

LOCATION MAP



- Airport
- Metro
- Railway Station
- Hospitals
- Mall
- Tech Park
- College
- School
- Lake
- Golf Course



NAMBIAR
ELLEGENZA



2nd Floor, PR Business Centre, Outer Ring Road, Kadubisanahalli,
Marathahalli Post, Bengaluru - 560 037, India.

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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



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



LAP POOL WITH JACUZZI



FRAGRANCE GARDEN



MEDITATION PAVILION



MULTIPLAY AREA

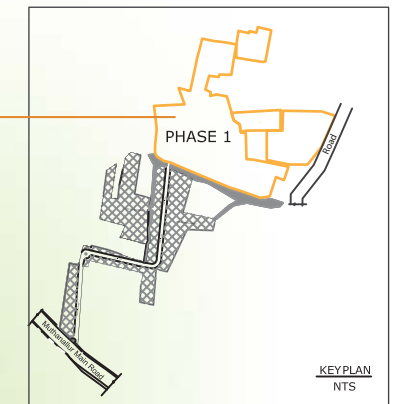


SKATING COURT

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



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
TOTAL			304

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 Bedroom Villa (Option I)	1378 sqft.	2102 sqft.
3 Bedroom Villa (Option II)	1750 sqft.	2556 sqft.
4 Bedroom Villa (Option I)	2145 sqft.	3191 sqft.
4 Bedroom Villa (Option II)	2325 sqft.	3514 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