



ANCHOR
REALTY

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Bespoke Villa



Anchor Realty is proud to present 3/4 BHK villas customized to your requirements, 5 minutes from the airport. These plush villas cater to a range of comfort, material & natural, specific to your needs and luxuries to make your life special everyday!

Bespoke : Term employed in a variety of applications to mean an item being custom-made, built to the buyers specification, in the specialized meaning "to give order for it to be made"







Bangalore

thriving economy

From the green city to the silicon city - the transition for Bangalore, officially known as Bengaluru, has been as rapid as radical. Statistically, this flourishing capital of Karnataka is India's third most populous city and fifth-most populous urban agglomeration. Being home to some of the most well-recognized colleges and research institutions, textile industry, bio-tech, public sector, heavy industries,

software companies, aerospace, telecommunications and defense organizations; it's pre-eminently positioned as the nation's leading destination for IT employers. With its cosmopolitan culture, expanding infrastructure, salubrious climate, diverse lifestyle and growing economy, Bangalore is a major corporate hub and the fastest growing major metropolis in India.





Kent novella

Signature life

Aesthetically located off the NH-7 (Bangalore - Hyderabad) highway, at a distance of just 5 mins from Bangalore International Airport, Kent Novella is a unparalleled township crafted to captivate a change in the way you live.

It encompasses every feature that triggers the joy centers of your body & soul. Kent Novella, in true sense, unearths a lifetime of blissfull existence for you to rejoice & cherish.





Cut away, or stay connected. The choice is entirely yours....

Kent Novella is a retreat, yet a link. With its strategic location at just 5 minutes from Bangalore International Airport, the project centralizes you, not just within yourself but also with the city, at large.





Exclusive villa community

The entire complex is Vaastu compliant

3/4 BHK Villas in three exclusive categories facing East and West

Grand entrance with visitors' waiting lounge, security office and water bodies

Entire property surrounded by 3 sides lush and lavish landscaped greenery

Joggers track, sit-outs, gazebos, reticulation, children's play areas

40 feet wide main roads and 30 feet wide internal roads with trees, street lights and walkways

Exclusive Clubhouse of 10,000 sq. ft. built up area & additional 10,000 sq. ft. area for swimming pool & landscaped lawn with lifestyle features

CCTV monitoring for security

Rain water harvesting





Villa Ruby -Floor Plan (East Facing)



Villa Ruby -Elevation (East Facing)



Villa Ruby -Floor Plan (West Facing)



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19

Villa Ruby -Elevation (West Facing)





Villa Emerald -Floor Plan (East Facing)



Villa Emerald -Elevation (East Facing)



Villa Emerald -Floor Plan (West Facing)



Villa Emerald -Elevation (West Facing)





Villa Sapphire -Floor Plan (East Facing)



Villa Sapphire -Elevation (East Facing)



Villa Sapphire -Floor Plans (West Facing)



Villa Sapphire -Elevation (West Facing)





Feel elated every single moment of the day. Cloud nine living has just been brought to earth. Kent Novella rephases exclusive with its unique option of three categories of villas. The state of the art home Novella opens you to the realms of distinct

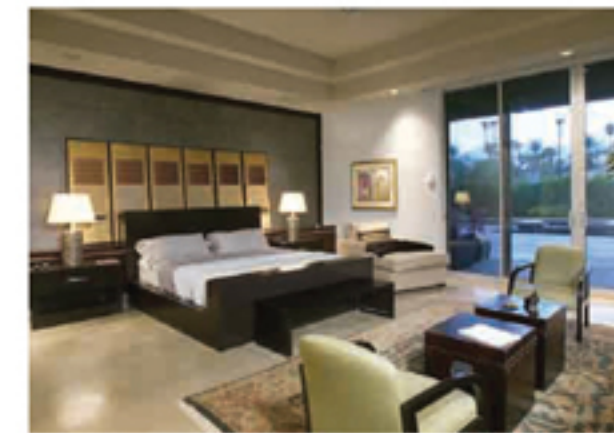
culture, and splendid comforts, each one being a cocoon of space, adulation and beauty. A large terrace garden at 2nd floor level makes for an inviting social space.





High-end Villas with state-of-the-art finishes
 Vaastu-compliant design in terms of orientation of plots, location of kitchen, pooja, master bedroom & water body, orientation of beds and toilets
 Spacious living spaces with ample light and ventilation
 Provision for Recreation zone with a bar, gym and home theatre at the upper level opening out into the terrace

Double-height volumes connect the lower and upper levels visually and spatially develop interesting spaces in Villas
 Open kitchen concept
 Covered utility which functions as the laundry area with an open utility as a drying yard
 Master bedroom with luxurious bath/toilet and a separate walk-in wardrobe
 Separate staff toilet.





At Kent Novella, amenities don't just add that special touch; they also add a world of meaning, giving a glow of comfort and cozy warmth to the time that you will spend here...





Structure: Structurally Designed villa

Masonry – external walls with 8" Solid Block Masonry and internal walls with 4" Solid block masonry.

Floor to floor height of 10'

Flooring: Vitrified Tiles for all rooms.

Marble / Granite for staircase.

Kitchen: 'L' shaped Granite Platform with stainless steel sink.

2 feet dado above platform area with Ceramic Glazed tiles.

Provision for - Aqua-guard point in kitchen, Washing machine in utility area.

Provision for - Gas cylinder area with necessary piping arrangements.

Toilets: Ceramic Glazed tiles dado upto 7 feet height with one row of border tiles.

White color EWC & washbasin with granite counter for all toilet, with branded sanitary fixtures.

Doors & Windows: Main Door frame with good quality Teak Wood

All other Door Frames with any good quality hard Wood

UPVC frames for all windows.

UPVC shutters with clear glass.

UPVC shutters with translucent glass in toilet / utility windows (ventilators).

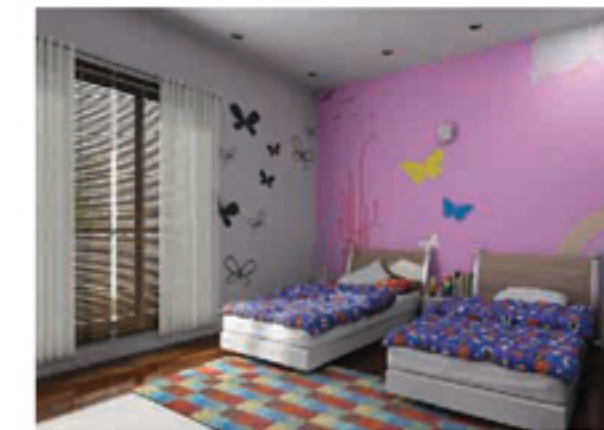
Cable Tv: Cable T V network point will be provided

Telephone: For telephone facility, cabling will be done up to each villa.

This will be operated by a National Telecom Operator for a one-time charge & monthly rental. (to be borne by the villa owners) which will also serve as intercom facility from each villa to security room, clubhouse and other villas.

Electricals & Wiring: Great white modular switches, copper wiring, MCB's.

Plumbing: CPVC & UPVC ISI marked piping for water supply.





Bliss for your senses

Entrench yourself in fantasy and serenity. Kent Novella helps create the world of your imagination with careful design and intricate planning.





Layout Features

A well-designed Entrance gate featuring a security room, Visitors' lounge and parking, welcomes you to Kent Novella. The entire layout is Vaastu compliant with individual plots facing, east & west. Villas are grouped based on size for easy identification, giving uniformity in external appearance. 40 feet wide main roads and 30 feet wide internal roads with tree-lined avenues and neatly detailed-out pavements and street lighting.

State-of-the-art security system.

Landscape is woven into the design using lawns, water features, children's play area with a jogging track. Club House is located at the South-West corner of the site, thereby making it easily accessible from the road for non-resident users. Water treatment, sewage treatment plants and rain-water harvesting are integral aspects of the infrastructure scheme of the layout.





Greenery

at your every footstep

The landscape design is conceived to reclaim the lost native landscape as a Unifying theme in the sprawling site bringing back the era gone by, with thoughtful design process. It enlivens an environment which appeases you and your lifestyle with dynamic exposure to the visual stimuli created to feel & experience the diversified cultural ethos within the villa community.

Crafted to delight your mood swings, Kent Novella enhances the villa living with strategically planned green shades, pocket parks, street lighting and sign posts. Bringing a symbolic identity with the impressive use of elements like lighting, blocks, standard color theme for plants & flowers. The community has gained a rich hue and developed an ambience which is wholesome and glorious in nature.





External Features / Design Technique:

Elevations designed to suit the modern image of a Villa, with an emphasis on clean neat lines, highlighted with some texture finish/cladding.

The basic white-painted exterior is accentuated with a touch of bright colors

Trees have been used to identify the entry to the various villa types, along with a distinctive detail of the letter-box and signage

Plot demarcation done by means of trees, hedges and few privacy walls, creates continuous green strips between the units.





Stretch into the horizon of delights. Make time revolve around the finer pleasures of life. Erase out the mundane from your being. Petals, the exclusive Club House at Kent Novella, welcomes you to free your spirit within its massive 10,000 sq. ft. built up area & additional 10,000 sq. ft. area for swimmingpool & landscaped lawn complex spread out across 2 levels. Ready to pamper yourself, as soft music greets your arrival through the Wi-Fi system in the Club House. Thoughtfully located at the South-West corner of the site, thereby making it accessible from the road for non-resident users, while retaining your privacy; the Club House offers a abundance of activities catering to your various moods.





Club House Features

Beautifully landscaped gardens, boulevards, floral walk ways, water bodies, etc.

Swimming pool

Jogging / walking trails

Outdoor (pebble) foot Reflexology pathways

Outdoor Children's play area

Open amphitheater

Outdoor Party Areas with Barbeque facilities

A well equipped full fledged Gymnasium

Steam & Sauna Room (Separate for ladies/gents)

Jacuzzi

Massage room

Indoor Theatre

Multi purpose hall for Parties / Aerobics / Meditation / Yoga

Library / Reading Room

Sports facilities with Indoor Table tennis / Pool tables / Chess / Card rooms

A Creche / Toddlers Area

Seperate wash rooms for staff / drivers





Rejuvenate

your faith

Kent Novella is a Landmark lifestyle residential development brought you by Kent Projects Pvt. Ltd. part of Anchor Realty, Mumbai. Kent Projects brings a span of experience that is vast as it is varied, as committed as it is competitive, as quality as it is trustworthy.

Assuring you of not just homes, but spaces of lifetime well being....!!

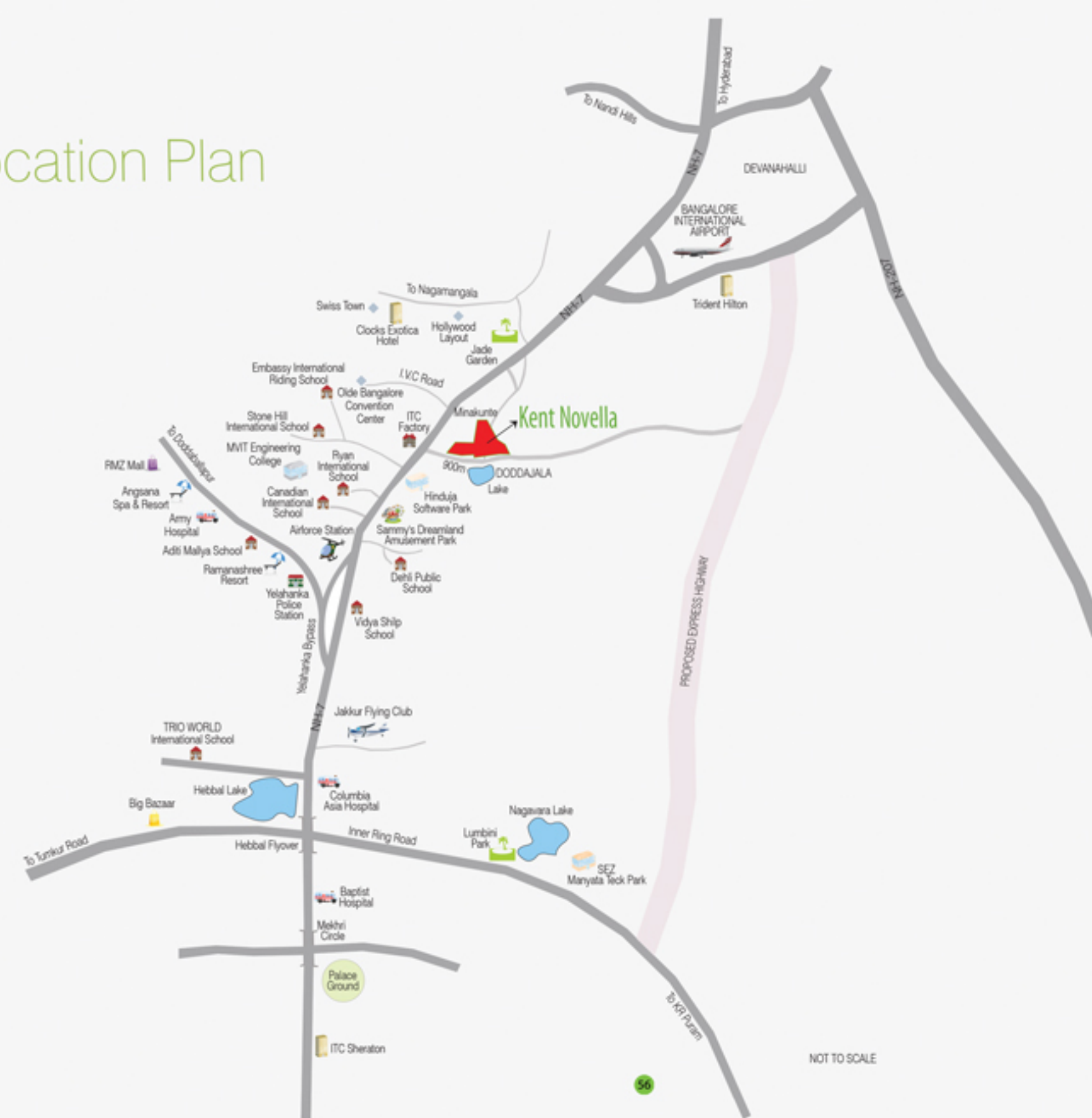


Kent novella

villa luxury at Bengaluru

Location Plan & Master Plan

Location Plan



NOT TO SCALE



Location

0.9 km away from the main road

Best of schools, hospitals, star hotels and malls within 10 minutes drive

30 minutes drive from M.G. Road

Plot located off the NH-7 (Bangalore - Hyderabad) highway

New Express highway in the offing near the plot

5 minutes drive from Bangalore Airport.

8 kms from KIADB upcoming hardware park.

At close distance are

- Schools:** Vidyashilp Academy, Ryan International School, Canadian International School, Delhi Public School, Stone Hill International School
- Colleges:** MVIT Engineering College & Reva Institute of Technology, Nagarjuna Institute of Technology
- Hotels:** Angsana Spa & Resort, Clark's exotica, Olde Bangalore resort, Hotel Presidency, Oberoi Trident, Club Cabana, Mc Donald's, Adyar Ananda Bhavan, Cafe Coffee Day
- Malls:** Esteem Mall & RMZ Mall
- Hospitals:** Army Hospital & Columbia Asia Hospital
- Sports:** Decathlon, Embassy Riding School





LAND USE ANALYSIS (PHASE - 1)			
S.no	Description	Area in Sqmt	%
1	Residential	23034.33	47.04
2	Commercial	1076.98	2.20
3	Parks	4900.85	10.01
4	CA	2456.40	5.02
5	Roads	17497.72	35.73
TOTAL AREA		48966.28	100.00

PLOT SIZES	NOS.	COLOURS	PLOT SIZES
33'0" X 50'0"	62		33'0" X 50'0"
30'0" X 50'0"	34		30'0" X 50'0"
33'0" X 40'0"	97		33'0" X 40'0"
30'0" X 40'0"	121		30'0" X 40'0"
ODD PLOTS	27		ODD PLOTS
TOTAL PLOTS	291		

S.no	LEGEND
1	Clubhouse
2	Swimming Pool
3	Interacting Area
4	Amphitheatre
5	Kids Pool & Waterfall
6	Multipurpose Play Area
7	Tennis Court
8	Theme Park
9	Garden Area
10	Herbal Garden
11	Flower Garden

