

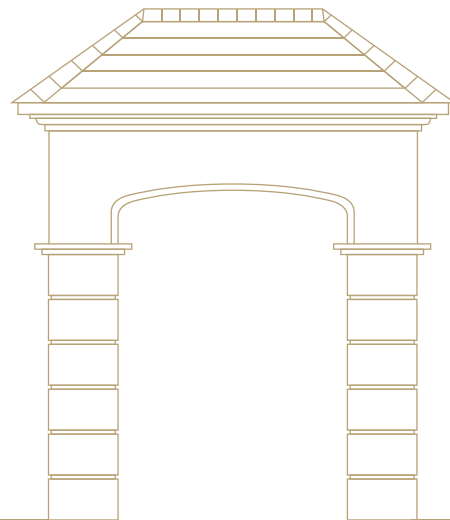
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A P R I V E

C E L E B R A T I O N   O F

E X C L U S I V I T Y

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ICONIC COMMUNITY.  
INVITING  
LANDSCAPE ARCHITECTURE.

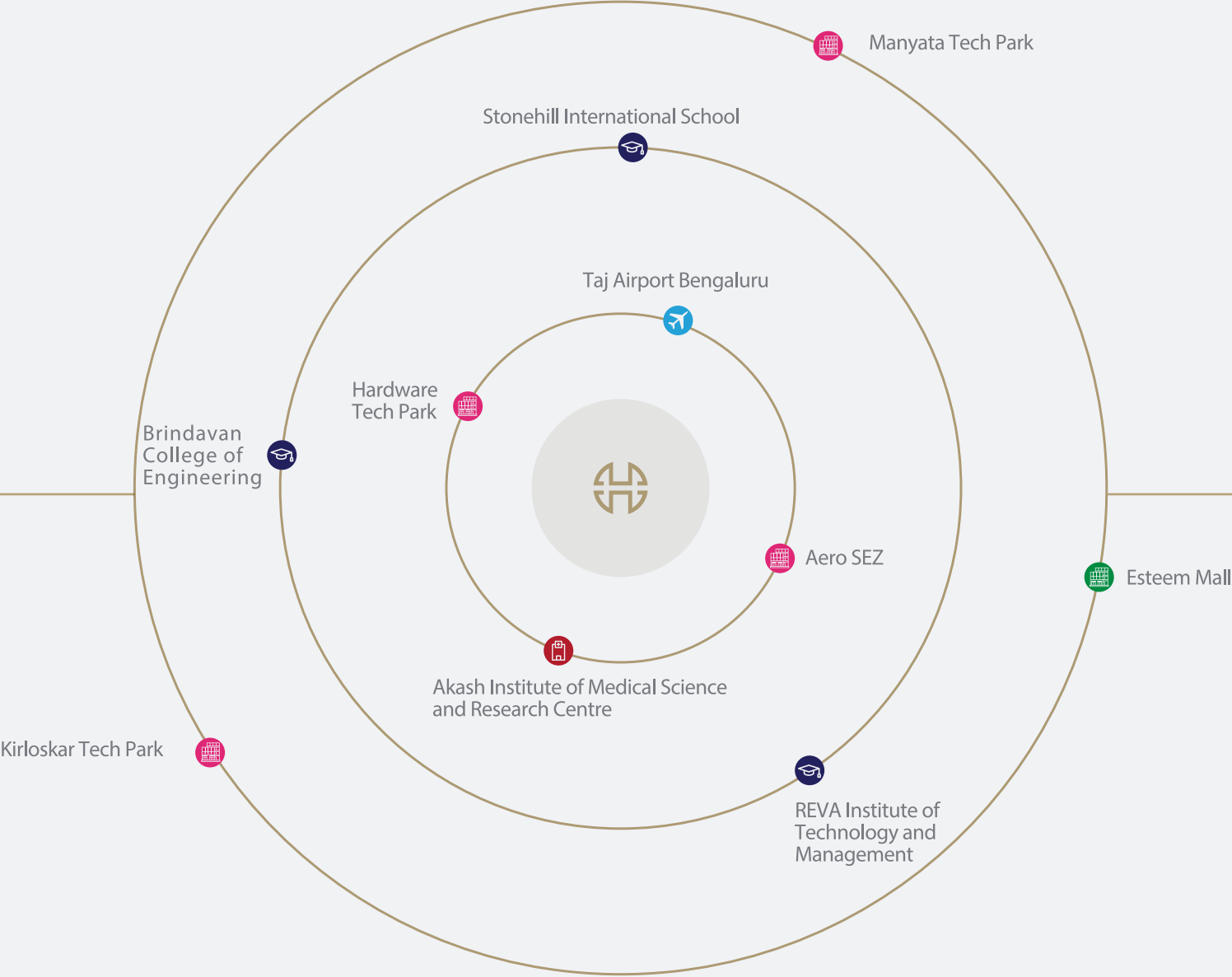


House of Hiranandani, Devanahalli, the iconic 76-acre township is a seamless confluence of open spaces, apartments, cottages and villas. Tucked away in a serene locale of North Bengaluru, the palatial villas and cottages are a part of the township. The elegant villas and luxurious cottages boast of neo-classical architecture, ready-to-indulge amenities and open green spaces. The landscape architecture impeccably defines the philosophy of contemporary urban design.

# LOCATION ADVANTAGE



Located on the Bengaluru-Hyderabad Highway, the community is just 15 minutes away from the Kempegowda International Airport. Over the decade, the location has exhibited unprecedented growth and the same can be experienced through the emergence of numerous establishments.



\*Distances are approximate as per Google maps. Map not to scale. For representative purpose only.



# VILLAS & COTTAGES

DEVANAHALLI



Actual image shot on location





Actual image shot on location





Actual image shot on location

## CHERISH THE PRIVILEGE OF MAGNIFICENT DESIGN AND THE LUXURY OF SPACE.



Consummately private and wonderfully sunny, these urbane villas and cottages exemplify sophisticated and modern living. These palatial abodes are intricately designed to offer the discerning buyers, a lifestyle that exceeds their expectations in every aspect. The villas and cottages captivate every visitor with their timeless elegance and leave a message that it is here, the quintessential noble way of life is best experienced.



## SERENITY, PEACE & PRIVACY – A RARE BOON.



The resplendent lifestyle offered by villas and cottages at Devanahalli by House of Hiranandani, seamlessly express the essence of privé. The opulent villas with maximum living space emit an aura of exclusivity throughout and the stylish interiors provide an amazing stay for prestigious residents, looking to cherish solitude. The abundant space, world-class comforts and the serene and peaceful surroundings serve a contemporary living, complemented with the privilege of utmost privacy. Life here is quite enticing and lets you to be one with yourself!



Actual image shot on location





Actual image shot on location



Actual image shot on location





Actual image shot on location



Actual image shot on location





Actual image shot on location



Actual image shot on location



# A M E N I T I E S



## TAILORED FOR YOUR MOMENTS OF SECLUSION.

Be one with yourself while you luxuriate in a series of rejuvenating amenities. Hand-picked by keeping your preferences in mind, the amenities sketch the clubhouse as a perfect retreat. It is a haven away from the hustle and bustle, yet close enough to the city to indulge when your heart desires.



Actual image shot on location





Actual image shot on location



#### AMENITIES FUNCTIONAL AT BLUE TURTLE CLUB

Swimming Pool | Jacuzzi | Squash Court | Badminton Court  
Tennis Court | Gym | Aerobics & Yoga Room | Party Lawn

#### PROPOSED AMENITIES AT BLUE TURTLE CLUB

Spa | Steam Room | Air Hockey | Pool | Foosball | Juice Bar  
Cricket Practice Pitch

#### AMENITIES FUNCTIONAL IN THE TOWNSHIP

Half Basketball Court | Full Basketball Court | Kids' Play Areas  
Pet Run | Large Green Spaces | Pedestrian Plaza | Skating Rink  
Cricket Practice Pitch | Party Lawn

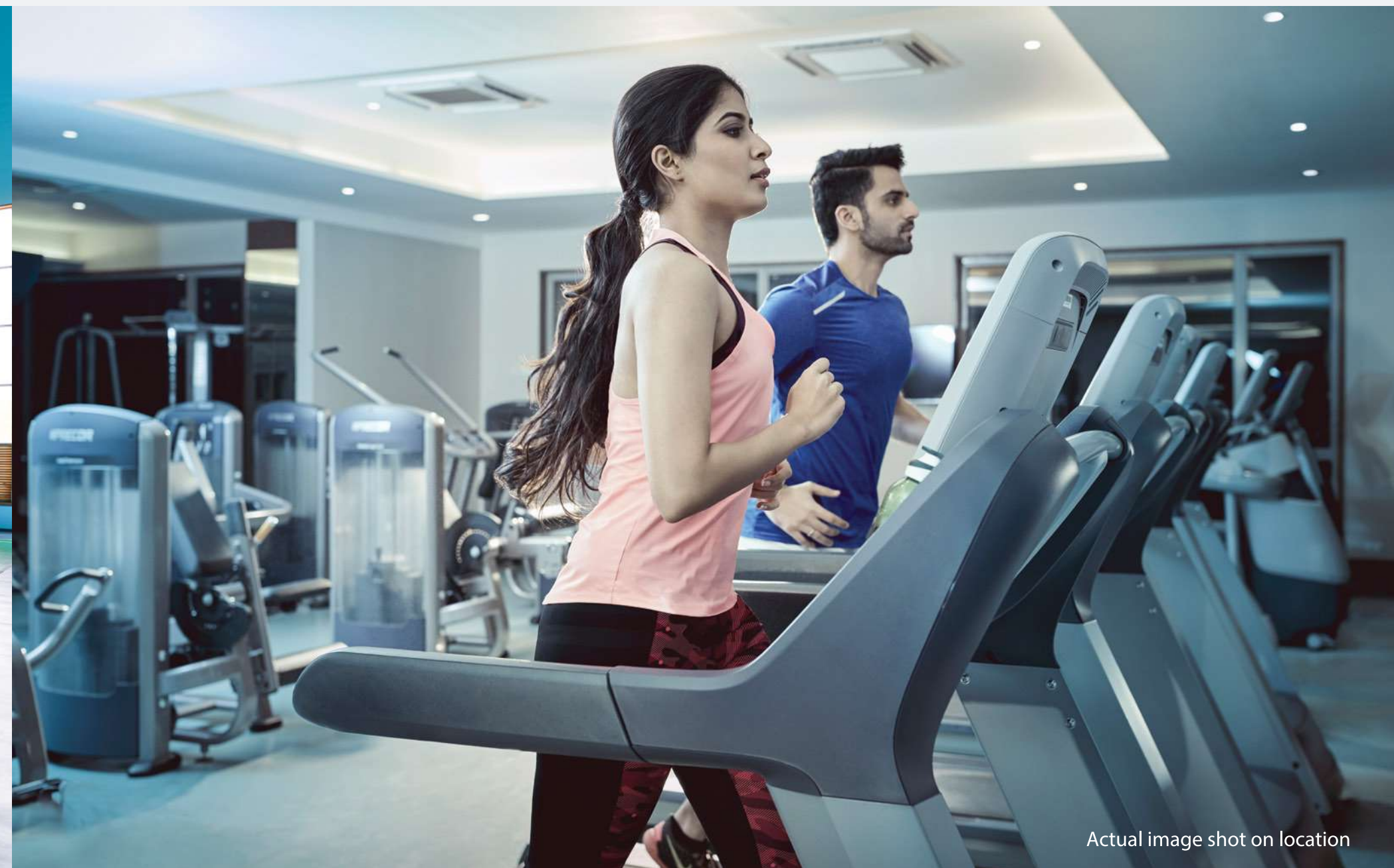
#### PROPOSED AMENITIES IN THE TOWNSHIP

Salon | Restaurant/Cafe | Multipurpose Hall  
Mini Theatre | Supermarket





Actual image shot on location



Actual image shot on location





Actual image shot on location



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Actual image shot on location



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V I L L A S



FLOOR PLAN





VILLAS

TYPE 1 - 40 x 60 ft

TYPE	RERA CARPET AREA		SITOUT & DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
40 X 60 3BHK	204.80	2,204.47	12.86	138.43

\*Disclaimer Applicable

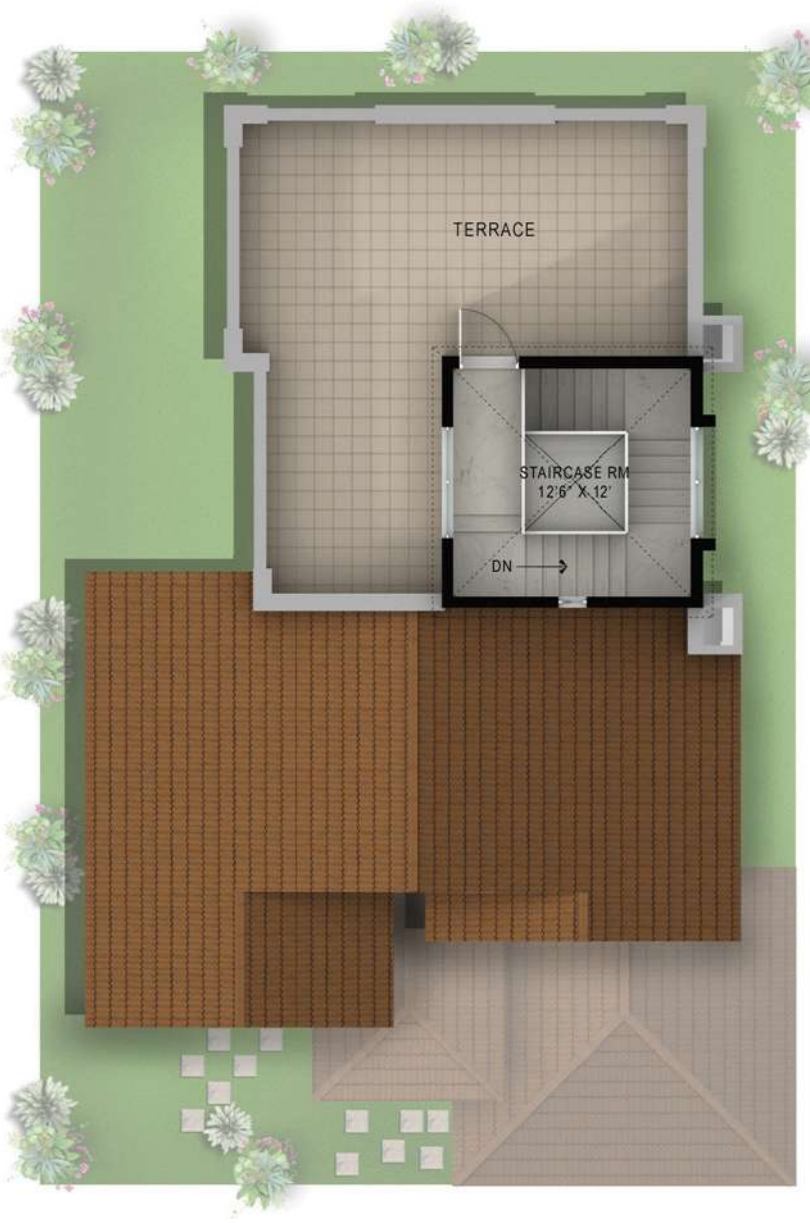
Ground Floor



First Floor



Terrace Floor





TYPE 2 - 50 x 60 ft

\*Disclaimer Applicable

Architectural floor plan of a 2-story house. The plan includes a front porch (5'0" wide), a living room (17'0" x 17'10") with a fireplace, a dining room (11'3" x 14'8") with a table and chairs, a kitchen (11'0" x 12'0") with a stove and sink, a utility room (5'0" x 10'0"), a guest bed (15'4" x 12'6"), a toilet (6'2" x 8'0"), a maid's room (6'2" x 6'6"), a master bedroom (PDR, 5'6" x 4'4"), a master bathroom (M.W.C., 5'6" x 3'6"), and a garage (16'0" x 16'6") with two cars. The plan also shows a central staircase with "UP" and "DN" directions, and various closets and storage areas. The overall dimensions of the property are 21'0" by 43'0".

This 3D floor plan illustrates a three-bedroom residence with a central family area and an outdoor terrace. The layout includes:

- Bed Room-1:** 15'0" x 15'10", featuring a bed, a desk, and a chair.
- Bed Room-2:** 15'4" x 12'5", featuring a bed, a desk, and a chair.
- M. Bed Room:** 17'0" x 12'0", featuring a bed, a desk, and a chair.
- Family:** 16'4" x 12'0", featuring a sofa, a coffee table, and a TV stand.
- Terrace:** 11'3" x 11'6", featuring two chairs and a small table.
- Bathrooms:** M. Toilet (6'0" x 10'6"), Toilet-1 (6'5" x 8'6"), and Toilet-2 (8'2" x 7'0").
- Dressing Rooms:** Dress (5'0" x 10'9"), Dress (8'6" x 5'3"), and Dress (6'10" x 7'0").
- Stairs:** A central staircase with an "UP" arrow indicating the direction to the upper level.
- Entrance:** A small entryway with a coat closet.
- Storage:** A linen closet and a broom closet.

The house is surrounded by a green lawn and a wooden fence. The interior is furnished with modern decor, including beds, sofas, chairs, and tables. The floor plan is color-coded, with bedrooms in light blue, the family room in light green, the terrace in light yellow, and the bathrooms in light pink.

The floor plan for the second floor features a large, light-colored tiled terrace labeled "TERRACE". To the right of the terrace is a small, rectangular room labeled "STAIR CASE ROOM" with dimensions "16'4\" x 8'0\"". An arrow labeled "DN" points towards the bottom right corner of the staircase case room, indicating a downward staircase. The bottom right portion of the plan is a large, dark brown brick area. The entire plan is surrounded by a green lawn with various shrubs and plants. There are three small square areas with an 'X' inside, likely representing windows or doors, located on the top and right sides of the terrace.



VILLAS

TYPE 3 - 50 x 80 ft

TYPE	RERA CARPET AREA		SITOUT & DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
50 X 80 4BHK	288.99	3,110.69	35.80	385.35

\*Disclaimer Applicable

Ground Floor



First Floor



Terrace Floor





VILLAS

TYPE 4 - 60 x 70 ft

TYPE	RERA CARPET AREA		SITOUT & DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
60 X 70 4BHK	291.96	3,142.66	24.98	268.88

\*Disclaimer Applicable

Ground Floor



First Floor



Terrace Floor





VILLAS

TYPE 5 DH - 60 x 80 ft

TYPE	RERA CARPET AREA		SITOUT & DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
60 X 80 DH 4BHK	323.99	3,487.43	53.99	581.15

\*Disclaimer Applicable

Ground Floor



First Floor



Terrace Floor





VILLAS

TYPE 5 - 60 x 80 ft

TYPE	RERA CARPET AREA		SITOUT & DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
60 X 80 4BHK	304.92	3,282.16	26.49	285.14

\*Disclaimer Applicable

Ground Floor



First Floor



Terrace Floor





# COTTAGES



## FLOOR PLAN





# COTTAGES

TYPE 1 - 30 x 50 ft

TYPE	RERA CARPET AREA		DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
30 X 50 3 BHK	144.31	1,553.35	6.22	66.95

\*Disclaimer Applicable

Ground Floor



First Floor



Terrace Floor





# COTTAGES

TYPE 2 - 30 x 50 ft

TYPE	RERA CARPET AREA		DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
30 X 50 4 BHK	172.04	1,851.84	6.22	66.95

\*Disclaimer Applicable

Ground Floor



First Floor



Terrace Floor





# COTTAGES

TYPE 1 - 30 x 60 ft

TYPE	RERA CARPET AREA		DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
30 X 60 3 BHK	172.20	1,853.56	4.47	48.11

\*Disclaimer Applicable

Ground Floor



First Floor



Terrace Floor





# COTTAGES

TYPE 2 - 30 x 60 ft

TYPE	RERA CARPET AREA		DECK	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
30 X 60 4 BHK	204.70	2,203.43	4.47	48.11

\*Disclaimer Applicable

Ground Floor



First Floor



Terrace Floor





## DESIGNING COMMUNITIES TO INSPIRE HOLISTIC LIVING.



At House of Hiranandani, customer delight is the core of every project. It is our constant endeavour to integrate each family into an inclusive community. Townships designed by the House of Hiranandani is a perfect mix of creative imagination, fine craftsmanship and artistic designs. We associate with the best of brands to help us deliver homes that inspire good life and harmonious living. And this commitment of ours leads us in transforming skylines and creating landmarks.



Cottage (801 - 821) - PRM/KA/RERA/1250/303/PR/180507/001627 | Cottage (822 - 862) - PRM/KA/RERA/1250/303/PR/180313/002418,  
Villa 1A - PRM/KA/RERA/1250/303/PR/191025/002956 | Villa 1B - PRM/KA/RERA/1250/303/PR/191025/002957,  
Villa 1C - PRM/KA/RERA/1250/303/PR/191025/002958 | Clover Villa - PRM/KA/RERA/1250/303/PR/191025/002959



HOUSE OF<sup>®</sup>  
**HIRANANDANI**

DEVANAHALLI, BENGALURU

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Disclaimer: All intending purchasers are required by law to inspect all plans and approvals and apprise themselves of all other relevant information and notices in this brochure or any other document. Nothing in this brochure is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time by the Developer/ Promoter. All are hereby advised to periodically visit the relevant RERA website before taking any decision. The RERA details of Cottages (801-821) & (822-862), Villa 1A, Villa 1B, Villa 1C & Clover Villa are available on the website <https://rera.karnataka.gov.in/> under registered projects. The project is developed by Lakepoint Builders Pvt. Ltd. & already OC is received for Calgary, Cypress, Chancery & Crossgate projects.

Disclaimer for unit plans:

1. All internal dimensions for carpet area are from unfurnished wall surfaces.
2. Minor variations up to (+/-) 3% in the actual carpet area may occur on account of site conditions/columns/finishes.
3. In toilets the carpet area is inclusive of ledge walls (if any).
4. Conversion: 1 sq. mtrs. = 10.764 sq. fts.
5. Size of balcony mentioned is excluding the outer ledge.