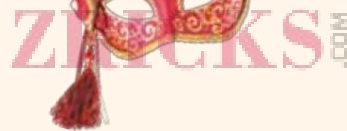


YOU DON'T
HAVE TO HIDE
YOUR IDENTITY
ANYMORE



NOW, MAKE
SKYLARK ESTA
YOUR NEW
IDENTITY.



Welcome to Skylark Mansions Pvt. Ltd.

- one of Bangalore's leading real estate developers. Established in 1992, Skylark has, over the years, built a strong foundation by creating a host of residential and commercial projects that suit individual requirements. From row houses to commercial complexes, from mid-size apartments to high-end luxury villas, every project of ours has been developed keeping in mind quality, luxury and convenience.

No wonder, our customers vouch for us even today.

Now, almost after to decades of providing residential and commercial spaces, it comes as no surprise to us that the list of our customers is increasing. That's because, besides quality and luxury, we emphasize on after-sales service too. We also ensure every project we lay our hands on creates a unique identity for our customers. An identity they can flaunt. An identity they can call their own. To put it in simple words, we don't just build homes. We build relationships as well.

BIRD'S EYE VIEW



Create your new identity with Skylark Esta, a one-of-its-kind address. Located on the main road, near Hoodi Junction (EPIP-Zone), Skylark Esta's 19 floors comprise 212 apartments ranging from 2bhk, 3bhk, 3bhk premium and 3bhk ultra premium apartments besides standard and premium penthouses. Blessed



with 80% open space, lush environs and a host of amenities, every apartment and penthouse at Skylark Esta is a perfect blend of luxury and quality. What's more, at Skylark Esta you are never far from schools, offices, malls and entertainment. So, step into Skylark Esta and step out with your new identity.

SKYLARK
Esta

www.Zricks.com



ZRICKS

- | | | |
|-------------------------|------------------------|--------------------------------|
| 1. Entry | 11. Green Trellis | 21. Health Club |
| 2. Security Kiosk | 12. Birdbath | 22. Change Rooms |
| 3. Visitors Car Park | 13. Service Yard | 23. Drop Off |
| 4. Hardscaped Drive Way | 14. Sub Station | 24. Aroma/Herb Garden |
| 5. Focal Water Feature | 15. Swimming Pool | 25. gathering Space |
| 6. Tennis Court | 16. Kids Pool | 26. Children's Play Area |
| 7. Badminton Court | 17. Pool Deck | 27. Granular Foot Massage |
| 8. Basketball Court | 18. Multi Purpose Hall | 28. Swimming Pool (18th Floor) |
| 9. Green Space | 19. Indoor Games Room | |
| 10. Jogging Track | 20. Gym (Stilt Level) | |

SITE LAYOUT PLAN



ZRICKS

CLUSTER LAYOUT PLAN



FLOOR PLAN
2 BED ROOM APARTMENT
SUPER BUILT UP AREA: 1143 SFT



ZRICKS.COM

FLOOR PLAN
2 BED ROOM APARTMENT
SUPER BUILT UP AREA: 1172 SFT



FLOOR PLAN
3 BED ROOM APARTMENT
SUPER BUILT UP AREA: 1520 SFT



FLOOR PLAN
3 BED ROOM PREMIUM
SUPER BUILT UP AREA: 2032 SFT



FLOOR PLAN
3 BED ROOM ULTRA PREMIUM
SUPER BUILT UP AREA: 2145 SFT



FLOOR PLAN (LOWER LEVEL)
4 BED ROOM PENTHOUSE
SUPER BUILT UP AREA: 2865 SFT



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FLOOR PLAN (UPPER LEVEL)
4 BED ROOM PENTHOUSE
SUPER BUILT UP AREA: 2865 SFT



FLOOR PLAN (LOWER LEVEL)
4 BED ROOM DUPLEX PENTHOUSE
SUPER BUILT UP AREA: 4180 SFT



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FLOOR PLAN (UPPER LEVEL)
4 BED ROOM DUPLEX PENTHOUSE
SUPER BUILT UP AREA: 4180 SFT

SPECIFICATION DETAILS

STRUCTURE

- Seismic Zone II compliant structure
- 2 Basement + Ground + 19 storey RCC framed structure with concrete block masonry walls.
- Covered car park in 2 basement and ground.

PLASTERING

- All internal walls are smoothly plastered with lime rendering

PAINTING / POLISHING

- Interior: interior emulsion painting
- Exterior: Exterior Emulsion paint
- Enamel paint for MS grill only for windows
- melamine polish for main door and all bedroom doors on both sides

FLOORING

- Laminated Wooden Flooring for Master Bedroom
- Vitrified tiles for living, dining, bedrooms, balconies and kitchen.
- Superior quality designer anti-skid ceramic tiles for all toilets and utility areas

TOILETS

- Glazed/ceramic tiles dado upto lintel level / 7 feet height
- Single piece floor mounted EWC with flush tank and wash basin in all toilets of Hindware make or equivalent or imported
- 3 in 1 Hot and cold water mixer unit with head shower, telephonic shower and Tap of Jaquar make or equivalent or imported
- Hot and Cold water mixer for wash basin of Jaquar make or equivalent or imported.
- Health faucet will be provided in all toilets
- Concealed master control cock (Ball valve) in each toilet, from inside for easier maintenance
- Provision for one geyser in all toilets
- Large sized toilet ventilators in fixed glass with provision for exhaust fan
- Bath tub in Penthouse for Master bedroom toilet
- Granite Counter-top wash basin in Master Bedroom

MAIN DOOR

- Teak wood door, Teak wood frame with threshold along with architrave for main door

- Brass/Chrome hardware with night latch, safety rod and magic eye

OTHER DOORS

- Quality wood (Sal / Hard wood) door frames with architrave for all bedrooms
- BST designer door shutters, finished with melamine polish on both sides
- UPVC frames & shutters for toilets & utility.
- PVI coated flush shutter with for toilets and terrace doors
- Aluminium powder coated/UPVC sliding doors with plain glass for living room balcony with one panel for mosquito mesh

WINDOWS

- Powder coated Aluminium/UPVC sliding windows with plain glass in three tracks with provision for mosquito mesh
- Powder coated Aluminium/UPVC ventilators with translucent glass in toilets

KITCHEN

- Provision of plumbing points for sink and electrical points to accommodate modular kitchen
- Cladding with glazed tiles upto 2.5 to 3 feet above the kitchen platform
- Granite kitchen platform
- Sink in utility or kitchen as per clients choice

PROVISION

- Aqua-guard point in kitchen
- Washing machine point in utility area
- Gas cylinder point in utility for necessary copper piping arrangements
- Provision for ironing
- Provision for Dish washer & Chimney

ELECTRICAL

- One TV point in the living room, Master bedroom and other bedrooms
- Fire resistant electrical wires of Anchor/Finolex or equivalent make
- Elegant designer modular electrical switches of Anchor make or equivalent
- For safety one earth leakage circuit breaker (ELCB) in every apartment

- One miniature circuit breaker (MCB) for each room provided at the main distribution box in every apartment
- Every apartment will be provided with 3KW for 2BHK, 5KW for 3BHK & 8KW for Penthouses
- 100% power backup
- Telephone point will be provided in living room and all bedrooms
- A/c split points in living / bedrooms
- Intercom facility to security
- Fan points in living, dining & all bedrooms
- 3 pin socket for living room balcony

PLUMBING

- All plumbing lines are pressure tested
- All water supply lines are of CPVC/GI or other reputed make
- Sewer lines will be of PVC make
- Common water treatment plant

LIFTS

- Passenger & Service lift of OTIS make or equivalent will be provided as shown in the floor plans of each tower
- Elegant ground floor lobbies with Marble / Granite
- Cladding in Marble / Granite on the lift sidewall at ground floor level and other levels
- Other upper floor corridor would be of vitrified / granite





AMENITIES

- Club House
- Gymnasium
- Cards/Chess/Carom
- Snooker
- Squash court
- Multipurpose hall
- Out Door Gym
- Swimming pool
- Wading Pool
- Jogging track
- Basketball court
- Tennis court
- Out Door Badminton court
- Children's play area
- Terrace Garden
- Party Area and Pool in the 18th Floor
- Barbeque Area
- Old Folks Corner
- Granular Foot Massage Area - Health club
- Focal water feature
- Birdbath
- Visitors car park
- Cricket Pitch.

ROUTE MAP




KNOW YOUR NEIGHBOR HOOD

- 1 km from ITPL main gate & IT zone
- 6 km to Saibaba Ashram
- 13 km from M.G. Road
- Just 4 km to K.R. Puram
- Shortly approach road getting connected to Peripheral Ring Road
- Whitefield Railway station within the vicinity of 4 kms
- K.R. Puram Railway station within the vicinity of 4 kms
- 4 km to reach ORR
- Near proximity to International Airport Cargo Road i.e, Budigere Main Road
- EPIP Zone - 0.7 km.

SKYLARKTM
ENDURING HOMES

SKYLARK MANSIONS PVT. LTD. Skylark Chambers,
Ulsoor Road, Bengaluru 560 042.
sales@skylarkmansions.com | www.skylarkmansions.com

Architects: **RSP**

Legal Consultatns: **Syed Masood Ahmed** 

This brochure is purely conceptual and is not a legal offering. The promoters reserve the right to alter / delete any specification / elevation mentioned herein.

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BENGALURU