



Austine Rolls India  
Private Limited

**ISO 9001 : 2015**

Presents you



# Hema Vijaya



## Varthur

A modern green oasis in  
the heart of the east  
bangalore city

**Manjunath**

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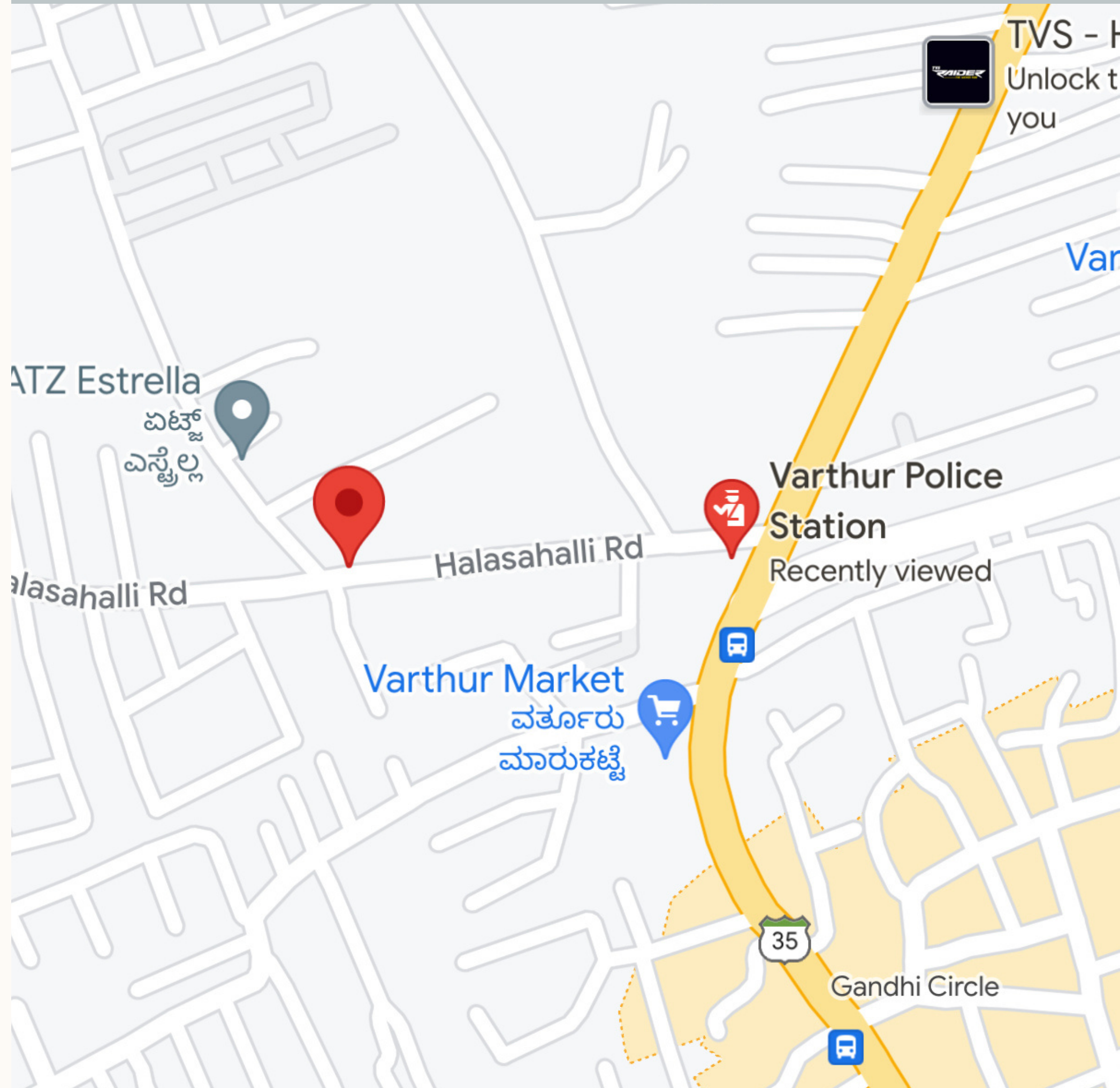
**11/E vishveshwarayya layout  
bangalore 560-091**



# Location



@ Varthur



# Connectivity



**Metro-  
Vaidehi hospital -3Km**

**BMTC bus stop -  
just opposite**

**Other Public transport-  
Quickly accessible**

# Our History

## **Austine Rolls India Private Limited Since 2009**

is one of the most premium real estate developers in Bangalore with about 14 years of experience the trust of the people has been the reason for our achievement and their consistent faith motivates us to serve even more. The families who have built a future with us.



# You are in safe hands



**CREDAI**  
BANGALORE

# Project Portfolio

- Land Area - 10250 sft
- Number of apartment - 35
- Combinations - 1 Bhk, 2 Bhk
- No.of floors - Stilt+Ground+4
- Approval- BBMP
- Banks- LIC housing finance
- Dimensions - 673, 1099,  
1128, 1154
- Location -Varthur
- Completion : March 2024





## **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**

A close-up photograph of a person's hand holding a rectangular wooden sign. The sign has the text "QUALITY IS THE BEST BUSINESS PLAN" engraved on it in a bold, sans-serif font. The background is a soft-focus grey.

**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**

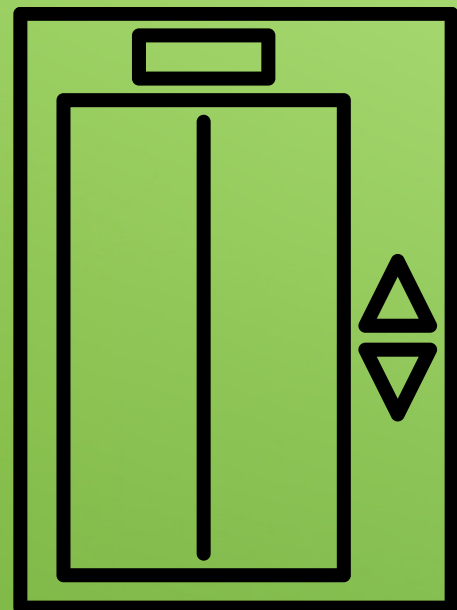
# Know your amenities



**Rain water  
harvesting**



**Power Back up**



**Lift**



**Covered car park**

# Know your amenities



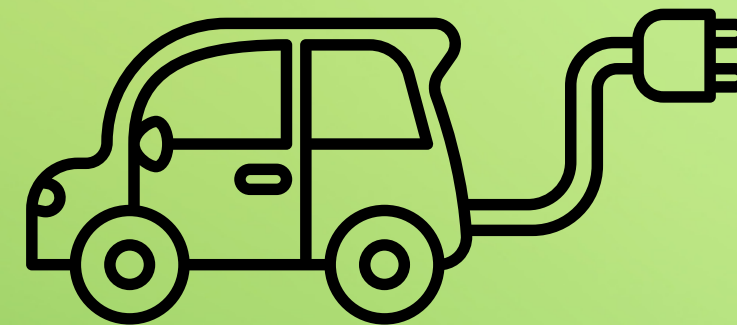
**Intercom  
facility**



**Wifi connectivity**



**Security**



**Electric charger**

# Know your amenities



**Childrens Play area**



**Centralised Gas System**



**Business Longe**



# Multi gym

**Fitness is almost everyone's goal to lead a healthy and happy life. For this, you require a good gym, a healthy diet.**

# **We offer the best in-class yoga room**

**yoga improves general wellness by relieving stress, supporting good health habits, and improving mental/emotional health, sleep, and balance.**







2 storeyed  
Commercial  
complex for  
all your daily  
needs



**Paved foot path and garden  
all around the property**



# Care to Dine?

The house offers ample opportunities to dine. To have and to host, they say. Invite your friends for a quiet evening outside, or hold a formal dinner in the spacious indoor dining room with a reclaimed wooden table.

# Entertaining

## Entertaining Areas

- Spacious Indoor Open Floor Plan in Living and Dining Areas
- Large Tiled Outdoor Patio
- wide Foot Lawn
- Outdoor Barbeque Grill

## Table Space

- 12-Person Indoor Dining
- 8-Person Outdoor Patio Seating
- Private Kitchen Dining

# Make Yourself at Home

This is a once-in-a-lifetime find for the right family. With everything you need indoors and outdoors to create a private oasis in the city, this home won't stay on the market for long. Get in touch with us to make your offer today.

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