



} A boundless life
} for a lifetime!



NAMBIAR

ELLEGENZA



*The 3D view is an artist's impression only, and is subject to modification.

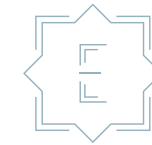
↳ A bountiful life ahead!

Imagine lying down on soothing lush green grass as a gentle breeze flirts and the soft sunrays of a beautiful twilight caress you.

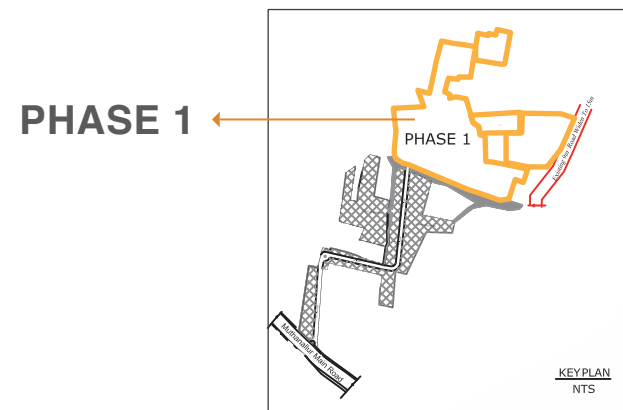
Welcome to a life that's beautiful and boundless.
Welcome to Ellegenza - from the house of Nambiar Builders, makers of Bellezea.

Live independently in 3 or 4 bedroom contemporary designed villas spread over 23 acres (Phase I), close to top international schools, hospitals and IT hubs. Each villa is thoughtfully designed, providing abundant light and ventilation.

Enjoy all the modern day amenities and live a spacious, bountiful life that you've always dreamt of only at Ellegenza.



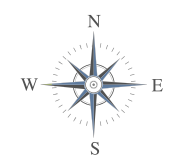
NAMBIAR
ELLEGENZA



PLOT DETAILS			
SL NO	PLOT SIZE	SQFT	NO. OF SITE
1	35' x 39'4"	1378	61
2	35' x 40'8"	1424	04
3	35' x 50'	1750	67
4	35' x 50'10"	1780	06
5	35' x 52'9"	1848	09
6	39' x 55'	2145	65
7	39'4" x 59'1"	2325	13
8	Other Sizes*		79
TOTAL			304

- A** ENTER / EXIT
- B** CLUBHOUSE
- C** SWIMMING POOL
- D** TENNIS COURT
- E** CA

Master Plan



Details of a boundless life

- Total Land (Phase I): 23 Acres
- No. of Villas: 304
- Villa Types

VILLA TYPES	LAND AREA	BUILT-UP AREA
3 VILLA TYPES (Option I)	1378 sqft.	2081 sqft.
3 VILLA TYPES (Option II)	1750 sqft.	2551 sqft.
4 VILLA TYPES (Option I)	2145 sqft.	3187 sqft.
4 VILLA TYPES (Option II)	2325 sqft.	3494 sqft.

Specifications Highlights

- Seismic Zone II compliant structure
- RCC frame with concrete solid block masonry
- Marble flooring in Living & Dining
- Laminated wooden flooring in Master Bedroom
- Superior quality vitrified tiles in other rooms
- Teakwood main door with digital lock
- Video door phone
- Best quality UPVC sliding windows
- Kohler/Duravit/equivalent CP fittings & Sanitaryware
- Premium modular switches
- Centralized Hydro pneumatic system for water supply
- Provision for solar power and water heater
- Water treatment plant and solid waste management
- Uninterrupted power supply with power back-up
- Rainwater harvesting for the project

Key Amenities

- Clubhouse with swimming pool
- Kids' pool
- Gymnasium
- Indoor children's play area
- Convenience store
- Banquet hall
- Games room
- Indoor badminton courts
- Tennis court
- Multipurpose play court
- Landscaped gardens
- Jogging trail
- Kids' play area
- Amphitheatre
- Pet park





BELLEZEA - OUR FLAGSHIP PROJECT

**100 acre villa community
located off Sarjapur Rd**

**2.5 acres world-class
clubhouse**

**Grand central park with
outdoor play courts**

**Close proximity to top
international schools**

**Major IT hubs at an
approachable distance**

**4 bedroom villas
3600 sqft. onwards**



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