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A Project by

Saheli  Estates  
Constructive Ideas



## *The Regent Villas*

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Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans a deemed fit.



## *The Regent Villas*

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The Regent Villas are beautifully crafted homes, designed to give you the ultimate luxury of space and privacy. Each home delivers more space than any apartment can, whilst being extremely affordable.

Located just 10 minutes from Electronic City Phase 3 (Bommasandra Ring Road), accessibility to the key parts of Bangalore with the existing infrastructure is a breeze.

To top all this, the government has acquired land from our project to develop a 200' link road which will connect Hosur Road Highway, making not just the accessibility to The Regent Villas quicker, but also an excellent investment as the prices will sky rocket once this road is ready.

The Regent Villas is loaded with amenities so that your family, especially your children will enjoy their holidays and not need a reason to step out. Our CLUB MOJO offers all the luxuries like Spa, Sauna, Swimming Pool, Sports, Cafe and more to indulge in.

So what are you waiting for? The Regent Villas provides the right opportunity to show your loved ones you care.





30'x40' East Facing Elevation

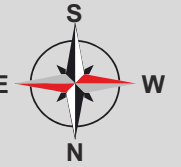
Plot Area : 1200 Sft' Saleable area : 1944 sft.



First Floor



Ground Floor



**First Floor**

- A - Lounge (11'10" X 11'0")
- B - Bedroom 1 (15'0" X 11'6")
- C - Bedroom 2 (11'2" X 15'0")
- D - Toilet 1 (5'4" X 7'8")
- E - Toilet 2 (5'6" X 7'8")
- F - Covered Sitout (8'6" X 14'0")

**Ground Floor**

- A - Drawing (15'2" X 11'6")
- B - Kitchen / Dining (18'6" X 11'0")
- C - Bedroom (11'2" X 11'2")
- D - Toilet (5'6" X 7'8")
- E - Porch (14'0" X 14'0")

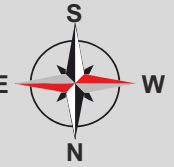


Plot Area : 1200 Sft' Saleable area : 1944 sft.



### First Floor

- A - Lounge (10'0" X 11'6")
- B - Master Bedroom (11'0" X 16'0")
- C - Bedroom 2 (11'0" X 16'0")
- D - Toilet 1 (10'0" X 4'0")
- E - Toilet 2 (11'0" X 6'8")
- F - Covered Sitout (13'6" X 9'0")

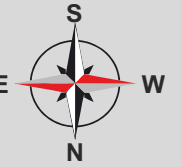


### Ground Floor

- A - Living & Dining (21'6" X 11'6")
- B - Kitchen (11'0" X 11'6")
- C - Bedroom (11'0" X 11'6")
- D - Toilet (10'0" X 4'0")
- E - Porch (13'6" X 13'6")



**Plot Area : 1600 Sft' Saleable area : 2631 sft.**



**First Floor**

- A - Lounge (12'0" X 17'6")
- B - Bedroom 1 (10'0" X 12'4")
- C - Bedroom 2 (11'0" X 15'0")
- D - Bedroom 3 (11'0" X 15'0")
- E - Toilet 1 (5'0" X 8'0")
- F - Toilet 2 (9'0" X 5'0")
- G - Toilet 3 (9'0" X 4'0")
- H - Covered Sitout (8'0" X 20'0")

**Ground Floor**

- A - Living & Drawing (22'0" X 12'4")
- B - Kitchen & Dining (15'4" X 15'0")
- C - Bedroom (11'0" X 15'0")
- D - Toilet (9'0" X 5'0")
- E - Porch (13'0" X 20'0")



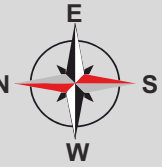
Plot Area : 1600 Sft' Saleable area : 2631 sft.



First Floor



Ground Floor



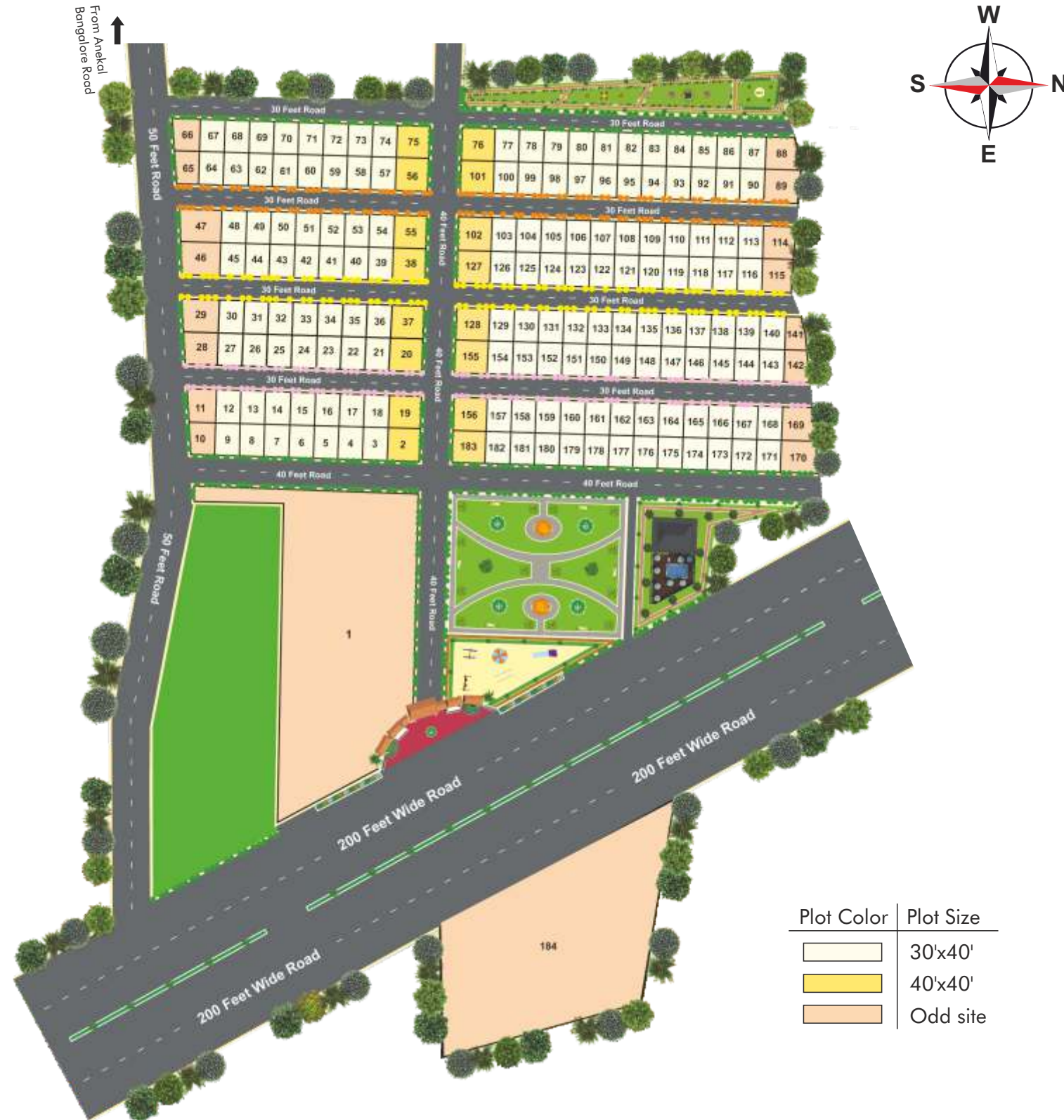
**First Floor**

- A - Lounge (12'6" X 15'6")
- B - Bedroom 1 (15'0" X 11'0")
- C - Bedroom 2 (15'0" X 11'0")
- D - Bedroom 3 (12'6" X 11'0")
- E - Toilet 1 (4'8" X 9'0")
- F - Toilet 2 (6'0" X 8'0")
- G - Toilet 3 (4'10" X 7'0")
- H - Covered Sitout (15'0" X 8'0")

**Ground Floor**

- A - Living & Drawing (22'0" X 12'4")
- B - Kitchen & Dining (15'6" X 11'0")
- C - Bedroom (15'0" X 11'0")
- D - Toilet (10'0" X 6'0")
- E - Porch (20'0" X 13'6")

# Master Plan



## Specifications

### Structure

- RCC Framed structure with solid cement concrete block masonry walls (External 6" & Internal 4")

### Flooring

- Halls & Bed Rooms Vitrified Tiles (Standard Make)
- Utility: Rustic tiles of branded make.

### Doors

- Main door: Teakwood frame with Panelled shutter as per design
- Internal door: Sal wood door frame with solid core Flush shutter
- Toilet doors: Hardwood frame with both side commercial flush shutter.

### Windows

- Power coated 3 Way windows with glass shutters
- Ventilators - powder coated aluminium ventilators

### Electrical

- Internal: Anchor Roma modular switches or equivalent make, copper wiring With ISI mark
- External: Underground cabling

### Hardware

- Main door: 8" hand lock Godrej or equivalent
- Internal doors: Steel lock with aluminium hardware

### Kitchen Finish

- Flooring: vitrified tiles 2' x2' (Standard Make)
- Dadoing: 2' height dadoing with 8" x12" ceramic tiles of branded make
- Granite platform with stainless steel sink Provision for water heater and purifier

### Paints & Finishes

- Internal walls with emulsion paint
- External walls with acrylic /semi acrylic / texture paint as per design
- Doors: Synthetic enamel paint

### Rest Rooms

- Flooring: Antiskid ceramic tiles of branded make (12" x12")

### Parking Area Finish

- Flooring with parking tiles

### Power Back up

- Power back up for street lighting & common amenities

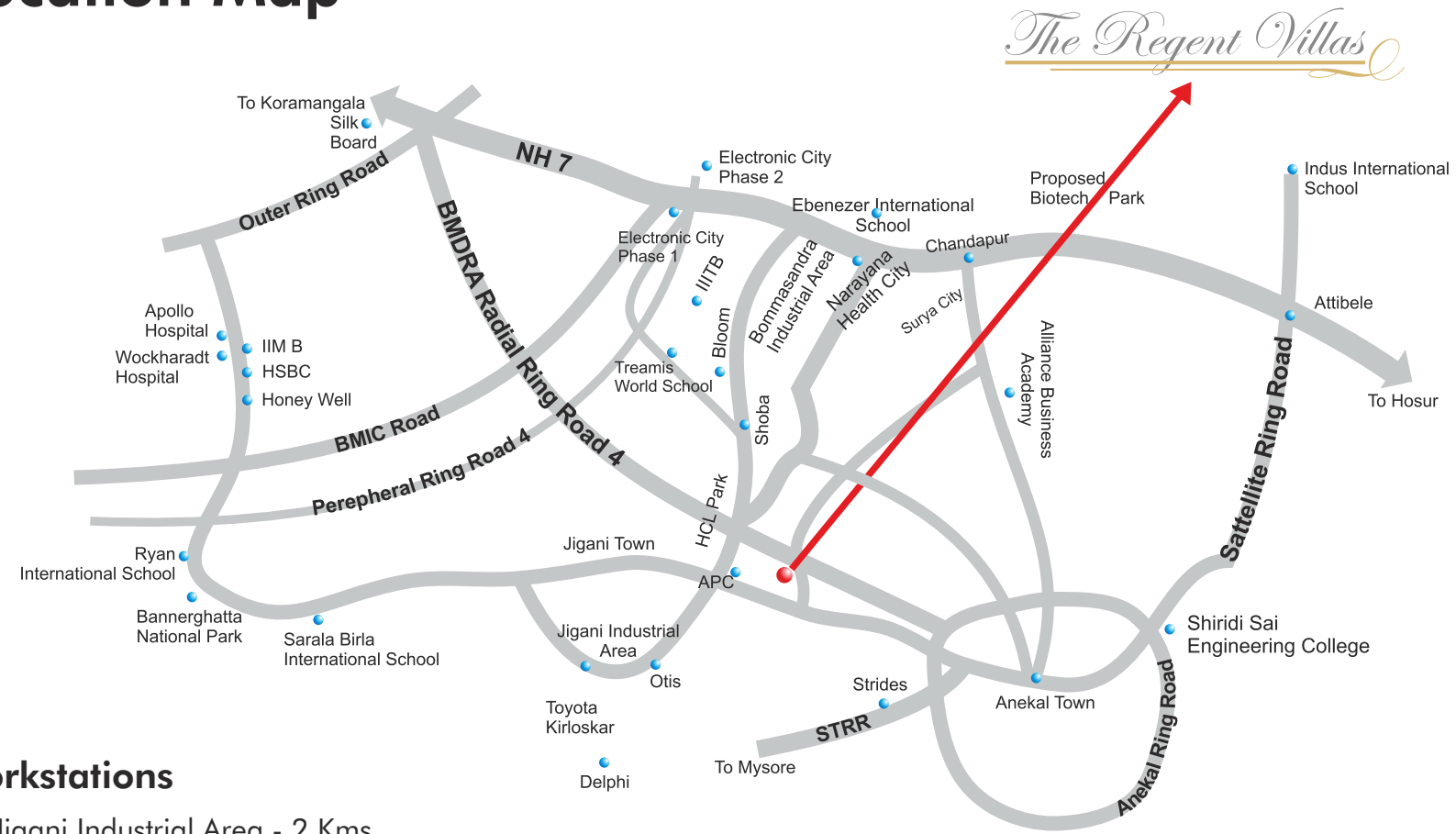
### Plumbing & Sanitary Ware

- CP fittings (Ess Ess /Jaquar range) and sanitary ware (Hind ware / Parry ware range)

### Staircase

- SS railing with grill staircase with stone flooring

# Location Map



## Workstations

- Jigani Industrial Area - 2 Kms
- Bommasandra Industrial Area - 4 Kms
- Biocon, HCL - 4 Kms
- Electronic City - 12 Kms

## Schools

- RedBridge International School - 4 Kms
- Candor international School - 5 Kms
- Treamis World School, Electronic city - 6 Kms
- Christ Academy & St Mary English School - 7 Kms
- Sarala Birla & Ryan International Schools - 8 Kms
- Ebenezer International School - 8 Kms

## Hospitals

- Vijaya Shree Multi Speciality Hospital - 2.5Kms
- Narayana Hrudayalaya - 8 Kms
- Vimalalaya - 10 Kms
- Apollo - 12 Kms
- Fortis Healthcare (Wockhardt) - 12 Kms



# CLUBMOJO

The exclusive clubhouse offers an array of recreation options which are as exciting as they enrich relationships. Wake up at sunrise, hit the jogging track. Lead to gymnasium and work out weights to stay fit. Have a lot of fun with family in swimming pool. Relax in spa and let go of tensions in Jacuzzi. Celebrate parties in multi-purpose hall in a family friendly ambience. You will find that the clubhouse is the centre of excitement. Lead an active life with a villa at The Regent Villas.

- **Swimming pool with change rooms & lockers**
- **Gymnasium**
- **Spa, Jacuzzi**
- **Sauna & Steam bath**
- **Restaurant**
- **Indoor games**
- **Multi-purpose hall**
- **Guest Rooms**
- **Meditation Hall**

# Project highlights

- Amenities in Abundance
- BMRDA-approved, gated community
- 14.5 acres, 182 Duplex villas & Flats
- Vastu-compliant
- All-round compound wall
- 3 BHK and 4 BHK East & West-facing villas
- 30, 40 ft. wide Concrete internal roads
- Exclusive Clubhouse
- Underground cabling
- Avenue plantation
- Street lighting
- Internet
- Extensive landscaping
- Children play area & Park
- Jogging track
- 24-hr Security with Intercom
- CC Cameras at the Entrance
- Water treatment plant
- 24-hr water supply
- Rainwater harvesting pits
- Sewerage Treatment Plant
- Generator for common amenities

