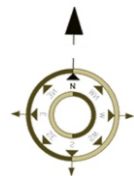


SITE PLAN



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Site Address: Ward No. 7, Khata No. 492/452/32/1, Kempapura, Yelahanka, Bengaluru - 560 024.

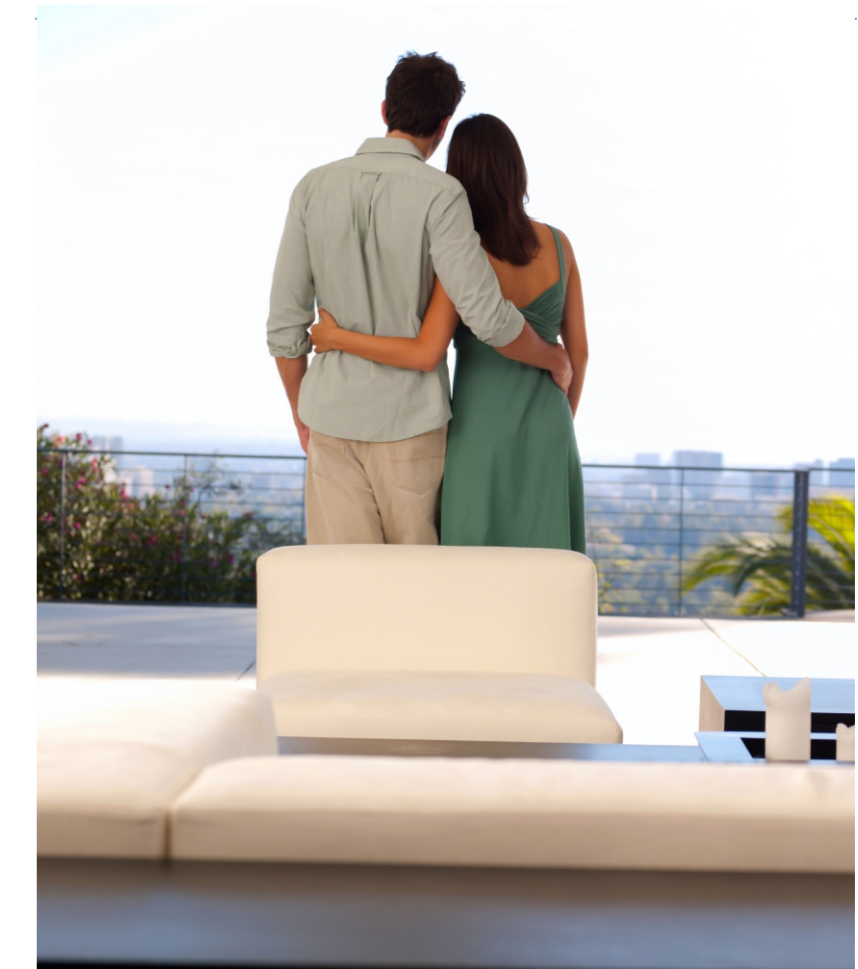
+91 88809 92222 | pointe@sterlingdevelopers.com | www.sterlingdevelopers.com



Architects
Vernekar Associates

This folder is purely conceptual and not a legal offering. The Company reserves the right to add, delete or alter any details and / or specifications without prior notice.

PRIVATE AND LIMITED



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LIFE OF PROMISE

Sterling Developers present lifestyle homes in the heart of the future: Sterling Pointe in North Bangalore near the Hebbal Flyover. This vibrant, well connected and joy-inspiring address is close to Columbia Asia Hospital, Esteem Mall, Presidency College, Vidya Niketan and Sindhi High School. With as few as 40 spacious three bed units, homes here are a perfect balance of contemporary sensibilities, elegance and privacy. A life of promise, Sterling Pointe adds quality to life and superior value to your investment. A commitment to excellence shines through every Sterling property.

- EXCLUSIVE 3 BHK APARTMENT PROJECT
- CLOSE TO COLUMBIA ASIA HOSPITAL AND ESTEEM MALL
- EN ROUTE BANGALORE INTERNATIONAL AIRPORT
- 4 KM FROM MANYATA TECH PARK



SPACE FOR GRACE

Sterling Pointe lets you aspire for the stars, while staying rooted in earthy values. The low rise Stilt + Ground + 4 Floors architecture will be home to just 40 three bed units. Designed around the needs of your family, each lifestyle home is well designed, roomy and elegant. An abundance of space, light and air unfold spaces that embody aesthetics and functionality.

Sterling Pointe epitomizes gracious living, with spacious floor plans, thoughtful design and superior value-adds that take contemporary living a few notches higher.

- STILT + GROUND + 4 FLOORS
- 40 SPACIOUS, THREE BED APARTMENTS
- WELL PLANNED PRIVATE SPACES
- SUPERIOR SPECIFICATIONS

SPECIFICATIONS & AMENITIES

- STRUCTURE** RCC framed structure (Seismic Zone II) with solid block masonry walls
- DOORS**
 - Main Door:** 7 feet high opening with pre moulded flush shutter and frame in wood, polished on both sides
 - Other Internal Doors:** 7 feet with wooden frames and flush shutters
 - Toilet Doors:** 7 feet with wooden frame
 - External Doors:** UPVC frames and sliding shutters for all external doors
- WINDOWS** UPVC sliding windows - 3 track framed windows with clear glass and provision for mosquito mesh (mosquito mesh at additional cost). MS designer grill (Enamel painting at additional cost)
- FLOORING**
 - Living, Dining:** High quality vitrified tiles
 - Bedrooms:** Laminated wooden flooring
 - Kitchen, Balconies & Toilets:** Anti skid vitrified tiles
 - Common Lobbies & Corridors:** Vitrified tiles
 - Common Staircases:** Kota stone/concrete tiles
- DADO**
 - Kitchen:** Ceramic tile dado for 2 feet over a granite counter
 - Toilets:** Ceramic tiles on walls up to false ceiling
- KITCHEN**
 - Kitchen Counter:** 20mm thick granite counter - Jet black
 - Stainless Steel Sink:** Single bowl & single drain board of reputed make
- TOILETS** Granite wash basin counter in master bedroom toilet
Wash basin with mixer (hot & cold) in all toilets, except maid's room toilet
Wash basins, EWCs and overhead shower units of reputed make in all toilets
CPVC lines for water supply
- PAINTING**
 - Internal Wall & Ceilings:** Acrylic distemper
 - External Finish:** Texture paint
 - Basement:** White-wash for ceiling
- ELECTRICAL** 5KW power supply & full DG back up
DG back up for lifts, pumps & common area lighting
Concealed PVC conduits with copper wiring
Modular switches of reputed make
TV and telephone points provided in the living area and all bedrooms
Provision to install split AC in living area, dining area and in master bedroom
ELCB and individual meters will be provided for all apartments
- SECURITY** 24 hour round-the-clock security personnel
CCTV at strategic locations for security & monitoring
- LOBBY** Main lobby and staircase lobby on ground floor: Combination of polished granite or vitrified tiles
- LIFTS** 1 automatic passenger lift per tower (reputed make)
- AMENITIES & OTHER FEATURES**
 - Swimming Pool
 - Piped gas connection from utility to kitchen
 - CCTV provision at main security gate, entry, lobbies and periphery of the development
 - Children's Play Area
 - Rainwater Harvesting
 - Water Purification Plant
- CLUBHOUSE** Features like Table Tennis, Multi Purpose Hall, fully equipped Gymnasium



TYPICAL FLOOR PLAN

