



FROM THE CORNER OFFICE,
TO THE CORNER VILLA,
TO THE CORNER OF YOUR HEART.



— Presenting —



A 15-acre villa development, a mere 20 minutes from RMZ Galleria Mall, Yelahanka.
Come home to a paradisiacal world, offering a serene, secluded lifestyle.

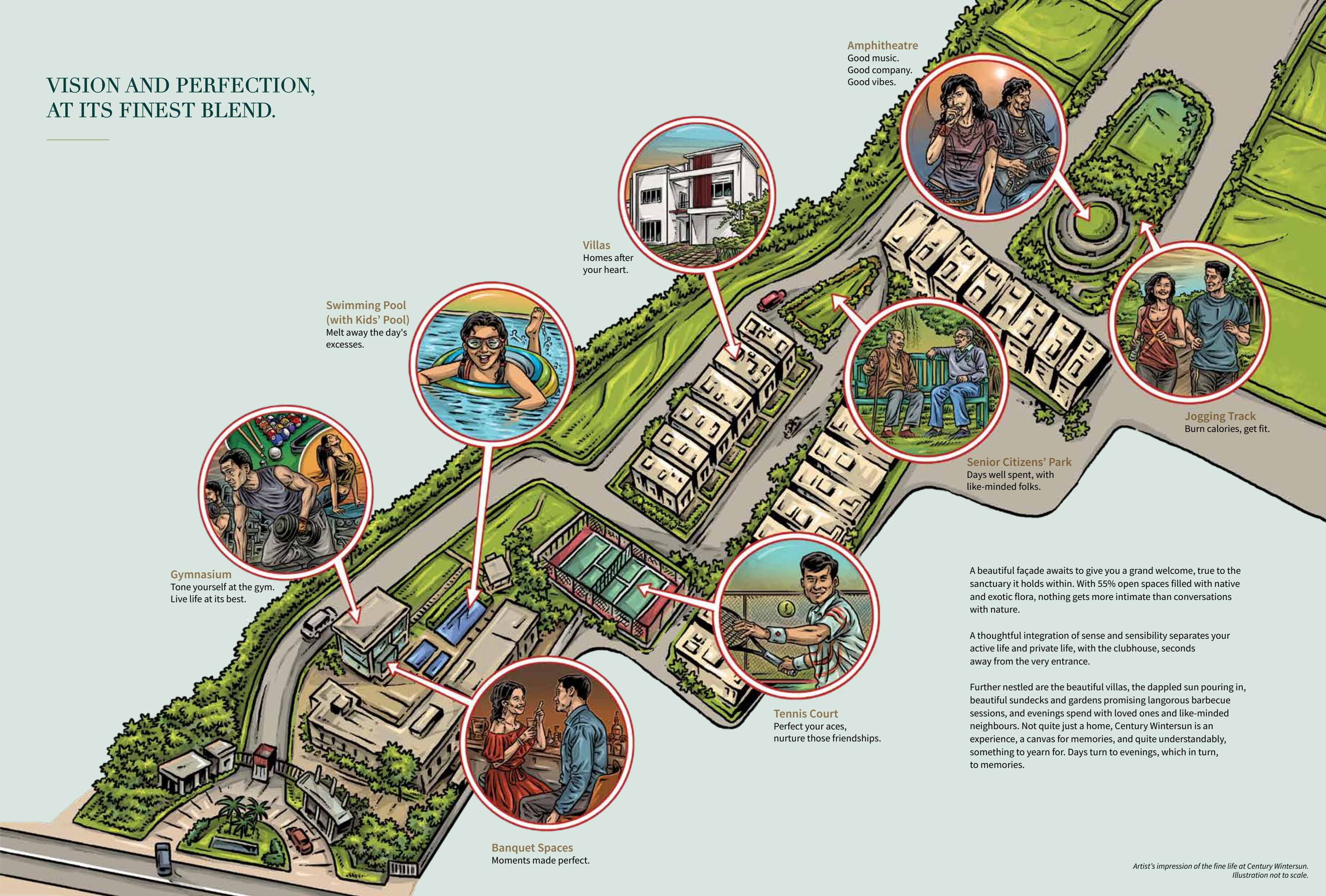


Actual shot of the Club at Century Wintersun

True bliss is a picket-fenced, charming villa tucked within lush and verdant greens. The joy of a Bach sonata as you cherish your cappuccino on the verdant lawns accompanying your rather contemporary home. Sprawling living spaces where the CEO in you turns into an indulgent grandparent, skirmishing over naughts and crosses with the cherubs. Where evenings turn mellow as you exchange notes and recipes with neighbours at the pool, next to the swish, resort-styled, fully-serviced, 60,000 sq. ft. clubhouse. Weekends, planning the BBQ, garnishing the sangria, finally finishing that novel, or monitoring roller-blade sessions. Or maybe, time out a the spa or a sumptuous brunch at the restaurant. Let the corner of your heart make a little room for this world called Wintersun.

Large 3 & 4-bed villas (ranging between 3,745 sq. ft. to 6,181 sq. ft.) with double-height living spaces and broad, open-air courtyards.

VISION AND PERFECTION, AT ITS FINEST BLEND.



INDULGENCE, AT ITS PEAK.

Wake up to the smell of finely roasted Aruba coffee, the finest beginning to a languorous day, while you catch up with your old friend for a jog or a fun-filled swimming session with your young ones.

Relax at the spa or have a steam session for yourself. If not, enjoy a sumptuous breakfast at the restaurant after a game of squash with your colleagues.

Get the freshest produce to cook for a Sunday brunch for your family, or host a success party of your recent acquisition at the party hall.

Cycle, jog or just walk, life surely is exciting at every turn here.

Some journeys are meant to stay.



Representative image

CLUBHOUSE AT CENTURY WINTERSUN



Actual image, shot at location.

**Leisure, entertainment & rejuvenation
at your disposal.**

The 60,000 sq. ft., G+1-storied clubhouse is the hub of life, replete with the finest indulgences one can ask for. Sweat in the sauna, splash in the pool, play a round of tennis, entertain friends at the bar, get a massage in the spa or simply chill out with family. With the Clubhouse around, you will never run out of activities or ways to just relax or chill out with friends.

Life, the way it should be.

Clubhouse amenities:

Swimming Pool (with Kids' Pool) | Jacuzzi | Gymnasium | Spa
Steam & Sauna | Badminton Court | Squash Court | Billiards
Banquet Spaces | Indoor Games Area | Day Care Centre
Restaurant | 40 Executive Rooms and Suites

Outdoor amenities:

Tennis Court | Jogging Track | Cycling Track | Gazebo
Peripheral Greens | Landscaped Gardens | Amphitheatre
Kids' Play Area | Senior Citizens' Park





A BIT OF PANACHE, A DASH OF STYLE.
YOU REALLY WOULDN'T WANT IT
ANY OTHER WAY.

STANDARD SPECIFICATIONS

STRUCTURE

| | |
|-----------------|------------------------------|
| Foundation | : RCC footing |
| Super structure | : Framed structure |
| Internal walls | : 4" solid concrete blocks |
| External walls | : 8" solid concrete blocks |
| Roof slab | : Reinforced cement concrete |

DADOING

| | |
|--------------|-------------------------------|
| Toilets | : Ceramic tiles up to ceiling |
| Maids toilet | : Ceramic tiles up to ceiling |
| Kitchen | : Client scope |
| Utility | : Ceramic tiles up to 8" |

DOORS AND FITTING

| | |
|--------------------------|---|
| Entrance door/ Main door | : Engineered wood frame & panels with veneer finish |
| Internal doors | : Engineered wood frame & panels with veneer finish |
| Toilet doors | : Engineered wood frame & panels |

WINDOWS AND VENTILATORS

| | |
|-------------------------|-------------------------------------|
| All doors and windows | : UPVC with mosquito proof shutters |
| Windows and ventilators | : UPVC with mosquito proof shutters |
| Balcony doors | : UPVC with mosquito proof shutters |

RAILINGS

| | |
|-----------|--------------------------------------|
| Balcony | : MS grills and MS pipe hand rail |
| Staircase | : Wooden hand rail & MS grill |
| Sit outs | : Parapet wall and MS grill handrail |

PLASTERING

| | |
|-----------------------------|----------------------------------|
| Internal walls | : Cement mortar with 4mm punning |
| Internal & external ceiling | : Cement mortar |
| External walls | : Weather coat / Textured paint |

LANDSCAPING

| | |
|-----------------|------------------------------------|
| Boundary hedges | : As per design |
| External area | : Carpet grass |
| Fencing | : Concrete picket fence on 3 sides |



WATER PROOFING

| | |
|---------------------------|--------------------------------|
| Sunken portions & terrace | : Polymer based water proofing |
|---------------------------|--------------------------------|

ELECTRICAL FITTINGS

| | |
|--------------------|---|
| Air conditioning | : Electric points with sleeves for pipes and condensate drains in all rooms |
| TV / Telephone | : Points in all rooms |
| Power and backup | : 6KVA, 3PH 2KW Backup for lighting, Refrigerator and AC |
| UPS provision | : Conduit to be provided |
| Geyser | : Electrical & plumbing points to be provided |
| Internet provision | : Points to be provided in living room & bedrooms |

FLOORING FINISHES

| | |
|-----------------------------|-----------------------------|
| Living / Family / Dining | : Marble |
| Study / Bedroom | : Wooden flooring |
| Kitchen / Pooja / Utility / | |
| Bathroom & Powder room | : Vitrified anti-skid tiles |
| Deck on ground floor | : Stamp concrete |
| Balconies | : Ceramic tiles |
| Staircase | : Marble |
| Driveway | : Pavers |
| Garage | : IPS concrete finish |
| Maid's room | : Vitrified tiles |
| Toilet | : Ceramic tiles |
| Entry foyer | : Sadarhalli granite |
| Terrace | : Clay tiles |

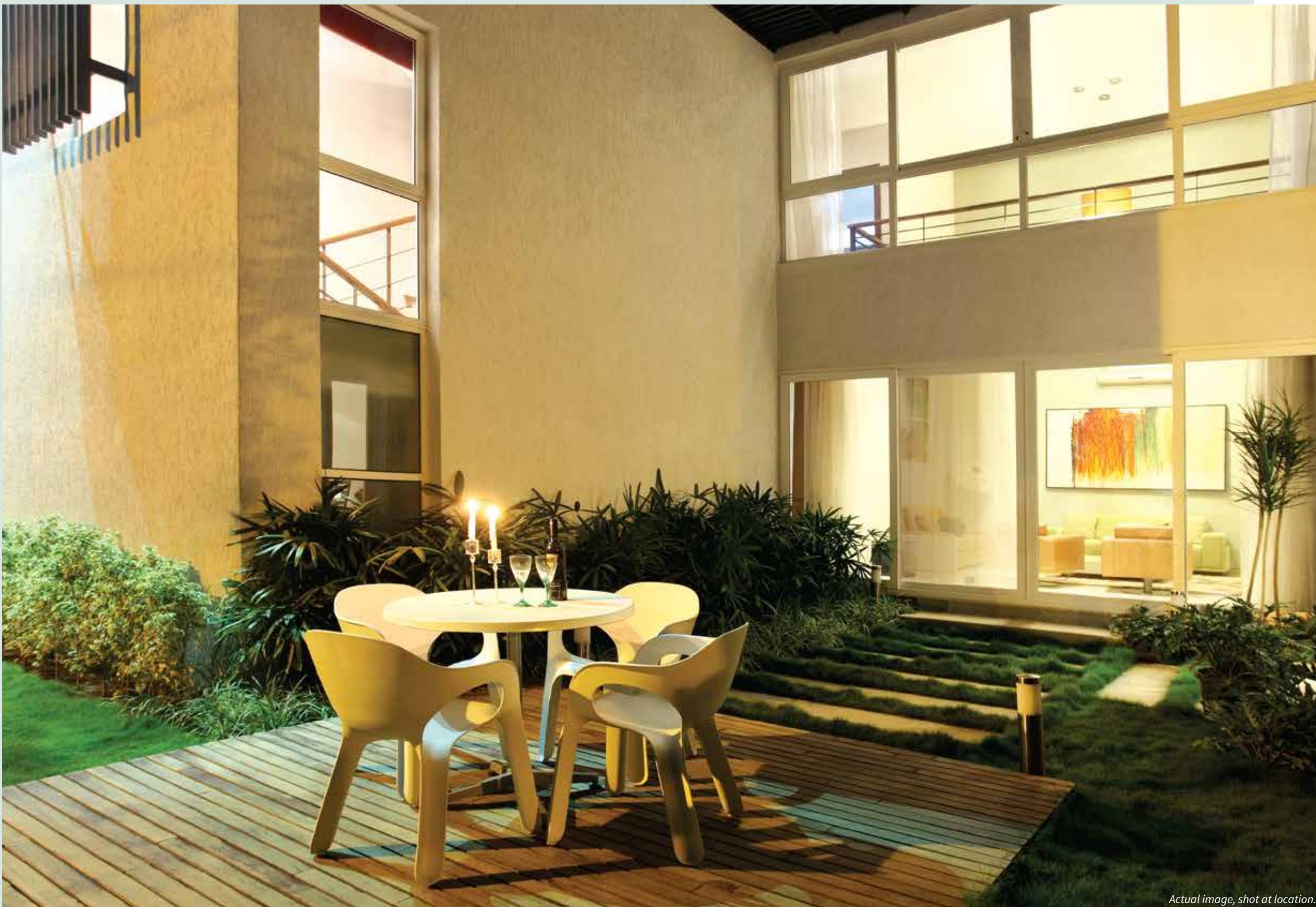
PAINTING

| | |
|----------------------------|----------------------------|
| Interior walls and ceiling | : Plastic emulsion |
| External walls | : Textured emulsion paints |
| Maid's room | : Tractor emulsion |

SECURITY AND UTILITIES

| | |
|--------------------|--|
| Outside entry door | : Monitoring sensor (Magnet reed contact set) for 5 doors |
| Gas detector | : 1 No |
| Video door phone | : 1 No |





Actual image, shot at location.

A HOME AFTER YOUR HEART. A DECISION TO CHERISH FOR A LIFETIME.

Market-defining large PPP (Public Private Partnerships) in the pipeline will transform the ecosystem of the region. BIAL ITIR, Bengaluru Aerospace SEZ, the 413-acre Devanahalli Business Park and several more. With the advent of the KIA (Kempegowda International Airport), North Bengaluru has become a hotbed of activity, with three IT parks in the offing along with a 6-lane highway, suburban railway network and upcoming metro connectivity.

UNQUESTIONABLE REASONS TO INVEST IN THIS VICINITY



20 minutes' drive to Kempegowda International Airport via proposed STRR (Satellite Town Ring Road) and NH44/NH7.



Situated near the upcoming 12,000-acre BIAL IT Investment Region, creator of nearly 4 million jobs (projected).



950-acre Bengaluru Aerospace Park, including 250-acre special economic zone (SEZ) with Boeing, Airbus and Bombardier creating nearly 2.5 lakh jobs.



413-acre Devanahalli Business Park, expected to attract an investment of ₹ 16,000 cr. (\$2.2 billion) over the next 5-7 years.



Bengaluru International Convention Centre will be built on 35 acres of land next to the International Airport through a PPP model.



The STRR (Satellite Town Ring Road) Project connecting 12 satellite towns of Bengaluru is under progress.



Close to world-class healthcare facilities and one of the best leisure and entertainment avenues in North Bengaluru, including names like Manipal Hospital and Phoenix Market City Mall.



Phase 2 of NAMMA Metro which is expected to be complete by 2022, followed by the KSR Bengaluru-Devanahalli suburban railway network in 2023.

THE CHOICE OF LUXURIOUS VILLAS.
BECAUSE LIFE DESERVES TO BE CELEBRATED,
AND WELL.



PRESENTING CAPRICE AT CENTURY WINTERSUN



Representative image

A home that offers you freedom from the city's clutter, while staying minutes away from its exciting hubs. Spacious bedrooms, large living rooms with a private courtyard, an avant garde kitchen and dining and a private terrace – this villa has everything you need for your large-hearted family.

VILLA

C 110

G+1 Structure

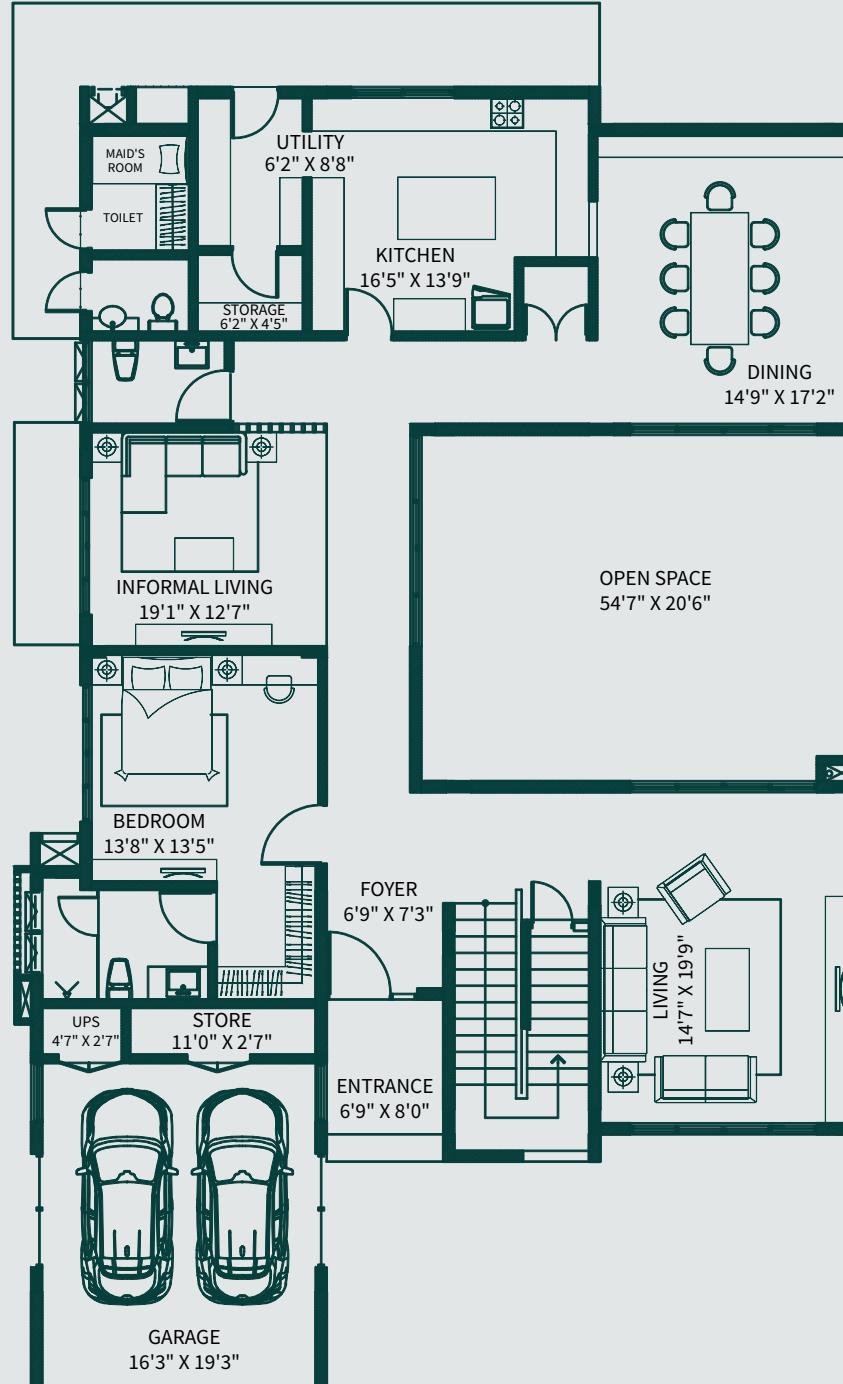
PLOT SIZE

8,583 sq. ft.

SBA

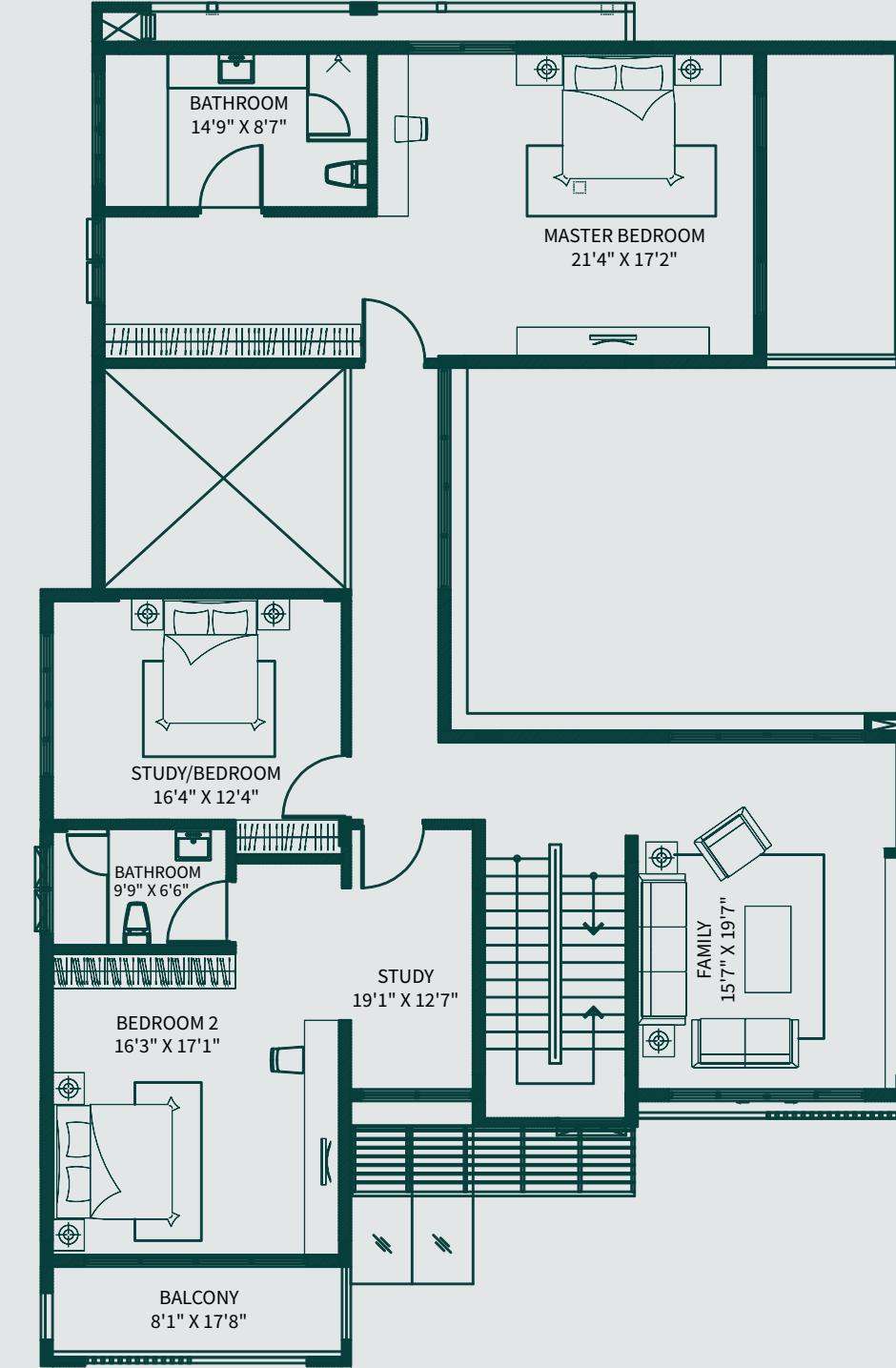
5,907 sq. ft.

4 spacious bedrooms | Double height living room with a view of a broad, open air courtyard Separate family rooms on each floor | Spacious dining room | Sumptuous kitchen with utility, storage and attached washing area | Prayer room | Spacious master bedroom with attached balcony Bedroom (No. 3) with attached study and balcony | Private terrace | 2 covered car parks Separate room for domestic help with separate entry



G
FLOOR

1ST
FLOOR



VILLA

C 111

G+1 Structure

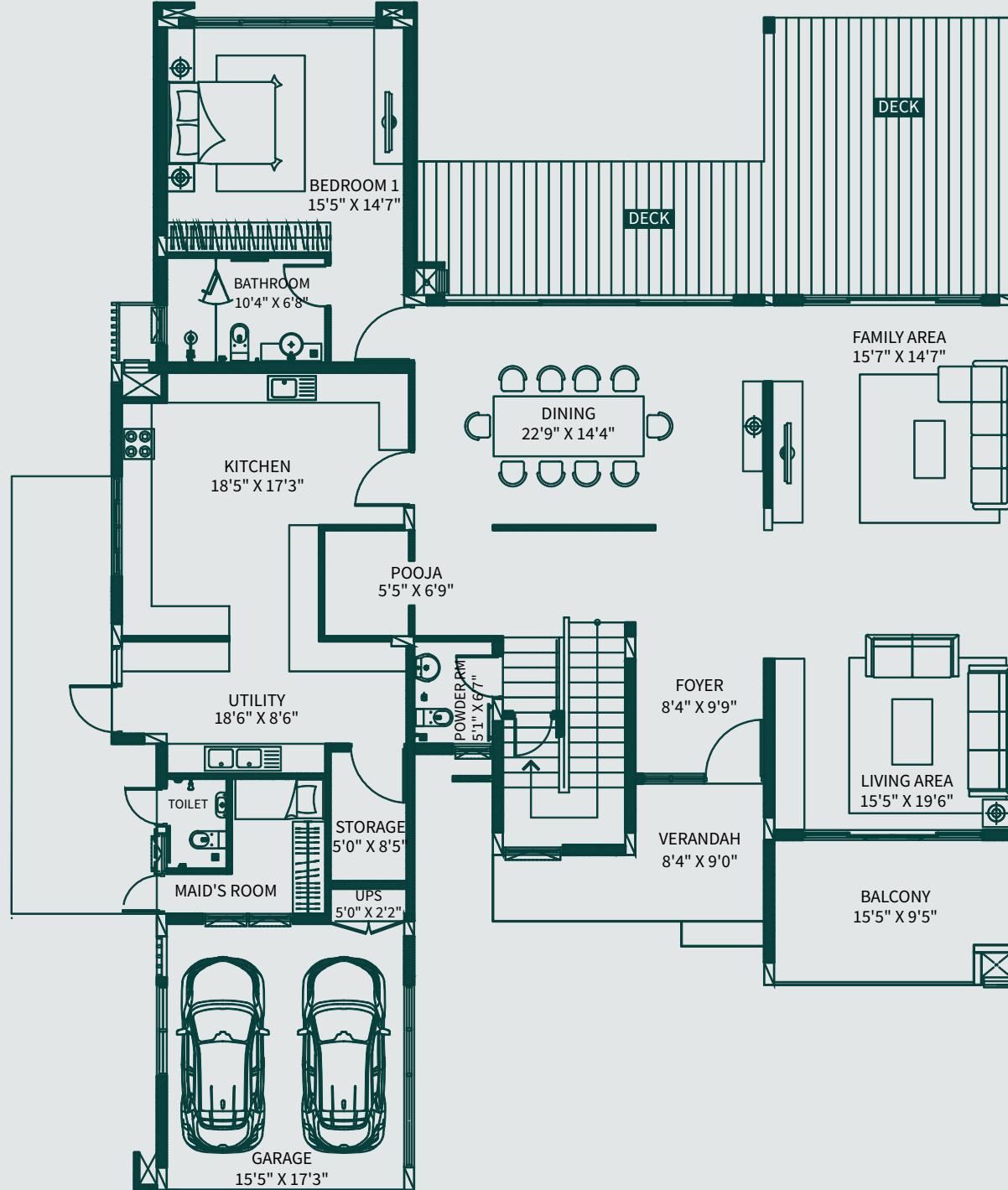
PLOT SIZE

7,999 sq. ft.

SBA

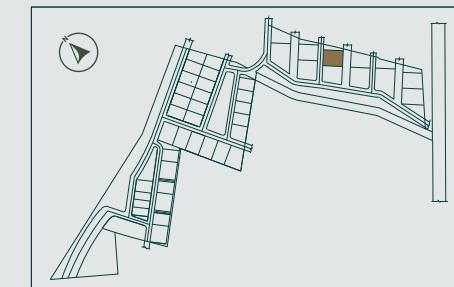
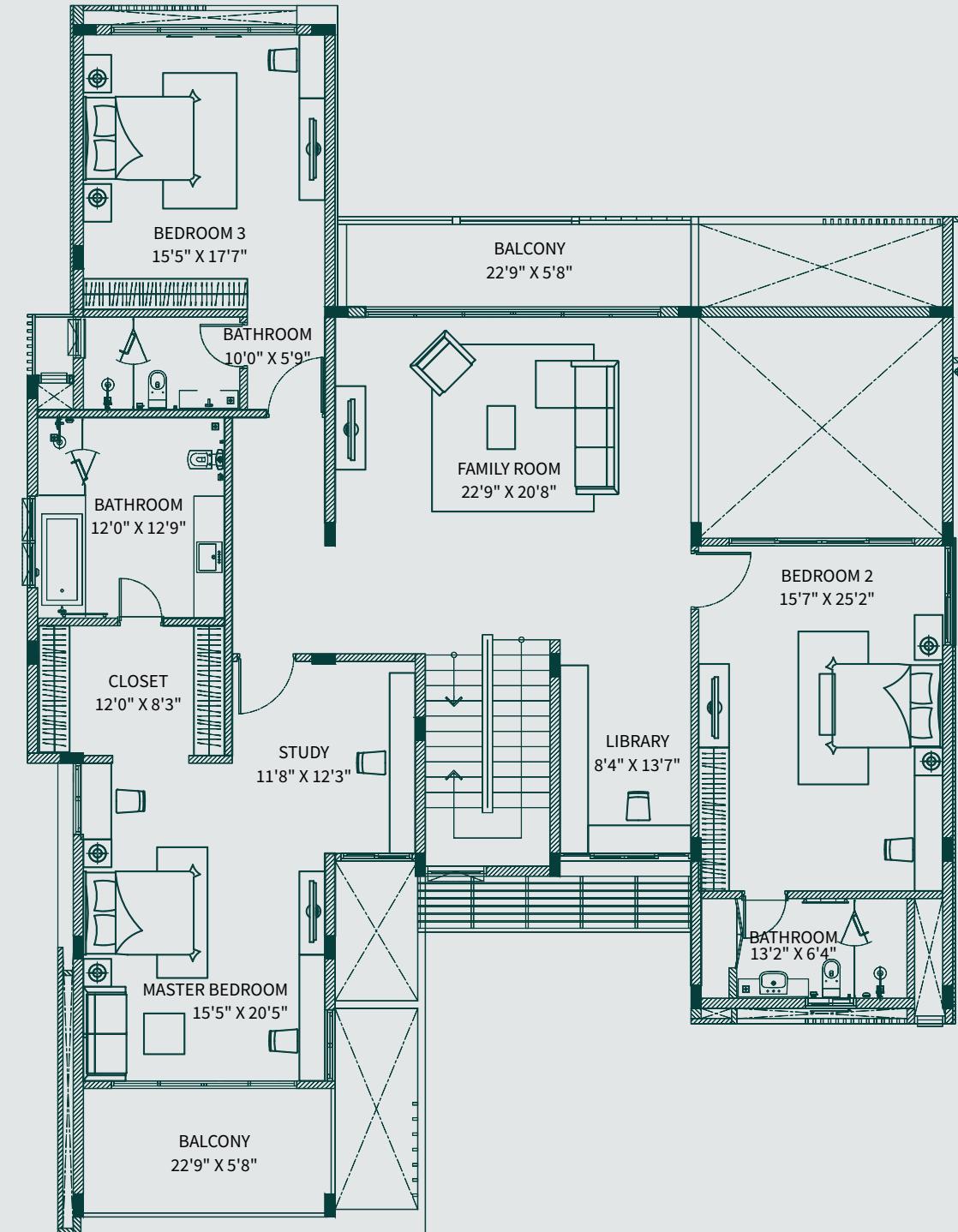
6,181 sq. ft.

4 spacious bedrooms | Separate family rooms on each floor | Spacious dining room | Large kitchen with utility, storage and attached washing area | Prayer room Open-air L-shaped deck | Spacious master bedroom with attached study, closet and balcony | Attached washrooms with every bedroom | Library | Private terrace | 2 covered car parks | Separate room for domestic help with separate entry



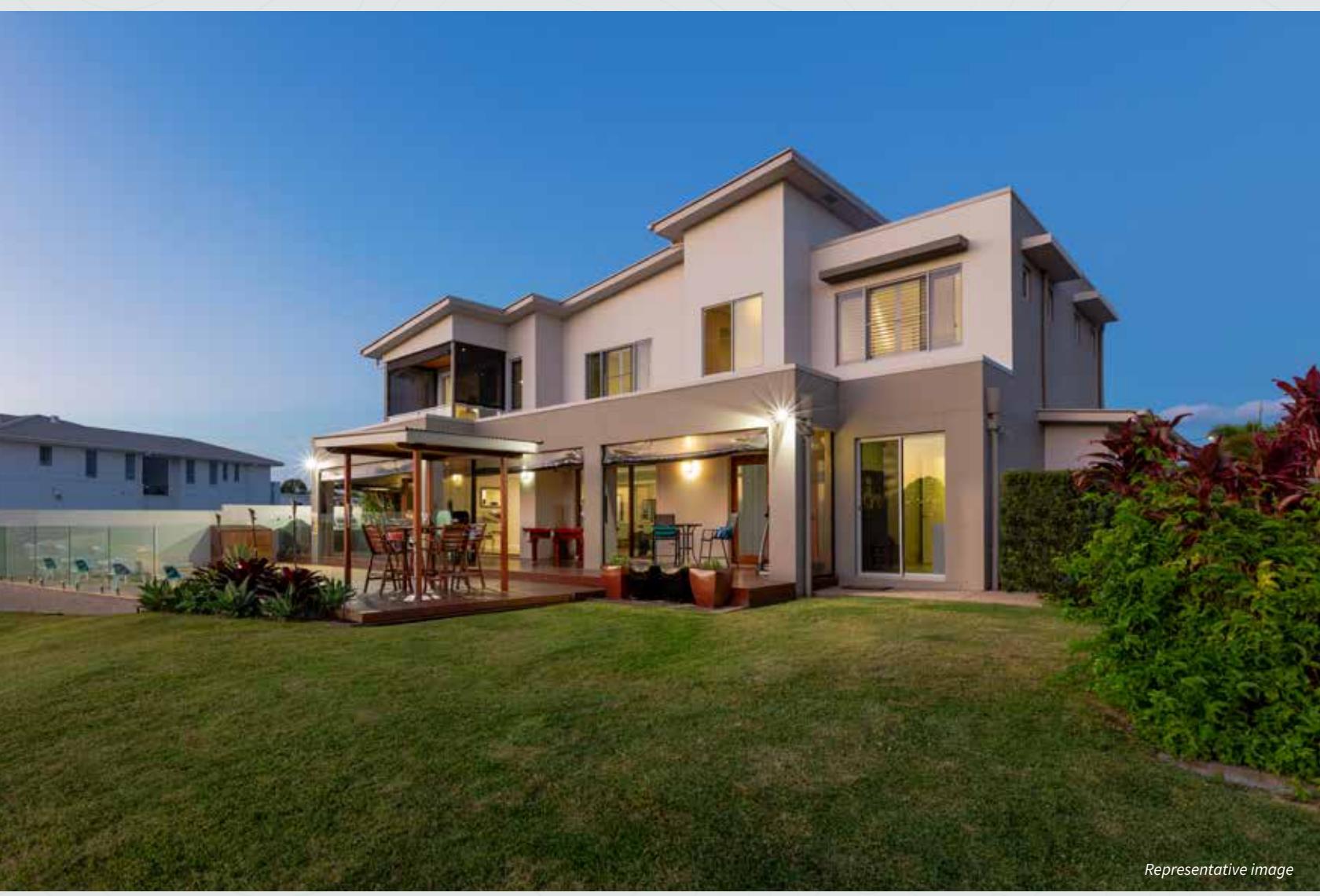
G
FLOOR

1ST
FLOOR





PRESENTING BANGI AT CENTURY WINTERSUN



Representative image

This 3-bed ultra-luxury villa offers more than any typical home you'll get in a gated community. The bedroom and living rooms with a private courtyard in the ground floor are designed to be as exquisite as it can get to offer you a taste of your own style. A complete privacy awaits you in the first floor where 2 spacious bedrooms, a study room and a family room are judiciously separated giving abundance of natural light and ventilation.

VILLA

A 103

G+1 Structure

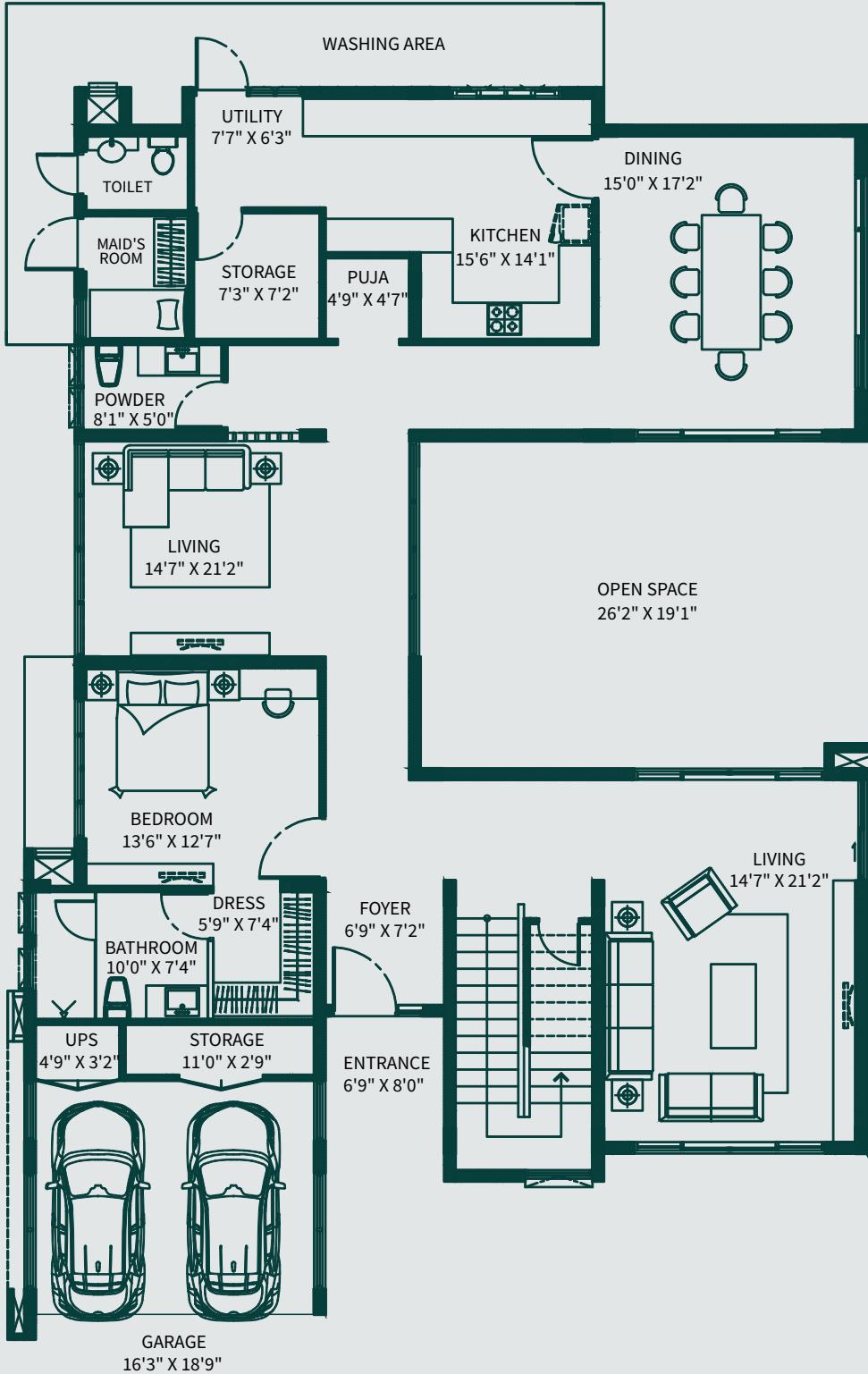
PLOT SIZE

7,213 sq. ft.

SBA

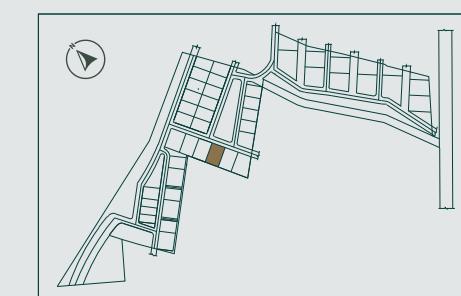
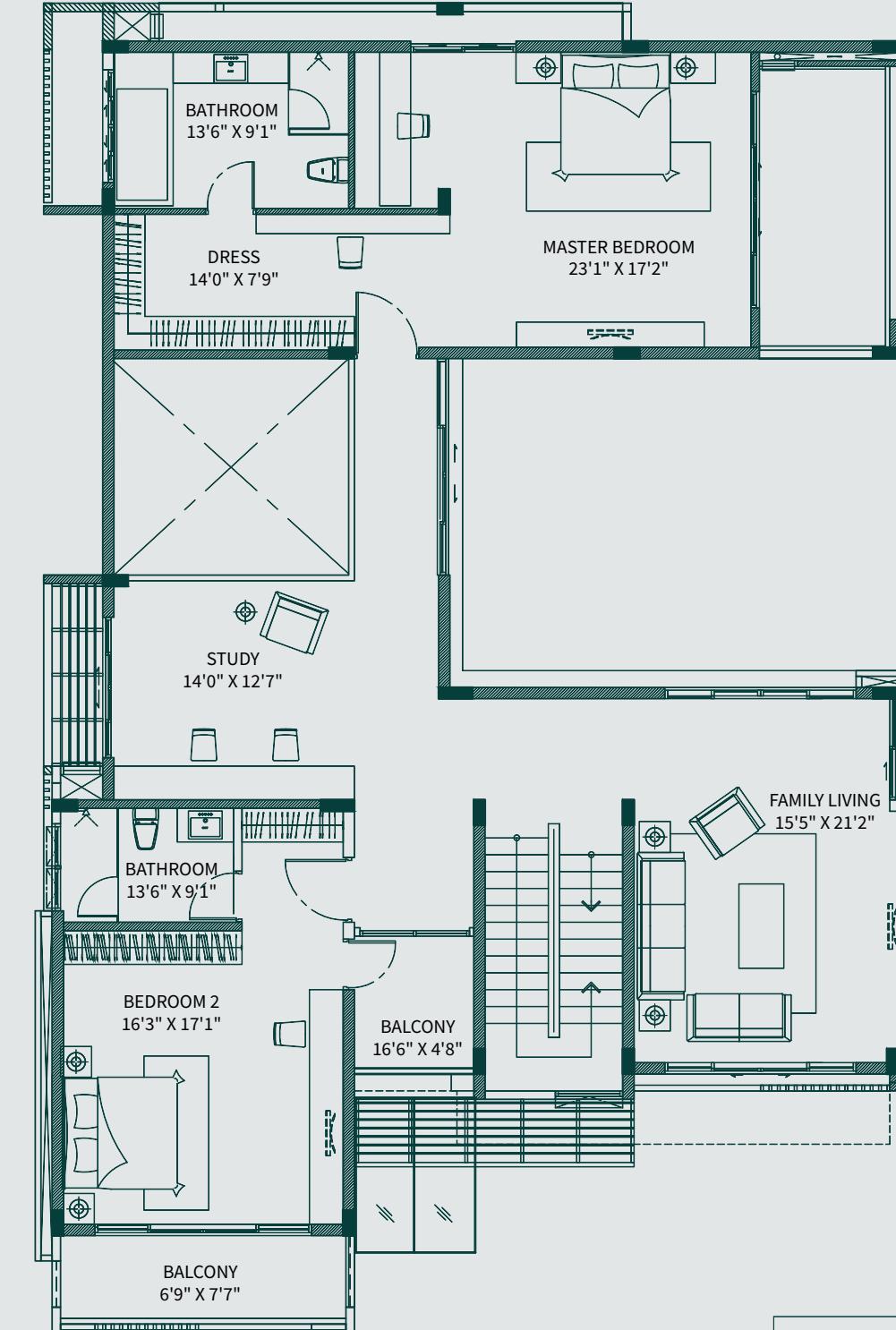
5,222 sq. ft.

3 spacious bedrooms | Double height living room with a view of a broad, open air courtyard
Separate family rooms in each floor | Spacious dining room | Sumptuous kitchen with utility,
storage and attached washing area | Prayer room | Spacious master bedroom with attached
dress area | Attached balconies with both bedrooms in first floor | Private terrace | 2 covered
car parks | Separate room for domestic help with separate entry.



G
FLOOR

1ST
FLOOR





PRESENTING RAINTREE AT CENTURY WINTERSUN



Representative image

Discover all the benefits of an independent home with the safety and convenience of urban living. This courtyard villa offers abundant light, ventilation and spaces. The double-height living area offers a decadent, luxurious touch, while the private courtyard serves as a reclusive, private venue. Complete privacy awaits you in the first floor where 3 spacious bedrooms and a family room are judiciously separated, again offering plenty of natural light and ventilation.

VILLA

A 133

G+1 Structure

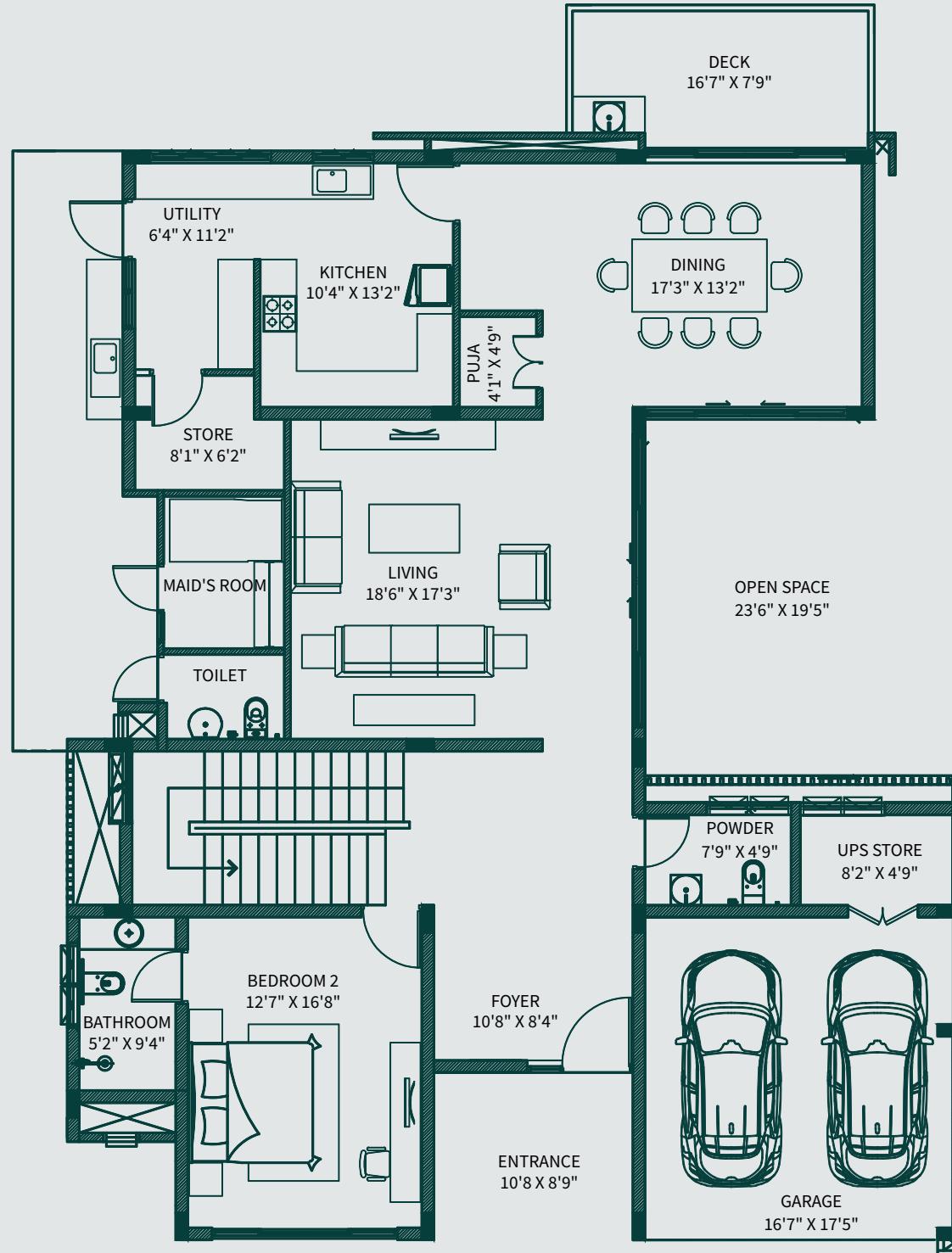
PLOT SIZE

4,869 sq. ft.

SBA

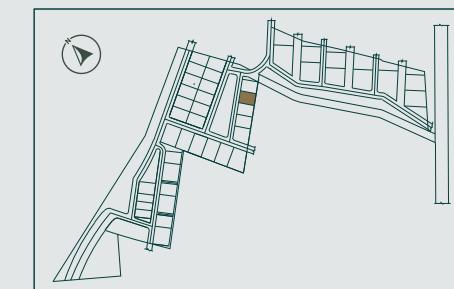
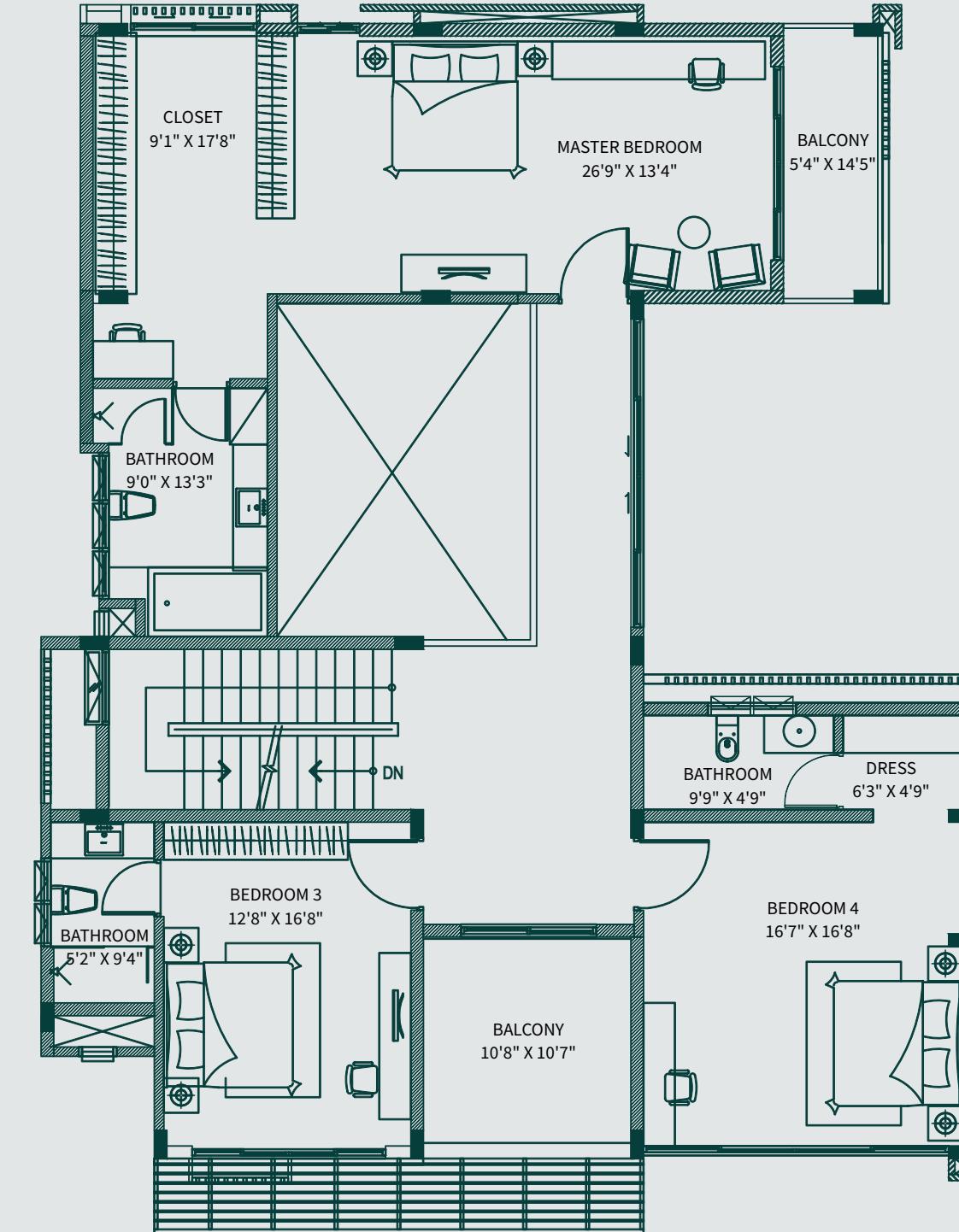
4,371 sq. ft.

4 spacious bedrooms | Double height living room with a view of a broad, open air courtyard | Spacious dining room | Sumptuous kitchen with utility, storage and attached washing area | Prayer room | Spacious master bedroom with attached closet and balcony | Attached washrooms with every bedroom | Private terrace | 2 covered car parks Separate room for domestic help with separate entry.



G
FLOOR

1ST
FLOOR





PRESENTING SWEETBAY AT CENTURY WINTERSUN



Representative image

This 4 bed ultra-luxury villa, a true statement of tasteful design for those people who share our passion for design and quality. A complete privacy introduced to create space that are smart and modern, yet warm and inviting. Exquisitely designed ground floor with double height living and bed room with private courtyard. the first floor where 3 spacious bedrooms and a family room are judiciously separated giving abundance of natural light and ventilation.

VILLA

A 111

G+1 Structure

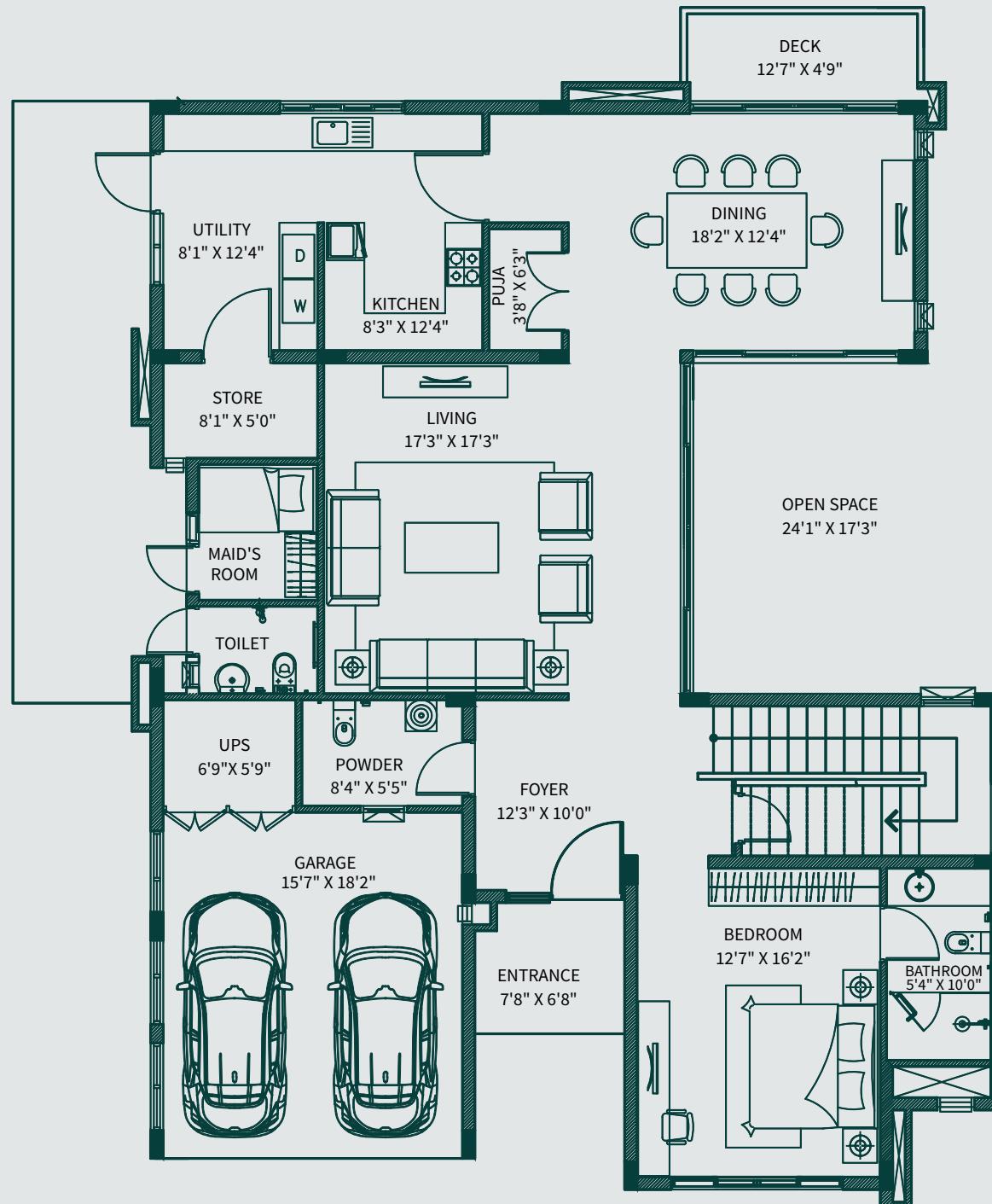
PLOT SIZE

5,371 sq. ft.

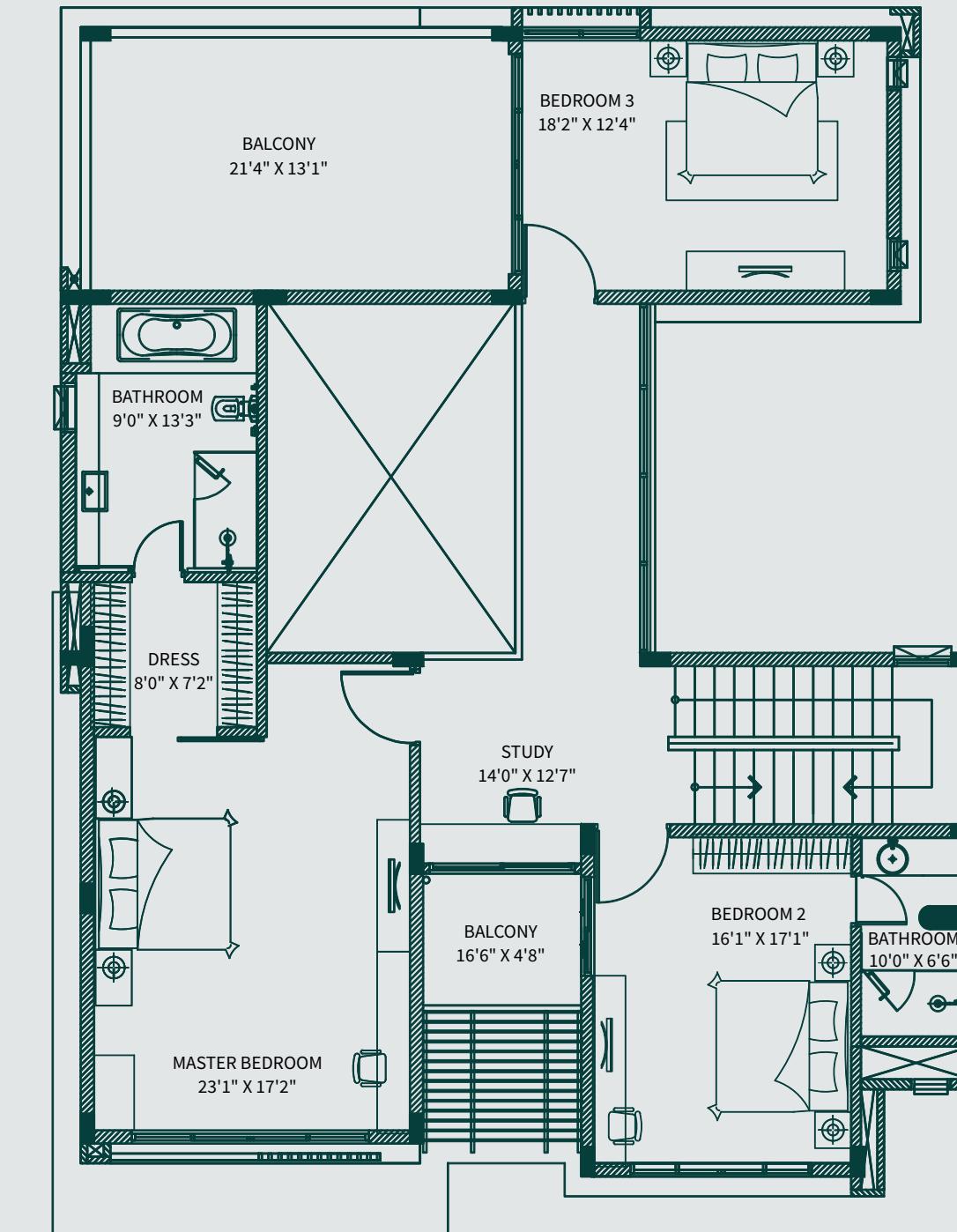
SBA

3,745 sq. ft.

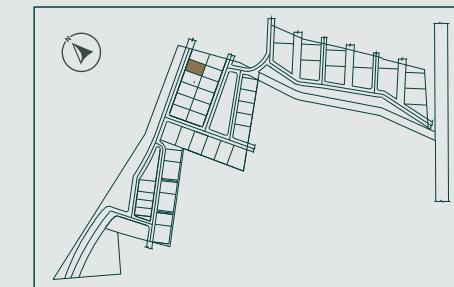
4 spacious bedrooms | Double height living room with a view of a broad, open air courtyard
Spacious dining room | Lavish kitchen, with utility, storage and attached washing area | Prayer room
Spacious master bedroom with an attached dress area and study | 2 balconies in first floor
Private terrace | 2 covered car parks | Separate room for domestic help with separate entry.



G
FLOOR



1ST
FLOOR



Century Real Estate

A legacy of over 4 decades - harnessing the past, creating the present and defining the blueprint for the future.

- ▶ One of the most respected and trustworthy names in the Indian real estate industry.
- ▶ Over 3,000 acres of land banks, with massive development potential.
- ▶ Over 20 mn. sq. ft. of quality residential and commercial assets under construction.
- ▶ Multiple executed partnerships across quality housing and commercial spaces for thousands of Bangaloreans, over the last 4 decades.