

# LOCATION MAP



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RERA No. : PRM/KA/RERA/1251/308/PR/180604/001867  
BMRDA approval No. 10-138-1617

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Project funded by



## LIVE LIFE BEYOND FOUR WALLS



Artist's Impression



NAMIAR  
ELLEGENZA



MAIN ENTRANCE

## LIFE IS LIMITLESS. SO IS YOUR LIVING!

Home is where heart is. And heart is where unrestricted living is. Explore the beauty of such unrestricted living only at Ellegenza. A magnificent spread of 23 acres with 3/4 bedroom independent villas of contemporary design, adorned with bunch of exceptional amenities, satiates your soul that fosters a keen taste for chic lifestyle and the quest for eternal happiness.

Get most of the location as your new home is enviously located close to top international schools and major IT hubs.

### PROJECT AT A GLANCE

- ⚙️ Prominent location off Sarjapur Road
- ⚙️ Best of amenities and specifications
- ⚙️ World Class Club house
- ⚙️ Close proximity to major IT hubs
- ⚙️ Independent 3 & 4 bedroom villas across 23 Acres (Phase I)
- ⚙️ Over 18 top schools in the neighbourhood
- ⚙️ 10 mins. from New Wipro SEZ
- ⚙️ Extensive manicured pathways and gardens



LAP POOL WITH JACUZZI



FRAGRANCE GARDEN



MEDITATION PAVILION



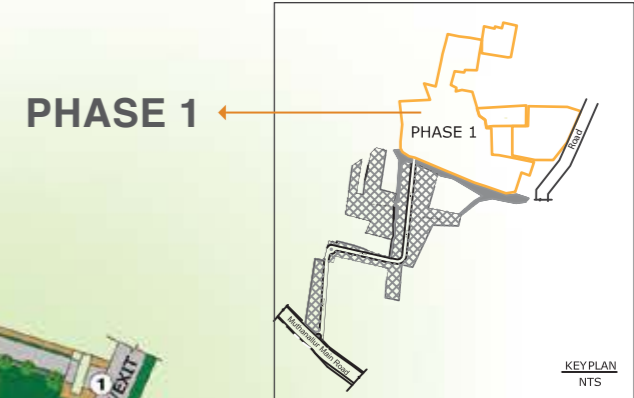
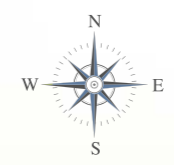
MULTIPLAY AREA



SKATING COURT



- 01. ENTRY / EXIT
- 02. MEDITATION PAVILION
- 03. SHRUB BED
- 04. FIT STATION
- 05. NATURE TRAIL
- 06. ORCHARD
- 07. ARBOR
- 08. YOGA DECK
- 09. ELDERS' ZONE
- 10. SIT-OUT ZONE
- 11. CHIT-CHAT ZONE
- 12. MULTI-PLAY SYNTHETIC COURT
- 13. FRAGRANCE GARDEN
- 14. SKATEBOARD ZONE
- 15. OUTDOOR EXERCISE ZONE
- 16. PET PARK
- 17. ORGANIC FRUIT ORCHARD
- 18. HERBAL GARDEN
- 19. CLUB HOUSE
- 20. LAP POOL WITH JACUZZI
- 21. PARTY LAWN
- 22. TENNIS COURT
- 23. SEATING COURT



**PHASE 1**

KEY PLAN  
NTS

PLOT DETAILS			
SL NO	PLOT SIZE	SQFT	NO.OF SITES
1	35' x 39'4"	1378	61
2	35' x 40'8"	1424	04
3	35' x 50'	1750	67
4	35' x 50'10"	1780	06
5	35' x 52'9"	1848	09
6	39' x 55'	2145	65
7	39'4" x 59'1"	2325	13
8	Other Sizes* (MIN TO MAX)	1201-3820	79
<b>TOTAL</b>			<b>304</b>

# MASTER PLAN



# DETAILS OF A BOUNDLESS LIFE

Total Land (Phase I): 23 Acres

No. of Villas: 304

Villa Types

VILLA TYPES	PLOT AREA	BUILT-UP AREA
3/4 Bedroom Villa (Option I)	1378 sqft.	2454 sqft.
3/4 Bedroom Villa (Option II)	1750 sqft.	2877 sqft.
4/5 Bedroom Villa (Option I)	2145 sqft.	3600 sqft.
4/5 Bedroom Villa (Option II)	2325 sqft.	3918 sqft.



## SPECIFICATIONS HIGHLIGHTS

- Seismic Zone II compliant structure
- RCC framed structure with solid concrete block masonry
- Marble/High performance tiles flooring in Living & Dining
- Laminated wooden flooring in Master Bedroom
- Superior quality vitrified tiles in other rooms
- Teakwood main door with digital lock
- Video door phone
- High quality UPVC sliding windows
- Kohler/Duravit/equivalent CP fittings & Sanitaryware
- Premium modular switches
- Electric car charging point
- Centralized Hydro-pneumatic system for water supply
- Provision for solar power and water heater
- Treated water for flushing toilets
- Adequate power supply with power back-up
- Ground water recharging

## KEY AMENITIES

- Clubhouse
  - 25 Meter Lap Pool
  - Jacuzzi
  - Kids' Pool
  - Gymnasium
  - Indoor Children's Play Area
  - Convenience Store
  - Banquet Hall
  - Games Room
  - 3 Indoor Badminton Courts
- Tennis Court
- Multipurpose Play Court
- Landscaped Gardens
- Nature Trail
- Kids' Play Area
- Amphitheater
- Pet Park
- Skating Court
- Elders' Corner