

Born out of
Luxury.

ESTEEM
GROUP
A wise investment in every square foot
SMS 'ESTEEM' to 56677



SNS Chambers, 3rd Floor, #239, Sankey Road, Sadhashivanagar,
Bangalore - 560 080.
Call: 080-23611913 / 41712333, 98801 46644, 99720 14875
e-mail: admin@esteemdevelopers.com or sales@esteemdevelopers.com
www.esteemdevelopers.com

About us

Three decades ago in Bangalore, Esteem commenced its operations as SNS Builders and chalked out ambitious plans to pioneer land development in the city. Guided by a vision to succeed and to build a brand virtually synonymous with 'property', several well-planned projects were undertaken and completed in an unbelievably short time frame.

SNS Builders was aptly renamed as Esteem Group in 1995 and soon embarked upon prestigious projects such as Esteem Plaza, Esteem Towers and Esteem Regency. In a span of few years, we set new standards in architectural design and functionality and grew into a name to reckon with.

Today, Esteem mainly focuses on offering housing and commercial space at the right location and at the right price. We have also actively contributed in transforming Bangalore into one of Asia's fastest growing cities.

Driven by a team of dedicated professionals, the Esteem Group is committed to delivering a high level of quality, service and value to its customers. Giving them what they have always wanted: "A wise investment in every square foot".

Projects

ESTEEM SPLENDOR 1
KORAMANGALA



ESTEEM REGENCY
RICHMOND ROAD



ESTEEM ENCLAVE
BANNERGHATTA ROAD



ESTEEM NORTHWOOD
YELAHANKA



ESTEEM MALL
HEBBAL



ESTEEM ROYALE
KORAMANGALA



ESTEEM CLASSIC
RAJAJINAGAR



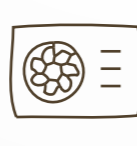
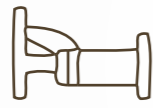
ESTEEM ELEGANCE
WHEELER ROAD



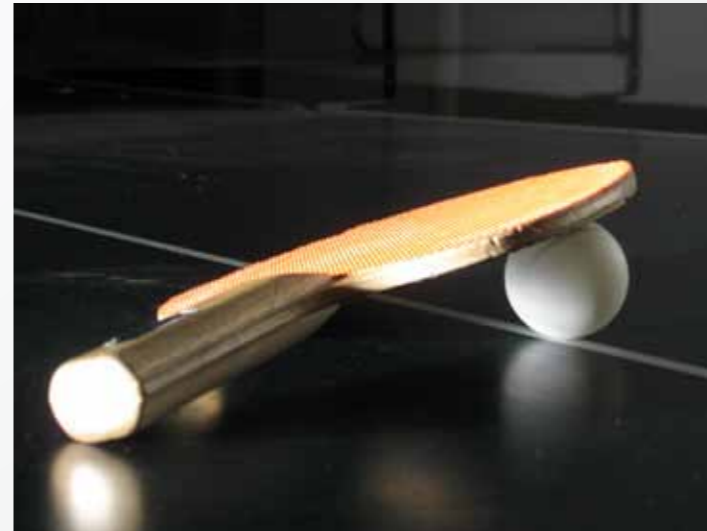
ESTEEM GARDENIA
SAHAKARNAGAR, HEBBAL



Amenities



- Beautifully landscaped gardens
- Children's play area
- Multi-purpose hall
- Round-the-clock security
- Well-equipped gym
- Power back-up for lights in common areas, lifts and pumps
- Table Tennis, Chess, Carrom and host of other indoor activities



Specifications

Structure

- RCC structure with solid block masonry walls & Cement Plastering both inside & outside

Flooring - common area

- Car Parking: Basements for car parking with suitably designed ramps
- Living, Dining: Imported marble / 3 x 3 designer tiles
- Master Bedroom: Designer Vitrified Tiles
- Other Rooms: Designer Vitrified Tiles
- Kitchen and Utility: Ceramic / Vitrified Tiles
- Powder-room and Toilets: Ceramic Tiles
- Staircases: Kota / Granite
- Balconies: Ceramic / Vitrified tiles
- Driveway: Paver Tiles

Kitchen

- Cooking platform: Granite kitchen platform
- Other utilities: Points for water purifier, hob and chimney, washing machine.
- Provisions: Provision of necessary concealed plumbing & electrical points for water heater, water purifier, washing machine, refrigerator, exhaust
- Sink: 2 feet wide, 19mm thick granite counter and SS Sink with drain board

Toilets

- Chromium Plated Fitting: Jaquar / Equivalent
- Single lever diverter with overhead shower, pillar cock (C.P.): Jaquar / Equivalent
- Accessories: Jaquar / Equivalent
- Counter with above counter designer basins for master bedroom
- False ceiling: PVC / Calcium silicate
- Sanitary ware: Hindware / Parryware / Equivalent

Joinery

- Entrance door: Teak wood frame with TW paneled shutter
- Toilet doors: Hardwood frame with flush shutters
- Bedroom doors: Hard-wood frame with Skin Panelled Doors
- All windows: 3 track UPVC / Aluminium windows

Painting

- Interior Walls and Ceilings: Plastic emulsion
- Exterior walls: Textured exterior emulsion
- Main Door: Teak polish & internal door paint finish
- Exterior Niche: Exterior emulsion with texture coating
- Internal Ceiling: Acrylic emulsion painting
- Internal Wall: Acrylic emulsion painting
- Common Area: Acrylic paint

Electrical

- Concealed PVC conduit with copper wiring and sufficient connected power from BESCOM
- Modular Switches: Anchor / Equivalent

Standby Power

- 50% backup to apartments
- 100% Power for Lift, pumps & Lighting in common areas

Passenger lift

- One lift with 10 passengers capacity and one lift with 16 passengers capacity

Flooring - Common area

- Waiting Lounge (G.F.): Granite / Equivalent
- Lift Lobby: Granite/ vitrified / combination
- Terrace: Clay Tiles

Dadoing

- Toilets: Toilets: Ceramic / Vitrified tiles upto 7ft height
- Kitchen: Ceramic / Vitrified tiles upto 7ft height

Security Features

- Intelligent building management system and security
- Biometric / Password entry to homes
- Video door phone
- Intercom facility

Elevation



At the new Esteem Splendor, life really is good. The architecture of the Splendor showcases the best of two worlds - contemporary design and functionality. A beautiful home deserves an equally spectacular location. The posh settings of Koramangala in the backdrop makes life look richer. And when the heart desires a shopping spree, step in to the heart of the shopping hub of Bangalore, located just a stone's throw away. But in the midst of all this glamour, convenience still prevails with premier schools and top-class medical care right around the block.

It's time you made an investment of a lifetime.

ESTEEM

Splendor II

ESTEEM
Splendor II

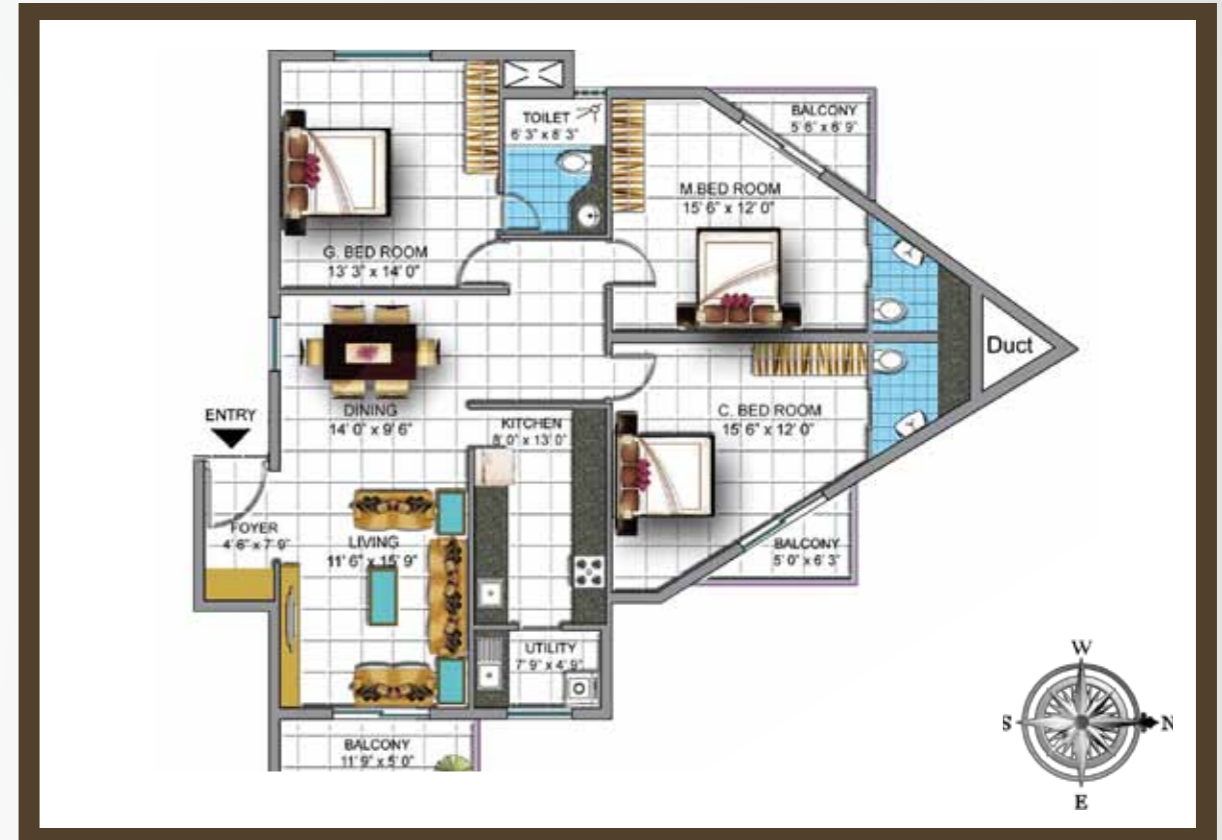
Plans

Layout plan of site



Unit-1

3 BHK Area - 1890 sq.ft.



Unit-2

2 BHK Area - 1460 sq.ft.



Unit-3

2 BHK Area - 1585 sq.ft.



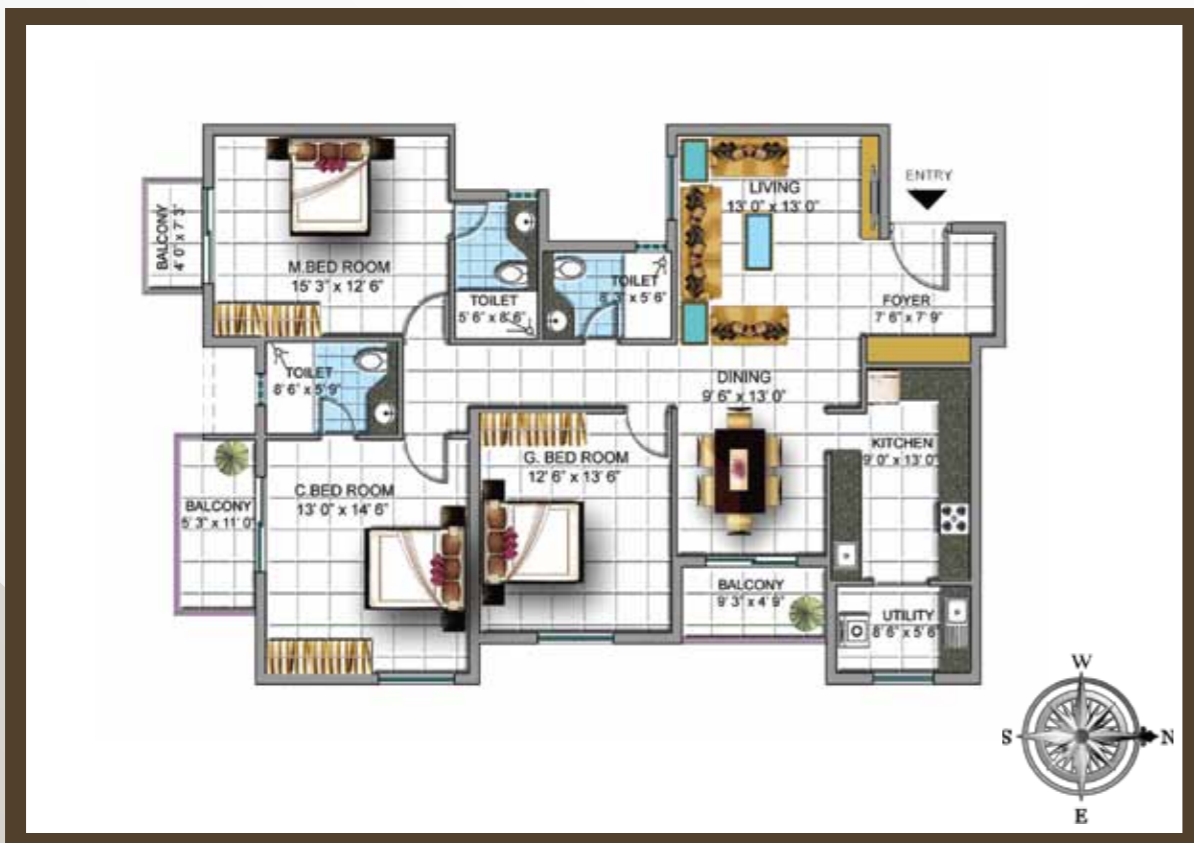
Unit-5

3 BHK Area - 1910 sq.ft.



Unit-4

3 BHK Area - 1980 sq.ft.



Unit-6

2 BHK Area - 1400 sq.ft.

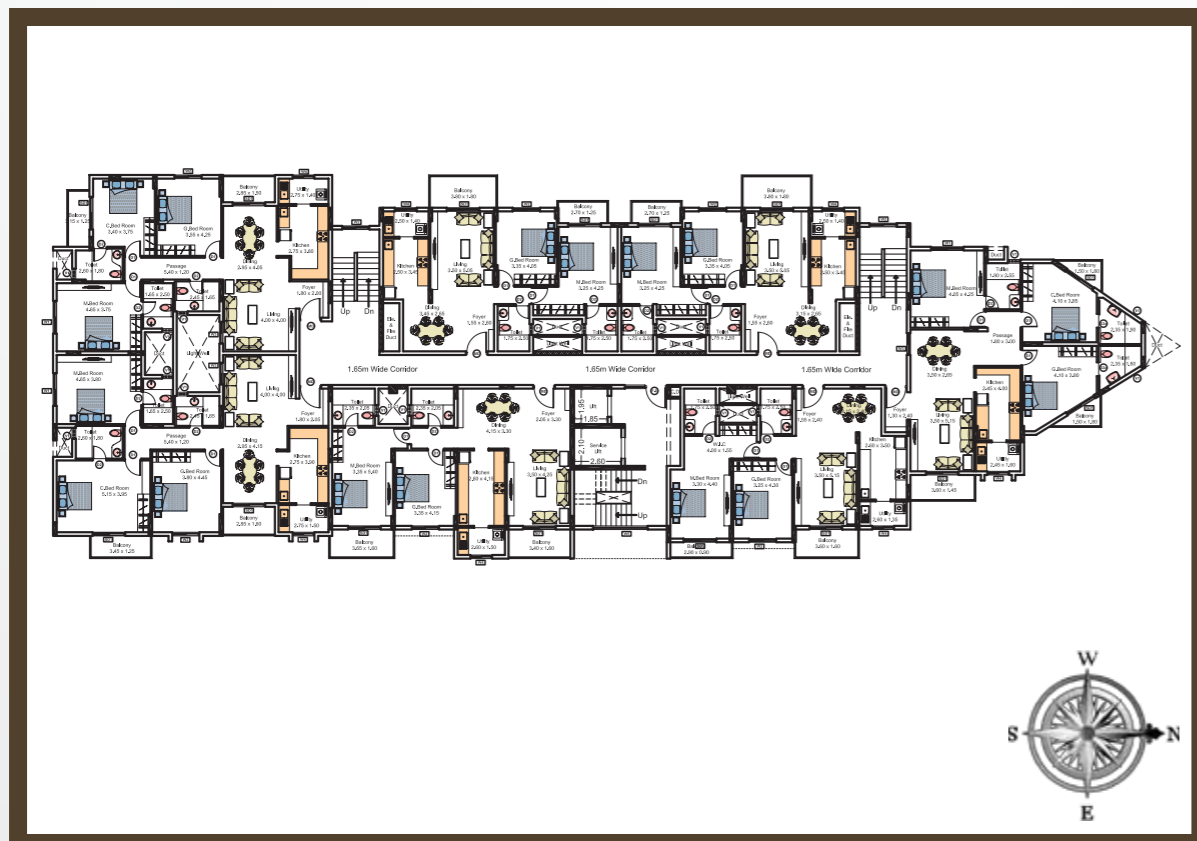


Unit-7

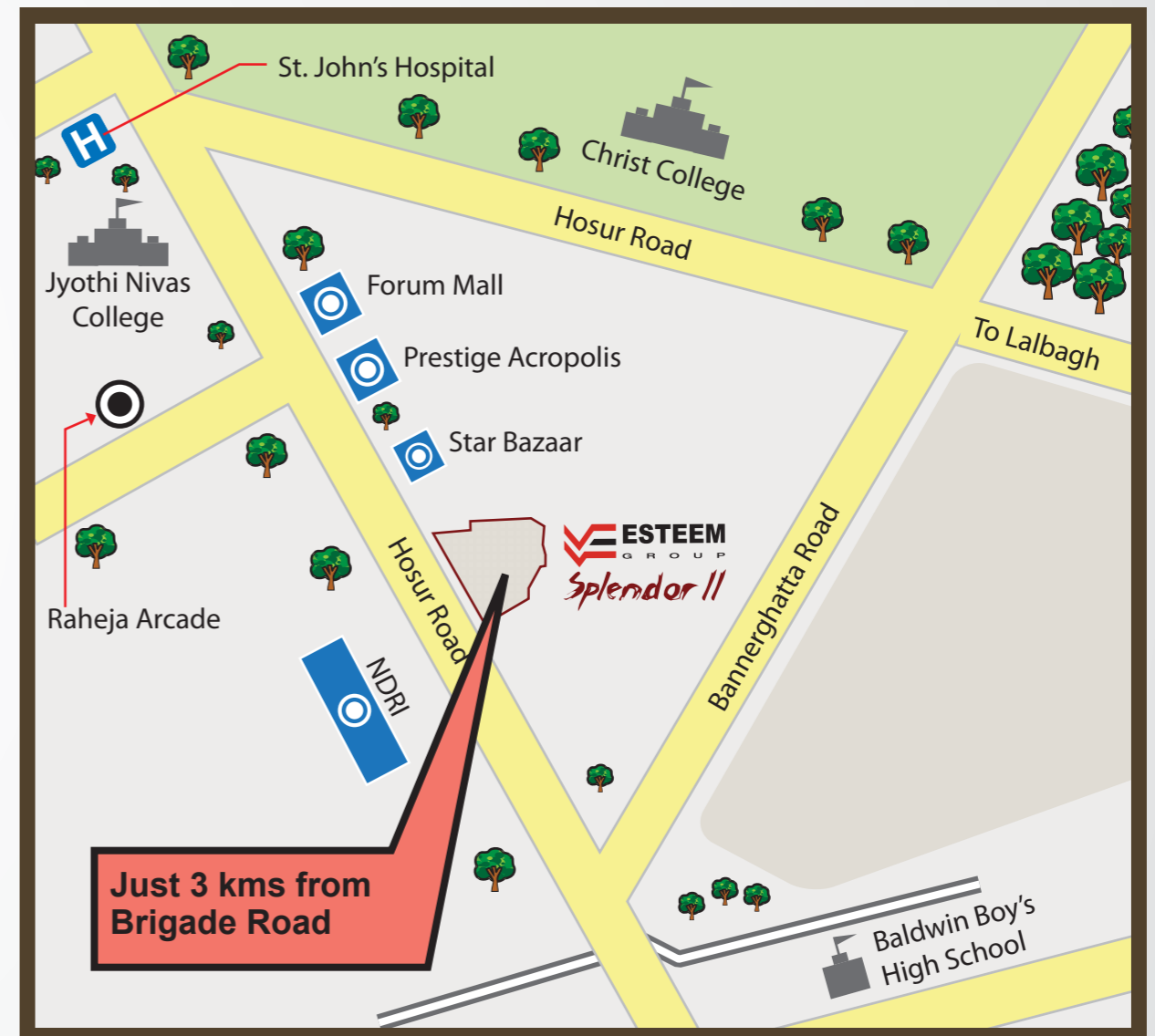
2 BHK Area - 1400 sq.ft.



Typical Floor Plan



Directions



ESTEEM
Splendor II