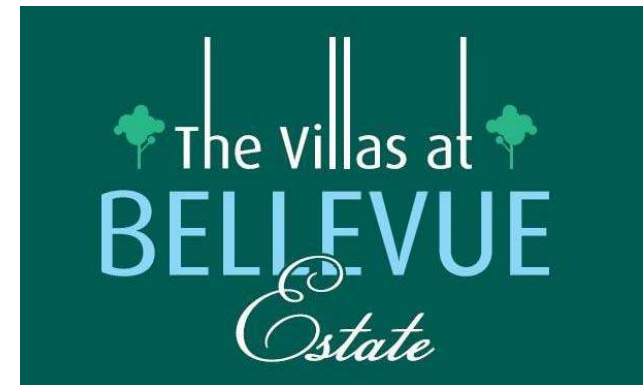




Far away from everyday life. And right in the middle of it



THE VILLAS AT BELLEVUE ESTATE
PRESENTING 60 LUXURY VILLAS AT THE HEART OF BANNERGHATTA ROAD

The villas at Bellevue Estate are strategically located in the heart of Bannerghatta Road, just across the road from the Royal Meenakshi Mall and Hyper City.

Set amidst 5 acres of immaculate greenery and wide open spaces with landscaped gardens, meditation zones and a lot of other such celebrations of life, that you'll forget that it's also close to all the other regular places and conveniences of life.



FAR AWAY FROM EVERYDAY LIFE.AND RIGHT IN THE MIDDLE OF IT

Everyday life as we know it revolves around our workplaces, shopping malls, schools and other such places. Hence, it is only ideal that we live in a home close enough to all our daily destinations. A home where everything is around the corner, but which still remains quiet, serene and unobtrusive enough to feel like a million miles away from everything.



PRESENTING The Villas at Bellevue Estate, exquisite luxury villas set in a five acre residential community, tucked away at the heart of Bannerghatta Road but within easy access of the best shopping spots, workplaces, schools and hospitals. With only 12 villas on each acre, there's plenty of open space, fresh air and greenery. So even though you'll be close to everything important that the city has to offer, we won't blame you if you never want to leave home.



5 MINUTES FROM IBM AND HONEYWELL. A HOME WHERE TECHNOLOGY IS ALL AROUND YOU



IP Door locks controllable using a mobile/ hand held device



Fire and gas leakage detection sensors



Video door phone



Electronically controlled surveillance at entry, ext points and property perimeter



IP cameras for security in children's rooms



CCTV monitoring of public areas



Remote controlled parking lot doors



Hybrid vehicle charging point



WORLD CLASS AMENITIES AND FACILITIES



Swimming pool + toddler's pool



Jogging track with pit stop



Billiards and Snooker table



State-of-the-art gym and spa



Air-conditioned multi-purpose hall (Aerobics/Yoga/Meditation)



Basketball hoop



Gossip Corners



Children's play area & sand pit



Landscaped gardens and water bodies



Games Room (Cards/ Table Tennis/ Carrom)



Barbeque pits/ Area for private parties



Golf carts for pick-up and drop



No vehicular movement at ground level



Basement parking and car free zones

WITHIN THE CITY, WITHOUT THE CITY

Situated in the heart of Bannerghatta Road, **The Villas at Bellevue Estate** is a convenient drive from:



SCHOOLS - BGS International, Ryan International, Clarence Public School, Sri Kumaran Public School



SHOPPING CENTRES - Royal Meenakshi Mall, Shopper's Stop, Vega City Mall



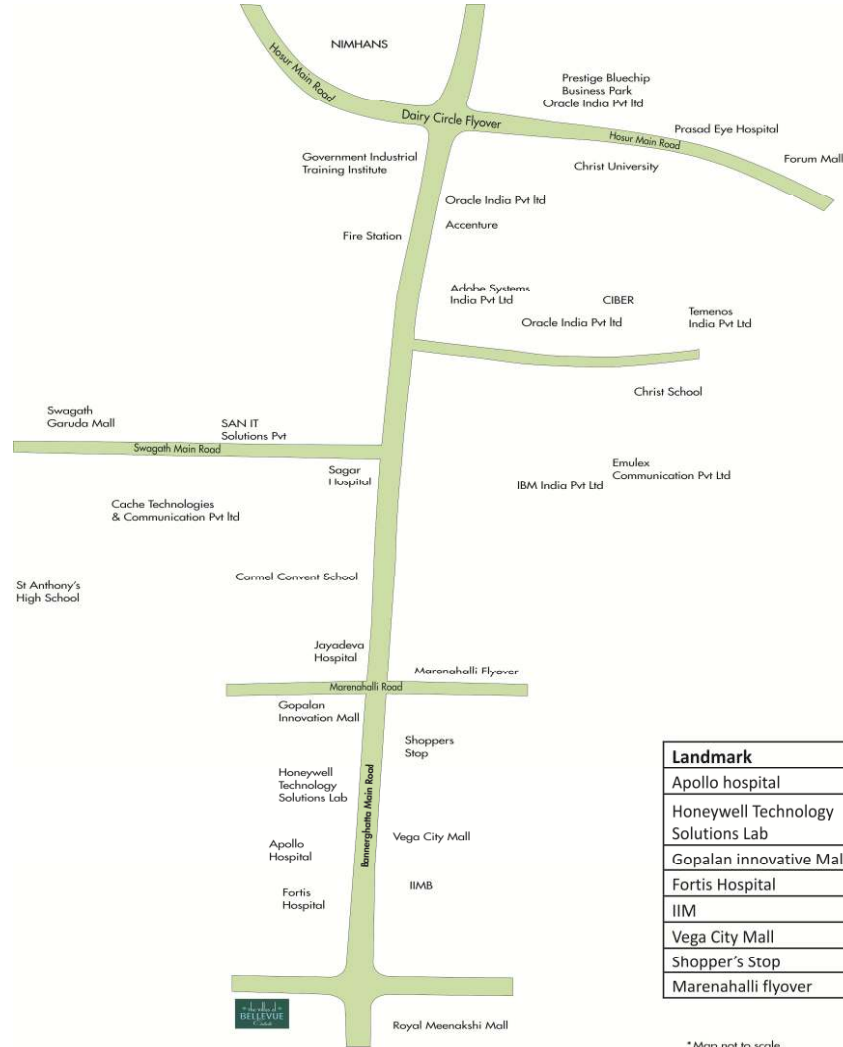
HOSPITALS – Fortis, The Apollo Hospital, Jayadeva Hospital



COMPANIES – IBM, Oracle, Honeywell, Adobe



LOCATION MAP



Landmark	Destination	Distance
Apollo hospital	Bellevue Estate	2.5 km
Honeywell Technology Solutions Lab	Bellevue Estate	3.0 km
Gopalan innovative Mall	Bellevue Estate	5.2 km
Fortis Hospital	Bellevue Estate	2.5 km
IIM	Bellevue Estate	2.5 km
Vega City Mall	Bellevue Estate	3.9 km
Shopper's Stop	Bellevue Estate	4.4 km
Maranahalli flyover	Bellevue Estate	6.8 km

* Map not to scale

MASTER PLAN



LEGEND

- 01. Entry/Exit
- 02. Entrance Plaza
- 03. Grand Lawn
- 04. Leisure Pavilion
- 05. Mini Amphitheatre
- 06. Pathway 1.8M Wide
- 07. Meditation Garden
- 08. Water Feature
- 09. Paved Plaza
- 10. Children Play Area
- 11. Multipurpose Court
- 12. DG Exhaust
- 13. Seating Area
- 14. Villa Front yard
- 15. Private Garden
- 16. Compound Wall w/ Signage

LANDSCAPE PLAN



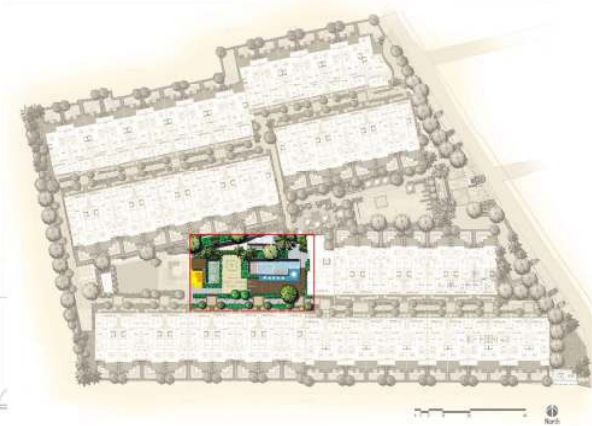
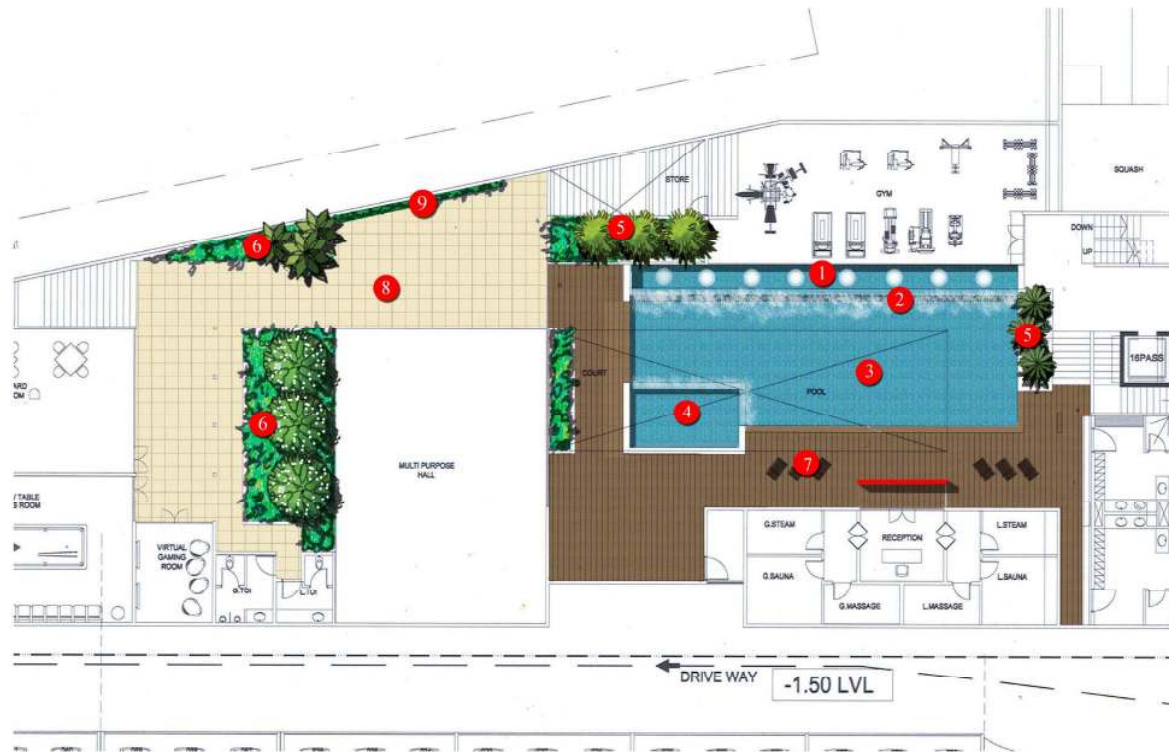
LEGEND

- 01. Leisure Pavilion
- 02. Pathway - 1.8M wide
- 03. Stage
- 04. Stone Strips w/ Grass joint
- 05. Mini Amphitheatre - (50 Capacity)
- 06. Barbeque Pavilion
- 07. Floating Flower Bed
- 08. Grand Lawn
- 09. Raised Planter
- 10. Therapeutic Garden
- 11. Sculpture
- 12. Floating Timber Deck
- 13. Meditation Pavilion
- 14. Plumeria Court
- 15. Pedestrian Ramp



CLUBHOUSE – LOWER GROUND/ SWIMMING POOL AREA

Swimming Pool Area



LEGEND

- 01. Row of Jets
- 02. Cascade Wall - 1.2m High
- 03. Main Pool (6.0 x 18.0m)
- 04. Childrens Pool (3.0 x 5.0m)
- 05. Stepped Planters
- 06. Planter
- 07. Timber Deck
- 08. Pre-Function Area
- 09. Green Wall - 4.5m High



CLUBHOUSE – UPPER GROUND

Club House Terrace.....



TYPICAL VILLA PLAN – 4 BHK



TYPICAL VILLA PLAN – 5 BHK



DETAILED SPECIFICATIONS

STRUCTURE

RCC framed structure
Walls with 150 mm thick Solid concrete block masonry

PLASTERING

All internal walls are smoothly plastered with POP Punning

INTERNAL FINISHES

Interior Paint-Texture paint/Good quality matt finish Acrylic Emulsion
Ceiling paint-Good quality matt finish Acrylic paint

EXTERNAL FINISHES

Exterior Texture paint
Stacking stone cladding/Exterior synthetic/prodema or equivalent cladding/Granite/Exterior Texture paint (Only for Front Façade limited to 10 feet height)

FLOORING

Foyer,Living,Dining and Family Room - Imported Marble flooring and skirting
Master Bedroom - Imported Marble flooring
Other Bedrooms -Laminated wooden flooring
Balcony and utility Flooring - 150x150/300x300/300x400 Coloured Anti Skid Ceramic Flooring
Toilet Flooring - 150x150/300x300/300x400 Coloured Anti Skid Ceramic Flooring.
Toilet Cladding - 150x150/300x300/300x400 Coloured Anti Skid Ceramic Flooring
Bathroom counter - Imported Marble

DETAILED SPECIFICATIONS (CONTD.)

Master Bathroom Flooring & Cladding - Imported marble
Staircase- Imported Marble

TOILETS

White European Water Closet in all toilets of Premium quality (Duravit / TOTO/ Kohler)
White wash basin in all toilets of Premium quality (Duravit / TOTO/Kohler)
Jaquzzi in MBR toilet & shower partition for other Toilets (As an optional)
Single lever hot and cold water mixer unit for shower of Kohler / Duravit/TOTO and Health Facuet in all the toilets
Health faucet in all toilets.
Concealed master control cock (Ball valve) in each toilet, from inside, for easier maintenance
Shower unit - Telephonic and Rain shower fittings in all the toilets.
Provision for gyeser & solar water heater .
Good quality CP fittings of Kohler/ Duravit or equivalent or equivalent

PLUMBING

All plumbing lines are pressure tested
All water supply lines are of CPVC / GI of reputed make - Corrosion Resistant
High quality PVC pipe for sewer lines
Hydro-Pneumatic systems (For the Toilets & Kitchen)

CEILING

Foyer,Living,Dining , Family Room and other rooms -Designer false ceiling with Moisture resistance Gypsum boards.
Mater Bed Rooms- Wooden ceiling / Moisture resistance Gypsum boards. (Optional)
Toilets- Acrylic false ceiling / Modular Metal false ceiling.

DETAILED SPECIFICATIONS (CONTD.)

DOORS AND WINDOWS

MAIN DOOR

10 feet high Burma Teak wood door frame and Modern design shutter with melamine polish/PU coating. (Fire rated core)
Architrave-Modern design Teak wood Architrave finished with melamine polish/PU coating.
Good quality imported Stainless Steel finish hardware

OTHER ROOM DOORS

8 feet high Pre-Engineered wood door frame with veneer.
Both side veneer pre-engineered door shutters with melamine polish/PU coating on both sides
Good quality imported Stainless Steel finish hardware

TOILET DOORS

One side veneer pre engineered door shutters with PU coating and lamination on the other (Lamination/ Mirror on the inside)
Good quality imported Stainless Steel finish hardware

BALCONY DOORS

Living room and bedrooms balcony doors will be provided Wooden frames and shutters (Made of Good quality wood with PU coating on both sides) with provision for mosquito mesh.

WINDOWS AND VENTILATORS

All windows will be provided with UPVC/ Anodized Aluminium/ Prodema with provision for mosquito mesh.
Providing of Structural glazed windows.
Large size toilet ventilators made of powder coated aluminum/UPVC with translucent glass & provision for exhaust fan

DETAILED SPECIFICATIONS (CONTD.)

SKYLIGHT

Skylight to be covered with Tempered Glass

RAILINGS

Staircase- Stainless steel with Glass

Double Height- Stainless steel with Glass

BALCONY RAILINGS

Stainless steel with Glass

MILD STEEL GRILL

Aluminum/ Mild Steel grills for windows and ventilators for all apartments at ground level painted with anticorrosive paint

KITCHEN / UTILITY

Providing of Modular kitchens with necessary electrical & plumbing points. - Wet and Dry kitchen separate (Optional)

Providing of 40 mm thick Granite kitchen platform with stainless steel sink(With Drain board) - Franke make

Provision for water purifier in the Kitchen

Provision for washing machine and dryer

Provision for dishwasher in utility near kitchen

ELECTRICAL

TV point in the living room and in all bedrooms/ family rooms

Fire resistant electrical wires of Havels or equivalent make

Branded modular switches of Havels or equivalent make

DETAILED SPECIFICATIONS (CONTD.)

Miniature circuit Breaker (MCB) for each room provided at the main distribution box within each flat

For safety, one Earth Leakage circuit Breaker (ELCB) for the Villa

Telephone points shall be provided in all bedrooms, family rooms and living room.

Low Tension Power

Wi- fi in entire Villa

AC PROVISION

Split A/C power point in living & bedrooms & ledge for keeping A/C condenser units - A/c should not be seen in Elevation { Fully Air-conditioned Villas either VRF or Split A/c} - Optional

POWER PROVISION

15 KW BESCOM Power will be provided.

A portion of the common lights shall be powered by solar energy

GENERAL

Provision for capsule lift in all villas (OPTIONAL)

COME HOME TO VASWANI



VASWANI GROUP. LIVE THE DREAM

At Vaswani Group, we believe that a home is less about luxury and amenities than it is about soul; So for over two decades, we have tried to create homes that are built around the needs of those living in them. Homes crafted with such thought and expertise, they become living and breathing entities.

With a portfolio that includes premium residential projects and turnkey projects for national and multinational clients, Vaswani has come to be known for reliability and excellence. With several million square feet of built area including Homes, Offices, Technology parks, Malls, Hospitality Projects, and a list of clients including Wipro, Sasken, Future Group and Toyota, Vaswani has established itself as a force to be reckoned with across Bangalore, Mumbai, Pune and Goa.

Across our projects, regardless of the genre, we invest our signature attention to detail and set the standard for design and aesthetics. No surprise thus, that we've received accolades and been nominated by industry associations including CNBC AWWA CRISIL for the CREDAI Real Estate awards, CMO Asia Council in multiple categories, besides being winner of "Commercial Property of the Year" in the popular choice category at the Realty Plus Excellence Awards. We've also been widely credited within the industry and by our peers for having set new benchmarks in quality.

Because when we build homes, we design them around life. Close to the comforts of the city, and yet insulated from noise and pollution. From luxurious apartments, garden flats and penthouses with private terraces, to beautiful villas and townhomes in gated communities, Vaswani Group lends its personal touch to every single project.

ENPAR. PAR EXCELLENCE.



ENTICE. ENCHANT. ENRICH. ENPAR.

When two great names get together, you get one fantastic property to make your home in. Vaswani is one. The other is the Enpar Group, one of the country's largest developers, not to mentioned one of the most respected names in the Real Estate business.

For 25 years, we have been enriching the skyline of India's commercial capital, Mumbai. We have been enticing the corporate crowd and discerning home seekers alike with our innovative designs and sturdy constructions in commercial and residential properties. Pioneering re-development in space-strapped Mumbai, we are now the established leaders in Corporate townships. Our real estate conquest spans over 8 million square feet with projects in Mumbai, Gurgaon and Lucknow. Our clientele includes the who's who of the corporate world, comprising names like the Coca Cola company, PricewaterhouseCoopers, Reliance Group, Star TV, National Stock Exchange and Ogilvy & Mather.

However if truth be told, what's more important to us than our success is the lofty work ethic that contributed to this success. The passion, integrity, the balance between creativity and practical efficacy, the firm vision to provide our customers with offices and homes they can dwell in and delight in; these are the factors that drive us. Perhaps it's this holistic approach to business that led us to expand our business horizons, though real estate remains our core competency.

Perhaps it's this practice of putting people over business that makes Bellevue much more than a project for us. It's yet another opportunity to entice and enchant.



Celebrating two decades of
building landmarks & relationships



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