



ELITE 15

3 BHK LUXURY VILLA
@ SKANDAGIRI HILLS CHIKKABALLAPUR

WOULDN'T IT BE GREAT IF

BODY,
HEART,
MIND,
& SOUL

COME TOGETHER?



ELITE 15

3 BHK LUXURY VILLA

ULTRA LUXURY LIVING WITH NATURE

Close your eyes and experience the magic of “ELITE 15”

An unmatched level of excellence defines the magnificent and luxurious villas against a clear blue sky and sprawling greens. Let your eyes soak in the panoramic views of its landscaped habitat. Discover green, serene surrounding with your choice of 3 bedrooms villas without giving the pulse of the city a miss.

Come home to a luxurious living experience that lasts a lifetime!

YOUR GATEWAY WITHIN THE CITY

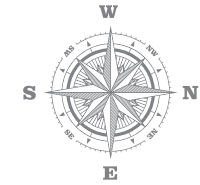
Elite 15 Villas brings to you perfect gateway wrapped in the essence of nature with feature like a club house, Shuttle/Badminton court, Water bodies, and many more, Your home is set to become your iconic retreat.



3 BHK LUXURY VILLA



AREA VIEW



LEGEND:

1. Entrance gateway in Grand Arch
2. Security Cabin
3. 40ft Road Approach
4. Walk way footpath
5. Avenue Type Tree
6. Box Type Drains
7. Rain Water Storm
8. Street Light with underground Cabling
9. Water Connection to individual sites
10. CCTV Surveillance
11. 24hrs Security
12. STP



YOUR DIVINE DESTINATION WITHIN THE NATURE

Skandagiri hills in chikkaballapura is pure magic, Especially if you love nature and little adventure. Imagine trekking throughout the night. The cool breeze keeping you company and reaching the top just in time to see the sun rise over sea of clouds and it's like walking into a dream. The hill is surrounded by lush greenery with the rugged rocks adding to its wild charm. There's an old temple fort at summit and Temple where it attracts the tourist with mysterious vibes that makes the trek even more special. Whether you're there for views, the thrill, or just some peace and quiet, Skandagiri hills you will feel like a slice of heaven you'll never forget.



ELITE 15

3 BHK LUXURY VILLA

TYPE-01

East Facing, 3 BHK:

PLOT NO.

V8, V9, V10, V11, V12, V13, V14 & V15

LAND AREA

1620 sft.

TOTAL BUILT UP AREA

Ground Floor:

1172 sft.

1st Floor:

1172 sft.

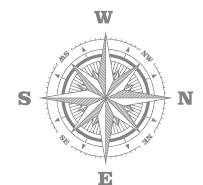
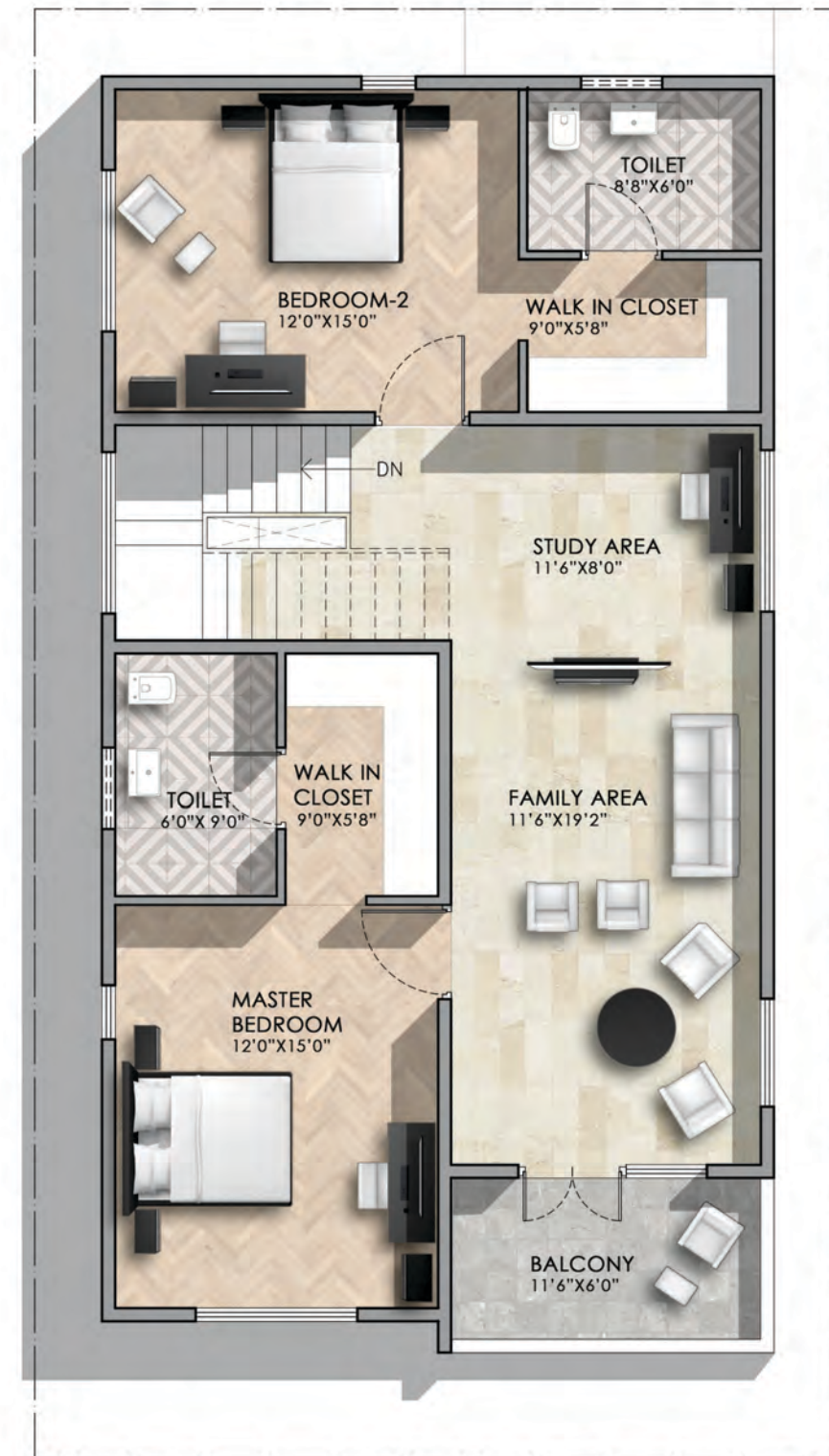
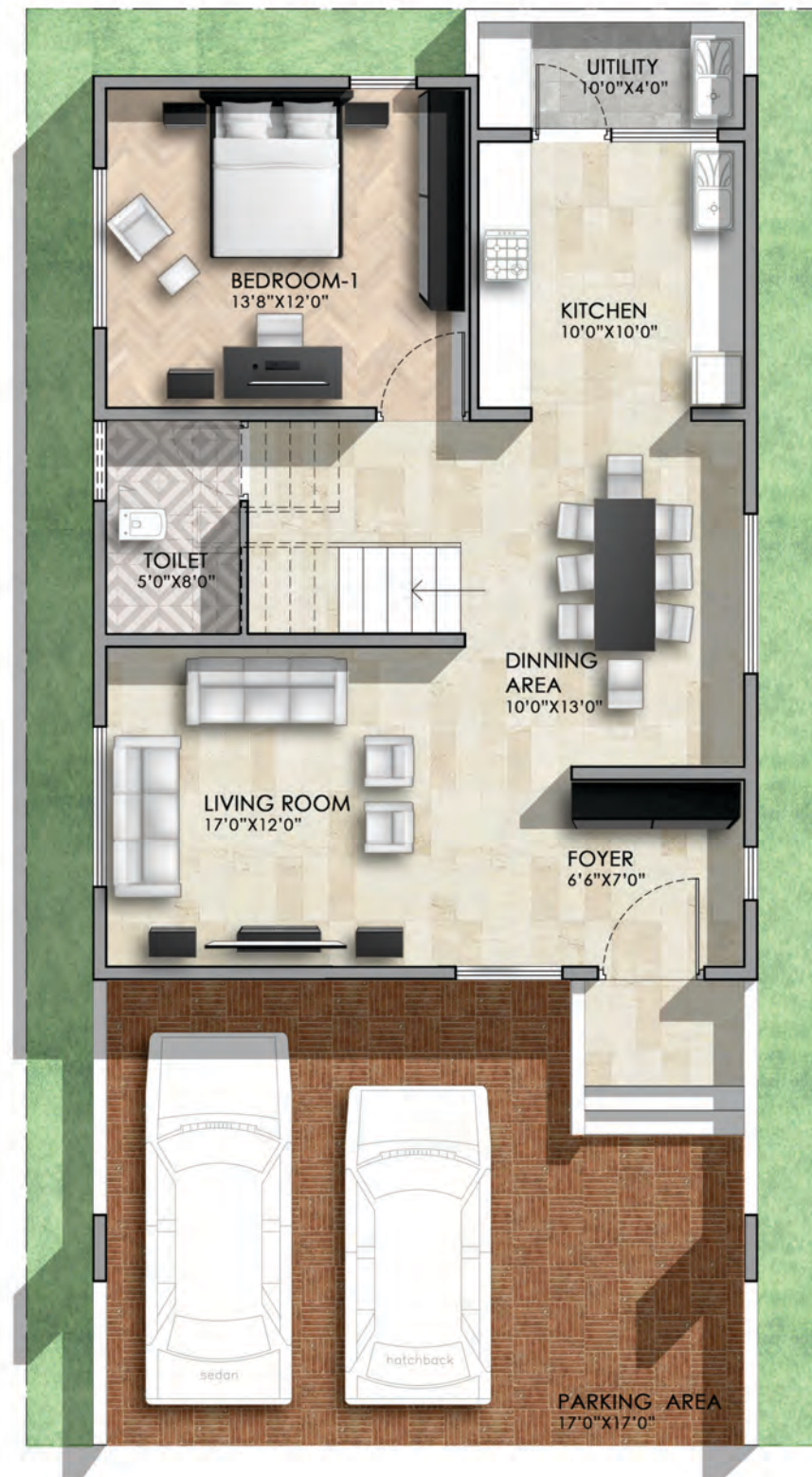
Terrace:

132 sft.

Total :

2476 sft.







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3 BHK LUXURY VILLA

TYPE-02

West Facing, 3 BHK:

PLOT NO.

V1, V2, V3, V4, V5, V6 & V7

LAND AREA

1620 sft

TOTAL BUILT UP AREA

Ground Floor:

1172 sft.

1st Floor:

1172 sft.

Terrace:

132 sft.

Total :

2476 sft .

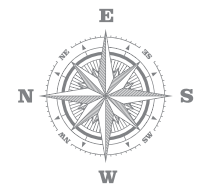




GROUND
FLOOR PLAN



FIRST
FLOOR PLAN

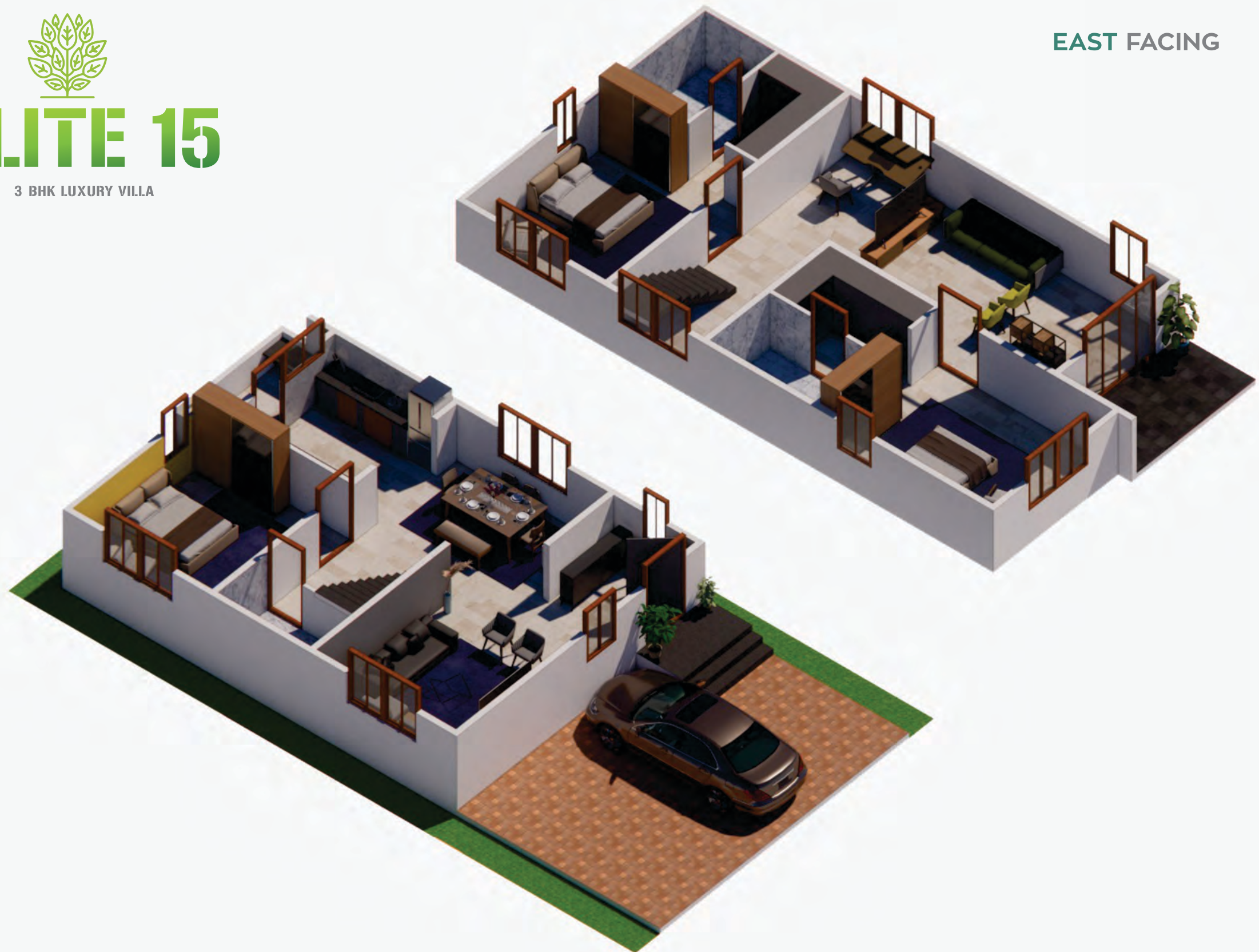




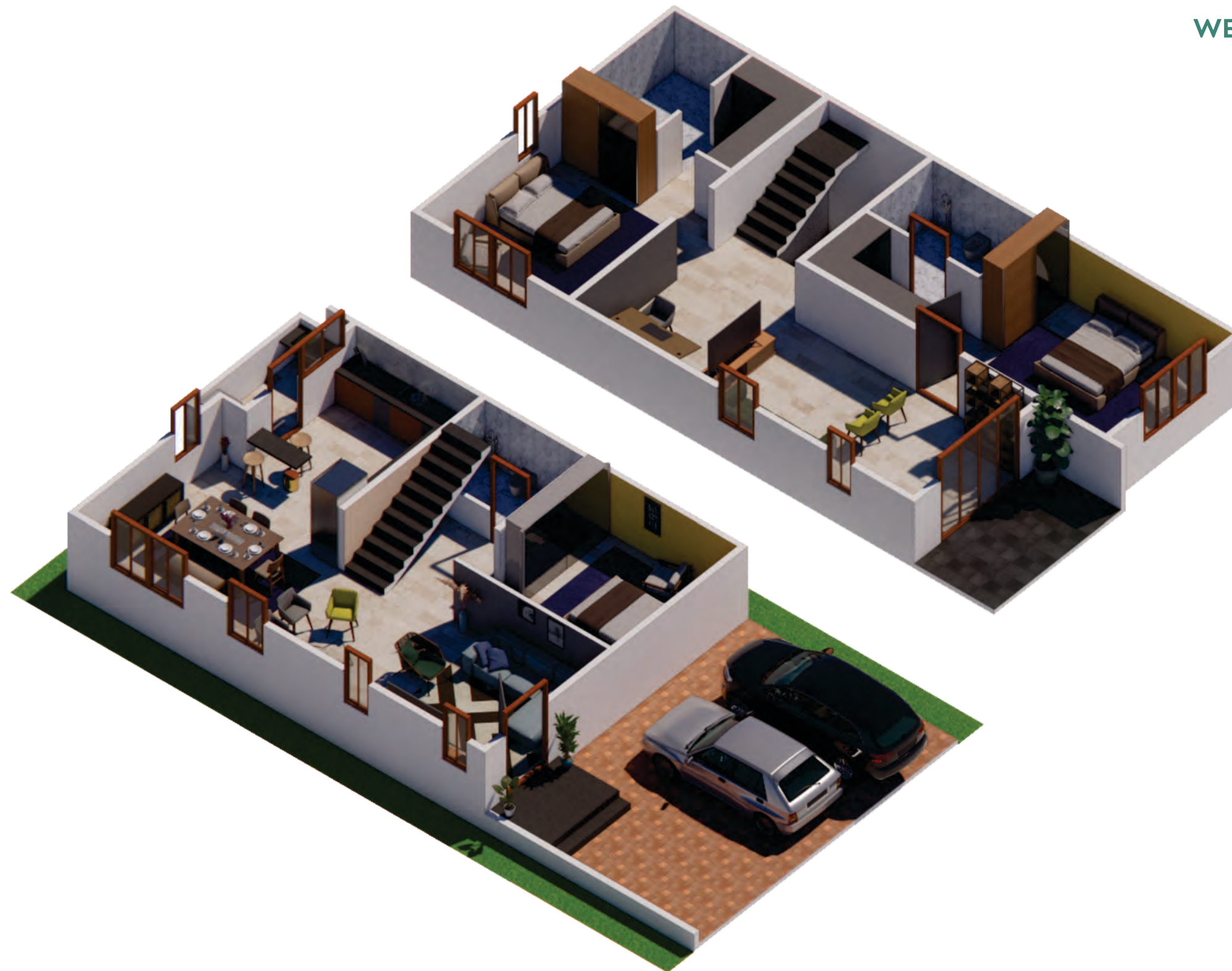
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EAST FACING



WEST FACING



PREMIUM SPECIFICATIONS:

STRUCTURES:

RCC framed structure & FE 500 Grade TMT steel as per relevant BIS codes for Structurally efficient system implemented

WALLS:

External walls of 6" Solid Cement Concrete Blocks in 1:6 C.M with Intermediate RCC Bed and internal walls with 4" Solid Blocks.

PLASTERING:

Double coat sponge finish for external walls and Birla Putty Finish for internal walls.

FLOORING:

Premium quality vitrified flooring inside villa 4'X2' tiles, Granite flooring for staircase, and All bedrooms will be wooden flooring.

KITCHEN PLATFORM:

30 mm Z Black Granite kitchen platform with stainless steel sink and 2 Feet height Glazed tiles dadoing above the platform. Provision For water purifier, Provision for Washing machine in utility.

TOILET:

7 Feet height Glazed tiles and Ceramic tiles flooring. Common toilet with IWC & attached toilet with EWC with Flush tanks and provisions for other necessary Parry Ware Or Hind ware CP Fittings. Sanitary items shall be Hindware/Parryware brand. Tiles will be Leading Brand.

ELECTRICAL WORK:

Fire resistance PVC insulated copper wire, Premium electrical switches Havells/ Legrand Equivalent branded make, UPS backup 8hrs for each Villa

DOORS:

Main Door Teak wood frame and Teak Door, Internal doors Teak wood frames with flush doors and bathroom frame and doors with WPC

WINDOWS:

3 track UPVC windows with safety Grills.

PAINTS:

Plastic emulsion paint for interiors with 2 coats wall putty water proof emulsion paint for exterior, Enamel paint for grills

TV, TELEPHONE:

TV and Telephone point in the living room and master bedroom. AC point in all 3 bedroom.









AMENITIES:

CLUB HOUSE

PARTY HALL

GYMNASIUM

INDORE GAMES

SWIMMING POOL

HALF BASKETBALL COURT

CHILDREN'S PLAY AREA

ELDERS SIT-OUT

LANDSCAPE GARDEN

SHUTTLE COURT





YOUR DREAM
DESTINATION WITHIN THE NATURE

LOCATION MAP

NOT TO SCALE

NEAR BY LOCATIONS:

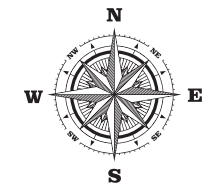
- 0.3km to Skandagiri Trekking Point...
- 0.3km to 1000 years old Temple Papagni Mutt....
- 1km to Sir M.Vishweshwarayya Memorial {Birth Place of Sir M.Vishweshwarayya, Muddenahalli}
- 2.5km to VTU College... (Sir M.VishweshwarayyaTecnology University)Engineering College...
- 2. Km to SATHYA SAI Hospital...

- 2.7km to M.G Road Chikkaballapur...
- 4Km to Historic Boganandeeshwara temple...
- 7Km to Most Attracted Nandhi Hills
- 10km to Aadhi Yogi Temple Isha Foundation....

- Nearest Tourist Places
- Shree Boga Nandeeshwara Temple
- Rangadhama
- Sri Ranganatha Temple
- Prestige Golfshire Club
- ISHA Foundation
- Salumarada Tree Park
- Yoganandeeshwara Temple
- Neharu Nilaya
- Amaranarayana Temple
- Camphalli (Paint and Pottery Studio)
- Katanahalli Falls

- Manchenahalli Lake
- Nandhi Hills
- Glass House of Chikkaballapur

- Famous Hills surrounded of Kalavara Chikkaballapur
**Nandi Giri, Chandra Giri,
Skanda Giri, Brahma Giri, Hema Giri**





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@ SKANDAGIRI HILLS CHIKKABALLAPUR



Site address:

ELITE-15

Survey no 50/12, Kalavara Village, Near
Skandagiri Hill Trekking point.
Chikkaballapur, Karnataka

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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit
All applicable Taxes Extra, Conditions apply*



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