

Obel Villas is located in the vicinity of Bengaluru's IT hub, Whitefiled. Close to several top companies, the community is at a short distance away from some of the best. Education facilities like New Horizon Gurukul, healthcare like Columbia Asia and Vydehi, entertainment and leisure like Forum Value Mall, Orbit and Phoenix Marketcity, conveniences like Big Bazaar and More, plus other options that make life complete in here.

Some come on in, craft for yourself a life you've most envisaged.



Site No.42, 13th Street, 1st Block. Prakruthi Town ship, Horamavu ward No.25, Bangalore - 560043

Ph: 080-4953 8566 Cell: 84949 44652, 944 827 6080 e-mail: obelbuilders@gmail.com www.obelbuilders.com

www.obelbuilders.com

NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Architects

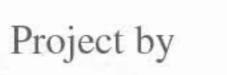
Aslam Architects & Interior Designers Pvt. Ltd #8 MSB-1, KSCMF Building, Mezanine Floor, Cunningham Road, Bangalore - 560 052. Ph: 080-22253532, 40900726. Telefax: 080 - 4148 5362

Flat No. 401, 6/3/1247, Metro Residency, Rajbhavan Road, Somaji Guda, Hyderabad - 500 082. Ph : 040-66665141, 66665402. e-mail : design@aslamarchitects.com Website : www.aslamarchitects.com

Legal Advisor
SNN ASSOCIATES

No.272,1st Floor, Near Domlur Club, 2nd Stage, 2nd Phase, 3rd Cross, Domlur Layout, Bangalore - 560071 Cell: +91 99451 59840









It's An Exclusive
Gated Community
4 BHK Villas Project @
Whitefield, Bangalore









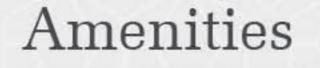






Villa No.	Site Area	Built up Area	Facing
1	4190	4035	South
2 & 3	1660	2980	East
4	2325	2980	East
5	2495	3365	East
6	2660	3525	East
7	4410	3935	East
8 to 16	1740	3045	West
17 to 25	1740	3045	East
26 to 34	1740	3045	West
35 to 37	2215	3615	East
38	2150	3415	East
39	2570	3310	East





- Entrance Plaza
- 3. Security Cabin
- C. Swimming Pool with Toddler's Pool
- D. Gym / Aerobic
- E. Health Club
- F. Multi Purpose Hall
- G. Squash Court
- H. Private Garden
- I. Children Play Area





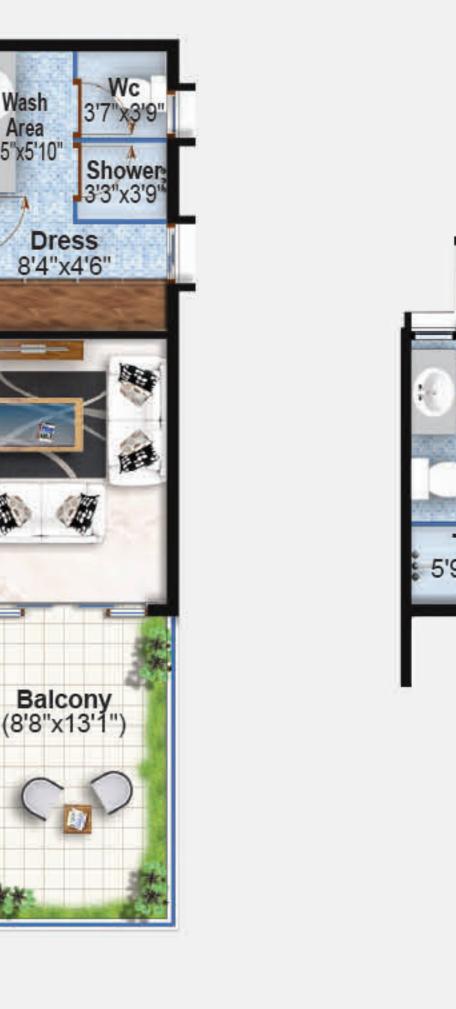






First Floor Plan

















Site Size 38'.8" x 45'
Site Area 1740 Sft

Super built up area 3045 Sft



Ground Floor Plan













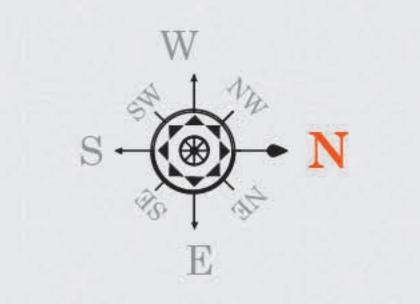
Pride is an emotion that you surely want to experience quite often in life. And beyond that, you desire that your pride stays with you forever. Quite honestly, we do side with you on this thought, reason why our engineers have invested a lot of their time diligently in space planning, design sense and practical usage factors, so you live in a place that's crafted to invoke that emotion, we call pride.









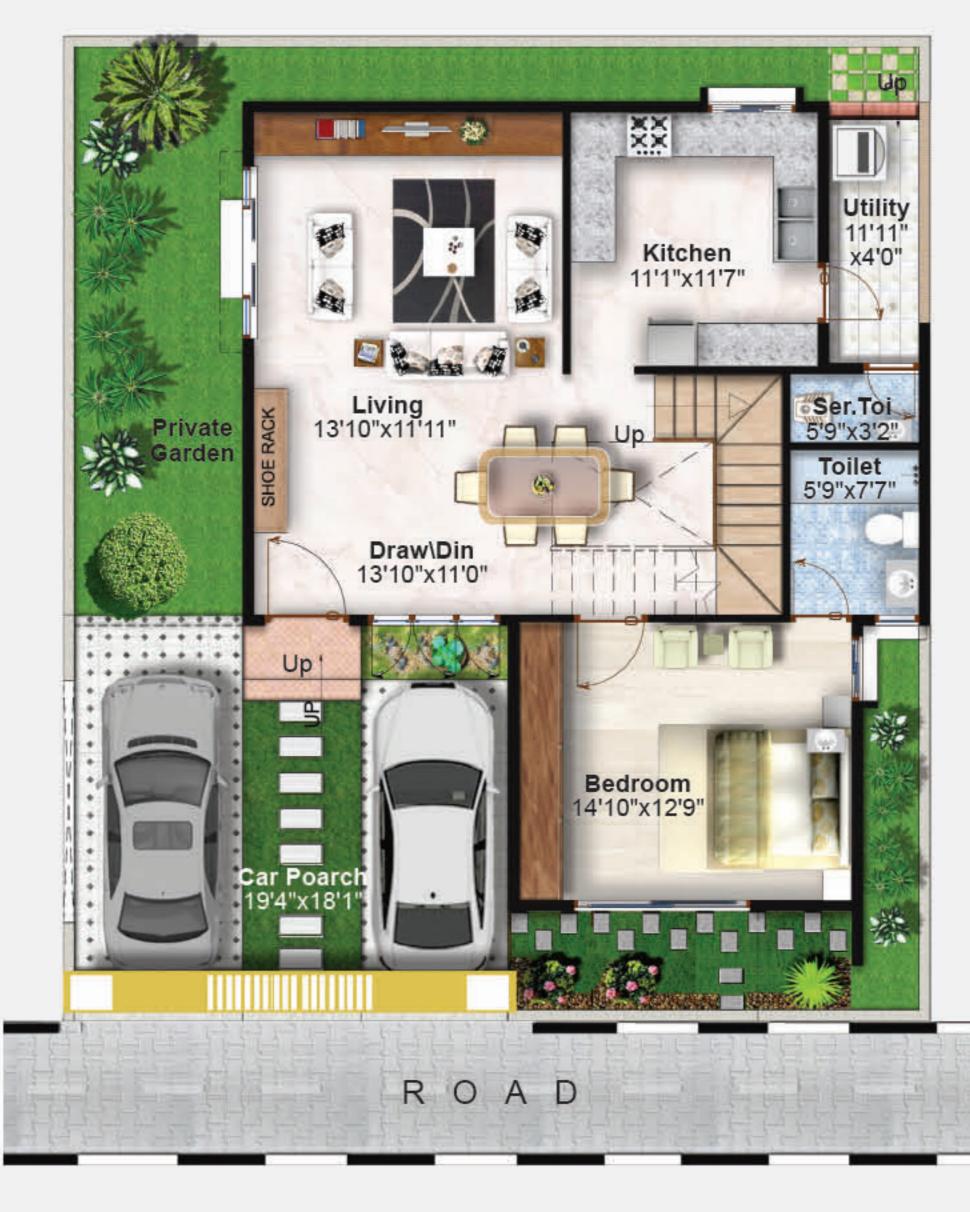




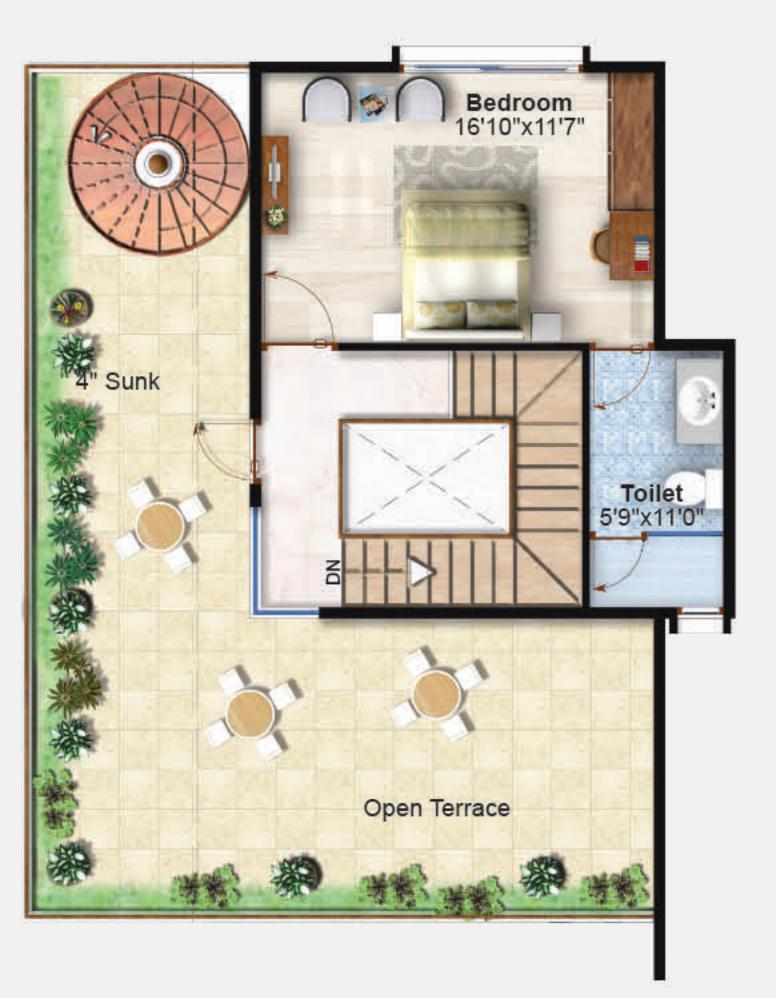
Ground Floor Plan

First Floor Plan

Second Floor Plan





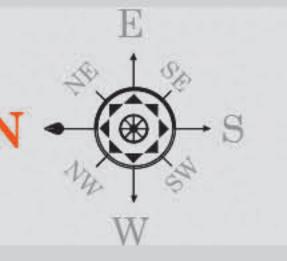




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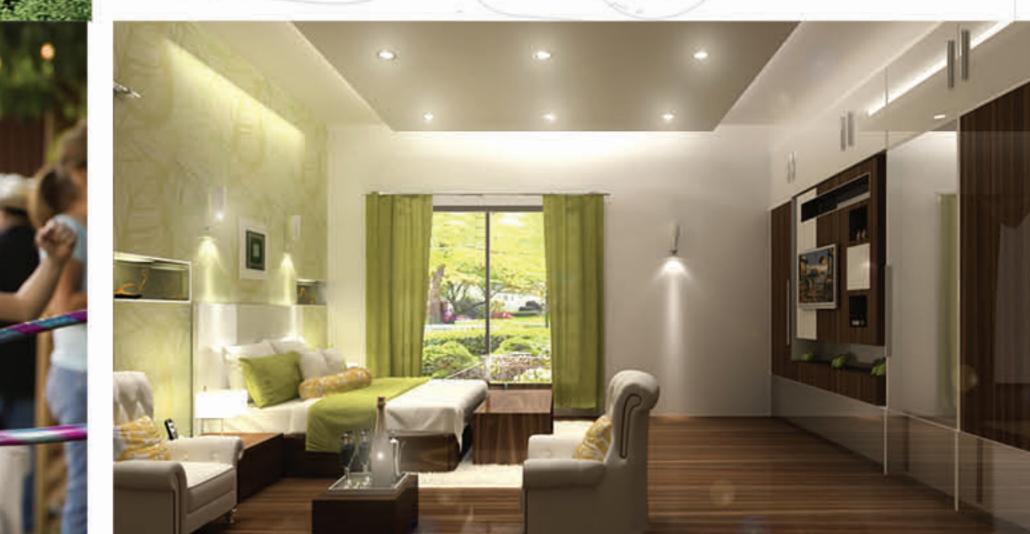
Super built up area 3045 Sft







Obel Villas is a community of XX super luxury villas each of which is designed to complement the tastes and wishes of those who've seen it all in life and now have made a place for themselves in the society they interact with, everyday. Whatever occupation they may hail from, one thing is for sure; that here class complements class. So brace yourself to stay alongside those who are like you: exclusive and arrived.







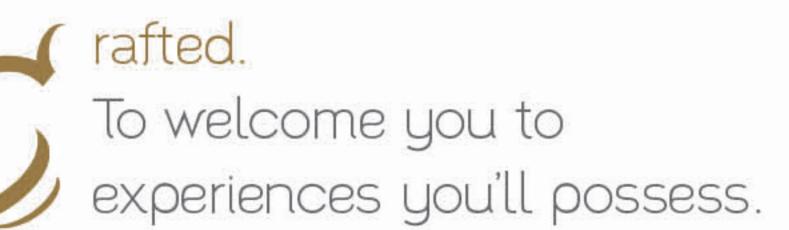




To be your leisure spot, to be your hangout.

Make the most of life with the resort-like amenities that will be all yours along with your home at Obel Villas. Free-time to pastime, sports to entertainment, safety and security, there's everything here, so you needn't have to worry about anything.





When you've chosen to make Obel Villas your home, it's like you've chosen to welcome into your life an array of experiences that not many other residential communities can bring about for you. Right from the grand entrance of the community, to the corners that make you feel special and make you feel belonged to a community burgeoning with exclusivity. You'll realize that it's very rare that in life one comes across a home that you'll warm upto sooner than you would think.



STRUCTURE

- · Seismic Zone II compliant structure.
- RCC framed structure.
- Environment friendly solid block walls.
- All internal walls are smoothly plastered with birla wall care.

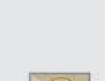
PAINTING/POLISHING

Interior: Royal Emulsion.

Enamel paint for MS grill.

Exterior: Exterior anti-fungal paint.

Ceiling white painted emulsion.



TOILETS

Good quality designer bathrooms.

Good quality designer CP fittings.

basin in all toilets.

all the toilets.

· Good quality wall mounted EWC & wash

Hot and cold water mixer unit for shower in

DOORS/WINDOWS

- Main Door: Wood door-frame with designer door shutters, finished with melamine polish on both
- PVI coated flush shutter with enamel paint for toilets.
- UPVC sliding doors with plain glass for living room balcony with one panel for mosquito mesh.
- Brass / Chrome hardware with night latch and magic eye for main door.
- Brass / chrome finished fixtures to all doors and windows.



Specifications

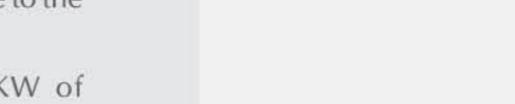
ELECTRICAL

- FRLS electrical wires.
- Copper wiring.
- Air-conditioning points in all living and bedroom
- Elegant modular electrical switches of Anchor/ Roma/Wood series or equivalent switches.
- For safety, 3 earth leakage circuit breaker (ELCB) in every villa.
- One miniature circuit breaker (MCB) for each circuit provided at the main distribution box in every villa.
- One TV point each in the living room, family hall and bedrooms.
- Power Back-up for every villa. · One telephone point each in living room and bedrooms.
- · Intercom point in living room , family and bedrooms.
- Internet connectivity though dedicated line to the project.
- Each villa will be provided with 8 KW of sanctioned power.



SECURITY SYSTEMS

- Round the clock security.
- High-tech security features.





When you have the best of friends, the best neighbourhood, several options for leisure and recreation, a host of amenities that exist to please every member of the family, features that should have you worrying the least about, and then a home that's abundant with spaces and is designed all for you, there's little you may want to ask for in life. So come home to a place as grand as Obel Villas, belong to a world that's not just built or created, but is crafted.















FLOORING

- Superior quality Italian marble for living & dining area.
- · Vitrified tiles for kitchen.
- Bedrooms with wooden flooring.
- Anti-skid tiles for all toilets, utility space & balconies.
- Terracotta tiles for open terrace and front portico.
- Internal staircase (Italian marble is used for thread and riser).



KITCHEN/UTILITY

- Glazed tiles dado up to 2' above kitchen platform with provision for exhaust points & aqua guard.
- Granite kitchen platform with stainless steel sink to suit modular kitchen (Only electrical / plumbing points will be provided).
- Washing machine point in utility area.
- Additional sink in the utility area.



WATER SUPPLY

- Sewage treatment plant (STP).
- Rain water harvesting has be taken care for recharging the ground floor level.
- All water supply lines are of CPVC.
- All plumbing lines will be pressure tested. Sewer lines will be of PVC.
- Water treatment plant with softener unit.
- Hydro-pneumatic system.
- · Solar heating system (125L per villa).



TELEPHONE WITH INTERCOM FACILITIES

- Group EPABX/Centrax facility will be provided, with cabling done upto each flat, operated by BSNL/Airtel authorized franchisee or through the telecom operator for a nominal one-time charge and monthly rental
- Intercom facility from each villa to security room, clubhouse and other villa's.

