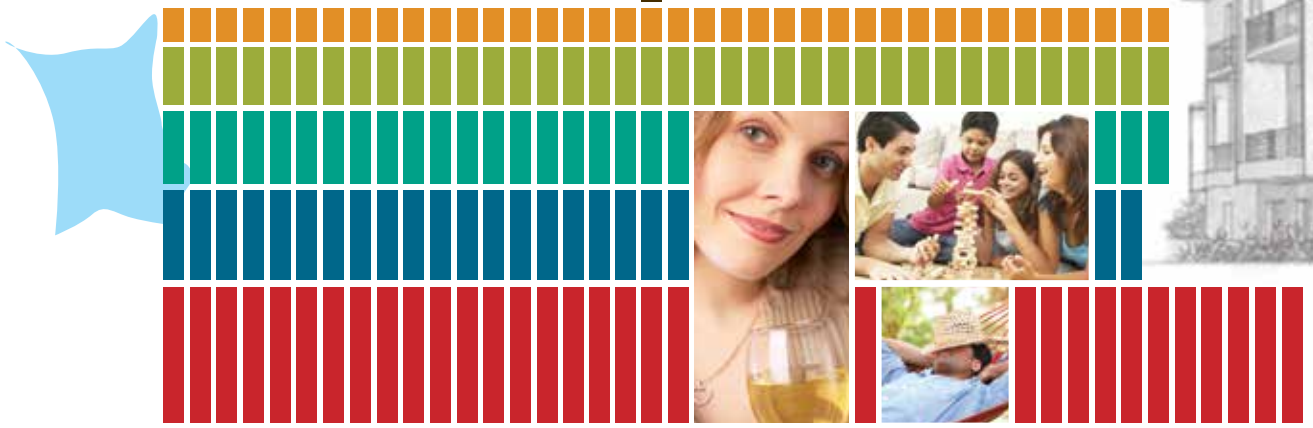




Corporate Office: Estella Projects Pvt Ltd, #443, 16th Cross, 5th Main, HSR Layout, 6th Sector, Bangalore 560 102
Project Address: #17, Subha Enclave, 10th Cross, Off Sarajapur Road, Sy. No. 57, Kasavanahalli Village, Varthur Hobli, Bangalore - 45
Email: info@estellaprojects.com | www.estellaprojects.com

 **+91 80 4167 5838**

This brochure is conceptual in nature and not by any means a legal offering.
 The promoters reserve the right to change, delete or add any specifications or plans mentioned herein.



...is set across a landscape of openness.
 The most striking feature of this address is that, it puts you closer to work,
 brings you close to recreation and helps you belong to lifestyle that's so ornamental,
 modern and futuristic in outlook. Come own a piece of serenity and
 explore a side of life that's only been a dream so far.



Experience
the world without
leaving the city.



It's not often that you chance upon an exclusive piece of property that will enchant you with its pristine splendor. It's not often that you would discover exceptional modern luxuries and fantastic location coming together in perfect harmony. It's in fact very rare that you get to experience the best of both worlds.

Best of all worlds to be precise.



Home for true urbanites



A melting pot of modern comforts,
featuring minimalist aesthetics with a touch of extravagance.
The stylish world-class architecture stands proudly as an
insignia of one who has entered the prime of his life.



Our Expertise. Your Joy.



Small clusters reduce the clutter in every floor. With only a limited number of apartments which are homogeneous in nature, the feel of privacy and luxurious living is further enhanced. A private world of luxury designed only for you, Ornate has all the choicest amenities which provide infinite ways for rejuvenation.





Sanctuary for pure relaxation



The exclusive 4-storey single block development envelops residents within a refreshing wellness-centered ambiance. Comprising of 20 plush 2-bedroom dual-key units, Estella Ornate is the ideal work-life arrangement for the discerning few.



Typical Floor Plan



Ground Floor Plan



Specifications

- STRUCTURE**
 R.C.C. framed structure to withstand wind and seismic loads as per BIS.
- SUPER STRUCTURE**
 Solid cement brick masonry, plastering with smooth finish in cement mortar.
- DOORS**
 Main door: Teak wood frame and teak laminate shutters.
 Internal doors: Sal wood frames with best quality flush doors.
- WINDOWS**
 Powder coated three track aluminum sliding windows shutters fitted with decorative safety MS grills.
- FLOORING**
 24" x 24" vitrified tiles in all the rooms and ceramic tiles in the toilets and wash area and balconies.
- TILES CLADDING**
 Dadoing in kitchen: Glazed ceramic tiles dado upto 2' height above the kitchen platform.
 Bathrooms: Glazed ceramic tiles of good quality dado upto door level.
 Utilities & Wash: Glazed ceramic tile dado upto 3'.
 Staircase | Corridor: Good quality granite with 4" skirting for steps and landing.
- PAINTING**
 External: Weather-proof Acrylic emulsion paint of Asian IICI or equivalent make.
 Internal: Smooth wall putty finish with acrylic emulsion paint of Asian IICI or equivalent make over a coat of primer.

- KITCHEN**
 Granite platform with stainless steel sink with adequate power points and provision for cabinets, exhaust fan and chimney.
- UTILITY & WASH AREA**
 Provision for washing machine and wet area for washing utensils etc.,
- TOILETS**
 All toilets consist of a washbasin, EWC with flush tank of reputed make, hot and cold wall mixer with shower and provision for Geysers in all the toilets.
 All CP fittings of standard make.
- ELECTRICAL**
 Concealed copper wiring of good make, power outlets for air conditioners, geysers, chimney, refrigerator, microwave, mixers etc.,
 Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- TELECOM & BROADBAND**
 Provision for telephone, broadband and cable TV in living and master bedroom. Intercom or appropriate security features will be provided.
- GENERATOR**
 Adequate standby power supply to all the flats and common areas.
- LIFT**
 Reputed make lifts with power backup.



- A** ENTRANCE = 6'1" x 11'
- B** LIVING/DINING = 27'8" x 11'
- C** KITCHEN = 8'3" x 7'10"
- D** UTILITY = 8'9" x 3'9"
- E** MASTER BDRM = 12' x 11'5"
- F** BALCONY = 11'10" x 4'4"
- G** BEDROOM = 12' x 10'
- H** BEDROOM = 12' x 10'
- I** BALCONY = 6' x 11'8"
- J** BATH = 4'8" x 7'8"
- K** BATH = 4'10" x 8'1"





Advantage you. Today. Tomorrow. Forever.



SOLAR LIGHTING



SOLAR WATER HEATING



BARBECUE AREA



RELAXATION CLUSTER

With its expert international design, robust infrastructure and opulent comfort, Estella Ornate makes itself an ideal home. And to top it all, with the central location of the project, you can now live close to wherever you need to be.

