

A lifestyle far
above all.
Yet within
reach.



THE PASHMINA STORY

Founded in 2007, Pashmina has been recognized as the proud trendsetters of unique propositions in Bangalore's real estate.

Pashmina Waterfront, are category innovators in their own rights. Waterfront gave birth to a whole new category - Luxurious

Pashmina - the famous Kashmiri wool known for its quality and class signifies the moving spirit behind Pashmina Developers. We conceive, build and deliver residential, commercial and retail real estate properties with a signature touch. Every apartment, row house, villa, commercial and retail property of Pashmina carries that signature touch by combining unique design aesthetics with state-of-the-art construction techniques.

Founded in 2007 Pashmina Developers was promoted by Mr. Asit Koticha & spearheaded by highly experienced industry professionals; Mr. Rajesh Turakhia (Director) and Dr. Rajendra Singh (Director). Bangalore is headed by Mr. Hareesh Kumar (CEO) who has around 36 years of Experience in real estate from concept to commissioning.

At Pashmina, we strongly advocate that the quality of our organization is a reflection of its management. Today Pashmina Developers has a dedicated and experienced senior team having average industry experience of about 20 years each in their respective specialities, led by the visionaries who are designing the group's growth. It is the culmination of their passion and knowledge that has led to the phenomenal growth and expansion of Pashmina Developers. The three aspects that truly represent Pashmina and the Management's principles are -

Vision

To delight all stake holders with creativity, compassion, integrity and a quality conscience- consistently.

Mission

Deliver exclusive lifestyle solutions exceeding expectations.

Deliver value with integrity and transparency.

Achieve work life balance in a challenging and rewarding environment.

Remain a valued partner to all stake holders.

Values

Integrity.

Passion to excel.

Social responsibility.





PASHMINA waterfront



Have you ever thought about having the sky for your neighbour? If not, it's time. Because Pashmina Waterfront brings to you East Bangalore's tallest residential any other home in its class. Located on the eight lane Old Madras Road, this high rise comes with over thirty world class amenities. With almost fourteen acres of open area, Waterfront is perfect for nature lovers. Quick access to major shopping, entertainment and education institutions. In other words, your search for that dream home ends here.


EAST BANGALORE'S
**TALLEST RESIDENTIAL
TOWER**

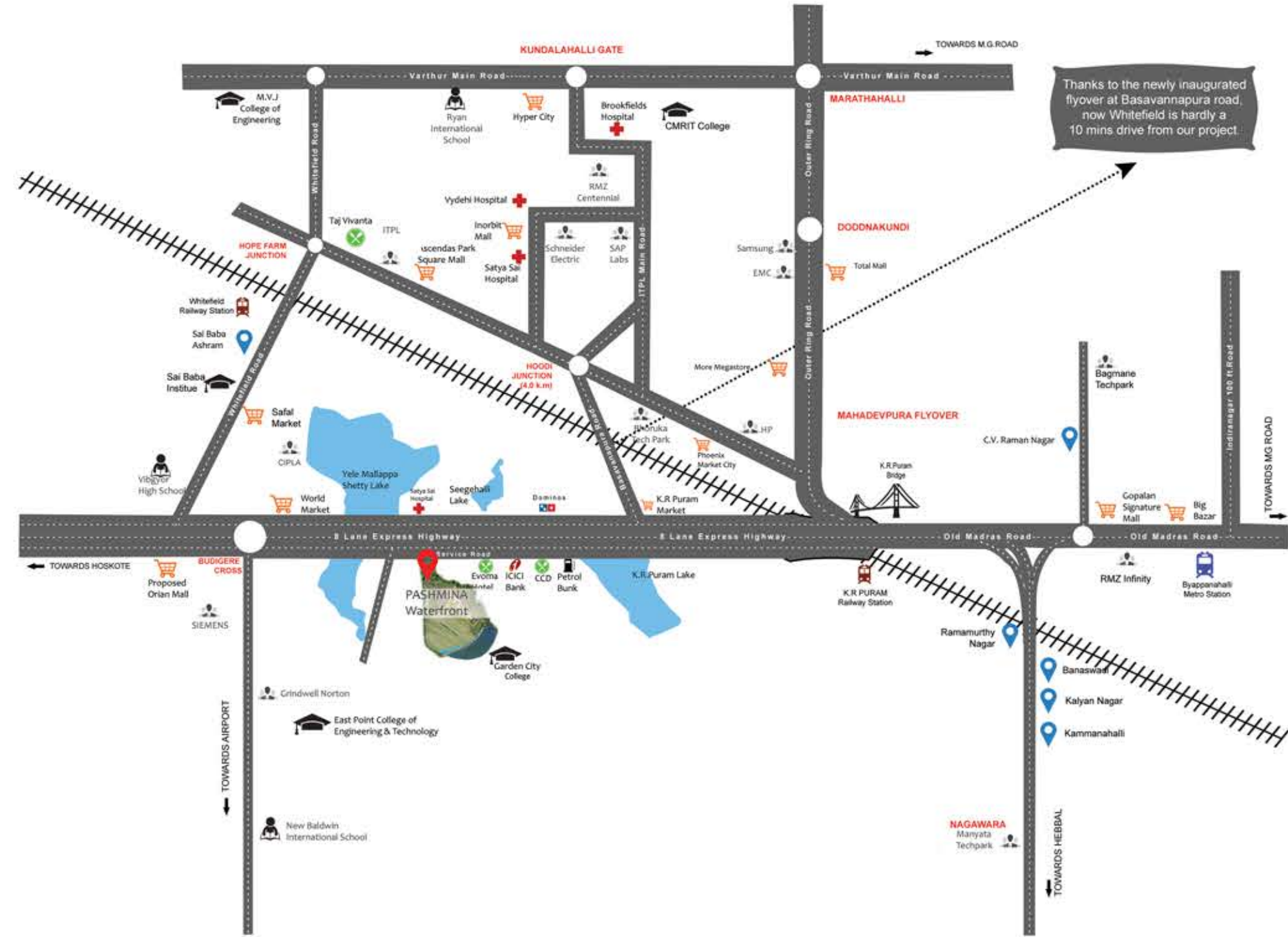
Spacious inside. Spacious outside.

Waterfront's homes are spacious and smartly designed. It offers 270 degree views of the city and provides ample sunlight. So, on any given day, your home is naturally well-lit. While that's about the inside, what we done outside will surely impress you. Waterfront used bare minimum land to create this iconic structure. Leaving almost fourteen acres of open area. This means, you have that much space to do the things you love.

- Total Land Area = 15 Acres 30.5 Guntas.
- Total no of Floors = 3B + G + 38 Floors
- Open space = 14 Acre
- Open View = 270° (3 Side View)

14
ACRE
Open Space

270°
3 SIDE
Open View



At Old Madras Road, next to EVOMA Hotel,

15 Acres 30.5 Guntas



Amenities for phase-1

- ENTRANCE PLAZA
- FOUNTAIN PLAZA / DROP OFF PLAZA
- DESIGNER DRIVEWAY 10m WIDE
- JOGGING TRACK & PAVED GARDEN WALK
- SEATING / LEISURE PAVILIONS GAZEBOS
- AMPHITHEATER
- VIEWING GALLERY
- TENNIS COURT
- BASKETBALL PRACTICE COURT
- CRICKET - PRACTICE PITCH
- BADMINTON COURT
- CLUB HOUSE
- ROOF TOP POOL
- CHANGE ROOM AND SHOWER
- CYCLE PARKING
- CONTEMPLATIVE COURT
- CHILDREN'S PLAY AREA
- AUTOMATED CAR WASH

Floor Plans

TOWER T1



D
3BHK
 [174.65 sq.mt]
 [1880 sq.ft]
 [1301.15
 carpet area*]



A
3BHK
 [168.61 sq.mt]
 [1815 sq.ft]
 [1256.05
 carpet area*]

C
3BHK
 [168.33 sq.mt]
 [1812 sq.ft]
 [1251.53
 carpet area*]

B
3BHK
 [165.27 sq.mt]
 [1779 sq.ft]
 [1225.58
 carpet area*]

*as per RERA

TOWER T2

D
3BHK
[176.51 sq.mt]
[1900 sq.ft]
[1310.94
carpet area*]

A
3BHK
[175.95 sq.mt]
[1894 sq.ft]
[1316.97
carpet area*]



C
3BHK
[180.69 sq.mt]
[1945 sq.ft]
[1345.17
carpet area*]

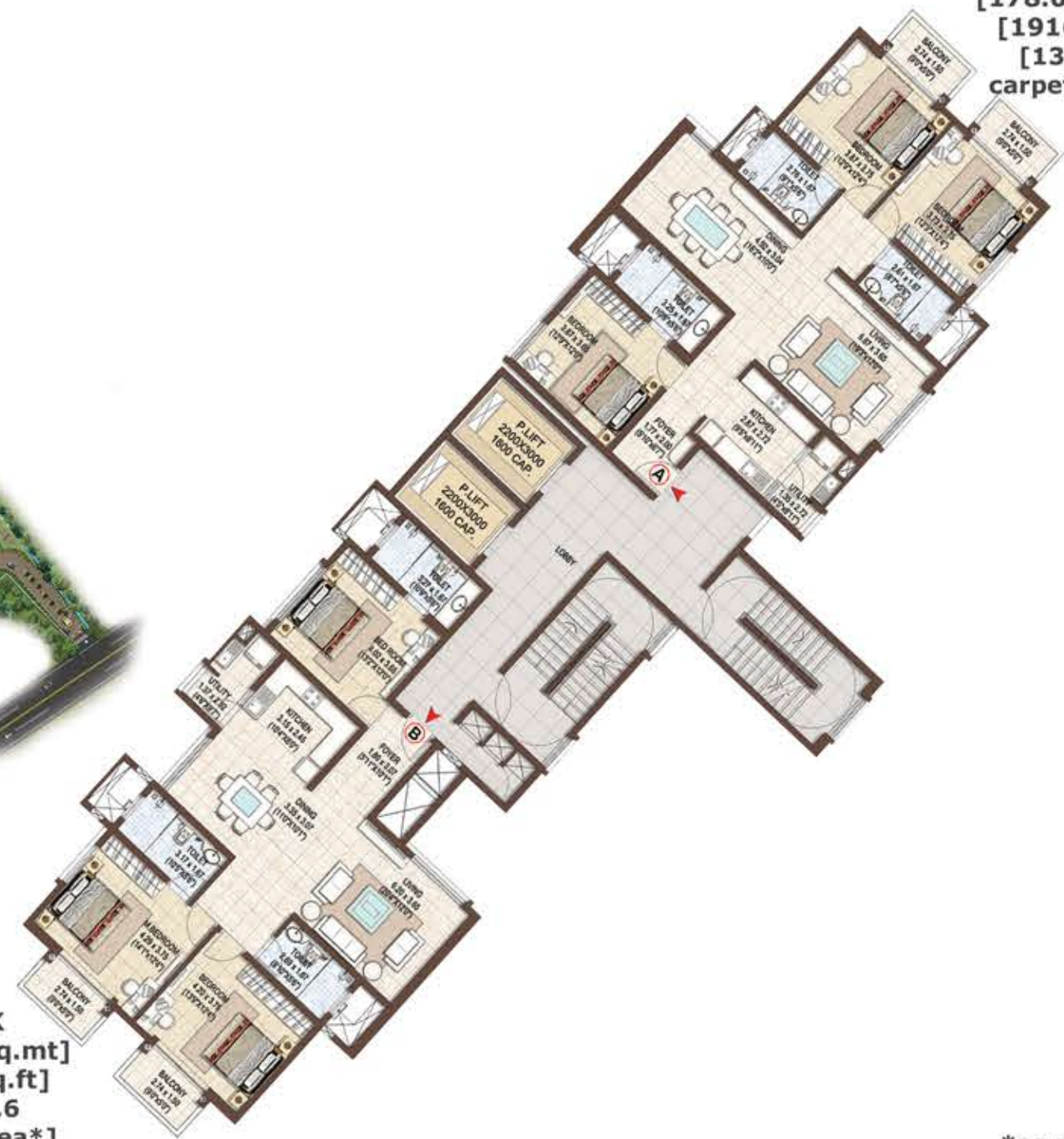
B
3BHK
[179.85 sq.mt]
[1936 sq.ft]
[1335.16
carpet area*]



*as per RERA

TOWER T2A

A
3BHK
[178.00 sq.mt]
[1916 sq.ft]
[1333.33
carpet area*]



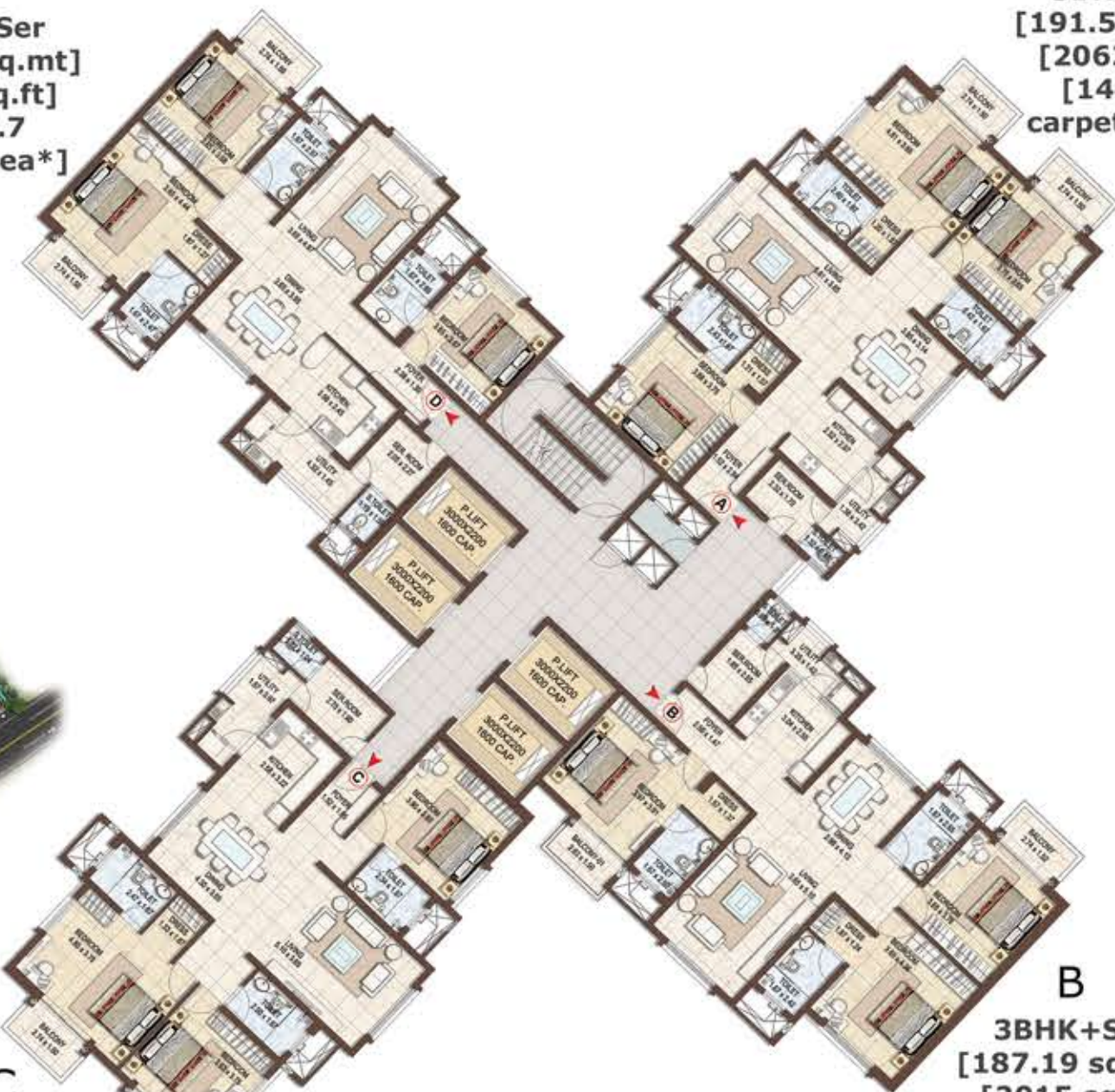
B
3BHK
[178.18 sq.mt]
[1918 sq.ft]
[1321.6
carpet area*]



*as per RERA

TOWER T3

D
3BHK+Ser
[187.19 sq.mt]
[2015 sq.ft]
[1397.7
carpet area*]



C
3BHK+Ser
[193.42 sq.mt]
[2082 sq.ft]
[1437.42
carpet area*]

B
3BHK+Ser
[187.19 sq.mt]
[2015 sq.ft]
[1413.85
carpet area*]

A
3BHK+Ser
[191.56 sq.mt]
[2062 sq.ft]
[1440.54
carpet area*]



*as per RERA

TOWER T4

D
3BHK+Ser
[191.28 sq.mt]
[2059 sq.ft]
[1435.37
carpet area*]



C
2BHK+Study
[151.98 sq.mt]
[1636 sq.ft]
[1113.64
carpet area*]

B
3BHK+Ser
[188.03 sq.mt]
[2024 sq.ft]
[1410.33
carpet area*]

A
3BHK
[173.16 sq.mt]
[1864 sq.ft]
[1291.14
carpet area*]



*as per RERA

Type: 3BHK + Servant Room



The interiors shown in the floor plan will not be provided.

Banquet Hall



The interiors shown in this image may vary



Do something new every day.

Variety is the spice of life. At Waterfront, you have over 30+ world class amenities to add spice to your life. This include a club house. A well-equipped gym. Swimming pool. Jogging track. Cricket pitch. Meditation centre and many more. Try out something new every day along with your family to make your activities fun and enjoyable.



AMENITIES (PHASE - 1)



Bowled over! Eat, Sleep and Live Cricket!
CRICKET PRACTICE NET



Unlimited fun at the basketball court
BASKET BALL PRACTICE NET



Car Detox Zone!
AUTOMATED CAR WASH

AMENITIES (PHASE - 1)



Let your racket do the talking
BADMINTON COURT



For days when you plan to do just nothing!
GAZEBOS



Please excuse
Kids are making memories!
CHILDREN'S PLAY AREA



Unplug. Disconnect. Discover a new life
PERGOLAS



Grab your popcorn and let the drama begins!
AMPHITHEATER



No strings attached ace those serves!
TENNIS COURT



Roof Top Swimming pool



A bike ride a day keeps the doctor away!
CYCLE PARKING



Keep your health and fitness on track
JOGGING TRACK



Rocking fun within your reach
PARTY ZONE



These are actual images of model flat. The interiors shown in the model flat will not be provided.

Floor Plan Specifications (Phase-1)

Structure- 3B+G+38 storey RCC shear wall (Mivan) construction using reputed TATA steel or equivalent and ULTRA TECH cement or equivalent site installed RMC plant.

Foyer/Living/Dining- High quality vitrified tile flooring, skirting.
• Granite coping for window sills.
• Painting - Acrylic emulsion

Bedrooms- Good quality laminated flooring and skirting for the master bedroom, and vitrified tiles for other rooms.
• Granite coping for window sills.
• Painting - Acrylic emulsion

Windows- Made of good quality extruded UPVC extruded sections, sliding windows with mosquito mesh.

Kitchen- Good quality vitrified tile for flooring and wall dado of 600mm above the kitchen counter.
• Granite slab kitchen counter.
• Painting - Acrylic emulsion

Balconies & Utilities- Strong and safe 1200mm high M S railing for balconies. Good quality anti-skid tiles for flooring and skirting in balconies for low maintenance and aesthetics.
• Painting - External Paint

Servant room- Painting - Acrylic emulsion for all walls and vitrified tile flooring/skirting.

Doors- Teak wood frame and architrave, TW finish shutter for the main door. Sal wood or equivalent frame and flush shutter with laminated with magnetic door stoppers for all doors. S.S door hardware.

Toilets- High quality anti-skid ceramic tiles for flooring and wall dado upto false ceiling height. False ceiling Provided. Granite counters in all toilets except servant's room toilet.

Power- • BESCOM 5KW for typical units & 10KW for pent-houses.
• 50% backup power for the residential units & 100% backup in common areas.

Security & Safety Measures-
• Fire protection system (Sprinkler, Smoke Detector, Heat detector) in all units.
• Video door phone security system in all flats.

Strategically located close to everything you love.

The nice part of Waterfront is its quietness which you'll notice as you drive past its grand entrance. A mere hundred meters away from the eight lane Old Madras Road, and you enter a world of your own. But don't be deceived by the calm and serenity around. Waterfront is well-connected to the rest of the city. The locality is easily accessible from all parts of the city via road and rail. A number of shopping, entertainment, education institution and IT parks are in close vicinity

LOCATION HIGHLIGHTS

LANDMARKS

- Hoodi Junction
- K.R. Puram Station
- Budigere Cross
- Baiyappanahalli Metro
- C.V Raman Nagar
- Indiranagar/CMH Road
- Marathahalli
- M.G. Road

MNCS/BUSINESS PARKS

- CIPLA
- RMZ Infinity
- SIEMENS
- ITPL
- Grindwell Norton Limited
- Salarpuria GR Tech Park
- Brigade Tech Park
- SAP

- RMZ Centennial
- Schneider
- GE
- Bagmane Tech Park
- Manyata Tech Park
- Orion Mall
- Narasapura Industrial Area

Proposed Metro Line From Silk Board To K.R.Puram

We have partnered with the best
to give you the best.(Phase-1)

Constructions



Architects



Project Financed By



MEP



Structural Consultants



Structural Peer Preview Consultant



Landscape Consultant



PASHMINA WATERFRONT (Phase-1 &2) USP POINTS

- NOT A JOINT DEVELOPMENT - Own land no future hassle from JD partner.
- NOT A LITIGATED PROPERTY – Tension free buying & safe future .
- ALL NOC AND APPROVAL OBTAINED – No future hassle from authorities.
- NO DEVIATION FROM ALL APPROVAL OBTAINED – No hassles in future.
- TALLEST TOWER IN EAST BANGALORE – Sign of prestige & exclusivity.
- 14 ACRES OPEN SPACE – Luxury green & healthy living.
- TWO CAR PARKING FOR EACH APARTMENT – Future ready for your luxury life (Stack Parking).
- 3 - SIDES OPEN VIEW (270° OPEN) – Excellent view, ventilation & natural light.
- 100% NATURAL LIGHT, VENTILATION AND PRIVACY – Helps to save & conserve energy & fresh breathing air.
- HIGH SPEED LIFTS – Faster access to your apartments & less waiting time.
- ONLY 4 APARTMENTS PER FLOOR – Better privacy & exclusivity.
- 8 FEET HIGH DOORS – Gives a majestic appearance
- 30+ WORLD CLASS LIFESTYLE AMENITIES (Club House, Roof Top Pool, Jogging Track & Paved garden walk, Tennis Court, Squash Court, Cricket Practice Net, Badminton Court, Skating Ring, Automated Car Wash System, Pet Park, Amphitheater, Fountain Plaza, Informal seating & pergolas, View Deck, Tree Plaza with Yoga Platforms, Leisure Pavilions Gazebos, Park Zone, Cognitive Play Area, Therapeutic Walkway, Rock Climbing Wall, Nanny's Comer, Basketball-Practice net, Paddle Pool, Door Video phones, etc..) – Relaxed & luxury lifestyle for your family
- ASSOCIATED WITH THE BEST CONSULTANTS IN THE INDUSTRY - Thomas Associates, Sterling Consultants, TT Consultants USA. Trust and quality that you can rely on.
- IGBC GOLD PRE CERTIFIED BUILDING – Future ready for environmental norms.
- CONCRETE WALLS (No Bricks or Concrete blocks) FOR BEST QUALITY & STENGTH - Mivan construction.
- FIRST GRADE CONSTRUCTION MATERIALS ARE USED – Durability & long lasting, less of wear & tear, high standards maintained.
- PARTNERED WITH THE CONSRTUCTION GIANT SHAPOORJI PALLONJI (Phase-1)- Which is one of the most trusted construction company in the industry who does not compromise & quality you can trust.
- CERTIFIED BY TT (USA) - who is specialized consultant in high rise building for proof checking and the structure design safer place for your family.
- NO OPEN CAR PARKS ON SURFACE – Ease to move around safely.
- NO TRAFFIC MOVEMENT ON PODIUM - Free movement with no pollution.
- 3 BASEMENTS – Ample of space for guest and well managed vehicle parking.
- ORGANIC WASTE CONVERTER – A green solution to manage waste.
- RAIN WATER HARVESTING – Helps regain ground water table for future.
- RECYCLING OF TREATED WATER FOR FLUSHING – To conserve water.
- TALL & HUGE WINDOWS – Enjoy excellent ventilation, natural light & views (27% window opening v/s carpet area).
- 100 % SAFETY GRILLS AT BALCONY, HIGHER & SCIENTIFCALLY DESIGNED – For better protection & safety for kids and family.
- ECO FRIENDLY & PET FRIENDLY PROJECT – Comfortable & dedicated space for pets.
- VAASTU COMPLIANT – Traditions followed.
- GRAND DOUBLE HEIGHT LOBBY FOR INDIVIDUAL TOWER – Luxurious & grand appearance.
- MORE THAN 10 M WIDE ACCESS PATHWAY FOR INDIVIDUAL TOWER.
- STRUCTURE DESIGNED FOR EARTHQUAKE RESISTANCE – For safe living.
- AIRPORT CONNECTIVITY.
- CLOSE TO THE CITY BUT AWAY FROM TRAFFIC - Strategically placed on the highway but still away from traffic, noise & pollution.
- LOWER TEMPERATURE AT HEIGHTS BY APPROXIMATELY 2°C THAN GROUND TEMPERATURE, REDUCES AC LOAD CONSIDERABALLY - Naturally cool.
- STRATEGICALY LOCATED ON 8 LANE HIGHWAY - With close proximity to Indira nagar, Whitefield, ITPL, DRDO, International Schools, Colleges , work space, shopping malls and entertainment centers, hospitals etc. All in the vicinity.

PASHMINA waterfront



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