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Off Hennur Road

# Inspire the way you live every day.

Set away from the daily humdrum of city life, yet close to all urban comforts. Nestled within 4 acres of landscaped gardens, Adarsh Pinecourt offers you the perfect escape.

Welcome to your own private haven of calm, convenience and exclusivity. Welcome to Adarsh Pinecourt.

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Number of towers - 2

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Number of blocks - 10

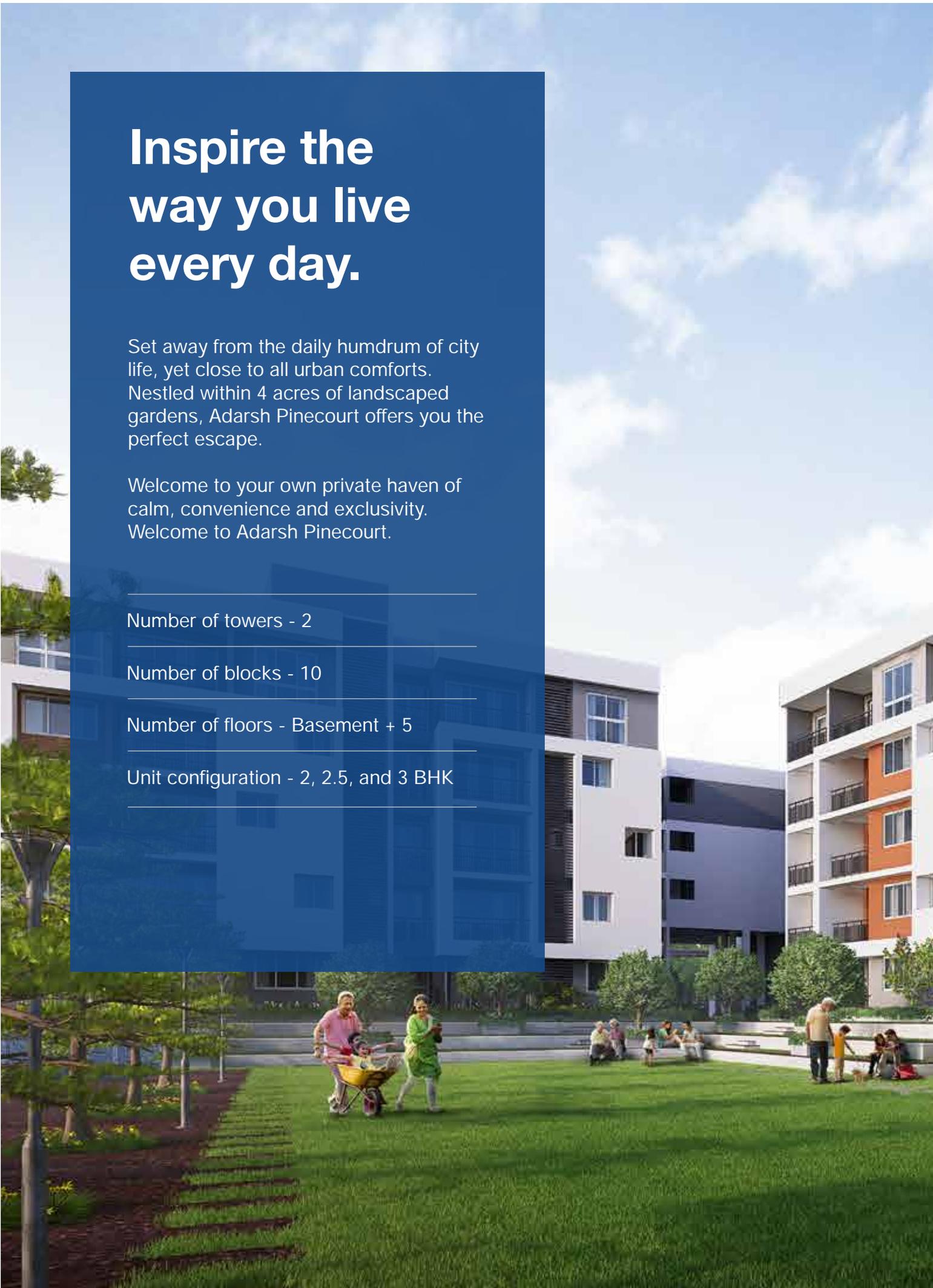
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Number of floors - Basement + 5

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Unit configuration - 2, 2.5, and 3 BHK

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Artistic impression

# Location Map



MAP IS INDICATIVE AND NOT TO SCALE

## Key Locations

Airport	21 KM
City Railway Station	23 KM
MG Road	16 KM
Kammanahalli	10KM
Hebbal	17 KM
Indiranagar	17 KM

## Techparks

Manyata Tech Park	8 KM
Kirloskar Business Park	14.5 KM
Karle Town Centre SEZ	10 KM
KIADB SEZ	13.3 KM

## Sports Complex

XLR8 Sports Arena	2 KM
Decathlon	3 KM

## Schools and Colleges

Delhi Public School	7 KM
Legacy School	3 KM
United International School	500 MTS
Bangalore International School	5 KM
Vidyashilp Academy	11 KM
Indian Academy Education Trust	7 KM

## Hospitals

Aster CMI	12 KM
Manipal Hospital	15 KM

## Retail Hubs

Elements Mall	7 KM
RMZ Galleria Mall	10 KM
Orion East	12 KM



Artistic impression

# Experience the world coming to your doorstep.

Life at Adarsh Pinecourt is one without the stress and shackles of urban commute; and you can take complete advantage of all the time it enables for your lifestyle.

The advantage of Adarsh Pinecourt's location is all the conveniences of modern living being a heartbeat away – premier office parks, leading international schools, malls, hospitals, sports facilities, international airport and many more. With superb connectivity to major social infrastructure hubs, Adarsh Pinecourt lets you enjoy your personal paradise without having to worry about the commute.

# Master Plan



**Disclaimer:** The landscape is purely indicative and the grey-masked area, part of future development, is subject to change and for representation purpose only.



### LEGEND:

- |                             |                          |
|-----------------------------|--------------------------|
| 1. Entry Portal             | 11. Children's Play Area |
| 2. Security Cabin           | 12. Climbing Wall        |
| 3. Elder's Exercise Station | 13. Sand Pit Tot-lot     |
| 4. Dribble Court            | 14. Tree Court           |
| 5. Pavilion with Seater     | 15. Block Entry          |
| 6. Amphitheatre             | 16. Clubhouse Entry      |
| 7. Party Lawn               | 17. Bicycle Parking      |
| 8. Kid's Pool               | 18. Jogging Track        |
| 9. Swimming Pool            | 19. Cricket Practice Net |
| 10. Pool Deck               | 20. Badminton Court      |

# A life brimming with excitement.

A bevy of activity spaces within the project are thoughtfully crafted to make you feel active and alive.

Adarsh Pinecourt has ample amenities to have each member of the family relax in appropriate surroundings with complete security. Amenities, especially those for children, are spread amongst multiple layers of the enclave, creating a happy place flowing with joyous moments and expression.



Swimming pool



Gym



Health club



Table tennis



Dribble court



Children's play area



Amphitheatre



Jogging / Bicycle track



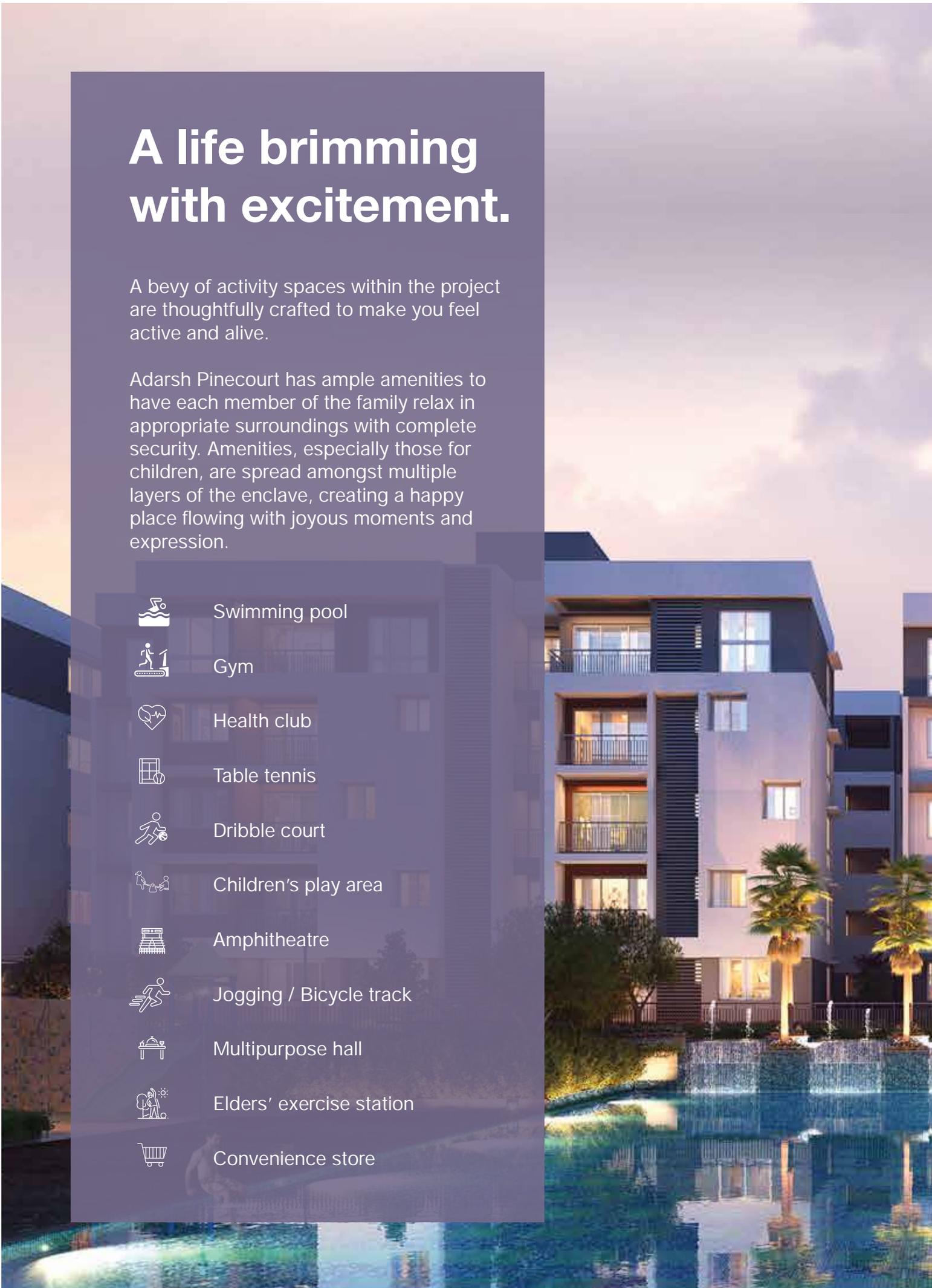
Multipurpose hall



Elders' exercise station



Convenience store





Artistic impression

# Specifications

## STRUCTURE

- Seismic zone II compliant RCC framed structure.
- Masonry-walls with 8"/6"/4" solid concrete blocks.

## PLASTERING

- All internal walls smoothly plastered with lime rendering.
- External plastering with sponge finish.

## FLOORING

- Good quality vitrified tiles in living, dining & kitchen.
- Laminated wooden flooring in all bedrooms.
- Ceramic tiles for balconies, utility area & toilets.
- Granite flooring in the ground floor lobby and vitrified tiles on all other floor lift lobbies.
- Kota/tandoor stone for staircase.

## TOILETS

- Good quality ceramic tile dado up to 7 feet height in all toilets.
- White color EWC & washbasin with mirror for all toilets.
- Toughened glass partition with openable shutter in master bedroom toilet.
- Single lever mixer with shower rail & hand shower for all showers and single lever mixer for all washbasins.
- Health faucet in all toilets.

## KITCHEN

- Granite platform with stainless steel sink & drain board with sink mixer.
- 2 feet dado above platform area with ceramic glazed tiles.
- Provision for water purifier point in the kitchen.
- Provision for washing machine and gas cylinder in the utility area.

## ELECTRICAL

- TV, telephone, networking and electrical AC points in all bedrooms & living area.
- Geysers and exhaust fans in all toilets.
- Two Earth Leakage Circuit Breaker (ELCB) for each flat. One for AC & heating and the other for lighting.
- Good quality electrical wires and switches.
- Connected Power: 2 BHK apartment - 5 KVA and 3 BHK apartment - 6 KVA.

## PAINTING

- Interior: Plastic Emulsion Paint.
- Exterior: Acrylic Emulsion Paint.

## PLUMBING

- Good quality CP fittings.
- Good quality PVC drainage & storm water pipes.

## DOORS

- All doors with engineered door frames & skin paneled shutters.
- UPVC sliding doors with 3-track (one with mosquito mesh) for living room to balcony & bedroom to balcony doors.

## WINDOWS

- UPVC sliding windows with three tracks (one with mosquito mesh).
- M.S. grills (from inside) for windows in ground floor and first floor only.

## LIFT

- Two lifts for each block.

## OTHERS

- Fiber to the home (Data & Voice).
- CCTV surveillance at Access Controlled Entry & Exit.
- 100% power back-up.

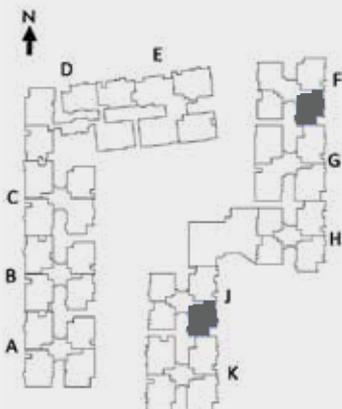
# Specifications

2.5 BHK UNIT  
Type - 2.5 FA

ENTRY ▶



KEY PLAN BLOCK F & J



SUPER BUILT-UP AREA		CARPET AREA	
SQ.FT	SQ.MT	SQ.FT	SQ.MT
1529	142.09	1082	100.48

The furniture/fixtures shown in the floor plans are purely indicative and are not a part of the actual offering.



Creating memories for a lifetime

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