

A large, stylized letter 'Z' logo is centered behind the text. The 'Z' is composed of three diagonal stripes: a dark grey stripe on the left, a dark red stripe in the middle, and a dark grey stripe on the right. Two thin horizontal lines, one above and one below the 'Z', are positioned to frame it.

ALANOVILLE

ZRICKS^{RE}

Grandeur has less to do with size and space and more to do with the attention given to the smallest of details. We've made sure that every little nuance should embody a sense of design and craftsmanship. Alanoville is the fruit of our labour, our testament to reshape the luxury housing market with homes that not only offer spacious settings amidst picturesque environments, but also embody all the little elements that piece together to form a harmonious and luxurious lifestyle.

As you read on, you will get a better idea of our approach to making Alanoville the perfect space for you and your family to build memories.

ZRICKS REAL ESTATE



ALANOVILLE IS THE PERFECT BLEND BETWEEN DESIGN AND NATURE, CUSTOM CRAFTED BY THE ANDY FISHER WORKSHOP FROM SINGAPORE.

Named after a type of Sapodilla fruit indigenous to this part of Bangalore, Alanoville is custom crafted by the Andy Fisher workshop from Singapore. 75 villas in 3 distinct flavours are spread across the 5 acre property. They are surrounded by

especially hand-picked flora and fruit trees for the entire community to enjoy. Located on Kannur road, very close to Hennur and the Outer Ring Road, Alanoville has easy accessibility to the centre of the city and the airport.



“CREATING SEAMLESS PRIVATE AND PUBLIC SPACES ENHANCES THE SOCIAL EXPERIENCE OF BEING PART OF A CLOSE KNIT COMMUNITY”

The homes at Alanoville are built keeping multiple tastes and views in mind. The culmination of space, nature, design and construction innovation has allowed us to provide aesthetic yet functional villas, with subtle variations that exemplify their specific location within the property. Designed for different families, the choice of style, view and location empowers you to choose a villa better suited to your needs.

Working with the gentle, natural slope of the land helped us effectively manage the flow of water in the property. The roads and pedestrian paths are built with a sense of seamless continuity, creating an unerring visual flow. The borrowed visual green buffers and gardens extend the sense of open space beyond the boundaries of your villa.

The Zrick's logo is a large, stylized letter 'Z' composed of several overlapping geometric shapes in shades of grey, pink, and red. Below the 'Z' is the word "ZRICKS" in a bold, pink, sans-serif font, with the word "PILOT" in a smaller, grey font to its right.

ZRICKS PILOT



Andy Fisher
Managing Director

A view of the Entrance



KANNURRD

ALANOVILLE IS LOCATED IN ONE OF THE FASTEST DEVELOPING AREAS OF BANGALORE.

Kannur is a locality situated next to Hennur in North Bangalore and lies in proximity to IT hubs such as Manyata Tech Park and Kirloskar Tech Park. Furthermore, the layout is also located en-route to the new International Airport. Connected by a 4 lane road, it has wide expanses of green cover as well as optimal traffic movement. Hennur and the neighbouring areas have some of the highest property appreciation values in the city.



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DIRECTIONS TO ALANOVILLE

Go Straight From Biozeen
Pass XLR8 Indoor Stadium (on the left in 550m)

Right Turn
550m After Engelwood School

Left Turn
In 500m. Alanoville is on your left



VILLAS

WITH A VIEW OF THE BOULEVARD

VILLAS PLACED AT THE HEART OF
THE COMMUNITY

These villas occupy the central spaces of Alanoville, visually borrowing green spaces from the common areas to create a beautiful, expansive view for its resident.

2957 sft

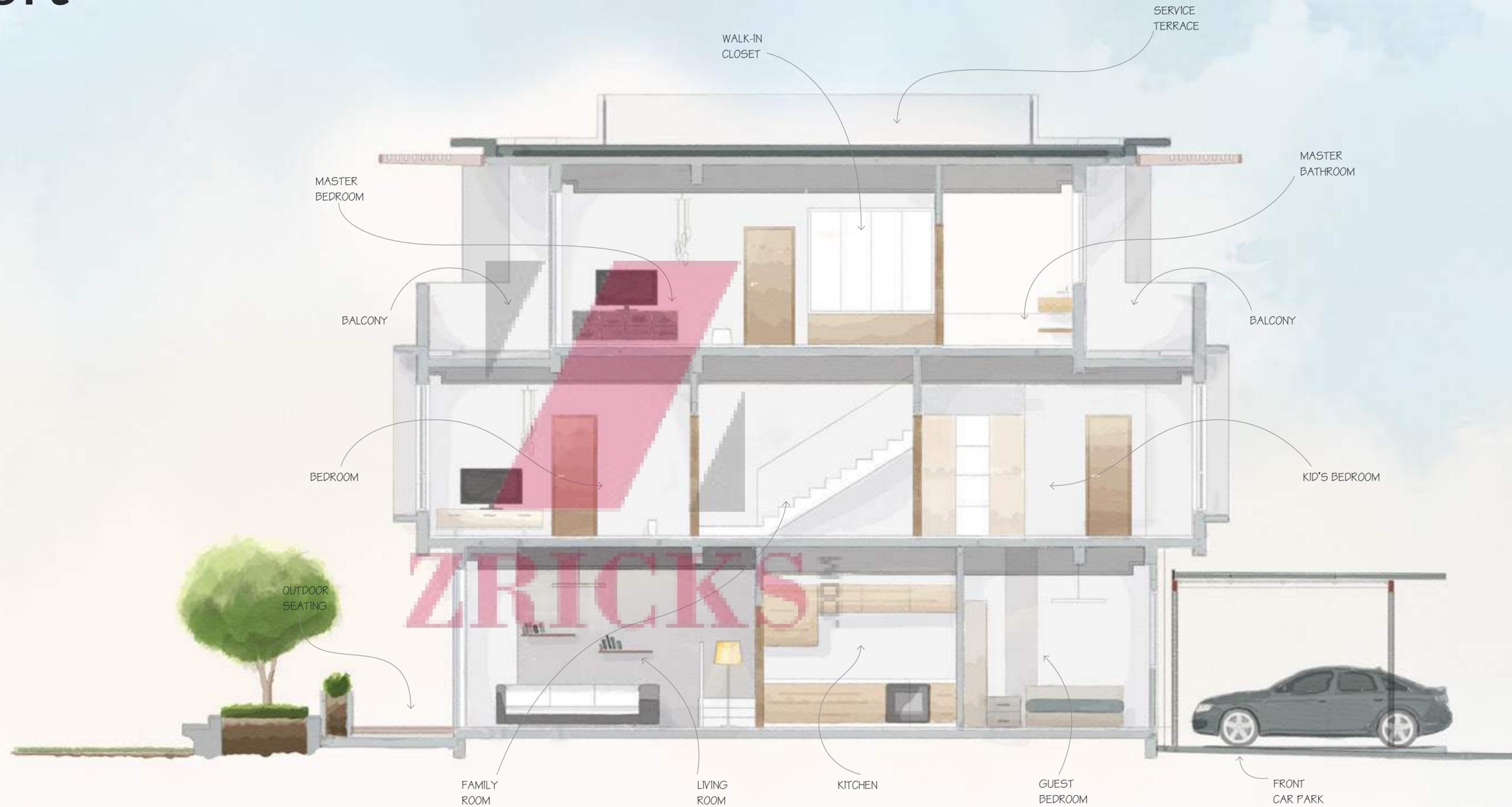
- Front Parking
- Proximity to Clubhouse
- Large Balcony

3450 sft

- Side Parking
- Entertainment Room
- Open Terrace Balcony

2957 sft

VILLA



TOTAL UNITS

7

AVAILABLE IN BLOCKS

C & D

ACCESS TO LARGE GARDEN AREA
PROXIMITY TO CHILDREN'S PLAY AREA
PROXIMITY TO CLUBHOUSE



2957 sft UNIT PLANS



A view of the Boulevard looking on to the pool



3450 sft

VILLA



TOTAL UNITS

26

AVAILABLE IN BLOCKS

G, H, J, K, F

SHARED GARDEN SPACES
ACCESS TO CENTRAL BOULEVARD
PROXIMITY TO POOL



3450 sft UNIT PLANS



A view of the Central Boulevard



VILLAS WITH A PRIVATE GARDEN

VILLAS LOCATED ON THE PERIPHERY OF
ALANOVILLE WITH A PRIVATE GARDEN
OUTSIDE YOUR PORTICO

Villas on the perimeter of the property come with a private garden accessible only from the villa, cordoned off to provide optimal privacy.

2957 sft

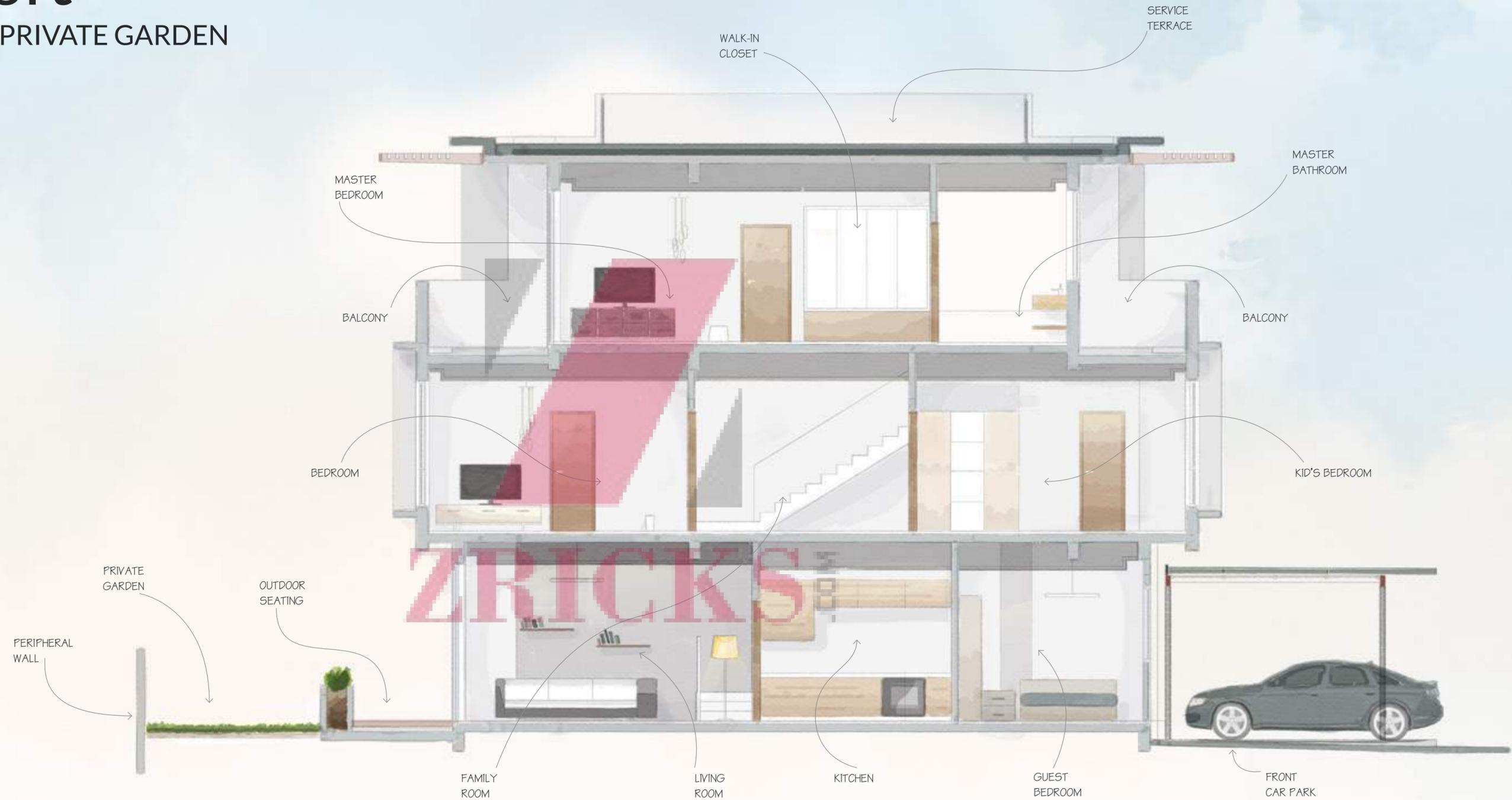
Front Parking

Private Garden

Single Access Point

2957 sft

VILLA WITH A PRIVATE GARDEN



TOTAL UNITS

37

AVAILABLE IN BLOCKS

A, B, E

PRIVATE GARDEN SPACES
PERIPHERY OF THE PROPERTY
SINGLE ACCESS POINT



2957 sft UNIT PLANS



2nd FLOOR



1st FLOOR



GROUND FLOOR

Facade of the Private Garden Villa



VILLAS WITH A WADE POOL

VILLAS BESIDE THE CLUBHOUSE WITH A
PRIME VIEW OF THE POOL AND YOUR VERY
OWN WADE POOL.

These homes have a direct view of the swimming pool as
well as private access to the wade pool.

2957 sft

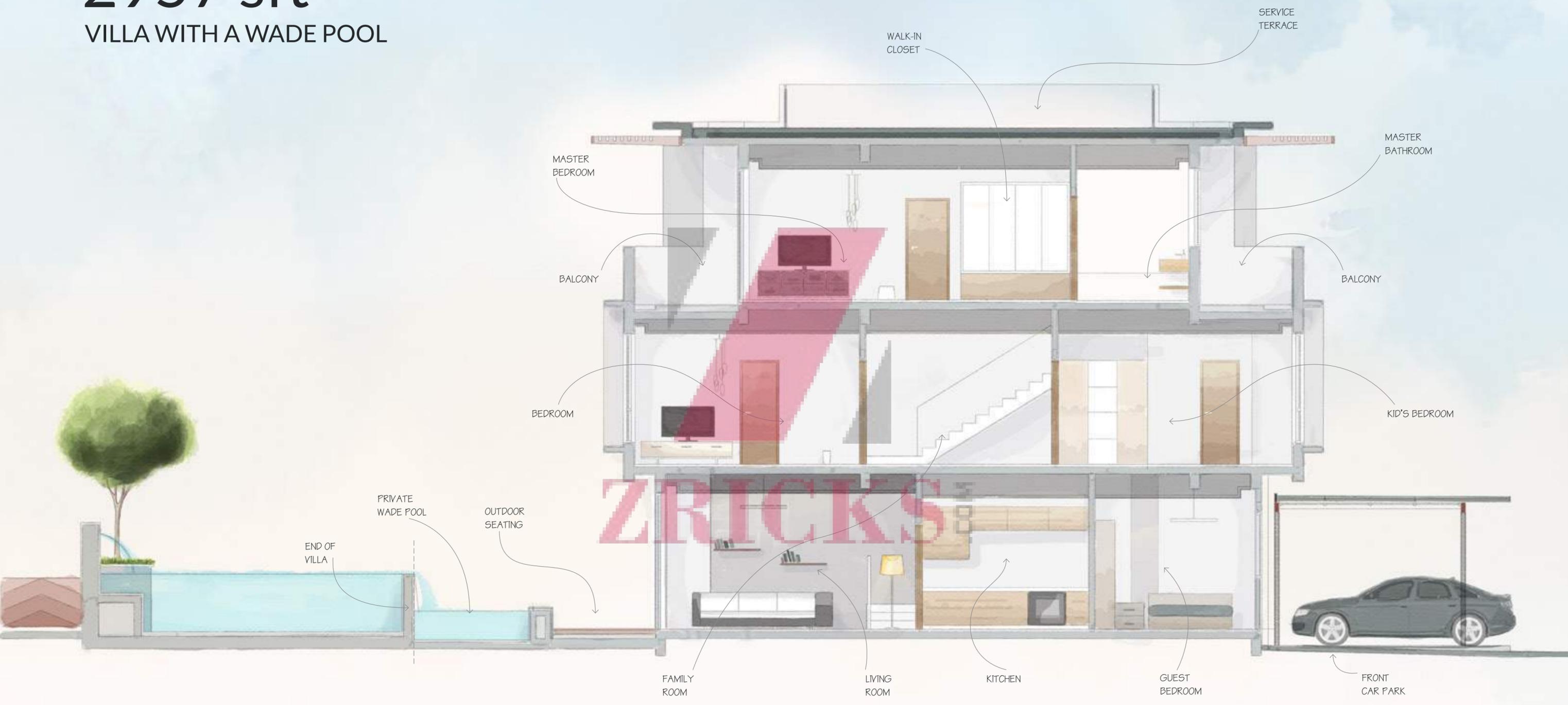
Front Parking

Wade Pool

Close Proximity to Clubhouse

2957 sft

VILLA WITH A WADE POOL



TOTAL UNITS

5

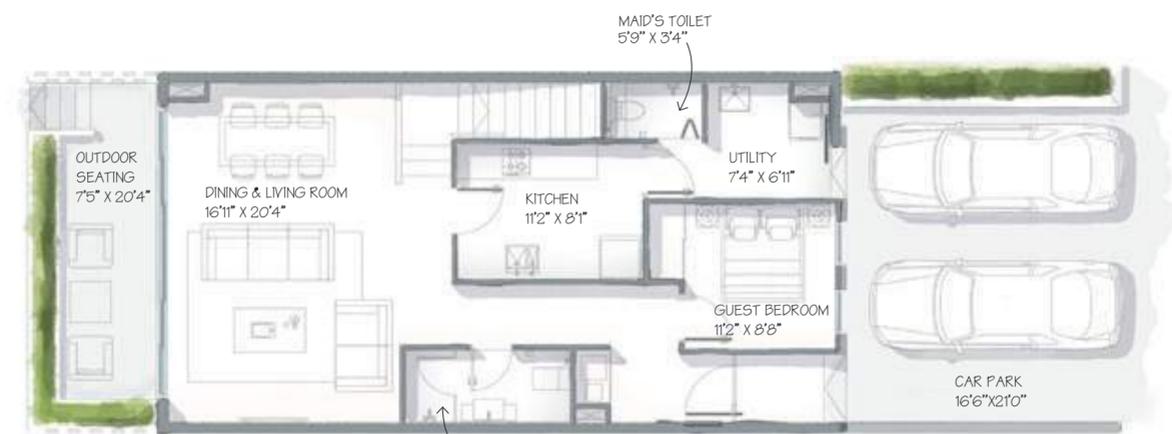
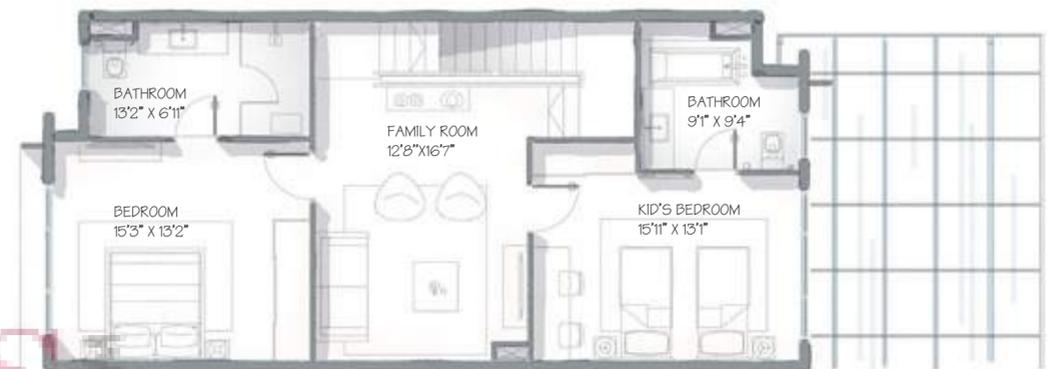
AVAILABLE IN BLOCKS

D

PROPERTY OVERLOOKING THE POOL
PROXIMITY TO THE CLUBHOUSE
PERSONAL WADE POOL AT THE SITOUT



2957 sft UNIT PLANS



A view of the Pool at Night



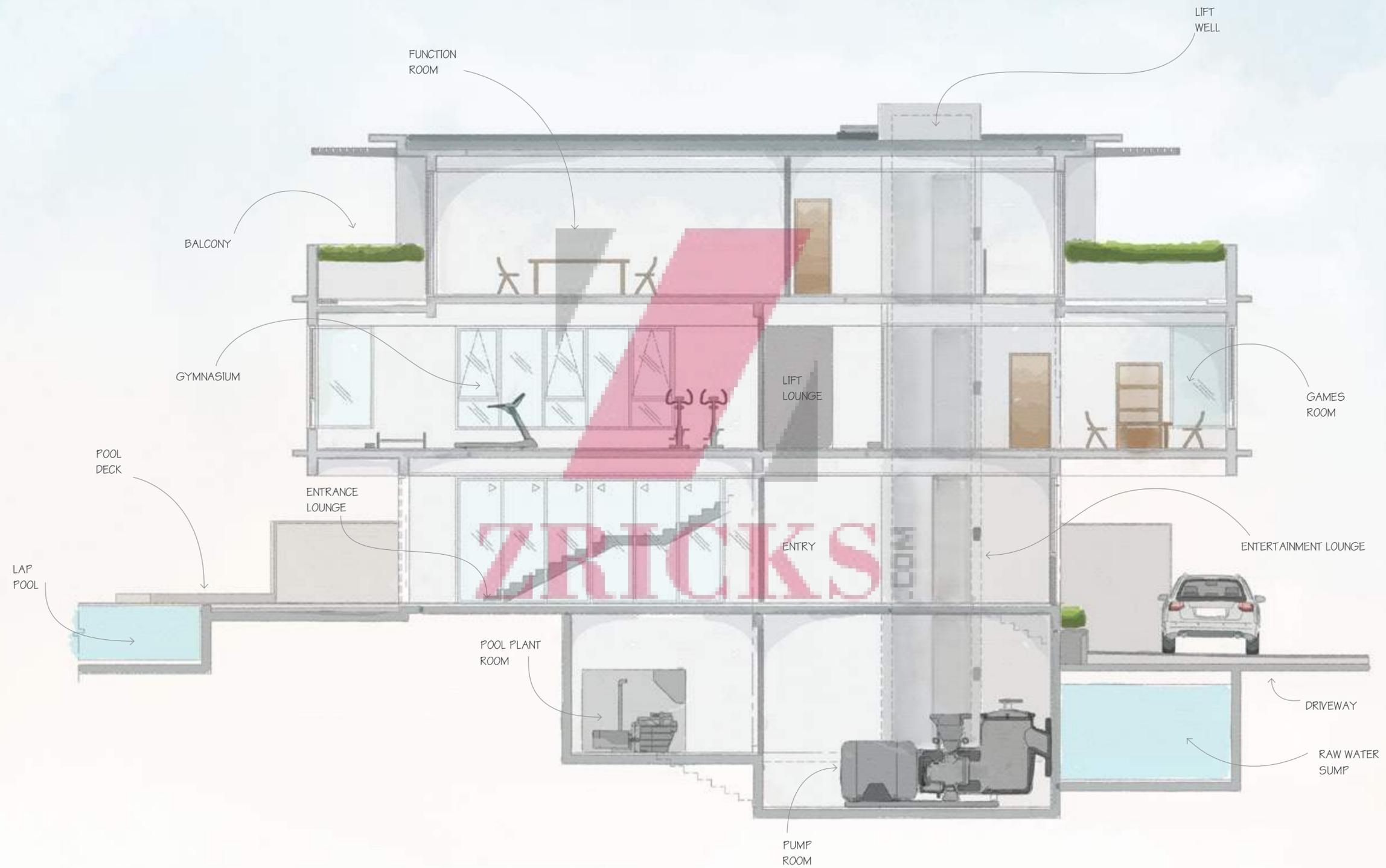


CLUBHOUSE

THE CLUBHOUSE IS AN INDEPENDENT SPACE, WHILE MAINTAINING CLOSE PROXIMITY TO THE VILLAS.

The pool & the pool deck are placed with an easy access to the entrance. Adhering to the concept of space management and minimal interference, we have put the party hall on the 3rd floor with a deck that is partially open to sky. The lift lounge handles the access and movement of people to the gym and the games room. Separate access to the service areas below the clubhouse has also been provided to make sure that it functions seamlessly.

CLUBHOUSE



AMENITIES

1. POOL WITH DECK
2. KIDS POOL
3. PARTY HALL
4. GAME ROOM
5. GYMNASIUM
6. BILLIARDS ROOM

The Children's Play Area



SPECIFICATIONS

STRUCTURE

- Seismic zone 2 compliant structure.
- Solid block masonry.

WALL FINISHING

- Plastered, smoothly finished and painted with premium quality plastic emulsion.
- External walls painted with weather coat / weather shield paints.

KITCHEN

- Kitchen counter 20mm thick granite with single drain board sink.

FLOORING

- Italian Marble (Living, Dining, Corridor, Powder room, Family room and staircase from ground floor to first floor)
- Cladding with ceramic tiles 2' above the kitchen platform.
- Vitrified tiles (Kitchen, Utility and all bedrooms)
- Rustic tiles (for Balconies)

TOILETS

- Ceramic tiles dado up to 7' height.
- Grid false ceiling.
- Polished granite counter with ceramic basin.
- C P fittings of Jaquar or equivalent.
- EWC and ceramic basins of Toto/Duravit or equivalent in all toilets

DOORS & WINDOWS

- Main doors with teak wood frames and finish flush doors.
- Other doors with Sal wood panel doors
- Powder coated aluminum / UPVC windows with mosquito meshes and balcony doors with plain glass in three tracks.

ELECTRICAL

- Villas – 10KW
- 100% DG back up.

WATER SUPPLY

- CPVC line for water supply.
- UPVC / PVC lines for soil, drainage & external lines.
- Sewage Treatment Plant
- Rain water harvesting system.

SECURITY SYSTEMS

- CCTV coverage for the entire campus.
- Video Door Phone.

TV, TELEPHONE & BROADBAND CONNECTION

- TV and telephone points provided in the living area and all the bedrooms
- Broad band connection provision is made.
- EPABX System is provided.

AMENITIES

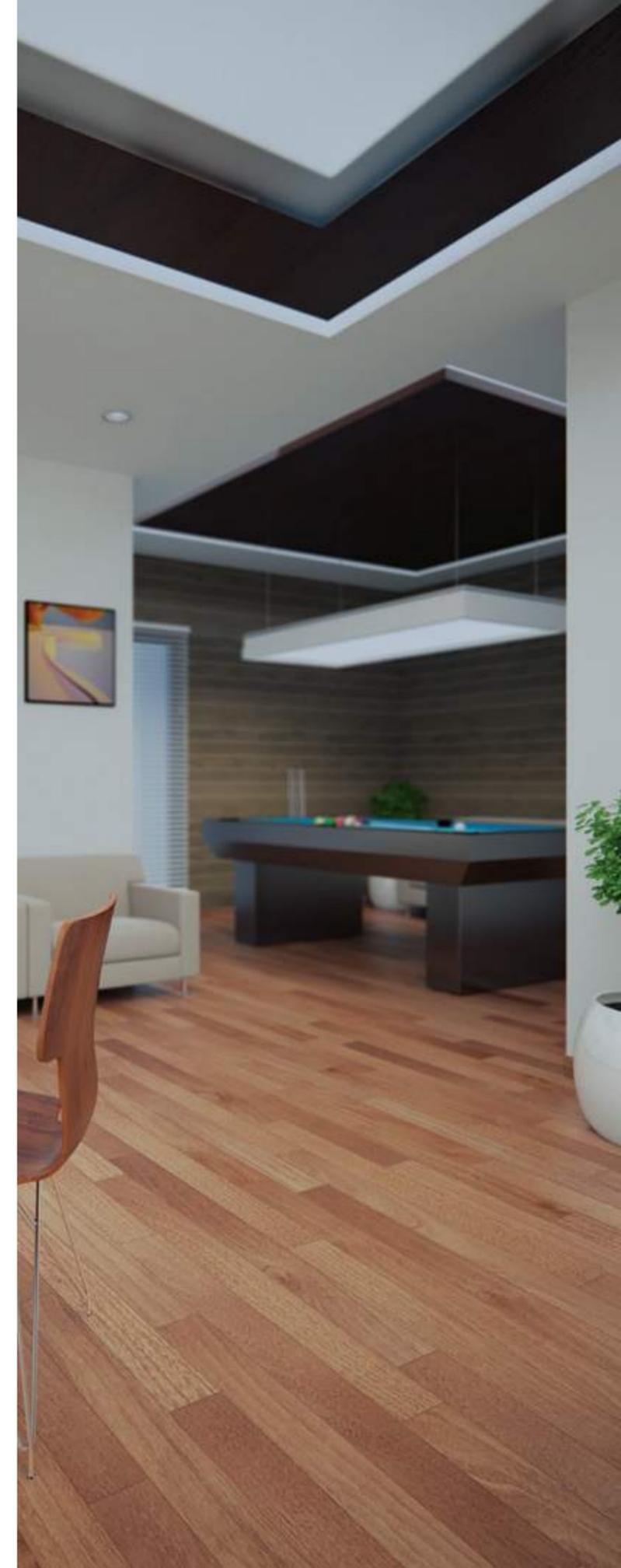
LANDSCAPE AMENITIES

- Extensive Gardens
- Party Lawn
- Green corridors with seaters
- Biopond
- Jogging Track
- Children's Play Area
- Multipurpose Court

CLUBHOUSE AMENITIES

- Gymnasium
- Indoor games
- Multipurpose hall
- Lounge opening to Swimming pool
- Swimming pool
- Pool Deck

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www.goyalco.com

✉ alanoville@goyalco.com

📍 #206, Barton Centre, MG Road, Bangalore 560001

☎ +91 80 7111 8111, +91 7760 319319, +91 99010 91111

PROJECT PARTNER



VALUE AND ASSETS
Holdings Private Limited

The information herein i.e., specifications, designs, dimensions etc are subject to change without notification as may be required by the relevant authorities or the developer's architect and cannot form part of an offer or contract. All illustrations and pictures are an artist's impression.

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GROUP

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