

THE *S*UTRAS OF FINE LIVING



Adarsh Palm Retreat
VILLAS



Your home. And the way you live in it.
It gives you an identity.
It puts the world you live in, into context.

There's no right way. No wrong way.
More importantly, there's no one way.

But there are pointers.
Guiding principles that show you what can be.

Living rooms as a canvas for your imagination.
Kitchens as a metaphor for the soul.
Bedrooms as a cradle of dreams.

And so on.

We call them the sutras of fine living.

And with Adarsh Palm Retreat Villas
we present living spaces that are inspired by
and take the shape of all that encompasses
living at its finest.

Enter and let your mind and spirit wander
in total freedom.

*L*iving spaces are only an extension of our mind spaces.
The more expansive the living space,
the more free the mind.



*Discover luxuriously spacious living rooms designed to accommodate your finest thoughts.
The marble floors only serve to enhance the highly regal setting.*



*Airy and filled with light in the day. Comfy and cool at night.
Yes, sometimes, the bedroom itself is a dream.*

*I*t's the land of dreams that define the land of the waking.
Inspire the right dream and you inspire life.

*C*reate the right atmosphere and you cleanse
much more than the body, you purify the spirit.



You'll never ever feel closeted again. Not in here. Exquisitely designed, with fittings that give meaning to the expression 'well appointed', you'll step out of this bathroom with every one of your senses tingling!



It's that private 'my own li'l place' you'd always wanted as a child.

Bright, cosy and all kinds of cheerful. Look out for Peter Pan and fairy godmothers!

*O*ur imagination works best when the mind's at play.
In a playground that is just as imaginative.

*B*efore we feed the body, we must nourish the soul.
The kitchen is therefore a window to the inner being.



*The thoughtfully designed kitchen promises to awaken the culinary genius in you.
Ergonomics and unobtrusive embellishments combine to make cooking an elevated experience.*



Palm lined walkways, lush green gardens, pollution free air. It's a neighbourhood you deserve to belong to.

P

ause, slow down, enjoy the sunshine and the sunsets
and understand the true meaning of recreation.

To regain the passion for chasing your dreams.



Fuzzy yellow balls, cool blue waters and bright orange evenings.

A clubhouse experience that adds colour to your life.

Oh, watch time stretch, bend and flow to your will,
fill it with moments of fun, frolic and testing of skill.



Bar & Multi-cuisine Restaurant • Gym & Health Club • Aerobics/Yoga-cum-Meditation Hall • Lap Pool & Kids Pool • Indoor Pool • Squash Court
• Four Indoor Badminton Courts • Table Tennis • Billiards/Snooker • Two Tennis Courts • Indoor & Outdoor Children's Play Area • Banquet Hall • Library



VILLA TYPE A-1



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

BUILT-UP AREA : 3445 SFT
 PLOT AREA : 4400 SFT



VILLA TYPE A-2



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

BUILT UP AREA : 3625 SFT
 PLOT AREA : 4000 SFT



VILLA TYPE B-1



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

BUILT UP AREA : 3150 SFT
 PLOT AREA : 3150 SFT



VILLA TYPE B-2



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

BUILT UP AREA : 3350 SFT
 PLOT AREA : 3150 SFT



VILLA TYPE B-3



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

BUILT UP AREA : 3333 SFT
 PLOT AREA : 3150 SFT



VILLA TYPE B-4



BUILT UP AREA : 3560 SFT
 PLOT AREA : 3150 SFT



VILLA TYPE CD-2



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

BUILT UP AREA : 3435 SFT
 PLOT AREA : 5166 SFT



VILLA TYPE CD-3



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

BUILT-UP AREA : 3400 SFT
 PLOT AREA : 5329.5 SFT

SPECIFICATIONS

1. STRUCTURE:

- Solid cement block masonry of 8" thickness for load bearing walls and 4" thickness hollow / solid masonry for other walls.

2. INTERNAL & EXTERNAL FINISH:

- All internal walls smooth plastered finish with plastic emulsion paint.
- External finishing with Tyrolienne / equivalent finish with external emulsion paint.
- Sloping roof covered with clay/concrete tiles and flat roof with pressed clay/concrete tiles.

3. FLOORING:

- Imported marble in living, dining and internal staircase. Polished vitrified tiles for all rooms, family and kitchen area.
- Sit-outs & terrace area with pressed clay/concrete tiles, ceramic tiles for covered sit-outs, balconies, toilets, utilities and servant room.

4. TOILET:

- Ceramic glazed tiles dado upto 7 feet height.
- White color EWC & washbasin with marble /granite counter top & mirror.
- Single lever diverter for all showers and single lever mixer for all washbasins except servant toilet.
- Glass shower cubicle in Master Bedroom toilet.
- Bathtub in any one of the toilets.

5. DOORS:

- Door frames with good quality teak wood except servant room.

- Designer shutter doors with teak wood, plywood and wood veneer combination.
- Brass hardware with night latch and magic eye.

6. WINDOWS:

- Teak wood windows with MS grill work.
- Mosquito mesh shall be provided for 40% of the window area.

7. KITCHEN:

- 'L' shaped black granite platform with stainless steel double sink & single drain board.
- 2 feet dado above platform area with ceramic glazed tiles.

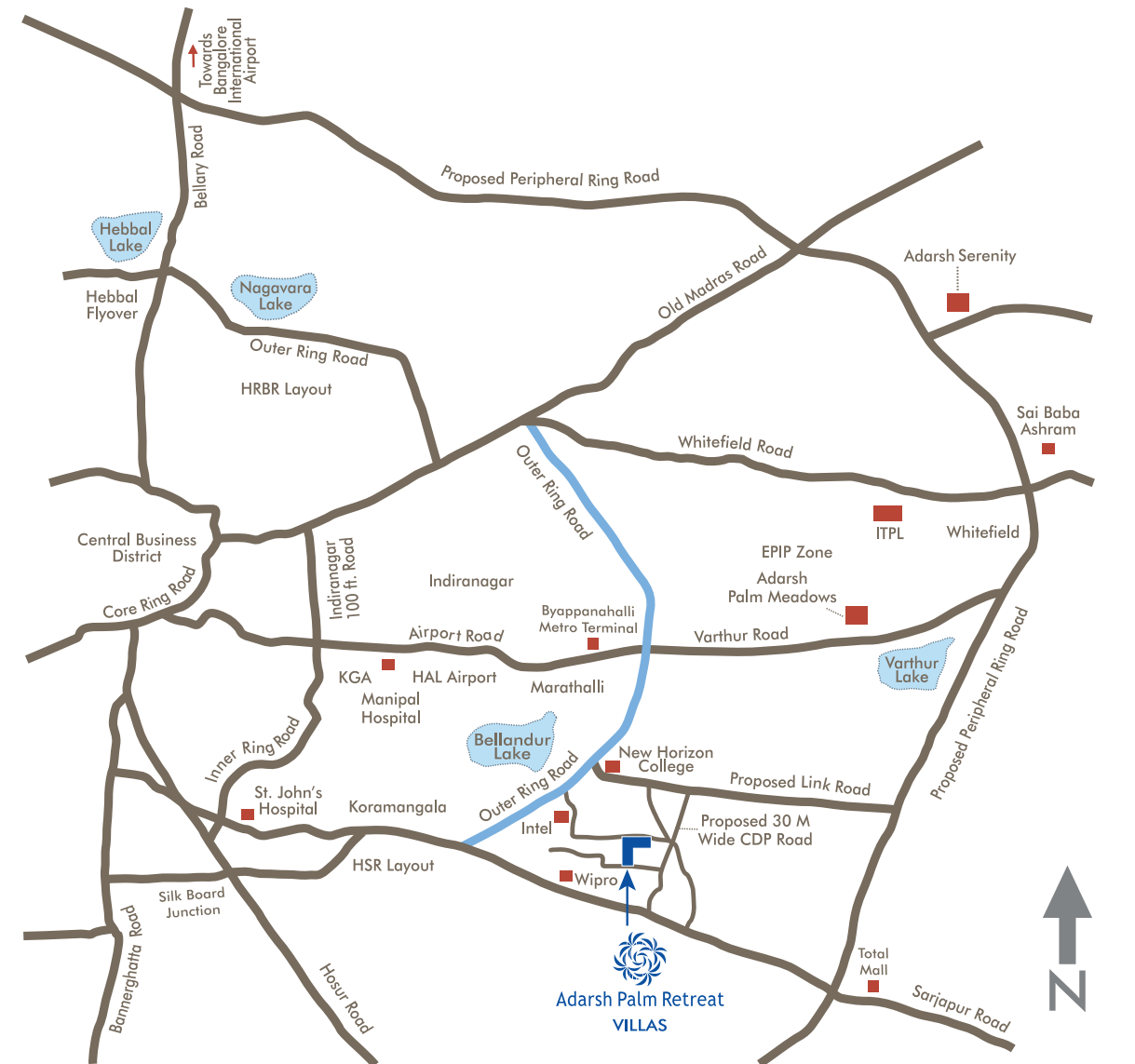
8. PLUMBING:

- Superior quality CP fittings.
- Good quality PVC drainage & storm water pipes.

9. ELECTRICAL:

- Electrical, TV and telephone points in living, family and all bedrooms.
- Good quality electrical wires & switches.
- Earth Leakage Circuit Breakers (ELCBs) for each villa.
- Miniature Circuit Breaker (MCB) provided at the main distribution box.
- Provision for connection of solar water heater system with necessary electrical point for the built-in geyser for all toilets except servant toilet. (Solar water heater with built-in geyser and/or geysers to be provided by the villa owners).

Location Map



Map not to scale

A FEW OF OUR COMPLETED PROJECTS

Over the course of two and a half decades, Adarsh has earned an enviable reputation for itself in creating landmark residential and commercial properties. Each of the properties come with the Adarsh stamp of quality for your peace of mind. They are luxurious statements, beautifully designed and equipped with everything you could need. Because we know, only the best will do for you.



Palm Meadows



Adarsh Palm Retreat Gulmohar



Adarsh Rhythm



Adarsh Vista

ONGOING PROJECT
Adarsh Serenity



UPCOMING PROJECT
Adarsh Premia
Luxury Apartments at Banashankari II Stage





“IT’S ABOUT CREATING LIVING SPACES
THAT REFLECT YOUR FINER THOUGHTS.”

*P*eople don’t look for villas or apartments. They seek living spaces that mirror their aspirations. At Adarsh that’s been the driving force behind all our creations - qualitatively superior residences that are an extension of their lifestyles.

From our first project itself, nearly two and a half decades ago, at the Adarsh Group, we have set some very high standards. Standards that have seen our projects gain international acclaim by being featured in print and electronic media worldwide.

The most heartening aspect of charting a new path is the recognition from our customers, who have appreciated our urge and drive to be different.

Over 90% of our conversions are purely through word-of-mouth. That says more than anything we can tell you about our attention to detail and quality. And speaks volumes of the invaluable trust we’ve earned.

Put simply ours is a living philosophy that constantly strives to give customers beyond the best.

We are sure you’ll find this offering to be another testament to this philosophy of excellence.



ADARSH DEVELOPERS

Beautiful Homes For Beautiful People

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