

SREEHAN PROJECT - 1

Luxury Villas.....



ABOUT US



Our Mission – Grow along with Customers :

SREEHAN INFRACON is started by a team of passionate IT professional who are in the construction sector from past 15 years.

It has been our constant endeavour to deliver high value to our customers and help them in fulfilling their dream of living in a perfect place which they can call it as 'Home'.



ABOUT PROJECT



SREEHAN's Upcoming **LUXURY VILLA PROJECT** is our premium offering to people who want to live 'Larger than life'. It spread over an area as large as 5 + acres in Whitefield. There will be 83 luxury villas spread over huge open space. It is an ultra-luxurious villa project in Whitefield – Bangalore. Fulfil your wish of spending time amidst the greenery every single day by investing in this project!

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Each home is built on the basis of the foundation laid down by our gifted artisans who are inspired by modern architecture. Water bodies, wooden flooring and lots of greenery helps in defining Sapphire as project which stands for luxury and Glory.

It is needless to say that all our projects are VASTU-compliant as we understand the Indian sensibilities. All the Villas will be constructed with high quality as bylaws with ZERO Deviation.

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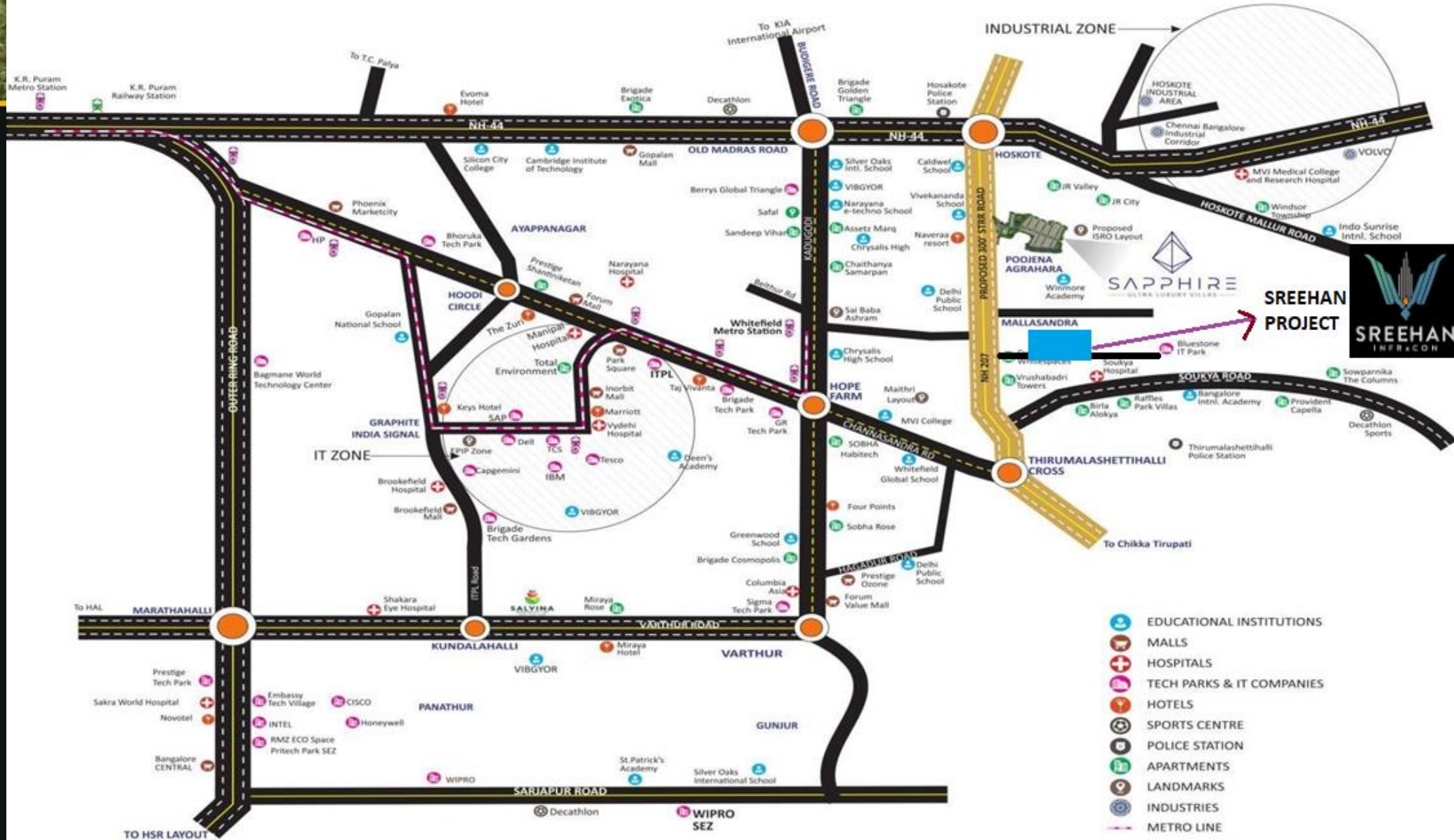


Each of the villas will be an epitome of luxury.

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Each of the villas will be an epitome of luxury.

Location Map



Villa Project Conceptual Plan





Location Highlights



This project will be coming up at a prime location as it will be located in the midst of SEZs of East Bangalore and surrounded by 700 companies. Close proximity to Shopping malls, Hospitals, International schools and top notch restaurants. Grocery shops, coffee shop, ATMs will also be close by.

Closest schools – DPS and WINMORE ACADAMY at 2.7 kms. Eminent tech parks – I.T.P.L., Inner circle, Sigma technology, G.R. Tech, H.M.Tech, Brigade tech are all located nearby.



Project Highlights



- > Project attached to NH 648
- > Luxury Project with Luxury Brands
- > Top location for Investment
- > High Quality Construction
- > Villa Starts with Minimum 3BHK
- > 100% VASTU and ample space inside
- > 2 CAR PARKINGS
- > Provision for LIFT inside the VILLA
- > Provision for TERRECE GARDEN



Villa Details

SIZE	Type A	SBU Area	BU Area	Type B	SBU Area	BU Area
VILLA With 30 * 40 Plot (1200) Sft	3 BHK	2533 Sft	1900 Sft	4 BHK	2933 Sft	2200 Sft
VILLA With 30 * 50 Plot (1500) Sft	3 BHK	3100 Sft	2325 Sft	4 BHK	3500 Sft	2625 Sft



Specifications

STRUCTURE	RCC framed structure with 6 inches solid block masonry for outer walls of each row villa and 4 inches solid block masonry for internal walls.
FLOORING	Kajaria / Regent/ Johson Brand Digital Glazed Vitrified tiles of 1200 mm X 1600mm for living / Family / Dining / kitchen / 2 Bedrooms. Imported wooden laminate flooring for master bedroom, Kajaria / Regent/ Johson Brand ceramic tiles for utility and bathrooms. Anti-skid pavers for car park.
INTERNAL STAIRCASE	20 mm thick high quality granite for Staircase with Wood railings and verticals with glass & SS brackets.
DADOING	High quality glazed ceramic tiles brands like Kajaria / / Regent / Johson brands of 2 feet high dadoing above platform for kitchen.
	High quality glazed ceramic tiles brands like Kajaria / Regent/ Johson brands of 7 feet dadoing for bathrooms.
KITCHEN	18 mm thick granite platform, Franke/ Criysil brand good quality stainless steel sink with drain board.



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WOODEN DOORS	Main door: Teak wood frame with teak shutter of standard design pattern and attached French window with melamine polish. Good quality antique Brass hardware fixtures and imported door locks. Other doors: Good quality Sal wood frame with solid door shutters with textured polyvinyl lamination of standard design Brass Beadings pattern with Good quality antique Brass hardware fixtures and imported door locks.
WINDOWS	Three track High quality UPVC frames with mosquito mesh shutter of LG / Fenesta Brand.
VENTILATORS	High quality UPVC frames with glass louvers of LG / Fenesta Brand.
SANITARY FITTINGS	High quality Brilliant white TOTO / KOHLER Brand sanitary fittings with Gabrit Conceal tanks and Jaguar CP fittings. Glocera Furnished Sink Cabinets with Mirror and Soap Stand.
WATER SUPPLY	1000 liters capacity Syntex Brand PVC overhead tank for each Villa with water supply from over head tank.



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PAINTING – Internal Walls	For internal walls putty would be applied over one coat of primer followed by two coats of Asian Paints brand Royale emulsion paint with roller finish.
PAINTING – Frames & Doors	For Sal doors and Solid Lima door shutters one coat of wood primer followed by two coats of Asian Paints brand Enamel paint with matt finish.
PAINTING – External Walls	For external walls one coat primer paint followed by two coats of Asian Ultima brand water proof exterior paint except for front elevation for which Asian Ultima for textured surface will be applied.
ELECTRICAL WORKS	BESSCOM approved ISI Mark top brands like Finolex or V Guard or equivalent fire resisting wires for lighting and heating circuits with ISI branded PVC Conduits. BESSCOM approved ISI Mark Modular switches of top brands like Legrand / Crabtree brands will be provided.



Amenities

Swimming Pool
with Toddlers
pool

Beautiful
Landscaping &
Parks

Well-equipped
air conditioned
Gymnasium

Air conditioned
Club House

Indoor games
such as
Billiards, Table
Tennis etc.

Basket Ball
Practice Court

Cricket Net

Children Play
Areas

Rainwater
harvesting

Sewage
Treatment
Plant

Electronic
Surveillance for
Common Areas.

Shuttle Court

Covered CAR
Parking

24 Hours
Security.

24 Hours
Common Area
Power Back-up.



Our Success Partners



30 * 40 VILLA - WEST



S.B.U.A - 2533SQFT



- A** LIVING/DINING : 11'0" X 24'0"
- B** TOILET : 4'3" X 7'3"
- C** BED ROOM : 11'6" X 13'6"
- D** KITCHEN : 7'4" X 8'6"
- E** UTILITY : 3'4" X 8'2"
- F** PARKING : 14'9" X 14'9"



TYPE-1



WEST VILLA (9MX12M).

- A** BALCONY : 8'6" X 10'9"
- B** BED ROOM : 14'6" X 11'6"
- C** TOILET : 8'0" X 5'7"
- D** FAMILY : 11'6" X 10'6"
- E** BED ROOM : 14'6" X 13'6"
- F** TOILET : 8'0" X 5'0"
- G** CLOSET : 8'0" X 5'0"

30 * 40 VILLA - EAST

GROUND FLOOR..



S.B.U.A - 25335QFT..

1ST FLOOR ..



- A** LIVING : 11'6" X 15'3"
- B** KITCHEN & DINNING : 11'0" X 18'2"
- C** BED ROOM : 11'0" X 11'0"
- D** BATHROOM : 8'0" X 5'0"
- E** STORE / UTILITY : 3'0" X 6'4"
- C** PARKING : 14'9" X 15'9"



- A** FAMILY : 11'3" X 11'0"
- B** BALCONY : 10'8" X 12'10"
- C** BED ROOM : 14'6" X 10'0"
- D** BATH ROOM : 8'0" X 4'6"
- E** BED ROOM : 14'6" X 11'0"
- F** BATH ROOM : 8'0" X 5'6"
- G** CLOSET : 8'0" X 5'3"

TYPE - 1

EAST VILLA (9M X 12M)

30 * 50 VILLA - WEST



SREEHAN
INFRACON

GROUND FLOOR..



S.B.U.A-3100sqft..

1ST FLOOR ..



- A** LIVING : 15'3" X 15'9"
- B** FOYER: 7'3" X 4'6"
- C** DINNING: 11'3" X 11'0"
- D** KITCHEN: 11'6" X 11'0"
- E** STORE / UTILITY : 7'6" X 5'6"
- F** BATH ROOM : 7'9" X 5'9"
- G** BED ROOM : 11'0" X 12'0"
- H** PARKING : 15'3" X 14'3"



TYPE-2



WEST VILLA(9MX15M)

- A** FAMILY : 11'6" X 16'3"
- B** BED ROOM :14'9"X11'0"
- C** CLOSET : 8'0" X 5'3"
- D** BATH ROOM : 8'0" X 5'7"
- E** CLOSET: 8'4"X5'0"
- F** BATH ROOM : 5'9" X 8'0"
- G** BED ROOM : 11'0" X 15'3"
- H** BALCONY : 14'9" X 9'0"

30 * 50 VILLA - EAST

GROUND FLOOR..



S.B.U.A - 3133SQFT.

1ST FLOOR ..



- A** LIVING : 11'6" X 18'0"
- B** KITCHEN : 11'0" X 8'0"
- C** DINNING : 11'0" X 14'9"
- D** BED ROOM : 14'6" X 12'9"
- E** BATH ROOM : 8'0" X 5'9"
- F** CLOSET : 8'3" X 6'9"
- G** STORE / UTILITY : 3'0" X 7'0"
- H** PARKING : 14'9" X 14'9"



TYPE-2



EAST VILLA(9MX15M)

- A** FAMILY : 11'6" X 14'3"
- B** BALCONY : 14'6" X 11'0"
- C** BED ROOM : 11'0" X 15'3"
- D** BATH ROOM : 5'9" X 8'0"
- E** CLOSET : 5'0" X 8'0"
- F** BED ROOM : 14'6" X 12'9"
- G** BATH ROOM : 8'0" X 5'7"
- H** CLOSET : 8'0" X 6'9"



VILLA ELEVATION IDEAS





VILLA ELEVATION PREVIOUS PROJECT





Club House Ideas





Club House Interior





Parks & Play Areas





Pre-Launch offer

Villa	Villa Measurement in BUA / SBUA	Launching Price in May 2024	Full Value Offer (100 % Payment)
1200 (30 * 40) Sft (WEST)	1900 Sft / 2533 Sft	1,95,00,000 /-	1,36,50,000 /-
1200 (30 * 40) Sft (EAST)	1900 Sft / 2533 Sft	1,97,53,000 /-	1,38,00,000 /-
1500 (30 * 50) Sft (WEST)	2350 Sft / 3133 Sft	2,44,00,000 /-	1,70,80,000 /-
1500 (30 * 50) Sft (EAST)	2325 Sft / 3500 Sft	2,47,13,000 /-	1,73,00,000 /-

* Price excludes Club House Membership, Maintenance, GST & Registration Charges



Pre-Launch offer



Villa	Villa Measurement in BUA / SBUA	Launching Price in May 2024	75 Lakhs Payment Offer
1200 (30 * 40) Sft (WEST)	1900 Sft / 2533 Sft	1,95,00,000 /-	1,53,75,000 /-
1200 (30 * 40) Sft (EAST)	1900 Sft / 2533 Sft	1,97,53,000 /-	1,56,28,000 /-
1500 (30 * 50) Sft (WEST)	2350 Sft / 3133 Sft	2,44,00,000 /-	2,02,75,000 /-
1500 (30 * 50) Sft (EAST)	2325 Sft / 3500 Sft	2,47,13,000 /-	2,05,88,000 /-

* Price excludes Club House Membership, Maintenance, GST & Registration Charges



Pre-Launch offer



Villa	Villa Measurement in BUA / SBUA	Launching Price in May 2024	50 Lakhs Payment Offer
1200 (30 * 40) Sft (WEST)	1900 Sft / 2533 Sft	1,95,00,000 /-	1,67,50,000 /-
1200 (30 * 40) Sft (EAST)	1900 Sft / 2533 Sft	1,97,53,000 /-	1,70,00,000 /-
1500 (30 * 50) Sft (WEST)	2350 Sft / 3133 Sft	2,44,00,000 /-	2,16,50,000 /-
1500 (30 * 50) Sft (EAST)	2325 Sft / 3500 Sft	2,47,13,000 /-	2,19,60,000 /-

* Price excludes Club House Membership, Maintenance, GST & Registration Charges



Payment Timelines

Offer Type	25 Jan 2024	25 Feb 2024	15 Mar 2024
Full Value (100 %)	25%	50%	25%
75 Lakhs	25%	50%	25%
50 Lakhs	25%	50%	25%

* Price excludes Club House Membership, Maintenance, GST & Registration Charges



Project Possession



DISCRIPTION	Target Date	Grace period
VILLA Project Layout Development	Dec 2024	3 Months
VILLA Possession	May 2026	3 Months
Villa Project Completion	May 2027	6 Months



For more information, please contact

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**Best wishes for bright
& prosperous future !**

THANK YOU.

