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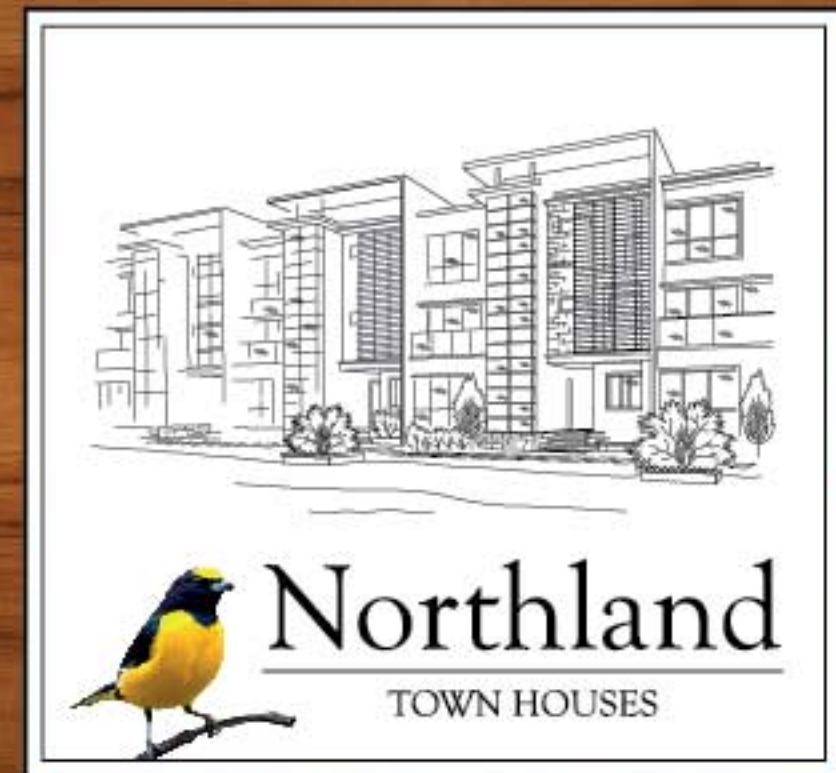


Scan For Location

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The developers have the right to change and alter any designs, plans, sizes, facilities and specifications mentioned herein.



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











## THE GRAND OLD NATURE IN A GREAT NEW FUTURE

If we had to describe Northland in one sentence, we'd say it's an engineer of dreams. For every high-end feature in our 4 BHK homes, we've a nature-infused space adorning the 2 acre property. The lavish parties in our multipurpose hall are balanced by peaceful walks in our lush gardens. And our 34 environment-accepting homes are located in a rapidly developing locale – Hennur. If we had to describe Northland in one sentence, we'd say it's a union of the goodness of the natural world and the grandness of an opulent lifestyle.







## AN OLD-WORLD CHARM IN A BOLD NEW WORLD

A one of a kind home in a 2 acre property. A 500 sq ft terrace in a 4 BHK home. A manicured lawn in a courtyard garden. A sophisticated clubhouse with life-simplifying amenities. A shade of the countryside in a blossoming city. A choice to live the new with an essence of the old. This is luxury reborn. This is Northland Town Houses.



## THE COUNTRYSIDE CHRONICLES OF A CITY-SIDE COURTYARD

To be in the midst of nature is a definition of life at Northland. As contemporary as we may be, we've always loved the simple pleasures of playing with mother earth – and we give it all to you with our backyard garden. Now, add to your precious collection of dogs and fishes, rare insects; or be present in the backyard to meet the friendly neighbourhood squirrel. At Northland, you may just find yourself in a serene countryside.





## FOREVER SUMMER IN AN EVER-CHANGING BACKYARD

If a summertime picnic is on your to-do list, you've got the setting. If a lazy barbecue is your Sunday plan, you've got the ambiance. If a wild water fight is what you desire, you've got the space. If mingling with butterflies and staring at the sun is all you ever want, you've got the natural environs. If you want all of it, you've got an opulent home with a verdant lawn.



## AN OPEN-AIR RENAISSANCE OF OUT OF THE WORLD CELEBRATIONS

For the genius of today's young and ambitious, nothing less than the best is the goal and everything better than it is the dream. And rightly so, which is why the houses at Northland come with a quaint 500 sq ft private terrace. Be it a fabulous birthday, a toast to a monumental career achievement or an anniversary made memorable by a 24 carat gold ring - the stylish terrace is worthy enough to be the venue for celebrations of love and success.





## A QUAINI PATHWAY TO FULFILMENT AND FREEDOM

Imagine the serene countryside and it will evoke thoughts of fresh air, tranquility and relaxation. Now, imagine our vehicle-free podium area and the thoughts evoked will be no different. At Northland, a step outside your door leads you to a landscaped leisure space that you can call yours. So, find solitude under the shade of trees, gain insights about perennial flowers and discover your best form in a cricket match with kids.





## A POOL OF MEMORIES IN A PLACE OF MAGNIFICENCE

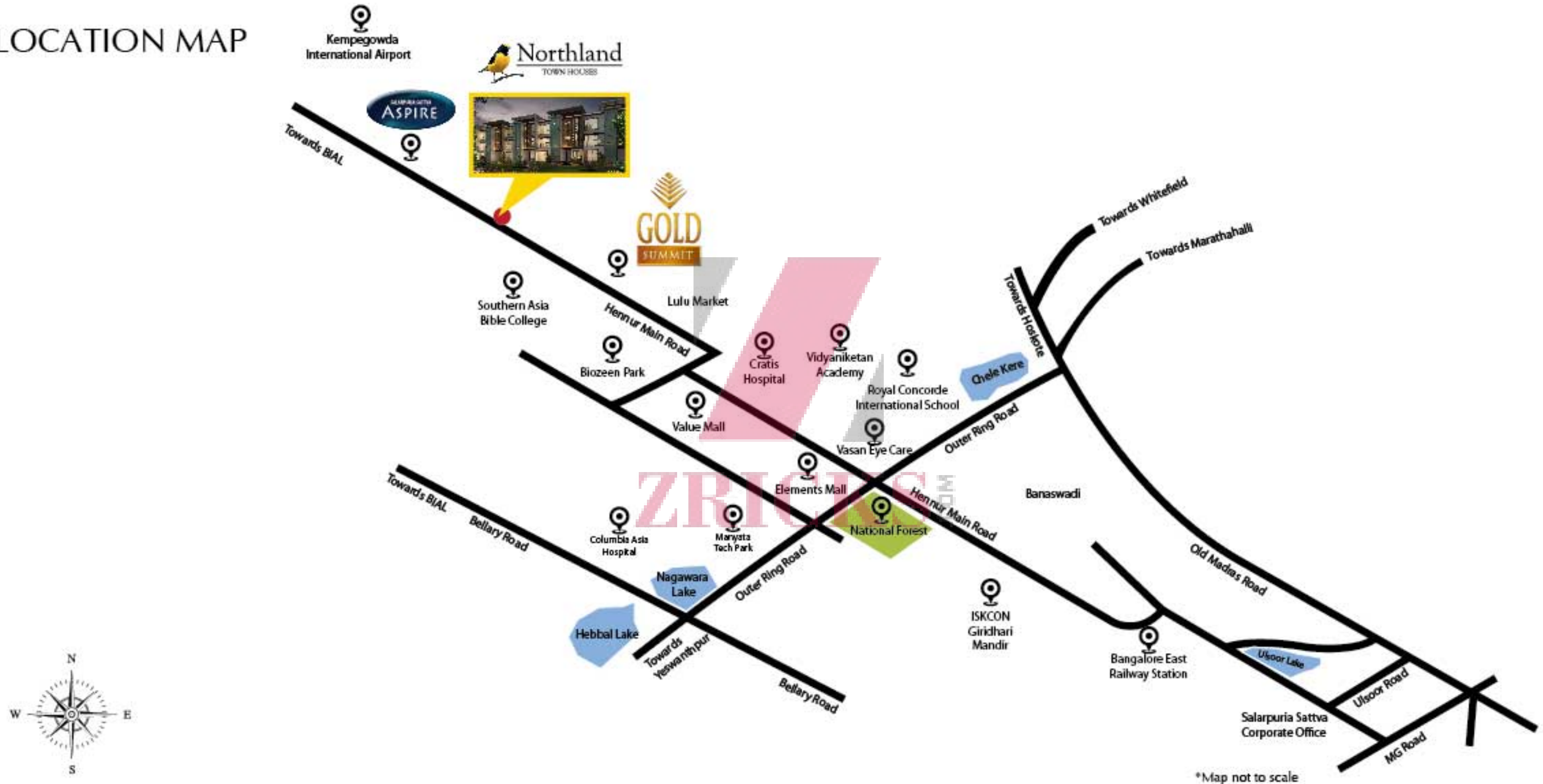
Time saved is time earned. And time earned should yield everlasting memories with friends and family - like bonding over a swim, unwinding over a game of water polo or relaxing after a full-fledged workout session. At Northland, a clubhouse and exceptional amenities come along with time. Because when you have a pool, a gymnasium and a steam room right next to your home, time is of abundance.



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# LOCATION MAP





SITE PLAN





# Floor Plans - Row 1,3 & 4

Basement



Ground Floor





First Floor



Second Floor





# Floor Plans - Row 2

Basement



6 m wide driveway at 2.4 m FFL



Ground Floor





First Floor



Second Floor







## SPECIFICATIONS

### 1. FLOORING

#### a. Row House Flooring:

Entrance Foyer	:	Granite
Living & Dining, Foyer	:	Imported marble
Kitchen	:	Vitrified tiles
Bedrooms	:	MBR – laminated wooden flooring
Walk-in Closet	:	Vitrified tiles
Family Room	:	Imported marble
Drying Yard & Deck	:	Antiskid Porcelain tiles
Store	:	Vitrified tiles
Utility in Kitchen	:	Vitrified tiles
Powder Room	:	Antiskid Porcelain tiles
Staircase & Its Lobby	:	Imported marble
Terrace on the 2nd Floor	:	Antiskid porcelain tiles
Laundry Room	:	Vitrified tiles
Basement	:	IPS
Maid's Room	:	Vitrified tiles
Maid's Toilet	:	Antiskid ceramic tiles



#### b. Toilets:

- Antiskid Porcelain tiles flooring
- Glazed / Ceramic tile dado up to 7' height
- Chromium plated fittings
- Hot and cold wall mixer for all the toilets
- Health Faucet for all the toilets
- European Water Closet (EWC) - wall mounted
- Counter top washbasin in all toilets
- Shower partition provided in all toilets
- Grid type false ceiling to be provided
- Geyser point above false ceiling
- 2 tile combination for master toilet
- 2 tile combination for other two toilets

### 2. KITCHEN

- Hot and cold wall mixer
- Provision for water heater and purifier fixing
- Ceramic Dadoing tile

### 3. UTILITY

- Inlet & Outlet for washing machine and dish washer

### 4. DECK

- Glass railing with SS top rail







#### 5. STAIRCASE

- Marble for treads & riser
- Glass railing with SS hand rail

#### 6. DOORS

##### a. Main Door:

- Teak Wood Frame
- Flush door with veneer finish on both sides
- Architrave on both sides
- Groove lines on veneer finish for shutter

##### b. Internal Doors:

- Salwood frame
- Flush door with veneer finish on outside and painted on inside
- Architrave on both sides
- Flushed to outside face with wooden beading
- Toilet / utility: same as internal doors

#### 7. WINDOWS & SLIDING DOORS

- UPVC with mosquito mesh 3 track
- Frosted glass top hung type with exhaust for toilet ventilators

#### 8. PAINTING

- Exterior walls with weather coat texture paint
- Internal walls with plastic emulsion

ZRICKS



#### 9. SECURITY SYSTEMS

- CCTV Cameras at entry & exit points in high traffic areas

#### 10. MISCELLANEOUS

- Reticulated gas piping connection – at extra cost

#### 11. ELECTRICAL

- One TV point in the living room & master bedroom & other bedrooms
- AC point in master bedroom, living room & other bedrooms
- Telephone points in living area & master bedroom & other bedrooms
- Intercom facility from each row house to the security room, clubhouse & other apartments

#### 12. POWER BACKUP (EB LOAD, DG BACKUP) FOR UNITS

- 4 BHK: 10KW (Power backup would be given at extra cost)
- Solar panels are provided at extra cost





TRUST. IT'S WHAT WE BUILD

### Reputation That's Earned.

That which is not earned is not worth having. It's been the driving philosophy behind the creation of our magnificent structures and more importantly, the smiles of our happy customers. We've toiled. We've innovated. We've delivered. And the result has been the initiation of more verticals in the real estate domain than any other player.

Today, the presence of our innovation and quality can be felt in diverse fields like urban development, hospitality, retail, interiors and facilities management. To top it all off, our foothold in the commercial and residential development domain is now stronger than ever.

With the accomplishment of over 15 million sq ft of property development, our expertise and excellence in the real estate industry has already been witnessed by cities all over the country. This has only driven us to begin our work for the future, with around 30 million sq ft in development across the country.



## Awards



Winner of the  
'CREDAI Care' Award - 2015  
Best Innovative  
Design - GREENAGE



Winner of the CNBC – CRISIL  
– CREDAI Award  
Real Estate Award  
Best Residential Project – Luxury &  
Best Commercial Project



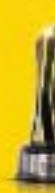
Winner of NDTV  
Property Awards – 2014  
Best Premium Property  
MAGNIFICIA



Winner of ET NOW  
Best Residential Property  
of the Year – 2013  
GREENAGE



Winner of the CNBC – CRISIL  
– CREDAI Award  
Real Estate Award - 2014  
Best Residential Project – GREENAGE



Winner of NDTV  
Property Awards – 2014  
Best Residential Property – Premium (South)  
MAGNIFICIA



Winner of ABP Award  
Real Estate Award – 2014  
Best Luxury Project for LUXURIA



Winner of the CNBC AWAAZ  
Real Estate Award – 2014  
Customer Friendly Best Practices and  
Outstanding Contribution to the  
Real Estate Industry



## OTHER PROJECTS



**Casa Irene**  
Bannerghatta Road, Bangalore



**Divinity**  
Mysore Road, Bangalore



**Greenage**  
Hosur Main Road, Bangalore



**Luxuria**  
8th Main Malleshwaram, Bangalore



**Pipal Tree**  
Magadi Main Road, Bangalore



**Navaratna Residency**  
Avinashi Road, Coimbatore



**East Crest**  
Budigere Cross, OMR, Bangalore



**Magnificia**  
Old Madras Road, Bangalore



**Casa Crescent**  
Benson Town, Bangalore



**Seniorita**  
Sarjapura Main Road, Bangalore



**Cadenza**  
Hosur Main Road, Bangalore



**Laurel Heights**  
Hesarghatta Main Road, Bangalore