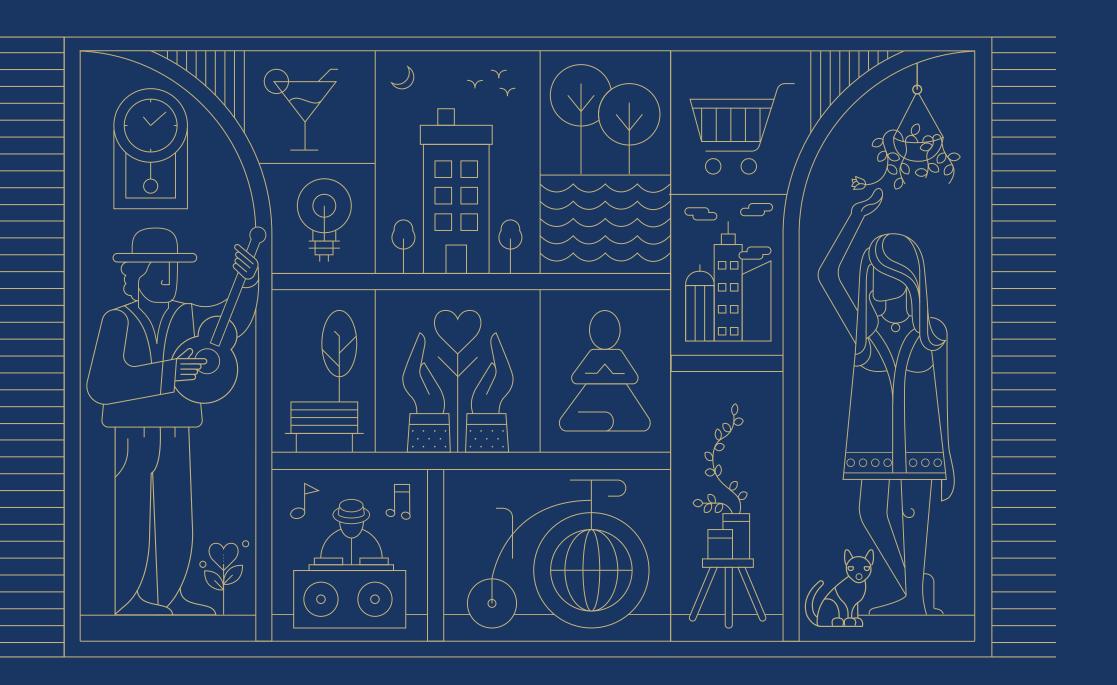
77° LIFE

LIFE'S COMING TOGETHER.



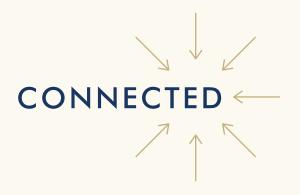
# START WITH A HOME, DISCOVER A UNIVERSE

It's the coming together of several things. Some planned; the location, the masterplan, the design, the residences. And some unplanned; the strong niche communities, the celebrations of culture and intrinsic values.

All designed to encourage and ensure a self-sustained lifestyle within an interactive social structure.

### NEW INDIRANAGAR

Yemalur, Bengaluru's Microscosm.



Close to the commercial hubs of Outer Ring Road & Whitefield and close to the social hubs of Indiranagar & Koramangala.



10 mins to the upcoming Marathahalli Metro Station, and easy access to rest of Bengaluru via Old Airport Road & Ring Road.







## DESIGN COMING TOGETHER

When design is highy developed and forward-thinking, it contributes to society, productivity, improved health and quality of life. Efficient resource utilization reduces strain on our environment. Thoughtful spaces provide respite from the daily stress and connects us to people around us.

#### Masterplan





3 million SFT of office space with marquee brands such as Deloitte, CGI, Thomson Reuters, Aditya Birla, etc.



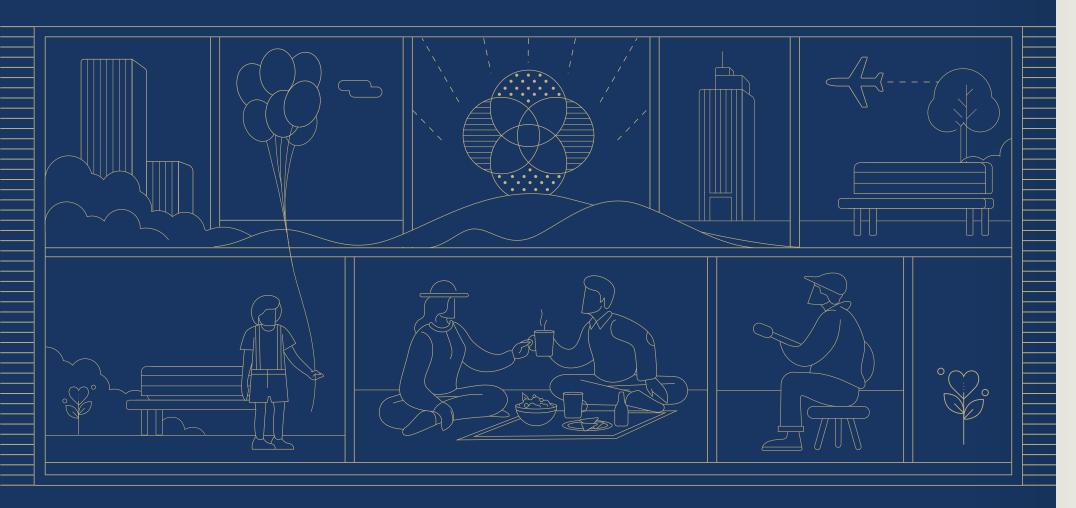
9 types of Nuclear Apartments, 3 types of Joint Family apartments, 3.3 Acres of open spaces, 55,000 SFT Clubhouse.



Spread over 18 acres, mix of 89 customizable villas. 3.5 acres of open spaces with a driving range, semi-olympic size pool, and more that make for "Livable Luxury".







## COMMUNITY COMING TOGETHER

The Roseto Study conducted in 1961 found that close-knit community experiences increased life spans. Cohesive communities respect people from all walks of life, from the young to the old and is as important as diet and exercise for long-term health.

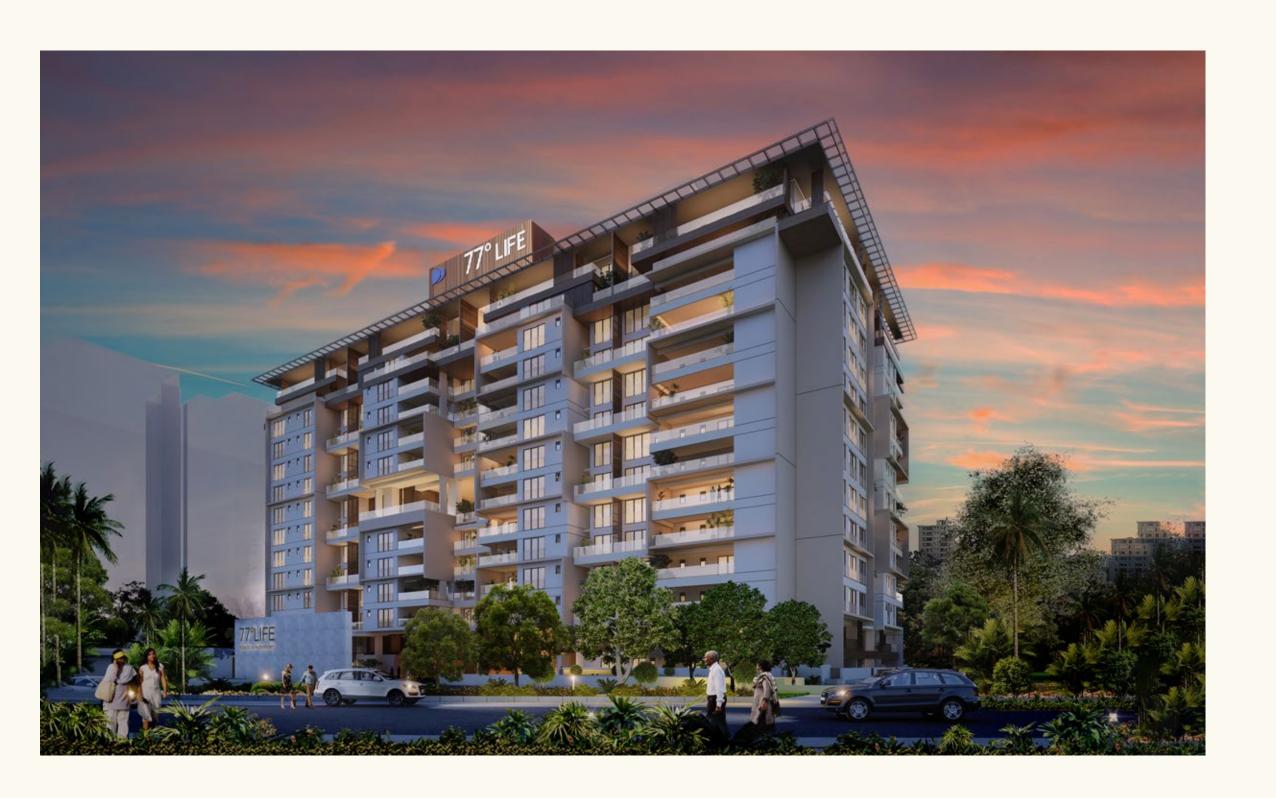


## CELEBRATION COMING TOGETHER

Celebration is the opposite of worry and anxiety.

It's a moment that brings together people in happiness.

Throughout history, celebrations were used for motivation while building and deepening relationships.



## LIFE'S COMING TOGETHER

77° LIFE

Arguably, the most beautiful tower in all of Bengaluru. Bold, cascading spaces dot the facade becoming unique decks and wraparound balconies. A fully usable terrace, social & health spaces scattered throughout the high-rise and sprawling penthouse apartments. The final chapter in the ongoing residential trilogy of 77° Town Centre is the swansong. It's everything we've heard and everything you've come to love.



## PRIVATE BY EXPERIENCE

Thoughtfully designed elevator strategy allows for a independent home-like experience whenever you come and go, avoiding unnecessary intrusions into your privacy.

- ★ 6 out of 10 Units have a private lift lobby for two apartments
- ★ 1 Service Elevator for every 2/4 apartments
- ★ Separate service lobby with wide corridors
- ★ Manual stretcher compatible Service Lift

### BREAKAWAY ZONES

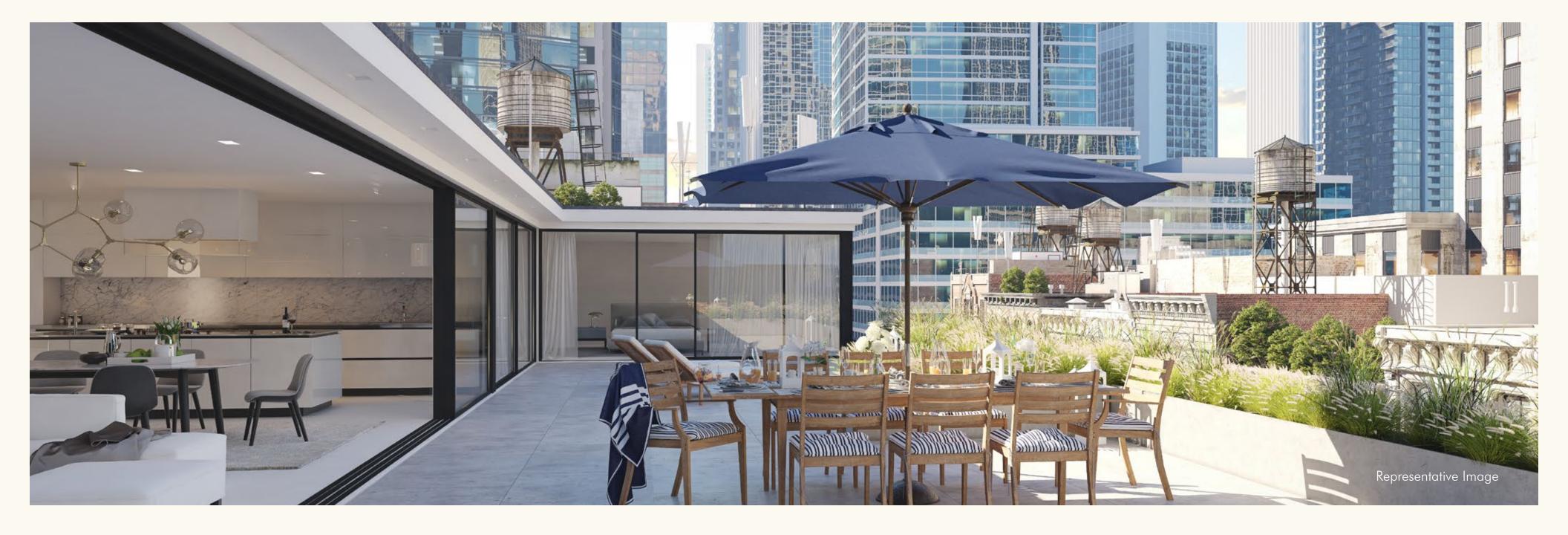
Double-height breakaway zones that indulge the building from top to bottom. Besides working as social spaces, they bring in light and fresh air circulation.

- ★ Level 1: Lobby & Concierge
- Level 2: Private Networking, Fitness & indoor Games
- ★ Level 7 & 8: Aqua Deck & Kid's Entertainment Area
- ★ Level 11 & 12: Social Entertainment Deck
- ★ Terrace: Tennis Court, Social & Health Decks



### PENTHOUSE VILLAS

The 15th Level Penthouses come with private terraces ranging from 700 SFT to 1650 SFT with large skylights flooding the home with natural light. Large decks give access to the outdoors from every living space.



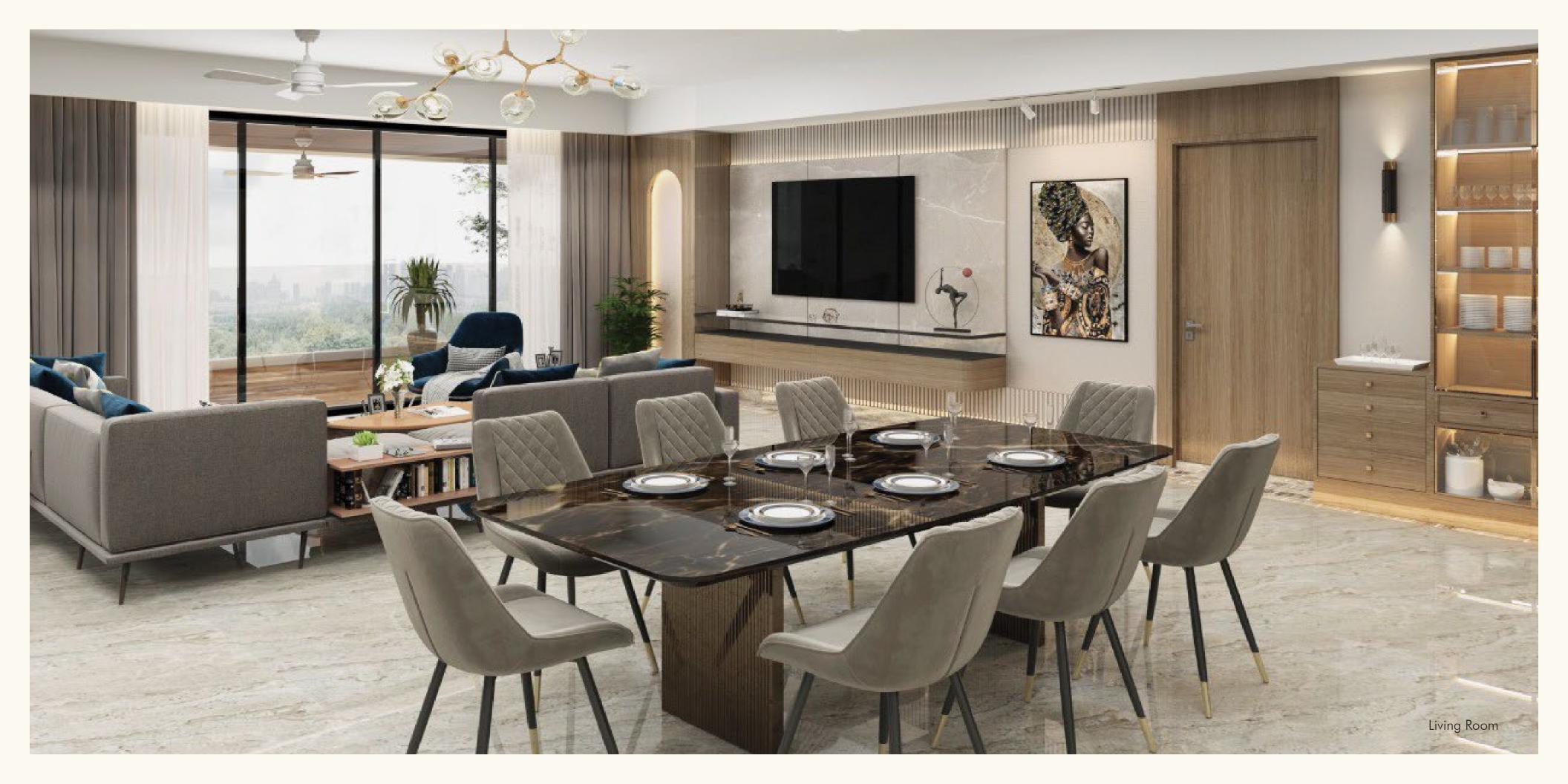
### Penthouse Space Plan





Level 15 Plan

Terrace Plan





More of the expansive views. More of fresh air and maybe a bit too much wind. We're regulating that part. From the 15th Level, there's nothing else blocking your view and what better place for our flagship amenities.







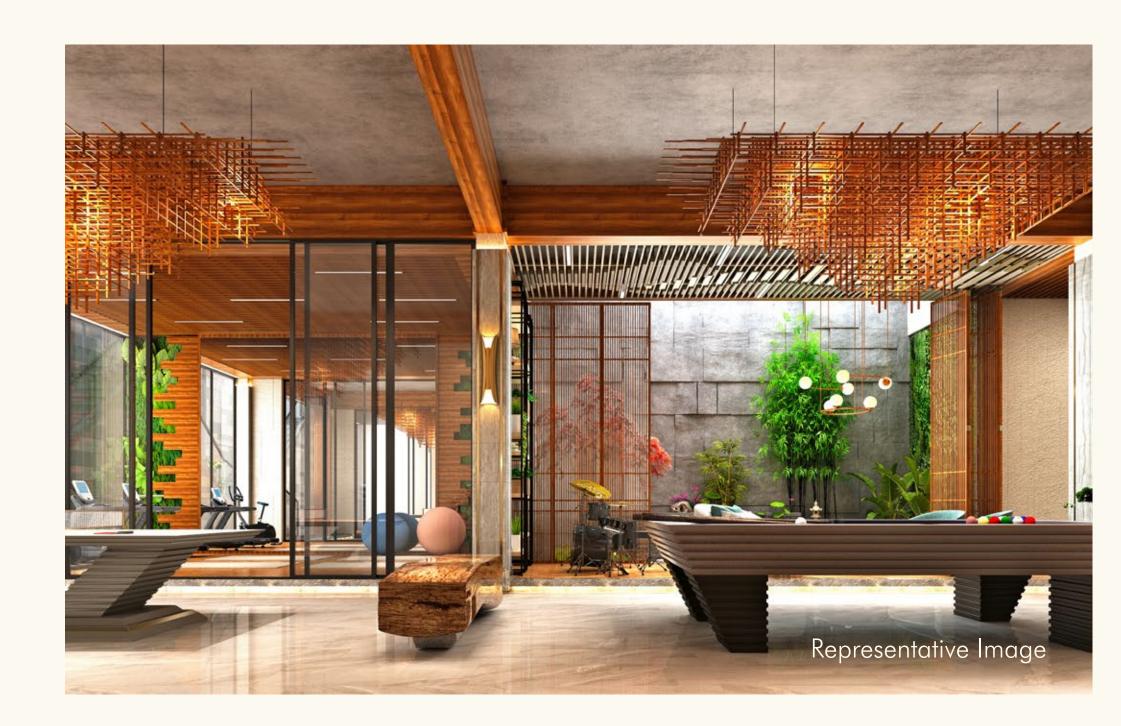
Social Entertainment Deck

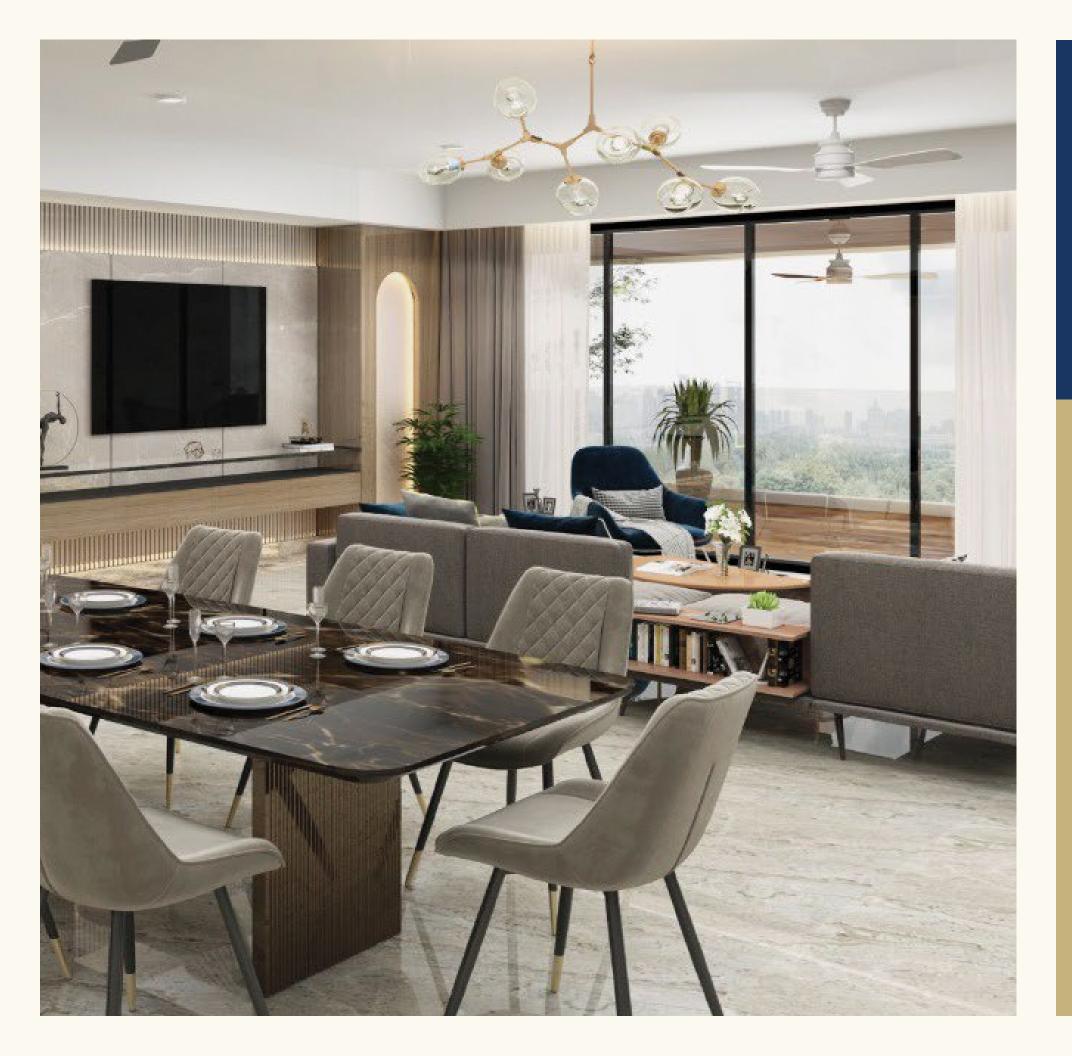
Swimming Pool Representative Image

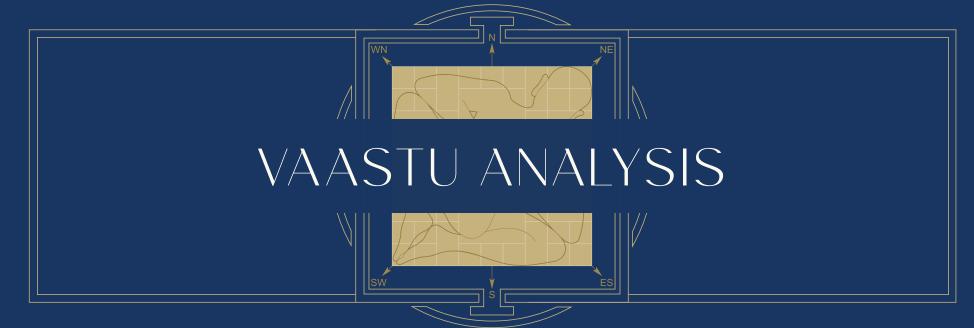
## THE CLUB

Right next door is the exclusive club with 55,000 SFT of indoor amenities.

Club Lounge | Multi-Purpose Hall with Buffet | Dining Area
Squash Courts - 2 Nos. | Video Games Room | Basketball Court
Badminton Courts | Stage with Green Rooms
Children's Activity Room/Tuition Room | Bar Lounge
Senior Citizens' Lounges (Separate for Male/Female)
Provision for Restaurants & Cafe | Unisex Spa & Salon
Semi-Olympic Size Swimming Pool with Temperature Control
Kid's Swimming Pool | Mid-Sized Cineplex
Gymnasium | Aerobics | Sports Lounge with Billiards & Snooker







- 100% Vastu Compliance
- No of Units 76
- 88% Vastu Compliance
- No of Units 2
- 70% Vastu Compliance
- No of units 17

- 90% Vastu Compliance
- No of Units 24
- 75% Vastu Compliance
- No of Units 4

A minimum of 4 units falls under 100% Vastu compliance on all levels.

Every unit is at least 70% Vastu compliant.



## Amenities & Features

- ★ Kid's Play Area
- \* Roof Garden on Podium Level
- ★ Garden Sit-Outs
- ★ Seating across the Landscape Area
- ★ Paddle Court
- ★ Bicycle Lane/Parking
- **★** Siesta/Reading Gardens
- ★ Barbeque Areas
- ★ Party Halls

- ★ Gym & Health Club
- ★ Aerobics & Yoga Centre
- **★** Swimming Pool
- **★** Tennis Courts
- **★** Cards Room
- ★ Jogging and Walking Track
- \* Reflexology and Meditation Garden
- ★ Library & Lounge
- ★ Studio Space





#### Structure, Masonry and Finishes

Structure RCC-Framed Structure with Masonry Partitions

Internal Wall Paint Acrylic Emulsion Paint

#### Flooring and Dado

Living/Dining Imported Marble

All Bedrooms Engineered Wooden Flooring

All Bathrooms Flooring in Imported Marble, Dado in Premium Vitrifed

Powder Rooms Flooring in Imported Marble, Dado in Premium Vitrifed

**Kitchen** Premium Vitrified Tiles

Utility Matte Finished Ceramic Tiles

Balcony Wood finish Tiles / WPC deck flooring, based on balcony

House Help Rooms and Bath Ceramic Tiles

#### Plumbing and Bathroom Fixtures

Bathroom Fixtures & Sanitaryware Kohler or Equivalent

Bathroom Counter Imported Marble for the Counters

Kitchen Counter Quatrz Counter (uninstalled)

Bathroom Accessories Kohler or Equivalent

Plumbing (Internal and External) All Water Supply Lines in CPVC Pipes and

Waste Water Lines in PVC Pipes

House Help Bath CP - Jaquar; Sanitaryware - Hindware

#### False Ceiling

Apartment Gypsum False ceiling with LED concealed lighting as per default design

Toilet Modular False Ceiling with Calcium Silicate Board Tiles or Equivalent

#### Power Supply; Electrical and Communication Systems

Wiring Concealed FRLS Wiring in PVC conduits

Earthing Earth Leakage Circuit Breaker (ELCB) and Miniature Circuit Breakers (MCB)

Switches Schneider or Equivalent

Connected Power Load 10-15 KVA depending on Unit type

Back-up Power 100% DG Back-up with separate billing meters

TV and Telephone Points In Living / Dining / Family & all Bedrooms

#### **HVAC**

Air-conditioning VRV System - Outdoor and Piping only - Indoor Units Client Scope

Mechanical Ventilation Through Exhaust Fans / Internal Shaft exhaust based on toilet type

#### **Doors and Windows**

Frames Natural Timber

Main Door 8 Feet High Solid Core Double Leaf Doors with Designer Veneer Paneling

and Architraves on both sides

Internal Doors 7 Feet High Solid Core Flush Doors with Designer Veneer Paneling and

Architraves on both sides

Bathroom Doors 7 Feet High Solid CoreFlush Doors with Veneer Paneling on one side and

Laminate Paneling on the other side

External Doors & Windows UPVC / Aluminum

Mosquito Screens Provided on External Windows

#### **Utilities & Services**

Home Automation System Biometric Door Lock, Video Door phone

**Solar Water Heater** Provided as per M.O.E.F Norms (for Specific Apartments)

Piped Gas Connection Provided

**Elevators** Schindler or Equivalent

Security Perimeter Cameras; 24/7 Patrolling, Access Control & Visitor Verification

## THE CREATORS



DivyaSree leads technological and design innovation in South Indian real-estate with user-focused, concept-based flagship projects that stand the test of time and relevance.









#### Disclaimer

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