



nakshatra

connectivity

Fast transforming from the mundane industrial zone it once was, today Yeshwanthpur is on the fast track, burgeoning with the finest features that are distinctively traits of a blossoming cosmopolitan neighbourhood. The drive from the CBD (Central Business District) to Nakshatra via Mekhri Circle is a posh experience - a social statement in itself; broad tree-lined roads and a strategically positioned flyover make connectivity to the city a breeze.

The proposed Metro and elevated highway will take this aspect to the next level. In this day and age, *connectivity* is a key factor. Bangalore is clearly well into the process of transitioning from a small town into a true cosmopolitan city, which definitely means that the city limits are going to expand tremendously.

It is in this light that proximity to the CBD is no longer a main concern, connectivity to it is all the more important. In fact, in terms of an intelligent investment destination, Vaishnavi Nakshatra's high appreciation potential is strikingly apparent.



variety

The project as a whole is a composite development; comprising of a Residential Zone called *Nakshatra* and a complementing Retail Complex - *Sapphire* that's designed to offer an impressive range of activities, from shopping, to movies, to having immediate access to an array of well respected brands.

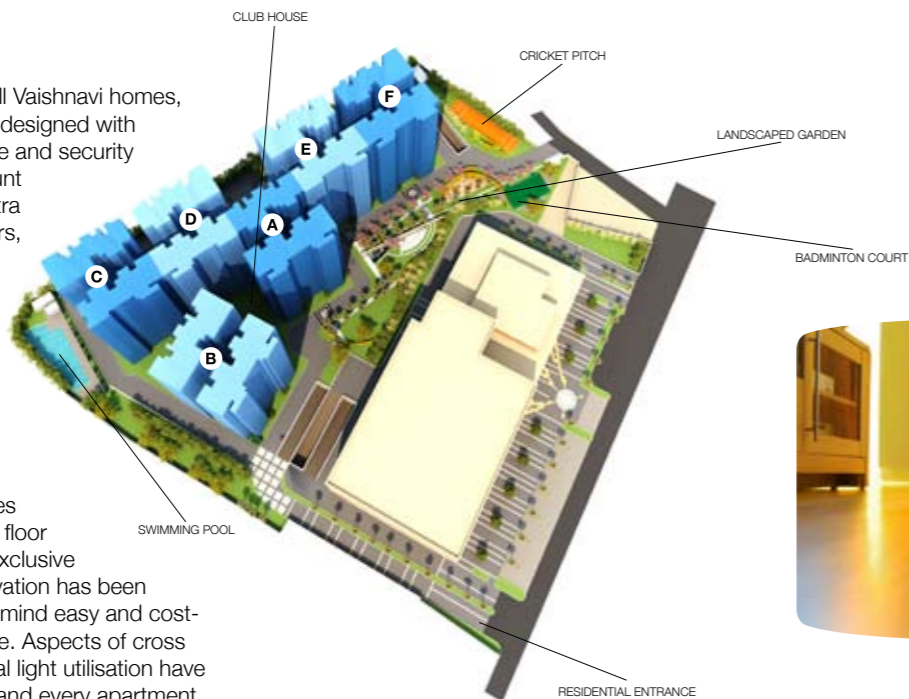
What's specific about these two complementing zones are that they each have their own separate parking areas, visitors to the retail complex cannot enter the residential area, but, residents of *Nakshatra* can conveniently access *Sapphire*.



home

As is the case with all Vaishnavi homes, Nakshatra has been designed with comfort, convenience and security being given paramount importance. Nakshatra comprises of 6 towers, each with 2 elevators for passengers. This makes accessing each apartment convenient and efficient.

Each tower comprises of G+16 floors, each floor consisting of just 4 exclusive apartments. The elevation has been designed keeping in mind easy and cost-effective maintenance. Aspects of cross ventilation and natural light utilisation have been built into each and every apartment.



specifications

Structure

All elements of structure are designed for Earthquake resistant compliance to SEISMIC ZONE-II. The degree of Quality Control on concrete will be Grade-A.

Masonry Walls

Exterior walls with 8" Solid Block,
Internal walls with 6" Solid block.

Plastering

Internal walls – Cement Mortar plastering with smooth lime rendering.
External walls – Cement Mortar plastering with sponge finish.

Doors & Windows

Main door: First Quality Teak wood frames – teak veneered and melamine polished designer shutter.
Internal doors: Teak Wood frames, designer shutters painted with synthetic enamel paint.

Windows: Three-track Aluminum powder coated Glazed French Window Cum Door in the Living Room. Three track Aluminum powder coated Glazed French windows in the other rooms with a provision for Mosquito Mesh Shutters.

Flooring

Vitrified tile flooring in living, dining, bedrooms, kitchen and passages leading to the bedrooms. Ceramic anti-skid flooring in utility, toilets and balconies.

Paints

Plastic emulsion paint for internal walls.
Water-proof paint/cement paint/textured paint for external surfaces.

Toilet

Master bedroom: Granite counter-top wash basin, dadoing up to the false ceiling, with a provision for a geyser and an exhaust fan point, floor mounted EWC (Hindware or equivalent) and CP fittings Jaquar or equivalent.

Common & Children's toilet: pedestal wash basin, dadoing up to false ceiling, with provision for geyser and exhaust fan points, floor mounted EWC (Hindware or equivalent) and CP fittings Jaquar or equivalent.

Kitchen

Single bowl stainless steel kitchen sink. Black Granite kitchen platform. Glazed tile dado up to 2' height above kitchen platform, with provision for aqua guard and exhaust fan/chimney points.



specifications

Misc

Washing machine point in the Utility Area
Cable TV points in the Living Room and Master Bedroom
Internet / Telephone points in the Living Room and all Bedrooms
AC point in Master Bedroom
Provision for Video Phone at the front door

Lift

2 elevators for passenger in each tower.

Electrical

Power supply 4 KW for 2BHK & 5 KW for 3 BHK
Power backup – 1KVa for each apartment & 100 % backup for services
Switches – Anchor Roma or equivalent
Internal Wiring – Concealed, fire resistant high quality wiring

PHE

Domestic water is supplied through a Hydro Pneumatic System and Municipal Water by gravity.

Waste Management

Refuse chutes for garbage disposal.

amenities

Vaishnavi Nakshatra has a comfortable range of amenities to keep you occupied without leaving the project.

Landscaped garden

Jogging track
Amphitheater
Toddlers park

Club House

Multipurpose Hall
Gym
Table Tennis
Reading Room
Carom / Card Room
Children's play area
Crèche
Swimming pool
Basketball Post
Netted Cricket Pitch
Pleasant space for Yoga

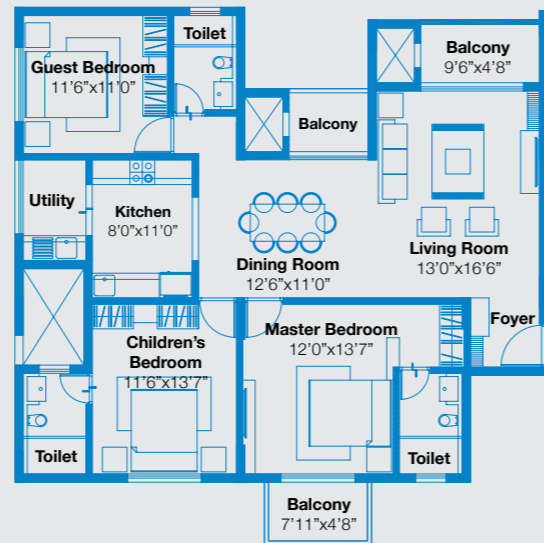


nakshatra

3 BHK
Type 3A



3a



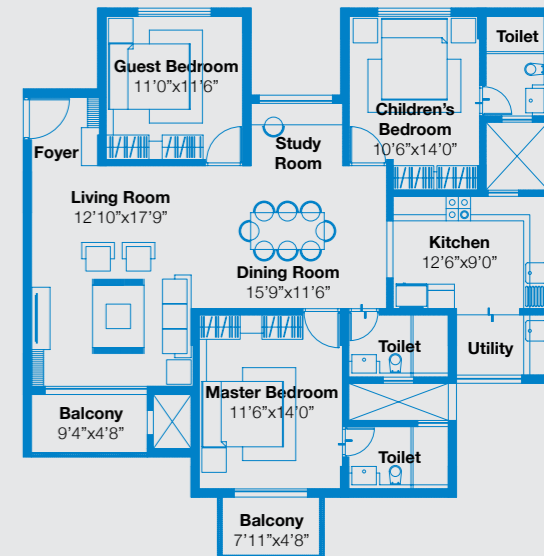
Saleable Area: 1699 sq. ft.

nakshatra

3 BHK
Type 3B



3b



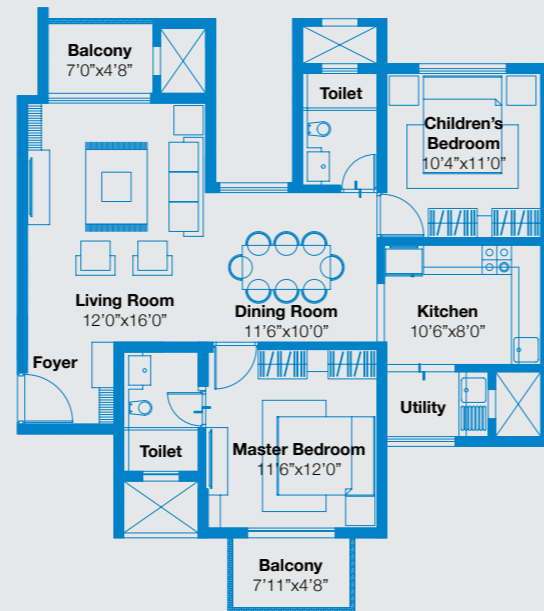
Saleable Area: 1699 sq. ft.

nakshatra

2 BHK
Type 2A



2a



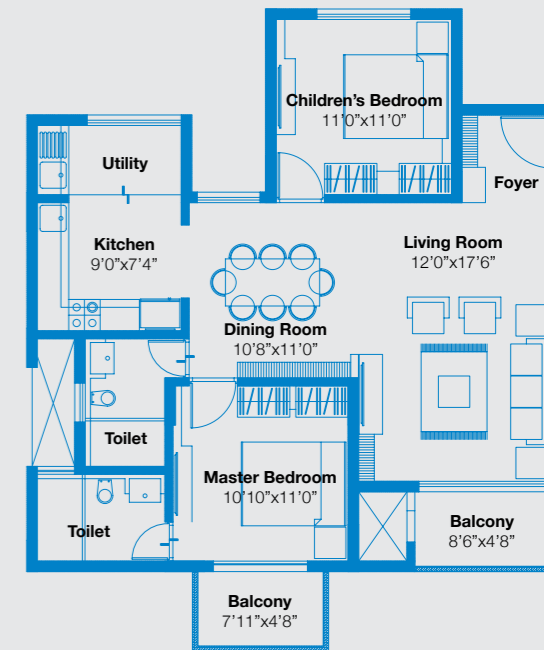
Saleable Area: 1195 sq. ft.

nakshatra

2 BHK
Type 2B



2b



Saleable Area: 1195 sq. ft.



Vaishnavi Infrastructure Pvt. Ltd., No. 2/2, Walton Road (off Vittal Mallya Road), Bangalore 560 001



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In our quest to deliver Tangible Value, we at Vaishnavi are proud to announce our partnership with Actis, a leading emerging markets private equity investor. Vaishnavi Nakshatra is the focus of this partnership. We reassure you of our constant support and service at all times.

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