



Austine Rolls India Pvt Ltd

Hema Sky Dale

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Luxury Villa



CREDAI



YOUR LAND, YOUR VILLA

Imagine a place of your own. A house that is truly yours, with its doors and windows wide open to welcome you in each day.





RELAX IN
BEAUTIFUL
HEMA SKY DALE





INVEST IN A HOME TODAY TO SECURE YOUR FUTURE.

A home is not a house. It's your future. Start your property investment journey by with Hema Sky Dale.

LIVE YOUR DREAM OF LIVING IN AN EXCLUSIVE NEIGHBORHOOD

- Metro 2.1 Km 5 Mins
- Airport 7 Km 14 Mins
- Hebbal 17 km 22 Mins
- Manyatha Tech Park
19 Km 25 Mins





THE FINEST DESIGN
THE BEST LOCATION
AND THE MOST
LUXURIOUS LIFESTYLE.



2.1 Acre



42
Bespoke
Villas



2900 sft to
3400 sft



4 BHK

Villa Starts from

2.1 Cr Onwards



LIVE THE LUXURIOUS LIFE YOU DESERVE!

The bedrooms are well-designed to give you a spacious living.





Park with Ease

Minimum 2 Covered car parks for each villas



The villa comes with an Elevator for easy access Up-To the terrace level .





Full Home-Automation

Automation technology is one of the key aspects of the best luxury villas in Hema Sky Dale. Through integrating smart devices and systems, residents can control various aspects of their homes with just a few taps on their smartphones or voice commands. Lighting, temperature, security systems, entertainment devices, and even household appliances can be conveniently managed anywhere, providing homeowners with unparalleled convenience and flexibility.

ENJOY THE NICE VIEW OF A,
STARS, MOONLIGHT AND
SKY FROM YOUR OWN
PRIVATE TERRACE AT HEMA
SKY DALE.



GET A PERFECT COMBINATION OF LUXURIOUS HOMES AND AMENITIES

CLUB HOUSE



LIBRARY



KIDS PLAY
AREA



GYM



INDOOR PLAY
AREA



MULTIPURPOSE
HALL

PUSH
YOURSELF
BECAUSE
NO ONE ELSE
IS GOING TO DO IT
FOR YOU!

VILLA



PRIVATE LIFT



PRIVATE DECK



PRIVATE TERRACE



PRIVATE
BACKYARD



E CHARGING
POINT



POWER
BACKUP FOR VILLA



DOUBLE HEIGHT
IN LIVING AREA



TWO COVERED
PARKING



RAIN WATER
HARVESTING

GET IN SHAPE AT OUR STATE -OF- ART- GYM



UNIQUE VENUE FOR ALL EVENTS



A QUIET AND PEACEFUL
ENVIRONMENT PERFECT
FOR READING BOOKS



WE HAVE A PLACE FOR ALL
YOUR LITTLE ONES TO PLAY



Indoor Pool

For Champion in you



Indoor Badminton





3D FLOOR PLANS



GROUND FLOOR





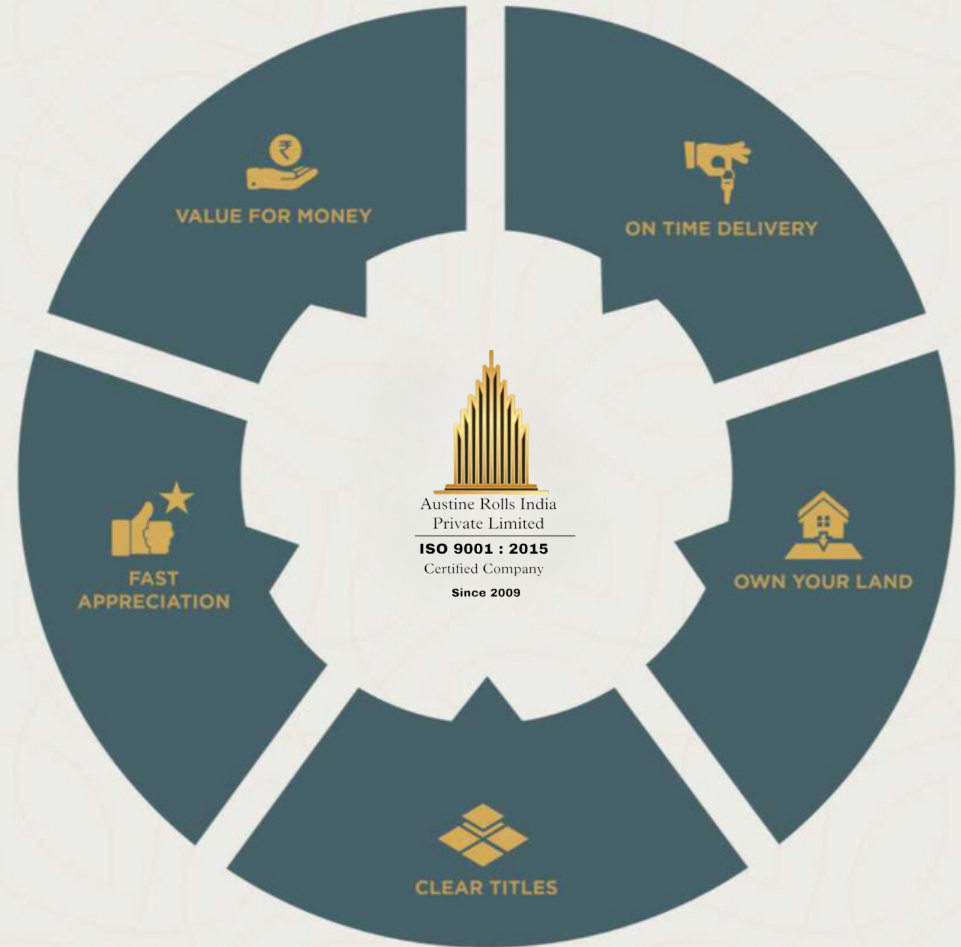
FIRST FLOOR



SECOND FLOOR



DEVELOPING COMMUNITIES, CREATING HOMES.





SPECIFICATIONS



STRUCTURE

- R.C.C framed structure
- Foundation - Designed for ground+2 floor, bricks/AAC/ - Best quality blocks 8" for exterior walls & 4" for interior walls
- Ceiling plastering
- Inner and outer plastering



JOINERIES

- **DOORS**
 - MAIN DOOR - First quality Gana teak / Paduk wood frames. Veener shutters with brass fittings and branded locks.
 - OTHER DOORS - Gana Teak / Paduk wood frame with panel skin flush doors with necessary fittings or Pre-Hung Doors.
 - BATHROOM DOORS - Water proof flush doors with fittings
- **WINDOWS**
 - UPVC windows fixed with MS grill
- **VENTILATORS**
 - Aluminum louvers with exhaust fan provision



FLOORING

- Living, Dining, Bedrooms, and Kitchen will be provided with vitrified tiles.
- One Master Bedroom, wooden finished flooring.
- Balcony and Service will be provided with 1'0"x1'0" Anti-skid tiles.



TOILET

- Floor - Anti skid ceramic tiles
- Wall - Dadoing ceramic tiles for 7'ht. from floor



ELECTRICAL

▪ PROVISIONS FOR ELECTRICAL POINTS

- Concealed wiring with FR Wires.
- All modular switches. 3 Phase electric supply.
- FOYER: one bell point and one light point (2 way)
- Living & Dining: one TV point, one telephone point, one AC point, three wall point, two fan point, chandelier point, three 6 amp, one 15 amp sockets at suitable place.
- BEDROOMS: two wall point, one fan point, two 6 amp, one AC point.
- KITCHEN: two wall point, exhaust fan point, two 6 amp point, two 15 amp points for water purifier & micro oven.
- ALL TOILETS: one light point, one 15 amp point and one point for exhaust fan.
- UTILITY AREA: one wall point and one 15 amp
- CORRIDOR: necessary light points
- BALCONY: one light point
- DECK AND KITCHEN SERVICE AREA: two light point each
- TERRACE: two light point



PLUMBING & SANITARY WARES

- **KITCHEN**
 - One line for water purifier
 - Sink - Two Sink taps - provision
- **TOILET**
 - EWC will be provided with Hindware / Kohler / Roca
 - Hot & cold water provision
 - Health faucet & Angle Cock for closet line
 - Wash basin tap point
 - All internal pipelines are CPVC and externals are PVC
- **UTILITY**
 - Pipeline & waste water provision for washing machine



PAINTING

- **CEILING**
 - Smooth Putty Finish with 2 coat paint
- **INNER WALL**
 - White cement based putty 2 coats
 - Primer 1 coat
 - Emulsion Paint with roller finish - 2 coats
- **OUTER WALL**
 - Exterior Emulsion paint 2 coats - as per elevation
- **MAIN DOOR**
 - Polished with natural melamine finish
- **OTHER DOORS**
 - Primer 1 coat, enamel paint 2 coats
- **MS GRILL**
 - Enamel paint 2 coats



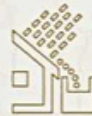
STAIRCASE

- **FLOORING**
 - Steps and Landing with granite
- **HANDRAIL**
 - Handrails SS



CAR PARKING

- Flooring as per design
- Electric Car Charging Point



SPECIAL AMENITIES

- Pest control treatment
- Project name in metal letters
- Elevation as per design
- Vaastu Compliant
- Waterproofing in Toilets
- Rain Water Harvesting
- DG for clubhouse
- CCTV Camera
- Power back-up for villas

NOTE:

Any additions & alterations required from the above provisions shall be provided at extra cost

LOCATION MAP



Our banking Partners



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