

# HOMES THAT MATCH YOUR WISH LIST !

## Habitat Eden Heights

PREMIUM HOMES AT HOODI CIRCLE, WHITEFIELD

### FINALLY, A HOME THAT IS DESIGNED TO SATISFY YOUR EVERY WISH

QUALITY HOMES FROM INDIA'S INTERNATIONAL AWARD WINNING ARCHITECT DEVELOPER

AN EXHAUSTIVE LIST OF LIFESTYLE AMENITIES

JUST 300 MTS. FROM UPCOMING HOODI METRO STATION

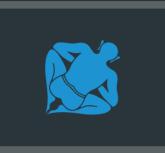
CLOSE TO THE ENTERTAINMENT AND IT HUBS AT HOODI CIRCLE, WHITEFIELD

# HABITAT EDEN HEIGHTS KEY VALUE DIFFERENTIATORS



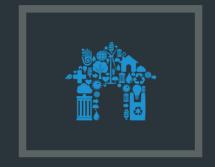
### PERFECT BALANCE OF SERENITY & ACCESSIBILITY

- 200 mts. long entry Promenade ensures 'on the Main Road yet away from the Main Road' feel.
- Just 300 mts. from Upcoming Hoodi Metro Station
- Excellent Accessibility to ORR, CBD, etc.,
- Tucked in from Hoodi Circle & Whitefield Road ensuring better air quality and noise-free serene environment



### ARCHITECT-DEVELOPER ENSURES

- Very high qualitative design efficiency
- Vaastu Compliant Design
- User friendly to elderly and people with physical disabilities
- Min. Common Wall Design ensures optimum lighting, ventilation & privacy
- Seating area near the entrance plaza for waiting children, people, etc.,
- Wide driveways and widely spaced columns designed using Traffic simulation software for comfortable turning radiuses, ease of parking and maneuvering of cars



### ENVIRONMENTALLY SUSTAINABLE PROJECT:

- Sun path analysis done for optimal natural light for maximum hours with minimal heat gain and glare.
- Over 200 trees fruit bearing, oxygen-generating, Floral / Fragrant, shade providing trees
- Basement provided with strategically located cut-outs to provide natural light, ventilation & dissipate vehicular emissions
- Water security ensured with rainwater harvesting, storage & utilization & on-site STP.



### PEDIGREE MATERIALS USED

**Porotherm Smart Clay Bricks** is an international product made in India:

- Low U Value(1W/m<sup>2</sup>K) keep homes naturally cool & comfortable through the year and conserves energy
- Air cavities ensure excellent noise insulation for privacy & serenity in each home.

#### Tata TISCON READYBUILD Steel:

- Use of Primary Steel ensures uncompromised quality & strength
- Automated processing at factory ensures structure safety & integrity to the last detail.



#### **SPORTS AMENITIES**

AMENITIES

- Swimming pool with toddlers pool
- Jogging/Walking Track
- Children's Play Area
- Floodlit Basketball Court

#### LANDSCAPED AREAS

- Waterbody
  - Informal Seating Plaza
  - Visitor's Parking

#### SOCIO-CULTURAL AMENITIES

- Open Amphitheatre
- Gazebos/Kiosks

Photographs of the elevation/Apartment/Flats/Exterior or surrounding views and location may have been digitally enhanced or altered and do not represent actual views or surrounding views. We are offering unfurnished apartments/units/homes for sale unless specifically incorporated in the Agreement of Sale. The terms and conditions of sale shall be as per the Agreement only.

• Floodlit 2 Badminton Courts

• Floodlit Putting Greens

• Floodlit Tennis Court



### READY TO USE FLOODLIT SPORTS AMENITIES, ALL IMAGES ARE ACTUAL & SHOT AT SITE



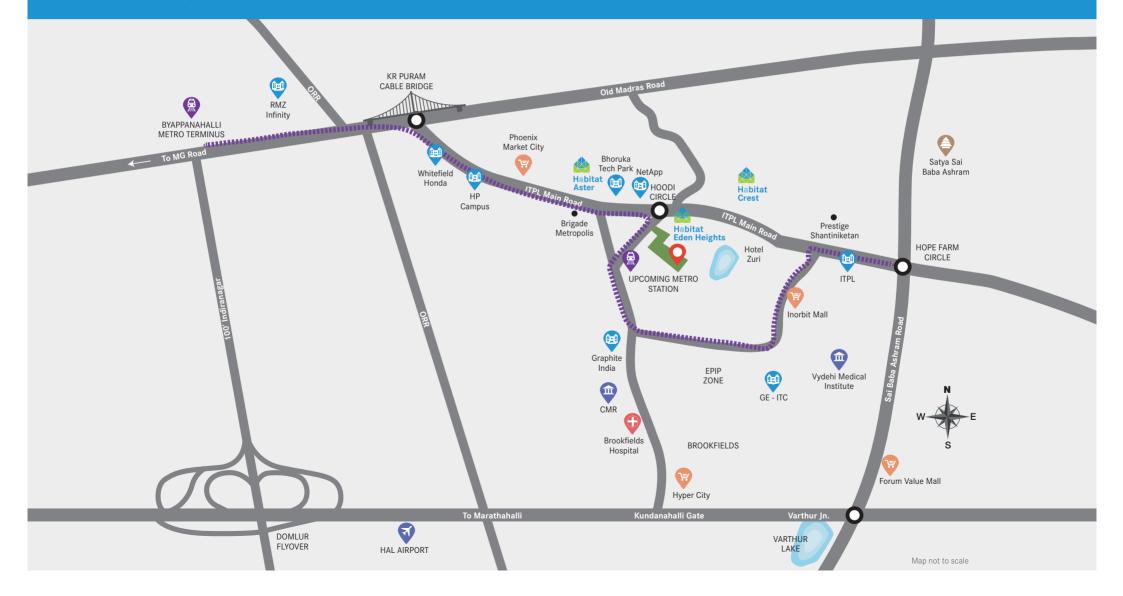






## **KEY DISTANCES**

PROPOSED METRO STATION	: ~0.3 KM	METRO CASH & CARRY	: 2.3 KM	KR PURAM RAILWAY STATION	: 4.7 KM
NET APP	: ~1 KM	DECATHLON	: 2.4 KM	INDIRANAGAR	: 9.0 KM
SHANTINIKETAN IT PARK	: 1.7 KM	INORBIT MALL/MARRIOT HOTEL	: 3.0 KM	MG ROAD	:12 KM
EPIP ZONE	: 2.0 KM	VYDEHI HOSPITAL	: 3.5 KM	MAJESTIC	:18 KM
ITPB	: 2.5 KM	OUTER RING ROAD	: 4.0 KM	KEMPEGOWDA INTERNATIONAL AIRPORT	:40 KM
VR MALL/PHOENIX MARKET CITY	: 2.5 KM	BAGAMANE SEZ	: 4.5 KM	PROPOSED METRO LINE	



# **SPECIFICATIONS**

#### **1. STRUCTURE**

- Basement + Ground + 18 Floor RCC frame structure with 'Porotherm' or Concrete block Partitions
- Height of each slab top to slab top is 3.05m (10ft)
- Water Proofing in Terrace & Toilets

#### 2. SANITARY AND PLUMBING

- All water supply lines shall be CPVC/ uPVC pipes of 'Supreme' or equivalent make
- Sanitary pipes shall be PVC SWR of 'Supreme' or equivalent make
- Rain water drain pipes shall be PVC of 'Supreme' or equivalent make
- Sanitary fittings
- Western style European water closet of 'Simpolo'
   or equivalent make
- Wash basins for toilets of 'Simpolo' or equivalent make
- Plumbing fittings
- Chrome plated faucets & fittings of 'Grohe' or equivalent make
- Kitchen / Utility
- Tap-off for plumbing & sanitary to enable you to implement as per your kitchen layout

#### **3. FENESTRATION**

#### • Windows

- uPVC 2.5 Track Sliding Shutters with Mosquito Mesh & Clear/Pinned Glass
- uPVC 3 Track Sliding Door cum window for Balconies/sit-out with Mosquito Mesh & Pinned Glass

#### • Doors

- Doors frames made of hardwood
- Door shutters will be HDF/flush shutter with stainless steel finish lock
   Bathroom doors will be water resistant with stainless steel finish lock
- Main door with night latch and lock

#### 4. ELECTRICAL

- Grid Power from BESCOM for each home(3BHK Smart 4KW, 3BHK luxury- 5 KW, 4BHK Smart - 6KW)
- FRLS wires of 'KEI/Anchor' or equivalent make
- Modular switches of 'Panasonic' or equivalent make
- Master tap off to enable you to implement as per your kitchen / utility layout
- MCB & ELCBs of 'Hager' or equivalent make
- Provision for television point in living room and Bedroom-1
- Provision for telephone point in living room and Bedroom-1
- Provision for exhaust fan in all toilets
- Intercom/telephone facility from the security room to each apartment
- Provision for geyser points in toilets (not provided for powder room)
- Provision for air conditioner in Bedroom-1

#### Solar water heater for homes on top two floors.

#### 5. FLOORING, DADOING & TILING

- Living / dining / kitchen / bedroom: Premium vitrified tiles flooring & skirting
- Bedroom-1: Laminated wooden flooring
- Utility / balconies: Anti-skid tiles flooring
- Toilets: Anti-skid ceramic tiles flooring & ceramic tile wall dadoing upto 7ft. height
- Basement, driveways, etc.: IPS flooring/cement tile flooring
- Lobbies and staircase: vitrified tiles/ granite / marble/ natural stone flooring or a combination

#### 6. PAINT & POLISH & OTHER FINISHES

- External walls: combination of textured finish, cladding & external grade low VOC paint as per Architect's scheme.
- Internal walls & ceilings: low VOC emulsion paint
- **Doors:** all door frames, shutters shall be painted / polished • **Main Door:** PU coated

#### 7. VERTICAL TRANSPORTATION

Two lifts in each tower of 'Johnson' or equivalent make
One lift automatic door for passenger.
Second lift automatic door for services or goods (also stretcher compatible).

#### 8. STATE OF THE ART INFRASTRUCTURE

#### Access Boulevard

- Tree lined 3 lane boulevard
- Elegant Concrete Pavers / Granite
- Street Lighting
- Pedestrian Walkway with Landscaping
- Visitor Car Parking
- Integrated Water Management for Optimum Utilization
- Dual water connection BWSSB connection + Borewell for continuous water supply, subject to availability at site and applicable laws
- Automatic Water Level Controller for Storage Tanks
- On-site sewage treatment plant.
- Recycled water is used for landscaping, flushing & sundry uses
- Rain water is harvested and the ground water is recharged through well spread out percolation channels
- Vehicular Parking / Facilities
- Car parking facility at basement / ground floor for residents (Duplex feasibility)
- Car charging point for electric cars at select location/s
- Space for Car Wash bay with grease trap.

#### • Energy Management

100% Generator back - up all homes (including the entire lighting and heating load of each home) with diversity factor for the entire complex (elevators, pumps, common area lighting & amenities).
Automatic Change Over Panel to enable seamless switching between Grid Power & Back-up Power

 $\mbox{-}$  Solar water connection for apartments in the two upper most floor/s

- Solar lighting in select common areas
- Waste Management
  - OWC organic waste converter for effective waste management • Space for garbage segregation.

#### 9. SAFETY & SECURITY

- Peripheral Lighting
- Security Cabin at the entrance plaza.
- Manned Security at entry/ exit & other vantage points
- CCTV Camera at entry/ exit & other vantage points
- Piped LPG Gas Facility for safety & enables seamless refill
- Intercom Facility from Security to each apartment
- Fire Fighting Infrastructure & Equipment including, Sprinklers as per NBC standards
- Toilet for Drivers, Security and Maintenance Personnel in the ground floor level
- Solid peripheral compound wall with 2 feet barbed wire fencing.

#### **10. AMENITIES:**

- Expansive Landscape Areas with Relaxation Zones:
   Informal Seating & relaxation spaces amidst the Landscape Areas
   An open Air Amphitheatre.
- Activity Zones offers amenities like:
  - Jogging Tracks/Walkways amidst the landscaped areas
  - Floodlit Golf Putting Green
- Floodlit Basketball court
- Floodlit Badminton Courts
- Floodlit Tennis Court
- Children's Play Area
- Swimming Pool with Toddlers' Pool with showers/toilets
- A Captive well-equipped Club House:

• Four Guest rooms with attached toilet.

Provision for Jacuzzi, Sauna & Steam

- Gym
- Yoga/Aerobics Room
- An Indoor Games Area for Cards & other Board Games
- Table Tennis Room

Space for Crèche

- Billiards Room
- Two multi-purpose hallsReading Room space

# **3BHK SMART**

### SBA - 1354 sft.

Carpet Area - 880 sft.

- + Exclusive Balcony 89 sft.
- 1 BEDROOM 1: 10'0" X 12'8"
- **2** TOILET: 5'0" X 8'0"
- **3** POWDER ROOM: 5'6" X 5'0"
- 4 KITCHEN / UTILITY: 9'7" X 10'0"
- 5 BALCONY: 5'0" X 10'6"
- 6 BALCONY: 4'0" X 9'6"
- **7** BEDROOM 3: 8'8" X 9'6"
- 8 TOILET: 8'0" X 5'0"
- 9 BEDROOM 2: 10'0" X 14'0"
- 10 LIVING / DINING: 26'511 X 10'6"



# **3BHK LUXURY**

### SBA - 1768 sft.

Carpet Area - 1150 sft.

- + Exclusive Balcony 120 sft.
- **1** FOYER: 6'0" X 8'6"

2 KITCHEN: 9'9" X 8'0"

- **3** UTILITY: 4'0" X 8'0"
- **4** TOILET: 8'0" X 5'4"
- **5** TOILET: 8'0" X 5'6"
- 6 BEDROOM 1: 12'0" X 14'0"
- 7 BALCONY: 12'0" X 5'0"
- 8 BALCONY: 10'6" X 6'0"
- 9 BEDROOM 3: 12'0" X 14'8"
- **10** TOILET: 8'0" X 5'0"
- 11 BEDROOM 2: 12'0" X 13'6"
- **12** LIVING: 14'7" X 11'6"
- 13 DINING: 10'6" X 10'4"



# **3BHK LUXURY**

### SBA - 1845 sft.

Carpet Area - 1210 sft.

- + Exclusive Balcony 115 sft.
- **1** VERANDAH: 6'0" X 8'5"
- 2 FOYER: 5'4" X 4'2"
- **3** BEDROOM 1: 11'0" X 14'0"
- 4 TOILET: 8'0" X 5'0"
- **5** TOILET: 8'0" X 5'0"
- 6 BEDROOM 2: 11'0" X 13'6"
- 7 BALCONY: 12'0" X 6'0"
- 8 BALCONY: 11'0" X 5'0"
- 9 BEDROOM 3: 11'0" X 13'6"
- **10** TOILET: 9'0" X 5'0"
- **11** UTILITY: 9'0" X 4'3"
- 12 KITCHEN: 9'0" X 11'10"
- 13 LIVING/DINING: 12'0" X 25'1"



# BENGALURU'S VERY OWN INTERNATIONAL AWARD WINNING ARCHITECT DEVELOPER

# 16 YEARS, 2.5 MILLION SFT. Delivered Across 15 Projects\*



## A W A R D S

'BEST ARCHITECTURAL DESIGN PROJECT OF THE YEAR-2016' by Siliconindia Real Estate Awards 2016.

'DEVELOPMENT MARKETING, INDIA' by Asia Pacific Property Award 2014 – 2015.

'BEST DEVELOPER WEBSITE – www.habitatventures.com' by Asia Pacific Property Award 2014 – 2015.

'BEST RESIDENTIAL ARCHITECTURE, KARNATAKA' by Worldwide Achievers Real Estate Awards 2014.

'DEVELOPMENT MULTIPLE UNITS, INDIA' by Asia Pacific Property Award 2013 – 2014.

'BEST RESIDENTIAL PROJECT IN LUXURY SEGMENT, BENGALURU' by CNBC Awaaz & RR Kabel 2013.

'LUXURY PROJECT OF THE YEAR, EAST BENGALURU by Siliconindia & Axis Bank, 2013.

'EMERGING DEVELOPER OF THE YEAR 2012' by Siliconindia & LIC HFL.



# **KNOW HABITAT**

What happens when passionate architects with vast experience in design, consulting and implementation turn to property development? A company like Habitat Ventures is born.

An integrated real estate development company, the Bengaluru based Habitat Ventures, is a winner of many international awards and accolades. Today, the company has carved a niche for itself with high quality residential and commercial projects.

A key player in South Indian Real Estate, Habitat Ventures, is all set to launch a plethora of real estate Landmarks that will mirror the aspirations of a fast growing metropolis like Bengaluru.

# **OTHER ONGOING PROJECTS**



## Habitat **Iluminar**

2, 2.5 & 3 BHK Lifestyle Apartments Just off Mysore Road

PRM/KA/RERA/1251/310/PR/170915/000183



### Habitat **Aura**

3 BHK Luxury Homes Arekere, Just off Bannerghatta Road PRM/KA/RERA/1251/310/PR/181219/002235



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