

The best  
apartments  
are like  
good food.

LAUREL  
HEIGHTS

— perfectly juxtaposed —

[www.Zricks.com](http://www.Zricks.com)

*They come  
with the  
finest of  
ingredients.*



*Great amenities, a great location and of course great design.*

[www.Zricks.com](http://www.Zricks.com)

*That special place,  
with your name on  
its door.*



When it comes to Laurel Heights, we'd love to share with you everything that makes this place what it is. Located on Hessarghatta Main Road, in Bangalore, the community spans over 4.14 acres. In an increasingly impersonal world, you'll find your own support network of friends and more-than-just-neighbours among families just like yours - people who have found their home in Laurel Heights.

Eight blocks with 438 apartments, your kids will never be short of playmates or places to play in. And every apartment comes with parking space. At Laurel Heights, every home is airy and well-lit, open on three sides, with charming balconies for a contemplative cup of tea or a fun-filled pizza party.

The best part is: There's a delectable menu to choose from:

2<sup>BHK</sup>  
Type 1  
992<sup>sft</sup>

2<sup>BHK</sup>  
Type 2  
1027<sup>sft</sup>

3<sup>BHK+ 2 T</sup>  
1240<sup>sft</sup>

3<sup>BHK + 3 T</sup>  
Type 1  
1354<sup>sft</sup>

3<sup>BHK + 3 T</sup>  
Type 2  
1416<sup>sft</sup>



Everything you miss about the way you grew up, but better.

Remember the time when children played outdoors? When iPads and phones were not considered the only safe outlets for the bundle of energy that you were?

You can get that all back and more for your children. Laurel Heights features gardens, a clubhouse for indoor games, a swimming pool, a table tennis room and a children's play area. There is also a gym, a jogging track, squash courts, and a multi-purpose court for the times you need de-stressing. And that's not all. A special senior citizens' court, clinic, departmental store and two multi-purpose halls, for a living experience that's not just an apartment, but an ecosystem for all that you hold dear.



ZRICKS.COM

*Home is where the heart is.*

*And the heart of a home is in its location. Because that would make sure you can get back to all the things that you cherish most in life - your work, your friends, your family and all of those places that you want to go back to, time and again.*



*Good news for you.*

*Laurel Heights is located perfectly at a convenient distance from:*

*Yeshwanthpur Railway Station  
8<sup>th</sup> Mile junction  
Nagasandra Metro Station  
Hessarghatta Lake  
Nrityagram  
Isckon temple  
Airport (35kms)*

[www.Zricks.com](http://www.Zricks.com)



*What's more, beautiful Hessarghatta forms the backdrop of this little tale. Known for its surroundings, Hessarghatta brings you closer to lush green fields, a large lake and quaint dairy farms. Offering you not just a chance glimpse of rural charm and the lush South Indian landscape - but a life soaked in them.*

*The six-lane Bangalore-Nelamangala highway with 4.5 km will enhance connectivity to Tumkur, and its proximity to Peenya Industrial area, as well as schools and hospitals make Laurel Heights an ideal location for today's professional.*



[www.Zricks.com](http://www.Zricks.com)



*Hessaraghatta is not just about what is, but what will be. It is a growing location, with plenty of infrastructural development on the way. Here's a glimpse of some of the choicest advantages you'd be able to avail if you called Laurel Heights home:*

- A 350 acre Theme Park is under construction by the Government of Karnataka, close to Hessarghatta 8<sup>th</sup> Mile
- Namma Metro Rail (North-South line), scheduled to be ready by June 2015 connecting the area with the city, will be close by
- Metro Rail connectivity from Hessarghatta to the International Airport, Devanhalli has been proposed
- Over 55 multinationals have shown interest in BIAL IT Investment Region (ITIR), a mammoth 12000 acre project near Bangalore Airport
- It has been proposed that NH-4 be extended to 12 lanes for smooth traffic flow
- Proposed Peripheral Ring Road (PRR), Intermediate Ring Road (IRR) & Satellite Town Ring Road (STRR) would improve connectivity from Hessarghatta to different parts of Bangalore
- The upcoming BDA layout - Dr.Shivaram Karanth Layout - planned in about 3000 acres of land is close to Hessarghatta Road
- Proposed Government film and television institute (Government is planning to develop similar to Pune Film Institute)

## *Know your neighbour, know your neighbourhood.*



- Nagasandra Metro Station - 2 Km
- Jalahalli Cross - 3 kms
- International Airport - 35 Kms
- Yeshwanthpur Railway Station - 7 Kms
- NICE Corridor - 3 kms
- Chikkabanavara Railway Station - 1 Km



*Fitness becomes a luxury when you  
have the space for it.  
This is it.*

*gym*



*There's so much to play.  
Choose your game.*

*multipurpose court*



*Games, people and plenty of splash.  
Your playfield after a busy week.*

*clubhouse*

**ZRICKS** THE CLUB



*Walk on, feel the breeze and  
bask in the sun.  
All that green is yours.*

*landscaped garden*



*Work up that cool pair of  
running shoes while you can.*

*jogging track*



*Be it a wedding, a birthday party or  
a private book launch.  
See these spaces transform in minutes.*

*2 multipurpose halls*





*Play to learn. Learn to play.  
There's something for every child.*

*kids play area*



*Your own place to roam.  
Close to home.*

*senior citizen court*



*Nothing like a quick game of ping-pong.  
Anytime you feel like it.*

*table tennis*



*The only thing that stands between  
you and the doctor now is your  
main entrance door.*

*clinic*

*You can spend hours buying supplies.  
When all it takes is a short walk.*

*departmental store*



*Drop shots can be deadly. Now you have  
a place to practice them.*

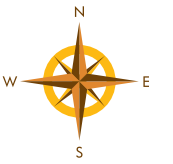
*squash court*



# Master Plan

## OUT DOOR AMENITIES:

1. ENTRY ACCESS
2. EXIT ACCESS
3. AVENUE PLANTATION
4. PEDESTRIAN PLAZA
5. EXTERNAL PARKING
6. ENTRY PLAZA TO THE CENTRAL GREEN
7. ENTRY PLAZA TO THE PLAY COURT
8. MULTIPURPOSE COURT
9. OUTDOOR PARTY AREA
10. EXTENDED PARTY LAWN
11. INFORMAL SEATING AREA
12. EXTENDED DECK AREA
13. SWIMMING POOL DECK AREA
14. ADULTS POOL
15. TODDLERS POOL
16. REFLECTING WATER POOL
17. STEPPING STONE BRIDGE
18. TREE PLAZA
19. ENTRY PLAZA TO PLAY SPACE
20. SAND PIT
21. SKATING RING
22. CLIMBING WALL
23. BUFFER PLANTATION
24. INFORMAL AMPHITHEATRE
25. SHADED SENIOR CITIZENS PLAZA
26. PLANTING GROOVE
27. CENTRAL GREEN SPACE
28. JOGGING PATH
29. SERVICES



# Specifications

## STRUCTURE

- RCC framed structure with cement concrete blocks

## FLOORING

- Common area
- Lift lobby: Granite/vitrified tile flooring
- Corridors: Vitrified/ceramic tiles flooring

## IN APARTMENT

- Foyer, living, dining, bedrooms and Kitchen: Vitrified tile flooring
- Balcony & Utility: Ceramic tile flooring

## TOILETS

- Ceramic tile flooring
- Glazed/Ceramic tile dado up to 7' height

## KITCHEN

- Hot & cold wall mixer - 1 No.
- Provision for water heater & purifier fixing
- Centralized gas distribution

## TOILET

- Chromium plated fittings
- Hot & cold basin mixer for all the toilets
- Wall mixer with CP shower units in

bath area for all the toilets

- Health faucet for all the toilets
- Granite counter top wash basin in master bedroom
- European Water Closet (EWC)
- Wash basin in the common toilet and CBR toilet

## DOORS

- Main door of engineered wood door frame and architraves.
- Main door shutter with one side veneer with melamine polish
- Internal doors of engineered wood frame and architraves.
- Internal shutters with enamel painting.



## UTILITY

- Inlet & outlet for washing machine.
- One bibcock for domestic water

## WINDOWS

- Two track anodized aluminium windows with mosquito mesh and ventilators for toilets

## PAINTING

- Exterior finish with long lasting paints like ACRYLIC/SEMI-ACRYLIC
- Internal walls and ceilings with oil bound distemper

## BACK-UP POWER

- 1 KVA for 2 bedroom & 3 bedroom (At extra cost)
- Stand-by generator for lights in common areas, lifts and pumps

## LIFTS

- Lift of reputed make

## ELECTRICAL

- Concealed conduit with copper wiring connected power 5 KVA, 4 KVA & 3 KVA for 3 BHK, 2 BHK and 1 BHK respectively

## CABLE TV

- An exclusive network of cable TV will be provided with a centralized control room

## TELEPHONE WITH INTERCOM FACILITY

- Intercom facility from each apartment to security room, clubhouse and other apartments would be provided
- A group EPABX/Centrax facility will be provided, with cabling done

up to each apartment. The same will be operated by an authorized franchisee or through the telecom operator for a nominal one-time charge and monthly rental as applicable.

- Facilities to receive direct incoming calls from group EPABX/Centrax would be provided

## AMENITIES

### OUTDOOR

Kid's Play Area, Multipurpose Court, Central Large Landscaped Plaza, Cafeteria near Club, Swimming Pool (Adult/Kid's), Deck extended as party space for Club House, Multipurpose Hall, Skating Rink, Extended Deck Area, Reflecting Water Pool, Sand Pit, Outdoor Party Area, Buffer Plantation, Amphitheatre Court, Jogging Track, Water feature, Entry Exit with Security, Elders Plaza, Tree Court, Car Parking for Visitors, Special paving near Entry Lobby for each block.

### CLUBHOUSE

2 Multipurpose hall, TT room, Squash Court with viewing gallery into Squash Court, Aerobic/Yoga Hall, Billiard Room, Library, Indoor Games Room, Main Swimming Pool, Gymnasium, Lounge, Pharmacy/ Departmental Store.



Floor Plans

# CLUB HOUSE

# CLUB HOUSE



Mezzanine Floor Plan



Second Floor Plan



Ground Floor Plan



First Floor Plan

# BLOCK - A

## Typical Floor Plan

# BLOCK - B

## Typical Floor Plan



1354 SFT  
3 BHK TYPE-1

1416 SFT  
3 BHK TYPE-2

1354 SFT  
3 BHK TYPE-1

1416 SFT  
3 BHK TYPE-2



ZRICKS.COM

1416 SFT  
3 BHK TYPE-2

1027 SFT  
2 BHK TYPE-2



992 SFT  
2 BHK TYPE-1

992 SFT  
2 BHK TYPE-1



# BLOCK - C & H

## Typical Floor Plan



KEY PLAN

992 SFT  
2 BHK TYPE-1

3 BHK + 2T - 1240 SFT

992 SFT  
2 BHK TYPE-1

1416 SFT  
3 BHK TYPE-2



# BLOCK - F

## Typical Floor Plan



KEY PLAN

3 BHK + 2T - 1240 SFT

1027 SFT  
2 BHK TYPE-2



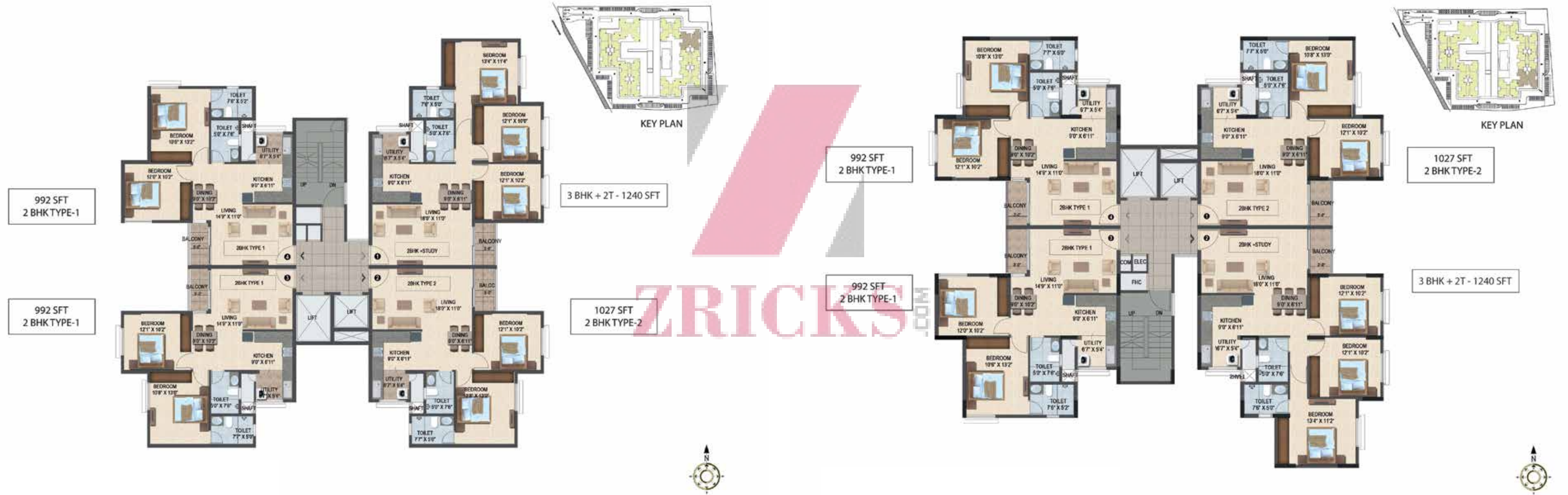
ZRICKS

# BLOCK - G

## Typical Floor Plan

# BLOCK - I

## Typical Floor Plan





BLOCK - J  
Typical Floor Plan

UNIT PLAN



UNIT PLAN

UNIT PLAN



UNIT PLAN

UNIT PLAN



1354 SFT  
3 BHK TYPE-1



1416 SFT  
3 BHK TYPE-2

## Ongoing Projects in Bangalore



Greenage, Hosur Main Road



Cadenza, Kudlu Gate Junction



Luxuria, Malleshwaram



Magnificia, Old Madras Road



Senorita, Sarjapur Main Road



Aspire, Hennur Main Road



Celesta, Old Madras Road

## Ongoing Projects in Other Cities



Necklace Pride, Hyderabad



Water's Edge, Goa



H & M Royal, Pune



Navaratna Residency, Coimbatore



# ZRICKS



SALARPURIA

SATTVA

TRUST. IT'S WHAT WE BUILD

SALARPURIA SATTVA

Corporate Office: Salarpuria Windsor, No 3, Ulsoor Road, Bangalore – 560 042, Karnataka, India.

Tel: +91 80 42699000 Fax: +91 80 42699011

• Bangalore • Kolkatta • Hyderabad • Pune • Jaipur • Vizag • Goa • Coimbatore

Call toll free: 1800 121 3344

[www.sattvagroup.in](http://www.sattvagroup.in)

The brochure is purely conceptual in nature and is by no means a legal offering. The promoters reserve the right to change, delete or add any specifications or plans mentioned herein. Furniture layout is indicative only.

[www.Zricks.com](http://www.Zricks.com)