

WELCOME TO
A LIFE WORTH
SHARING,

TAGGING, TWEETING,
POSTING AND LIKING.

ZRICKS.COM

Nitesh

VIRGIN ISLAND
WHITE SANDS ROAD BEACH CLUB



the best way to start the day.. by the lakeside :)

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CREATE A LIFE WORTH SHARING

Not to mention posting, tweeting, tagging and liking.

Presenting Nitesh Virgin Islands, premium condominiums built by the lakeside. Where every moment, makes a memory worth sharing.

From time spent soaking in the spectacular view, to hours of fun on the cricket pitch. From unforgettable evenings at the banqueting facilities, to every second you spend being thankful for the world-class amenities. Every moment, backed by the hallmark excellence and quality of a Nitesh Estates creation.



Type your name here



THE PERFECT LOCATION TO TAG YOURSELF

At Nitesh Virgin Islands, you're never too far away from anything that's happening. Easy access to Whitefield and Marathahalli. Even MG road and Indiranagar are just minutes away. And when you want it, you can escape back to your very own slice of the quiet life, right in the heart of the city.

ZRICKS RETAIL





AND THE PERFECT PLACE TO TAG YOUR FRIENDS

Imagine a picnic by the lakeside, spent in the company of close friends. Or a celebratory dinner at the banquet hall to herald a milestone. Sounds like a picture you'd want to tag everyone in, right?

ZRICKS RESTAURANT



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THINGS TO TWEET ABOUT

Want to tell the whole world of your bid to break Sachin's record? Then head to the cricket pitch. Want to share your workout with your buddies? Then head to the gym or the jogging track. Nitech Virgin Islands has a host of amenities that make every milestone worth uploading.

ZRICKS RESORTS





INDOOR AMENITIES

- Change Rooms for Swimming Pool
- Fitness Centre with Yoga and Aerobics
- Banquet Hall/Party Hall/Badminton Court
- Toilets
- Pantry
- Coffee Shop
- Crèche
- Library
- Squash Court
- Billiards Room/Table Tennis Court
- Mini Market
- Facility Manager Room with Toilet
- Steam, Sauna and Jacuzzi
- Indoor Games Room

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by



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OUTDOOR AMENITIES

- Tennis Court
- Children's Play Area
- Jogging Track
- Amphitheatre
- Swimming Pool with Toddlers Pool
- Deck Area
- Basketball Court
- Cricket Pitch
- Pets Corner

UTILITIES

- Power Supply
- Water Treatment Plant
- Sewage Treatment Plant
- Backup Power
- Organic Waste Converter
- Security System
- Water Supply and Wastewater Management

ZRICKS
BY





FLOOR PLANS



KEY PLAN

1 BHK - TYPE 1
SALEABLE AREA: 42.73 SQ.M / 460 SQ.FT



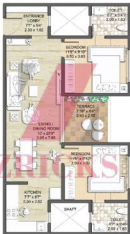
1 BHK - TYPE 2
SALEABLE AREA: 45.71 SQ.M / 492 SQ.FT



2 BHK - TYPE 1
 SALEABLE AREA: 1613 SQ.M / 17250 SQ.FT



2 BHK - TYPE 2
SALEABLE AREA: 89.46 SQ.M / 965 SQ.FT



2 BHK - TYPE 3
SALEABLE AREA: 99.50 SQ.M / 1071 SQ.FT



2.5 BHK
 SALEABLE AREA: 133.31 SQ.M / 1435 SQ.FT



3 BHK LARGE
SALEABLE AREA: 184.31 SQ.M / 1984 SQ.FT



4 BHK SMALL
SALEABLE AREA: 162.76 SQ.M / 1752 SQ.FT



4 BHK LARGE PENTHOUSE - LOWER LEVEL
 SALEABLE AREA: 320.60 SQ.M / 3451 SQ.FT



4 BHK LARGE PENTHOUSE - UPPER LEVEL
 SALEABLE AREA: 320.60 SQ.M / 3451 SQ.FT



4 BHK SMALL PENTHOUSE - LOWER LEVEL
SALEABLE AREA: 287.81 SQ.M / 3098 SQ.FT



4 BHK SMALL PENTHOUSE - UPPER LEVEL
SALEABLE AREA: 287.81 SQ.M / 3098 SQ.FT

LOCATION MAP



LOCATION ADVANTAGES

- **Schools and colleges within 4 km radius:**
Lake Manfort School, Ryan International, East Point College of Engineering and Technology
- **Malls within 8 km radius:**
Phoenix Market City, Forum Value Mall
- **Hospitals within 7 km radius:**
Shri Satya Sai Super Speciality Hospital, Narayana Multi-Speciality Hospital
- **IT Parks within 10 km radius:**
ITPB, Logistics Park, SJ Tech Park

MASTER PLAN



LEGEND

- 01 MAIN ENTRANCE & SECURITY
- 02 CIVIC WRESTLY SPACE
- 03 OPEN SPACE
- 04 CRICKET PITCH
- 05 TENNIS COURT
- 06 BASKETBALL COURT
- 07 JOGGING TRACK
- 08 AMPHITHEATRE
- 09 PARTY LIVING OUTSIDE CLUBHOUSE
- 10 SWIMMING POOL
- 11 PARKING
- 12 VOP
- 13 DO YARD AND DRAINAGE WASTE CONVERTER
- 14 SUBSTATION
- 15 INTERNAL RECREATION SPACE



SPECIFICATIONS

STRUCTURE

ROC framed structure (Seismic Zone II)

DOORS

Main door: Polished teakwood frame with B&T, melamine finish shutter

Other internal doors: Handwood frame with flush shutter, finished with enamel paint on both sides

Toilet doors: Handwood frame with flush shutter, one side laminate and one side enamel paint

External doors: UPVC - 3 track with mosquito mesh

WINDOWS

UPVC sliding windows - 3 track with mosquito mesh

FLOORING

Ground floor main and staircase lobby: Combination of polished granite and vitrified tiles

Living, dining and all bedrooms: 600mmX600mm vitrified tiles

Kitchen: 450 mm X 450 mm anti-skid vitrified tiles

Balconies and utilities: 300X300 anti-skid ceramic tiles

Toilets: 300X300 anti-skid ceramic tiles

Common lobbies and corridors: Vitrified tiles/Granite

Common staircases: Kota stone / Sadarhalli granite / Concrete tiles

DADO

Toilet: Ceramic tiles - up to 7 ft height

Kitchen: Ceramic tiles - up to 2 ft height above kitchen counter

SKIRTING

Ground floor main and staircase lobby: 100mm height - (Kota stone / Sadarhalli granite)

Living, dining, common lobbies and corridors: 100mm height - vitrified tiles

All bedrooms and kitchens: 100mm height - vitrified tiles

Staircases: 100mm height - Kota stone / Sadarhalli granite

KITCHEN

- 20mm thick granite kitchen counter
- Provision for stainless steel sink - single bowl and single drain board of reputed make
- Provision (Electrical and Plumbing) for water purifier
- Provision (Electrical and Plumbing) for washing machine in utility area
- CP fittings of reputed make
- Provision for pipe gas

TOILETS

- All toilets - wash basin with mixer
- Hot and cold wash basins and EWC's of reputed make in all toilets
- Granite wash basin counter in master bedroom toilet
- MBR toilet to have overhead and hand held shower
- CP fittings of reputed make
- PVC lines for rainwater, soil and waste disposal
- CPVC lines for water supply

PAINTING

Internal walls and ceilings: Emulsion and oil bound distemper

External finish: Texture paint

- Basement:**
- White-wash for ceiling
 - ACE paint for all vertical members

ELECTRICAL

1 BHK Flat: 3 KW power supply & 2 KW DG backup

2 BHK Flat: 5 KW power supply & 3 KW DG backup

3 BHK Flat: 6 KW power supply & 4.5 KW DG backup

Penthouse: 8 KW power supply & 6 KW DG backup

- 100% DG backup for lifts, pumps and common area lighting
- Concealed PVC conduits with copper wiring
- Modular switches of reputed make

AC points: Conduits with wiring, socket and control switch for living and all bedrooms

TV point: Conduits with wiring, socket and control switch for living and master bedroom only

Telephone and internet points: Living and all bedrooms

Exhaust fan point: Complete with wiring and outlet in toilets and kitchen

All other necessary lighting and other points: Complete with wiring and outlet

SECURITY

24 hour round-the-clock security personnel

CCTV at strategic locations for security & monitoring

LIFTS

2 automatic lifts per block

STP, UG SUMP, OHT(FIRE+DOMESTIC)

Will be provided as per the statutory approvals

RAINWATER HARVESTING SYSTEM

Will be provided as per the statutory approvals

FIRE FIGHTING

Will be provided as per the statutory approvals

LANDSCAPING

Soft and hard landscaping natural ground levels, around entrance areas and main driveway

SWIMMING POOL

As per design

AMENITIES & CLUB HOUSE

As per design

ROADS

Flower Block roads-as per design





ABOUT NITESH ESTATES

Nitesh Estates is an integrated real estate developer with a strong presence across four asset classes-homes, hotels, office buildings and shopping malls. The fastest growing real estate developer in the high-end luxury home segment, Nitesh Estates is responsible for many of south india's most recognized developments. Superior quality, attention to detail and perfection are some of the consistent deliverables across all projects of Nitesh Estates. The experience of owning a Nitesh Estates property and living the

Nitesh lifestyle is second to none, as has been time and again reiterated by our happy customers. One can experience the trademark sophistication of Nitesh Estates in every aspect of the properties that bear its name. From the design-driven, cutting-edge facades created in collaboration with the world's best architects to the flawless interiors, no detail is overlooked. With each of its properties, Nitesh Estates continues to raise the bar of uber luxury living consistently.



EXPECT MORE

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