



Austine Rolls India Pvt Ltd
Since 2009

Hema & Sanjay

URBAN HEAVEN

Apartment tailored to your highest standards

Near Malleshwaram

3 Bhk Apartments



www.austinrolls.com

Ph +91 81518 99991



A convenient feature of the apartment is its close proximity to the metro station. With just a short walk, residents can easily access the city's efficient public transportation system. This accessibility allows for seamless travel throughout the bustling metropolis, whether it be for work, leisure, or exploration. Residents can enjoy the convenience of reaching their desired destinations with ease, making the apartment an ideal choice for those seeking a well-connected and vibrant urban lifestyle.

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.

2 Metro stations in 1 Km distance..!

Yesssss..!

**You heard right..it's only possible with
Hema Urban Heaven**





Mantri Mall is just 1.5 Km

If you are looking for convenience and easy access to shopping, an apartment close to the mall is the perfect choice for you. Imagine being just a few steps away from your favorite stores, cafes, and entertainment options. Living near a mall not only offers great shopping opportunities but also provides you with a vibrant and bustling atmosphere. You can easily pop over for a quick coffee.

With everything you need right at your doorstep, life in “**Hema Urban Heaven**“ close to the mall is sure to be both convenient and exciting.



The convenience of having a school, college, and office near your apartment can greatly improve your daily routine and quality of life. With everything within close proximity, you can save time on commuting and spend more time focusing on your studies, work, or personal activities. Being able to easily access these important places can help create a balanced and efficient lifestyle. Plus, having these facilities nearby can also provide a sense of security and comfort, knowing that help or resources are just a stone's throw away. Embrace the benefits of having everything you need right at your doorstep at Urban Heaven!





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 URBAN HEAVEN.



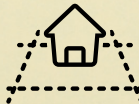
THE FINEST DESIGN
THE BEST LOCATION
AND THE MOST
LUXURIOUS LIFESTYLE.



3000
sft



10
Apartments



1428 sft &
1419 sft



3 BHK

Apartment Starts from

1.9 CR * Onwards

A close-up photograph of a person's hand holding a rectangular wooden sign. The sign has a natural wood grain and is held against a blurred background of a person's torso in a white shirt. The text on the sign is printed in a bold, sans-serif font.

QUALITY
IS THE BEST
BUSINESS
PLAN

**“Things of quality have no fear
of time”**

**Sanitary fittings:-Cera/Jaguar
CP fittings:- Cera/Jaguar**

**We Stand for..
Quality Constructions
Customer centric approach
Sensibly Priced
Timely delivery**

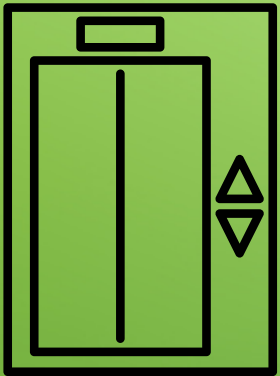
Know your amenities



**Rain water
harvesting**



Power Back up



Lift



Covered car park

Know your amenities



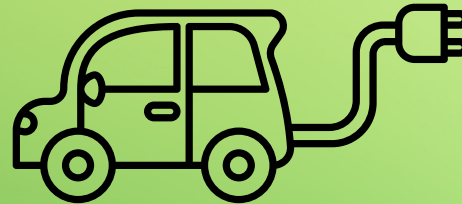
**Intercom
facility**



Wifi connectivity



Security



Electric charger

Know your amenities



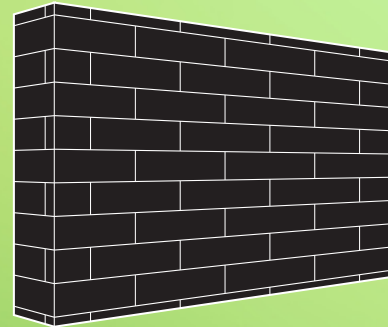
Vastu Compliance



Centralised Gas System

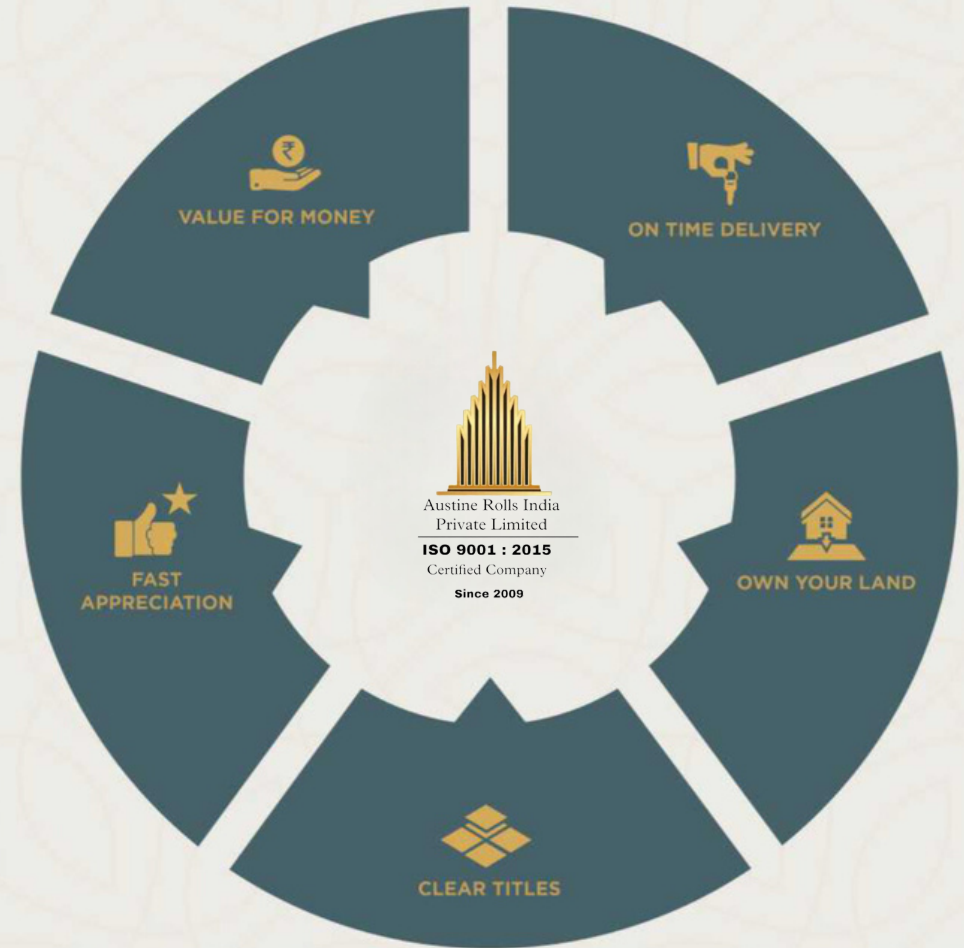


Business Lounge



No Common Wall East Facing

DEVELOPING COMMUNITIES, CREATING HOMES.





Specifications

Common Area Flooring :- Natural stone steps with granite cladding.

STAIRCASE :- Natural stone steps with steel railings.

COVERED CAR PARK:- Available at stilt level with Electric charging points.

BALCONIES & WINDOWS:- Premium UPVC frame with Mosquito mesh

CCTV SURVEILLANCE Constant monitoring across all critical zones & common area



Specifications

INFRASTRUCTURE

STRUCTURE:- RCC framed structure
WALLS Concrete blocks designed for seismic forces and rart foundation

PAINT:- Plastic emulsion for walls and ceiling

FLOORING :- Italian marble finish tiles in living and dining spaces.
wooden finished tiles in all the bedroom

DOORS:- Teakwood for main Door and Pooja room with top quality wood frame and skin door Shutters for other doors with standard hardware



UTILITIES

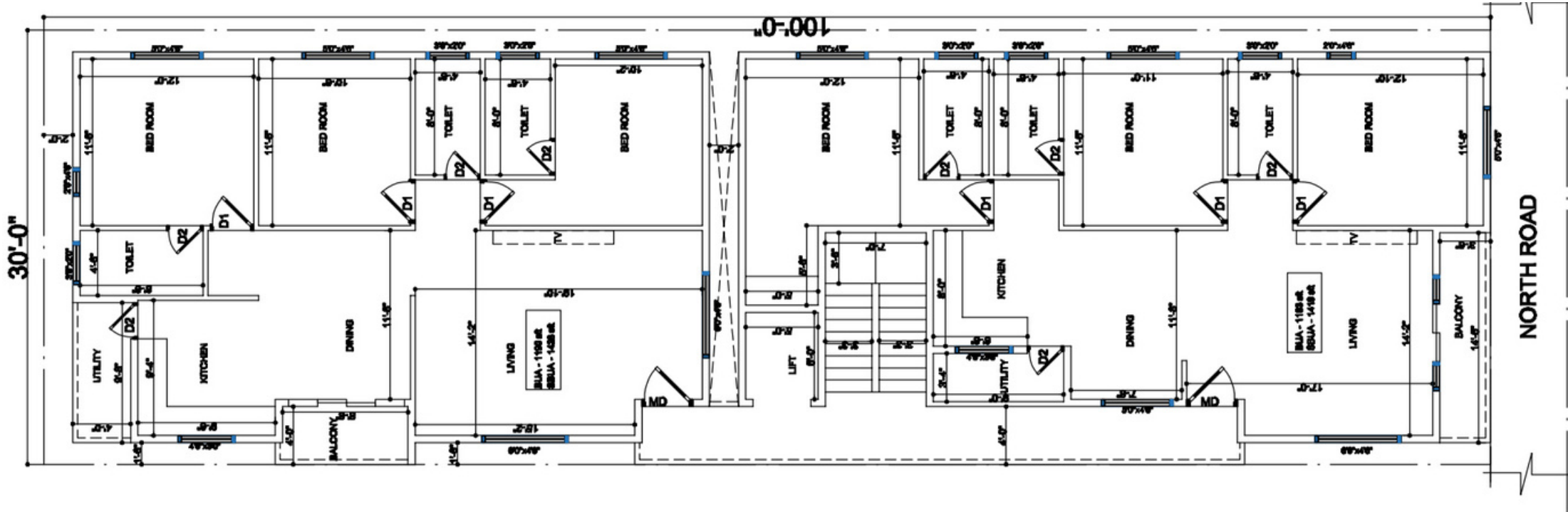
STAFF RESTROOMS :-

The parking area is equipped with staff restrooms, for the convenience of drivers, servants, & security personnel.

GARBAGE ROOM :-

Dry & wet waste gets sorted out here, before loading onto waste dispatch vehicles

Floor Plans





Austine Rolls India
Private Limited

ISO 9001 : 2015

Certified Company

Since 2009

Our banking Partners



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