


 **PENINSULA
HEIGHTS**

J.P. NAGAR, BENGALURU



Redefining Real Estate





Peninsula Land is known for creating international landmarks that redefine India's skyline.

We have developed many a landmark project in Mumbai, beginning from the illustrious Peninsula Corporate Park. It not only houses several globally known companies, but also has the distinction of being the first ever commercial development on mill land. Ashok Towers, the first premium residential complex in Parel, Mumbai has set an unprecedented benchmark in providing luxury apartments with world class amenities.

As part of the Ashok Piramal Group, we are amongst the first real estate companies to be listed on the stock exchange. This fact is the biggest indicator of our adherence to good corporate governance along with fair and transparent business practices, and our commitment to create international landmarks.

Today, Peninsula Land is an integrated real estate company. Our projects include pioneering retail ventures, world-class commercial projects and residential complexes. We have delivered more than 6.4 million square feet of real estate with around 18.6 million under development in Mumbai, Pune, Goa, Nashik and Lonavala. We are now ready to make our foray into India's Garden City - Bengaluru.

Peninsula Land

Reviving Traditional Living




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At the heart of the Garden City, J. P. Nagar is known for its up-market neighbourhoods, clean streets and calm environs. With pleasant weather year-round, it is also home to equally pleasant residents, who are known to be warm and welcoming. Initially established as a tranquil residential neighbourhood, today J. P. Nagar has evolved into one of Bengaluru's most premium, and sought-after locales. Safe and secure, J. P. Nagar, even after its recent development, continues to retain its traditional, homely charm.



Re-conceiving Stature



Close your eyes and open your arms wide. That's what your instincts will command when you prepare to embrace the sprawling 3.64 acres of peaceful surrounding. Towering over 100 and 300 feet above the ground, Peninsula Heights earns its distinction with its two iconic L-shaped luxurious elevations of 11 and 23 stories towers. Dotted by aromatic flower gardens, sculpted waterscapes, and exquisite wooden patios, the estate contains plush 3, 4 and 5 BHK condominiums, duplexes and sky villas that are assigned to the two towers. Each residence is tastefully designed, blending traditional habitats with modern lifestyle. Offering sublime views of lush green open spaces and panoramic urban vistas, it's an epitome of contemporary architectural grandeur. Allowing residents to maintain a jet-setters' lifestyle, the project also boasts of a helipad, taking the lifestyle quotient a notch higher. Peninsula Heights is built with every imaginable comfort that makes for a life so indulgent.



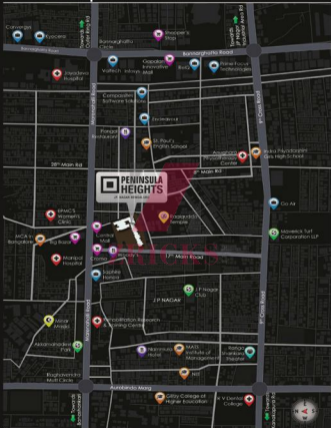


Master Plan

- ⓐ Kids Pool
- ⓑ Family Pool
- ⓒ Pool Deck
- ⓓ Family Deck
- ⓔ Family Pavilion
- ⓕ Water Feature
- ⓖ Water Feature with Water Wall
- ⓗ Family Lawn
- ⓓ Afternoon Tea Corner
- ⓓ Senior Citizen Corner
- ⓓ Fitness Corner
- ⓓ Childrens Play Area
- ⓓ Barbeque Area
- ⓓ Pebble Bed



Location Map



Reinventing Standards



ALICKS

The majestic entrance ushers you into 3.64 acres of sprawling tropical greens. Thoughtfully laid out pathways and curated beds of flora welcomes you on the path towards the two towers. The wooden patios, rich stone-work and water bodies infuse seamless modernity into the project. The well-lit walkways, perfectly tailored landscaping, advanced security measures, a vehicle-free ground level and excellent project planning – all surround the century-old Banyan tree, which is visible from every corner of the property. Peninsula Heights presents a balance of the best in urban development and the deepest treasures of nature's bounty.



Premium 3BHK Residences





The lavish 3 BHK residences are available in three variants. The west-end homes at lower stories offer a charming view of the landscape, while the residences in the outer east segment offer exterior views. Each home is accessible only with a secure private access swipe card.

- Signature Master Bedroom, Master Bath and Walk-in Wardrobe
- Plush living room extending into spacious open balcony
- Home Automation
- Guests' Powder Room
- Special Staff area



Proposed Floor Plan





Proposed Floor Plan

3BHK Type 2 - 3690 sq ft





Proposed Floor Plan



Plush 4 BHK Residences



ZBRICKS



The 11 storey tower is dedicated to plush 4 BHK residences that offer uninterrupted vistas of landscaped gardens and sculpted waterways. Every apartment is well-appointed with premium fittings and fixtures that reflect refined taste.

- Personal welcome foyer leading to the doorway
- Signature Master Bedroom with Master Balcony
- Miniature palm tree plantation
- Outdoor deck with plunge pool
- Separate family room & library
- Staff accommodation
- Private access Elevator



Proposed Floor Plan



Palatial 5 BHK Duplexes





ZBRICKS

The luxurious 5 BHK duplexes overlook exotic landscaped gardens and outstretched decks. The lower level features dualistic open & closed kitchens, the signature Master Bedroom with Walk-in Wardrobe and Master Bath. The upper level houses three more bedrooms, open terrace areas, a sprawling family room and a private home office.

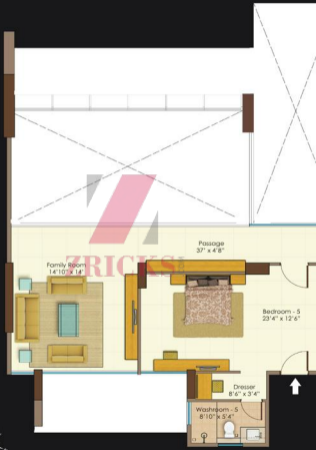
- Miniature palm and tropical plantations
- Double-heighted living room extending into a terrace
- Private Access Elevator
- Home Automation
- Staff Accommodation



Proposed Floor Plan

5BHK Duplex Type 1 - 6640 sq ft
Lower Level





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Proposed Floor Plan



Proposed Floor Plan



Proposed Floor Plan



5BHK Duplex Type 2 - 5730 sq ft
Lower Level





Proposed Floor Plan

58HK Duplex Type 2
Upper Level





5BHK Duplex Type 3 - 6800 sq ft
Lower Level



Proposed Floor Plan





5BHK Duplex Type 3
Upper Level



Proposed Floor Plan



Palatial 5 BHK Penthouse



PROPERTIES



Regal 5 bedroom sky villas spread over two levels, overlooking landscaped gardens. The lower level contains the signature Master Bedroom seamlessly extending into an open deck balcony, an exquisite Master Bath and a spacious Walk-in Wardrobe. The upper level contains three bedrooms and a private office.

- Stunning views from 300 feet above the ground
- Private Rooftop Deck with exotic plantations
- AI Fresco Dining Arrangements
- Home automation
- Staff accommodation



ZIGGY'S

GENERAL

- 2 Towers viz. Tower 1 of 11 storeys and Tower 2 of 23 storeys
- Premium development comprising 3 BHK & 4 BHK Apartments, 5 BHK Duplex and Pent Houses
- Approx. 60% open area for landscaping and recreational activities
- Ample car parking space, spread across two levels
- Exclusive car parking for residents' guests
- 24 X 7 security systems with centrally monitored CCTV cameras
- Boom barrier at important locations
- RFID reader for secured parking
- Visitors management system
- Power back-up for common areas in the complex
- One private elevator and one service elevator in the 11 storey tower
- One passenger elevator and one service elevator in the 23 storey tower
- Guard tour

ECO-FRIENDLY SYSTEMS

- Rain water harvesting
- Sewage treatment plant
- Solar lighting
- Organic waste composting system for waste management
- Hot water from solar water systems for clubhouse areas

TOWER AMENITIES

- Earthquake resistant design as per Seismic Zone 2 norms
- Well-designed entrance lobby in imported marble
- Well-designed lift lobbies on all floors in combination of stone and tiles
- Kota / sadarahalli stone for staircase areas
- Toilet for drivers and domestic help



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OUTDOOR RECREATIONAL ACTIVITIES

- Pool deck
- Family deck
- Fitness corner
- Children play area
- Barbeque area
- Walkway
- Afternoon tea corner
- Water body with water wall
- Family lawn
- Water feature
- Feature tree
- Senior citizen corner

CLUB PENINSULA

- Spread over 2 levels on ground and first floor with exclusive elevator
- Swimming pool with deck
- Children's pool
- State of the art gymnasium
- Health club with steam, sauna & massage room
- Table tennis
- Squash court
- Board games
- Billiards room
- Aerobics and yoga room
- Mini theatre
- Indoor golf simulator
- Toddler's play area
- Multipurpose hall
- Convenience store
- Guest rooms
- Business centre
- Library / reading area



GENERAL

- Imported marble flooring and skirting in Living, Dining, Master Bedroom, Puja and Passage
- Premium wooden laminate flooring on skirting in Family Room & One Bedroom
- Vitrified tiles flooring & skirting in other Bedrooms
- Coloured video phone with intercom and camera outside the main door
- Acrylic emulsion paint
- Exterior grade emulsion for utility and deck/balcony areas
- Cornice for the entire apartment
- Clear 10 feet floor to ceiling height in apartments
- Partial power Back-up within the apartments

KITCHEN AND STORE ROOM

- Premium quality vitrified tiles flooring and skirting
- Vitrified tiles dado above main platform & service counter up to 2 feet
- Main counter in Granite with stainless steel sink and drain-board
- Service counter in granite
- Provision for water purifier
- Gas leak detector
- Exhaust fan

ELECTRICALS

- Provision for split air-conditioning in Living, Dining, Family and all Bedrooms
- Provision for TV point in Living, Family and all Bedrooms
- Telephone point in Living, Family and all Bedrooms
- Provision for internet point in all Bedrooms
- Provision for washing machine and dish washer
- Adequate power points in the entire apartment
- Concealed wiring with copper conductors
- Modular switches of Legrand make or equivalent

DOORS AND WINDOWS

- Main door in teak wood frame and shutter with veneer finish from both sides and provision in design for safety door
- Other doors in laminate finish from both sides
- Powder coated /anodized aluminium windows with one mosquito panel
- Window Sill in stone composite marble finish



TOILETS

- Vitrified tiles flooring and dado upto 8' height in all toilets
- Composite marble counter top in all toilets
- Wall mounted EWC
- Highlighter wall in all toilets
- Mirror above counter wash basin
- False ceiling
- Hot and cold mixer in washbasin and shower area
- Low flow toilet fixtures
- Exhaust fan
- Storage water heater
- Glass partition for shower area in Master Toilets
- Premium quality CP fittings and sanitary ware of Kludi / Duravit make or equivalent
- Napkin holder, tissue paper holder, towel rack and robe hooks

DECKS/BALCONY

- WPC with ceramic tile base for flooring and skirting in balcony with Living Room
- Vitrified tiles flooring & skirting in balcony with Bedroom
- Toughened glass railing

UTILITY/ STORAGE

- Vitrified tiles for flooring
- Dado upto 2' height in utility area
- Counter in Granite with single bowl stainless steel sink

MAIDS ROOM

- Vitrified tiles flooring and skirting

MAIDS TOILET

- Vitrified tiles flooring
- Dado upto 8' height
- Superior quality CP fittings and sanitary ware
- Wall mounted wash basin
- Mirror above wash basin
- Towel rail
- Instant water heater



ASHOK
PRAMAL
GROUP



PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS

ZRICKS
PLOT

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