



EXPECT MORE

Nitesh Estates Limited, Nitesh Sales Galleria,
7th Floor, Nitesh Timesquare, No. 8, M.G. Road, Bangalore - 560 001, Ph: +91-80-40174222-26.
sales@niteshestates.com; www.niteshestates.com

This Brochure is conceptual in nature and is by no means a legal offering. The developer reserves the right to change, delete or add any specification, amenities or plan mentioned herein. Images of furniture and fixtures shown, are indicative only.



Nitesh HYDE PARK

BANNERGHATTA ROAD, BANGALORE.



CRAFTED WITH EXCELLENCE

Nitesh Hyde Park exemplifies tasteful and comfortable living, from design to location. Coming up on Bannerghatta Road, these well-appointed 1, 2 and 3 bedroom apartments are comfortably close to key corporate offices, schools, hospitals, shopping malls and Electronic City. A host of thoughtful amenities like gym, swimming pool, jogging track, basketball dribble-court, meditation centre, children's play area, manicured lawns and much more gives you the right taste of fine living. Splendidly crafted and superbly detailed, Nitesh Hyde Park offers everything you expect from a Nitesh home, including great value for the budget-conscious .



PLANNED TO PERFECTION

1. Entry and Exit
2. Entrance feature
3. Entry to stilt
4. Entry/Exit to basement
5. Arcade
6. Amphitheatre
7. Landscaping
8. Dribbling court
9. Gazebos
10. Jogging track
11. Exit from stilt
12. Children's play area
13. Plaza/Skating Rink
14. Club house
15. Swimming pool
16. Viewing deck
17. Entry/Exit to basement
18. Utilities

BUILT TO SUIT



1 Bedroom
Area: 688 sq. ft.



2 Bedroom
Area: 1021 sq. ft.



2 Bedroom
Area: 969 sq. ft.



2 Bedroom
Area: 965 sq. ft.



3 Bedroom
Area: 1222 sq. ft.

Areas indicated are of typical units. There may be variations in unit plans according to floors.



DESIGNED FOR COMFORT

A life at Nitesh Hyde Park comes appointed with an array of thoughtful amenities. From a play area and a swimming pool to entertain the kids, to a meditation centre and picturesque greens to engage the adults, at Nitesh Hyde Park, good times are always around you.

AMENITIES

- Amphitheatre
- Basket ball dribble court
- Children's play area
- Gym
- Jogging track
- Meditation centre and reflexology paths
- Multipurpose hall
- Parks
- Skating rink
- Swimming pool

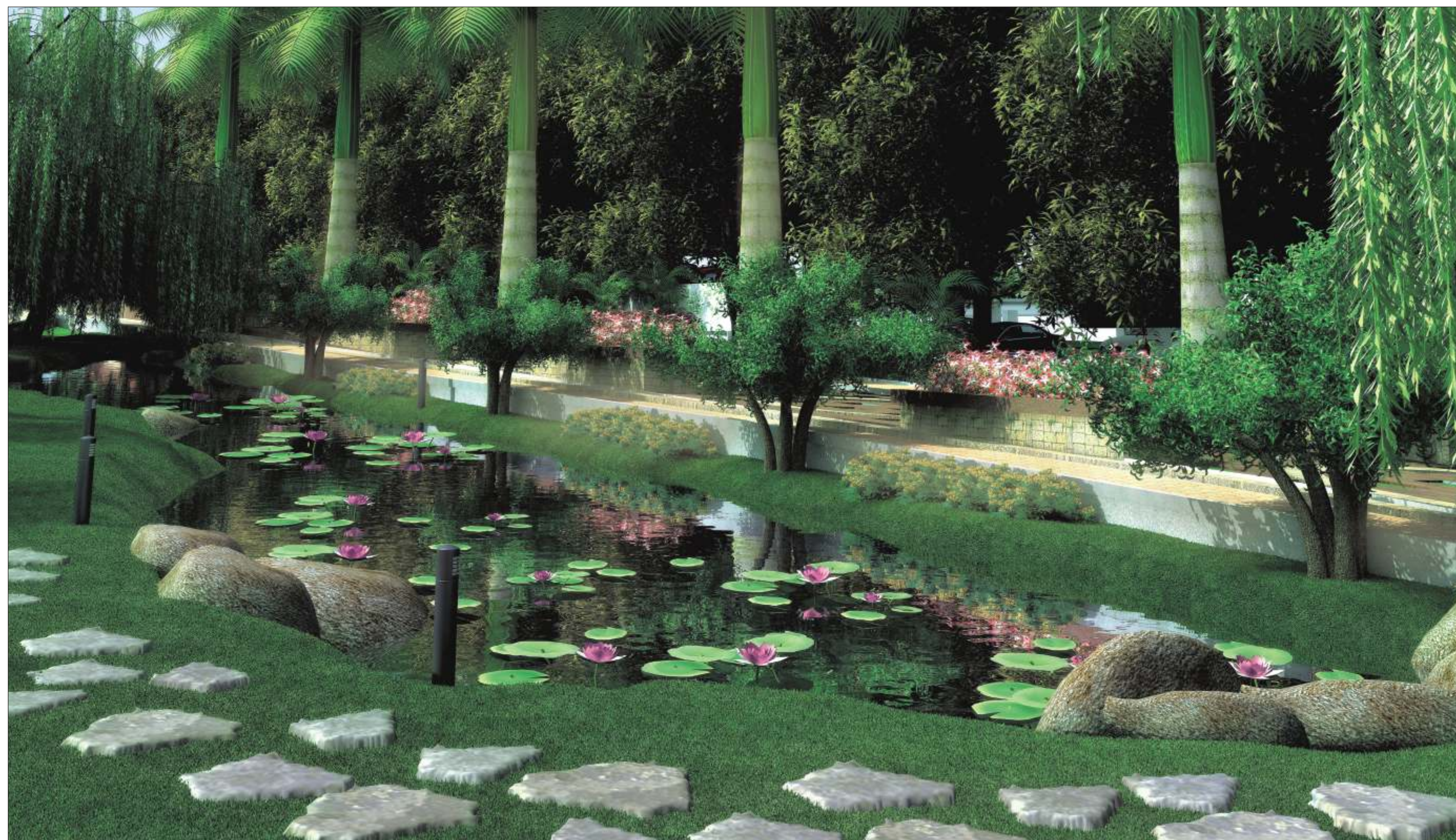
PROVISION FOR

- ATM | Convenience Store | Creche | Laundromat | Library



STEEPED IN LUXURY

An exclusive clubhouse with a multitude of amenities make Nitesh Hyde Park more enjoyable everyday. Consider it the perfect place to de-stress yourself on a weekday. And pamper yourself on a weekend. Whether you wish to mingle with neighbors and friends, or just spend a quiet hour or two with yourself, you always have the option to spoil yourself with the plethora of facilities at your disposal.



SURROUNDED BY NATURE

Staying true to its name, Nitesh Hyde Park provides a haven of greenery to cocoon the residents in absolute tranquility. A large area of the property is covered with beautifully landscaped gardens, picturesque pavers, winding pathways, lush lawns, and thoughtful character planting in accord with the architecture of Nitesh Hyde Park. Though close to the comforts of the city, Nitesh Hyde Park will always keep you nestled away in an oasis of calm.



FINISHED WITH CARE

A Nitesh Hyde Park apartment sports fine-quality finishing and detailing. The fixtures adhere to the highest standards, ensuring that you enjoy nothing less than a life of luxury.

SPECIFICATIONS

Structure

- RCC framed structure (seismic zone II), with solid block masonry walls

Doors

- Main door: Polished teakwood frame with OST door shutter
- Other internal doors: Hardwood frame with commercial flush shutters- enamel painted
- Balcony doors: Anodised aluminum sliding doors
- Toilet doors: Hardwood frame with commercial flush shutters- resin coated

Windows

- Anodised aluminum sliding windows, MS safety grills

Flooring

- Living, dining: Vitrified tiles
- All Bedrooms & Kitchen: Ceramic tiles
- Balconies & Utilities: Anti skid ceramic tiles
- Toilets: Anti skid ceramic tiles
- Common lobbies & corridors: Quality vitrified tiles
- Staircases: Kota stone

Kitchen

- 20mm thick black granite counter with stainless steel sink-single bowl & single drain board of reputed make

- Glazed ceramic tiles up to 2' above platform

Toilets

- Chromium plated fittings of reputed make
- Wash basins and EWCs of reputed make in all toilets
- Glazed ceramic tiles up to 5' height

Painting

- Internal walls & ceilings: Oil bound distemper
- External finish: Cement paint

Electrical

- 1 BHK flat: 2kw power supply/0.5kw DG back up
- 2 BHK flat: 3kw power supply/0.5kw DG back up
- 3 BHK flat: 4kw power supply/0.5kw DG back up
- 100% DG back up for lifts, pumps & common area lighting
- Modular switches of reputed make

Security

- Round the clock security
- CCTV at strategic locations for security & monitoring

Lifts

- 2 automatic lifts in A, B & C block
- 3 automatic lifts in D, E & F blocks



PACKAGED FOR EASE

From the day you move in to Nitesh Hyde Park, you won't have a worry in the world. The expertise of a dedicated **facilities management team** will be at your service 24X7. This team will take care of everything from managing, preventive and repair maintenance for electrical, plumbing and masonry, to maintaining common facilities like corridors and parking areas. They will also be responsible for the entire security of the apartments, so you can enjoy total peace of mind.

LOCATION MAP

Proximity to:

- IIM-B - 3 km
- Wockhardt & Apollo hospitals - 2 km
- Oracle, Airtel, HSBC, Accenture, IBM, Honeywell, Motorola - 2-5 km
- BGS National School and Padma Sheshadri School - 2-3 km
- Reliance Mart - 1.5 km
- Shoppers' Stop - 4 km
- NICE road connecting Electronic City - 3 km

