

SMR VINAY
ESTELLA
★ THE LIFESTYLE HOMES ★
Singapura, MS Palya, Bangalore

A PROUD OFFERING FROM

SMR[®]
HOLDINGS

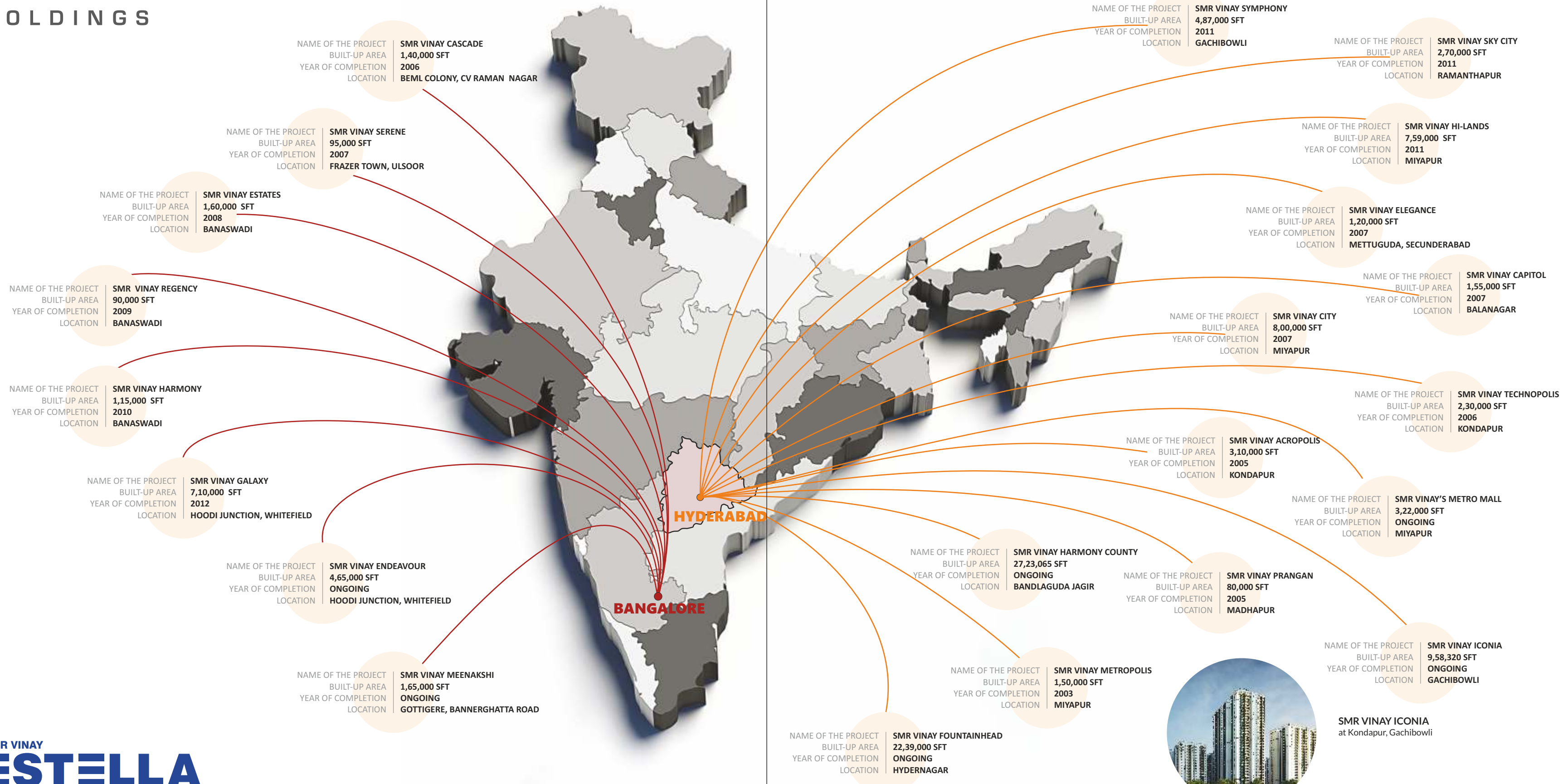


DISCOVER THE WORLD OF
SMR AT BANGALORE,
HYDERABAD

Every SMR address is a fountain of happiness.



THE MANY FACETS OF GREEN ENVIRONMENT IN SMR PREMISES.




SMR VINAY ICONIA
at Kondapur, Gachibowli



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IT'S TIME
TO WAKE UP THE
CHILD IN YOU



There's a child in you waiting to be discovered. A child that wants to chase butterflies across landscaped greenery & count the stars at night. A child that seeks adventure & nature, care & happiness. SMR Estella is a tribute to every emotion in the book. We believe It's a home like no other. For you. And for the little ones who hold your hand!

IT'S TIME TO COME HOME.

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PROJECT HIGHLIGHTS

- BBMP-Approved luxury project
- A gated lifestyle community
- Seismic-resistant designs
- Child-centric 4.5 Acre green environment
- 3 Blocks, 10 Floors each, 315 Apartments
- 2&3 BHK apartments
- 2 BHK apartments (1180 Sft - 1420 Sft)
- 3 BHK apartments (1450 Sft - 2035 Sft)
- 100% Vastu compliant
- Deluxe quality construction
- No common walls
- All round compound wall with solar fencing
- Exclusive clubhouse
- 24-hr Water supply
- Rainwater harvesting
- 24-hr Security with Intercom & CC Tvs
- Sewage treatment plant
- Ample parking space
- Visitors' parking
- Generator back-up



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BIG LIVING FOR THE LITTLE ONES

Verdant greens and star-studded skies. Candlelight dinners at a nearby restaurant. A splash in the pool every morning. The children pedalling on their bicycles. It's all you ask from life!



Rising at Singapura in North Bangalore is a slice of luxe lifestyle spread across 4.5 acres. This child-centric project is a rhapsody of 20% construction and 80% open spaces.

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THE SHEER
BLISS OF THE GREAT
OUTDOORS

SMR Estella is built in collaboration with nature. That means, children can finally move away from the Internet, the television & smart phones to a world full of activity and fun.

There are designer landscapes, shady trees, cobbled pathways, sports zones & more. While toddlers are safe in the tot lot, the younger bundles of energy can have a ball at badminton, tennis or cricket.



"At first, I was skeptical about SMR property. As I came inside, the amount of open space, lawns, amenities were really interesting. We went around their past projects, we were really impressed. Whatever they promised, they had delivered and more. There is a lot of life around our apartment. We look forward to buy our 2nd property at SMR."



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PROJECT
OUTDOORS

- 20% Construction, 80% Open spaces
- Designer landscaping
- Paths & designer lighting
- Tot lots
- Children play area
- Seating areas
- Pergolas
- Jogging track
- Skating track
- Basketball court
- Tennis court
- Badminton court

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BEYOND
NIGHT SHELTER





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A FEAST FOR THE SENSES

An exquisite layout of 3 blocks of 10 floors each, SMR Estella offers two & three bedroom apartments with large windows, spacious bedrooms, lavish sit-outs and the finest fittings.



"We are enjoying life more because of a lot of amenities provided by SMR. Especially, I am able to take my grand daughter for a walk within premises. The best thing is that they built a temple. We are happy that not only senior citizens but the children also gather here for prayers. We are more comfortable here than in independent house."



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Even the common spaces like wide corridors & lobby spaces set the tone for the grandeur within. For children who live in today's urban chaos, this is a dream come true!



"As far as I am concerned, I am particular about the way my kitchen looks. I am glad I was able to make it the way I wanted it to my liking. The builders are quite flexible about redesigning it and get it done the way I like it"

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A CLUBHOUSE
THAT FILLS
EVERY MOMENT

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CLUB FACILITIES

- Exclusive 2-level clubhouse
- Swimming pool with toddlers' pool
- Multi-purpose hall
- Gymnasium
- Indoor games
- Squash court
- Yoga & Meditation hall
- Library
- Creche
- Cafeteria
- Mini supermarket
- Unisex saloon
- Guest suites
- Preview Theatre



"SMR Vinay Galaxy is a huge home. It's awesome to live in this big apartment. The sunshine comes straight into my room. I don't have to use tube light during the day time. I love my home because I have a lot of friends, lot of parks, lot of amenities and even a clubhouse with a swimming pool."

At the very center of SMR Estella is an exclusive clubhouse that helps you stay physically fit and socially agile. Start the morning with a refreshing swim. Take a brisk jog on the track. Work out at the gym. Play cards or snookers with your favorite neighbors.

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EXCLUSIVE CLUBHOUSE

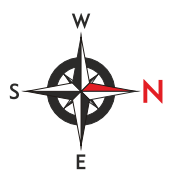
TYPICAL FLOOR ESTELLA-1

AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8	9	10	11	12	13
TYPE	3BHK	3BHK	3BHK	3BHK	2BHK	3BHK	2BHK	2BHK	2BHK	3BHK	2BHK	2BHK	3BHK
AREA IN SFT	1915	1615	1810	1740	1310	1990	1515	1250	1185	1630	1230	1230	2035



Key Plan



TYPICAL FLOOR ESTELLA-2

AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8	9	10	11	12	13
TYPE	3BHK	2BHK	2BHK	2BHK	2BHK	2BHK	3BHK	3BHK	2BHK	3BHK	3BHK	3BHK	3BHK
AREA IN SFT	1680	1260	1260	1260	1260	1260	1860	1760	1245	1635	1520	1650	1745



Key Plan



TYPICAL FLOOR ESTELLA-3

AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8	9	10
TYPE	3BHK	3BHK	2BHK	2BHK	2BHK	3BHK	3BHK	2BHK	2BHK	2BHK
AREA IN SFT	1770	2020	1280	1310	1310	2025	1995	1420	1275	1200



Key Plan



SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC Framed Structure designed to withstand Wind & Seismic Loads.

SUPER STRUCTURE

6" thick Solid cement / Mud bricks for External walls with CM (1:6) and 4" thick Solid cement / Mud bricks for Internal walls with CM (1:6)

PLASTERING

INTERNAL

12mm thick smooth cement plastering in CM 1:6 for Walls & Ceiling

EXTERNAL

20mm thick smooth cement plastering in CM 1:6 for Walls

DOORS

MAIN DOOR

Main door frames of Teak Wood and flush doors shutters with both sides teak veneer with melamine polishing/ Teak paneled shutter with melamine polishing & designer hardware of the standard brand.

INTERNAL DOORS

Internal doors frame of Teak wood and flush doors shutters with one side laminate and paint on other side / HDF skin moulded paneled shutters with paint finish & designer hardware of the standard brand.

WINDOWS

Aluminum powder coated widows / UPVC sliding with glass with safety grills (M.S) with Enamel paint finish.

GRILLS

Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish.

PAINTING

EXTERNAL

Textured finish & Two coats of Exterior Emulsion paint over coat of primer.

INTERNAL

Smooth putty with Two Coats of premium Acrylic emulsion paint of the standard brand over a coat of primer.

FLOORING

LIVING & DINING

600 x 600 mm size Vitrified tiles of the standard brand.

BEDROOMS & KITCHEN

600 x 600 mm size Vitrified tiles of the standard brand.

TOILETS, BALCONY & UTILITIES

Acid Resistant, Anti-skid Ceramic tiles of the standard brand.

CORRIDORS, STAIRCASES & LIFT

LOBBIES

Granite / Vitrified flooring.

KITCHEN

Black Granite Platform with Stainless Steel Sink with 2' height dadoing.

TOILETS

Glazed Ceramic tiles dado of the standard brand upto 7'-0" height.

UTILITIES / WASH

Provision for Washing Machine & Wet area for washing utensils etc.

BATHROOMS

Toilets with European WC, wash basin, CP and Sanitary fittings of JAQUAR or equivalent brand

ELECTRICAL

1. Concealed Copper wiring with PVC insulated wires and modular switches of reputed make.

2. Two way switches for fan and light in Master bedroom.

3. Power points for cooking range chimney, refrigerator, microwave ovens, mixer / grinders, water purifier, exhaust fan in kitchen, Washing machine in Utility area.

4. Provision for geyser points in bathrooms.

5. Provision for Internet point in living area and Master bedroom.

6. Provision for AC in all the bedrooms.

7. TV points in hall and all bedrooms.

8. Three phase supply for each unit & individual Meter Boards.

9. Miniature Circuit breakers (MCB) for each distribution boards of the standard brand.

TELECOM

1. Telephone points in Living, Dining Areas, Master Bedroom & Children Bedroom.

2. Intercom facility to all the units connecting Security

CABLE TV

Provision for Cable Connection in Master Bedroom & Living Room.

LIFTS

1. High speed automatic passenger lifts with rescue device with V3F for energy efficiency of standard make.

2. One Service lift with V3F for energy efficiency for each tower.

3. Granite / marble cladding at ground level at lift lobby.

4. Vetrified tiles / granite tile cladding at other levels of lift lobby.

WTP & STP

1. Fully Treated Water made available through an exclusive water softening plant.

2. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & flushing purpose

GENERATOR

100% D.G set backup with Acoustic enclosure for common areas and lifts.

CAR PARKING

Car parking provision in partly stilt & Basement.

FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all entrances shall be provided for Physically Challenged.

SECURITY / BMS

1. Sophisticated round – the – clock security system.

2. The complete building shall be provided Building Management system with all facilities.

3. Panic button & intercom will be provided in the lifts connected to the security room.

4. Surveillance cameras at the main security & entrance of each block.



IN THE GARDEN CITY,
HERE'S WHERE JOYS BLOSSOM...



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INCREDIBLY WELL
CONNECTED
MAGICALLY TRANQUIL

Singapura in North Bangalore is serene & fresh, yet well connected to business hubs, schools, malls & hospitals. It is close to the IT zone, so that people in software companies do not have commuting woes.

Well developed roads, upscale environment & plenty of greenery make it the finest location for SMR Estella. What's more, investment in this future-ready neighborhood is sure to reap rich returns!



"We have bought the apartment in SMR property at Whitefield because of one reason - Location. The Malls nearby give boost to property appreciation. Amenities like Tennis court, Badminton court, Swimming pool are really good. That's another factor that made us to buy SMR property."

LOCATION MAP

NOT TO SCALE



LOCATION

Manyata Tech Park - 12 Kms
 Majestic Circle - 14 Kms
 Mekhri Circle - 10 Kms
 Hebbal Junction - 10 Kms
 BEL Circle, Jalahalli - 5 Kms
 MS Palya - 1.5 Kms
 Yelahanka - 8 Kms
 Yashwanthpur - 7.5 Kms
 International Airport - 30 Kms

EDUCATIONAL INSTITUTIONS

Vidyashilp Academy - 10 Kms
 Delhi Public School - 15 Kms
 Kendriya Vidyalaya - 9 Kms
 Sambhram Institute of Technology - 1.5 Kms

MALLS

Esteem Mall - 10 Kms
 Metro Cash & Carry - 9 Kms
 Orion Mall - 10 Kms

HOSPITALS

Aveksha Hospitals - Walking distance
 Columbia Asia Hospital, Hebbal - 10 Kms
 Bangalore Baptist Hospital - 10 Kms
 MS Ramaiah Hospital - 7 Kms

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Singapura, MS Palya, Bangalore

STAY CONNECTED.
 STAY EXTRAORDINARY.
 STAY A CHILD.



THE PEOPLE WHO
UNDERSTAND
PEOPLE

After an illustrious track record of providing world-class residences to Hyderabad, the SMR Group has made a successful foray in Bangalore. SMR Holdings has built a reputation for its commitment to quality & design excellence through over 12 mega projects at Horamavu Ring Road, Banaswadi, Thippasandra, ITPL and Bannerghatta.

SMR Holdings has architects at the helm and their finger on the pulse of the people. They know what today's urban populace desire, and deliver world-class smart homes, every time.

ONGOING PROJECTS AT BENGALURU

SMR VINAY ENDEAVOUR



SMR Vinay Endeavor is another imposing construction from the house of SMR Holdings. SMR Vinay Endeavour offers 2 BHK and 3 BHK flats in Whitefields, Bangalore. Stay peace at home, breathing fresh, enjoying the ecstasy and comfort, at SMR Vinay Endeavor.

SMR VINAY MEENAKSHI



SMR Vinay Meenakshi is all about comfort and good living. SMR Vinay Meenakshi offers 2 BHK and 3 BHK apartments in bannerghatta road, Bengaluru

ONGOING PROJECTS AT HYDERABD

SMR VINAY ICONIA



SMR Vinay ICONIA is the most exclusive property in the pearls city of Hyderabad. The location of this property is something that no one can offer which along with the best of amenities makes SMR Vinay Iconia truly iconic.

SMR VINAY HARMONY COUNTY



SMR Vinay Harmony County features amenities such as swimming pool, gym, tennis court, 24 hours security and many more. Located at Rajendra Nagar(APPA Junction), Hyderabad, this project offers 2 BHK, 3 BHK apartments.



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