

# Luxury Villas @ Affordable Price

Right destination for smart investors

Hassle Free Ownership experience

Meticulously planned RERA approved project

Own your  
dream home  
@ just

₹5 Lakhs



- Bogadi Road
- Hunsur Road



## Why investing in our projects seems to be the best choice for real estate investors

- Property located in high growth corridor
- Unique plotted development with premium villas
- Encircled by lush landscapes, open spaces and outdoor lifestyle amenities
- Avenue Plantation with different Varieties of trees & Air Purifying plants
- Vaastu Compliant Homes
- Customisable Floor Plans
- All inclusive Prices, Only Deposits & Government levies extra

Avail Interest subsidy  
upto 2.64\* Lakhs under  
Pradhan Mantri Awas-  
Yojana (PMAY)

Floorplan for East Facing Plot (Without Carpark)

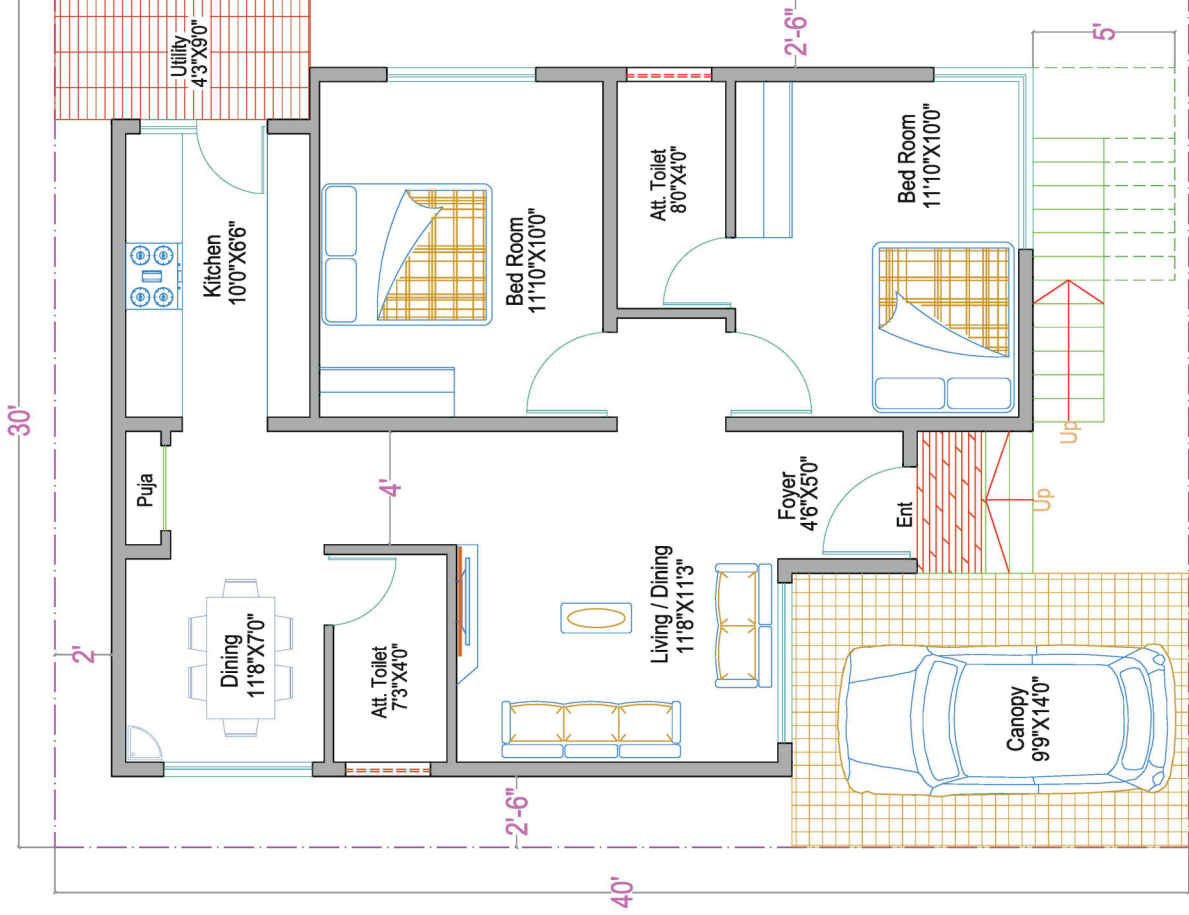


Instant Bank Loan:



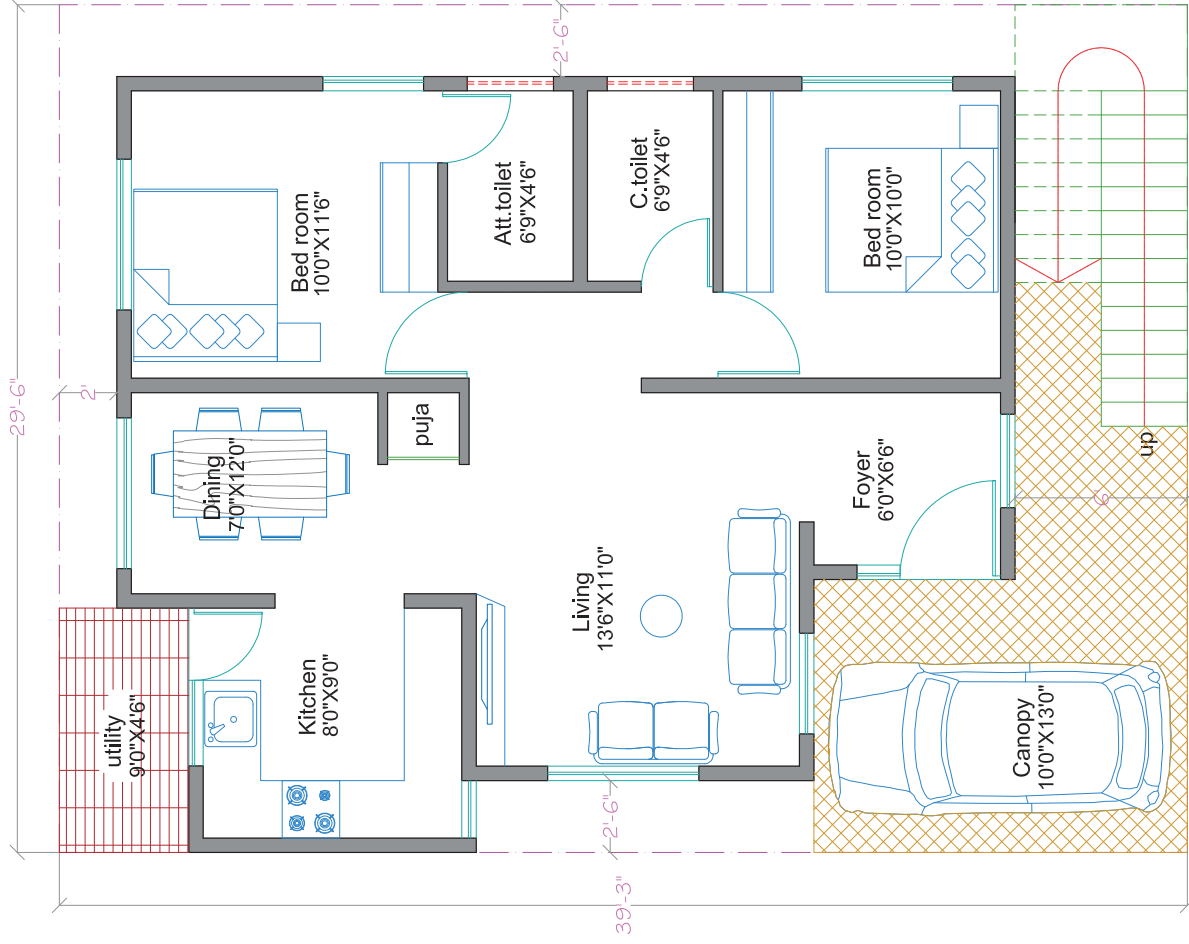


West Facing Plot - North | West Facing Main Door



PLINTH AREA - 720 SFT, PARKING AREA - 135 SFT UTILITY AREA - 39 SFT, ENTRANCE SITOUT - 12 SFT

North Facing Plot - North | East Facing Main Door



PLINTH AREA = 725 SFT , CANOPY AREA = 170 SFT, UTILITY AREA = 35 SFT

## **VILLA CONSTRUCTION SPECIFICATIONS**

### **STRUCTURE**

- RCC Framed structure with Earth Quake resistance
- Solid Cement blocks for all walls. (6" & 4" Solid Block). Red Bricks at extra cost
- Provision of Underground Sump tank & Overhead Sintex tank

### **FLOORING & SKIRTING**

- Vitrified tile (2 Feet X 2 Feet) in the Foyer, Living, Dining, Kitchen, and all the bedrooms with 4 inch High Vitrified tile skirting - (Bell/Johnson Brands)
- Balconies and Terrace - Anti skid ceramic tiles with Skirting - (Orient / equivalent Brand)
- Ceramic tiled flooring and dado for the servant room and toilet - (Orient / equivalent Brand)
- Anti Skid Ceramic Tiles for staircase tread & riser

### **KITCHEN**

- Glazed Ceramic tile dado for 2 feet High above the Granite counter. (22 Sqft - Granite Platform)
- Stainless Steel Sink (Single bowl with single drain board) with single lever swivel tap
- Provision for Water Purifier point, Chimney / Exhaust Fan / Extractor hood
- Electrical Plug Points for cooking range, Refrigerator, Microwave oven/ Wet Grinder. (Upgradeable to designer modular kitchen at extra cost)

### **UTILITY**

- Anti-skid ceramic tiled flooring and Glazed ceramic tile dado upto 3 feet high in the Utility area
- One Water inlet and outlet point with tap provision. And Washing machine/ Dish washer Electrical plug Point

### **TOILETS**

- Floor: Anti-skid ceramic tiles for flooring
- Walls: Premium design tile dado up to 7' 0" height in wet areas (Full height will be charged as per actuals) (Bell/Johnson Brand)
- Granite counter with washbasin in the Master Bed toilet and other toilets with Washbasins with Pedestal of Hindware/Parryware
- Floor mount EWC in Master bed toilet & other toilets with health faucet
- Hot & Cold Water Wall Mixer in all toilets
- All chrome plated fittings (EssEss company make Crome series)
- Provision for centralized solar hot water lines for all toilets

### **DOORS & WINDOWS**

- **Main Door:** Burma Teak Wood Door frame 5" x 2.5" Thick & aesthetically designed 1½" thick Burma teak wood shutter with melamine polish rosewood finish and designer hardware of reputed make
- **Internal Door:** Flush Doors with Sal Wood or hardwood 4" x 2.5" Thick Frame with white enamel painted and Standard hardware
- **Pooja Door:** Burma Teak Wood door frame 5" x 2.5" & aesthetically designed 1½" thick Burma teak wood shutter with melamine polish rosewood finish and designer hardware of reputed make. (Only for the Villa plan where Pooja room is specified for 40x60 & 30x50 Duplex 3 BHK Villas)
- **Windows:** Sal Wood Window frames & Mathi/Honne for shutters with glazed paneled, both sides Enamel paint fitted with M S Guard Bars (10 MM dia Square / Circular rods) and Standard hardware (Upgradeable elegantly designed M.S.Grills at extra cost)
- **Glazing:** Premium brand 5mm-thk-plain / textured glass (Modigaurd / equivalent brand)

### **PAINTING**

- Internal walls TWO coats of plastic emulsion and 2 coat of washable distemper for ceiling over two coats of Birla white putty - Nerolac / Asian
- External wall surface weatherproof emulsion with sponge finish - Nerolac / Asian
- Metal Works one coat of Red oxide and Enamel Paint (Grills, Railings Etc) .

### **ELECTRICAL**

- One TV point in the living room and Master bedroom.
- Premium branded/ISI grade- concealed PVC conduits with copper wiring for lights points & plug points
- Fire resistant electrical wires of RR Cable make.
- Elegant designer modular electrical switches of Anchor/ Roma/ Crabtree/ GM make or equivalent.
- For safety one Earth Leakage Circuit Breaker (ELCB) for the Villa.
- One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box in every Villa.
- Telephone points in master bedroom and living with provision for installing your own mini EPABX.
- Provision for Split A/C Point for Master Bedroom.
- Provision for the UPS (Wiring).
- For All 30 x 40 Villa - 3 KW Power, 30 x 50 Villa - 4 KW & for 40 x 60 Villa - 5 KW Electrical Power with energy meter.  
(To be officially procured from KEB at own cost)

### **PLUMBING**

- Premium branded PVC/UPVC/CPVC pipes, and fittings (Prince / Floriguard Brands) Floor traps with stainless steel grating and proper drainage.

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## **YESH DEVELOPERS**

**Mysore Office :** No. 70/1, 12th Cross, Off Kalidasa Road, Jayalakshmi puram, V V Mohalla, Mysore - 570 002.

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