

YOUR HOME IS A
LIFESTYLE STATEMENT.

WE'RE JUST MAKING
IT SPEAK VOLUMES.


ZRICKS .COM
HAMILTON
TOWER by Pacifica



YOU DESERVE THE BEST.
WE WELCOME YOU TO THE BEST.

ZRICKS





YOU ARE KNOWN BY
THE COMPANY YOU KEEP.
YOU ALWAYS LOOK OUT FOR
SOMEONE WHO UNDERSTANDS
YOUR TRUE SELF.



WE
KNOW THAT
WE ARE A VERY
CLOSE AND
TRUSTED FRIEND;
ALMOST
A PART OF
YOURSELF.



STRONG FOUNDATIONS.

TRUST
QUALITY
ETHICS

We create world-class edifices built on the foundations of trust, quality and ethics. It is this viewpoint and our unwavering commitment towards fulfillment of every promise given that forms the core of our business globally and enables us to go that extra mile time and again.



ZRICK

THE PAST IS A BAGGAGE
YOU WON'T CARRY.
YOU THINK YESTERDAY IS
HISTORY, TODAY IS JOYFUL AND
TOMORROW IS HOPEFUL.
SINCE WE CARE ABOUT YOU,
WE ARE INVESTED IN YOU AND
YOUR TOMORROWS.

We are Pacifica Companies - an intercontinental, pure-play real estate group with interests in residential and commercial real estate and other asset classes. Our projects in US, Mexico and India straddle diverse segments - Residential, Senior Living, Master-planned communities, Retail, Office and Hospitality. We think of our properties as real estate solutions designed for the specific need profiles of target groups. We believe, wherever there is an economy and a demographic, there is a project and asset class that can be tailored to it. It is this keen customer understanding and market timing that has yielded landmarks that are valued, prized and talked about.

Founded in US in 1978 by an Indian expatriate Mr. Ash (Ashok) Israni, Pacifica has since grown at a fierce pace to spread in different parts of the globe. Today, the company headquartered in San Diego, California, has about 3000 people across US, Asia and Mexico - all working towards a singular goal of creating brighter tomorrows for you and your family.

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YOU DETEST NARROW BOUNDARIES AND BIGOTRIES.
YOU PREFER THE BROAD-MINDEDNESS OF A BORDERLESS WORLD.
IN SHORT, YOU THINK LIKE A GLOBAL INDIAN.
OUR GLOBAL SPREAD SHOWS WE THINK ALIKE.

PACIFICA US

Since its beginning in 1978, Pacifica has been spreading its wings, growing and diversifying into different asset classes like residential development, multi-family and senior housing, commercial development, hospitality, land transactions, debt acquisition and REO; and extending its sway over 22 states in the US. Such a rich blend of experience allows Pacifica the latitude and confidence to develop any asset class and generate superb ROIs in them.

PACIFICA LATIN AMERICA

Pacifica's Latin American play has come about due to burgeoning opportunities from steady growth in recent times and favourable demographics. A corpus of \$ 400 million has been earmarked for investments in a variety of asset classes. Flagging off these was The Galete Mall in Tijuana, Mexico, a mixed-use project, which we believe will set the tone for the kind of high-opportunity development in the region.

PACIFICA INDIA

Started in 2004 to take advantage of the real estate boom during that period, Pacifica's Indian operations are proving to be the jewel in the crown for the company. India's sustained growth story, an aspirational middle-class, higher purchasing power, greater ease in securing finance and most importantly, Pacifica's long-term investment strategy are propelling the company's growth here as well. With an estimated portfolio value of over \$1.7 billion in India's expanding hospitality, commercial and residential space, Pacifica India is raising the bar in the Indian subcontinent.

Pacifica India has its head office at Ahmedabad with branch offices at Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad.

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YOU KNOW
SUCCESS HAPPENS NOT OVERNIGHT,
BUT AFTER MANY NIGHTS OF BURNING THE MIDNIGHT OIL.
THAT'S WHY YOU STAND OUT IN YOUR FIELD.
THAT'S WHY YOU'D UNDERSTAND
WHY WE DO SO TOO.

It takes a lot of courage and dedication to turn dreams into reality. And no one knows that better than you. You've worked hard and relentlessly to turn the faint glimmers of your dreams into the concrete reality that they are today. You were never afraid to dream big, or to shoulder the responsibility that came along with it. That is what sets you a class apart from the rest. That's why you will realize we're perfect for you.

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PACIFICA
C O M P A N I E S
Shaping real estate globally... since 1978

CHAIRMAN'S MESSAGE

Dear friends,

It is with immense pleasure and a lot of pride that I put forth to you this showcase of my dream, Pacifica. I first saw this dream way back in the mid-70's and today am privileged to be living it out together with more than 3,000 people at various locations of Pacifica. Our growth and success, we believe, is a tribute to our unwavering commitment to a simple business strategy and management philosophy: create value by developing and repositioning undervalued real estate. Be it hotels, offices, industrial buildings, retail shopping centers, apartment projects or senior housing, this philosophy has always guided us in our actions.

With regard to our Indian presence, I would like you to know that currently, India is a priority for us as we foresee tremendous realty growth happening in the country much before it is expected by most. Rest assured, we have begun our preparations and shall be ready, when the time is right, to repaint many an Indian cityscape. We have already made our impact felt across many cities and our respective landmark constructions are being lived in with peace, happiness and prosperity.

ASHOK ISRANI
Chairman



YOU LEAD BY EXAMPLE.
TO DO SO, YOU HAVE TO KNOW EVERY ANGLE,
EVERY ASPECT. SINCE LEADERSHIP IS
ABOUT VERSATILITY, YOU'RE SURE TO APPRECIATE
OUR PRESENCE IN DIVERSE REALTY SEGMENTS.



RESIDENTIAL

Pacifica makes it to the top league of residential real estate developers/owners with a slew of projects spanning land entitlements, single family ground-up development, master planned community development, residential towers, condo conversion and multi-family units.

That is over \$4 billion worth of development.

SENIOR LIVING

Pacifica is leading the way in this niche segment with a diverse portfolio of senior citizen apartments - independent living, assisted living, dementia care homes, skilled nursing facilities and mixed-use projects.

The company's Senior Housing portfolio is in excess of \$800 million.

HOSPITALITY

One of the largest hotel operators in the US, Pacifica has the crown of global hospitality brands under its wing—Marriott, Hilton, Doubletree, Radisson, Hampton Inn, Crowne Plaza, Hillside Inn, Best Western along with boutique brands.

Room inventory under operation is over 5,500, and in various stages of development, over 1,000.

MASTER PLANNED COMMUNITIES

This is a development, not in terms of mere square feet, but in terms of acres and acres of land with land use plans dedicated to all possible amenities. It can be thought of as a planned development that envisages a township with all the self-sufficient facilities needed for smooth living created around robust town-planning principles and public input. A case in point is Pacifica's 550-acre Chula Vista Bayfront project, one of the largest waterfront developments in the US, undertaken jointly with the City of Chula Vista, Port of San Diego.

The company has a track record of over \$1 billion in this category.

RETAIL

Since venturing into the realm of retail a little after inception, Pacifica's strategy has been to acquire existing assets or develop new projects ranging from shopping centers, single tenant leased properties, as well as sale/lease-backs. The company leases to top retailers like Kohl's, Office Depot, Hardware, Starbucks, among others.

The company's portfolio surpasses \$100 million and includes more than a million square feet of development in the US.



YOU BELIEVE IN THE IDEA OF ONE INDIA,
 HOW ITS STRENGTH COMES FROM ITS VERY DIVERSITY.
 WE FEEL OUR PRESENCE ACROSS SEGMENTS AND
 PLACES IN INDIA IS A MEASURE OF STRENGTH OF
 OUR INDIAN ROOTS.



Since stepping into Indian shores in 2004, Pacifica has grown and consolidated its standing as a premier real estate player with global standards and local strength. With nearly four decades of experience, its offices in Ahmedabad, Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad and over 200 people, Pacifica is upping the ante in the country's real estate scene. A series of projects designed to capture the imagination of a new India have been put on track ranging from residential, senior living, master planned communities, to hospitality and offices.

The portfolio of 14 projects worth over \$1 billion, completed or nearing completion, is testament to the diversity of asset classes, development of niche segments, and the immense opportunity that India presents.



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RESIDENTIAL

- Ahmedabad
- Baroda
- Pune
- Chennai
- Bangalore
- Hyderabad



COMMERCIAL

- Delhi



HOTELS

- Ahmedabad
- Bangalore



IT PARKS

- Chennai



TOWNSHIP

- Vadodara
- Chennai
- Hyderabad



PLOTTED DEVELOPMENTS

- Ahmedabad



YOU WOULD WANT TO SHARE THIS PIECE OF ART
WITH OTHERS. WE ALSO KNOW YOU WILL BE
VERY POSSESSIVE ABOUT IT.

WELCOME TO

HAMILTON

ARTS
TRICKS

Welcome to Hamilton, where you always arrive. An abode of luxury that befits the Man you have become. Carefully crafted masterpiece of peaceful and spacious space where you will forever cherish those finest moments of life.

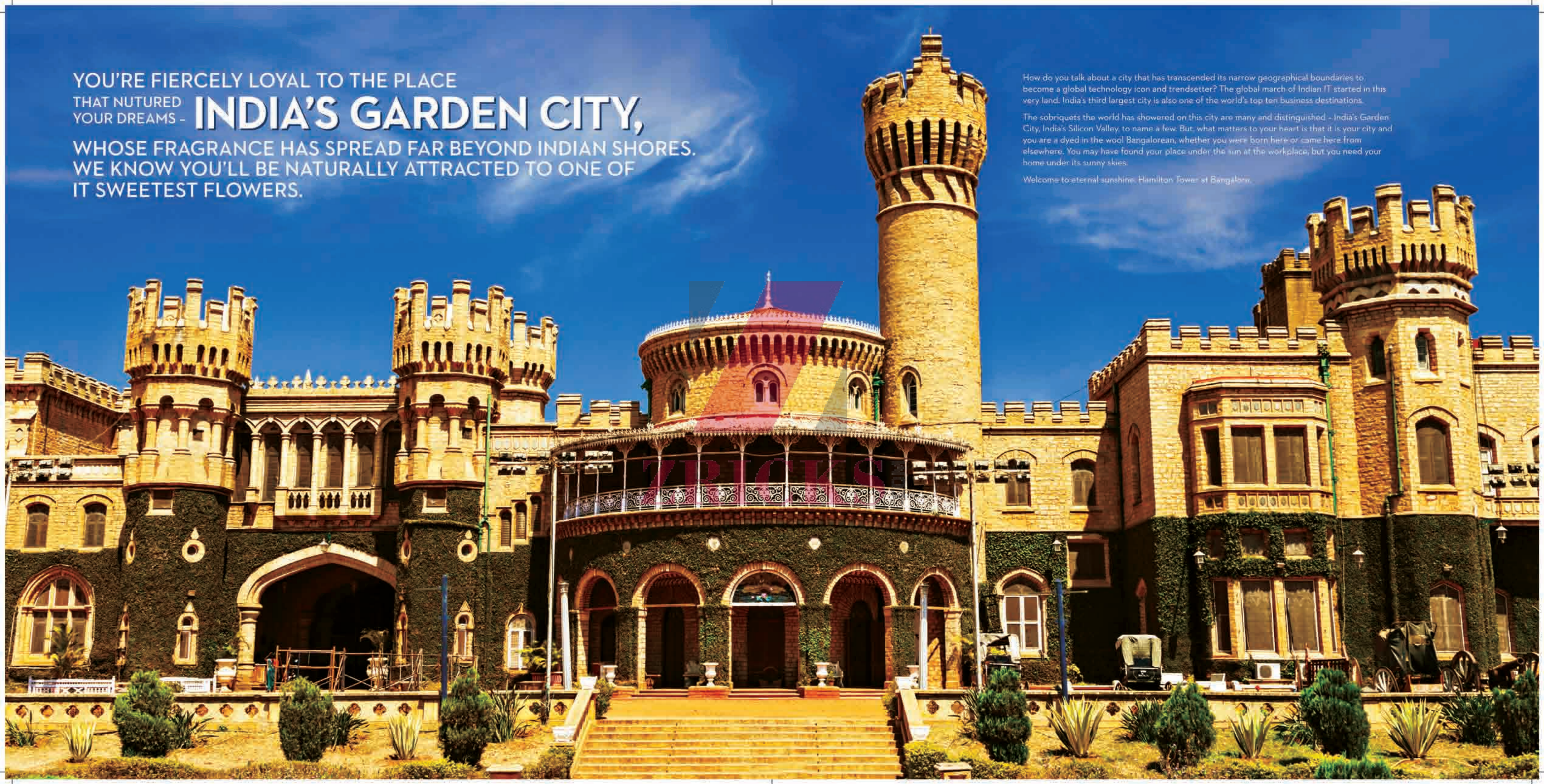
Exquisitely appointed 100,000 sq. ft. of Hamilton just breathes of your signature class. And there is nothing wrong in being very protective about this priced possession of yours.

YOU'RE FIERCELY LOYAL TO THE PLACE
THAT NUTURED
YOUR DREAMS - **INDIA'S GARDEN CITY,**
WHOSE FRAGRANCE HAS SPREAD FAR BEYOND INDIAN SHORES.
WE KNOW YOU'LL BE NATURALLY ATTRACTED TO ONE OF
IT SWEETEST FLOWERS.

How do you talk about a city that has transcended its narrow geographical boundaries to become a global technology icon and trendsetter? The global march of Indian IT started in this very land. India's third largest city is also one of the world's top ten business destinations.

The sobriquets the world has showered on this city are many and distinguished - India's Garden City, India's Silicon Valley, to name a few. But, what matters to your heart is that it is your city and you are a dyed-in-the-wool Bangalorean, whether you were born here or came here from elsewhere. You may have found your place under the sun at the workplace, but you need your home under its sunny skies.

Welcome to eternal sunshine, Hamilton Tower at Bangalore.



YOU ARE DISCREET YET DISTINCT.
YOU DO NOT WANT TO BE
THE PART OF THE MADDENING CROWD.
WE ALSO KNOW THAT YOU LIKE
AN ADDRESS WHERE OTHERS WOULD
WANT TO BE SEEN WITH YOU.

Marquee life at a perfect location, that's what Hamilton offers. Nestled in the south-east of Silicon Valley of India, Bangalore, Hamilton is at the centre-stage of top ten preferred entrepreneurial locations in the World.

Hamilton is located in a well-connected area that has witnessed unprecedented growth and property price appreciation in the last 5 years. Moreover this belt has seen widespread development of corporate offices, organised retail facilities, malls with world-class brands, reputed educational institutions, luxury hotels, state-of-the-art hospitals and robust public / social infrastructure. With an easy access to the corridors of IT Industry like Electronic City and Whitefield, commercial and Industrial hubs, airport and railway station, Hamilton boasts of an ideal address where others would want to be seen with you.

THE KEY DISTANCES FROM HAMILTON

- NEAREST MALL - FORUM MALL IN KORAMANGALA - 4 KMS
- NEAREST HOSPITAL - ST JOHN'S HOSPITAL - 2.5 KMS
- CITY RAILWAY STATION - 24 KMS
- AIRPORT - 47 KMS
- NEAREST SCHOOL - JSS SCHOOL - 2 KMS

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SOMESHWARA COLONY

MADIVALA

SILK BOARD

SILK BOARD



HAMILTON TOWER

VENKATAPURA

OUTER RING ROAD

OUTER RING ROAD

BLOCK 6

OUTER RING ROAD

VINAYAK NAGAR

BE IT THE BOARDROOM OR
YOUR CORNER OFFICE.
OR BE IT ON-THE-MOVE, YOU ALWAYS PEEP IN TO
THE FUTURE AND PLAN TO A T.
WE KNOW YOU DO NOT LIKE ANYTHING
THAT IS NOT BY DESIGN.

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There is nothing left to chance; everything is planned to a tee. Everything is designed to perfection. Everything is in place, the way it should be and the way you always wanted it to be.

Hamilton mirrors your way of perfectionist approach in design and planning. Every inch of this lavish living space is crafted immaculately and designed to suit your signature style.

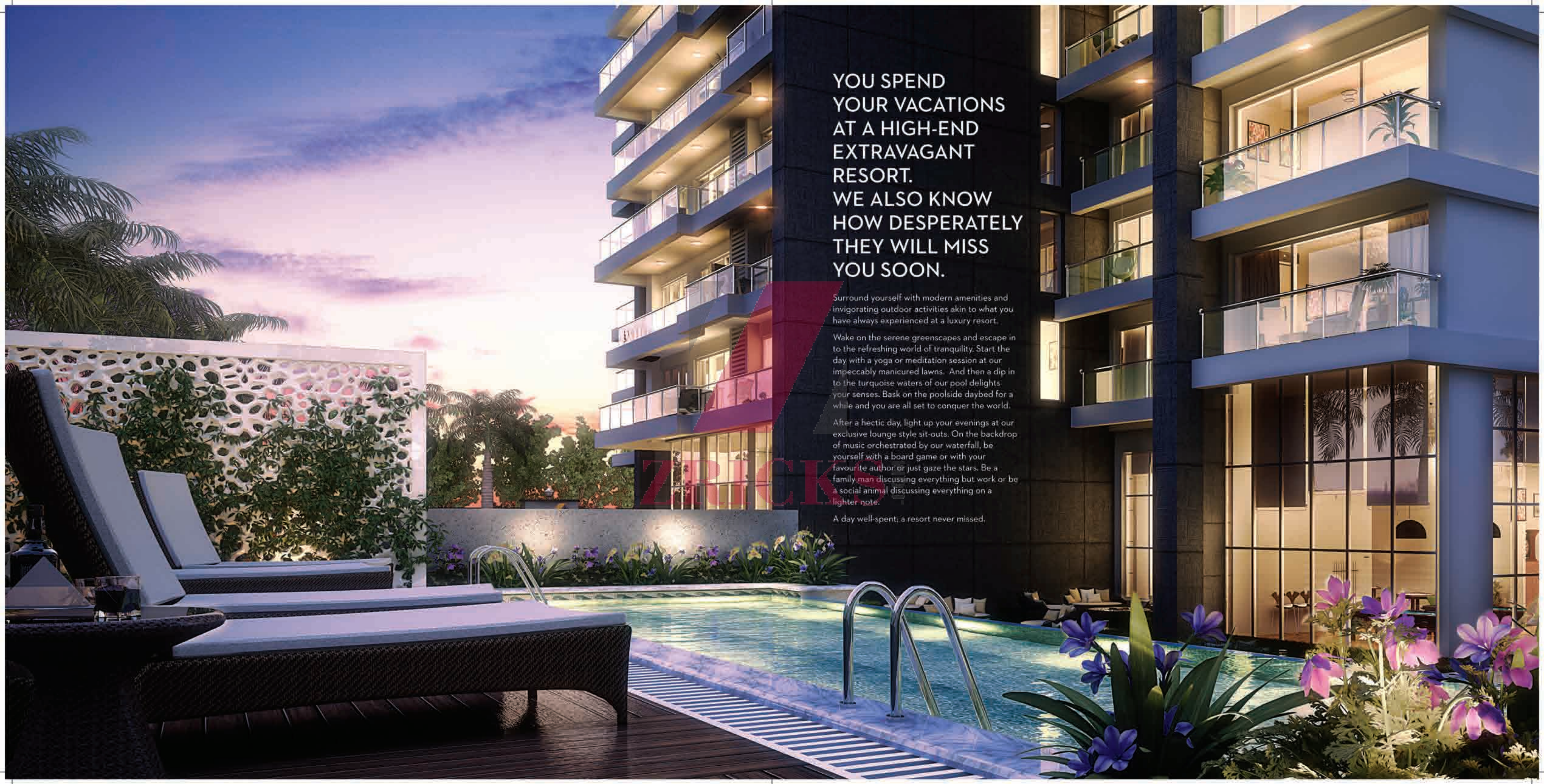
An abode planned to perfection, both from inside as well as outside, so that every need of yours is attended to with utmost care.

THERE IS A DISTINCTIVE OTHER SIDE
TO YOU THE MOMENT YOU STEP OUT OF THE OFFICE.
YOU SEEK A PEACEFUL SPACE TO RELISH PRECIOUS
MOMENTS WITH YOURSELF AND YOUR FAMILY.
WE TOO BELIEVE IN CREATING SUCH TRANQUIL COCOONS.

Beyond the jam-packed work schedule of yours, there is a life waiting for you.

Open the door to a life that warmly greets you to your loved ones. Where you reinvent the joy of loving and being loved for what you are. Relish those memorable moments in the extremely plush and tasteful surroundings of your warm and inviting haven of tranquility.

Relive a life where every corner speaks volumes of your panache and individuality. Step in to Hamilton home and you will discover a life where you meet yourself every day.



YOU SPEND
YOUR VACATIONS
AT A HIGH-END
EXTRAVAGANT
RESORT.
WE ALSO KNOW
HOW DESPERATELY
THEY WILL MISS
YOU SOON.

Surround yourself with modern amenities and invigorating outdoor activities akin to what you have always experienced at a luxury resort.

Wake on the serene greenescapes and escape in to the refreshing world of tranquility. Start the day with a yoga or meditation session at our impeccably manicured lawns. And then a dip in to the turquoise waters of our pool delights your senses. Bask on the poolside daybed for a while and you are all set to conquer the world.

After a hectic day, light up your evenings at our exclusive lounge style sit-outs. On the backdrop of music orchestrated by our waterfall, be yourself with a board game or with your favourite author or just gaze the stars. Be a family man discussing everything but work or be a social animal discussing everything on a lighter note.

A day well-spent; a resort never missed.



ZRICKS

YOU HAVE SET OUT TO CONQUER THE HORIZONS
AND EMBRACE THE GUST OF DREAMS WITH OPEN ARMS.
WE ALSO KNOW THAT YOU WOULD LIKE TO STRETCH
YOURSELF OUTSIDE YOUR SPACIOUS POSSESSION.

After a busy day conquering the horizons, all you would like to do is stretch out your arms to the nature; with no horizons to conquer.
Step out in to your balcony and feel the sunrise that infuses a new verve of freedom inside you. While you adore the myriad hues of greens merge in to the blue, you can breathe the moist air laden with earth's fragrance and listen to the symphony orchestrated by birds.
On the other hand you can just sit back, relax and unwind, probably call over a few close friends and share some laughs amidst the freshly manicured lush green expanses. Just an ideal setting for all your cherished gatherings that is accompanied by the refreshing air and adorning dew drops.
Get immersed into these picturesque settings that make Hamilton stand out.

YOU VIEW SUCCESS MERELY AS MILESTONES
AND NOT AS THE DESTINATION.
WE KNOW THAT YOUR GRAND PLAN OF
EXCELLENCE IS FUELING YOUR ELEVATION TO HIGHER
POSITIONS OF RESPONSIBILITY.

*Journey of your success elevates you to a privileged position every passing day. And with it comes
a desire to possess a home that befits your tall stature.*

*The minute you set your experienced eyes on Hamilton, you will realize that this could be the
perfect addition to your rising personality. Through its towering glory and its striking addition to
the skyline of Bangalore, you know that you have found an ideal fit.*

Hamilton - Elevate to the next level of accomplishment.



ZRICKS PROJECT

ONCE YOU SET YOUR EYES
ON SOMETHING, YOU ACHIEVE IT.
WE BET HOWEVER MUCH
YOU SEE IT EVERYDAY,
YOU WILL LOOK FORWARD
TO ACHIEVING IT AGAIN
AND AGAIN.

HAMILTON
TOWER

**3 & 4 BHK LUXURIOUS
HIGHRISE APARTMENTS**

Type A: 3BHK: (1st & 2nd Floor) Saleable Area: 2910 sq. ft.	Type B: 3BHK: (1st to 13th Floor) Saleable Area: 2657 sq. ft.	Type C: 4BHK: (3rd to 13th Floor) Saleable Area: 3240 sq. ft.
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SITE PLAN

TYPE A

TYPICAL FLOOR PLAN



TYPE A



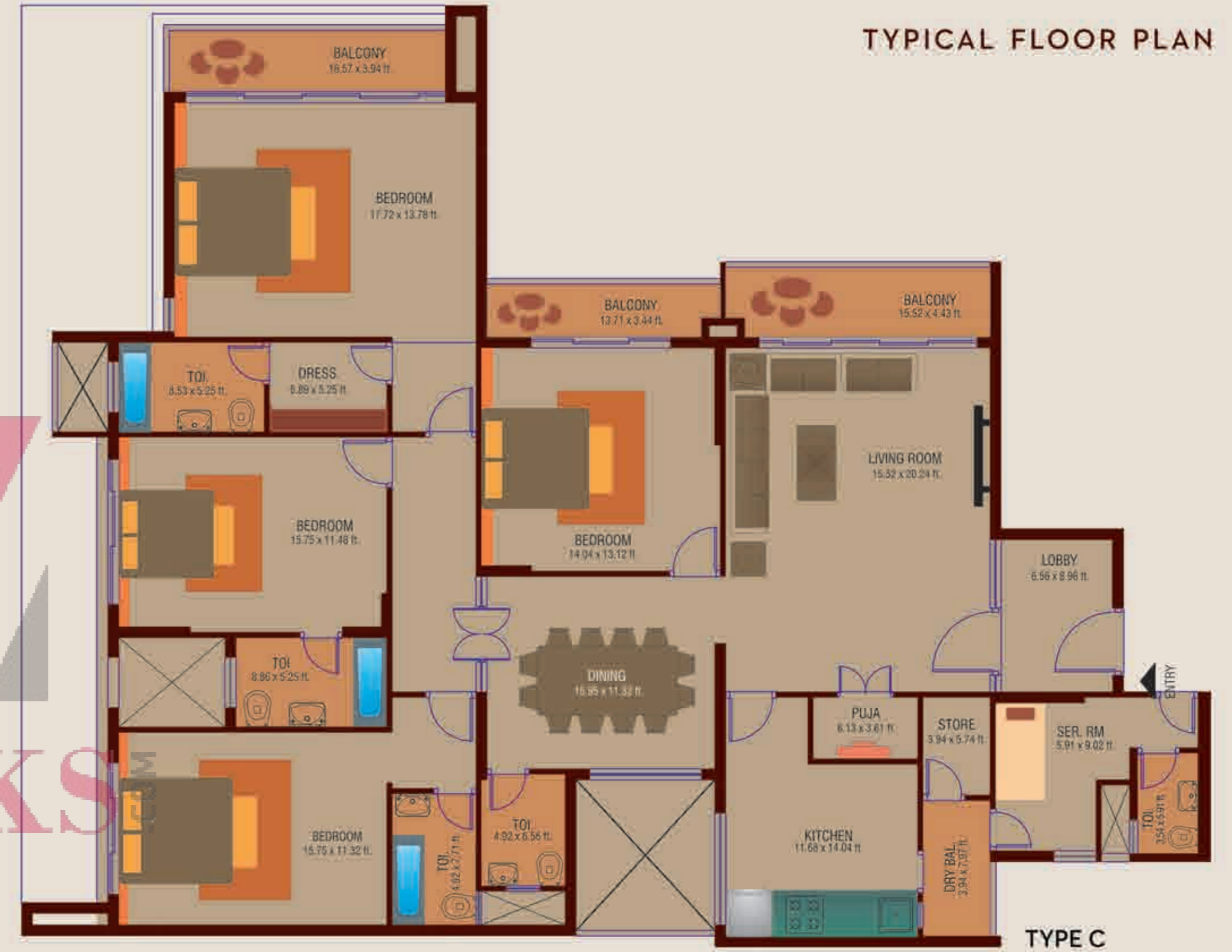
3 BHK

TRICKS

TYPE C



TYPICAL FLOOR PLAN



4 BHK

SPECIFICATIONS

STRUCTURE

- RCC frame
- 200 mm block masonry for Exterior walls, 100 mm block masonry for internal walls
- Double coat plaster for exterior walls and single coat plaster for interior walls

OPENINGS

Main Door	Teak frame or Equivalent with both side Veneer finish Flush doors
Bed Room Door	Teak frame or Equivalent with enamel paint Flush doors
Toilet Door	Teak frame or Equivalent with enamel paint Flush doors
Balcony French Door	UPVC sliding Doors
Windows	UPVC sliding Windows
Ventilations	UPVC frame with louvers & exhaust provision

FLOORING & OTHER FINISHES

Living & Dining	Italian marble
M.Bed Room	Engineered wood flooring or equivalent
Bed Rooms	Vitrified Tiles
Kitchen	Vitrified Tiles
- Platform	Granite
- Wall	Ceramic tile
- Sink	Stainless Steel
Balcony & Utility	Vitrified tiles
Toilet Floor	Italian marble in Master bedrooms and Anti Skid vitrified in other bedrooms
Toilet Dado	Italian marble in Master bedrooms and Anti Skid vitrified in other bedrooms

PLUMBING, CP AND SANITARY

Water Supply	UPVC / CPVC pipes
Underground Drainage	UPVC pipes
Utility Area	Washing Machine - Inlet / Outlet Provisions in kitchen utility area
CP - Sanitary Fixtures - Master Bed	Kohler, Duravit, American Standards, Roca or Equivalent fittings & fixtures for Master Bedroom toilets
CP - Sanitary Fixtures - Other Beds	Kohler, Duravit, American Standards, Roca or Equivalent fittings & fixtures for other toilets

RAILING

Railing	Glass and SS railing as per architectural details
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ELECTRICAL

Concealed wiring	RR KABEL, Finoles, Anchor, Polycab or equivalent
Switches	Le Grand / Schneider modular switches or equivalent Adequate light, fan and power points Provision of hot & cold water in shower area, provision for geyser in all bathrooms TV & Telephone in Living rooms & provision for the same in Bedrooms
Power Backup	-

PAINTING

Internal ceiling	Birla white putty or equivalent
Internal walls	Birla white putty or equivalent
Living, Dining, Bedroom & Kitchen	Birla white putty or equivalent

EXTERNAL DEVELOPMENT

Paver blocks / granite at Hardscape Areas as per Architectural Design
Compound wall in outer periphery with gates & Security Cabins
Granite, paved flooring in parking area
Landscaping (Hardscape and Softscape) as per consultant's details

GENERAL

Overhead water tank
All Staircases with stone flooring & MS Railing as per Architect's design
Lighting for all common areas
Anti-termite Treatment

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HAMILTON
TOWER

by Pacifica

AMENITIES



YOGA



POOL TABLE



SWIMMING POOL



SECURITY



FITNESS CLUB



BEAUTIFUL GARDEN



YOU PARTNER WITH THE FINEST ACROSS
GEOGRAPHIES AND NOTHING LESS THAN THE FINEST.
WE KNOW THAT YOU LOOK FOR SOMEONE WITH
WHOM YOUR CHEMISTRY MATCHES.

Pacifica's unequalled expertise in developing great ideas into signature life space creations is uncompromisingly supported by the best-in-class and reputed associates.



Hamilton is designed to perfection by P G Patki Architects. P G Patki Architects is amongst the leading architectural firms in India, with a varied portfolio that ranges from Luxury Hotels, Multi-specialty Hospitals, Corporate and IT Office complexes, Retail and Entertainment Centres, Residential, Townships to Mixed Use Developments. The firm has consistently built landmark projects strengthening its reputation for excellence over the last 45 years.

What stands in front of you is a unique amalgamation of prominent identity, visual appeal and efficient functional utilization. Welcome to Hamilton.



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HAMILTON
TOWER

by Pacifica

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TOWER
by Pacifica

Sy. No. 20/5, Near Silk Board Junction
Outer Ring Road, Teachers Colony
Koramangala, Bangalore - 560 034

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COMPANIES
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