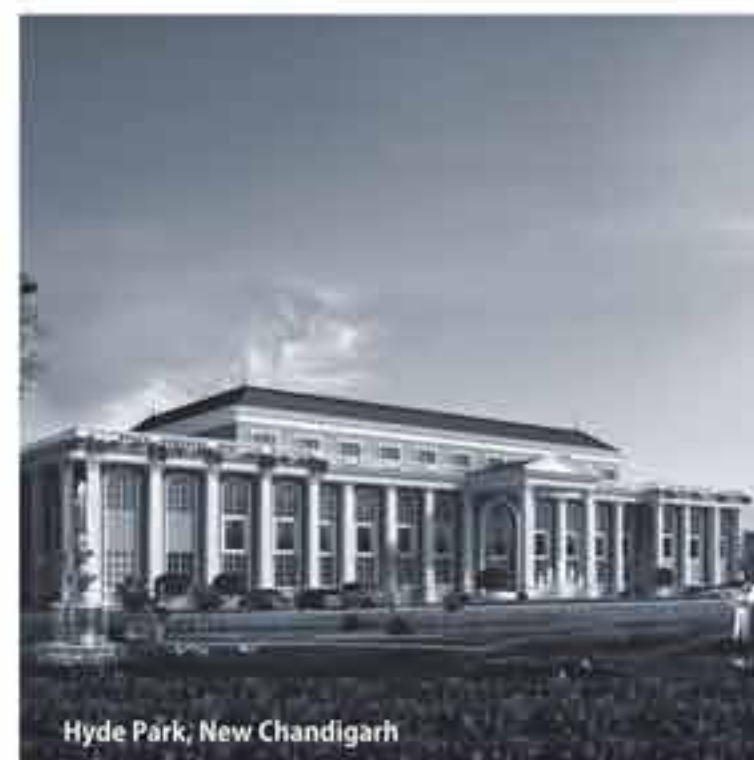




Site Address: Akshaya Nagar, Begur, Off Bannerghatta Road, Bengaluru - 560068
Open 7 Days A Week 10am - 6pm
Email ID: homes@dlf.in
Toll Free: 1800 103 3534 | Website: www.dlf.in





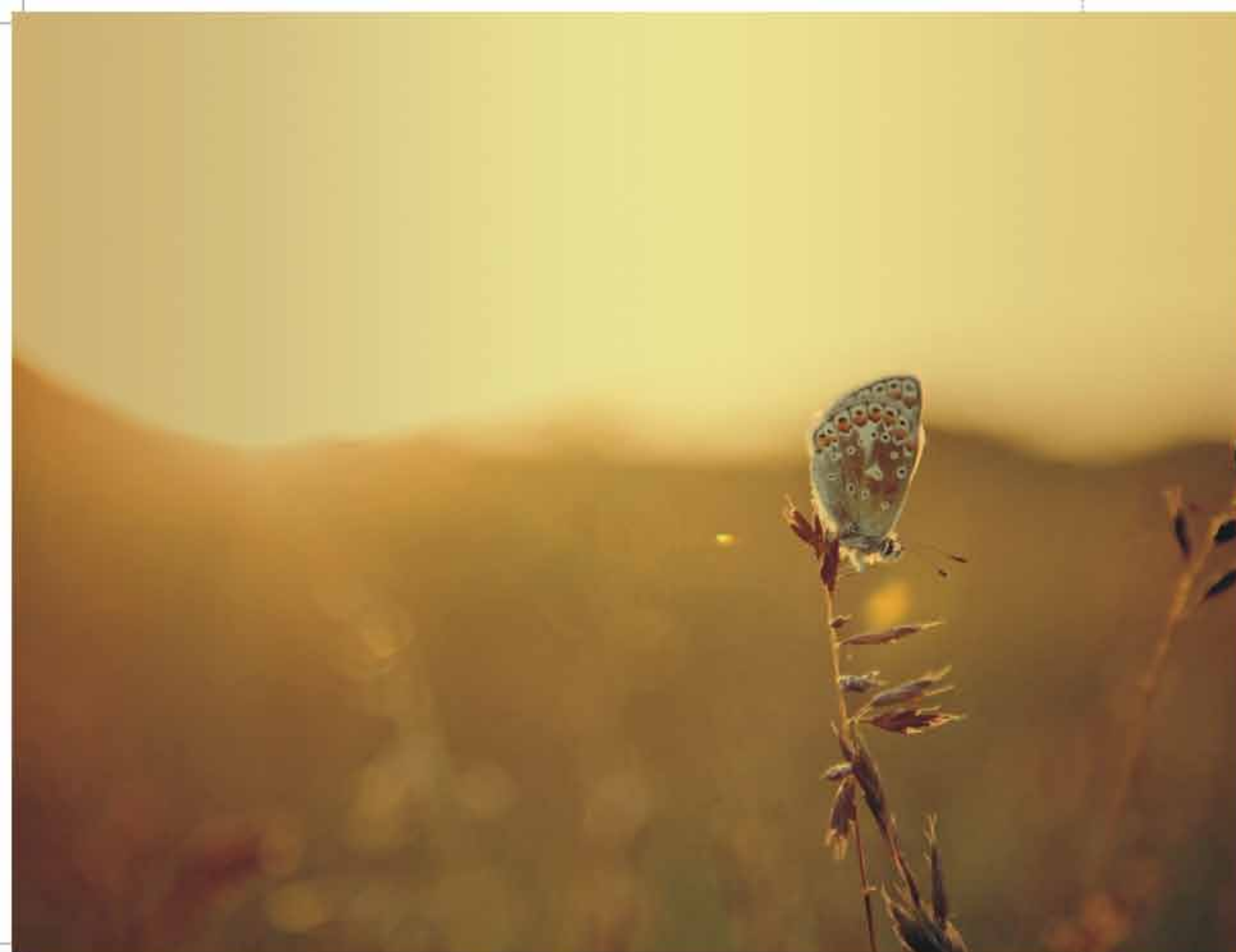


Building Excellence

DLF, one of the major real estate companies in India, has developed numerous lifestyle projects all over the country. With over six decades of trust and experience, DLF symbolizes world-class residential, retail and commercial developments that are distinctly modern, sophisticated and beautifully designed.



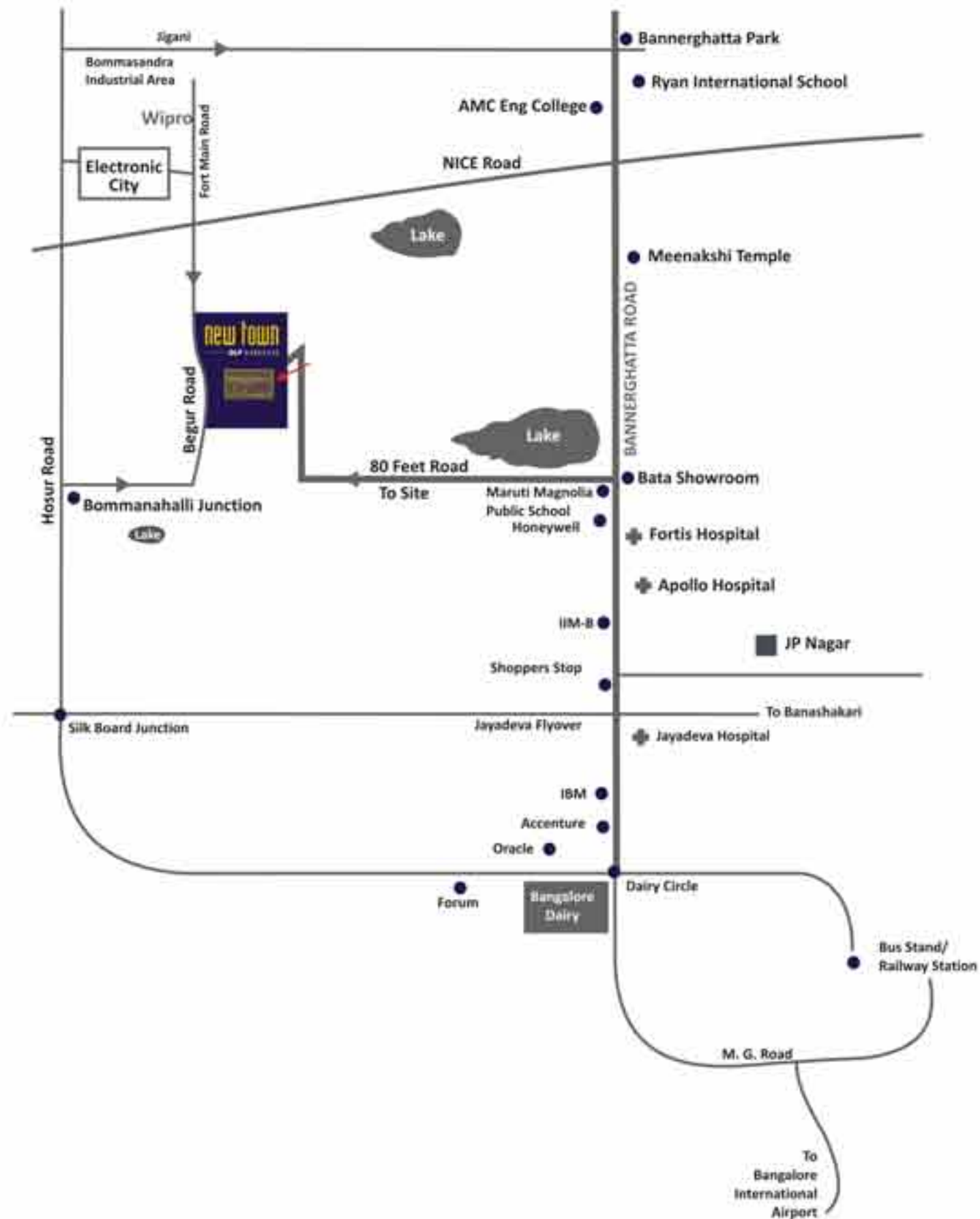




74 Acres Integrated Township

Welcome to New Town, your gateway to a perfect life that offers what your heart wishes. The township that's equipped with world class civic infrastructure plus an eco friendly environment plus the latest lifestyle features offering the coziest living spaces adding warmth to a beatific life. Welcome to homes crafted to the highest degree of perfection, that don't just make your every day alive, they let you live it plus.

Location - Off Bannerghatta Road (10 minutes drive from Electronic City)



Map not to scale

Fabulous Connectivity

Key Distances



Apollo Hospital
3.5 kms



IIM - Bengaluru
4 kms



Jayadeva Flyover
6.5 kms



Electronic City
8 kms



Forum Mall
9.5 kms



MG Road
13 kms

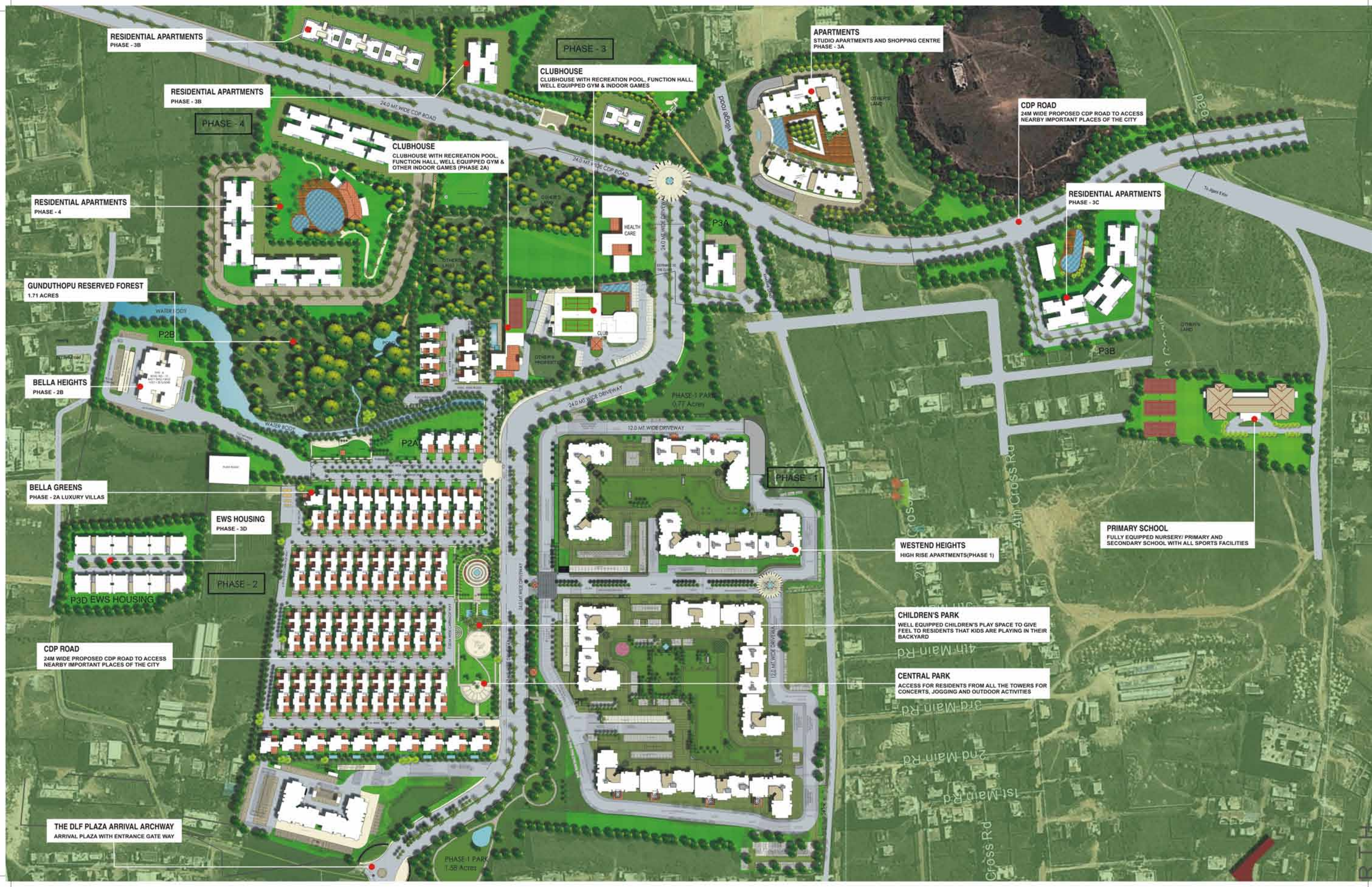


Railway Station/
Bus Stand
16 kms



Airport
50 kms

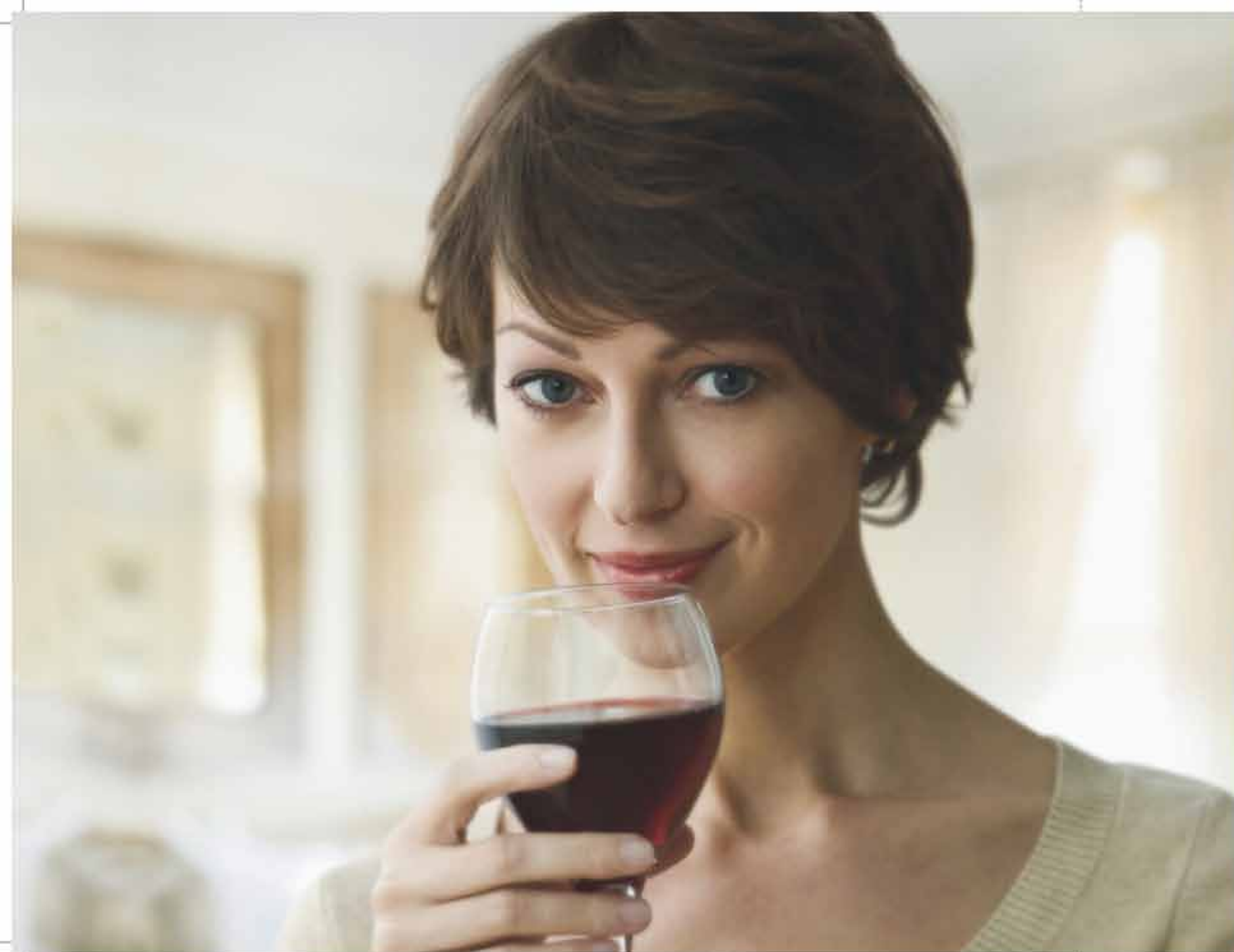
Proposed Site Layout





LIFE AT NEW TOWN

Features and amenities of the township



Joy

Proposed Infrastructure

Wi-fi enabled and IPTV ready

Wide open roads

Ample car parking

Access control system at the main site entrance

Hazard-free underground cabling



Happiness

Eco-Friendly Township

Solar water heaters

Energy-efficient solar street lights

Rain water harvesting

Sewage treatment plant



Convenience

Ease. Enjoyment. Unwind.

Shop with ease at the proposed shopping centre at New Town, well equipped to handle your everyday needs. The proposed shopping centre will offer an array of outlets to make your life a trouble free affair, right at your doorstep.



Dreams

Hope. Imagination. Future.

Renowned early learning school at New Town.

Our play school aims to care for your child in a stimulating, safe, fun-filled environment.

It symbolizes our conviction that nurtured roots lay the foundation of a fully-grown blossomed tree.



Care

Health. Well Being. Assurance.

In these years of fast paced lives, your family's well being is our priority. Our proposed healthcare centre will offer the latest in medical care. With competent medical professionals by your side, we will make sure that you would always remain in the best of health.



& Fun

Club Life

Set amidst a very comfortable setting, it is an impressive feature of New Town. Designed to take care of all your stress, it blends seamlessly with your lifestyle.



Artistic impression of Phase-1 New Town Club

Facilities at the Club

Restaurant

Party Hall

Card Room

Library/Reading Room

Billiards Room

State-of-The-Art Gymnasium

Aerobics Centre

Meditation/Yoga Centre

Salon and Spa

Tennis and Squash Courts

Swimming Pool

Children's Play Area

The features and amenities indicated are proposed, and are subject to change without prior notice, at the sole discretion of the company.

NEW TOWN

74 Acres Integrated Township



Luxury Villas

Westend Heights

High-rise Apartments



Perspective View

Westend Heights

Designed, keeping in mind the modern day requirements and meeting them with apt amenities, Westend Heights was the first phase of New Town, with premium high-rise apartments at affordable prices. The complex brings you comfort living embodied in individual towers overlooking sprawling parks and vistas.

Construction by Shapoorji Pallonji & Co. Ltd.

1830 families are part of Westend Heights.





Artistic Impression of Bella Greens Villa





Artistic impression of Baha Green Valley

106 lavish luxury villas in 11 different styles

Classic Mediterranean architecture

Lush green environs

Spread over approx. 13.5 Acres



Artistic impression of Bella-Greens Villa

Configuration

4 and 5 Bedroom Luxury Villas

Sizes

299.33-322.37 Sq.mtr.

381.27-427.17 Sq.mtr.

Features

Air-conditioned Villas

Modular Kitchen

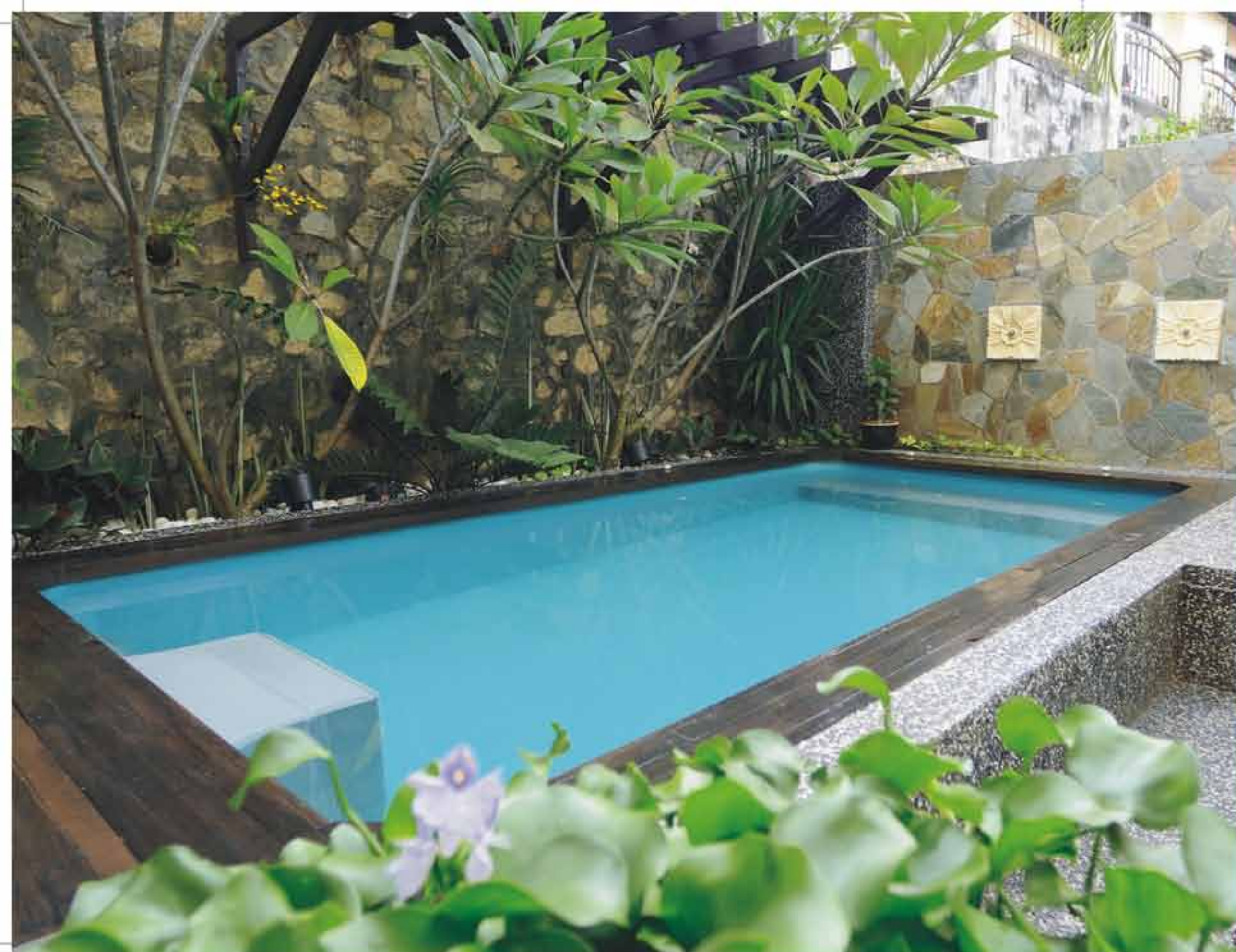
Flooring - Marble, Wooden, Ceramic



The features and amenities indicated are proposed, and are subject to change without prior notice. At the sole discretion of the company.



LIFE AT BELLA GREENS



Smart Pool

Immerse in a personal smart pool available in select villas



Kitchen Garden

Indulge in culinary delights in a mini garden available in select villas.



Master Bedroom

Beautifully textured master bedroom that harmoniously blends with your living spaces



Living Room

Vibrant living room that fuses with your panache for fine living

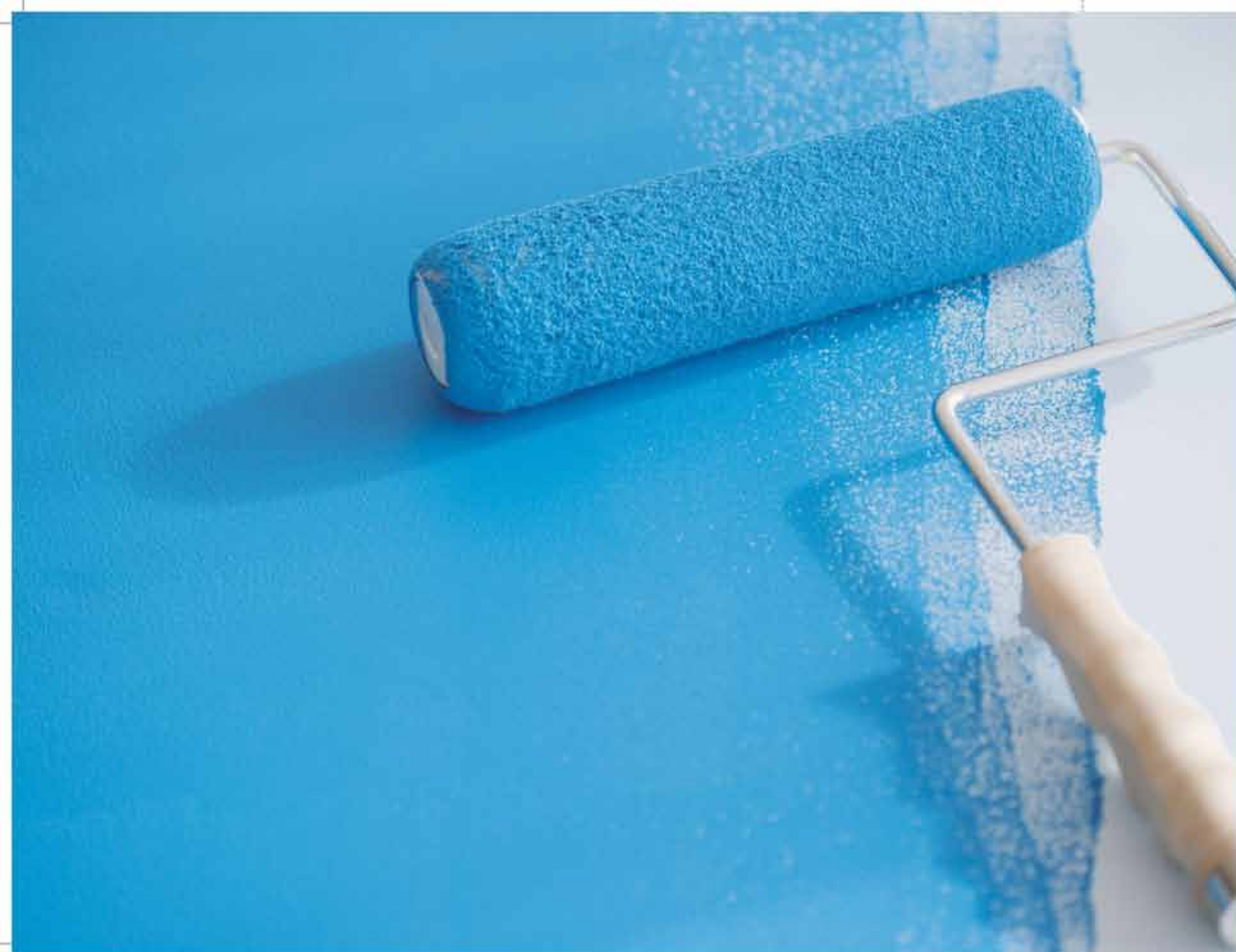


Club

Exclusive Club for Bella Greens Residents



Construction by
MFar Const. Pvt. Ltd.





LIVING / DINING / LOBBY / PASSAGE / STAIRCASE

FLOOR	IMPORTED MARBLE/EQUIVALENT
WALLS	PLASTIC EMULSION PAINT ON PUTTY
CEILING	OIL BOUND DISTEMPER

MASTER BEDROOM

FLOOR	ENGINEERED WOODEN FLOORING
WALLS	PLASTIC EMULSION PAINT ON PUTTY
CEILING	OIL BOUND DISTEMPER
WARDROBES	MODULAR WARDROBES OF STANDARD MAKE

OTHER BEDROOMS

FLOOR	IMPORTED MARBLE/EQUIVALENT
WALLS	PLASTIC EMULSION PAINT ON PUTTY
CEILING	OIL BOUND DISTEMPER
WARDROBES	MODULAR WARDROBES OF STANDARD MAKE IN ALL BEDROOMS, EXCEPT IN THE SERVANT'S ROOM

KITCHEN

FLOOR	ANTI-SKID VITRIFIED / CERAMIC TILES
WALLS	CERAMIC TILES UPTO 2'0" FROM COUNTER & NO TILES BELOW COUNTER AND PLASTIC EMULSION PAINT IN REST OF THE AREAS
COUNTER	GRANITE / MARBLE
FITTINGS / FIXTURES	CP FITTINGS, DOUBLE BOWL SS SINK
APPLIANCES/CABINETRY	MODULAR KITCHEN WITH HOB, CHIMNEY, OVEN OF A STANDARD MAKE

BALCONY

FLOOR	ANTI-SKID VITRIFIED/CERAMIC TILES
CEILING	EXTERIOR PAINT

BATHROOM

FLOOR	ANTI-SKID VITRIFIED / CERAMIC TILES
WALLS	COMBINATION OF TILES, MIRROR, PLASTIC EMULSION PAINT
COUNTER	MARBLE / GRANITE
ACCESSORIES / FIXTURES	BATH TUB IN MASTER TOILETS & GLASS SHOWER PARTITION, SINGLE LEVER CP FITTINGS, TOWEL RAIL, TOILET PAPER HOLDER AND EXHAUST FAN IN ALL TOILETS

UTILITY/SERVANT ROOM

FLOOR	CERAMIC TILES / CAST IN SITU TERRAZZO FLOORING
WALLS & CEILING	OIL BOUND DISTEMPER



SERVANT TOILET

FLOOR	ANTI-SKID CERAMIC TILE FLOORING
WALLS	CERAMIC TILE CLADDING
CEILING	OIL BOUND DISTEMPER
FITTINGS & FIXTURES	CONVENTIONAL CPVC & UPVC FITTING AND CHINAWARE

STAIRCASE

RAILING	MS RAILING
HANDRAIL	WOOD POLISHED/PAINTED

DOORS

MAIN DOORS / INTERNAL DOORS	TEAK VENEERED & POLISHED SHUTTER / MOULDED SKIN DOOR HARDWOOD POLISHED/ PAINTED FRAMES, POLISHED / PAINTED FLUSH SHUTTERS / MOULDED SKIN DOORS
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SECURITY SYSTEM

HIGHLY SECURED COMMUNITY WITH ACCESS CONTROL AT ENTRANCES

PLUMBING

GI /ZN AND STACKS

FIRE FIGHTING SYSTEM

FIRE FIGHTING SYSTEM AS PER NBC

ELECTRICALS

FIXTURES / FITTINGS	MODULAR SWITCHES & COPPER WIRING, CEILING LIGHT FITTING IN TOILETS, PASSAGES AND BALCONY ONLY
POWER BACK-UP	100% POWER BACK-UP FOR ALL THE VILLAS AND COMMON AREAS

SANITARY WARE / FITTINGS

DURAVIT OR EQUIVALENT BRANDS FOR SANITARY WARE
GROHE OR EQUIVALENT BRAND FOR CP FITTINGS

EXTERNAL GLAZING

WINDOWS / EXTERNAL GLAZING	SINGLE GLASS UNITS WITH TINTED / CLEAR GLASS WITH POWDER COATED ALUMINIUM / UPVC FRAMES IN HABITABLE ROOMS AND ALUMINIUM / UPVC GLAZING WITH SINGLE PINHEAD / TINTED / CLEAR GLASS IN ALL TOILETS
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AIR CONDITIONING

VRV SYSTEM IN ALL VILLAS

SMART FAMILY POOL

AVAILABLE IN SELECT VILLAS



Live the DLF Life

Coming Soon:

