

A Project by



JOSE Esperança

3 BHK PREMIUM APARTMENT

Discover the joys of a bright, bountiful and blissful living like never before

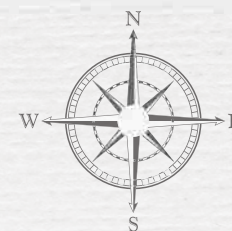
Breathe the serene
of life in the
magnificent space...



Jose Esperança

3 BHK PREMIUM APARTMENTS

Jose Esperanca is an exquisite set of 16 flats, each a delight to the resident. Built on a connoisseur's platform, due attention has been given to the minutest details, which makes the project a lifestyle destination. Any eye shall rejoice at the beauty of the Jose Esperanca. And any heart shall agree that the ideal home has arrived. Right here... at Jose Esperanca!



Typical Floor Plan



Intelligent space planning combines with the art of design to bring you well planned and executed interiors that match your lifestyle preferences. At JOSÉ ESPERANÇA, fine living concept and the newest trends in home designing help in creating living spaces which are stylish and functional

JOSÉ ESPERANÇA
3 BHK PREMIUM APARTMENTS



Flat : A1 3 BHK



Flat : A2 3 BHK

Glorious Past. Grand Present...

There was a time when all of Bangalore lived at an unhurried place; when there was time for leisure and the finer things in life. Some pockets of this clean, green, serene residential environment still survive, as in Richards Town.

With its wide, tree-lined avenues, parks, British architecture, and the nearby quaint localities of Fraser Town, Cooke Town and Benson Town, the Richards Town area still resonates to the music of a bygone, gentler, treasured era.

And just a few kilometres away, the ultramodern attractions of Kammanahalli!



SPECIFICATIONS



STRUCTURE : R.C.C. Framed structure designed as per relevant BS Codes for Earth Quake resistance (Semi Zone-II)



WALLS : 6" thick Cement concrete solid blocks for exterior walls & 4" thick Cement concrete solid blocks for internal walls



WINDOWS : UPVC Windows with glass sliding with M S Grills & Mosquito mesh

Sliding Doors (Balcony)

3 Track UPVC frame with UPVC glass sliding shutters provision for "Mosquito mesh".



KITCHEN PLATFORM : Granite Platform with Franke Swiss make Sink, 2' Height Ceramic Tile dado above the platform



DOORS : Main Door of teak wood frame and Shutters.

Teak Veneer Panel Doors for interior and bathroom Doors



LIFT : Schindler / KONE / Equivalent automatic 8 passenger lift

CAR PARKING : Covered car parking.



PAINTING : Royal Emulsion from Asian or Equivalent for Interiors.

Asian Apex / Ultima or Equivalent for Exteriors.

False Ceiling in Living, Dining & Master Bedroom



ELECTRICAL WORK

Concealed copper wiring with Legrand / Equivalent make switches & Sockets.

T.V. & TELEPHONE : T.V. & Telephone points in Living & Master bedroom.



FLOORING : Italian marbles for Living and Dining.

Wooden Flooring or Double charged vitrified tiles for Bedrooms & Kitchens.

Anti-Skid vitrified tiles for bathrooms & Granite Flooring in corridors, Staircases.

Brick Bats Coba with water proofing chemical treatment on top clay tiling on Terrace



WATER SUPPLY : Water supply from Borewell & Cauvery with Overhead Tank & Sump

ECO & Friendly : Rain Water Harvesting.



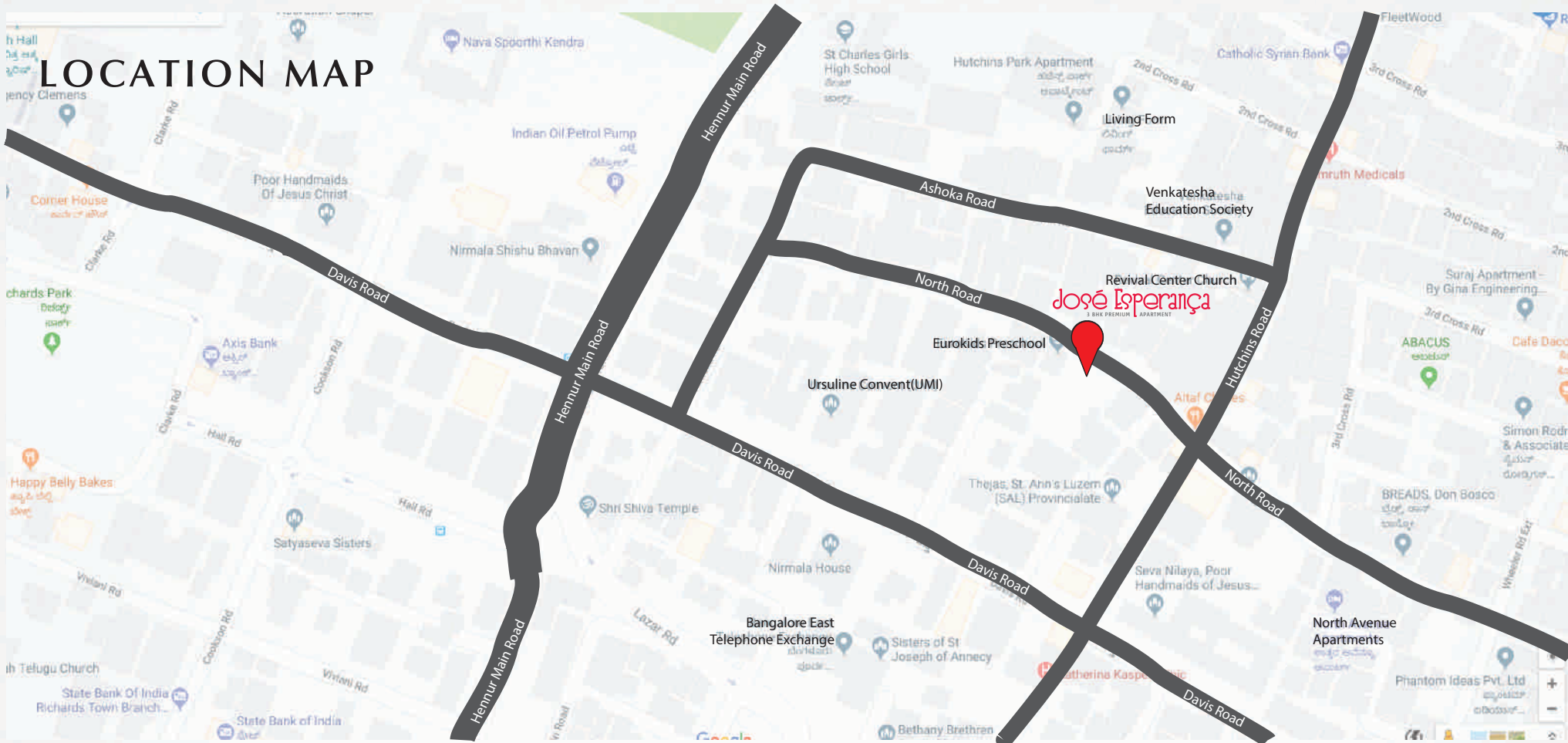
SANITARY : TOTO / Kohler CP fittings & sanitary ware.

TOILET : Anti-skid Ceramic tiled flooring & glaze tile dado upto door height.



POWER BACKUP : Generator power Backup for Lift, Common Area & Each Flat.

Intercom : Intercom facility for all flats, connecting to security.



Proximity

Neighbourhood Places

Richards Park - 0.5 Km
 Frazer Town - 1Km
 Benson Town - 2.1 Km
 Kammanahalli - 3 Km
 Indira Nagar - 5Km
 MG Road - 4 Km
 Airport - 35 Km

Educational Institution

Clarence High School - 350 m
 Eurokids Preschool - 10 m
 St Charles High School 800 m
 St Germain High School 1.2 Km
 St Francis Xavier Girls High School 1.2
 Kendriya Vidyalay MEG & Center - 2 Km
 CMR University - 4 Km
 CMR Law College - 4 km

TECH PARKS

ITC Infotech India Ltd. - 750 m
 Manyata Tech Park - 6.5 Km
 Bagmane Tech Park - 6.5 Km

Hospitals

Santosh Hospital - 2 Km
 Zion Hospital - 3 Km
 Specialist Hospital - 4 Km
 Columbia Asia - 7.5 Km

A Project by



JOSÉ ESPERANÇA

#19, Besides Euro Kids School,
 North Road, Bangalore - 560 084
 E- sindhuriinfra@gmail.com

M: +91 9945859859, +91 8748911666

Architect :



Indus Innova Apartment,
 #101, A Main Road,
 Mahadevapura, Bengaluru

Structural Designers :

ECO CONSULTANTS

A6,Vijaya Arch, 2 'A' Cross,
 HRBR Layout, 2nd Block,
 Kalyan Nagar, Bangalore

Advisors:

RAVI LOBO & CO

No 37/7, Tank Road
 S.C.Garden, Bangalore

Advocates :

DA COSTA & DA COSTA

403, 4th Floor,
 Prestige Meridian - 2
 M.G. Road, Bangalore