



Adjacent to
Bangalore Intl. Airport



NR
ROSEWOOD
ESTATES

PRM/KA/RERA/1251/472/PR/091122/005422

A 15-Year Reputation Built on Trust

NR Greenwoods

is a real estate company with 15 years of experience in creating homes that combine sustainability and modern design. We strive to create homes that embody a perfect balance between the two. We recognize the impact that building a home can have on the environment and work to create spaces that are both sustainable and calming. Every project features energy-efficient solutions like solar panels, eco-friendly appliances, and high-performance insulation to reduce the home's environmental footprint and cut down on energy costs.

With sustainability as our guiding principle, we focus on designing spaces that combine the elegance of modernity with the comfort of light and airy interiors. Our homes offer open floor plans, high-end finishes, and the latest smart home technology to provide a comfortable and convenient living experience.

NR Greenwoods provides the best of both worlds by offering beautiful, modern, and sustainable living spaces that our residents can be proud to call home.





Adjacent to **Bangalore Intl. Airport**

<div>5 MIN</div> <div><div>▶ IIBS College</div><div>▶ TAJ Bangalore Airport</div></div>	<div>5 MIN</div> <div><div>▶ ITC Factory</div><div>▶ McDonald's</div></div>	<div>5 MIN</div> <div><div>▶ Decathlon</div><div>▶ Kempegowda Intl. Airport</div></div>	<div>10 MIN</div> <div><div>▶ KIADB Aerospace Park</div><div>▶ Stonehill school</div></div>	<div>10 MIN</div> <div><div>▶ Dravid-Padukone sports centre</div><div>▶ MVIT College</div></div>
<div>10 MIN</div> <div><div>▶ Cytecure Hospital</div><div>▶ Ryan Intl. School</div></div>	<div>17 MIN</div> <div><div>▶ Galleria mall Yelahanka</div><div>▶ Delhi public school</div></div>	<div>17 MIN</div> <div><div>▶ Upcoming Phoenix Mall of Asia</div></div>	<div>20 MIN</div> <div><div>▶ Aster CMI Hospital Hebbal</div><div>▶ Columbia Asia Hospital</div></div>	<div>20 MIN</div> <div><div>▶ Kirloskar Business Park</div></div>



Proposed metro from KR Puram via Hebbal to KIA

Disclaimer: ETA as per Google Maps, may vary depending on the time of the day and mode of transport

Amenities



Cafe



Co-Working Space



Gym



Concierge



Billiards



Virtual Golf



Swimming Pool



Table Tennis

Green Features:

Energy & Conservation



- ▶ Energy-efficient fixtures for common service areas
- ▶ Timer adjusted streetlights

Soil Conservation



- ▶ Preservation of top-soil
- ▶ Nutrient retention for healthy plant life
- ▶ Reduced soil erosion
- ▶ Good water retention

Landscaped Features



- ▶ Urban garden areas
- ▶ Sustainable trees for each plot
- ▶ Avenue plantation for internal and public roads
- ▶ Low maintenance plants on either side of the road





1200 Sq.ft - 1800 Sq.ft

INDIVIDUAL PLOT

2 Acres

Land Area

33

TOTAL NO. OF PLOTS



•Children's Park

•3 BR Villa

2 Min to NH

•4 BR Villa

5 BR Villa •

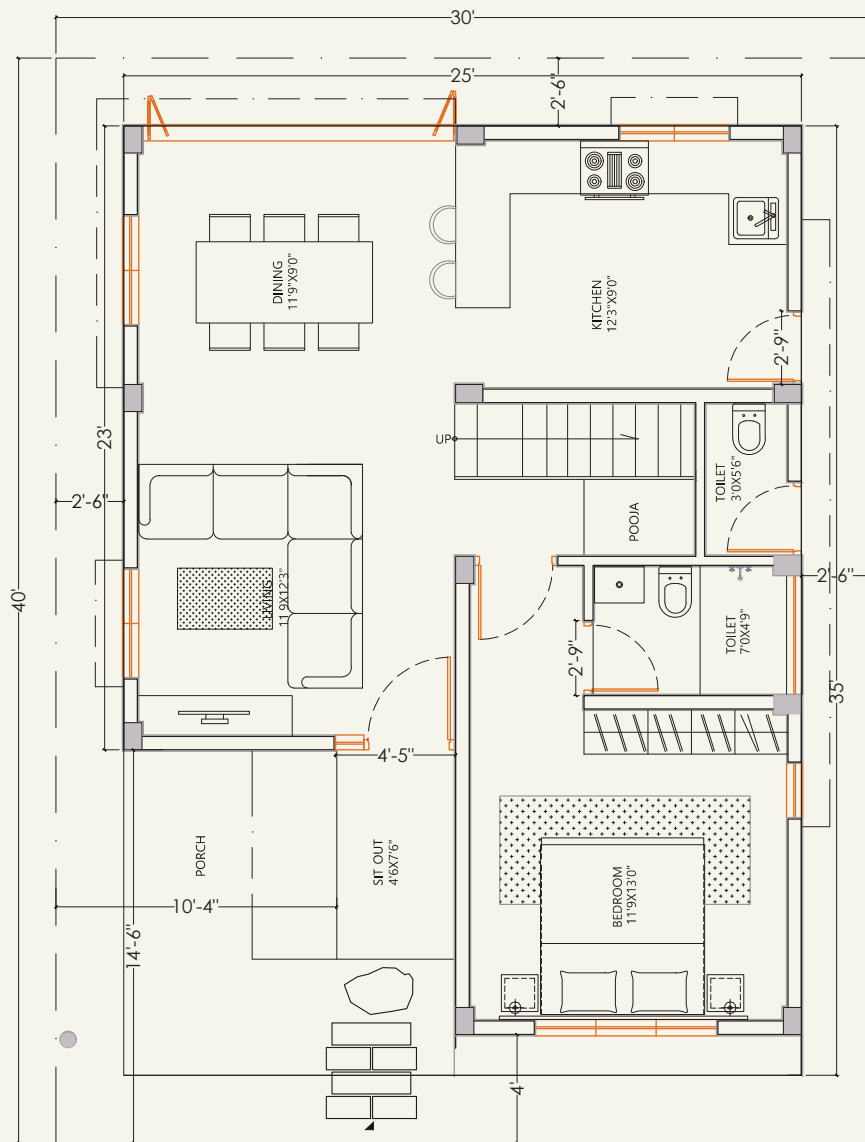
Club House : Cafe, Co-Working,
Concierge, Table Tennis, Billiards,
Virtual Golf, Swimming Pool

5 Min to Airport



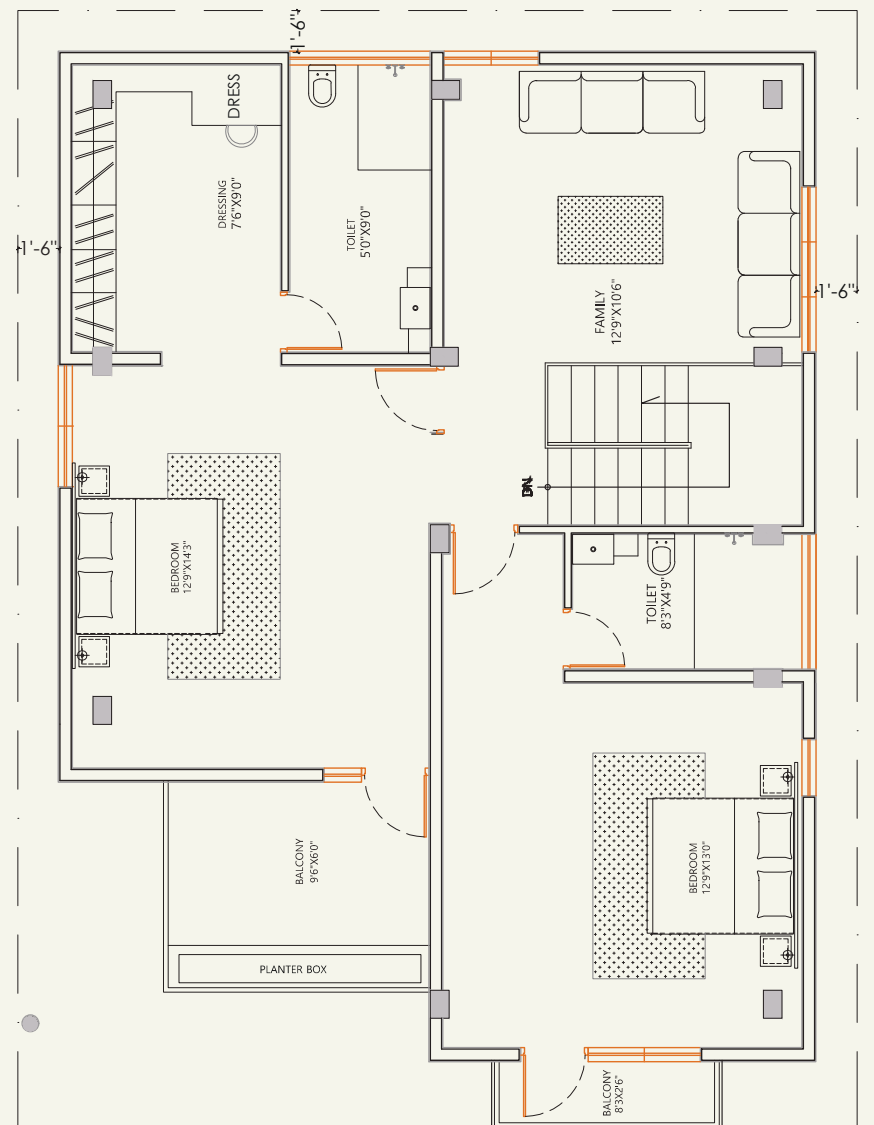
3 BR

Proposed Ground Floor Plan



Total Area
2100 Sft

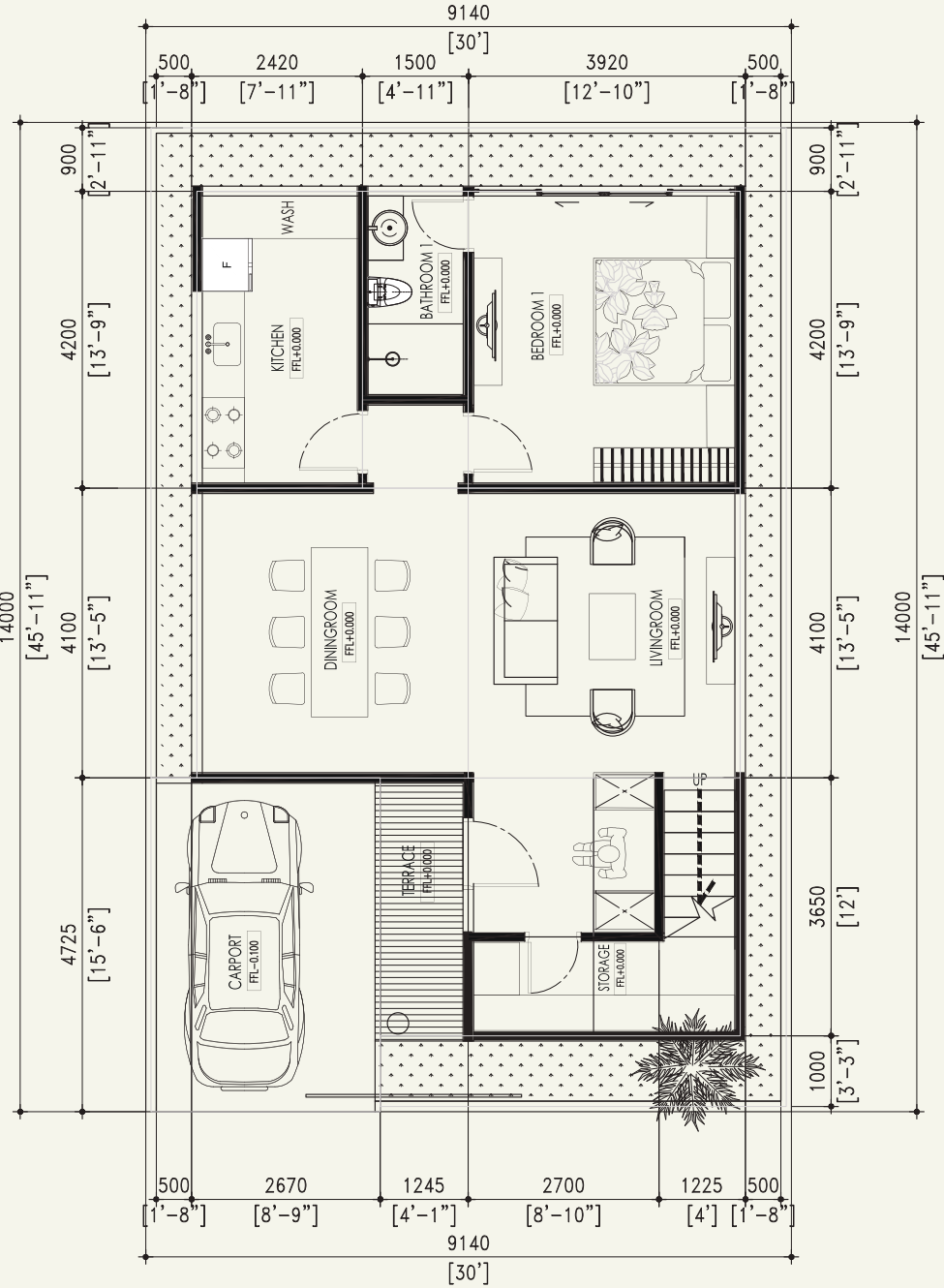
Proposed First Floor Plan



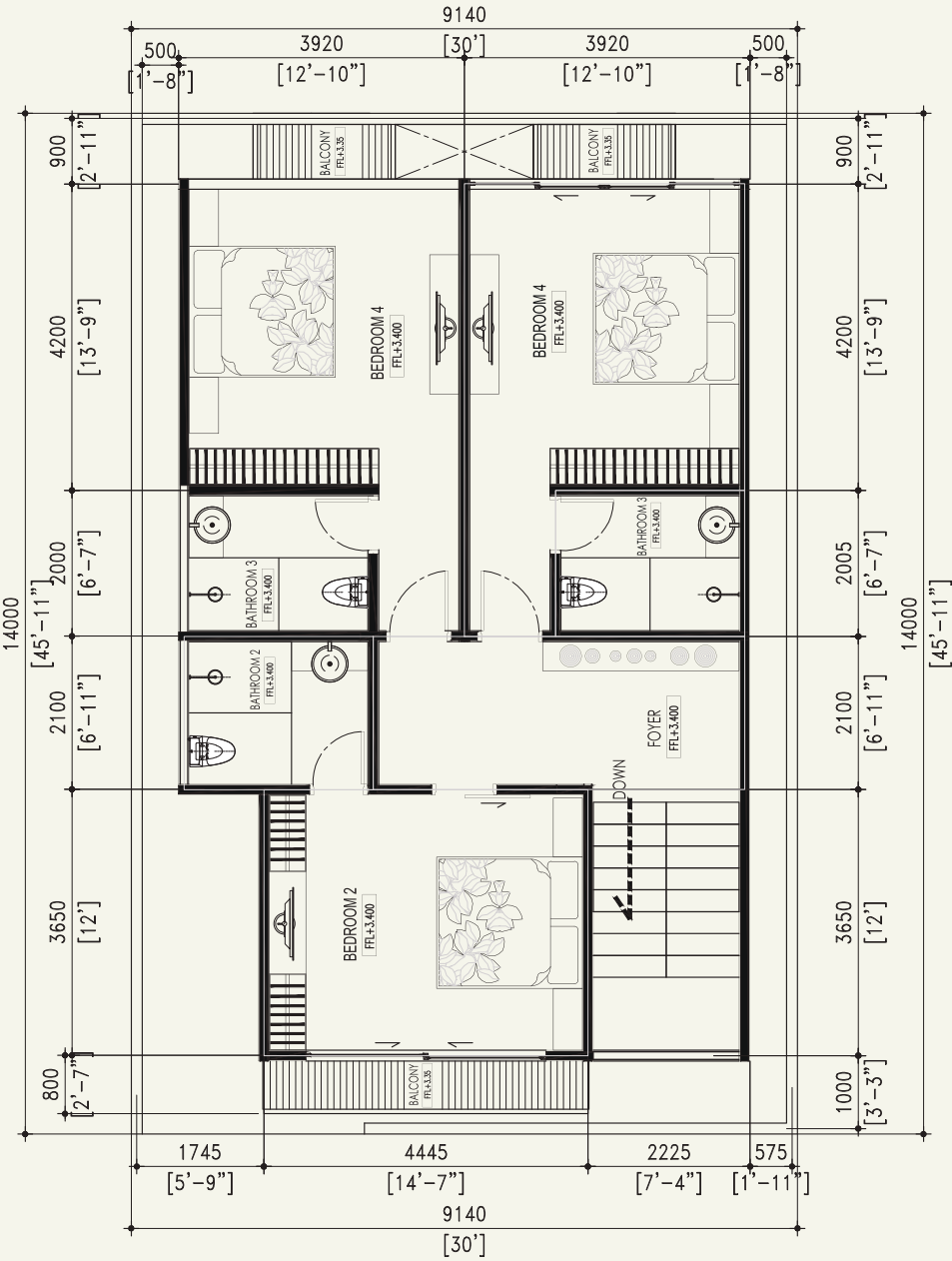


4 BR

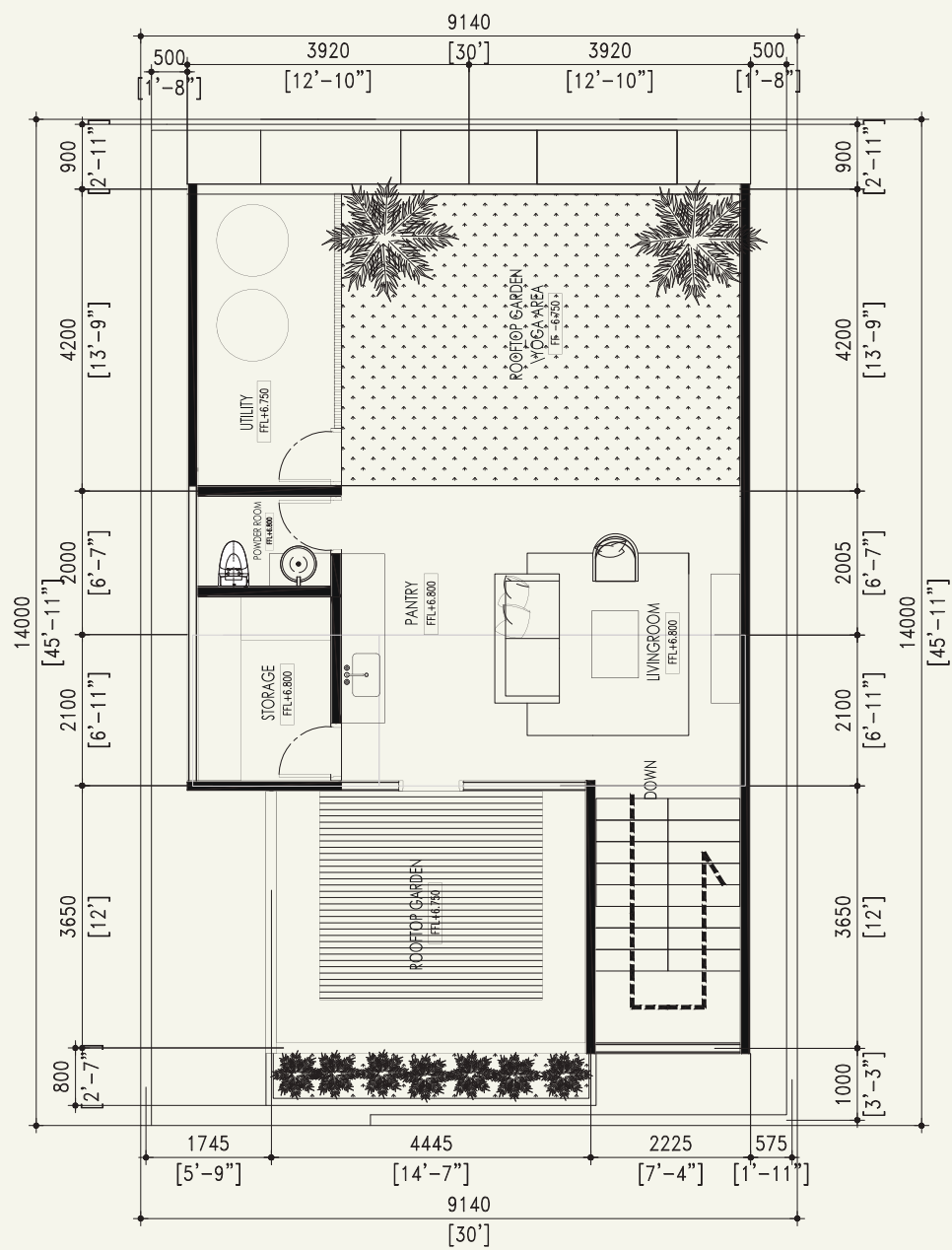
Proposed Ground Floor Plan



Proposed First Floor Plan



4 BR
Proposed Roof Top Plan

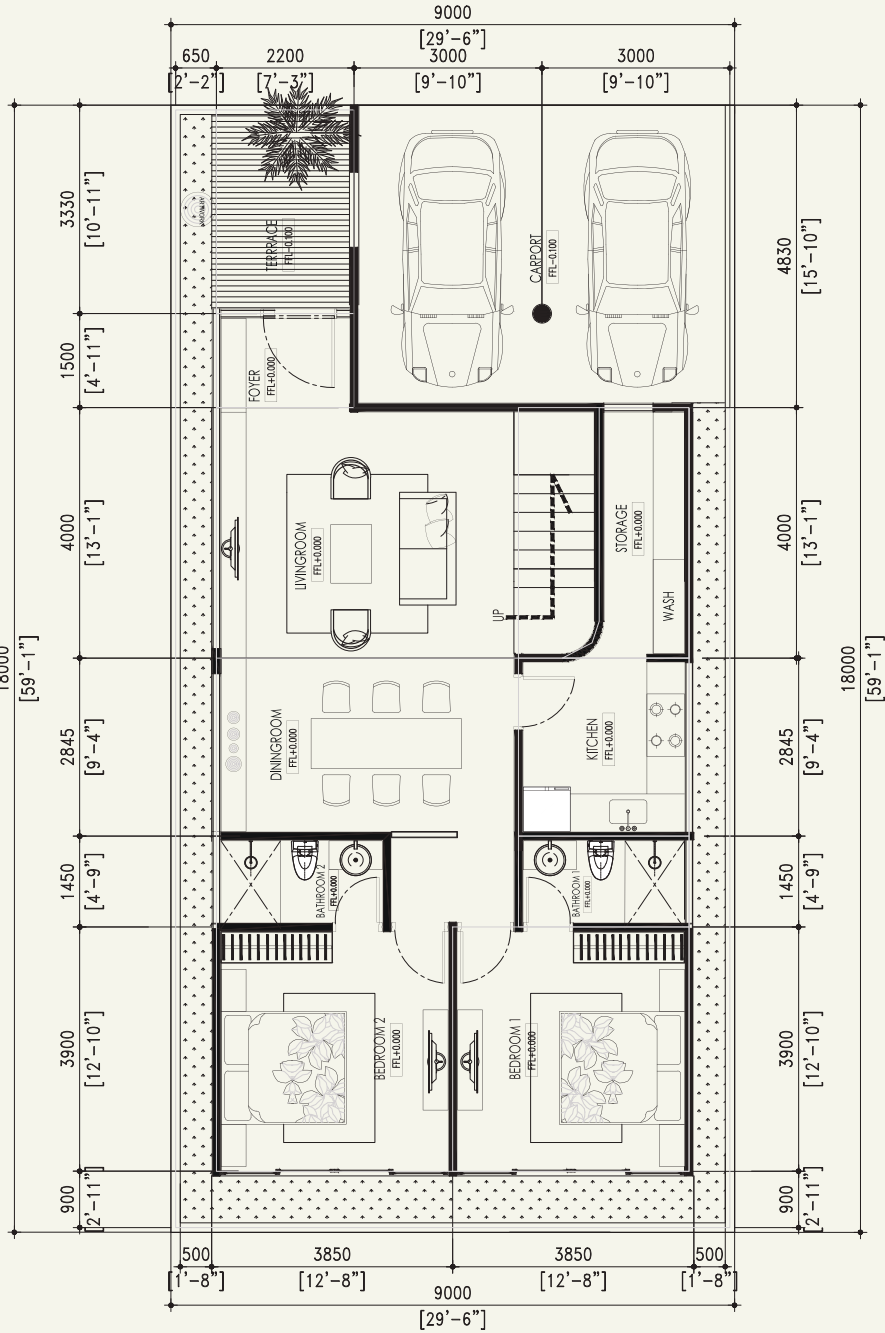


Total Area
2925 Sft

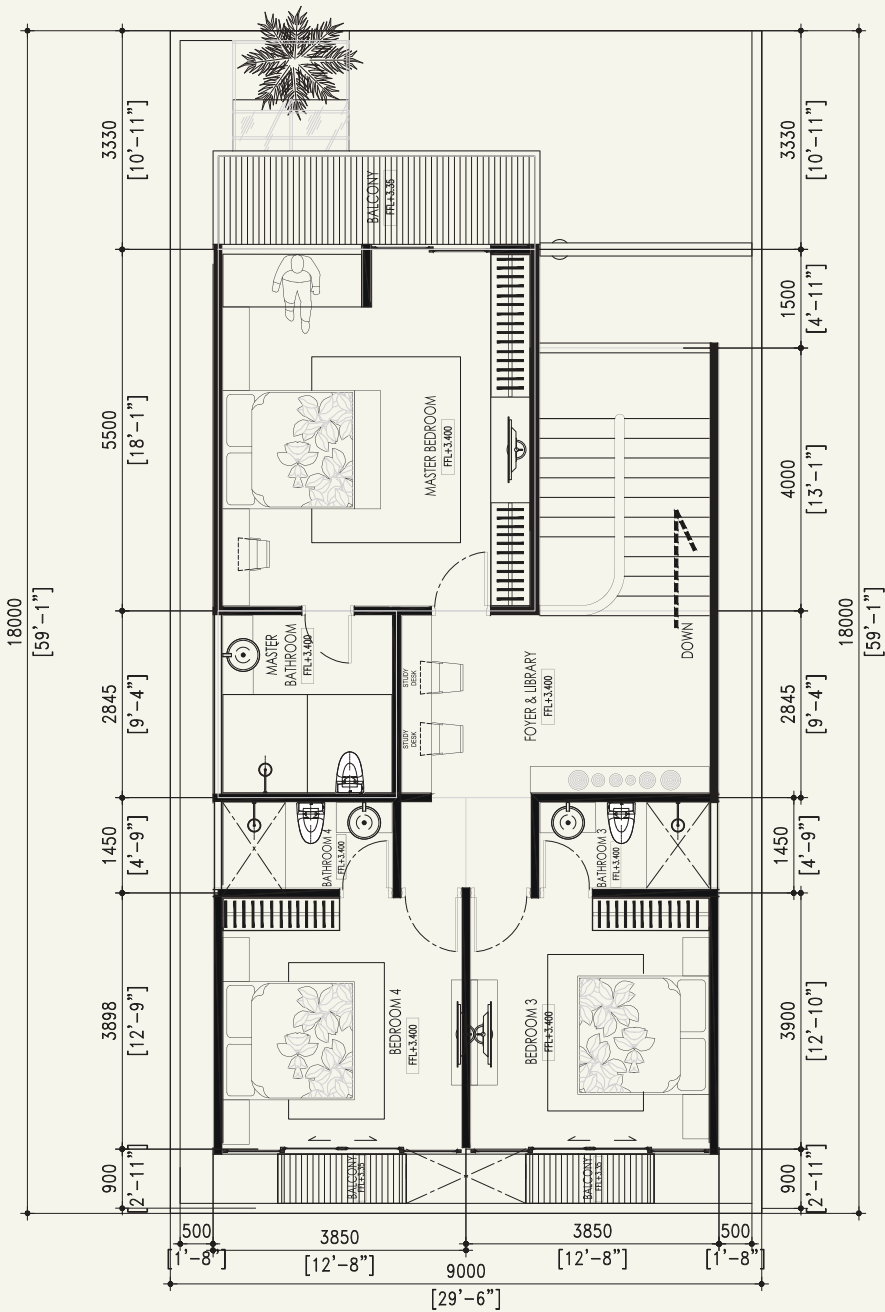


5 BR

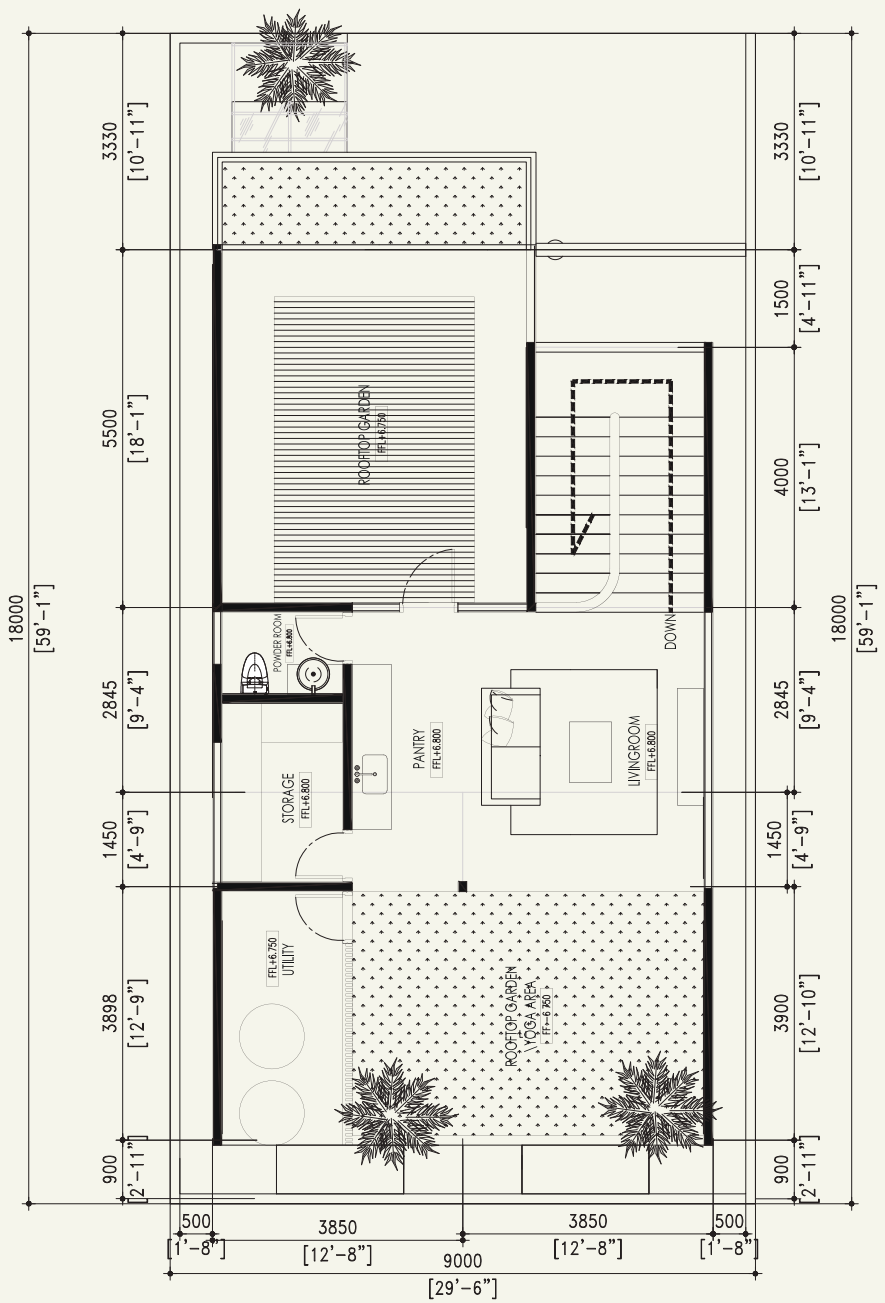
Proposed Ground Floor Plan



Proposed First Floor Plan



5 BR
Proposed Roof Top Plan



Total Area
3485 Sft



Infrastructure

Roads & Pathways



- ▶ 12 m wide internal road laid with paver for the driveway
- ▶ 9 m wide road laid with paver for the driveway
- ▶ Concrete perforated slabs on pedestrian pathways along the road
- ▶ Stormwater gutter drain along the driveway
- ▶ Landscaped avenue plantation on either side of the road

Electrical, Plumbing & Services

Electrical



- ▶ Underground fibre optic provision for data and voice
- ▶ Underground power lines to distribute power through feeder pillar
- ▶ Provision to lay cable lines from feeder pillars to individual plots

Security



- ▶ 24/7 security with boom barriers
- ▶ Peripheral boundary
- ▶ Individual street security with cameras

Services



- ▶ Sewage treatment plant
- ▶ Water treatment plant with underground sump tank

Plumbing



- ▶ Underground piped water lines
- ▶ Irrigation network for garden areas



Villa Specifications

Structure



- ▶ RCC frame structure (Seismic Zone Compliance)

Block work



- ▶ 6 inch solid blocks

Internal Wall finishing



- ▶ 2 coat Birla putty + 1 coat primer of reputed make.

Waterproofing



- ▶ Imported 100% waterproof chemicals for wet area floors and walls.

Doors



- ▶ Veneer engineered wood doors.

Hardware



- ▶ Smart door lock from Hettich lock systems.

Electrical



- ▶ Smart energy efficient systems from Schneider electric or equivalent with concealed conduit pipes with copper wire with adequate points for power & lighting.

Value added Services



- ▶ 100% DG backup, Wi-Fi and Intercom connectivity infrastructure and CCTV surveillance connectivity with central surveillance.

Park



- ▶ Centralized Common Park for the entire facility with unlimited access.

Windows



- ▶ 3 track aluminium imported windows with mosquito mesh.

Flooring



- ▶ Living, Dining, Bedroom and Kitchen: Marble finish vitrified tiles and Bathroom, Balcony and Utility: Anti-skid porcelain tiles.

Sanitary Fixtures



- ▶ Toto company Smart fittings or equivalent.

Plumbing



- ▶ Smart CPVC and PVC fixtures of a reputed make.

Fully furnished bathroom



- ▶ Includes Glass shower partition, geyser, exhaust and vanity counter with mirror.

Painting



- ▶ Exterior: Natural brick cladding wherever necessary + exterior grade waterproof paint. Interior : 2 coat Birla putty + 1 coat primer of reputed make

Roof



- ▶ Ground Floor roof : RCC frame structure. First Floor roof : RCC frame structure.

Water



- ▶ Common Overhead tank with connectivity to each villa with 24 hours supply.

Asset Management Services*

Estate Maintenance

Adaptable internal workforce & management group, to provide effective estate upkeep.

Housekeeping & Daily Help

We provide housekeeping & daily help services to keep your home fresh, clean, & organized.

Corporate Long Stays

Whether you're looking to rent out your place or want to list it on Airbnb, we've got the right connections for a tenant.

Landscaping & Greenery

Rely on us to transform your outdoor space into an oasis.

Preventive Maintenance & Repairs

With our well-equipped maintenance team, we'll make it quick and easy for you to maintain your home & make repairs.

Security Services & CCTV

In order to give you the freedom to live your life with confidence, it is our goal to offer you security fit for a VIP.

Leasing & Rentals

Renting out a home can be stressful & challenging to manage. We support your leasing & renting needs.

Helpdesk / Estate Management

We will help you make reservations for the top performances in town, whether they are IPL games, stand-up comedies, concerts, or special events at your favorite lounge.

Emergency Services

We offer our services around the clock, & we can help you with physiotherapy, ambulance services & at home pathology tests.

Taxes, Dues & Bill Payments

We'll assist you in paying on time with zero hassles.

Conveyance & Travel

We'll make it easy and comfortable for you to get where you need to go.

*Paid Services.



CELEBRATING 2 MILLION SFT.

OF PREMIUM & LUXURY GATED COMMUNITIES
THAT'S OUR SUCCESS STORY!

Orchid Gardenia | Kaveri Manor | Royal Manor
Windgates | Springwoods | Royal Park Residency

This communication is purely conceptual and not a legal offering.
The developer reserves the right to modify / change / revoke the offering made through this communication.
Subject to Bangalore jurisdiction.
