

PASHMINA  
waterfront

Pashmina  
developers  
your signature space

**Pashmina Builders & Developers Pvt. Ltd.**

2<sup>nd</sup> floor, Doddamane # 19/1, Vittal Mallya Road, Bangalore 560001

**Project/ Sales Office**

BBMP Katha No. 149, Battarhalli Village, 8 Lane Expressway, Old Madras Road, Next to Evoma Hotel, Bangalore 560049.

**Tel.: 080 42 63 63 63, 76 76 122 122 • email : [enquiries@pashminadevelopers.com](mailto:enquiries@pashminadevelopers.com) • [www.pashminadevelopers.com](http://www.pashminadevelopers.com)**

Karnataka Real Estate (Regulation and Development) Rules, 2017 (RERA)

RERA NO: PRM/KA/RERA/1251/446/PR/171014/000345, <https://rera.karnataka.gov.in/>

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[www.pashminadevelopers.com](http://www.pashminadevelopers.com)



5 star living by the waterfront



The image may vary in actual.

The logo for Pashmina Waterfront is centered on a rectangular copper-colored background. The word "PASHMINA" is in a small, uppercase, sans-serif font. Below it, the word "waterfront" is in a larger, lowercase, sans-serif font. Underneath "waterfront" are three horizontal wavy lines representing water.

PASHMINA  
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This is a story set in the modern era of luxury living, convenience and a relaxed lifestyle where you live in Bangalore East's tallest residential towers, with over 30 world class amenities in all phases.

Indulge at your leisure or along with your family over a total of 14 acres of landscaped greens. All the worldly conveniences are just a short distance away.

Then, there is the promenade by the serene lake at Pashmina Waterfront where the story about your home will be written from.

Your quest for the next chapter in luxury living begins here.





Welcome to the next chapter  
in signature living



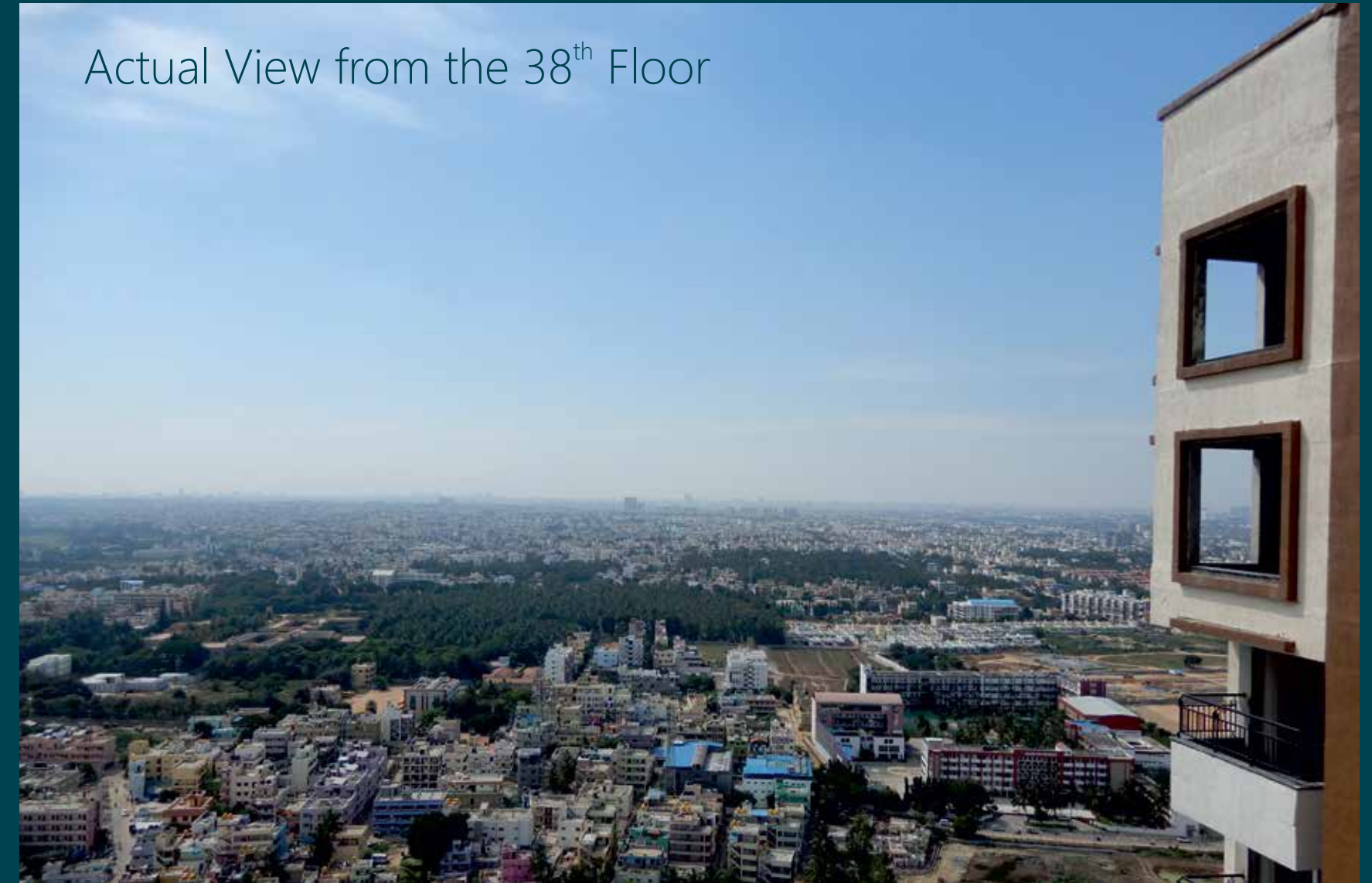
The image may vary in actual.





Give your view *a new perspective*

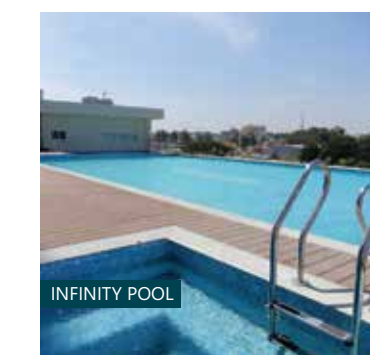
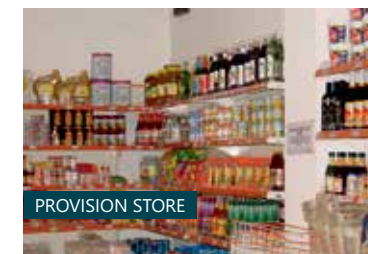
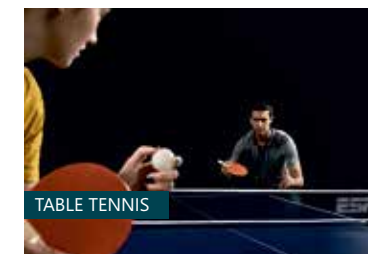
Actual View from the 38<sup>th</sup> Floor



# The resort life at home



Be a part of a signature experience  
at Pashmina Club Elite



The above image may vary in actual.





# Rejuvenate the senses

World class outdoor amenities  
spread across 14 acres of landscaped greens



BASKET BALL PRACTICE NET



TENNIS COURT



BADMINTON COURT



LAKE PROMENADE



GAZEBOS



AMPHITHEATER



AUTOMATED CAR WASH



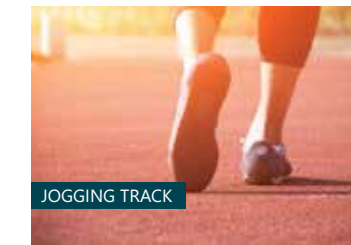
PERGOLAS



CHILDREN'S PLAY AREA



CYCLE PARKING

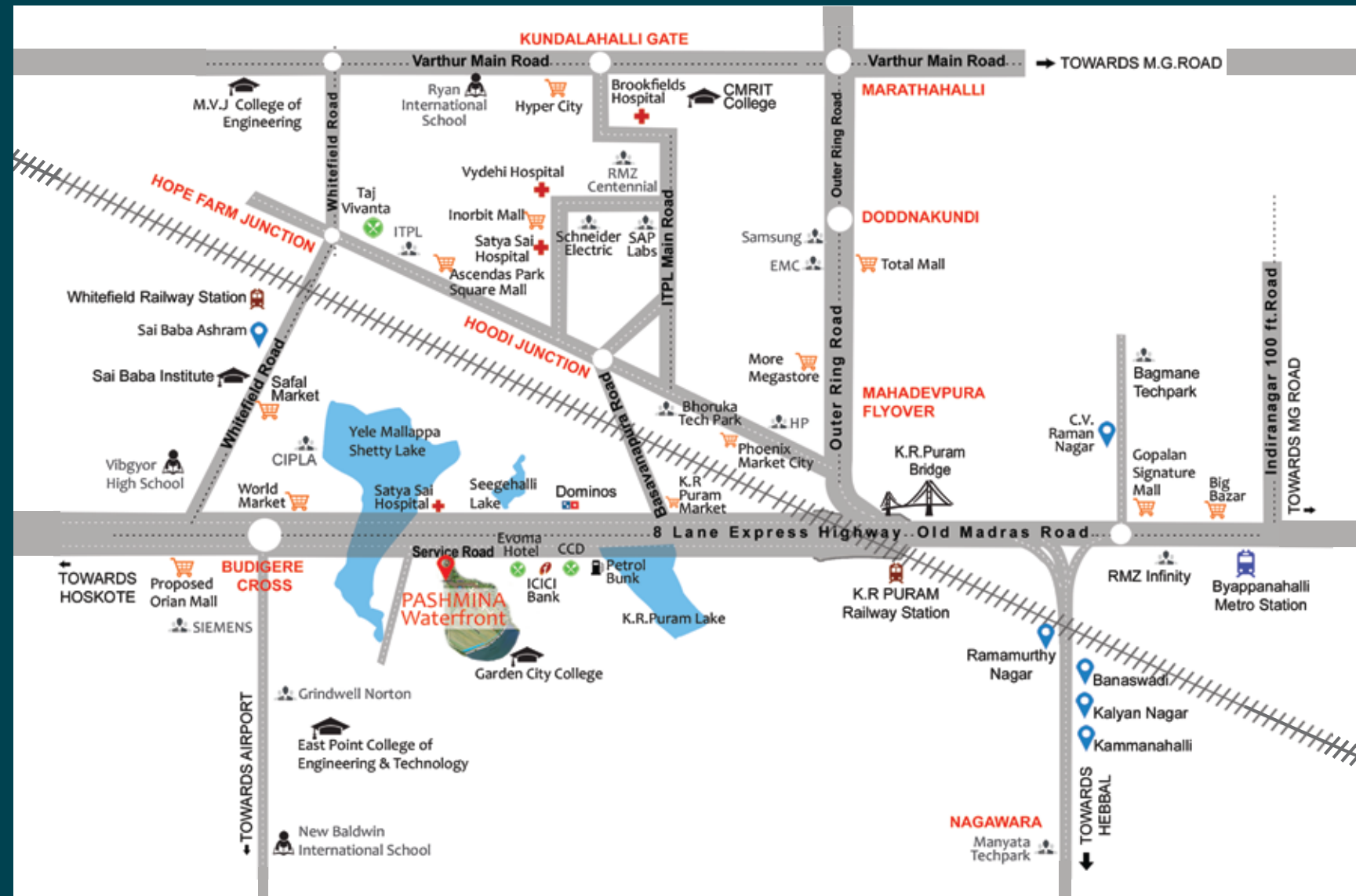


JOGGING TRACK



JAPANESE GARDEN FEATURE

The above image may vary in actual.



Your world around you  
Spend less time reaching your destination



#### MNCS/BUSINESS PARKS

CIPLA	3.0 km.
RMZ Infinity	6.0 km.
SIEMENS	6.2 km.
ITPL	6.5 km.
Grindwell Norton Limited	6.6 km.
Salapuria GR Tech Park	6.6 km.
Brigade Tech Park	7.0 km.
SAP	7.0 km.
RMZ Centinnial	7.8 km.



#### EDUCATION INSTITUTES

Garden City College	0.5 km.
Cambridge Institute of Technology	1.5 km.
BDA School	2.0 km.
East Point College	4.8 km.
New Baldwin International School	8.4 km.
Ryan International	9.5 km.



#### SHOPPING MALLS

Big Bazaar	6.8 km.
Gopalan Mall	6.5 km.
Decathlon	6.7 km.
Phoenix Mall	6.8 km.
Inorbit Mall	8.3 km.
100 ft. Street,	
Indiranagar	9.8 km.
Hypercity	9.7 km.

#### HOTELS

Key Hotel	6.8 km.
Ginger Hotel	8.0 km.
Marriot Hotel	7.8 km.



#### OTHER LANDMARKS

Hoodi Junction	4.0 km.
K.R. Puram Metro (Proposed)	4.5 km.
K.R. Puram	
Railway Station	4.5 km.
Budigere Cross	5.0 km.
Byappanahalli Metro	8.0 km.
C.V Raman Nagar	8.2 km.
Indiranagar/CMH Road	9.8 km.
Marathalli	10.0 km.
M.G. Road	15.0 km.
Airport	32.0 km.



#### HOSPITALS

Koshys Hospital	5.0 km.
Satya Sai Multi	
Speciality	7.8 km.
Vydehi Hospital	8.4 km.
Narayan Hrudayala	
Manipal	





Find your space

Well planned and truly spacious signature living





# Your Space Designed To Be Thoughtful



Vaastu compliant units,  
preserving the traditions.



3 Side Open Apartments,  
With 4 Units To The Core &  
1 Lift Per Apartment Makes  
For A Celebrated  
Private Living.



8ft high doors and  
large windows  
gives daylight savings &  
better ventilation.



High quality features like  
video door phones, smoke  
detectors & fire sprinklers  
adds safety for our family  
in all apartments.









## Master Plan (Phase 1)

Entrance Plaza	Tennis Court	Viewing Gallery
Fountain Plaza / Drop Off Plaza	Basketball Practice Pitch	Amphitheatre
Designer Driveway - 10m Wide	Badminton Court	Children's Play Area
Jogging Track & Paved Garden Walk	Club House	Automated Car Wash
Seating / Leisure Pavilion Gazebos	Roof Top Pool	Cycle Parking
	Changing Room and Shower	



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Floor Plans

TOWER T1

**D**  
3BHK  
(174.65 sq.mt)  
(1880 sq.ft)  
(1301.15 sq.ft carpet area\*)

**A**  
3BHK  
(168.61 sq.mt)  
(1815 sq.ft)  
(1256.05 sq.ft carpet area\*)

**C**  
3BHK  
(168.33 sq.mt)  
(1812 sq.ft)  
(1251.53 sq.ft carpet area\*)

**B**  
3BHK  
(165.27 sq.mt)  
(1779 sq.ft)  
(1225.58 sq.ft carpet area\*)



\*as per RERA



**D**  
3BHK  
(176.51 sq.mt)  
(1900 sq.ft)  
(1301.94 sq.ft carpet area\*)



**C**  
3BHK  
(180.69 sq.mt)  
(1945 sq.ft)  
(1345.17 sq.ft carpet area\*)



**A**  
3BHK  
(175.95 sq.mt)  
(1894 sq.ft)  
(1316.97 sq.ft carpet area\*)

**TOWER T2      TOWER T2A**

**B**  
3BHK  
(179.85 sq.mt)  
(1936 sq.ft)  
(1335.16 sq.ft carpet area\*)

\*as per RERA

**TOWER T2A**

\*as per RERA

**A**  
3BHK  
(178 sq.mt)  
(1916 sq.ft)  
(1333.33 sq.ft carpet area\*)



**B**  
3BHK  
(178.18 sq.mt)  
(1918 sq.ft)  
(1321.6 sq.ft carpet area\*)





**D**  
3BHK + Ser  
(187.19 sq.mt)  
(2015 sq.ft)  
(1397.7 sq.ft carpet area\*)

**A**  
3BHK + Ser  
(191.56 sq.mt)  
(2062 sq.ft)  
(1440.54 sq.ft carpet area\*)

**C**  
3BHK + Ser  
(193.42 sq.mt)  
(2082 sq.ft)  
(1437.42 sq.ft carpet area\*)

**B**  
3BHK + Ser  
(187.19 sq.mt)  
(2015 sq.ft)  
(1413.85 sq.ft carpet area\*)

**D**  
3BHK + Ser  
(191.28 sq.mt)  
(2059 sq.ft)  
(1435.37 sq.ft carpet area\*)

**A**  
3BHK  
(173.16 sq.mt)  
(1864 sq.ft)  
(1291.14 sq.ft carpet area\*)

**C**  
3BHK  
(151.98 sq.mt)  
(1636 sq.ft)  
(1113.64 sq.ft carpet area\*)

**B**  
3BHK + Ser  
(188.03 sq.mt)  
(2024 sq.ft)  
(1410.83 sq.ft carpet area\*)

TOWER T3 TOWER T4

\*as per RERA

\*as per RERA





**Structure**

3B+G+38 storey RCC shear wall (Mivan) construction using reputed TATA steel or equivalent and ULTRA TECH cement or equivalent site installed RMC plant.

**Foyer/Living/Dining**

High quality vitrified tile flooring, skirting. Granite coping for window sills. Painting – Acrylic emulsion

**Bedrooms**

Good quality laminated flooring and skirting for the master bedroom, vitrified tiles for other rooms. Granite coping for window sills. Painting – Acrylic emulsion.

**Windows**

Made of good quality extruded UPVC sections, sliding windows with mosquito mesh.

**Kitchen**

Good quality vitrified tiles for flooring and Painting – Acrylic emulsion.

**Balconies & Utilities**

Strong and safe 1200mm high M S railing and balconies. Good quality anti-skid tiles for flooring and skirting in balconies for low maintenance and aesthetics. Painting- External Paint.

**Servant room**

Painting- Acrylic emulsion for all walls and vitrified tiles for flooring/skirting.

**Doors**

Teak wood frame and architrave, TW finish shutter for the main door. Sal wood or equivalent frame and flush shutter with lamination. Magnetic door stoppers for all doors. S.S door hardware.

**Toilets**

High quality anti-skid ceramic tiles for flooring and wall dado upto false ceiling height. False ceiling provided.

**Power**

BESCOM 5KW for typical units & 10KW for pent houses. 50% backup power for the residential units & 100% backup in common areas.

**Security & Safety Measures**

Fire protection system (Sprinkler, Smoke Detector, Heat detector) in all units. Video door phone security system in all flats.



Actual Images of Sample Flat & Interior wood work will not be a part of standard specification.










## Signature Advantages *at a glance*

- **VAASTU COMPLIANT** Traditions followed.
- **3-SIDES OPEN VIEW (270°) with 100% NATURAL LIGHT, VENTILATION & PRIVACY** Excellent view, ventilation & fresh breathing air.
- **TALLEST TOWER IN EAST BANGALORE** Sign of prestige & exclusivity.
- **14 ACRES OF OPEN SPACE** Luxurious green landscape & healthy living.
- **30+ WORLD CLASS LIFESTYLE AMENITIES** (Club House, Roof Top Pool, Jogging Track & Paved Garden Walk, Tennis Court, Skating Ring, Automated Car Wash System, Pet Park, Amphitheatre, Fountain Plaza, Informal Seating & Pergolas, Viewing Deck, Tree Plaza with Yoga Platforms, Leisure Pavilion Gazebos, Park Zone, Cognitive Play Area, Therapeutic Walkway, Rock Climbing Wall, Nanny's Corner, Basketball-Practice Net, Paddle Pool, Door Video Phones, etc...) – A Relaxed & luxurious lifestyle for your family.
- **ASSOCIATED WITH THE BEST CONSULTANTS IN THE INDUSTRY** Thomas Associates, Sterling Consultants. TT. Consultants USA. Trust and quality that you can rely on.
- **IGBC GOLD PRE-CERTIFIED BUILDING** Future Ready for environmental norms.
- **CONCRETE WALLS MADE OF FIRST GRADE CONSTRUCTION MATERIALS (No Bricks or Concrete Blocks) FOR THE BEST QUALITY & STRENGTH**  
Mivan construction.
- **STRATEGICALLY LOCATED ON 8 LANE HIGHWAY** With close proximity to Indira Nagar, Whitefield, ITPL, DRDO, International Schools, Colleges, Work Space, Shopping Malls and Entertainment Centres, Hospitals etc. All in the vicinity.

The above advantages apply to all the phases of the project.



Partnering with the best

Construction 	Project Financed by <b>KKR</b>	Structural Peer Preview Consultant 
Architect 	MEP <b>AECOM</b>	Landscape Consultant 
	Structural Consultant 	





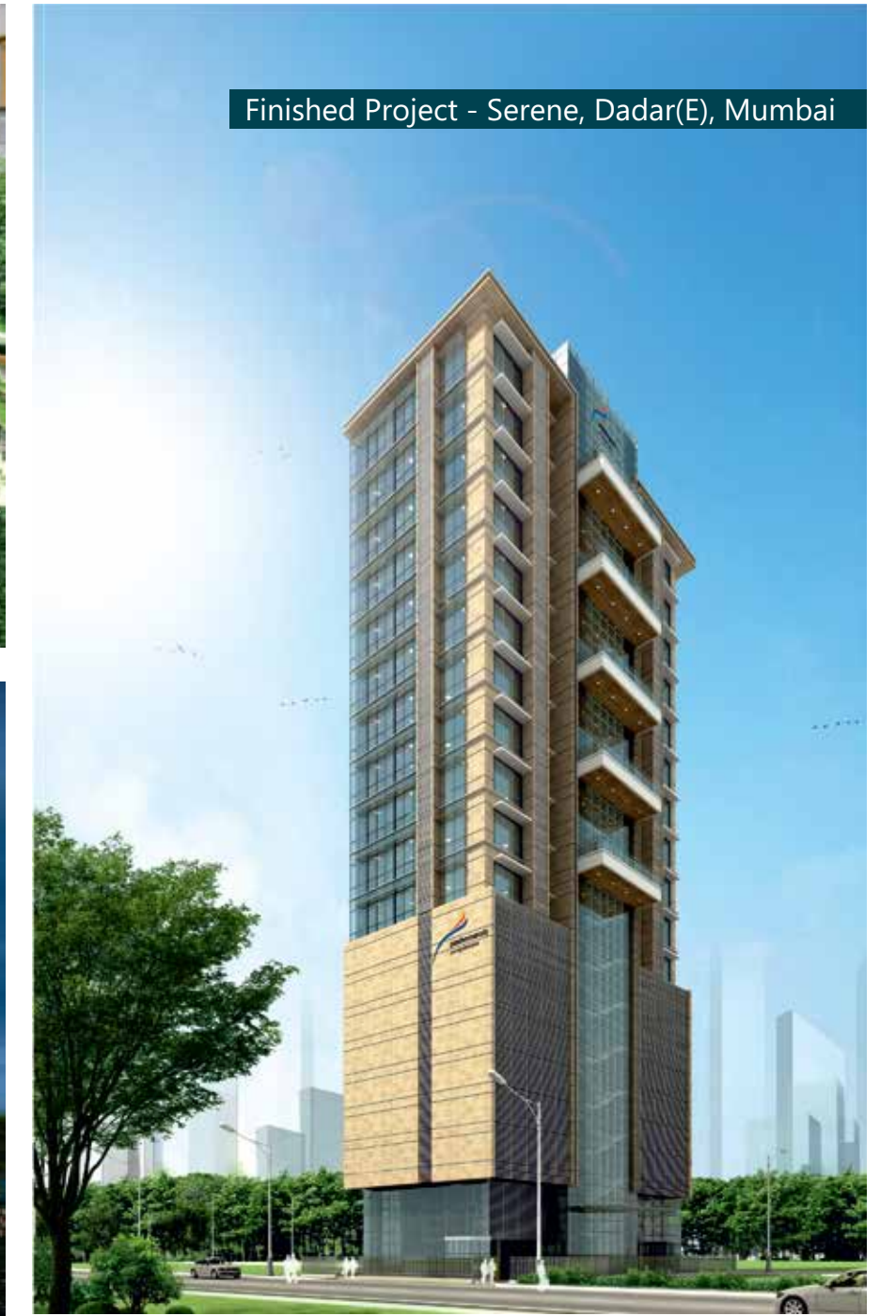
Signature legacy  
in the making



Ongoing Project - Lagoon, Bangalore



Ongoing Project - Lake Riviera, Powai, Mumbai



Finished Project - Serene, Dadar(E), Mumbai

The image may vary in actual.





Actual Image

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