



from the house of Ardente

**your address to a  
spacious living**

• Sarjapur Road • 312 Exclusive 3 BHK Apartments • 1640 to 2023 Sq ft



Ardente is an initiative from the promoters of a business house that has been in development for the last three decades and has delivered over 28,000 homes in Bangalore and Hyderabad. The promoters of Janapriya are the promoters of Ardente. Inspired by Bangalore's booming corporate, IT & Business population, Ardente was formed to create high end residential opportunities and cater to the aspirational lifestyle of the upwardly mobile executive.

Ardente's design philosophy is to maximise open spaces in each project through vertical developments. It shall work with leading architects across the world to achieve functional excellence and ergonomically suitable homes. Most of Ardente's designs would be upscale and bring freshness to the industry. Ardente shall ensure all spaces in the community are planned to detail before breaking ground.

Partnering with top project management companies, Ardente ensures high quality and timely delivery of apartments using German formwork construction technology. Ardente is totally committed to customer delight and enriching lifestyle through delivering a well thought through product and creating value for the buyer.



## Spaciously designed 3 BHK Apartments

Pine Grove is designed by renowned experts to provide for a spacious living. The homes are built with well thought out spaces ranging from 1640 to 2023 sft. They come with floor to ceiling windows to compliment nature's abundance and provide great views from the apartment. Every minute detail of Pine Grove has been designed by an expert team of professionals who have emphasized on architecture, landscape & amenities that are relevant and self-sustaining.

Welcome to Pine Grove and experience it.



## 85% open area with Well-Designed Landscape

4.25 Acres of open spaces are being landscaped into green areas consisting of tree court with seating, festive lawns, senior citizen park, children play area, multi-function lawn, water bodies, merged with hardscapes – a 2 mtr wide jogging track, seating deck, feature walls, water features with lily pool, fitness court, pergola seating, youth corner and many more.

At Pine Grove, Large open spaces have been maintained between each building which allow natural lightings and ventilation for each home.



## 360° of indulgence

A lavishly designed entrance opens its doors to a delightful interplay of water bodies, play areas, garden walk, tree courts, lawns and lush landscape enhancing the experience of fine living.

The outdoor features of Pine Grove are thoughtfully designed to meet the interest of all age group.



## Space as the central theme

Homes with no protrusion of columns and beams, ensures absolute usage of carpet area, easy access to kitchen from dining and living, wide balconies with full height French windows brings in the outdoor inside, wide utility space, conveniently located toilets, bedrooms which are well ventilated with full height windows.



## The club @ Pine Grove

A 25000 sft club at Pine Grove unfolds an array of exciting features. The club that hangs between two towers not just adds aesthetics to the elevation, it also offers entertainment and health facilities at various levels. Each facility in the club has been given dedicated space, equipped fully and thoughtfully placed.

- 1500 sft Well-equipped fitness center
- 20 Meter Long Indoor swimming pool
- 2800 sft Party hall with the capacity of 100 people
- 750 sft Yoga hall
- 1600 sft Indoor games room with squash, pool table and table tennis
- 850 sft Space for convenience store
- 3750 sft Community lounge & open terrace for more fun



## Indoor swimming pool

Swimming pool is a common amenity today, whereas it is special at Pine Grove. A large swimming pool with toddlers' pool is placed at the ground level of the club which is completely covered. Swimming pool at Pine Grove is private, usable at any time and easy to maintain.





## Spacious Balconies

Each apartment in Pine Grove comes with two large balconies which bring in more openness and ventilation. As Pine Grove is designed with minimum common walls, the views from balconies are unique and uninterrupted. Pine Grove offers limited edition barbecue terrace apartments at level 2, 5 and 8.



## A Treat of Tranquility

The outdoor at Pine Grove is always a treat of tranquility. Leaving the building, the complete portion of land is either hardscape or landscaped with handpicked materials and plants. The outdoor of Pine Grove is architecture to complement the façade of the building.

- 632M long jogging track (2M wide)
- 359M long garden walk
- Entrance plaza with water fountain
- Transition plaza with water feature



## Parks and Lawns

The parks and lawns at Pine Grove are unique and designed with a purpose. A tree court is been designed to attract birds and make the outdoor pleasant during all seasons. Festive lawns inspire celebrations at one hand where as the multi-function lawn provides right ambience for yoga, meditation, play and energize.

Tree court with seating – 4755 sft

Senior citizen park – 1550 sft

Festive lawn – 4315 sft

Multi-function lawn – 2625 sft

Pergola seating – 1240 sft

Youth corner – 2295 sft

Children play area – 3895 sft



## It's all about Sports

Pine Grove provides a combination of indoor and outdoor sporting zone for recreation and entertainment.

- A Professional tennis court
- Practice cricket pitch
- Half basketball court
- Table tennis
- A Professional squash court

# Site Plan



## Legends

- |   |  |
|---|--|
| 1 Entrance Portal                         | 16 Covered Pool                                    |
| 2 Entrance Plaza with Focal water feature | 17 Toddler's Pool                                  |
| 3 Project Signage                         | 18 Palms   |
| 4 Building Drop-off                       | 19 Visitors Car Parking                            |
| 5 Paved Deck with Seating                 | 20 Practice Cricket                                |
| 6 Festive Lawn                            | 21 Youth Corner                                    |
| 7 Tree Court with Seating                 | 22 Practice Basket Ball Court                      |
| 8 Senior Citizen Park                     | 23 Fitness Court                                   |
| 9 Children's Play Area                    | 24 Transition Plaza with Water Feature             |
| 10 Seating Deck                           | 25 Garden Walk                                     |
| 11 Tennis Court                           | 26 Pergola Seating                                 |
| 12 Visitor's Car Parking (20 nos)         | 27 Multi-Function Lawn (Yoga/Meditation/Play area) |
| 13 Jogging Track (2M wide)                | 28 Feature Wall (Entrance to Garden Area)          |
| 14 Services                               | 29 Pinegrove                                       |
| 15 Screen Wall                            |  |

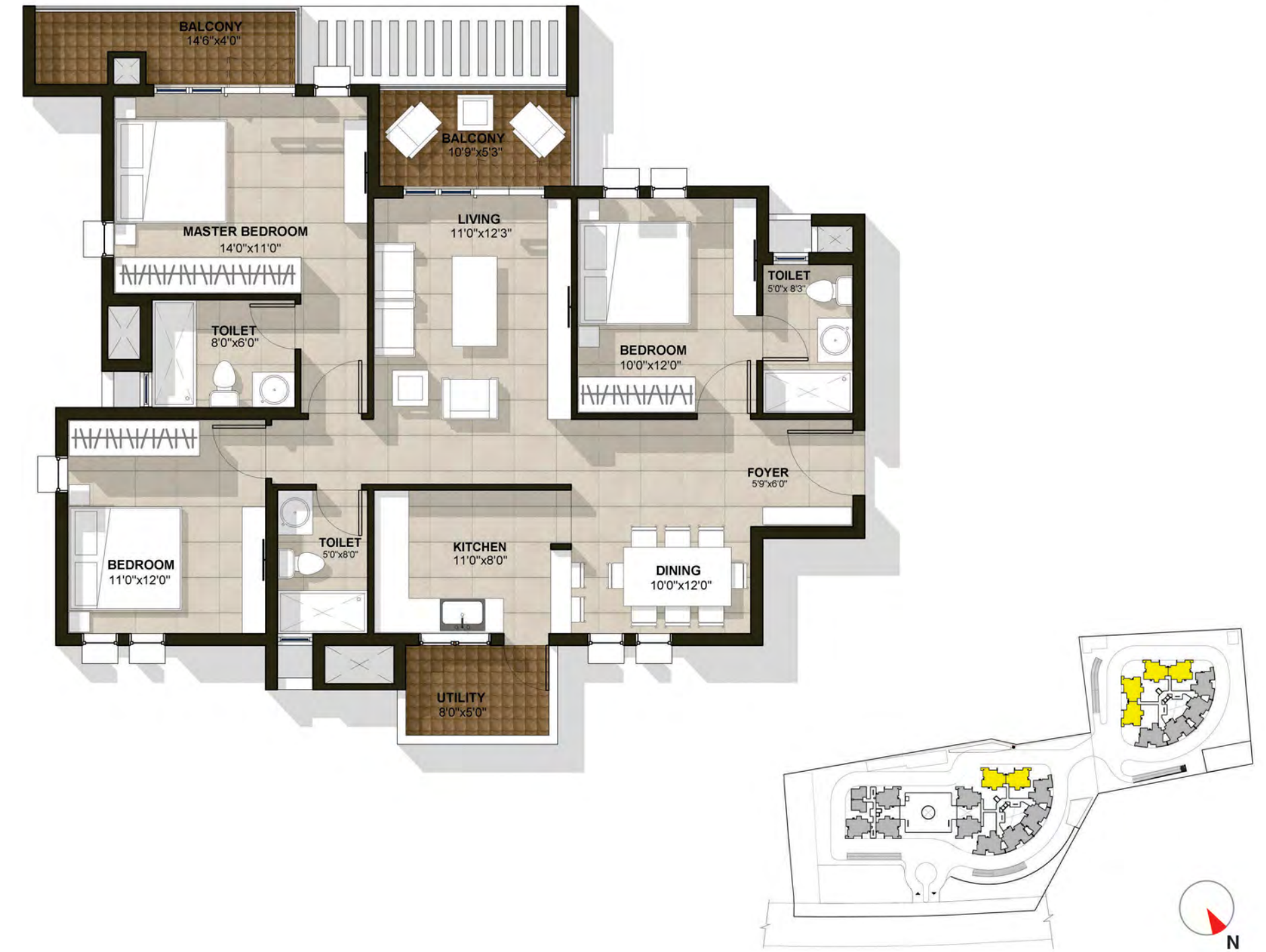
# Floor Plan - 3 BHK

Saleable Area 1640 Sq Ft.



# Floor Plan - 3 BHK

Saleable Area 1673 Sq Ft.



# Floor Plan - 3 BHK

Saleable Area 1845 Sq Ft.



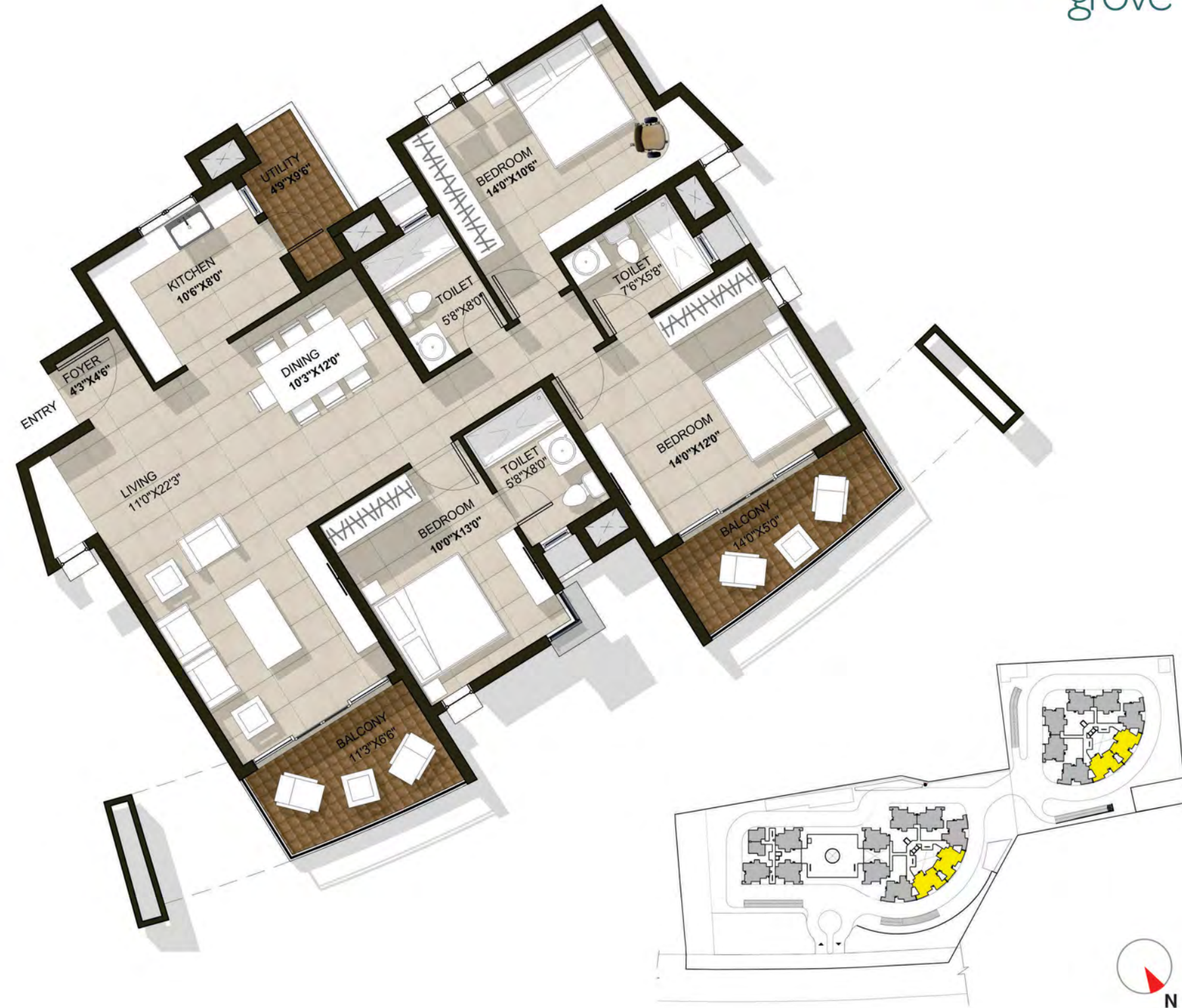
# Floor Plan - 3 BHK

Saleable Area 1974 Sq Ft.



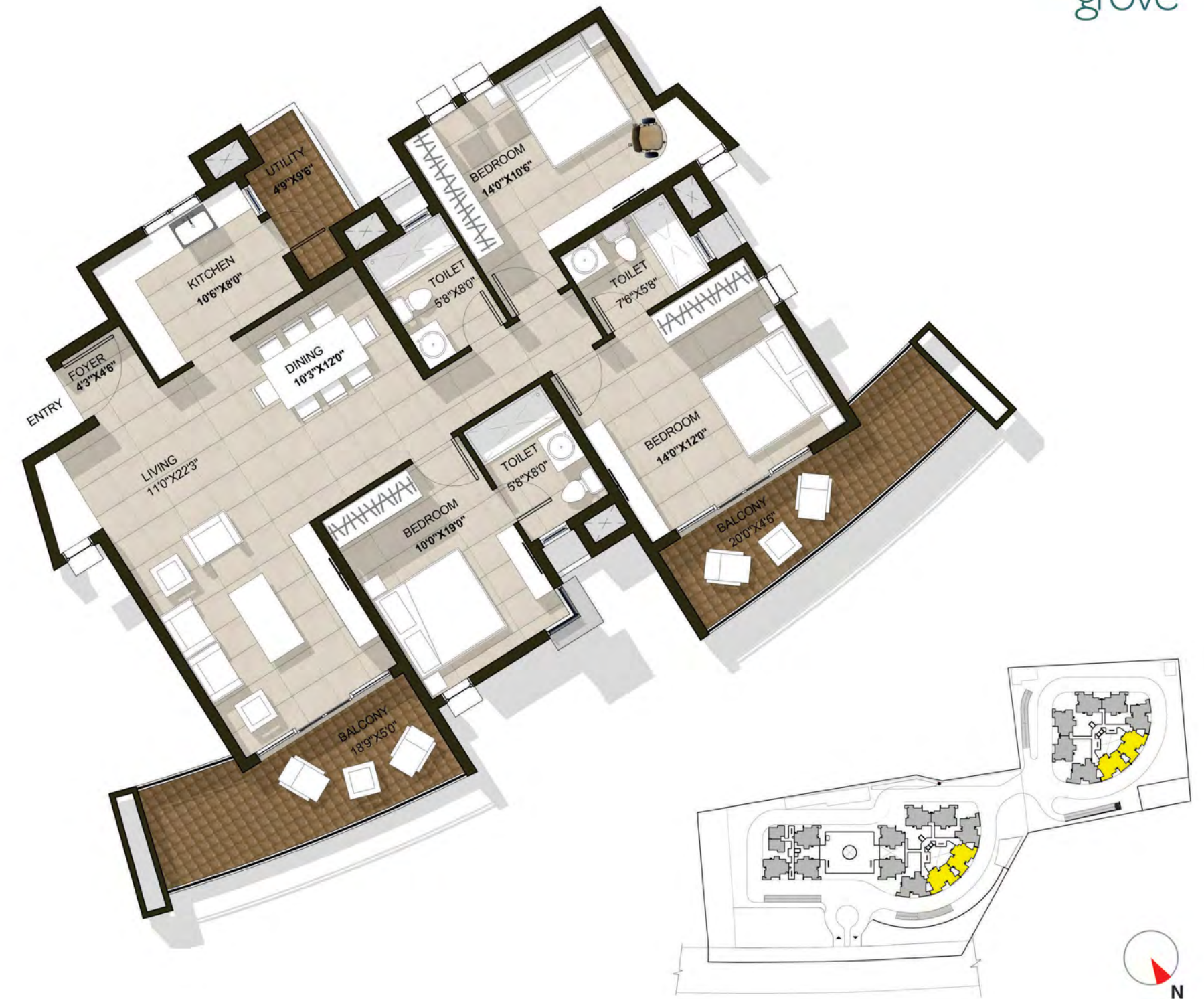
# Floor Plan - 3 BHK

Saleable Area 1906 Sq Ft.



# Floor Plan - 3 BHK

Saleable Area 2023 Sq Ft.





# LOCATION MAP

(Not to Scale)



## Location Highlights

In its vicinity is a terminus of functional avenues comprising retail zones, health care facilities, entertainment areas, education centers and business parks, all of which are a part of the sybaritic life of the new age Bengalurian. The project is also well connected through the Outer Ring Road, Hosur Road, NICE Road and proposed peripheral ring road connecting to different parts of the city.

### Corporates

Infosys	20 mins
Mico Bosch	10 mins
Mahindra Satyam	20 mins
Wipro Technology	15 mins

### Hospitals

Live 100 Hospital	15 mins
Ramkrishna Hospital	20 mins
Narayana Hrudalaya	30 mins

### Education institutes

Vibgyor School	10 mins
Orchard International School	15 mins
Blue Bell public School	15 mins
Bishop cotton high School	20 mins
Sorsfort international School	15 mins

### Shopping mall

Market Square (Total Mall)	15 mins
Central Mall	20 mins
Coupon Mall	20 mins
Metro Cash & Carry / Dmart	15 mins

# Specifications



## Structure

Structure & External Wall	RCC wall and slab structure using German form work
Internal Walls	Concrete block masonry

## Flooring

Lift Lobbies	Italian Marble Finish
Living, Dining & Kitchen	2 x 2 Vitrified Tiles
All Bedrooms	2 x 2 Vitrified Tiles
Balconies and Utility	Anti skid Vitrified tiles
Toilets	Anti skid ceramic tiles

## Wall Cladding

Lift Lobbies	Granite stone with textured plaster
Kitchen	Glazed ceramic tiles up to 2 ft above granite platform
Toilet	Glazed ceramic tiles up to false ceiling height
Corridors	2 x 2 Vitrified tiles

## Doors & Windows

Main door	Teak wood flush doors
Internal doors	Hard wood frame with solid engineered flush doors
Bathroom doors	Flush Doors
Balcony door	3 track UPVC / Aluminium window door
Window	Floor to ceiling UPVC Aluminium Windows

## Painting

Internal wall & Ceiling	Interior emulsion paints
External wall	Exterior emulsion paints
MS Grill & Railing	Enamel paint

## Kitchen

Platform	20mm black granite with nosing
Sink	Stainless steel single bowl sink with drain board & provision for hot water
Gas connection	Reticulated pipe gas connection

## Toilet

Sanitary	Wall mounted WC with direct flush, wash basin of ROCA or equivalent make false ceiling in all toilets
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## Plumbing & Accessories

CP fittings	Designer Roca or equalent in kitchen, bathrooms and utility
Pipes	CPVC pipes
sprinklers	Fire safety sprinklers in living, dining, bedrooms, kitchen and common areas

## Electrical & DG back up

Power supply	6 KW for 3 BHK
DG back up	100% power back up for the entire tower and Exhaust fan provision in all toilets
Wiring	Concealed PVC copper wires of a reputed brand
Switches	Modular switches of prominent brands.
A/C points	Provision for Split A/C in all bedrooms and living room
TV points	In all bedrooms and Living room
Telephone points	Living room and master bedroom
Kitchen	Plug point for water purifier, geyser, mixer grinder & refrigerator
Utility	Plug point for washing machine

## Lifts

Passenger lift	Branded elevators including interiors.
Service lift	High capacity schindler or equivalent elevators

## Security & utilities

Intercom	To connect to security and other apartments
CCTV	At all high security zones



## Our Partners

Building & Landscape Architect



Structural Consultant



Project Management Consultant



Sales & Knowledge partner



Financial partner





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