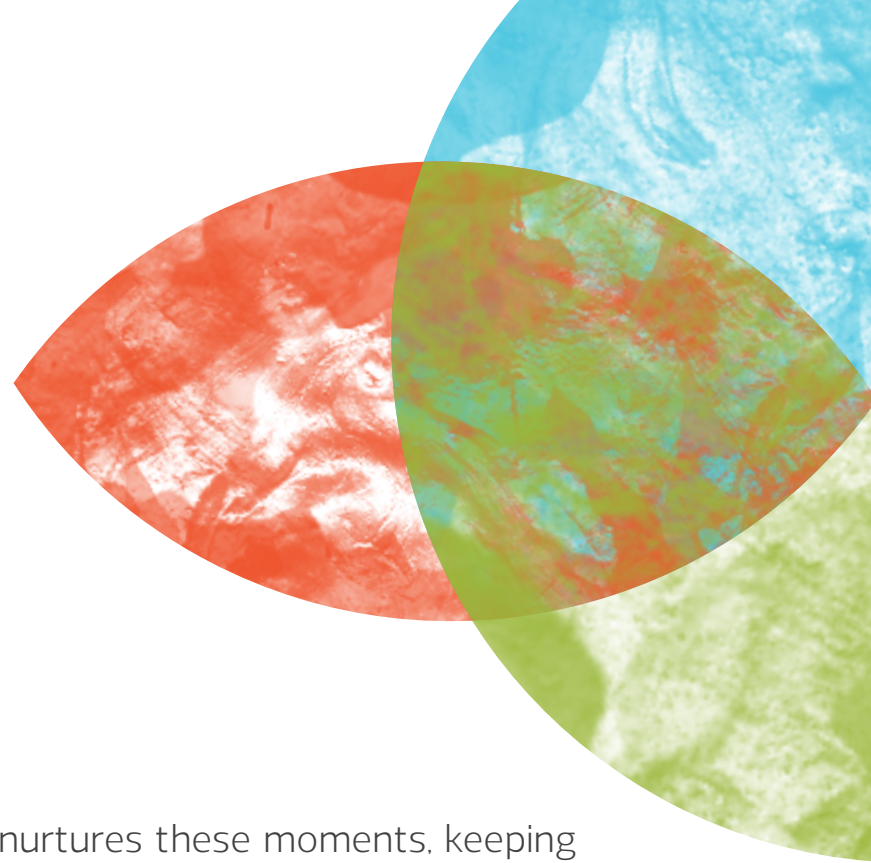


Esplanade

Built for real families



Trifecta Esplanade is being built into an environment that nurtures these moments, keeping real life and real families in mind.

With wide open spaces and landscaped jogging tracks, Trifecta Esplanade is a breath of fresh air for those looking to get away from it all without leaving the city.

Located in the heart of Whitefield and within a five kilometre radius of schools, offices, IT parks, malls, supermarkets, and hospitals, Trifecta Esplanade features 201 three BHK and 215 two BHK apartments that make easy living out of a hard life.



### AMENITIES:

- \* Swimming pool with toddlers pool
- \* Gymnasium featuring a steam bath and Jacuzzi
- \* Tennis court
- \* Squash court
- \* Badminton courts
- \* Amphitheatre
- \* Skating rink
- \* Cricket pitch with net
- \* Children's play area
- \* Senior citizen's lounge
- \* Walking / jogging track
- \* Multi-purpose hall
- \* Mini-departmental store
- \* Indoor games including table tennis, billiards, foosball, carrom and chess.

**CONVENIENCES:**

While Trifecta Esplanade rests away from the hustle and bustle of city life, it is conveniently located within a 10 kilometre radius of the following:

**Schools:**

The Deen's Academy

St. Thomas School

Euro Kids

Delhi Public School

Whitefield Global School

Vibgyor High School

Greenwood High

Ryan International School

Gopalan International School

The Brigade International School

**Offices:**

ITPL

EPIP Zone

Brigade Tech Park

**Retail:**

Big Bazaar

Namdhari's Fresh Supermarket

Hypercity

Forum Value Mall

Inorbit Mall

Park Square Mall

Phoenix Marketcity

**Hospitals:**

Vydehi Hospital

Sathya Sai General Hospital





## **CONSTRUCTION SPECIFICATIONS:**

**Structure:** RCC framed structure. Six inch hollow blocks for exterior walls and four inch solid cement blocks for internal walls.

**Painting: Interior walls:** One coat of primer and two coats of emulsion paint with smooth finish. Exterior walls - One coat of primer and two coats of cement paint. Common areas - One coat of primer, two coats of emulsion paint and finished with oil bound distemper.

**Flooring:** 24 x 24 inch vitrified tiles for living room, dining room and bedrooms. Ceramic tiles for balconies and kitchen. Anti-skid tiles in toilets .

**Doors:** Main door - Teak frame with moulded skin shutter. Internal Doors - Sal wood frames with moulded skin shutters. Windows: Powder coated aluminium three track windows with mosquito mesh and security grills.

**Toilets:** Coloured glazed tiles up to 7 feet height. Fittings - White EWC commode and wash basin of Parryware / Hindware or equivalent make, hot and cold valve mixer, pillar cock and health faucet in each toilet of half turn of standard make like Jaquar / Essess or equivalent brand.

**Kitchen:** Black granite platform with stainless steel sink. Two feet glazed tile dado above granite kitchen platform. Provision for water purifier point. Provision for washing machine in utility room.

**Electrical:** Power Supply of three KVA for two BHK and five KVA for three BHK apartments. Concealed conduits with good quality copper wiring of Anchor or equivalent make. Modular electrical switches of Siemens or equivalent make. One Earth leakage circuit breaker (ELCB) for each apartment. One miniature circuit breaker (MCB) for each room. Provision for hot water geyser in toilets, washing machine in utility room, refrigerator in kitchen or dining room, microwave oven in kitchen, air-conditioner in master bedroom, and television & telephone point in living and master bedroom.

**Security:** 24 hours security. Intercom facility from each apartment to security room, club house and other apartments.

**Backup generator:** Standby generator for light in common area, lifts and pumps. 0.6 KVA power backup for each apartment.

**Lifts:** Six passenger capacity automatic lifts of Johnson / Kone or equivalent make.

**Infrastructural facilities:** Sewage treatment plant, rainwater harvesting pits and compound wall all around the layout with fencing.

Gallery





Esplanade

Trifecta









Esplanade

Trifecta



Backed by over a decade of experience in the construction sector, we at Trifecta have learned a thing or two.

**In an imperfect world, we have to try harder.**

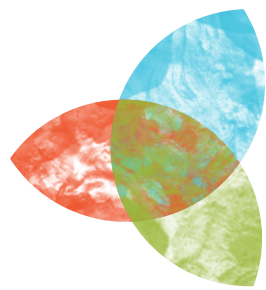
Sure we could make grandiose promises like everyone else, even throw in a luxury car or two, but trivialising one of the most important decisions you will ever make is the last thing we want to do.

So what makes Trifecta Projects different?

**We believe in trying harder.**

We are earnest and we listen. We try and do our best to deliver what you want. If at all you have to compromise somewhere, you are never the last to know. We take our word seriously, and will not promise you what we cannot deliver.

At Trifecta, we are balanced and with balanced people, you know you are in good company.



# Esplanade

Built for real families



Trifecta