



SARAVANA

BUILD WELL PVT. LTD.,

*Your Aspiration Our Inspiration*

ESPLANADE



# ESPLANADE

*In a Dream Location  
For a Fantastic Lifestyle  
As a Perfect Investment,  
and as a Dream Home of course!!!!!!*











# MASTER PLAN

## LEGENDS

No	Description
1	Floating Stones Entry
2	Pathway
3	Sand Pit & Kids Play Area
4	Lawn
5	Stage / Platform
6	Seater with Water Fall
7	Informal Gathering Area
8	Planting
9	Seater
10	Kids Pool
11	Paved Panel
12	Pool Deck
13	Feature Wall
14	Swimming Pool



Flat No	101	102	103	104	105	106	107	108	109	310	111	112	113	114	115	116
Type	3-BHK	3-BHK	2-BHK	2-BHK	3-BHK	3-BHK	2-BHK	2-BHK	3-BHK	3-BHK	3-BHK	3-BHK	2-BHK	3-BHK	3-BHK	3-BHK
Area in Sq Ft	1712	1590	1098	1120	1479	1592	1186	1120	1697	1,523	1792	1380	1256	1503	1459	1483



ESPLANADE *an epitome of beauty for  
the perfection of life*





## LOCATION MAP

### LOCATION HIGHLIGHTS

Outer Ring Road (ORR)	1km
City Railway station (By Road)	15min
Bangalore International Airport	40min
Brigade Orion Mall	5min
Mantri Mall	10min
Hebbal (by ORR)	15min
Bangalore Palace (By Road)	20min
MG Road (By Metro Rail)	30min
Electronic City (by BMIC)	45min
Metro Rail Station	3min
Yeshwanthpur Railway station	6min
Sheraton Hotel & Moevenpick Hotel	10min
Taj Vivanta	5min



Located on the Yeshwanthapura Tumkur Road, ESPLANADE offers excellent connectivity to all the city's pulse points. Be it the local grocery store, the fresh vegetable market for your daily needs, good schools and colleges for your child's education, State of the art hospitals for all medical help, educational institutions, world class IT companies, World Trade Centre, Peenya Industrial Hub, Iskon, Balaji and the well known Mahalakshmi Hanuman Temple.





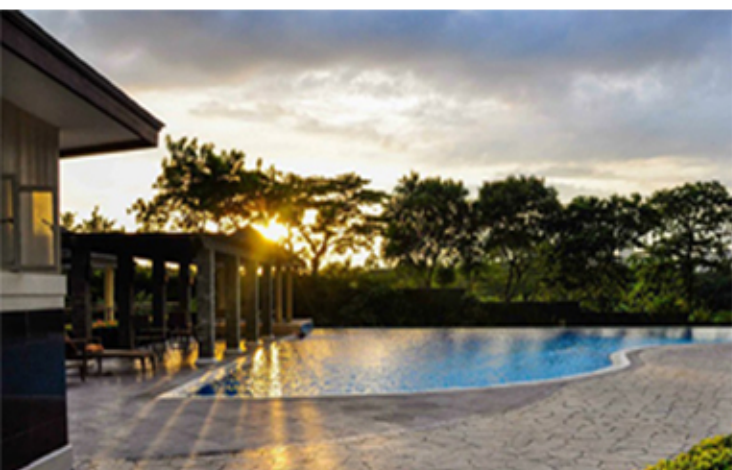
**Grand Entrance Plaza**



**International standard Landscape design**



**Club house with well equipped Gym**



**Swimming Pool with paved deck**



**Kid's pool**



**Children Play Area**



**Landscape walking track**



**Senior citizens corner**



**Ample parking Space for visitors**

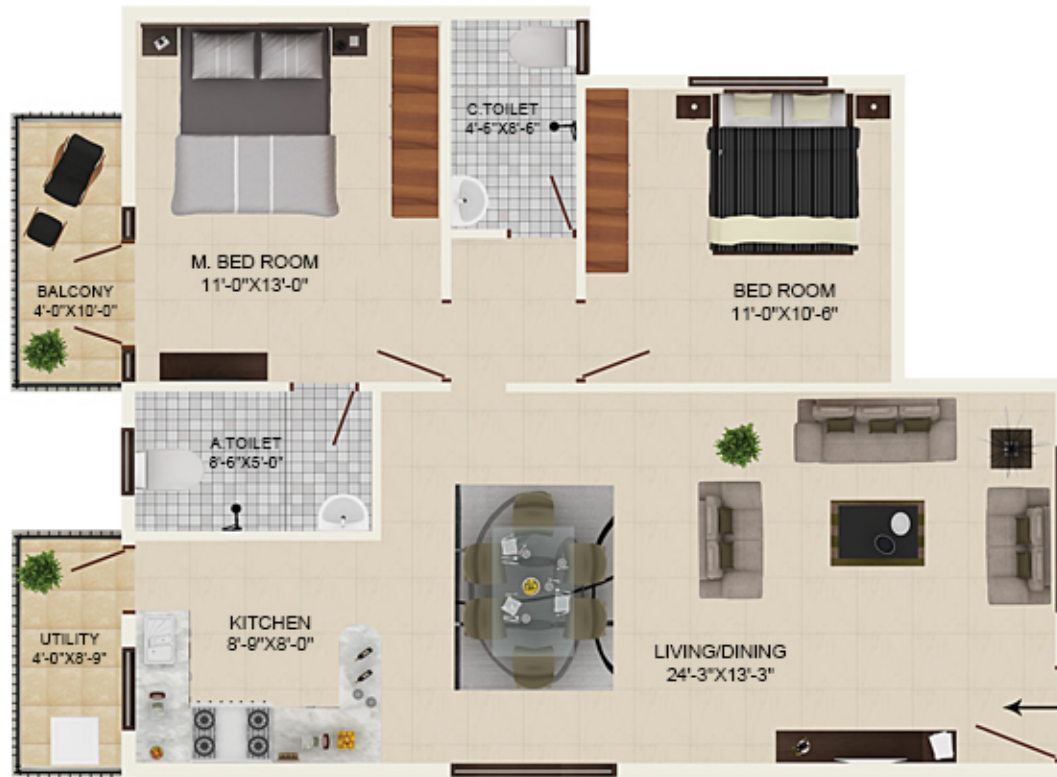




Video phone for all units

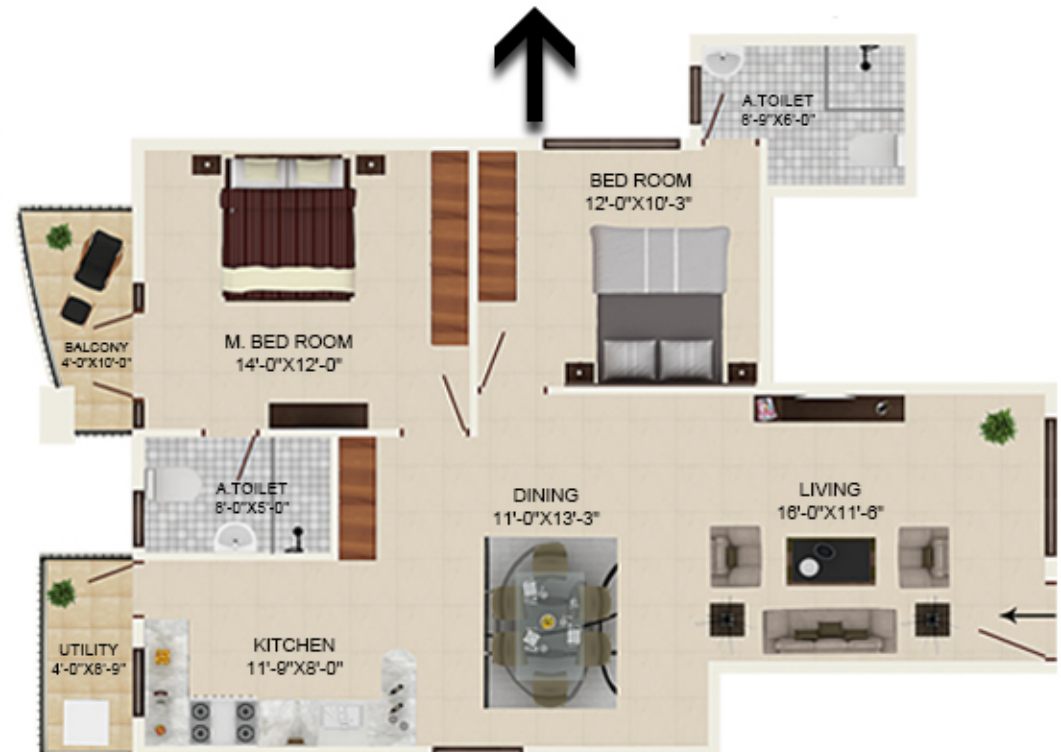


## FLOOR PLANS



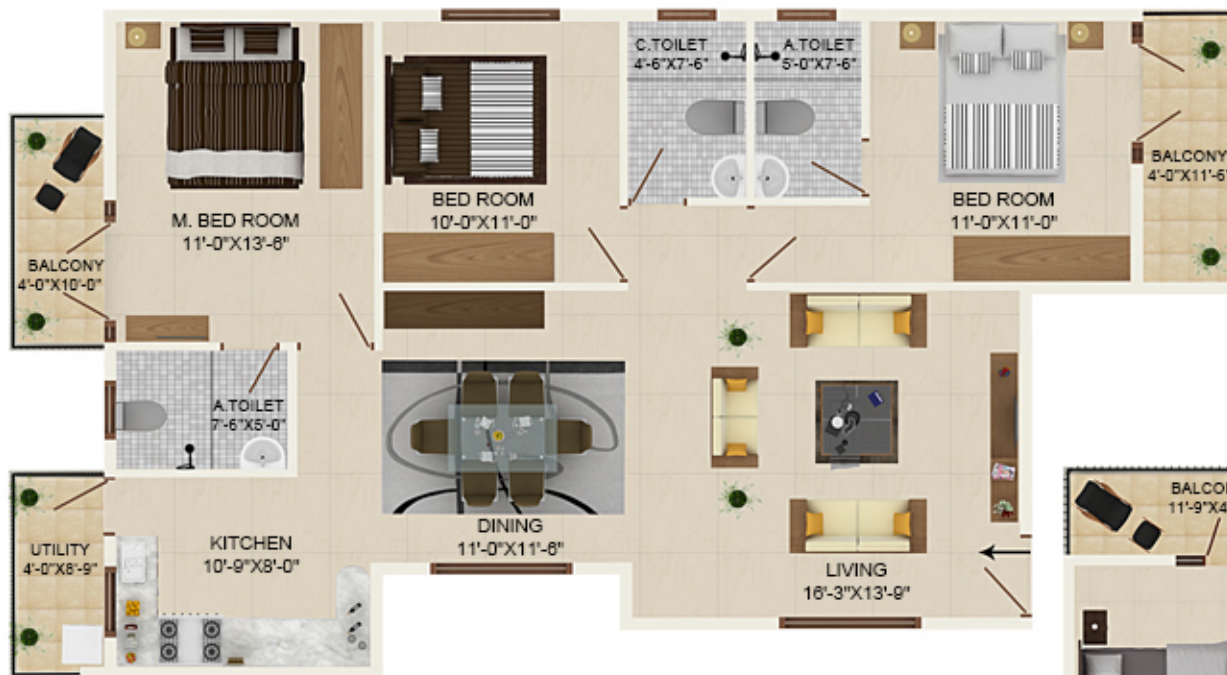
2-BHK  
Area: 1120 sq. ft.

2-BHK  
Area: 1256 sq. ft.





## FLOOR PLANS



→ 3-BHK  
Area: 1479 sq. ft.

3-BHK ←  
Area: 1792 sq. ft.





### Structure :

Reinforced concrete slabs on load bearing walls  
Solid cement concrete Blocks for all walls.

### Flooring :

Living/Dining - Vitrified Tiles 3'x3',  
Bedrooms - Vitrified Tiles 2'x2'  
Kitchen-2'x2' Vitrified Tiles, Polished granite slab for Kitchen counter with 2'height ceramic tile dado with back splash.  
Bath Rooms - Anti skid Ceramic Tile for flooring and glazed tiles dado for the walls upto full height.  
In the master bedroom and upto 7'in the child/guest /common bathroom.  
Utility - Anti skid Ceramic tile flooring and glazed tile dado for the walls.  
Balconies - Anti skid Ceramic Tile.

### Doors :

Main door (3'6" x 7') in Teak Wood frame and wood shutter.  
Internal doors (3'x7') solid wood frame with flush shutters.  
All doors leading to toilets will have solid wood frame with flush shutters.

### Windows :

Aluminum 3 track sliding windows with mosquito proof shutters.

### Electrical :

Wiring - concealed good quality havels/equivalent copper wiring  
Switches - Quality Anchor Roma or equivalent make modular switches  
Provision for exhaust fan for kitchen and toilets.  
Washing Machine and Fridge points at appropriate locations.  
Electrical points for Geysers in Kitchen and bathroom.  
TV, Telephone & AC points in all bed rooms.

### Sanitary Fittings :

Parryware, Hindware, RAK or equivalent make wall mounted western style commode and wash basin. Kitchen Sink - Stainless steel single bowl drain sink of good make.

### Plumbing :

Concealed plumbing with GI joints, Toilet fittings of Jaguar/EssEss or equivalent make CP fittings for bathroom and utilities with a wall mixer unit in the bathroom. Separate Sump and over head tank for the corporation line (for drinking water in the Kitchen) and the bore well for all other uses.

### Plastering :

Internal walls - 1:6 cement mortar with lime rendering.  
Internal and external ceiling - 1:6 cement mortar with lime rendering.  
External walls - 1:6 cement mortar sponge finish with snowcem (Surfa coat)

### Finishes :

Smooth Patti Finish - painting with superior quality emulsion paint for all internal walls, washable paint in kitchen, utility areas and anti fungal paint on toilet walls and ceiling. External walls - Snowcem (surfa coat) or equivalent.

### Luxury add ons :

4 Number - 6 passenger lifts of reputed make. Power supply.  
3 BHK – 7 KVA and 2 BHK – 4 KVA. D.G. Power backup for common area in all floors with power backup for 2 KVA- 3 BHK & 1 KVA - 2 BHK.

### Highlights :

"Minimum common walls" - for your privacy, peace of mind and ultimately healthy living. Unique design that maximizes utilization of space for living. Excellent location - high appreciation envisaged. Clear title, requisite Government sanctions, approval from leading banks takes away the stress of buying a home.





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