

WELCOME TO BESPOKE LIVING





Actual photograph of the villa

*Not a part of bare shell offering

THE NEW LEVEL OF LUXURY

Welcome to your private world, nestled amidst an opulent enclave of 17 row houses, with 4 floors of living space and generous green areas. Godrej 17 is strategically located at Hebbal, directly accessible from the international airport road, in close proximity to the airport, major hospitals, schools, malls and the city so you can experience the new height of luxury and convenience every day.



LIFE AT THE TOP

Your private sky terrace, located at the top floor of your row house, is very much the crowning glory of Godrej 17. Sit back and savour the ambience over a cup of coffee every morning. And as the night begins, host an elaborate open air barbeque. With a lavish space at your command, you can now be even more generous with your guest list.





Actual photograph of the swimming pool

*Not a part of bare shell offering

UNWIND IN STYLE

At Godrej 17, a private lap pool on a lavish sundeck* amid refreshing greens offers you the perfect ambience to immerse in and enjoy absolute peace of mind. It also doubles up as the ideal venue to host elaborate Sunday brunches.



SPACE FOR YOURSELF ROOM FOR THE FAMILY

Your row house at Godrej 17 is a cut above the rest. Tastefully designed with thoughtful spaces, a large living room, a generous dining area, ample utility space and a separate puja room, with it is indeed a haven for you and a place of pride for the family.



Actual photograph of the dining area

*Not a part of bare shell offering



Actual photograph of the living room

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INDULGE IN PURE EXCLUSIVITY

A well-appointed clubhouse at your doorstep, a basement car park spacious enough to park 3 cars, and a dedicated staff room and a security system that is second to none, all you need to do step in and enjoy a world that revolves around your lifestyle.





ESCAPE TO YOUR PRIVATE WORLD

A spacious basement room that can be transformed into anything you wish is yet another thoughtful addition. Make it your personal gymnasium, a family theatre, recreation space, a library or even an art gallery. Belong to a world that's built around you.



Actual photograph

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A MASTERPIECE: YOUR MASTER SUITE

Your master suite at Godrej 17 offers elegant designed spaces with separate wardrobe area and a lavish bathroom to match your fine tastes. Opening up to your master bedroom is the Sky Deck, where you can spend most of your time enjoying the scenic gardens. It's a master suite that has it all.

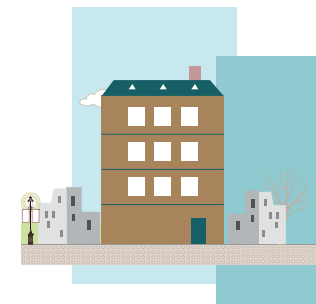
SPECIFICATIONS FOR GODREJ 17 BAREHELL ROW HOUSE



DETAILS	BAREHELL
At Basement	
HOME THEATRE	
Door	Teak wood frame with Teak wood panel shutter
Window	3 track UPVC with provision for mosquito mesh
SERVANT'S ROOM	
Flooring & Skirting	No
Painting	No
Door	No
Window	3 track UPVC with provision for mosquito mesh
SERVANTS ROOM TOILET	
Ventilator	UPVC with Exhaust Fan provision
Ground and Upper floors	
VESTIBULE / LIVING / DINING	
Main Door	Teak wood frame with Teak wood panel shutter
Window	3 track UPVC Sliding & Folding door with provision for mosquito mesh and 3 track sliding door with provision for mosquito mesh

DETAILS	BAREHELL
KITCHEN & UTILITY	
Door/Window - Between Kitchen & Utility	3 track UPVC with provision for mosquito mesh
POWDER ROOM	
Ventilator	UPVC with Exhaust Fan provision
BALCONY	
Flooring & Skirting	No
Sliding Door	3 track UPVC with provision for mosquito mesh
Balcony Railing	SS Railing
BEDROOMS	
Window	3 track UPVC with provision for mosquito mesh
BEDROOM TOILETS	
Window / Ventilator	UPVC with Exhaust Fan provision

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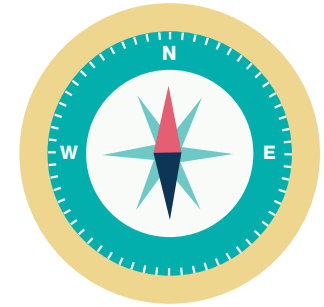
DETAILS	BAREHELL
Air conditioning	
	Provision for VRV air-conditioning system
Elevators	
	Exclusive elevator per unit
Smart Home Features	
	UPVC with Exhaust Fan provision
External Painting	
	Texture painting and wood finish cladding
Electrical Load per unit & DG backup	
	20KW per unit & 100% DG backup
Solar water heater	
	Provision for solar water heating system for each row house

DETAILS	BAREHELL
Common Amenities	
	Water feature, Security house, Entrance pergola
Electrical Points For:	
Kitchen	Kitchen hob, Chimney, Electric cooker, Refrigerator, Aqua-guard, Geyser, Microwave Oven, TV
Family Area	TV, Speaker
Utility	Washing Machine, Dishwasher
Bedrooms	TV, Telephone, AC

NOTE:

- 1) Plastering on walls done
- 2) All electrical boards with switches fixed
- 3) Water proofing done in all toilets
- 4) No plumbing & sanitary fixtures being provided
- 5) No internal doors

MASTER PLAN LAYOUT



LEGEND:

A. Entry Guard House
B. Entry Trellis Structure
C. Pedestrian Walkway

D. Typical Villa Entrance
E. Typical Private Lawn
F. Seating Area

G. Stairwell
H. Typical Lap Pool
I. Typical Timber Deck

J. D.G. Set & Transformer
K. Exit Ramp
L. Palm Cluster

M. Accent Tree
N. Street Path
O. Water Feature

GODREJ AMBASSADORS CLUB

Owning a home at “GODREJ 17” entitles you to become a part of “GODREJ AMBASSADORS CLUB” - the inner circle of Godrej patrons who get to experience a world of exclusive privileges. These include a world of rewards and bespoke offerings across categories like Gourmet Dining, Wellness, Arts, Learning and Exotic Getaways to make you feel special throughout the year. A wondrous experience awaits you at the Godrej Ambassadors Club. Come, be a part of it.



BESPOKE LIVING.
IT'S TIME TO EXPERIENCE IT.

Welcome to the Godrej Properties family and thank you for placing your trust in us. At Godrej 17, an extraordinary living space and a lifestyle befitting your fine tastes await you. Go ahead, experience bespoke living.