

Century 
ISTANA
COME HOME TO THE WORLD

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Prakruti NestTM
Builders & Developers
You inspire. We build


Century[®]
THINKING AHEAD



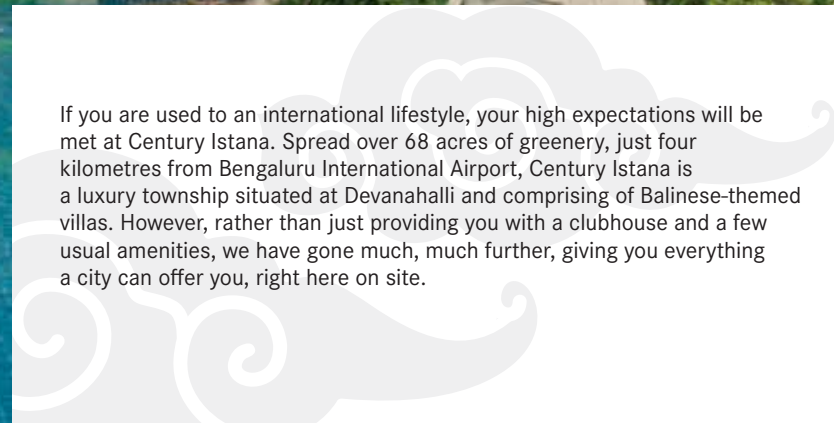
ZIRICKS



ZRIKKS

**WE HAVE TAKEN A TRIP
AROUND THE WORLD,
AND BROUGHT YOU
THE BEST BACK.**

If you are used to an international lifestyle, your high expectations will be met at Century Istana. Spread over 68 acres of greenery, just four kilometres from Bengaluru International Airport, Century Istana is a luxury township situated at Devanahalli and comprising of Balinese-themed villas. However, rather than just providing you with a clubhouse and a few usual amenities, we have gone much, much further, giving you everything a city can offer you, right here on site.





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ISTANA TECH PARK

A business address you will be proud to have on your calling card, the Istana Tech Park will be fully Wi-Fi enabled, with over 4,00,000 square feet of luxury office space and multi-level parking.

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ISTANA HIGH STREET

Istana High Street is a mall that has everything you could ask for in a shopping destination, with top brands, a food court and a multiplex.

ISTANA LEANDER SPORTS ACADEMY

With twelve Grand Slam titles and an Olympic medal to his name, Leander Paes is easily the greatest tennis player India has produced. Designed under his keen eye, the Istana the facilities at Istana Leander Sports Academy include a fully-equipped gym, skating rink, a cricket pitch and tennis, basketball, badminton and squash courts.



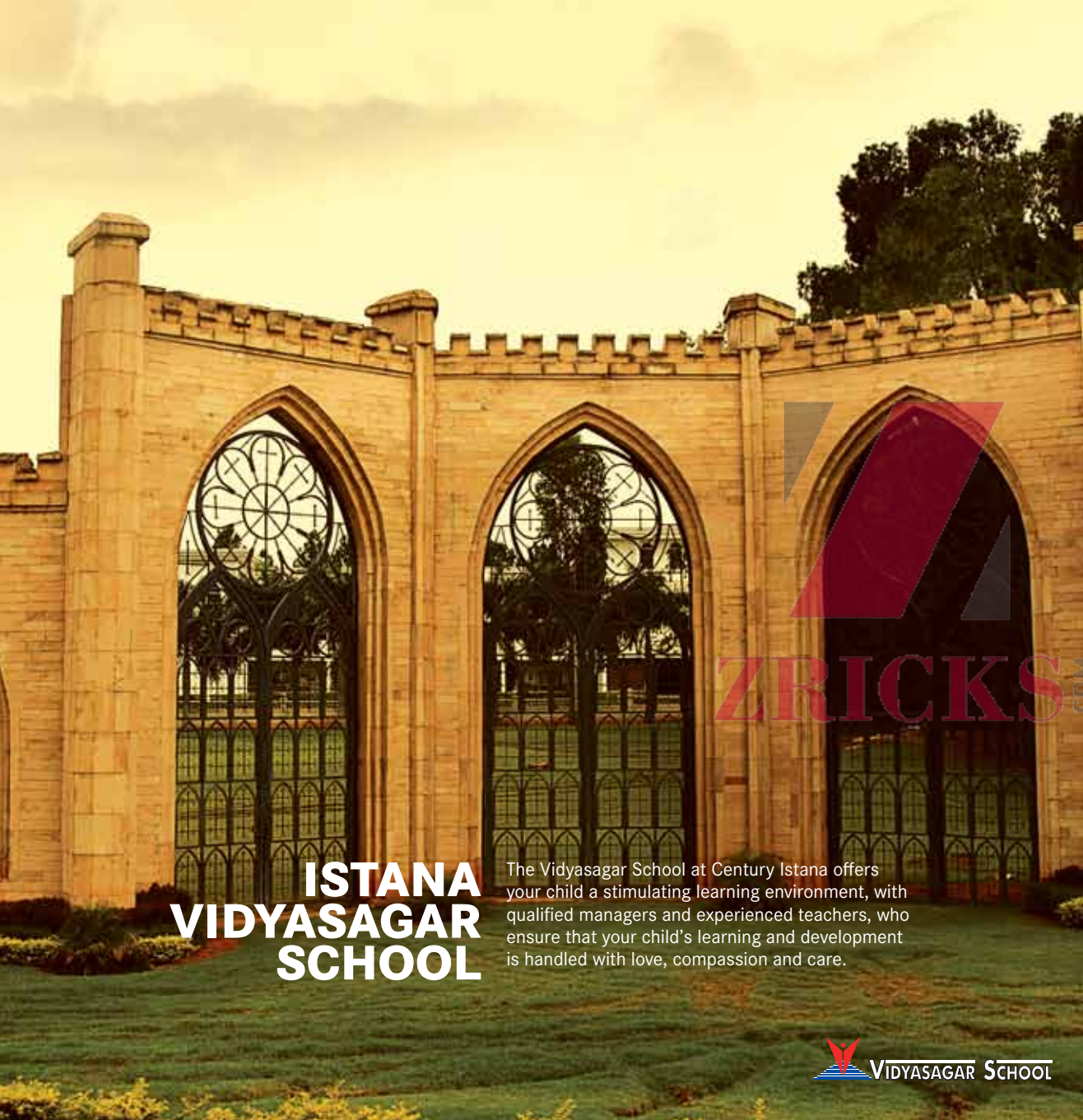


ISTANA SPREE RESORT

With 14 business and leisure hotels in eight popular destinations, the Royal Orchid Group of Hotels is amongst India's fastest growing hotel groups. Promoted by the Royal Orchid Group, the Istana Spree Resort is a hotel, complete with a multi-cuisine restaurant, coffee shop, clubhouse and spa, restaurants, a sauna, indoor and outdoor pools and much more.



HOTELS & RESORTS



ISTANA VIDYASAGAR SCHOOL

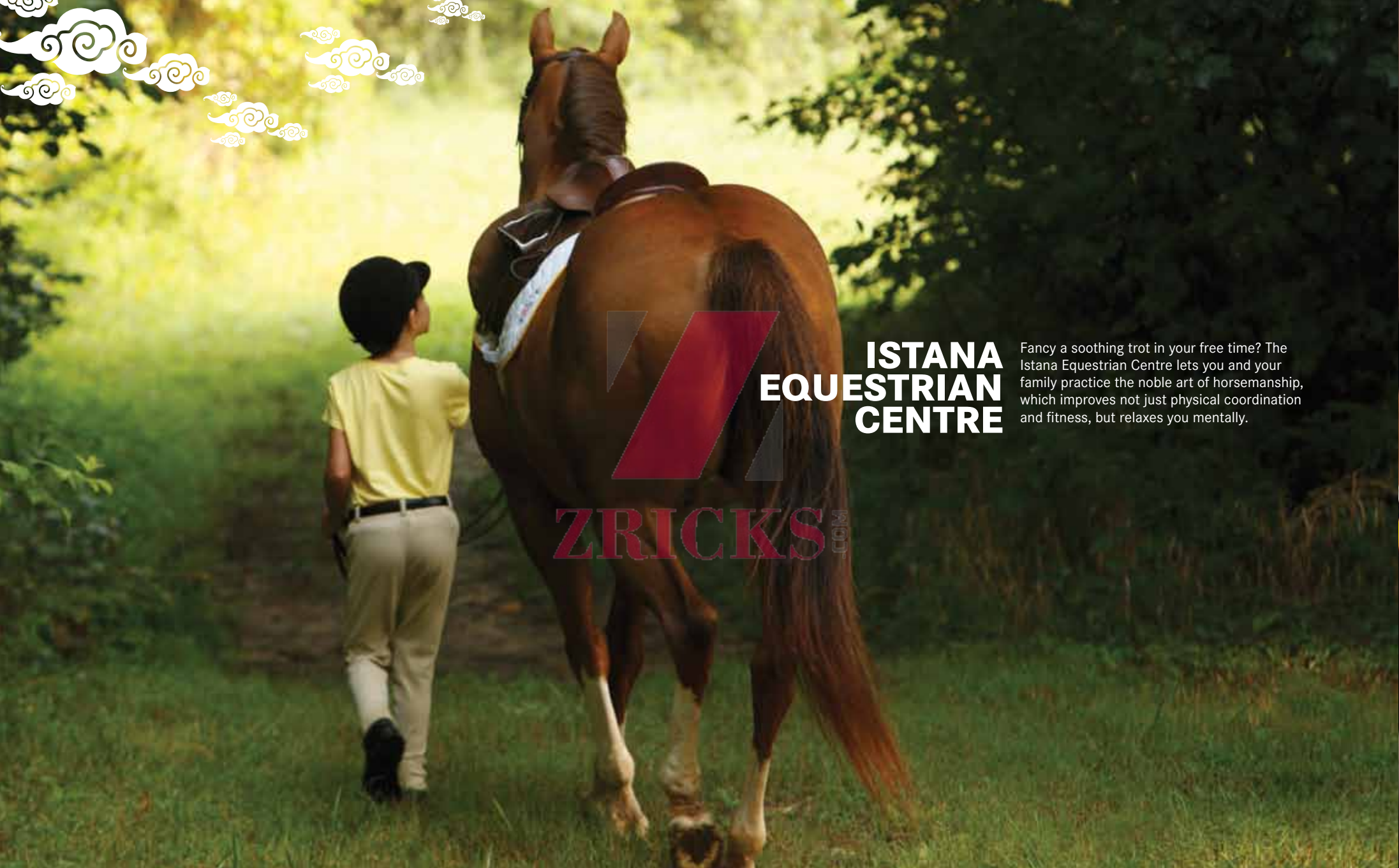
The Vidyasagar School at Century Istana offers your child a stimulating learning environment, with qualified managers and experienced teachers, who ensure that your child's learning and development is handled with love, compassion and care.



ISTANA MANIPAL HOSPITAL

The unmatched expertise of India's first ISO 9001:2000 certified hospital chain is available conveniently onsite. This gives you 24 X 7 access to trained medical staff, ambulance services and pharmacy needs.





ISTANA EQUESTRIAN CENTRE

Fancy a soothing trot in your free time? The Istana Equestrian Centre lets you and your family practice the noble art of horsemanship, which improves not just physical coordination and fitness, but relaxes you mentally.

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ISTANA FUNZONE

Should you yearn for a few thrills, head down to the Istana FunZone, where a variety of video games, including a golf simulator, will keep you enthralled for hours on end.



ISTANA ALLEY

At Century Istana, a fun evening out is as simple as a short walk. Stroll over to the Istana Alley, put on your bowling shoes and enjoy an evening bowling and relaxing at the café next door.

As a well-traveled person, you will find that Century Istana has everything you'll find in any of the world's great cities. Every pleasure of life - nightlife, shopping, socializing or sylvan gardens - is just a short walk from your home.

Now, about the homes. Designed by renowned Thai architects, the Beaumont Partnership, each Balinese-themed villa is airy, well-appointed and spacious. To ensure that you get plenty of natural light, the villas are sited along the sun's path over the property. Local flora, including shade and fruit-bearing trees, dot each plot. Water harvesting, intelligent lighting and other green technologies are standard fitments, as are security features like biometric entry, front and rear door CCTVs and perimeter controls.



1. Grand Entrance Plaza
2. Horse Stables
3. Istana Equestrian Centre
4. Istana Leander Sports Academy
5. Viewing Gallery
6. Istana Spree Resort
7. Istana High Street Mall
8. Istana FunZone/Istana Alley
9. Clubhouse
10. Children's Activity Centre
11. Amphitheatre
12. Istana Art Gallery and Exhibition Studio
13. Skating Rink
14. Non Residential Area Access
15. Istana Manipal Hospital
16. Istana Tech Park
17. Villa Entry Plaza
18. Park
19. Istana Vidyasagar School

VILLA LOVINA

The largest of the three villa types, Villa Lovina has four spacious bedrooms, an ample garage that can hold three cars and a large garden, where you can opt to have a private swimming pool or water body. Every bedroom has access to a balcony or a garden sit-out. Your family can spend quality time in two separate family areas, a more formal living room, or a huge patio, which is ideal for a Sunday barbeque or a long siesta. The kitchen and pantry are spacious and equipped with modern modular fittings. All in all, it's a home that you would be proud to invite your guests to.

LAND AREA - 9500 - 13000 SQ.FT.
VILLA BUILT-UP AREA - 7292 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





VILLA MEDEWI

An expansive three bedroom home, Villa Medewi is sure to give you and your family all the space that you need. As a modern on-the-go family, you will appreciate the two-car garage. Inside, too every living area is large and airy. There are separate family spaces on each floor, so you can watch cricket when the children prefer cartoons. But, they will most likely be too busy gambolling in the large backyard. When you wish to enjoy the outdoors, too, you can loll with a newspaper and a coffee on your patio, sip a sundowner on one of two sprawling balconies, or throw a merry party for your visiting friends.

LAND AREA - 5940 - 12300 SQ.FT.
VILLA BUILT-UP AREA - 4733 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



VILLA SANUR

Villa Sanur is the smallest of the three villa types, yet is still spacious and well-appointed. Play a game of chess on the patio, or use it as a quiet refuge in which to catch up on work. Should you want even more privacy, you have the luxury of three balconies, one of which opens out directly from the capacious master bedroom. Even the storage areas are large enough to hold every one of family member's knick-knacks. We haven't skimped on the garden areas, either - they're large and filled with greenery. One look at Villa Sanur, and you'll see that it's possible to be compact without feeling the least bit cramped.

LAND AREA - 5 133 - 7457 SQ.FT.
VILLA BUILT-UP AREA - 3889 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Structure

Foundation & Super structure : RCC footings with framed structure

Internal Walls : 100 mm / 4" inch solid concrete block masonry

External Walls : 200 mm / 8" solid concrete block masonry

Roof slab : Reinforced Cement Concrete slab with suitable waterproofing

Ceiling height : 11ft clear

Plastering : Cement mortar with rough finish for external walls

Flooring Finishes

Study, Living, Dining :Marble / Granite flooring with skirting

Bed rooms/Family Rooms : Engineered / Laminated wooden flooring with skirting

Kitchen and Utility :Vitrified tiles

Powder Room and toilets : Antiskid Ceramic tiles

Balconies on first floor : Antiskid ceramic tiles

Driveway/Garage : Paver tiles

Dadoing

Toilets : Designer Ceramic tiles up to ceiling

Maids Toilet : Ceramic tiles up to ceiling

Kitchen : Ceramic tiles above the counter

Utility : Ceramic tiles up to 8' high

Joinery

Doors

Entrance Door/ Main Door : Teak wood frame with TW

paneled Doors

Internal doors : Teakwood frame with Semi solid Flush Shutters Teakwood veneer on both sides

Toilet Doors : Hard Wood frame with semi solid flush door with Teakwood veneer on one face and commercial ply on the other with water proof painting

Windows and Ventilators

All Windows & Ventilators : UPVC / Aluminum with mosquito proof shutters

Railings

Balcony : Stainless steel pipe handrail with clear glass

Staircase : Stainless steel supports with Teak wood top rail

Painting:

Interior walls & ceilings: Plastic emulsion

Exterior walls: Textured exterior emulsion

Electrical Fittings

A/c Points in all rooms

Modular switches and socket (Anchor / Clipsal)

DG power back-up for all homes and services

Sanitary & Bathroom Fixtures

Superior quality fittings & accessories – Duravit/Kohler or eq , Hansgrohe or eq

Other Premium Features

Superior Modular kitchen

Home automation system

Video door phones

SERVICES

Century Istana offers you a unique blend of lifestyle and support services:

Round the Clock Concierge Service to arrange taxis, hotel and movie bookings, or help with your laundry and groceries.

Handy Maintenance Service for any minor day-to-day maintenance chores.

Free Pharmacy Home Delivery from the pharmacy at the Istana Manipal Hospital.

24 X 7 Medical Facilities at the Istana Manipal Hospital.

Quiet Zone around your villa, to ensure peace and quiet.

Absolute Security with keyless biometric entry, RFID car entry, security-cleared support staff and strict perimeter controls.

Intelligent Building Management Services with water recycling, rainwater harvesting, besides system-controlled lighting and irrigation.

Complete Access to the shopping and restaurant areas, clubhouse, fitness centre and sports academy.

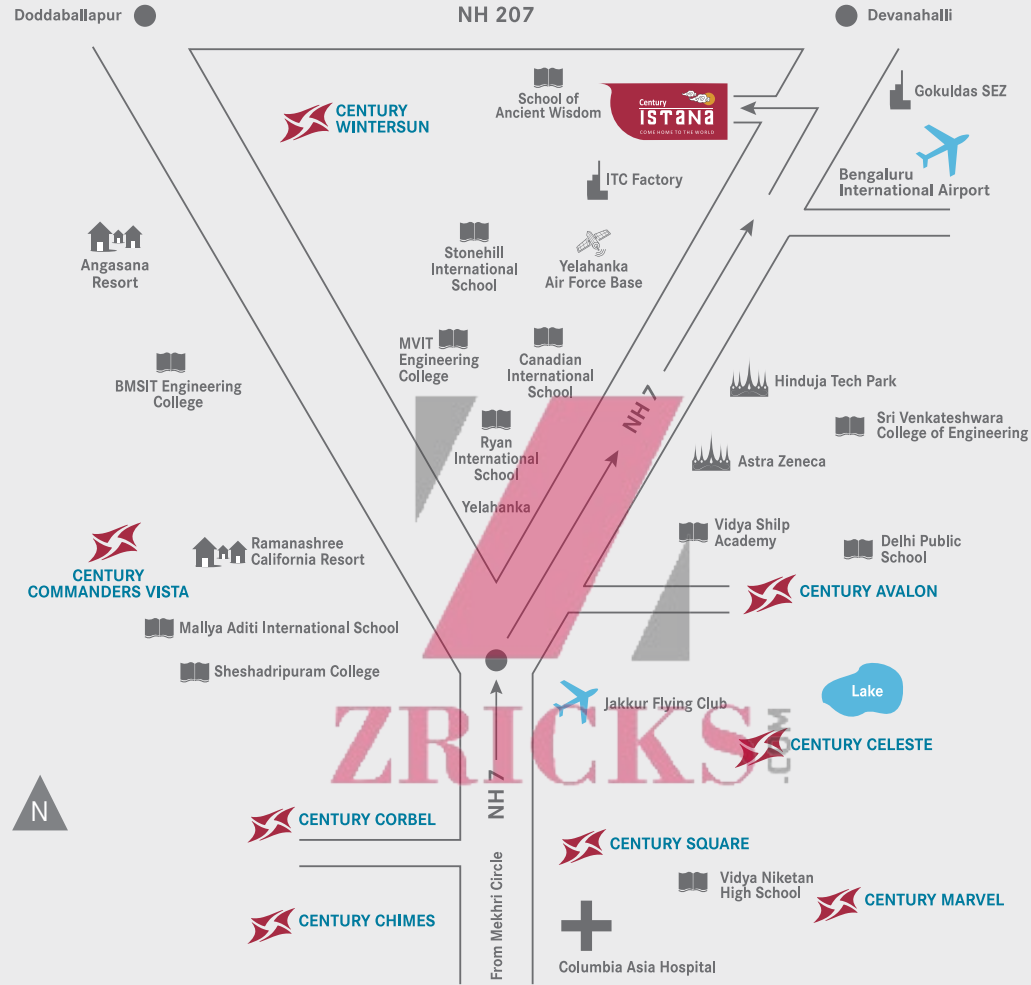
CENTURY REAL ESTATE

Century Real Estate is an integrated, full-service real estate development company headquartered in Bangalore, India, with a rich history of developing premier projects and landmark buildings that spans three decades. Established in 1973, we have contributed significantly in making Bangalore the destination of choice for people from around the world. Today, we are the largest owners of real estate in Bangalore with a land bank in excess of 3000 acres representing more than USD 2 billion in asset value and a development portfolio of over 10 million square feet comprising hotels, office buildings, residences, educational institutions and integrated townships. Our ongoing projects include Century Avalon, Century Austral, Century Chimes, Century Pragati, Century Marvel, Century Paradise, Century Vista, Century Koruna, Century Arcadia, Century Square and Century Indus.

PRAKRUTI NEST BUILDERS & DEVELOPERS

Setting high standards in the real estate in Bangalore, Prakruti Nest is a premier real estate developer, with hundreds of apartments in and around Bangalore to its name. This apart, it has also been involved in the construction of public buildings like the Jawaharlal Nehru Planetarium, Bangalore.

Prakruti Nest creates developed environments for working, living, learning and leisure by bringing intelligence, creativity and rigour to all its work. It stands for integrity, dependability, leadership and value through staunch attention to quality and an unflinching pursuit of customer satisfaction.





Joint development with MAB family & Iqbal family

Century Real Estate Holdings Pvt. Ltd.
10/1 Lakshminarayan Complex
Palace Road Bangalore - 560 052 India

T. +91 80 4064 1111
E. sales@centuryrealestate.in
www.centuryrealestate.in

