




EAST BANGALORE'S
TALLEST RESIDENTIAL
TOWER


PASHMINA
waterfront


A lifestyle far
above all.
Yet within
reach.



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PASHMINA
waterfront


Project / Sales office

Survey No.17, Battarahalli Village, 8 Lane Expressway,
Old Madras Road, Next to Evoma Hotel, Bangalore-560 049.

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THE PASHMINA STORY

Founded in 2007, Pashmina has been recognized as the proud trendsetters of unique propositions in Bangalore's real estate. Pashmina Waterfront, are category innovators in their own rights. Waterfront gave birth to a whole new category - Luxurious High Rise Apartments.

Pashmina - the famous Kashmiri wool known for its quality and class signifies the moving spirit behind Pashmina Developers. We conceive, build and deliver residential, commercial and retail real estate properties with a signature touch. Every apartment, row house, villa, commercial and retail property of Pashmina carries that signature touch by combining unique design aesthetics with state-of-the-art construction techniques.

Founded in 2007 Pashmina Developers was promoted by Mr. Asit Koticha & spearheaded by highly experienced industry professionals; Mr. Rajesh Turakhia (Director) and Dr. Rajendra Singh (Director). Bangalore is headed by Mr. Haresh Kumar (CEO) who has around 35 years of Experience in real estate.

At Pashmina, we strongly advocate that the quality of our organization is a reflection of its management. Today Pashmina Developers has a dedicated and experienced senior team having average industry experience of about 20 years each in their respective specialties, led by the visionaries who are designing the group's growth. It is the culmination of their passion and knowledge that has led to the phenomenal growth and expansion of Pashmina Developers. The three aspects that truly represent Pashmina and the Management's principles are -

Vision

To delight all stake holders with creativity, compassion, integrity and a quality conscience- consistently.

Mission

Deliver exclusive lifestyle solutions exceeding expectations
Deliver value with integrity and transparency
Achieve work life balance in a challenging and rewarding environment
Remain a valued partner to all stake holders

Values

Integrity
Passion to excel
Social responsibility





PASHMINA waterfront

Have you ever thought about having the sky for your neighbour? If not, it's time. Because Pashmina Waterfront brings to you East Bangalore's tallest residential tower. Standing thirty nine stories tall, Waterfront offers a lifestyle that's far above any other home in its class. Located on the eight lane Old Madras Road, this high rise comes with over thirty world class amenities. With almost fourteen acres of open area (87% of the land), Waterfront is perfect for nature lovers. Quick access to city centres like K.R.Puram, Indiranagar and Whitefield. Close proximity to major shopping, entertainment and education institutions. In other words, your search for that dream home ends here.


EAST BANGALORE'S
**TALLEST RESIDENTIAL
TOWER**



Spacious inside. Spacious outside.

Waterfront's homes are spacious and smartly designed. It offers 270 degree views of the city and provides ample sunlight. So, on any given day, your home is naturally well-lit. While that's about the inside, what we have done outside will surely impress you. Waterfront used bare minimum land to create this iconic structure. Leaving almost fourteen acres of open area. This means, you have that much space to do the things you love.





Do something new every day.

Variety is the spice of life. At Waterfront, you have over 30 world class amenities to add spice to your life. This include a 25,000 sft area of club house. A well-equipped gym. Swimming pool. Jogging track. Cricket pitch. Meditation centre and many more. Try out something new every day along with your family to make your activities fun and enjoyable.

- . Club House
- . Roof Top Swimming Pool
- . Jogging Track
- . Tennis Court
- . Squash Court
- . Badminton Court
- . Skating Rink
- . Automated Car Wash System
- . Pet Park
- . Amphitheater

30+
AMENITIES



Automatic Car Wash

16 Acres

670 Apartments
Phase-1

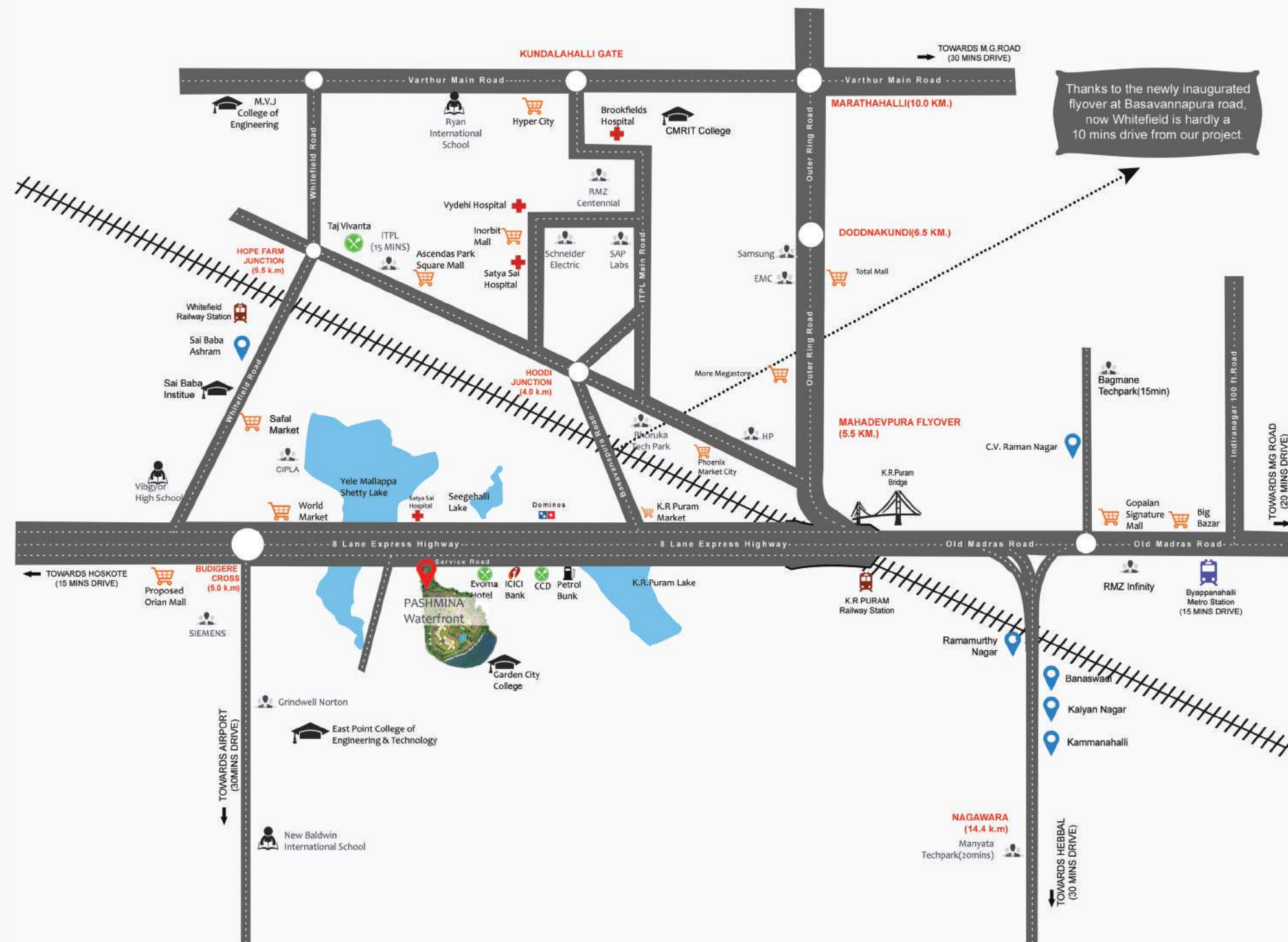
85% Open Spaces



MASTER PLAN

LEGEND

01. ENTRANCE PLAZA
02. FOUNTAIN PLAZA/ DROP OFF PLAZA
03. DESIGNER DRIVEWAY 10m WIDE
04. INFORMAL SITTING & PARGOLAS
05. JOGGING TRACK & PAVED GARDEN WALK-
[2400-WIDE]RUNNING LENGTH
06. VIEW DECK
07. TREE PLAZA WITH YOGA PLATFORMS
08. SEATING/ LEISURE PAVILIONS GAZEBOS
09. PARTY ZONE
10. COGNITIVE PLAY AREA UNDER TENSILE SHELTER
ALONG WITH SENIOR CITIZEN
11. THERAPEUTIC WALKWAY(Acupressure) [1200mmwide]
12. ROCK CLIMBING WALL 10' TALL
13. NANNY'S CORNER
14. AMPHITHEATER
15. VIEWING GALLERY
16. TENNIS COURT
17. BASKETBALL PRACTICE NET
18. CRICKET- PRACTICE NET
19. BADMINTON COURT
20. SKATING RINK
21. SQUASH COURT
22. SWIMMING POOL
23. PADDLE POOL
24. CHANGE ROOM AND SHOWER
25. ROOF TOP POOL
26. CLUB HOUSE
27. GARBAGE AREA
28. ORGANIC WASTE CONVERTER
29. PETS CORNER
30. CYCLE PARKING
31. CONTEMPLATIVE COURT
32. CHILDREN'S PLAY AREA
33. AUTOMATED CAR WASH



At Old Madras Road next to EVOMA Hotel. 5 Mins Drive from KR Puram Hanging bridge, 15 mins drive from ITPL, 20 Mins drive from Indiranagar.

Strategically located close to everything you love.

The nice part of Waterfront is its quietness which you'll notice as you drive past its grand entrance. A mere hundred meters away from the eight lane Old Madras Road, and you enter a world of your own. But don't be deceived by the calm and serenity around. Waterfront is well-connected to the rest of the city. The locality is easily accessible from all parts of the city via road and rail. A number of shopping, entertainment, education institution and IT parks can be reached within a matter of few minutes.

LANDMARKS

Hoodi Junction	4.0 km.
K.R. Puram Station	4.5 km.
Budigere Cross	5.0 km.
Baiyappanahalli Metro	8.2 km.
C.V Raman Nagar	8.2 km.
Indiranagar/CMH Road	9.8 km.
Marathalli	10.0 km.
M.G. Road	15.0 km.

MNCS/BUSINESS PARKS

CIPLA	3.0 km.
RMZ Infinity	6.0 km.
SIEMENS	6.2 km.
ITPL	6.5 km.
Grindwell Norton Limited	6.6 km.
Salapuria GR Tech Park	6.6 km.
Brigade Tech Park	7.0 km.
SAP	7.0 km.

RMZ Centinnial	7.8 km.
Schneider	8.2 km.
GE	8.5 km.
Bagmane Tech Park	9.0 km.
Manyata Tech Park	14.0 km.

Floor Plans

TOWER T1

D
3BHK
[1880 sq.ft]
[174.65 sq.mt]

A
3BHK
[1815 sq.ft]
[168.61 sq.mt]



C
3BHK
[1812 sq.ft]
[168.33 sq.mt]

B
3BHK
[1779 sq.ft]
[165.27 sq.mt]



TOWER T2

D
3BHK
[1945 sq.ft]
[180.69 sq.mt]

A
3BHK
[1894 sq.ft]
[175.95 sq.mt]

TOWER T2A

A
3BHK
[1916 sq.ft]
[178.00 sq.mt]



C
3BHK
[1900 sq.ft]
[176.51 sq.mt]

B
3BHK
[1936 sq.ft]
[179.85 sq.mt]

B
3BHK
[1918 sq.ft]
[178.18 sq.mt]



TOWER T3



D
3BHK+Ser
[2015 sq.ft]
[187.19 sq.mt]



TOWER T4



D
3BHK+Ser
[2059 sq.ft]
[191.28 sq.mt]





The model apartment

Floor Plan Specifications

Structure- 3B+G+38 storey RCC shear wall (Mivan) construction using reputed TATA steel or equivalent and ULTRA TECH cement or equivalent in the site based RMC plant.

Foyer/Living/Dining- High quality vitrified tile flooring, skirting.
 • Granite coping for windows sills of all openings.
 • Painting - OBD

Bedrooms- Good quality laminated flooring and skirting for the master bedroom, and vitrified tiles for other rooms.
 • Granite coping for windows sills of all openings.
 • Painting - OBD

Windows- Made of good quality extruded UPVC extruded sections, sliding windows with mosquito mesh.

Kitchen- Good quality vitrified tile for flooring and wall dado of 600mm above the kitchen counter.
 • Granite slab kitchen counter.
 • Painting - OBD

Balconies & Utilities- Strong and safe 1200mm high M S railing for balconies. Good quality anti-skid tiles for flooring and skirting in balconies for low maintenance and aesthetics.
 • Painting - OBD

Servant room- Painting - OBD for all walls and vitrified tile flooring/skirting.

Doors- Teak wood frame and architrave, TW finish shutter for the main door. Sal wood or equivalent frame and flush shutter with polish (laminated for toilets) & with magnetic door stoppers for all doors.

Toilets- High quality anti-skid ceramic tiles for flooring and wall dado upto false ceiling height. False ceiling with a grid panels. Granite counters in all toilets except servant's room toilet.

Power- • BESCOM 5KW for typical units & 10KW for pent-houses.
 • 50% backup power for the residential units & 100% backup in common areas.

Security & Safety Measures-
 • Fire protection system (Sprinkler, Smoke Detector, Heat detector) in all units.
 • Video door phone security system in all flats with connectivity to security.



We have partnered with the best
to give you the best.

Constructions



MEP



Architects



Structural Consultants



Structural Peer
Review Consultant



Our Financial Partner



Landscape Consultant

