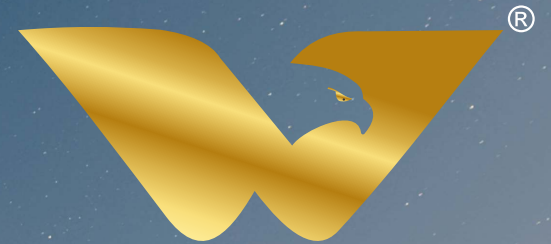


ROYAL
NEST



123
BHK



WONE8ESTATES PVT. LTD.



WONE8ESTATES PVT. LTD.

At Wone8Estates, we apply over a decade of construction knowledge to every endeavor. Despite being a relatively new name in the industry, our connections to the construction field are deeply rooted. Our proficient team is devoted to delivering homes of the highest quality. We integrate our experience with a contemporary outlook to craft environments that are not only functional but also remarkably inspiring.

Building a Stronger Future, One Project at a Time.

100% Satisfaction guarantee

Highly professional team

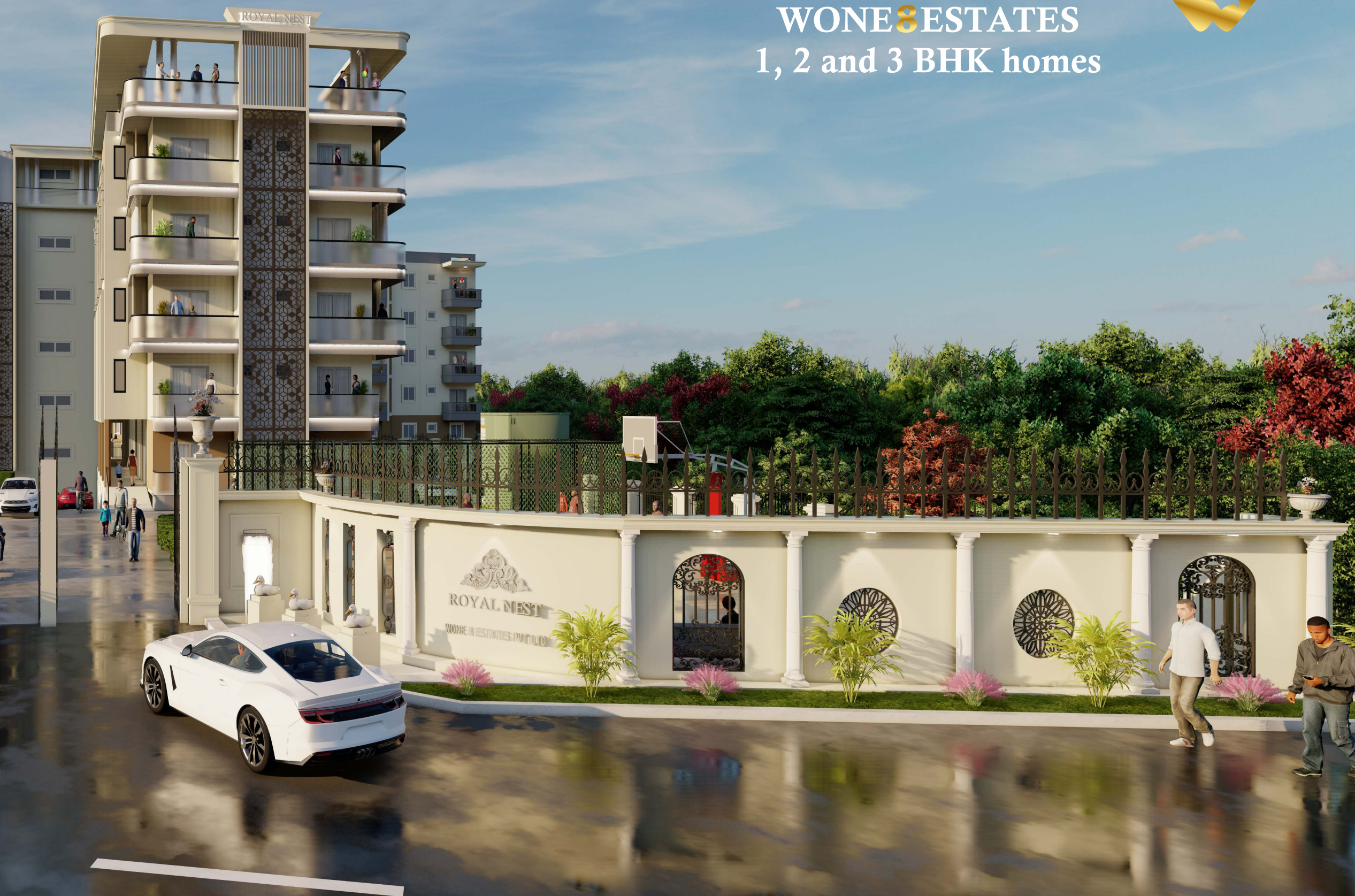
Dealing always on time





WONE8ESTATES

1, 2 and 3 BHK homes





Location : Sy No. 67/2B & 70, Mahal
Chowdenahalli, Sarjapura
Chikkatirupati Road,
NH 648, Sarjapura,
Bengaluru-562125

Total Land Area : 1 Acres 14 Guntas

Area of 1 BHK : 500.41 & 602.49 SBA

Area of 2 BHK : 1133.16 to 1388.52 SBA

Area of 3 BHK : 1425.10 to 1815.78 SBA

Structure Details : Basements + Ground+ 4 Floors

PROXIMITY

EDUCATIONAL INSTITUTIONS

Indus International School	- 8 km
Oakridge international School	- 10 km
Silver Oaks international School	- 10 km
TISB International School	- 10 km
Green wood High	- 11 km
Global India international School	- 11 km
Inventure Academy	- 12 km
Delhi Public School	- 13 km
St. Patrick's Academy	- 14 km
Harvest International School	- 15 km

HOSPITALS

Town Hospital	- 4 km
Multi Speciality Clinic	- 4 km

Motherhood Hospital	- 19 km
Columbia Asia Hospital (Sarjapur Rd)	- 20 km
Narayana Hrudayalaya	- 23 km

WORK STATIONS/OTHER MAJOR STATIONS

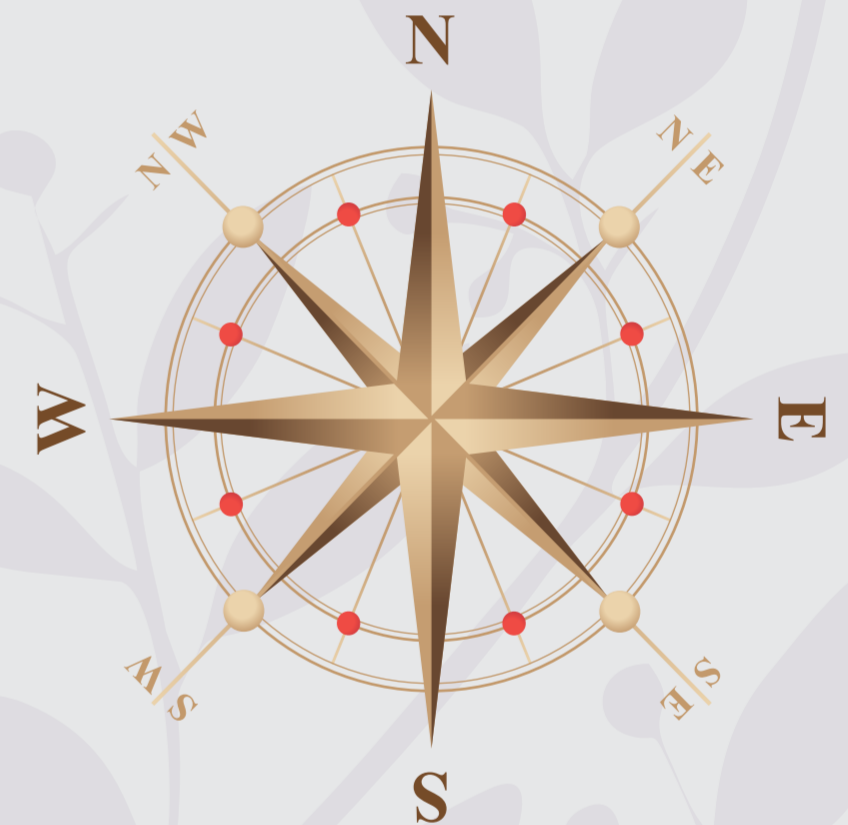
Sarjapur Police Station	- 4 km
D-Mart	- 5 km
Wipro SEZ	- 14 km
RGATechPark	- 15 km
White Field	- 17 km
Wipro Corporate Office	- 18 km
Bellandur Outer ring road	- 20 km
Electronic City	- 20 km
RMZ Eco Space	- 20 km
ITPL	- 22 km
Bangalore International Airport	- 56 km

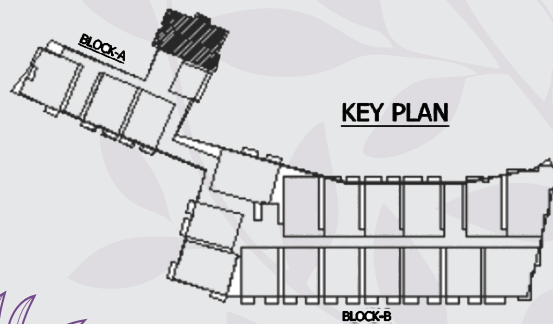
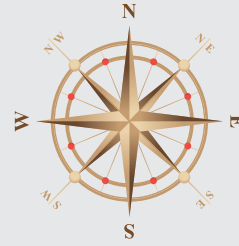


LEGEND

1. ENTRY & EXIT
2. SECURITY ROOM
3. WAITING LOUNGE
4. TRANSFORMER & GENERATOR
5. BASKETBALL COURT
6. NET CRICKET PITCH
7. CHILDRENS PLAY AREA WITH SAND PIT
8. ELDER'S ZONE
9. TERRACE SWIMMING POOL
10. CAFETERIA MULTIPURPOSE HALL
11. INDORE BADMINTON COURT
12. MINI CENIMA THEATER
13. INDOOR GAMES ARENA
14. GYM
15. AEROBICS AND YOGA ROOM

16. GAZEBO
17. LIBRARY
18. LAWN WITH PARK
19. JOGING TRACK
20. KIDS PLAY AREA
21. CLUB HOUSE
22. SWIMMING POOL
23. TODDLER'S POOL
24. POOL CAFÉ
25. FLOWER GARDEN
26. WOODEN SWINGS
27. WOODEN SEE SAW
28. SENIOR CITIZEN'S LOUNGE
29. MEDITATION PLAZAS WITH SEATING
30. CLUB HOUSE TERRACE PARTY HALL

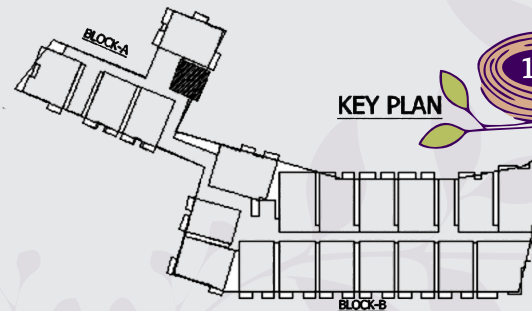




KEY PLAN

Type-A
201 - 501
A-Block
SBA -1712.71 Sft

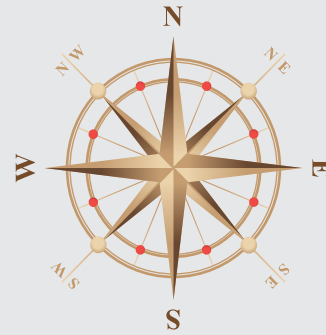
3-BHK



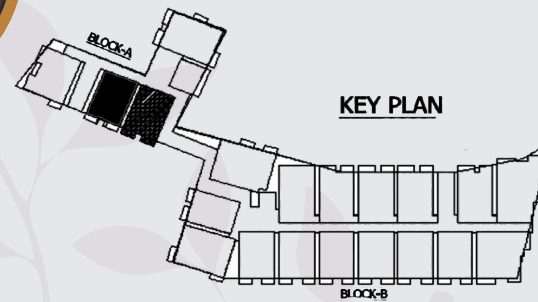
KEY PLAN

Type-B
202 - 502
A-Block
SBA -602.49 Sft

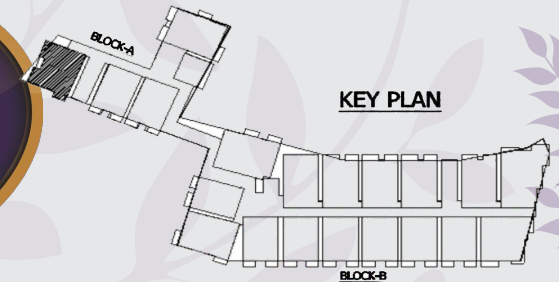
1-BHK

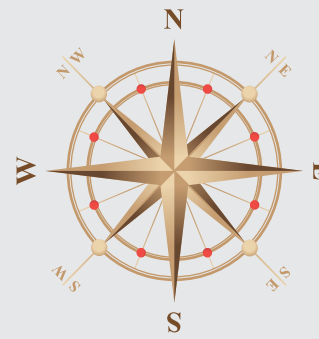


Type-C
203 - 503 & 204 - 504
A-Block
SBA -1257 .85 Sft



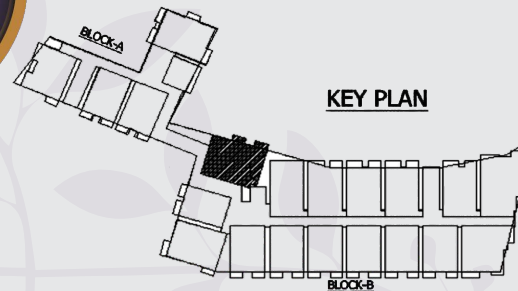
Type-D
205 - 505
A-Block
SBA -1375.55 Sft





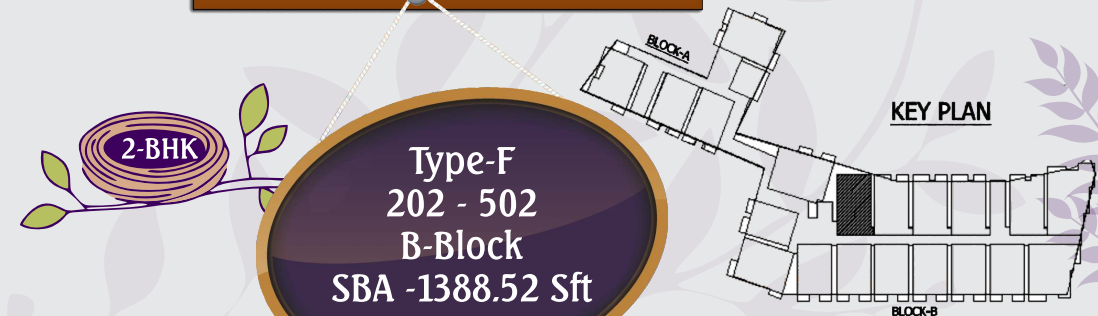
Type-E
201 - 401
B-Block
SBA - 1720.69 Sft

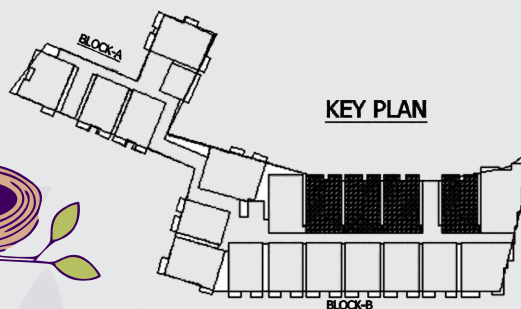
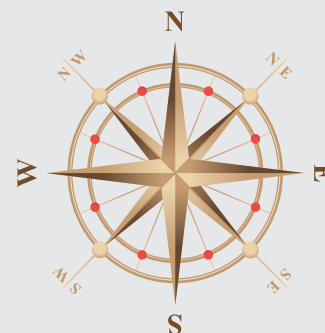
3-BHK



Type-F
202 - 502
B-Block
SBA - 1388.52 Sft

2-BHK





Type-G
203 - 503, 204 - 504
205 - 505, 206 - 506
B-Block
SBA -1364.58 Sft

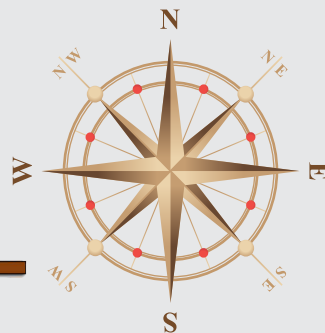
2-BHK



Type-H
207 - 507
B-Block
SBA -1932.49 Sft

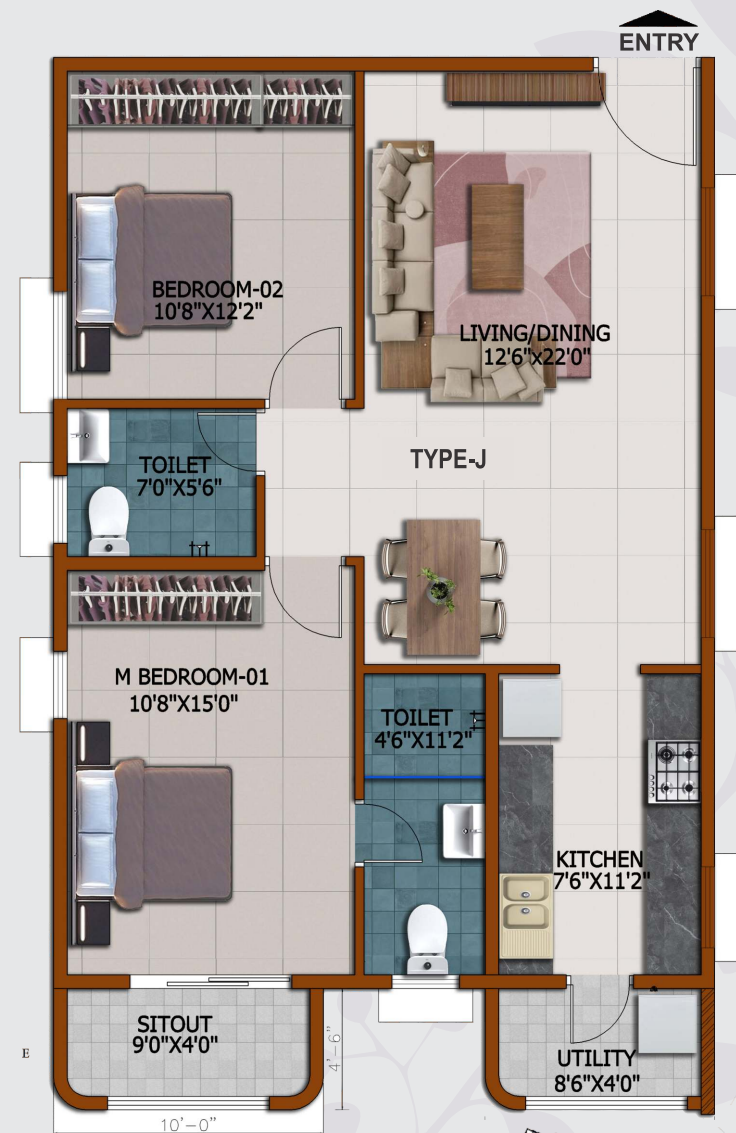
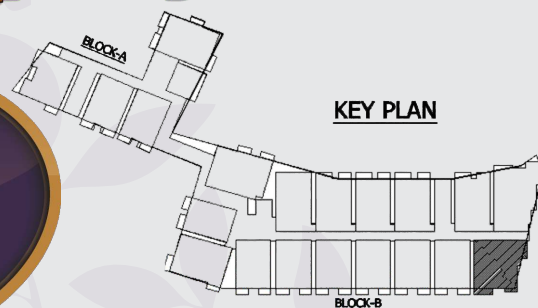
KEY PLAN

KEY PLAN



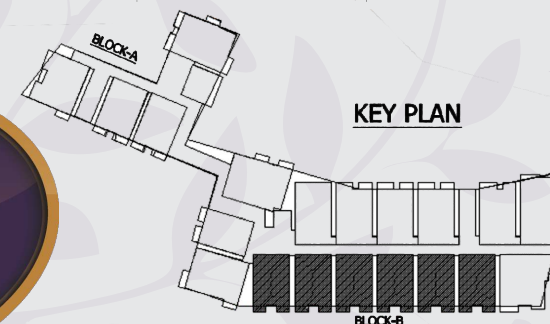
3-BHK

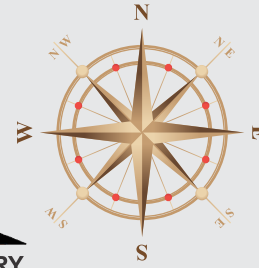
Type-I
208 - 508
B-Block
SBA -1635.90 Sft



2-BHK

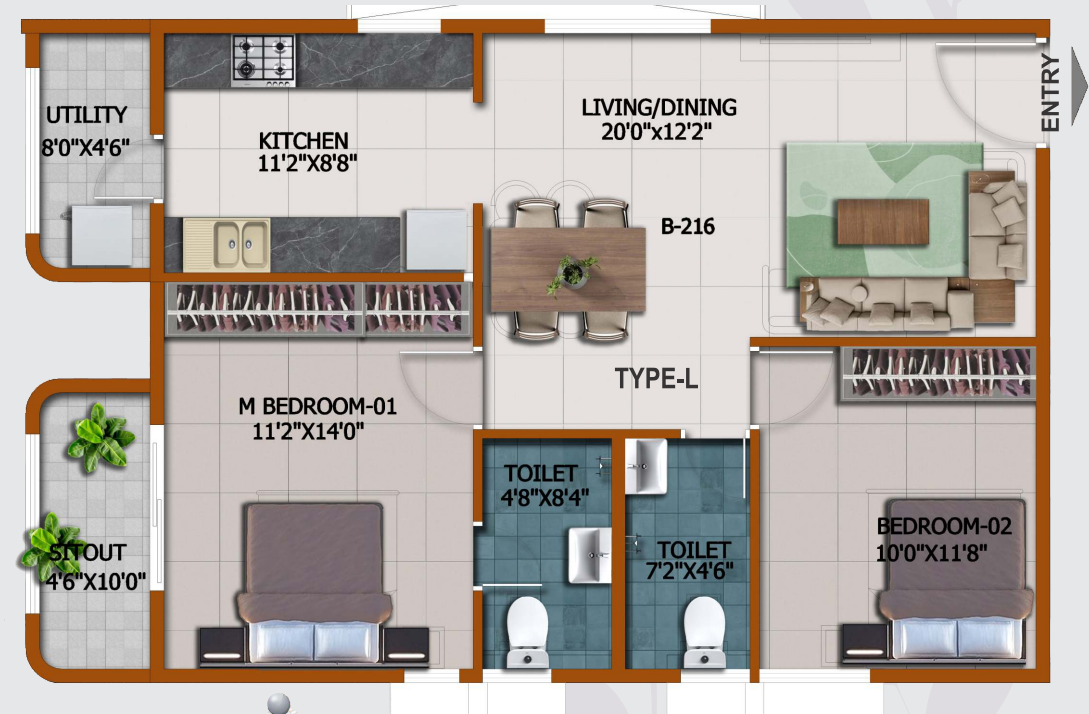
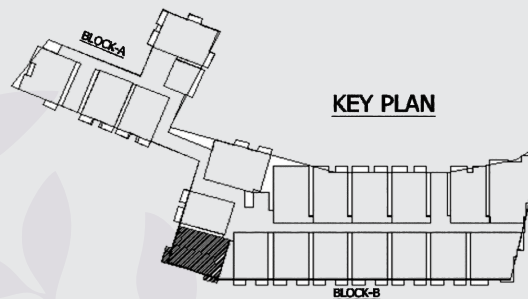
Type-J
209- 509, 210- 510
211 - 511, 212 - 512
213 -513 , 214 - 514
B-Block
SBA -1234.91 Sft





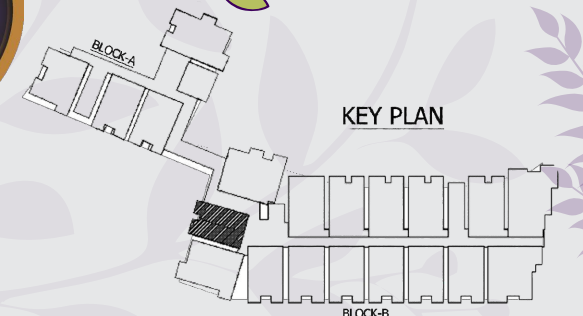
Type-K
215 - 515
B-Block
SBA -1592.01 Sft

3-BHK



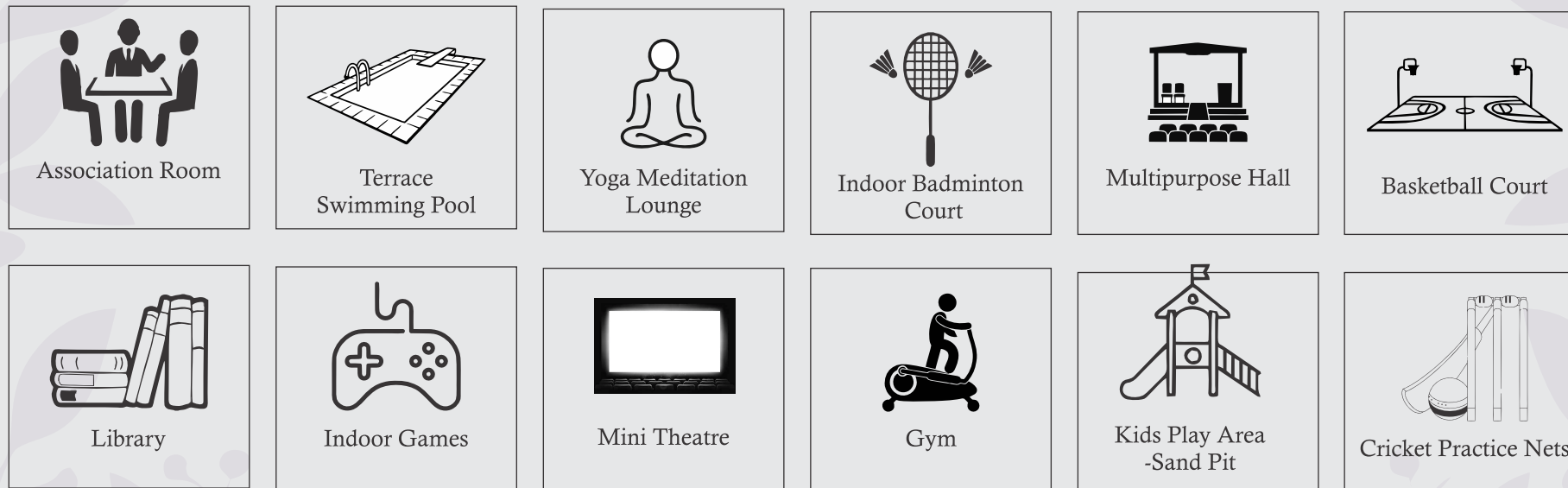
Type-L
216 - 516
B-Block
SBA -1160.43 Sft

2-BHK

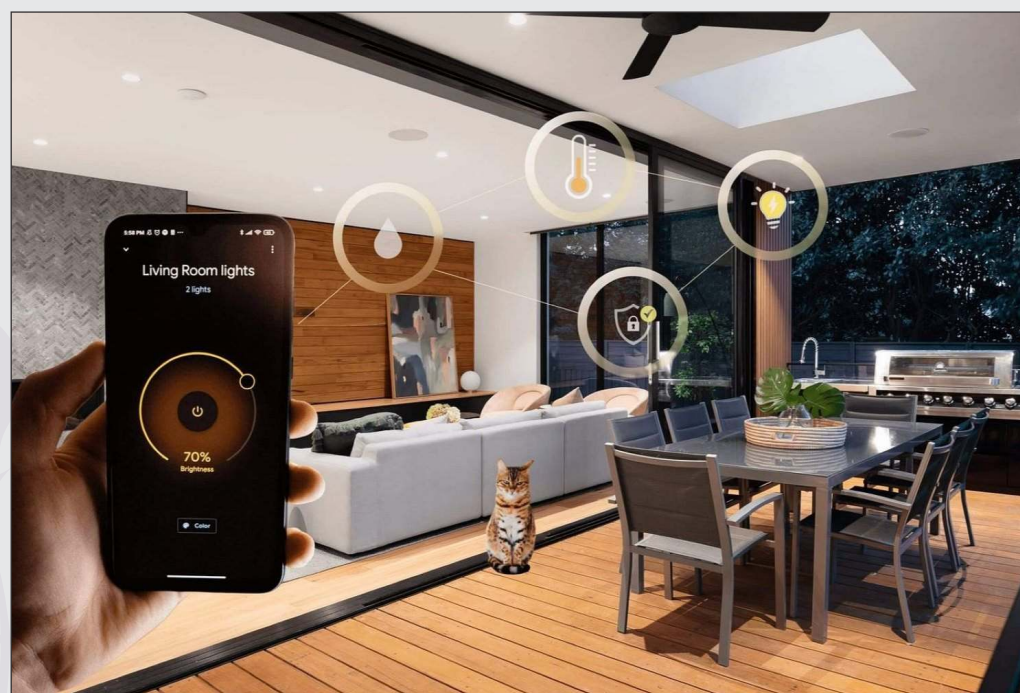




Amenities



Home Automation System





Specifications



STRUCTURE

- Framed Structure:** RCC framed structure to withstand Wind and Seismic loads
- Super Structure:** 6" thick Solid Block Masonry for External Walls and 4" thick Solid Block Masonry for Internal Walls.
- Plastering:** Internal and External Two Coats of plastering in CM(1:6) and CM(1:4) respectively.



DOORS & WINDOWS

- Main Door:** 8'x4' Teakwood frame and two side teak wood finish Shutters with brass hardware fixtures and Digital branded locks.
- Internal Door:** Hardwood door frames with design moulded skin shutter along with cp hardware fittings and branded lock.
- Master Bedroom Toilet** EWC – Kohler or equivalent White colour wall Mounted EWC with seat cover, Flush Valve, Health Faucet. Shower Cubical
WASH BASIN- White colour washbasin on counter with Faucet
SHOWER - shower with thermostat divertor and rain drop shower.
FAUCETS - CP fixtures
PROVISIONS - Provision for geyser (electrical & plumbing lines).
- French Doors (If any):** UPVC door frame with Glass Sliding shutters with mosquito mesh without safety grill.
- Windows:** Heavy duty UPVC sliding windows made from specially designed & manufactured sections with mosquito mesh and 4 mm thick plain glass, MS grill for safety with enamel paint.
- Ventilators:** UPVC with fixed glass, exhaust provision, without safety grill.



PAINTING

- External:** Two Coat Exterior Asian ultima weather shield over a coat of primer- Sponge finish.
- Internal:** Smooth putty finish with two coats of premium Asian ultima paint of reputed brand over a coat of primer.



FLOORING

- All Bed Rooms, Living, Dining & Kitchen:** Superior quality 8x4 Vitrified tiles for living, Dining Room, Bed Rooms, Kitchen and 1x4 wooden tiles for master bedroom & Glazed /Matt finished Ceramic tiles dado upto 2ft height in Kitchen.
- Bathrooms:** Acid resistant, Anti skid Ceramic tiles 300 X 300mm of reputed make
- Balconies:** Acid resistant, Anti-skid Ceramic tiles of size 400X400mm of reputed brand.
- Utilities/Wash:** Acid resistant, Anti-skid Ceramic tiles of size 300X300mm of reputed brand.
- Staircases:** Polished kota stone.



KITCHEN AND UTILITY:

- Kitchen:** Treated water connection and provision for water purifier, provision of inlet and outlet for kitchen sink.
- Utility:** Provision for Washing machine and SS single bowl sink with granite counter.



BATHROOMS

All Bathrooms shall consist of

1. Wash basin with half pedestal.
2. EWC with concealed flush tank or flush valve of Kohler or equivalent make/brand
3. Hot and Cold concealed single lever diverter with head shower.
4. Provision for geyser in all bathrooms.
5. All C.P. fittings are chrome plated.



ELECTRICALS

1. Concealed copper wiring of Polycab/ Anchor or equivalent make.
2. Power outlets for Air-Conditioners in all the bedrooms.
3. Power outlets for geysers in all bathrooms.
4. Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen.
5. Plug points for television in Living and Master bedroom.
6. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Schneider's or equivalent make.
7. Elegant designer modular electrical switches of legrand or equivalent make.



TELE-COMM. & INTERNET

1. Telephone & Internet point in Master Bedroom and living room.
2. DTH/ Cable TV: Provision for cable connection in Master Bed room and Living room.

SECURITY

1. Intercom facility connecting security, club house and other common areas.
2. Standalone video door phone for every unit of reputed brand.
3. CCTV surveillance at project entry, exit and driveways.



ELEVATORS

Branded automatic elevators with Granite / Vitrified cladding.



GENERATOR

100% DG set backup for common area & clubhouse & invertors will be provided for the individual flats.



LOCATION MAP

NOT TO SCALE



Royal Nest Location, Sarjapur, Bangalore.



WONE8ESTATES PVT. LTD.

Corporate Office Address:

4/19, 2nd Floor, 20th Main Road, Maruthi Nagar, BTM 1st Stage, Bengaluru-68

Contact No: 8884449018 | **Web:** www.wone8estates.com

In Association with



Disclaimer: This brochure is purely conceptual and not a legal offering. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability