

Partners & Associates for Project
Architects – K & A Architects
Structural Engineers: A-Z Consultants
Legal Consultants – Mr. Jayanth M Pattanshetti
Bankers – Vijaya Bank, Corporate Branch, Bangalore



STERLING
PineHurst

To know more about this exclusive opportunity,
speak with us on +91 900 800 3423 or write to us at sales@sterlingestatesindia.com



ZAFFAR'S STERLING ESTATES PVT. LTD.

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A Paradigm of
Proximity, Placidity & Privacy.



STERLING
PineHurst

2 & 3 BHK EXCLUSIVE HOMES AT INDIRANAGAR





Proximity...

A cornucopia of Conveniences & Comforts, close at hand.

Flanked by Old Airport Road at one end and Old Madras Road on the other, and literally a stone's throw from Indiranagar, this is the perfect setting to enjoy the proximity to town, yet escape its pandemonium.

The ideal distance to indulge in its conveniences, yet avoid its chaos.

The best way to enjoy the city, yet escape its madness.



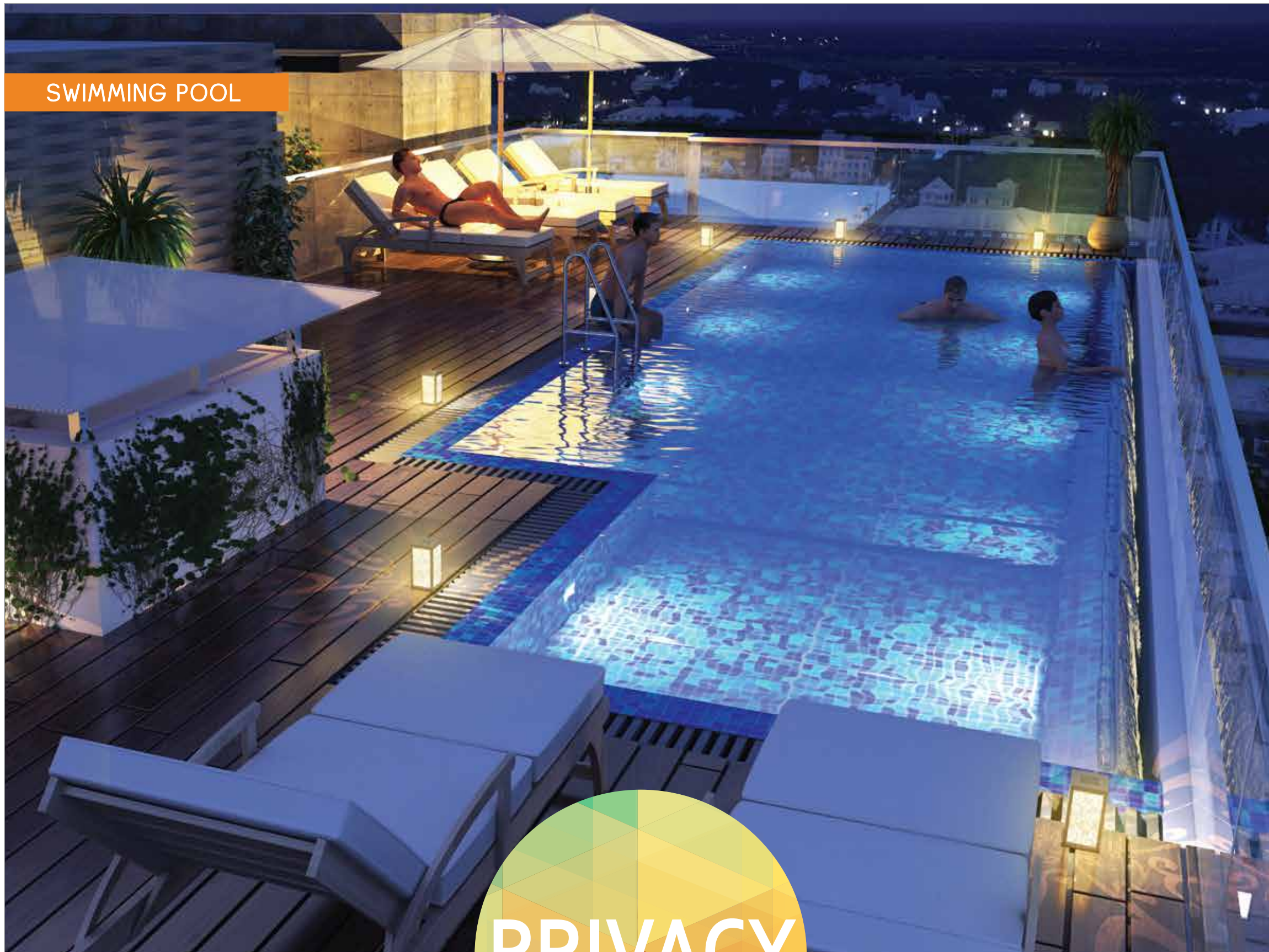
Placidity...

Pursuits of Pleasure & Peace of mind, in perfect measure.

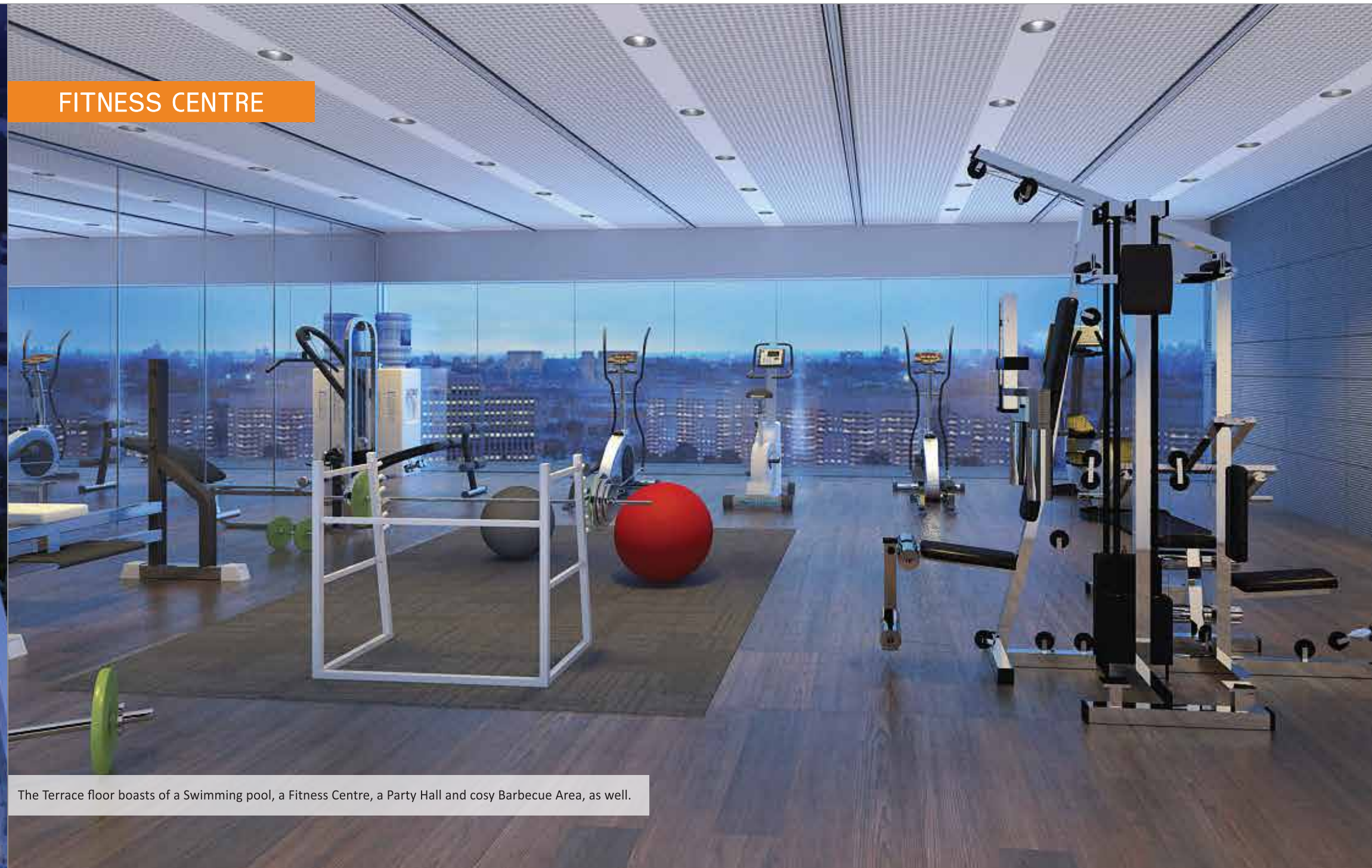
Ever so rarely does one have the opportunity of residing in a home that includes all the advantages of a conveniently located apartment, yet retaining the exclusivity of an independent house. Sterling PineHurst is one such opportunity.

Located perfectly at New Thippasandra Indiranagar, close to the Bagmane TechPark. Sterling PineHurst is a 5-floor agglomeration of just 35 exclusive, 2 & 3 bedroom apartments.

SWIMMING POOL



FITNESS CENTRE



The Terrace floor boasts of a Swimming pool, a Fitness Centre, a Party Hall and cosy Barbecue Area, as well.

PRIVACY

PARTY HALL



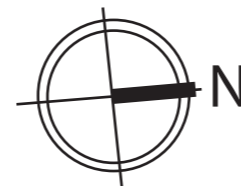
BARBEQUE



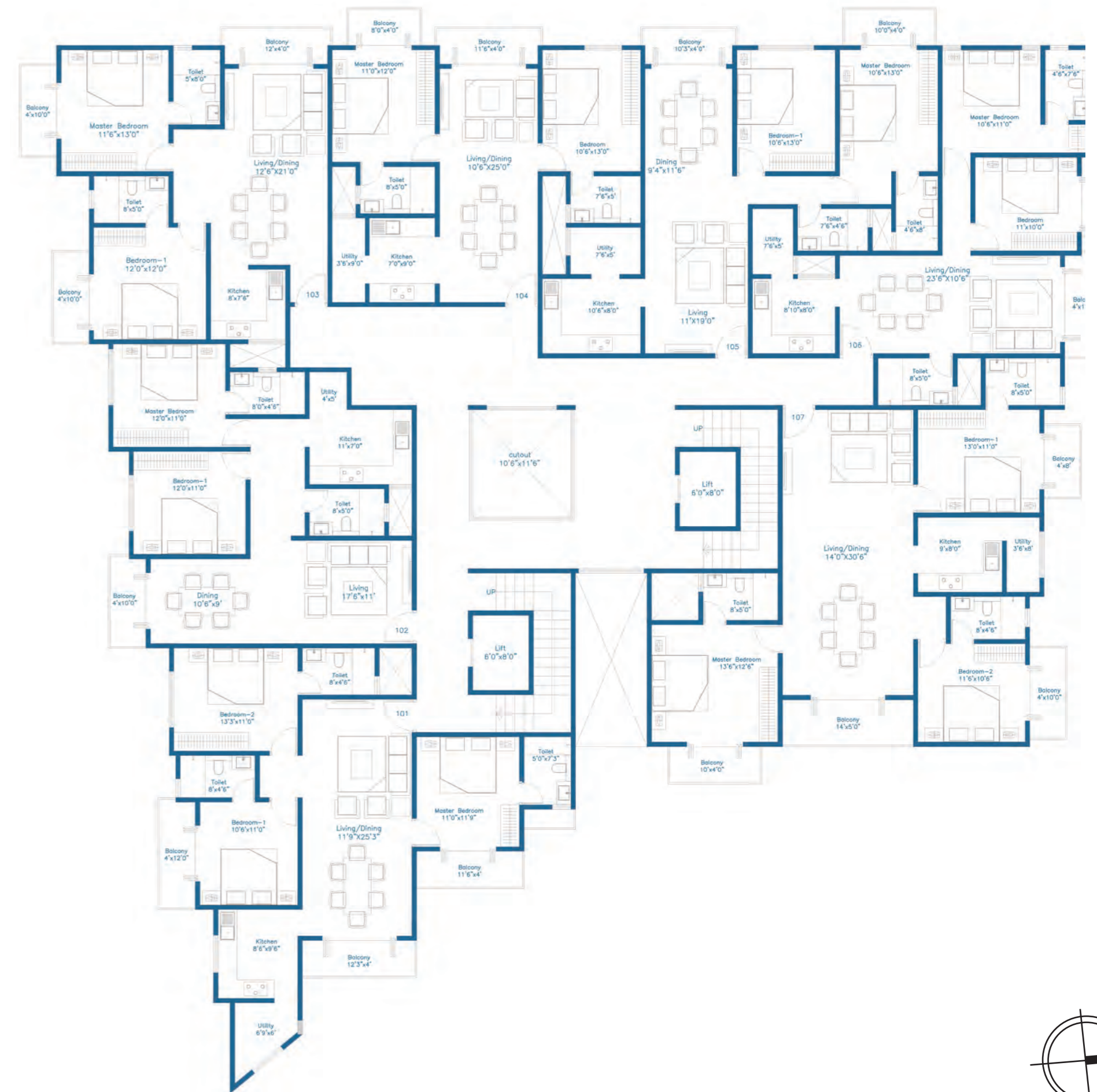
Privacy... Recreation & Recuperation, in just the right doses.

These 2 & 3 bedroom units vary in size between 1132 sft. & 2245 sft.
Whilst the ground floor units of Sterling Pine Hurst have the added luxury of garden spaces.
The well-appointed Fitness Centre, Infinity Swimming Pool, Party Hall and Barbecue pit are located on the rooftop, making for luxury and privacy.

GROUND FLOOR PLAN



TYPICAL FLOOR PLAN 1, 2, 3 & 4





Flat - 005
Built-up area - 1287 sqft
Private Garden - 490 sqft
Saleable Area - 1449 sqft



Flat - 007
Built-up area - 1748 sqft
Private Garden - 1001 sqft
Saleable Area - 2078 sqft

Flat - 006
Built-up area - 1116 sqft
Private Garden - 1089 sqft
Saleable Area - 1475 sqft





Flat - 204, 404
Saleable Area - 1159 sqft

Flat - 105, 305
Saleable Area - 1312 sqft
Flat - 205, 405
Saleable Area - 1339 sqft



Flat - 107, 307
Saleable Area - 1834 sqft
Flat - 207, 407
Saleable Area - 1890 sqft



Flat - 106, 306
Saleable Area - 1132 sqft
Flat - 206, 406
Saleable Area - 1158 sqft

SPECIFICATIONS

Structure

RCC frame structure with solid blocks walls and Cement Plastering.

Exteriors

Lobby: Vitrified

Staircase: Vitrified/ Granite

Interiors

Living/ Dining: Vitrified

Bedroom: Vitrified

Kitchen: Antiskid Ceramic Tiles

Bathrooms: Antiskid Ceramic Tiles

Balcony: Weather-proof, Anti-skid Tiles

Utility/ Servant's Room: Ceramic Tiles

Bathrooms

Wall & Floor Tiling: Ceramic Tiles

Fixtures: Reputed Brand

Wash Basins/ EWC: Reputed Brand

Doors / Windows

Entrance Door: Solid Wood Frame & Flush door

Internal Doors: Solid Wood Frame & Flush door

Windows and Balconies: Imported UPVC

Hardware for Doors: Reputed Brand

Ventilators: Powder - coated Aluminium

Painting

Exteriors: Exterior Emulsion

Common Areas: Exterior Emulsion

Interiors: OBD

Electrical

Switches/ Cables: Reputed Brand

Automation: Video Door Phone/ Burglar Alarm/ Gas Leak Detector

DTH Connectivity: Single Dish for all Flats

Water Supply: Bore well Water

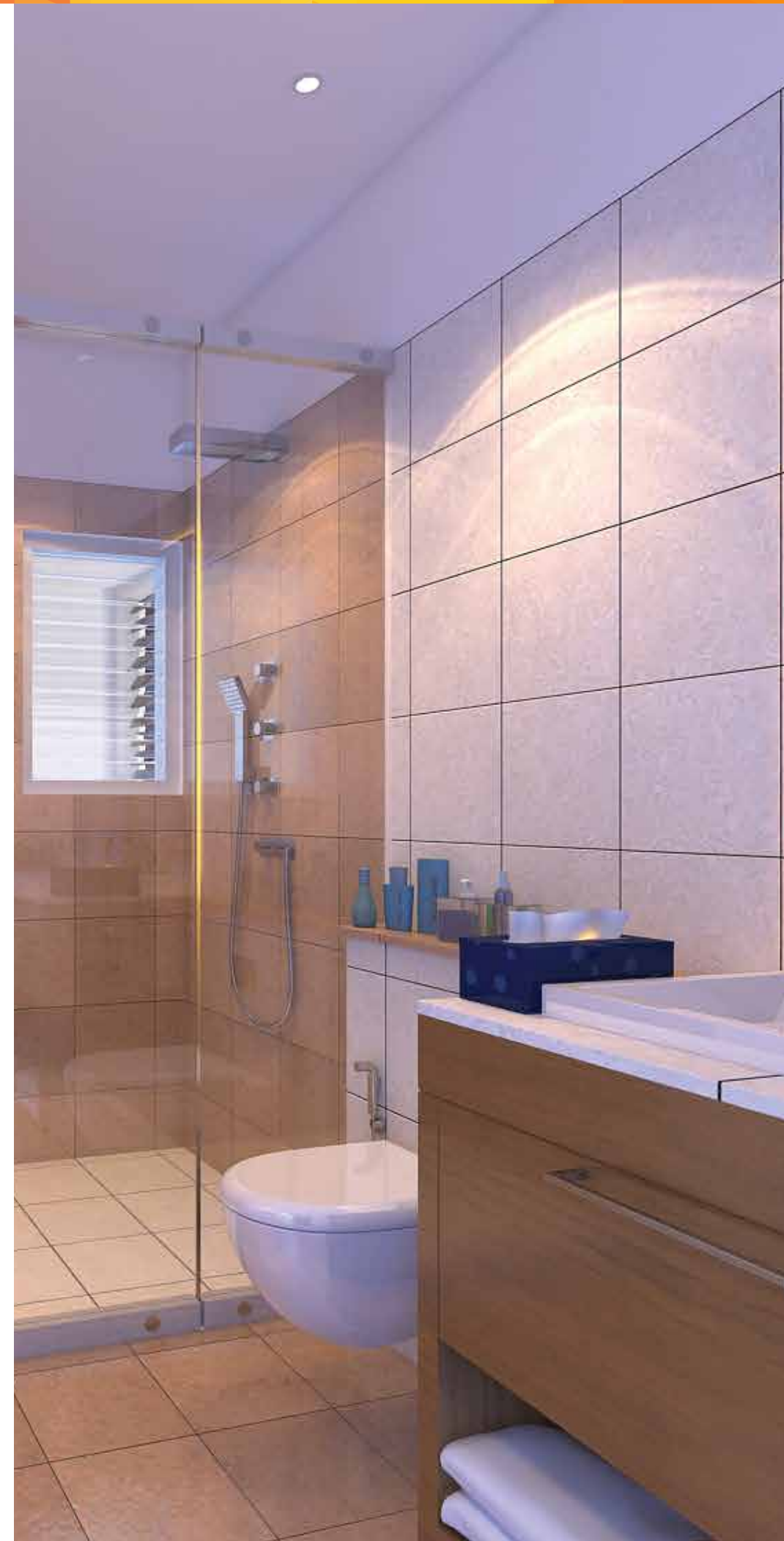
D.G Back-up: 100% for Common Areas

Elevators: Automatic

Staff Toilet: Drivers and Domestic Servants

Gas Bank: Piped Gas - Gas cylinders will be kept in Basement or any safe place and will be supplied through pipe to the Flats.

Parking: Basement/ Surface



ZAFFAR'S STERLING ESTATES

26 Years Of Delivering Luxury

Incorporated in the year 1988, Sterling Estates is today one of the Bangalore's most respected developers in the market. Over the years under the leadership of its Managing Director Mr. Zaffar Fiaz, Sterling Estates has built a reputation that is grounded in its Corporate Vision, Mission and Philosophy of Life.

Building Utmost Transparency

Before purchasing any property, our legal department ascertains that the property is free from litigations, has clear titles and only then enters into an agreement with the land owner or makes a purchase. Our team then obtains all the requisite approvals from the government and other concerned authorities, before launching a project. This process keeps our credentials intact, and our customers happy.

The process also includes sales and after-sales services, value prices, clear paperwork and delivering on our word; ensuring a great deal of respect from every person who chooses to work with Sterling Estates.

Building With Best Practices

Sterling Estates is an ISO 9001:2008 certified organization from TUV-SUD and also a member of CREDAI (The Confederation of Real Estate Developer's Association of India). Every project of ours adheres to the norms and guidelines prescribed by CREDAI, thus maintaining the beauty of Bangalore and its appeal as a world-class city.

Completed Projects

Sterling Solitaire, Bannerghatta Road

Sterling Place, Langford Town, near M.G Road

Sterling Eastern Courts, Frazer Town

Sterling Sliver End, Sarjapur Road

Sterling Brunton, Brunton Road, Off M.G.Road

Sterling Aster, Richard's Town

Sterling Tulip, Sahakara Nagar

Sterling Palmdale, Sarjapur Ring Road

Sterling Oak, HRBR Layout

Sterling Ambrosia, Off 80 Ft Rd, Koramangala

Sterling Crescent, Rest House Crescent Road, off M.G Road

Sterling Alexandria, Benson Town

Sterling Heights, Infantry Road

Sterling Finsbury Park, Haudin Road, Off M.G. Road

Sterling Hyde Park, Devanahalli

On Going Projects

Sterling Clifton - Luxury Apartments, Benson Town

Sterling Dewberries, Judicial Layout(Sahakaranagar)

