.ft.
SALEABLE AREA
1716.00 sq.ft.



UNIT PLAN



3 BHK TYPE B
SALEABLE AREA
154.68 sq.m.
(1665 sq.ft.)

SALEABLE
TERRACE AREA
6.131 sq.m.
(66 sq.ft.)

UNIT PLAN



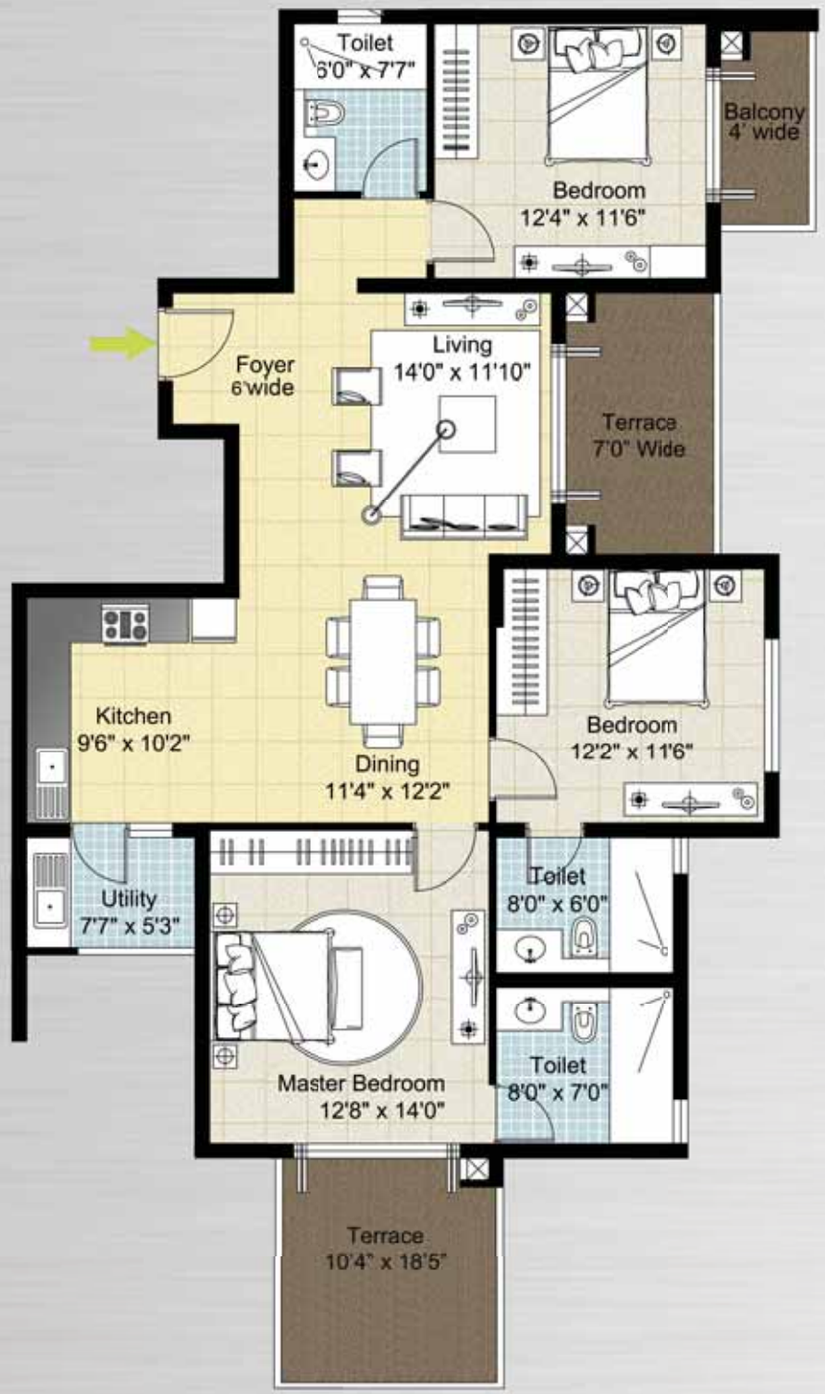
3 BHK TYPE C
SALEABLE AREA
154.68 sq.m.
(1665 sq.ft.)

UNIT PLAN

4 BHK TYPE A
SALEABLE AREA
188.13 sq.m.
(2025 sq.ft.)



UNIT PLAN



3 BHK UNIT BT
BUILT UP AREA
1664.807 sq.ft.
TERRACE AREA
175. 991 sq.ft.
SALEABLE AREA
1753.00 sq.ft.

UNIT PLAN

3 BHK UNIT E.T
BUILT UP AREA
1861.81 sq.ft.
TERRACE AREA
167.65 sq.ft.
SALEABLE AREA
1946.00 sq.ft.



UNIT PLAN

3 BHK TYPE E1.T
SALEABLE AREA
2009 Sft
TERRACE
169.533 Sft



UNIT PLAN

STRUCTURE	RCC framed structure (Seismic Zone ll)	
DOORS	Main Door	Polished Teakwood frame with BST, melamine finish shutter
	Other Internal Doors	Hardwood frame with flush shutter, finished with enamel paint both sides
	Toilet Doors	Hardwood frame with flush shutter, one side laminate and one side enamel paint
	External Doors	UPVC- 3 track with Mosquito Mesh
WINDOWS	UPVC Sliding Windows - 3 Track with Mosquito Mesh	
VENTILATORS	UPVC with glass louvers.	
FLOORING	Main and Staircase Lobby at Ground Floor	Combination of polished granite/marble in slabs and vitrified tiles
	Living, Dining & all bedrooms	600 mm x 600 mm Vitrified tiles
	Kitchen	450 mm x 450 mm Anti-skid Vitrified tiles
	Balconies & Utilities	300 mm x 300 mm Anti skid Ceramic tiles
	Toilets	300 mm x 300 mm Anti skid Ceramic tiles
	Common Lobbies & Corridors	Vitrified tiles/Grane
	Common Staircases	Kota Stone / Sadarahalli Grantic/Concrete Tiles
	Servants room	Ceramic tiles
DADO	Toilet	Ceramic tiles - up to 7 ft height
	Kitchen	Ceramic tiles - up to 2 ft height above counter
SKIRTING	Main and staircase Lobby at Ground floor	100 mm height - (Polished granite/ vitrified tiles)
	Living, Dining, Common lobbies & Corridors	100 mm height - Vitrified Tiles
	All Bedrooms, Kitchen, Toilets	100 mm height - Vitrified Tiles
	Staircases	100 mm height - Kota stone / sadarhalli Granite
KITCHEN	☐ 20 mm thick granite kitchen counter ☐ Stainless steel sink - single bowl & single drain board of reputed make ☐ Provision (Electrical & Plumbing) for water purifier ☐ Provision (Electrical & plumbing) for washing machine in Utility area ☐ CP fittings of reputed make	
TOILETS	☐ Chromium plated fitting of reputed make ☐ 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 ☐ PVC lines for rain water, soil & waste disposal ☐ CPVC lines for water supply	
PAINTING	Internal Walls & Ceilings	Emulsion & Oil bound distemper
	External finish	Texture Paint
	Basement	☐ White-wash for ceiling ☐ For all vertical members ACE paint

ELECTRICAL	2 BHK Flat	4 KW Power Supply & 3 KW DG back up
	3 BHK Flat	6 KW Power Supply & 4 1/2 KW DG back up
	4 BHK Flat	8 KW Power Supply & 6 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	
	AC points	Conduits with wiring, socket and control switch for Living & all bedrooms
	TV points	Conduits with wiring, socket and control switch for Living & Master Bedroom only
	Telephone & Internet points	Living & all bedrooms
	Exhaust Fan point	Complete with wiring & outlet in all toilets & kitchen
	All other necessary light & other points	Complete with wiring & outlet
SECURITY	24 hr round the clock security personnel CCTV at strategic location for security & monitoring.	
LIFTS	2 Automatic lifts per Block	
STP, UG, SUMP, OHT(FIRE + DOMESTIC)	Will be provided as per the statutory approvals.	
RAIN WATER HARVESTING SYSTEM	Will be provided as per the statutory approvals.	
FIRE FIGHTING	Will be provided as per the statutory approvals.	
LANDSCAPING	Soft & hard landscaping on podium levels, natural ground level, around entrance areas & main driveway	
SWIMMING POOL	25 m x 12 m, 4 ft depth (includes Toddler's Pool at depth of 2 ft)	
ROADS	Paver Block roads as per design.	

GENERAL SPECIFICATIONS

CLUB VIEW



NITESH ESTATES LANDSCAPE

Nitesh Estates is India's most recognized real estate brand in the luxury segment quality, attention to detail and perfection is the blueprint of Nitesh brand. The experiences of owning a Nitesh Estates property and living the Nitesh lifestyle is unparalleled. One can sense the class of Nitesh Estates in every aspect of the properties that bear its name - from the design driven, cutting edge facades created in collaboration with the world's best architects to the flawless interiors, no detail is overlooked. With each of properties, Nitesh Estates continues to raise the bar of super luxury living, consistently.









Nitesh Estates has created yet another landmark, by winning the prestigious CNBC AWAAZ CRISIL – CREDAI Real Estates Awards 2010 for Best Luxury Segment Residential Property in India. This Award stands testimony to our continued efforts to take luxury, design and sophistication to a higher level.





Mr. Ashwini Kumar, Chief Operating Officer, Nitesh Estates Ltd, receiving the award from Hon'ble Urban Development Minister, Mr. Kamal Nath at Marina Bay Sands, Singapore.



Best Luxury Segment
Residential Property in India
Nitesh Garden Enclave

Nitesh®
ESTATES

EXPECT MORE

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