



EMERALD GROUP

40, 14th Main Road, HSR Layout, Sector-7, Bangalore-560102
P: 080 - 6066 9999
www.emeraldgroup.in

ARCHITECTS



18/1, 6th Main, BTM Layout, 2nd Stage,
Bangalore - 560 076 | Ph: 080 4096 8675
www.formsquarearchitects.com

Note: This brochure is only a conceptual presentation and not a legal offering. The promoters and developers reserve the right to change any/all of this specification shown here.

EMERALD Estancia

Designed And Built Just For You...



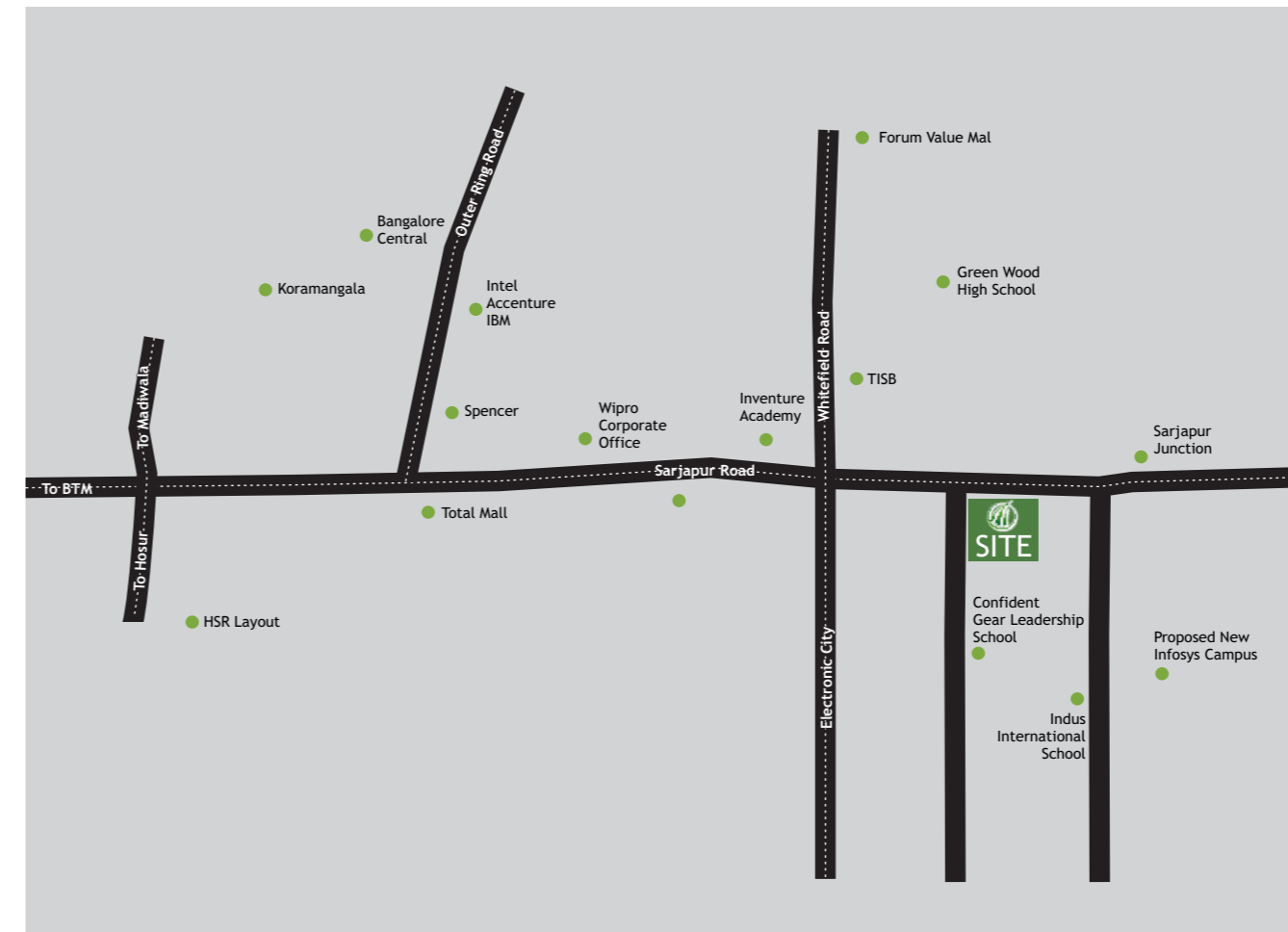
Luxury Apartments
@ Sompura, Sarjapur Road



*Come find your wonder land
at Emerald Estancia
In the earth, Home is the
most wonderful place to be
Step ahead with your
green memory.....always!!!*



Location plan



“ Emerald Estancia finds itself in the Sarjapur Road of Bangalore. While it's distant from the crowd and noise of the city, it's yet in a world that's its own. You'll be pleased to know that everything you are likely to look for, resides right in your neighborhood. Educational Institutions, everyday essentials, groceries and conveniences - they're just 1 km from Main Road Junction. And talking about world-class malls, restaurants and top-class healthcare facilities, they're aplenty. Emerald Estancia is right next door to top global companies and the IT hub of Bangalore. So make this place your home, and cut out the hassles of driving in traffic. ”



*Dream Home.....
home of your choice
Get away from calls
and noise*





Your life become perfect here. Emerald Estancia is a home designed to match all your needs and enhance your life style to the fullest. Home is the place where you treasure yourself more and more. Your Life transforms here, Happening, Happening, all Happening with us. Let's Celebrate...





Home is everything you can walk to...



TYPICAL FLOOR PLAN



At Emerald Estancia, we've planned enough to ensure that boredom gives way to leisure, fun and moments of life you yearn for. Not just a day, but every day. We've ensured that variety of recreational options compliment your home, so that you don't have to step out for them. The most exciting part of living here is the fact that everything here is planned to create some of life's most exciting moments.

Apartment ~ Flat Types

UNITS	SQ.FT
A - 2BHK	1,103.08
B - 2BHK	1,239.55
B1 - 2BHK	1,220.27
B2 - 2BHK	1,229.36
B3 - 2BHK	1,237.71
C - 2BHK	1,240.53
C1 - 2BHK	1,227.51
C2 - 2BHK	1,236.60
D - 2BHK	1,237.34
D1 - 2BHK	1,233.78
E - 3BHK	1,304.16
E1 - 3BHK	1,351.33
E2 - 3BHK	1,315.46
F - 3BHK	1,413.49
G - 3BHK	1,314.36
H - 3BHK	1,358.70
I - 4BHK	1,596.03

Parking Plan



Before you decide on your home, one of the most vital sections of the infrastructure you would consider is parking, and why shouldn't you! At Emerald Estancia, we've planned parking meticulously, leaving enough space for you to navigate around the premises of the community with ease.



2-BHK
1100 SQ FT (SBA)



2-BHK
1200-1240 SQ FT (SBA)

A good home should offer a competitive price and quality. And quality doesn't mean having to part savings. Emerald Estancia is designed to give you a wonderful living experience without

a...
an...
bet...
4 l...
any...
St...
Est...
a b...
exp...
exp...



ome
ffer
the
and
ality
g to
rald
d to
erful
hout

a compromise on features
and quality. Choose
between 2BHK, 3 BHK &
4 BHK flats designed
anywhere between 1103
Sft to 1596 Sft. At Emerald
Estancia, your home will be
a best place, where you can
explore wonderful living
experience.

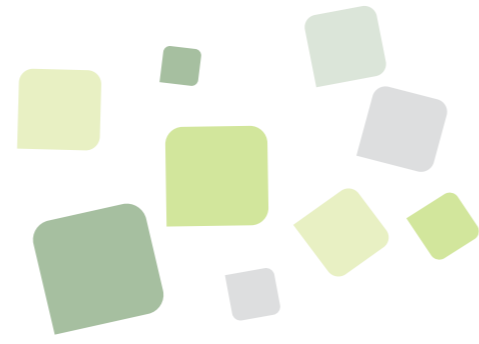


3-BHK
1300-1415 SQ FT (SBA)



4-BHK
1596 SQ FT (SBA)

*Moments filled
comfort
In Natural
environments*



“ At Emerald Estancia, we've planned enough to ensure that boredom gives way to leisure, fun and moments of life you yearn not. Not just a day, but every day. We've ensured that variety of recreational options compliment your home, so that you don't have to step out for them. The most exciting part of living here is the fact that everything here is planned to create some of life's most exciting moments.





Amenities & Features

- Swimming pool
- A/c Gym
- Jogging Track
- Conference Room
- Coffee Shop
- Indoor games
- Solar Hot Water System
- Children's Play Area
- Strategic Location
- Excellent Ventilation
- Individual Flats
- Car Parking Per Unit
- Intercom Facility
- Power Backup Generator
- Driver / Servant Toilet
- Earthquake Resistant Design
- Exquisite Landscaping
- Round-the-clock Security System
- Rainwater Harvesting System





HOME.....

Not Just clay and stone but on Trust we build

Specifications



STRUCTURE
Rcc Framed Structure



SUPER STRUCTURE
External walls are of 6" thick and other walls are 4" thick with solid cement block and cement mortar.



PLASTERING
Two coats of plastering with sponge finish



FIXTURES & FITTINGS
Main Door: Teak Wood frame and shutter of solid teak wood with aesthetically designed and polished.



KITCHEN
Black Granite platform with stainless steel sink with both municipal and bore water provisions. Glazed wall tiles above kitchen slab up to 2'height.



TOILET
All Toilets with anti-skid tile flooring and wall cladding with glazed tiles up to door height. One wall mixture with shower of Parryware or equivalent European make. Washbasin in white colour of Parryware Flair or Equivalent Make. EWC in white colour of Parryware Flair make or equivalent.



FLOORING
2'x2' Vitrified tiles flooring in all rooms. Anti-skid ceramic tiles in balconies. Aesthetically designed granite flooring for corridors. Granite flooring for staircase. Lift walls with aesthetically designed Vitrified / Marble Cladding



PAINTING
Interior Walls : Two Coats of putty with OBD paint or equivalent.
Ceiling : Two coats of putty with OBD paint or equivalent.
Exterior Walls: Combination of texture and plain finish with 2 coats of paint.



ELECTRICAL
Best quality copper wiring with anchor plate or equivalent through PVC conduits concealed in walls and ceilings. Adequate power points with modular switches.



TELEPHONE
Telephone points will be provided in living room and master bedroom. Intercom facility connecting security with all flats.



ELEVATORS
Elevators of OTIS / Kone or equivalent make.



WATER SUPPLY
Underground and overhead storage tanks of suitable capacity with bore-well as an auxiliary source of water supply.