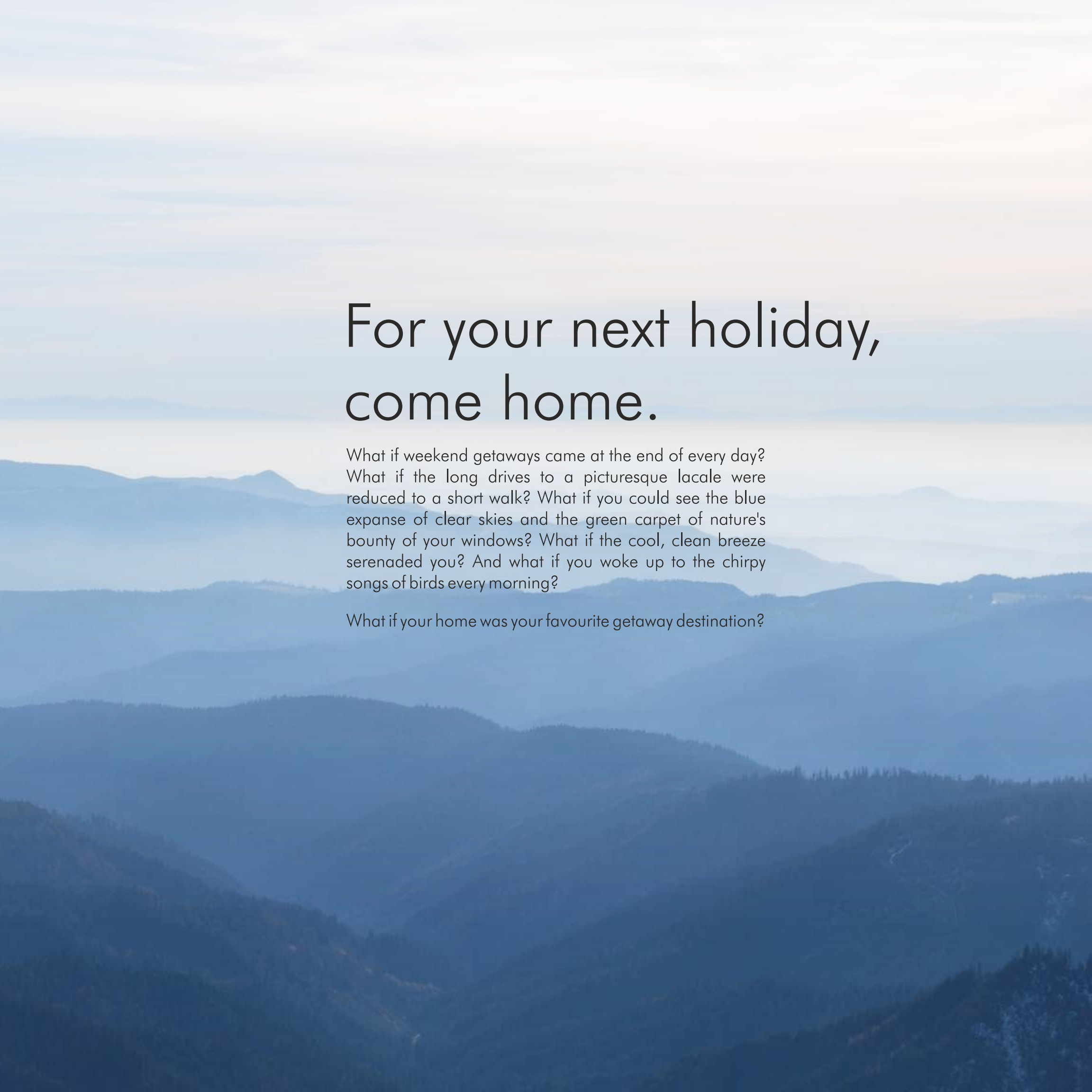


ESTEEM  
**MISTY**   
A getaway for life



A scenic view of a mountain range with a lake in the distance under a clear sky. The mountains are layered, creating a sense of depth. The sky is a pale, clear blue. The overall mood is peaceful and serene.

# For your next holiday, come home.

What if weekend getaways came at the end of every day? What if the long drives to a picturesque locale were reduced to a short walk? What if you could see the blue expanse of clear skies and the green carpet of nature's bounty of your windows? What if the cool, clean breeze serenaded you? And what if you woke up to the chirpy songs of birds every morning?

What if your home was your favourite getaway destination?





# Welcome to Esteem Misty Hills

BIAAPA Approved  
Villas and villa plots at the foot of Nandi Hills.





From the house of Esteem Group, we present to you Esteem Misty Hills. Esteem Misty Hills is an integrated development spread across 10 acres offering 44 villas and 84 villa plots at Devanahalli (close to Nandi hills) approved by BIAAPA. It offers plots in sizes of 1200, 1500 & 2400 Sq Ft and 1, 2 & 3 BHK villas.





Actual shot taken at location.





## For your next scenic drive, come home.

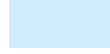



Located right on the foothills of the charming Nandi Hills, Esteem Misty Hills is your home, your haven and a holiday destination for life. Which means, while all of Bangalore drives down for a getaway, all you need to do is take a short and scenic walk. And all of its numerous flora and fauna, the cool breeze flowing down the hills, the foggy mornings and the chilly evenings make for the perfect picnic spot for life.

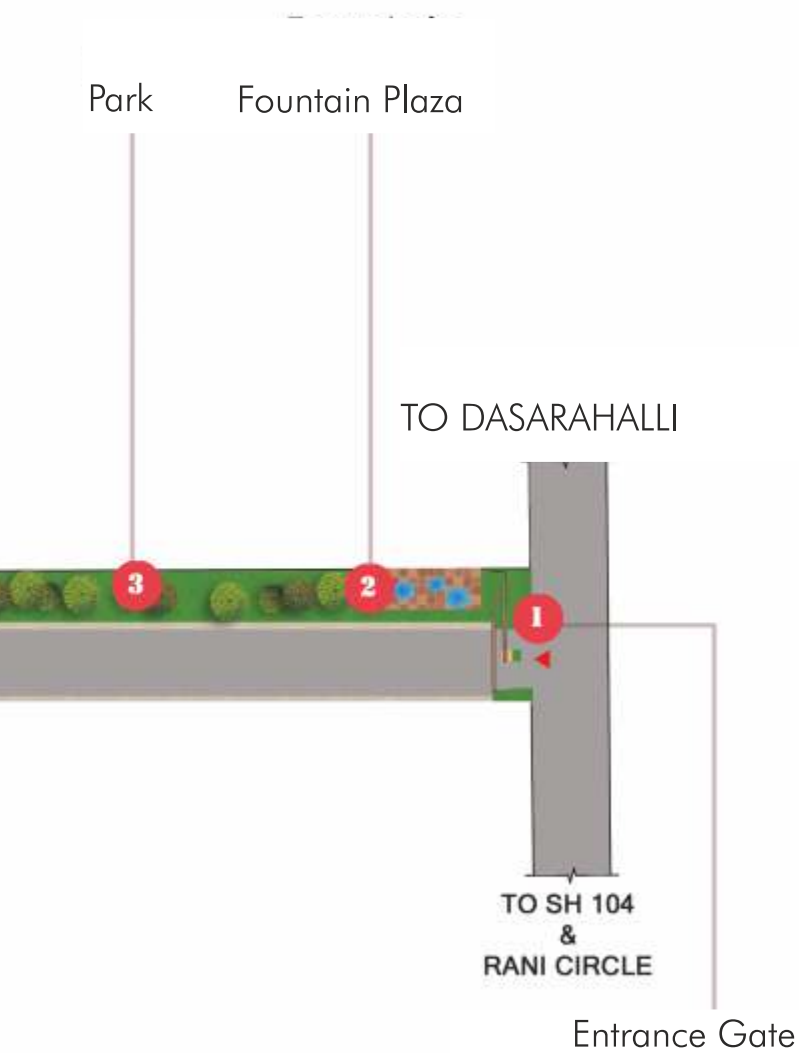


# MASTER PLAN



## PLOT DETAILS

PLOT SIZE	DENOTATION
30' X 40'	
30' X 50'	
ODD PLOTS	
VILLA	



## LEGEND

- 1 - Entrance Gate
- 2 - Fountain Plaza
- 3 - Park
- 4 - Cricket Pitch
- 5 - Meditation Pavilion
- 6 - Kids Play Area
- 7 - Clubhouse
- 8 - Swimming pool
- 9 - Tennis Court





## For your next family's-day-out, come home.

Villas at Esteem Misty Hills have been fashioned by modern sensibilities. These go beyond the facade and fixtures, and the contemporary thought is evident in all aspects of the ideal-sized homes. The concept of villa has been redefined at Esteem Misty Hills, by the efficient and compact living space that houses all homely comforts and wears an air of calm. With 1, 2 and 3 bedroom options to choose from, the villas on the foothills can be both – a home and holiday home.

Being who we are, we couldn't stop ourselves with just that. While we provide you everything we can to make you comfortable, we also ensure that your home is filled with happiness and prosperity for generations to come. Which is why every Villa at Esteem Misty Hills is vastu compliant.







**1BHK**

**EAST FACING VILLA**

Super Built Area: 650 Sq Ft.  
Plot Area - 1200 Sq Ft.



FLOOR PLAN







**2BHK**

**NORTH FACING VILLA**

Super Built Area: 840 Sq Ft.  
Plot Area - 1500 Sq Ft.



FLOOR PLAN





3BHK

EAST FACING VILLA

Super Built Area: 1685 Sq Ft.  
Plot Area - 2400 Sq Ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





## For your next 5-star experience, come home.

Fun never stops at Esteem Misty Hills. We understand that no matter how beautiful the sights and sounds maybe, you need to be around all the modern lifestyle conveniences that we have all gotten used to.

With a host of luxury amenities and facilities, you will be pampered for choice at Esteem Misty Hills. A fully equipped gym, swimming pool with deck area and bar, spa, steamrooms and sauna, party area, barbeque, indoor games square and much, much more await your presence at Esteem Misty Hills.

### AMENITIES

Spa | Steam | Sauna | Massage room  
Pantry | Multipurpose hall | Waiting lounge  
Business center | Pool table | Indoor games  
Gymnasium | Pool deck | Outdoor party area  
Cafeteria | BBQ gardens | Children play area  
Jogging track | Tennis court | Grand Entrance  
Water bodies and water fountains | Parks  
Furnished guest rooms and many more...

# SPECIFICATIONS

## STRUCTURE

RCC Structure with solid block masonry walls and plastering both inside and outside

## FLOORING

Foyer

Antique/Leather Finished Granite

Living/Dining

800 \* 800 Designer Vitrified Tiles

Master Bedroom

Laminated Wooden Flooring

Other Bedrooms

800 \* 800 Designer Vitrified Tiles

Kitchen

800 \* 800 Designer Vitrified Tiles

Utility

Ceramic tiles

Toilets

Anti-skid Ceramic Tiles

Staircases

Granite

Terrace

Anti-skid Ceramic Tiles

Driveway

Grass Paver Tiles

## ELEVATION

Natural stone cladding

St.Gobain shingles above RCC roof

Wooden cladding using Everest Board/Equivalent

## DADO

Kitchen

Vitrified Tiles 2 ft above platform level

Toilets

Ceramic Tiles upto false ceiling height

## TOILETS

Water Closets

Hindware / Equivalent

Flushing

Concealed cistern

CP Fittings

Jaguar/Equivalent

Water Supply

Superior quality CPVC piping

Sanitary

Superior quality PVC piping

Floor Traps

Floor traps should be insect and rodent proof

## KITCHEN

Provision of necessary concealed plumbing and electrical points

## DOORS & WINDOWS

Main Door

Teakwood frame with TW shutter with both side veneer with PU finish

Bedroom Door

Hardwood frame with skin paneled shutter with both side veneer with PU finish

Toilet Door

Hardwood frame with flush shutter

Windows

Aluminium glazed sections with powder-coated frames

Balcony Railing

SS railing & glass

## PAINTING

Exterior Finish

Exterior grade emulsion

Internal Ceilings

Acrylic emulsion

Internal Walls

Plastic emulsion

## ELECTRICAL

5KW per villa

TV points in living room and all bedrooms

Fire-resistant electrical cabling

Telephone point in living room and master bedroom

Modular switches

## AIR CONDITIONING

Point provision for split A/c in living and master bedroom

## SECURITY

Round the clock security

CCTV Coverage for external areas

## UTILITIES & SERVICES

Generator Back Up

100% for common areas, lifts & pumps

Borewell

Provided in the layout

Rainwater Harvesting

Shall be provided

Overhead Water Tank

Provided in the layout

## LAYOUT SPECIFICATIONS

Underground sewage system

Underground storm water drains

Underground water supply system

Underground concealed power cables

Sewage Treatment Plant

Water Treatment Plant

Landscaped Gardens

Tarred road for entrance

Paved roads adjoining sites

Avenue with trees

# LOCATION MAP







## For great appreciation, come home

The project is strategically located opposite to Prestige Golfshire and is an amazing investment destination as this zone is the most promising region of North Bangalore, with the 10000 acres IT Investment Region coming up, Aero SEZ, IIT-Bangalore, Nano Tech Park, Financial District, Devanahalli Business Park etc.

With many proposed business parks, SEZs, manufacturing industries and multinational corporate offices set to come up in the near future, and with the government investing in infrastructure development, here you will be at the heart of rapid development. Esteem Misty Hills is just a few minutes drive from the airport and is close to many star hotels too.

## Esteem Group The Growth. The Glory. The Splendor!

For the last 34 years, Esteem Group has been transforming the landscape of Bengaluru with its premier residential, commercial and retail projects. Living up to its credo of giving customers 'A wise investment in every square foot', Esteem Group has delivered over 1500 homes in the best neighborhoods across Bengaluru. Understanding the importance of a convenient location, Esteem Group carefully selects its projects to provide excellent connectivity and accessibility to well-knit social infrastructure.

28 completed projects - 20 in Bengaluru's CBD - 4 ongoing and 8 upcoming projects, 2.8 million sq ft. constructed (and over 4 million sq ft. under various stages of construction) and an unwavering focus on quality has made Esteem Group one of the most respected names in the real estate industry.

## Have you been touched by Esteem yet?

## COMPLETED PROJECTS



Esteem Enclave  
Bannerghatta Road



Esteem Royale  
Koramangala



Esteem Classic  
Rajajinagar

## ONGOING PROJECTS



Esteem Splendor I  
Koramangala



Esteem Splendor II  
Koramangala



Esteem Emblem  
Electronic City



Esteem Northwood  
Yelahanka



Esteem Altitude  
Yeshwantpur



A wise investment in every square foot

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