



ADARSH PINECOURT

Off Hennur Road

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Inspire the way you live every day

Nestled within 4 acres of landscaped gardens, Pinecourt offers an apartment community for the select few.

Designed as a low density development, Adarsh Pinecourt has been crafted to offer you an enhanced lifestyle as well as a great investment opportunity.

Number of towers - 2

Number of blocks - 10

Number of floors - Basement + 5

Unit configuration - 2 BHK, 2.5 BHK & 3 BHK

Total number of units - 201



Location map



MAP IS INDICATIVE AND NOT TO SCALE

Key Locations

| | | |
|----------------------|-------|-------|
| Airport | ----- | 21 KM |
| City Railway Station | ----- | 23 KM |
| MG. Road | ----- | 16 KM |
| Kammanahalli | ----- | 10KM |
| Hebbal | ----- | 17 KM |
| Indiranagar | ----- | 17 KM |

Techparks

| | | |
|-------------------------|-------|---------|
| Manyata Tech Park | ----- | 8 KM |
| Kirloskar Business Park | ----- | 14.5 KM |
| Karle Town Centre SEZ | ----- | 10 KM |
| KIADB SEZ | ----- | 17 KM |

Sports Complex

| | | |
|-------------------|-------|------|
| XLR8 Sports Arena | ----- | 2 KM |
| Decathlon | ----- | 3 KM |

Schools and Colleges

| | | |
|--------------------------------|-------|---------|
| Delhi Public School | ----- | 7 KM |
| Legacy School | ----- | 3 KM |
| United International School | ----- | 500 MTS |
| Bangalore International School | ----- | 5 KM |
| Vidyashilp Academy | ----- | 11 KM |
| Indian Academy Education Trust | ----- | 7 KM |

Hospitals

| | | |
|---------------|-------|-------|
| Aster CMI | ----- | 12 KM |
| Columbia Asia | ----- | 15 KM |

Retail Hubs

| | | |
|-------------------|-------|-------|
| Elements Mall | ----- | 7 KM |
| RMZ Galleria Mall | ----- | 10 KM |
| Orion East | ----- | 12 KM |

-  School
-  College
-  Hospital
-  Sports Complex
-  Techno Park
-  Shopping Mall



Experience the world coming to your doorstep

Life at Adarsh Pinecourt is one without the stress and shackles of urban commute; and you can take complete advantage of all the time it enables for your lifestyle.

The advantage of Adarsh Pinecourt's location is all the conveniences of modern living being a heartbeat away –premier office parks, leading international schools, malls, hospitals, sports facilities, international airport and many more. With superb connectivity to major social infrastructure hubs, Adarsh Pinecourt lets you enjoy your personal paradise without having to worry about the commute.



Master plan

- 1. ENTRY PORTAL
- 2. SECURITY CABIN
- 3. ELDER'S EXERCISE STATION
- 4. DRIBBLE COURT
- 5. PAVILION WITH SEATER
- 6. AMPHITHEATRE
- 7. PARTY LAWN
- 8. KID'S POOL
- 9. SWIMMING POOL
- 10. POOL DECK
- 11. CHILDREN'S PLAY AREA
- 12. CLIMBING WALL
- 13. SAND PIT TOT-LOT
- 14. TREE COURT
- 15. BLOCK ENTRY
- 16. CLUB HOUSE ENTRY
- 17. BICYCLE PARKING
- 18. JOGGING TRACK

Artistic Impression



Live the exclusive life at Adarsh Pinecourt

With lush greens and wide open spaces, Adarsh Pinecourt offers you the perfect escape – set away from the daily humdrum of city life, setting your own pace; yet close to all urban comforts.

Welcome to your own private island of calm, convenience and exclusivity—welcome to Adarsh Pinecourt.

It is not just the bountiful nature and amenities that keep you smiling at Adarsh Pinecourt. There is plenty more to look forward to if private living in the midst of an energetic environment is what you seek.

The gated community assures safety, prestige and privacy. 24/7 security gives you peace of mind. The ramps are identified along opposite ends of the development for ease of circulation and minimizing the impact of vehicular movement in the internal spaces for a safer environment for carefree children, joggers, and senior citizens.

The central garden is of generous size with ample trees and landscape to promote healthy living and bring you closer to nature. The layout is carefully designed to give emphasis on community living and social interaction with designated areas for toddlers, teenagers and the elderly. Laminated wooden flooring in all bedrooms add warmth and elegance to fine living.

The excellent location off Hennur Road ensures close proximity to workplaces, healthcare, educational institutions, Airport and other major lifestyle destinations. In the midst of a growing IT hub, a return on investment is certain.

A brand called Adarsh. An assurance of quality and excellence.

You were meant to live in the company of friends

City life often makes it difficult for neighbors to become more than just acquaintances. Adarsh Pinecourt, on the other hand, is designed to bring people closer.

The amphitheater and lawn which are ideal venues for community events and large parties, is at the heart of the project. Pergola and pavilion seating which dot the landscape are designed to inspire conversations.

The clubhouse is a veritable melting pot with a healthy mix of leisure spaces and sports courts.



Artistic Impression

A life brimming with excitement

A bevy of activity spaces within the project are thoughtfully crafted to make you feel active and alive.

Adarsh Pinecourt has ample amenities to have each member of the family relax in appropriate surroundings with complete security. Amenities, especially those for children, are spread amongst multiple layers of the enclave, creating a happy place flowing with joyous moments and expression.

AMENITIES

Swimming pool

Gym

Health club

Table tennis

Dribble court

Children's play area

Amphitheatre

Jogging/Bicycle track

Multipurpose hall

Elders exercise station

Convenience store

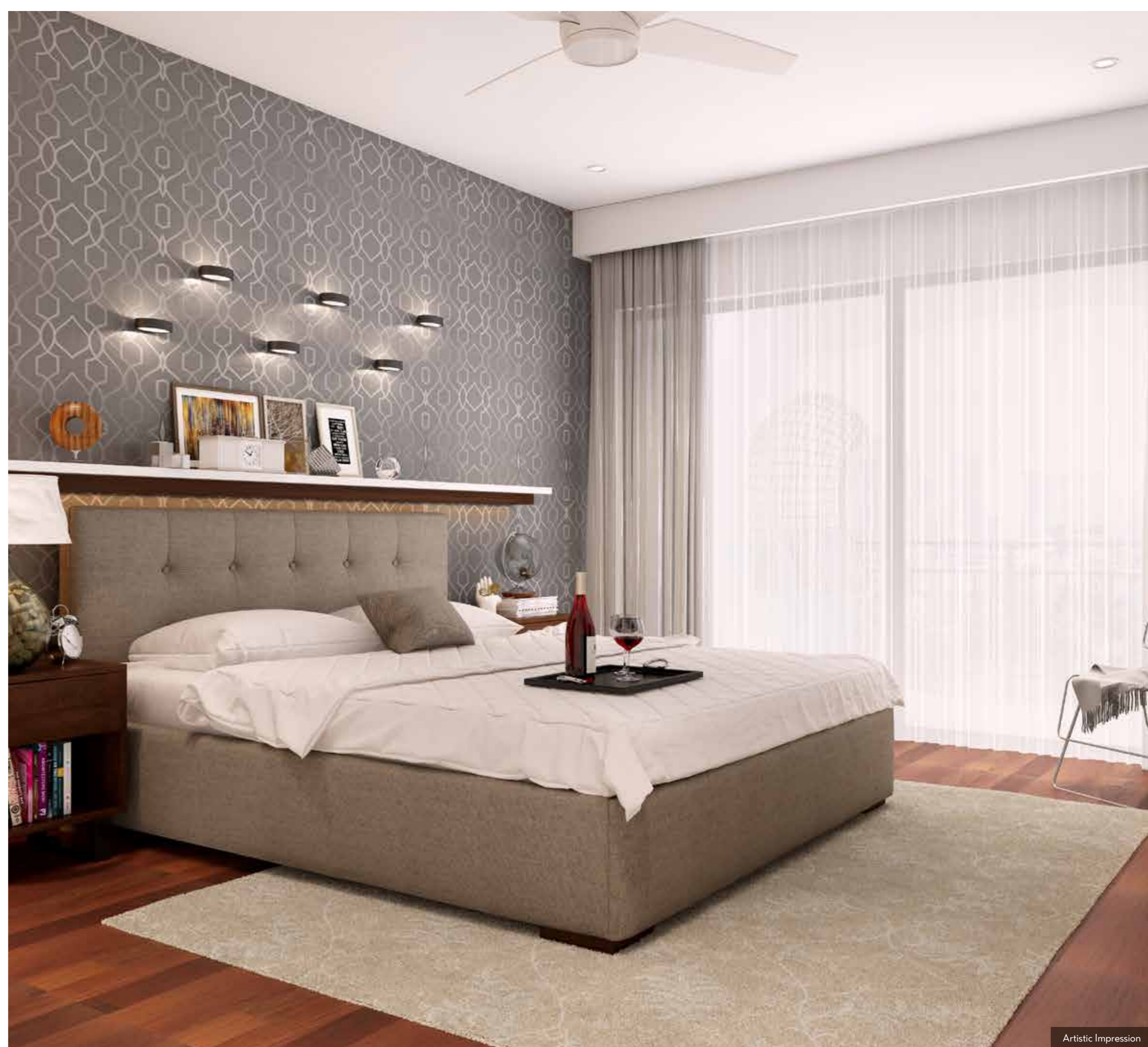


The brighter side of luxury

Adarsh Pinecourt homes are created to indulge you in the luxury of space. The well designed living area and balconies ensure that there's plenty of fresh air and natural light to brighten your life.

Bedrooms designed to pamper

For those who appreciate the good things in life, Adarsh Pinecourt lives up to their high standards. Whether it's the spacious bedroom or laminated wooden flooring, you are pampered through and through.



Specifications



STRUCTURE

- Seismic zone II compliant RCC framed structure.
- Masonry-walls with 8"/6"/4" solid concrete blocks.



PLASTERING

- All internal walls smoothly plastered with lime rendering.
- External plastering with sponge finish.



FLOORING

- Good quality vitrified tiles in living, dining & kitchen.
- Laminated wooden flooring in all bedrooms.
- Ceramic tiles for balconies, utility area & toilets.
- Granite flooring in the ground floor lobby and vitrified tiles on all other floor lift lobbies.
- Kota/tandoor stone for staircase.



TOILETS

- Good quality ceramic tile dado up to 7 feet height in all toilets.
- White color EWC & washbasin with mirror for all toilets.
- Toughened glass partition with openable shutter in master bedroom toilet.
- Single lever mixer with shower rail & hand shower for all showers and single lever mixer for all washbasins.
- Health faucet in all toilets.



DOORS

- All doors with engineered door frames & skin paneled shutters.
- UPVC sliding doors with 3-track (one with mosquito mesh) for living room to balcony & bedroom to balcony doors.



WINDOWS

- UPVC sliding windows with three tracks (one with mosquito mesh).
- M.S. grills (from inside) for windows in ground floor and first floor only.



KITCHEN

- Granite platform with stainless steel sink & drain board with sink mixer.
- 2 feet dado above platform area with ceramic glazed tiles.
- Provision for water purifier point in the kitchen.
- Provision for washing machine and gas cylinder in the utility area.



PAINTING

- Interior: Plastic Emulsion Paint.
- Exterior: Acrylic Emulsion Paint.



PLUMBING

- Good quality CP fittings.
- Good quality PVC drainage & storm water pipes.



ELECTRICAL

- TV, telephone, networking and electrical AC points in all bedrooms & living area.
- Geysers and exhaust fans in all toilets.
- Two Earth Leakage Circuit Breaker (ELCB) for each Flat. One for AC & heating and the other for lighting.
- Good quality electrical wires and switches.
- Connected Power : 2BHK apartment -5KVA and 3BHK apartment -6KVA.



LIFT

- Two lifts for each block.



OTHERS

- Fiber to the home (Data & Voice).
- CCTV surveillance at Access Controlled Entry & Exit.
- 100% Power back-up.

Floor plans

2 BHK UNIT
Type - 2E

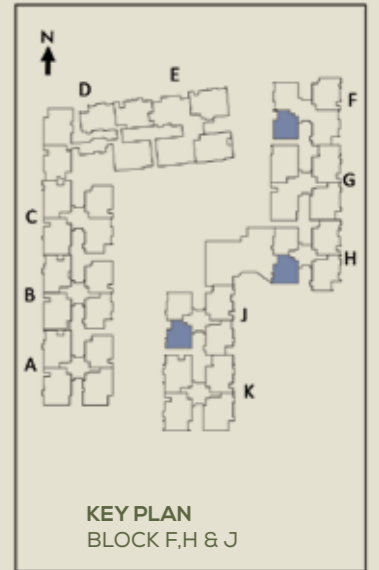


| SUPER BUILT-UP AREA | | CARPET AREA | |
|---------------------|--------|-------------|-------|
| SQ.FT | SQ.MT | SQ.FT | SQ.MT |
| 1172 | 108.87 | 804 | 74.68 |

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



2 BHK UNIT
Type - 2F



| SUPER BUILT-UP AREA | | CARPET AREA | |
|---------------------|--------|-------------|-------|
| SQ.FT | SQ.MT | SQ.FT | SQ.MT |
| 1186 | 110.22 | 814 | 75.61 |

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



2.5 BHK UNIT
Type - 2.5 B

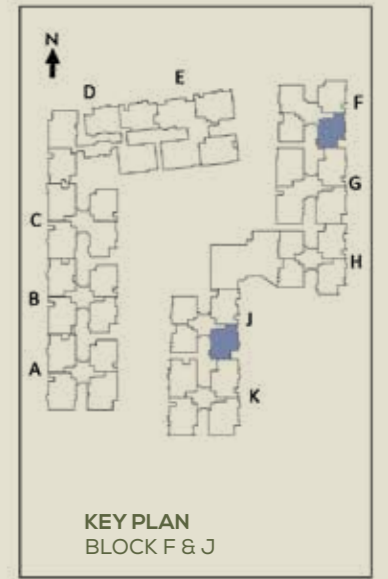


| SUPER BUILT-UP AREA | | CARPET AREA | |
|---------------------|--------|-------------|-------|
| SQ.FT | SQ.MT | SQ.FT | SQ.MT |
| 1506 | 139.90 | 1060 | 98.52 |

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



2.5 BHK UNIT
Type - 2.5 FA



| SUPER BUILT-UP AREA | | CARPET AREA | |
|---------------------|--------|-------------|--------|
| SQ.FT | SQ.MT | SQ.FT | SQ.MT |
| 1529 | 142.09 | 1082 | 100.48 |

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



3 BHK UNIT
Type - 3 BA

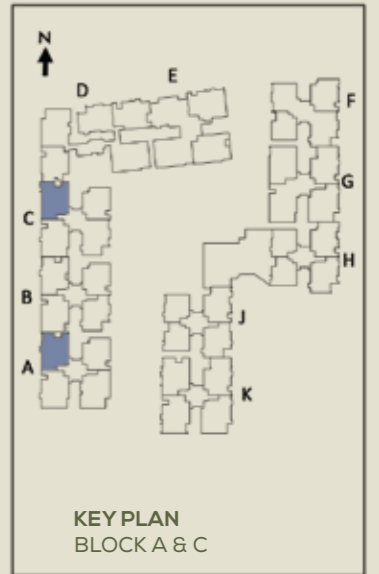


| SUPER BUILT-UP AREA | | CARPET AREA | |
|---------------------|--------|-------------|--------|
| SQ.FT | SQ.MT | SQ.FT | SQ.MT |
| 1728 | 160.51 | 1183 | 109.89 |

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



3 BHK UNIT
Type - 3 AA



| SUPER BUILT-UP AREA | | CARPET AREA | |
|---------------------|--------|-------------|--------|
| SQ.FT | SQ.MT | SQ.FT | SQ.MT |
| 1739 | 161.52 | 1168 | 108.47 |

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



3 BHK UNIT
Type - 3 DC

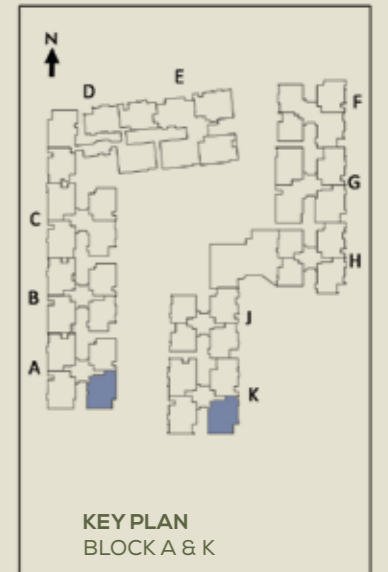


| SUPER BUILT-UP AREA | | CARPET AREA | |
|---------------------|--------|-------------|--------|
| SQ.FT | SQ.MT | SQ.FT | SQ.MT |
| 1781 | 165.50 | 1158 | 107.57 |

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



3 BHK UNIT
Type 3 CA



| SUPER BUILT-UP AREA | | CARPET AREA | |
|---------------------|--------|-------------|--------|
| SQ.FT | SQ.MT | SQ.FT | SQ.MT |
| 1822 | 169.28 | 1236 | 114.82 |

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



A legacy of trust and excellence

Adarsh Group was founded in the year 1988 and is headed by Chairman & Managing Director, Mr. B M Jayeshankar.

Over the past three decades, Adarsh has transformed the skyline of the city and can be credited with pioneering the concept of gated communities in India. Homes crafted by Adarsh are a true showcase of finest architecture and best luxury amenities developed in pristine natural surroundings. Adarsh also boasts of an excellent in-house team consisting of 800 professionals in the design, procurement, project management, quality execution, and facility & property management departments. Backed by this dedicated and professional team, every property developed by Adarsh is a testament to their commitment to world-class quality and fine living that helps them stand the test of time.

This commitment to quality also fuels all practices at Adarsh and is the base for their three brand pillars:

Trust:

Customer satisfaction is the cornerstone of all efforts as the company endeavours to craft homes for lifelong happiness.

Quality:

This is a pivotal philosophy that defines every Adarsh home with quality standards that define industry benchmarks.

Consistency:

Every home built is a product of meticulous planning and fine attention to detail to meet customer expectations.

Today, Adarsh Group has developed and marketed over 16.51 million sq. ft. of high-end residential, commercial and hospitality spaces and over 26.84 million sq. ft. of projects are in various stages of development.

Adarsh Group is an ISO 9001:2008 & ISO 14001:2004 Certified Company.



Adarsh Palm Retreat Mayberry - Outer Ring Road, Bellandur

Artistic Impression



Adarsh Palm Acres - Vidyanagar Cross, North Bengaluru

Artistic Impression



Adarsh Tranqville - Off Hennur Road

Artistic Impression



Sales Lounge: Adarsh Pinecourt

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