

HOMES THAT GIVE EVERYONE A REASON TO SMILE



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CENTURY SARAS: WHERE EVERY CONVENIENCE IS WITHIN EASY REACH

At Century, we believe that our customers should not lack for the finer things in life. And this philosophy holds true for every project we undertake, irrespective of price point. Century Saras epitomizes this philosophy by offering you a wide range of amenities. From a well-equipped Health Club and Club House, to a Swimming Pool with Kids' Pool.

Century Saras offers you a choice of spacious, well-appointed 2 & 3 BHK apartments. It is also very well located, with the Bengaluru International Airport, Columbia Asia Hospital and Esteem Mall only minutes away.

Please do take the time to peruse this brochure at your leisure. Then, give us a call to fix an appointment and visit the site. We are certain that once you see all the benefits Century Saras has to offer, you are sure to make the right choice.



ABOUT US:

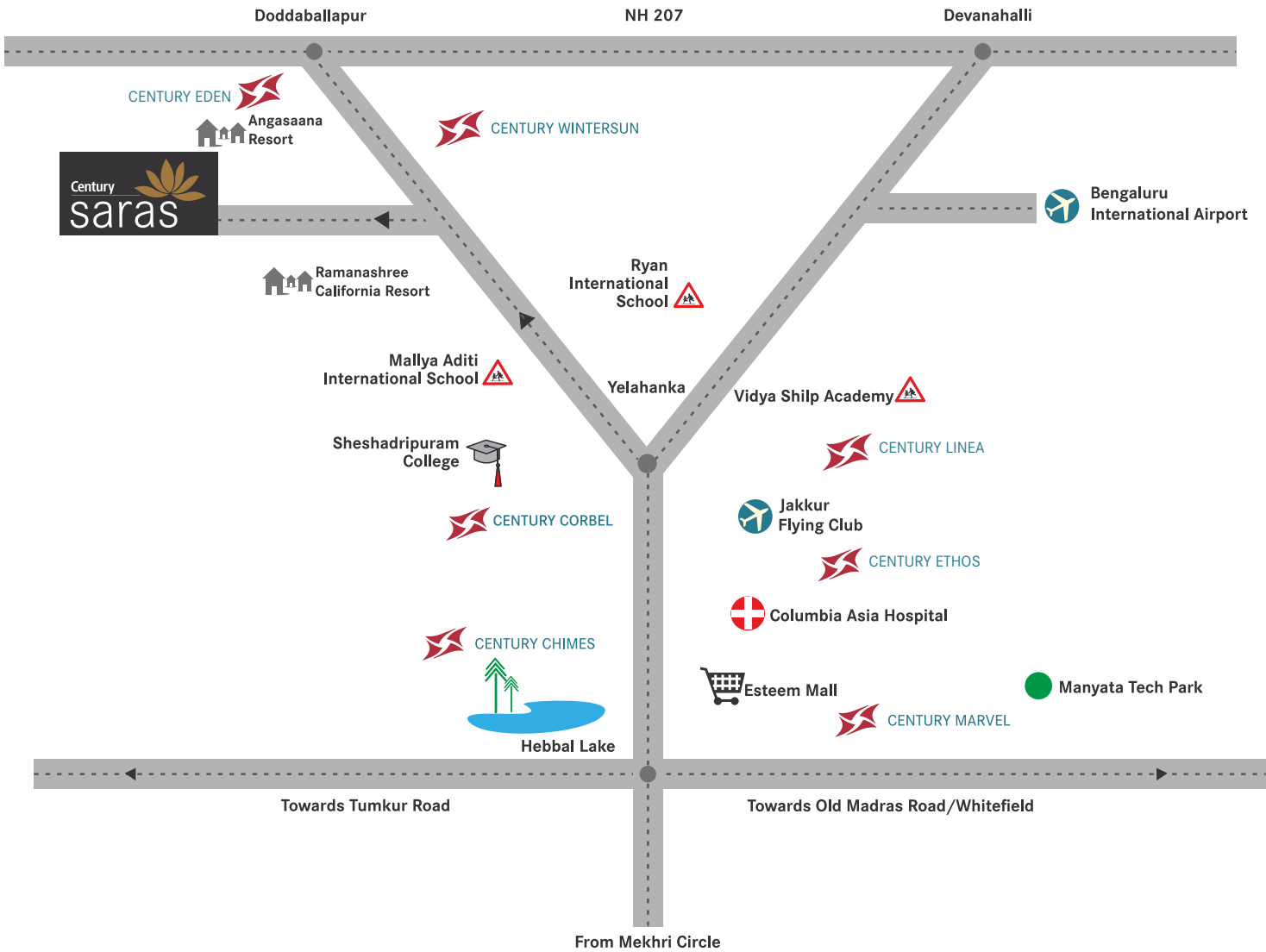
Century Real Estate is an integrated, full-service real estate development company headquartered in Bangalore, India with a rich history of developing premier projects and landmark buildings that spans three decades. Established in 1973, we have contributed significantly in making Bangalore the destination of choice for people from around the world.

Today, we are the largest owners of real estate in Bangalore with a land bank in excess of 3000 acres representing more than USD 2 billion in asset value and a development portfolio of over 10 million square feet comprising hotels, office buildings, residences, educational institutions and integrated townships.

OUR OTHER PROJECTS:



LOCATION MAP



Location Highlights:

Bengaluru International Airport - 14.5 kms | Yelahanka Police Station - 3.82 kms | Doddaballapur Road - 1km | Esteem Mall (Near Hebbal Flyover) - 9 kms
BMSIT (Engineering College) - 3.16 kms | MVIT (Engineering College) - 5.60 kms | Columbia Asia Hospital - 9 kms

AMENITIES

Clubhouse | Health Club | Temple/Community Hall | Outdoor Party Area | Children's Play Area
Swimming Pool with Kids' Pool | Senior Citizens' Corner | Landscaped Garden



Indoor Games Area



Children's Play Area



Well-equipped Gym



Temple/Community Hall

Artist's impression of Courtyard & Clubhouse

YELAHANKA – A LOCALITY OF CHOICE

Today, Yelahanka is among the localities in Bangalore that ranks well in connectivity. Being close to the International Airport is an outstanding advantage that has been a catalyst for rapid commercial and business growth as well as the steadily rising land value. Over the last few years Yelahanka has turned into a locality of choice for discerning home buyers. And bears potential for much bigger and faster development.

Yelahanka New Town – Bangalore’s new magnet.

Bangalore: Realty prices in north Bangalore's Yelahanka New Town are headed north. Sites are now being sold at Rs 16,500 per sq ft matching some of the city's tony neighbourhoods in property prices.

The rising north Bangalore

Bangalore: Since May 2008 when the international airport became operational, real estate activity in the north Bangalore region has intensified with many discerning home buyers seeing it as a locality bearing great promise.

Bangalore North connectivity pushing demand for office and residential spaces

Bangalore: New infrastructure projects to improve north Bangalore's connectivity is leading to a good number of corporates looking at the area as a possible destination. This is largely owed to the availability of residential developments to create employee catchments.

Yelahanka – the Gurgaon of Bangalore

Bangalore: Proximity to the new airport — 20 km away — has raised the profile of Yelahanka which is now witnessing an amazing property boom. With the Karnataka Assembly passing a Bill last Thursday to set up a 10,000-acre Information Technology Investment Region (ITIR) north of Devanahalli, analysts say real estate in Yelahanka is all set to rain returns in a few years.

SPECIFICATIONS

STRUCTURE	
Foundation & Super Structure :	RCC footings with framed structure seismic zone II compliant
Internal Walls :	100 mm / 4" solid concrete block masonry
External Walls :	200 mm / 8" solid concrete block masonry
Roof Slab :	Reinforced Cement Concrete slab with waterproofing
Plastering :	Internal / ceiling - smoothly plastered with lime rendering External - plastered in 2 coats - with sponge finish

FLOORING FINISHES	
Living, Dining, Bedrooms :	Vitrified tiles flooring with skirting
Kitchen :	Vitrified tiles
Utility :	Ceramic tiles
Powder Room & Toilets :	Anti-skid ceramic tiles
Balconies :	Anti-skid ceramic tiles
Staircases :	Granite/Kota stones as per design

DADOING	
Toilets :	Ceramic glazed tiles dado upto 7'
Kitchen & Utility :	Ceramic tiles for 2' above counter

DOORS	
Entrance Door :	Ghana Teak wood frame with solid flush shutter with polished Teak wood veneer
Internal Doors :	Hard wood frame with semi solid flush shutters with varnish/enamel painted

Balcony :	Powder coated aluminum sliding doors with plain glass
Toilet Doors :	Hard wood frame with semi solid flush with water proof paint on the other

WINDOWS AND VENTILATORS	
All Windows & Ventilators :	Powder coated aluminium sliding windows with plain glass

RAILINGS	
Balcony :	MS painted grills and MS pipe hand rail
Staircase :	MS hand rail
PAINTING	
Interior Walls & Ceilings :	Acrylic emulsion paint with roller finish
Exterior Walls :	Cement-based paint – Snowcem / Surfacoat
Kitchen / Utility :	Washable emulsion paint
Toilet Walls and Ceiling :	Anti-fungal paint

ELECTRICAL WORKS	
<ul style="list-style-type: none">A/C power points in living room & master bedroomModular switches and socket(Anchor / Clipsal or equivalent)One TV point each in the living room and master bedroomFire-resistant electrical wires of Anchor / V-Guard or equivalent in common areas onlyEarth Leakage Circuit Breaker(ELCB) for the flatTelephone points in master bedroom & living roomSingle phase meter with power supply provision – 3 KW for 2 BHK and 4 KW for 3 BHKBack-up power from DG at 1 KW for 2 BHK / 3 BHK	

SANITARY & BATHROOM FIXTURES	
<ul style="list-style-type: none">White colored floor / wall mounted sanitaryware in all toiletsCounter top wash-basin in master bedroom toilets and pedestal type in other bathroomsJaguar/Ess Ess or equivalent brand fixtures for all toiletsHealth faucet for all toiletsShower in all toiletsProvision for geyser and exhaust fan	

LIFT	
<ul style="list-style-type: none">Suitable capacity and number of automatic passenger lifts as per design	

UNIT PLANS

B-04 3 BHK
SBA - 1624 sft



B-08 3 BHK
SBA - 1698 sft



C-07 3 BHK
SBA - 1634 sft



HIGHLIGHTS

- Located in Yelahanka, and on the way to the Bengaluru International Airport
- Apartments are Vaastu-compliant
- 24-hour security
- Close to Columbia Asia Hospital, Esteem Mall, leading schools, colleges, offices and places of worship
- Environment-friendly design, with sewage treatment plant and rain water harvesting system including collection chambers & recharge for bore wells
- Apartment sizes from 1058 sq.ft. to 1758 sq.ft.



Artist's impression of the Lobby

SITE PLAN



- LEGEND:
- 01. ENTRY PLAZA
 - 02. KIDS POOL
 - 03. SWIMMING POOL
 - 04. LANDSCAPE AREA
 - 05. CLUBHOUSE
 - 06. TEMPLE/COMMUNITY HALL
 - 07. SAND PIT
 - 08. VISITORS CAR PARKING
 - 09. TRANSFORMER YARD
 - 10. LIFT LOBBY

UNIT PLANS

A-02 3 BHK
SBA - 1710 sft



A-03 3 BHK
SBA - 1676 sft



B-01 3 BHK
SBA - 1664 sft



B-03 3 BHK
SBA - 1715 sft

