

# SEE LIFE FROM A FRESH PERSPECTIVE

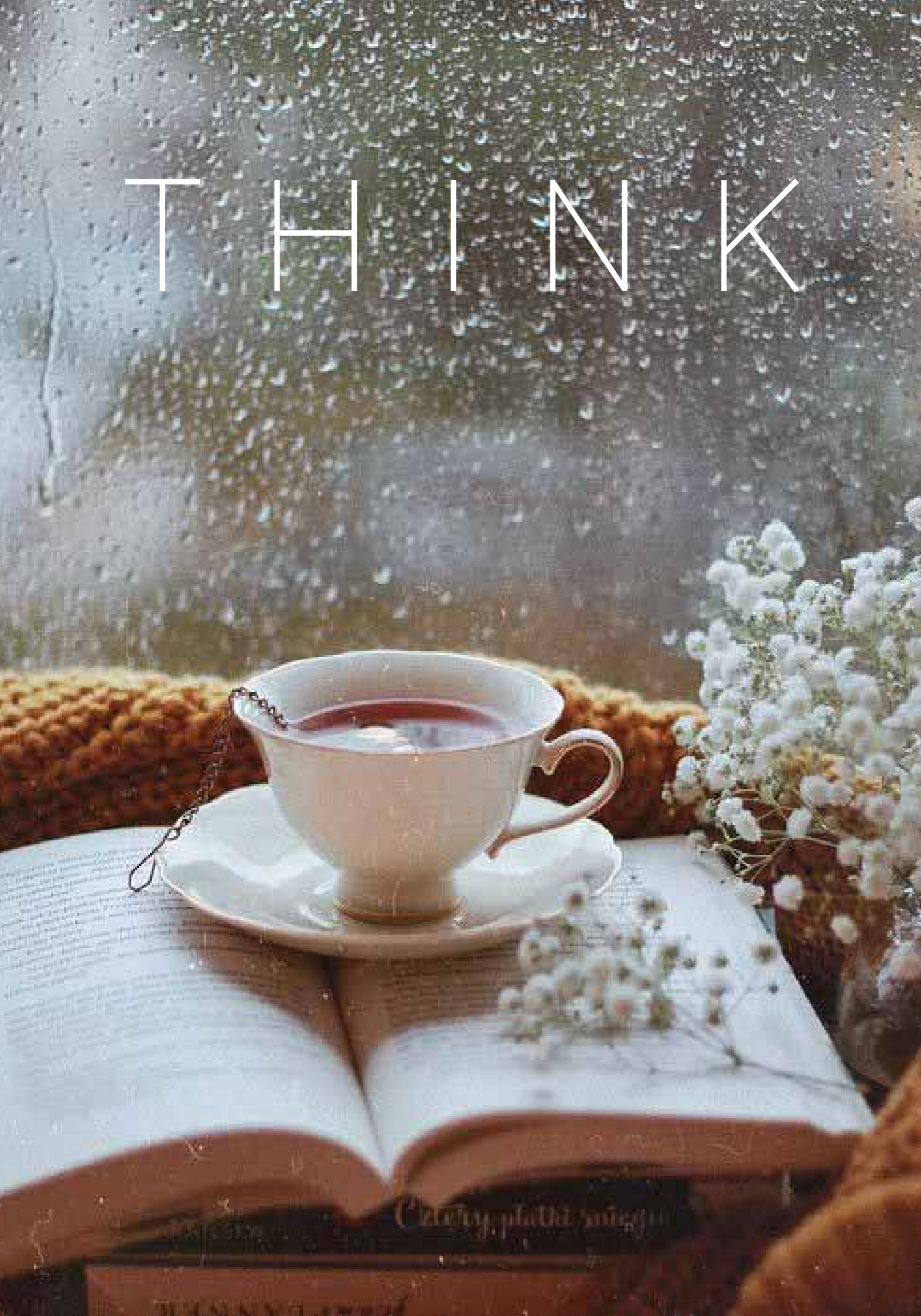
LANDMARK

ESTIA

in association with PNB

Nandi Hills

THINK



THE

S

WE

ARE

LE

A

Morning mist.

Hills on the horizon.

Green, serene landscape...

Take a deep breath of fresh air and experience the delights of having Nature as your neighbor.

Step away from the urban environment and step into Estia. Give yourself the opportunity to discover life on your own terms.

Shot at the project location

# LOOK BEYOND

Estia is located in the Nandi Hills range, Bangalore's very own hill-station. While being an hour away from the city, it's a world apart in ambience. Living here means you can find the perfect balance in life.

Far enough to ward off the pressures of the city. Yet close enough to enjoy its pleasures.

# LIVE H I G H

Estia is a gated residential community spanning 35 acres. Besides, all basic amenities such as water, power and sanitation, it offers broad well-lit roads. Landscaping, parks and much more. It incorporates basic shopping facilities, a well-equipped recreation zone and community spaces for events and interaction. In fact, you are assured of all modern conveniences to make life comfortable. So, just because Estia is located in the hills, you don't have to live like a hermit.



ESTIA

FEEEL  
FULFILLED

F A C I L I T I E S

& A M E N I T I E S

UNDERGROUND

- Electrical cable
- Water Pipes
- DWC Pipes
- Rain-water Pipes
- STP Pipes
- Pneumatic Sump
- STP

ON-GROUND

- App based Secured / community Management
- Controlled access parking for guests/ residents
- Well-defined Road System
- Grand Entrance Gate
- Street Lights
- Footpath

GREEN ECO-SYSTEM

- Landscaped parks & footpaths
- Miyawaki Forest
- Recycled water circuit
- Xeriscape
- Eco friendly construction material
- Rain water harvesting
- Recreational Fish Pond

ACTIVITY ZONES

- Elder's park
- Children's Play area
- Half basket ball court
- Cricket Practice Nets
- practice pitch
- Yoga Studio
- Open air theatre

COMMUNITY EXPERIENCE CENTER

- Swimming pool
- Work-spaces
- 12 Guest Rooms
- Multi-purpose hall
- F&B
- Library
- Spa & Salon
- Space for indoor games
- Gym

LIVABILITY SUPPORT & NEIGHBORHOOD

- Daily Needs Stores
  - Clinic
  - Community Transport System
- NEIGHBORHOOD
- VIAT
  - Spiritual Centers
  - Schools
  - Tourist Attractions

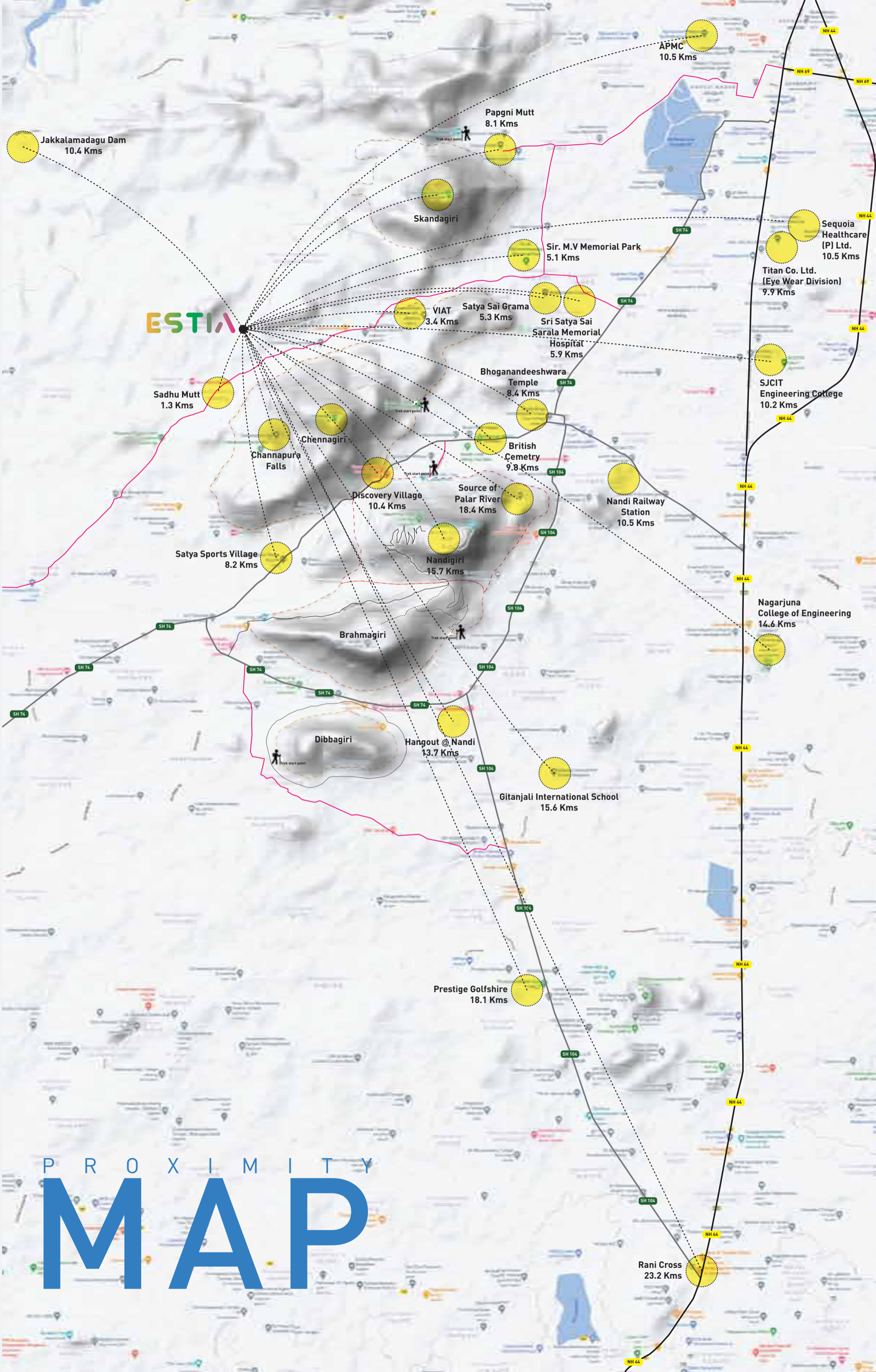
# M A S T E R P L A N



**LEGENDS**

- Block A
- Block B
- Block C
- Road
- Civic Amenities
- Park

**ESTIA**



P R O X I M I T Y  
**MAP**

# FEEL COMFORTABLE

LANDMARK  
**ESTIA**  
In association with PNB

ESTIA







## From the Architect's desk

'Sustainability' as a principle revolves around existence in harmony with Nature rather than exploiting it. This translates into the use of design principles and materials that minimize impact on the environment. The ongoing pandemic only serves to underscore the need for a balanced Human-Nature equation.

Estia has adopted a truly sustainable approach in both, design and development. The 'green' concept followed in the design of the project extends to architecture as well. This includes the use of Compressed Stabilized Earth Blocks (CSEB) which has a carbon footprint 13 times lower than country fired bricks as per Auroville Earth Institute. CSEB also acts as a breathing mesh and reduces dermal toxicity as compared to mass produced building materials. Each of the curated residences is designed to maximize natural light and cross ventilation. The objective is to create living spaces that combine livability and sustainability into a seamless whole.



**ESTIA**

**1 BHK**

**TYPE A - EAST FACING VILLA**

**DETAILS:**  
PLOT AREA : 1,200 SQ. FT.  
BUILT-UP AREA : 926 SQ. FT.

## TYPE A - EAST FACING VILLA FLOOR PLAN & SPECIFICATIONS



### Structure

- 3' SSM foundation with RCC Plinth beam and slab

### Wall

- 9" external, 4" internal Compressed Stabilized Earth Blocks (CSEB)

### Flooring

- Vitrified tiles for living, dinning and bedrooms
- Anti-Skid Vitrified tiles in Kitchen, Balcony & Utility areas
- Ceramic tiles for all Toilets

### Stair Case

- 20 mm granite flooring
- MS Railings as per architect design

### Doors

- Main door will have Polished Teak wood frame and Door with necessary Fittings of reputed make
- Internal doors will have Sal wood frames with Water proof flush shutter doors

### Windows

- 3 Track sound proof UPVC shutter with safety grills

### Kitchen

- 2' wide 20mm thick granite platform provided with stainless steel sink, glazed ceramic tiles dadoing up to 2' height

### Electrical

- Concealed Copper wiring
- A/C provision for all bedrooms and Living Area
- Provision of Geyser points in all toilets
- Refrigerator / TV/ Phone sockets in appropriate locations
- RCCB with Miniature Circuit Breakers (MCBs)

### Wiring

- Concealed Copper wiring of Anchor or Finolex Brand
- Premium Quality (Anchor/Havell's) Switches and Sockets

### Toilets

- Glazed ceramic tiles up to 7ft height, Ivory colour sanitary ware (ISI Standard)
- Ceramic ware (ESS ESS or equivalent make) Wall mounted WC in all toilets
- Hot and cold water wall mixer, Mirror and wash basin in attached toilet
- ESS ESS or equivalent make Bathroom fittings

### Power Back-Up

- 3 KVA Power Back up for Each House

### Solar Heater

- 200 litres water heater for each villa



**ESTIA**

**1 BHK**

**TYPE B - WEST FACING VILLA**

**DETAILS:**  
**PLOT AREA : 1,200 SQ. FT.**  
**BUILT-UP AREA : 973 SQ. FT.**

## TYPE B - WEST FACING VILLA FLOOR PLAN & SPECIFICATIONS



### Structure

- 3' SSM foundation with RCC Plinth beam and slab

### Wall

- 9" external, 4" internal Compressed Stabilized Earth Blocks (CSEB)

### Flooring

- Vitrified tiles for living, dinning and bedrooms
- Anti-Skid Vitrified tiles in Kitchen, Balcony & Utility areas
- Ceramic tiles for all Toilets

### Stair Case

- 20 mm granite flooring
- MS Railings as per architect design

### Doors

- Main door will have Polished Teak wood frame and Door with necessary Fittings of reputed make
- Internal doors will have Sal wood frames with Water proof flush shutter doors

### Windows

- 3 Track sound proof UPVC shutter with safety grills

### Kitchen

- 2' wide 20mm thick granite platform provided with stainless steel sink, glazed ceramic tiles dadoing up to 2' height

### Electrical

- Concealed Copper wiring
- A/C provision for all bedrooms and Living Area
- Provision of Geyser points in all toilets
- Refrigerator / TV/ Phone sockets in appropriate locations
- RCCB with Miniature Circuit Breakers (MCBs)

### Wiring

- Concealed Copper wiring of Anchor or Finolex Brand
- Premium Quality (Anchor/Havell's) Switches and Sockets

### Toilets

- Glazed ceramic tiles up to 7ft height, Ivory colour sanitary ware (ISI Standard)
- Ceramic ware (ESS ESS or equivalent make) Wall mounted WC in all toilets
- Hot and cold water wall mixer, Mirror and wash basin in attached toilet
- ESS ESS or equivalent make Bathroom fittings

### Power Back-Up

- 3 KVA Power Back up for Each House

### Solar Heater

- 200 litres water heater for each villa



**ESTIA**

**2 BHK**

**TYPE A - EAST FACING VILLA**

**DETAILS:**  
**PLOT AREA : 1,200 SQ. FT.**  
**BUILT-UP AREA : 1,009 SQ. FT.**

## TYPE A - EAST FACING VILLA FLOOR PLAN & SPECIFICATIONS



### Structure

- 3' SSM foundation with RCC Plinth beam and slab

### Wall

- 9" external, 4" internal Compressed Stabilized Earth Blocks (CSEB)

### Flooring

- Vitrified tiles for living, dinning and bedrooms
- Anti-Skid Vitrified tiles in Kitchen, Balcony & Utility areas
- Ceramic tiles for all Toilets

### Stair Case

- 20 mm granite flooring
- MS Railings as per architect design

### Doors

- Main door will have Polished Teak wood frame and Door with necessary Fittings of reputed make
- Internal doors will have Sal wood frames with Water proof flush shutter doors

### Windows

- 3 Track sound proof UPVC shutter with safety grills

### Kitchen

- 2' wide 20mm thick granite platform provided with stainless steel sink, glazed ceramic tiles dadoing up to 2' height

### Electrical

- Concealed Copper wiring
- A/C provision for all bedrooms and Living Area
- Provision of Geyser points in all toilets
- Refrigerator / TV/ Phone sockets in appropriate locations
- RCCB with Miniature Circuit Breakers (MCBs)

### Wiring

- Concealed Copper wiring of Anchor or Finolex Brand
- Premium Quality (Anchor/Havell's) Switches and Sockets

### Toilets

- Glazed ceramic tiles up to 7ft height, Ivory colour sanitary ware (ISI Standard)
- Ceramic ware (ESS ESS or equivalent make) Wall mounted WC in all toilets
- Hot and cold water wall mixer, Mirror and wash basin in attached toilet
- ESS ESS or equivalent make Bathroom fittings

### Power Back-Up

- 3 KVA Power Back up for Each House

### Solar Heater

- 200 litres water heater for each villa



**ESTIA**

**3 BHK**

**TYPE A - EAST FACING VILLA**

DETAILS:  
PLOT AREA : 1,500 SQ. FT.  
BUILT-UP AREA : 1,662 SQ. FT.



TYPE A - EAST FACING VILLA  
FLOOR PLANS



Ground Floor



First Floor



# SPECIFICATIONS

## STREET LIGHTS

Designer poles with LED fixtures

## STORM WATER DRAINS

Double-walled corrugated pipes of minimum 100 mm dia (larger dia dependent on load) with chambers

## COMMUNICATION LINES

PVC pipes with RCC chambers (cables to be laid by service providers)

## FOOT PATHS

Concrete flooring with VDF finishing along with landscape

## PLOT DEMARCATION

Plot boundaries demarcated with 150 x 150 x 300 mm stones

## KERBS

Standing and sleeping hydraulically pressed kerbstones of 600 x 300 mm fixed with concrete mix

## WATER SUPPLY LINES

PVC pipes of 25 mm dia connected to all plots

## ELECTRICAL SUPPLY LINES

LT cables for street lights and individual plots

## ROAD

Compacted earth laid with 200 mm wet mix, 50 mm DBM and 25 mm bitumen concrete

## CHAMBER COVERS

RCC covers of minimum 450 mm dia for storm water chambers and minimum 600 mm dia manhole chambers

## SANITARY LINES

Double walled corrugated pipes of 150 mm dia



ESTIA  
Live a fresh

# BE NATURAL

ESTIA  
Live a fresh

At Estia, 'green' is more than just a theme. Its part of the lifestyle. The development will have trees, plants and shrubs as part of the landscape. Rainwater harvesting, water recycling and drip irrigation are a part and parcel of the project. Emphasis is also laid on renewable energy such as solar panels and bio-reactors. Vermi-composting and waste recycling will be integrated into the maintenance cycle.

At Estia, you can take pride in reducing the carbon foot print and making the world a better place.

But, being a part of Estia, doesn't mean giving up the convenience of a modern lifestyle. In fact, it enables you to live a life where green blends seamlessly into all aspects of life. A place that lets you be yourself. Naturally.

Your project guide:

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