

SPACE IS ALWAYS BETTER

Presenting The Villas at Walnut Creek. Just 30 villas over 3.25 acres.

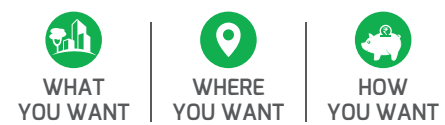

VASWANI
GROUP
Live the dream

VILLAS AT
**WALNUT
CREEK**
Off Sarjapur Road

SPACE. SPACE IS IMPORTANT.
YOU MAY HAVE TO READ THIS
CROWDED SENTENCE, BUT
THAT DOESN'T MEAN YOU HAVE
TO LIVE IN A CROWDED HOUSE.

We all know how difficult it is to come by space in the city. Do you remember the last time you managed doing something that didn't involve being surrounded by a crowd? And not just people. People are just the beginning. There is also traffic, too much traffic, loud noises and cramped infrastructure. It's enough to make you want to flee to a nearby mountain-top and renounce city-life forever. But that probably won't be as much fun in the long run.

A balance is called for. The Villas at Walnut Creek are set on 3.25 acres. And there are only 30 of them. That's a lot of space. Opening your window to a vast expanse of greenery, sipping a coffee on your private terrace with the sky spread out before you, a quiet squash court to practice in without the pressure of spectators - these are just a few of the luxuries that The Villas at Walnut Creek offer you. And given that they're located just a short three minute drive from the Wipro Corporate office, you won't be required to give up city-life either. You just don't have to have it breathing carbon monoxide down your throat. Now that's a comforting thought.



Vaswani projects are designed to give you **what you want** - carefully planned homes with world-class amenities. We build them exactly **where you want** - in the city's best locations, close to offices, IT parks, malls, schools & hospitals. And you get them **how you want** - pre-approved for loans, with easy payment options, on time delivery and minimal paperwork.



VILLAS AT
**WALNUT
CREEK**
Off Sarjapur Road

JUST 30
VILLAS OVER
3.25 ACRES.

* Images shown are only representational



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SPACE MAKES THINGS EASIER.

Imagine sipping on a warm drink as a cool, refreshing breeze blows around you. Imagine putting your feet up, after a long day at work, quietly observing the silhouettes of birds flying against the evening sky. These are the things a private terrace offers you.

Space. Silence. Beauty.

PRIVATE TERRACES
& GARDENS IN
EVERY VILLA.



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SPACE MAKES THINGS CONVENIENT...

Have you ever tried looking for a pair of keys in a small apartment? It's practically impossible. You find other things instead. Like multiple ways to knock your table lamp over, for instance.

Walnut Creek is set on 3.25 acres. And it has only 30 exclusive luxury villas. That's a lot of space. The sizes of the villas themselves range from 285 sq. mtrs to 482 sq. mtrs (3059 sq. feet to 5182 sq. feet). With a choice of 3 and 4 bedroom villas, and 3 bedroom villaments, you can choose the amount of space that suits you best.



WALNUT
CREEK
PROJECT
MASTER
PLAN

...AND MORE
COMFORTABLE.

- 3 BEDROOM VILLAS
- 3 BEDROOM VILLAMENTS
- 4 BEDROOM VILLAS



BECAUSE LIFE SHOULDN'T BE CROWDED.

The villas are spacious enough. But that isn't all. They also include a private garden and a private landscaped terrace. As well as sufficient car space at your entrance, a linear free-flowing interior that enables you to customise your interior furniture layouts according to your wishes, and rooms that ensure privacy within the house. You won't just have space, you'll be able to do whatever you want with it.



SO LIVE A LIFE THAT LETS YOU BREATHE.

Swimming is supposed to be relaxing. But it's difficult to relax when someone just took your eyeball out with an enthusiastic backstroke. A good pool has lots of space.

You'll find that at The Villas at Walnut Creek. The fact that we have just 30 villas on 3.25 acres means that your swimming pool will never be crowded. Oh yes, there is a swimming pool. A large one. As well as an internationally styled contemporary clubhouse adjacent to it. Apart from that, you'll have access to a spa, jacuzzi, a state-of-the-art gym, an open air party area, a jogging track, and more. All the while being surrounded, not by a crowd of people, but by natural greenery and water bodies.



YOU CAN FIND
SPACE. LOTS OF
SPACE...

AMENITIES

- Swimming pool
- Spa
- Jacuzzi
- Gym
- Party area
- Jogging track
- Squash court
- Open gardens
- Internationally styled clubhouse

...IF YOU KNOW WHERE TO LOOK.

Have you ever been on an evening walk where the chances of dying of complications from obesity seemed less likely than getting run over by that motorcyclist on the pavement?

The Villas at Walnut Creek let you have some much needed space without being isolated from the rest of the world. They're located in the IT hub of Sarjapur - its mix of residential and commercial establishments make it one of the most sought after destinations in Bangalore - just minutes away from hospitals, schools, malls, hotels and other essential amenities. But despite being close to your doorstep, they won't be pressed up against your window-panes.



TECH PARKS



HOSPITALS



MALLS



SCHOOLS



HOTELS



LOCATION MAP

IMPORTANT PLACES
 Bangalore Intl Airport: 52 kms
 M. G. Road: 16.5 kms

IT COMPANIES & TECH PARKS
 Wipro: 2.5 kms
 Cisco: 5.8 kms
 Intel: 5.4 kms
 Eco Space: 7.9 kms
 New Infosys Campus: 13.7 kms

HOSPITALS
 St. John's Hospital: 12.3 kms
 Sakra World Hospital: 5.4 kms

MALLS
 Total Mall: 4 kms
 Central Mall: 6.7 kms

SCHOOLS
 Greenwood High: 10.6 kms
 Indian International School: 7.1 kms
 TISB: 10.8 kms
 Primus School: 550 meters
 Azim Premji University: 8.7 kms
 Indus International School: 16.9 kms

HOTELS
 Novotel: 7.6 kms

*Location Map not to scale



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SPECIFICATIONS

BASIC STRUCTURE:

Foundation : RCC footing
Super Structure : Framed structure
Internal Walls : 200 & 100 mm solid concrete blocks
External Walls : 200 mm solid concrete blocks
Roof : Reinforced cement concrete - flat roof

FLOORING FINISHES:

Internal Staircase : 18 mm thick imported marble for tread & riser
Entrance Lobby : Imported marble slabs – 18 mm thick

Living / Dining : Imported marble slabs – 18 mm thick

Master Bedroom : Wooden laminate flooring
Children's Bedroom : Wooden laminate flooring
Guest Bedroom : 2' x 2' vitrified tiles
Kitchen : 2' x 2' vitrified tiles
Family Area : 18 mm thick granite slab
Balconies : Anti skid ceramic tiles
Sit-out : Anti skid ceramic tiles
Toilet & Powder room : 2' x 2' vitrified tiles
Master Toilet : 2' x 2' vitrified tiles
Walk in Closet : 2' x 2' vitrified tiles
Servant's Room & Toilet : Ceramic tiles
Utility Area : Ceramic tiles

Garden : Landscaped garden
Garage and Driveway : Shot blasted paver blocks
DG Room, Electrical & Pump Rooms : Granolithic flooring
Gymnasium / Health Club / Club House : As per architect's design

SKIRTING:

Internal Staircase : Imported marble – 4" high
Entrance Lobby : Imported marble – 4" high
Living/ Dining : Imported marble – 4" high
Master Bedroom : Wooden – 3" high
Children Bedroom : Wooden – 3" high
Guest Bedroom : Vitrified tiles – 4" high
Kitchen : Vitrified tiles – 4" high

Family Area : Granite
Balconies / Sitout : Vitrified tiles 4" high/ wooden 3" high
Walk in Closet : Vitrified tiles – 4" high
Servant's Room : Ceramic tiles – 4" high

DADOING:

Guest & Children's Toilet : Vitrified tiles – 7' high
Powder Room : Vitrified tiles – 7' high
Master Toilet : Vitrified tiles – 7' high
Kitchen : Ceramic tiles – 2' high
Servant's Toilet : Ceramic tiles – 5' high
Utility Area : Ceramic tiles – 5' high

COUNTERS:

All Toilets : Granite 18 mm thick, as per design.
Kitchen : Granite 18 mm thick with bull nosing, as per design

DOORS - FRAMES & SHUTTERS:

Entrance Door : Solid mahogany door frame & mahogany veneered flush shutter, 38 mm thick
Bedroom Doors : Solid mahogany door frame & mahogany veneered flush shutter, 32 mm thick
Toilet & Other Doors : Solid mahogany door frame & mahogany veneered on one side & laminate on other side flush shutter
French Doors : UPVC/ aluminium doors

WINDOWS & VENTILATORS:

All Door-cum-Windows : UPVC/ aluminium doors
Windows : UPVC/ aluminium doors
Ventilators : UPVC/ aluminium doors

RAILINGS:

Balcony : Glass railing with stainless steel ballustrade
Staircase : Glass railing with stainless steel ballustrade
Windows : Mild steel plain security grills as per design

PLASTERING:

Internal Walls : Smooth plaster / POP punning
Internal Ceiling : Smooth plaster
External Ceiling & Walls : Plaster sponge finished as per architect details

NOTE: The specifications mentioned herein are indicative in nature. Vaswani Group reserves the right to change/alter/upgrade any of the aforementioned specifications.

PAINTING:

Internal Staircase : Plastic emulsion 2 coats
Living / Dining / Entrance Foyer : Plastic emulsion 2 coats
Bedrooms / Dressing Rooms & Powder Room : Plastic emulsion 2 coats
Walk in Closet : Plastic emulsion 2 coats
Servant's Room : Oil bound distemper 2 coats
Family Area : Plastic emulsion 2 coats
Balconies : Exterior finish (acrylic emulsion on smooth surface, external surface as per architect details)
Sit-out : Exterior finish (acrylic emulsion on smooth surface, external surface as per architect details)
Entrance Pathway : As per exterior finish
Exterior : Exterior emulsion as per architect details
Entrance Door : Melamine finish polishing
Bedroom Doors : Melamine finish polishing
Toilet & Other Doors : Melamine finish and lamination on the other side

WATER PROOFING:

Sunken Portions / Terrace Roofs : As per structural consultant's recommendation

HARDWARE: Premium quality hardware fittings will be provided

SANITARYWARE:

Water Line : Concealed CPVC pipe
Waste & Soil Line : Concealed UPVC pipes
Rain Water Pipes : UPVC pipes
Master Bathroom : Wall mounted EWC with concealed tank, counter sunk wash basin
Other Bathrooms : Wall mounted EWC with concealed tank, counter sunk wash basin
Kitchen : Stainless steel sink (double bowl single drain) with provision for water filter

BATH FITTINGS / ACCESSORIES:

Master Bathroom : Single lever mixer, overhead shower with hand shower, health faucet, basin mixers
Other Bathrooms : Single lever mixer, overhead shower, health faucet, basin mixers
Kitchen : Sink mixer with swinging spout
Utility : Provision for washing machine, dryer & dish washer

ELECTRICAL FITTINGS:

Conduits : Concealed PVC Conduiting
Internal Wiring : PVC insulated copper wiring in concealed conduits as per design
Switch Plates / Switches : Modular switch plates and switches as per design
MCBs and ELCBs : Provided for each circuit in the main distribution board
Telephone Points : Provided in living/dining, all bedrooms, kitchen, servant's room
Internet / Data Points : Provided in all bedrooms
BESCOM Power Supply : 10 KW for 3 bedroom units & 12 KW for 4 bedroom units
Backup Power Supply : 100% power back-up for common facilities and up to 5 KW per villa
AC Points : Provision only for split units in all bedrooms, living & dining with conduiting and socket and switch provision
Exhaust Fan : Provision in all toilets
Geysers : Provision in toilets & kitchen

LIFT: Automatic lift for villaments

COMMON AMENITIES:

- Ultra modern club house with state-of-the-art amenities including:
 - Steam room
 - Table tennis
 - Multi-purpose hall
 - Squash court etc.
- Large sized swimming pool combined with toddlers' pool
- Fully equipped ultra-modern gym room, children's play area, directory for residents, common mail box, common water treatment plant
- Hydro-pneumatic water supply system with adequate capacity sump, overhead tank, etc.
- Rain Water Harvesting System
- High speed broadband connectivity
- Intercom between security room and units & between units

The Villas at Walnut Creek have a rich legacy behind them. It is a legacy shared by Bella Vista and Whispering Palms, the most recent villa projects from Vaswani Group.



A gated community of 4 bedroom luxury villas off Brookefields, Bangalore, with stunning amenities and facilities.



A Portuguese inspired gated community of luxurious 3 and 4 bedroom villas just off Sarjapur Ring Road. The best residential property of the year - CMO Asia Council.

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ABOUT US.

Whatever your choice, you'll find a Vaswani home that is perfect for you. Consider The Villas at Walnut Creek - 30 spacious villas with exclusive features. Located at the heart of Bangalore's IT corridor. Homes that are close to the comforts of the city, but tucked away from noise and pollution.

For over two decades, Vaswani has invested its signature attention to detail into every home built and has set industry standards in design and aesthetics. No surprise then, that we've received accolades and been nominated by industry associations including CNBC AWAAZ CRISIL for the CREDAI Real Estate Awards, CMO Asia Council in multiple categories and "Best Commercial Property of the Year" in the Popular Choice category at the Realty Plus Excellence Awards. Over the years, we have established ourselves as a force to be reckoned with across Bangalore, Mumbai, Pune and Goa.

When we build homes, we design them around life. From luxurious apartments, garden flats and penthouses with private terraces, townhouses - a concept we introduced in Bangalore - and luxury home projects, every Vaswani address speaks of comfort and sensibilities. So that when you step in for the first time, you'll know in your heart that you've come home.

Come home to Vaswani. Live the dream.

Celebrating two decades of
building landmarks & relationships



VASWANI
GROUP

Live the dream

Bangalore | Mumbai | Pune | Goa

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