



VERSOVA Sky
refined living spaces





Actual photograph of exterior facade at Versova Earth

VERSOVA ESTATES PVT. LTD.

Versova Estates was established in early 2002, born of a genuine need for quality housing in Bangalore. It isn't hard to see the need gap that exists between a buyer's expectations for a dream home and what is being churned out by today's construction industry.

At Versova Estates our mission is to bridge this gap.

Our work over the last 10 years of having created more than 5 Lakh square feet of commercial and residential space bears testimony to our commitment to quality. We are driven by our strong contemporary design sensibilities and close attention to detail.

What sets a Versova apartment apart from others is the close proximity to nature. In each project we endeavor to seamlessly blend the natural landscape into the spaces that we are creating. Alluring green terraces are an integral part of every home along side beautifully designed openings for sunlight to come streaming in.

Our strength lies in our ability to understand and meet the needs of today's discerning customer through technology, innovation, transparency and personalized service.

We carefully handpick materials and train our workmen to deliver the highest quality finishes, to last. Not just one Lifetime!



VERSOVA Sky

refined living spaces

At Versova Sky you will witness the fruitful amalgamation of contemporary sensibility and science with strong ethics and experience. From impeccable design aesthetics to the sourcing of quality material and the use of reliable workmanship, we have invested the wealth of our experience in creating living spaces that don't just acknowledge your astute taste, but allure you to indulge in it, for life!

Situated in the prime locale of C V Raman Nagar, the project offers great proximity to shopping, schooling and medical facilities, as well as an enviably easy transit to other key areas in the city. Now choose a living space that best suits your lifestyle from our 27 tastefully designed residences that include Triple, Double and Single bedroom homes as well as Studio apartments. Versova Sky is set inside the tranquil environs of Versova Layout on a spacious ground spread of 16,000 square feet. With its landscaped terrace gardens and state of the art amenities like a club-house, a gym and a swimming pool, you would never feel like stepping out too far.

Are you prepared to raise your notion of refinement a notch higher? We are ready, whenever you are!





Rendered Image of Terrace gardens at Versova Sky

At Versova Sky you wake up close to nature everyday. All our apartments come with terrace gardens that have a pre-built grass cover and plants suited to growth in shallow soil. All the gardens areas have been carefully landscaped and provided with drip irrigation and sprinklers so they remain green and fresh throughout the year.

Our commitment to nature doesn't just run skin deep, we are also installing solar heaters so at least one toilet in all the top floor apartments runs on naturally heated water.

Apart from a state-of-the-art gym, swimming pool and club house, security is taken care of with CCTV cameras at strategic locations for round the clock security & monitoring. Video door phones and Intercom facilities will be provided to each apartment. When you move into a Versova home you will not have to worry about repairs or replacements for a long time as all our fittings are sourced from the best national and international brands to ensure that they are long lasting, durable and perfectly finished. To name a few, all our cabling and wiring will be from Havells or Finolex, while all sanitaryware will be sourced from Toto or Duravit. All showers and faucets will be from Grohe/Hansgrohe.

VERSOVA Sky
refined living spaces



TYPICAL UNIT PLAN > TYPE A - Studio Unit

First Floor: 647 SFT

Upper Floors: 691 SFT



TYPICAL UNIT PLAN > TYPE B - 3 BHK Unit

First Floor: 1761 SFT

Upper Floors: 1930 SFT



TYPICAL UNIT PLAN > TYPE C - 3 BHK Unit

First Floor: 1564 SFT

Upper Floors: 1726 SFT



TYPICAL UNIT PLAN > TYPE D - 2 BHK Unit

First Floor: 1481 SFT
Upper Floors: 1604 SFT



TYPICAL UNIT PLAN > TYPE E - 3 BHK Unit

First Floor: 1857 SFT
Upper Floors: 1974 SFT





Actual photograph depicting a family space of a home at Versova Layout

TYPICAL UNIT PLAN > TYPE F - 3 BHK Unit

First Floor: 1919 SFT

Upper Floors: 2047 SFT



VERSOVA
LAYOUT

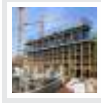
TYPICAL UNIT PLAN > TYPE G - 2 BHK Unit

First Floor: 1025 SFT

Upper Floors: 1086 SFT



ARCHITECTURAL & CIVIL SPECIFICATIONS



STRUCTURE & MASONRY

- RCC frame structure (Seismic Zone II Compliant) with slab to slab height of 9'6"
- Masonry shall be in Porotherm blocks from Weinerberger or Good Quality Table mould bricks or Aerocon Blocks. The exterior façade shall be a mix of Weather proof high quality wire curt bricks and plastered surfaces



DOORS & WINDOWS

- Factory finished door frames and shutters of a reputed make
- All windows & ventilators shall be in specially extruded, Powder coated Aluminum sections of a reputed brand



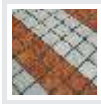
ELECTRICAL

- All wiring and cabling shall be from Finolex / Havells
- All switches, sockets, MCBs shall be from Legrand or equivalent make



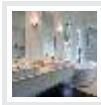
PAINT & POLISH

- Plastic emulsion paint of a reputed make shall be used for the interior ceilings and walls
- All external plastered surfaces shall be painted in exterior grade emulsion paint
- All metal surfaces shall be painted with a good quality enamel paint
- All wooden surfaces shall be polished and provided with a melamine matt finish



FLOORING & TILING

- Good quality Polished Granite in the common areas and staircase
- Superior quality double charged 2' x 2' vitrified tile of a reputed brand in Dining, Bedrooms & Kitchen
- Wood Laminate in Living & Family space
- Good quality Matt Finished ceramic tiles in Utility & Balcony
- Superior quality 2' x 1' wall tiles of a reputed brand in all toilets & Anti skid tiles for the floor



SANITARY & PLUMBING

- All water supply lines and drainage lines shall be in PVC of reputed make – Prince/Supreme
- All Sanitaryware shall be from Toto/Duravit or equivalent make
- All faucets & showers shall be from Grohe/Hansgrohe or equivalent make
- Kitchen and Utility Sink shall be in Stainless steel – 32" x 20" of Franke or equivalent make.

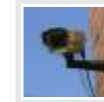




Actual photograph of a Master Bedroom at Versova Earth

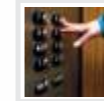
AMENITIES & UTILITIES

UTILITIES



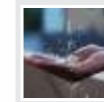
SECURITY

- CCTV cameras at strategic location for round the clock security & monitoring
- Video door phones & Intercom facility shall be provided to each apartment



LIFT

- 8 passenger Automatic Machine room less lift with Automatic Rescue device & Multi beam door sensors from Schindler/Otis shall be provided



RAIN WATER HARVESTING

- Rain water shall be collected from all the down take pipes and directed to percolation pits to recharge the ground water



GENERATOR

- A Generator of suitable capacity to provide back up power for heating and lighting circuits of all apartments, common areas shall be installed. The generator shall be provided with an acoustic enclosure.



SOLAR HEATERS

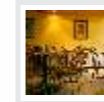
- The apartments on the upper floors shall be provided with solar heated water in one of the toilets.



LANDSCAPING

- All garden areas shall be completely landscaped and provided with drip irrigation and sprinklers
- The terrace garden areas in each apartment shall be provided with grass and basic shrubs that can grow in shallow soil.

AMENITIES



CLUB HOUSE

- Club House shall be located on the still floor with common space for parties.



GYM

- Gym shall be located adjacent to the Club House and would be provided with Cardio equipments like Treadmill, Cross Trainer & Exercise Cycle.



SWIMMING POOL

- A swimming pool with a necessary treatment plant and changing rooms shall be provided on the terrace.



Actual photograph depicting Foyer space of a home at Versova Layout

PROJECT LOCATION





VERSOVA ESTATES PVT. LTD.

632, 1st Floor,
1st Cross, 1st Main
Indiranagar 1st Stage
Bangalore- 560 038

Phone + 97392 27000
+ 97392 29000
Tele Fax 080 4094 4960

Web www.versovaestates.com
Email sales@versovaestates.com

NOTE: The contents of this brochure are conceptual and indicative. Number of floors and apartments maybe revised subject to changes in government development control rules. The developer reserves the right to amend the layout, plans, elevations specifications and amenities at any point of time. The images are indicative of the apartments within Versova Sky. This brochure is not a legal offering.