

# Spice Lakeview Villas

## Highlights

- **Location:** Mylappanahalli, Hesaraghatta Hobli, North Bangalore. Fastest growing neighborhood in the city.
- Gated community with 24\*7 security & CCTV
- Opposite to 50 acre beautiful pure water lake with fenced walking/cycling trail around it.
- Walkable distance to upcoming 350 feet wide Peripheral Ring Road (PRR) and Jaraka Bande (JB) Kaval forest.
- Adjacent to largest upcoming park in 350 acres of JB Kaval.
- Close to Sports City to be built in 100 acres, first of its kind in city.
- 2km to Suburban Rail.
- Proximity to Metro Rail – BMRCL, Airport Line.
- 14km to Devanahalli International Airport (KIA).
- Next to largest BDA Layout – Dr. Shivaram Karanth built in 3500 acres with 40,000 top class housing sites.
- Close to many top schools & hospitals.
- 10 km to ITIR that's developing fastest that will create lakhs of IT jobs.
- Shopping: Phoenix Mall of Asia, RMZ Galleria, Esteem Mall etc.

# Spice Lakeview Villas - Specifications

## **Finishes**

- Lime plastering and plastic emulsion for internal walls
- Water resistant texture paint for exteriors
- 30mm Travertine stone cladding in varied textures at the villa entrance
- Aluminum louvers as sunscreen on the elevation of villas
- Composite timber cladding in the second floor
- Roof edging in RCC on villas

## **Flooring**

- Italian marble for living, family, dining and foyer
- Engineered wooden flooring for all bedrooms
- Ceramic tiles in staff quarters and utility
- Marble flooring and dadoing up to false ceiling in all bathrooms
- Composite timber flooring for balconies and open terraces
- Swimming pool deck in composite timber decking

# Spice Lakeview Villas - Specifications

## **Toilet Fittings**

- Kohler make water closets, wash basins, bathtubs, basin mixers, shower heads, bathtub mixer and hand shower
- Glass doors/partition for shower areas
- Pressure tested CPVC piping for internal and shaft plumbing system and HDPE for external piping
- Hydro-pneumatic water supply system for toilets and kitchen to ensure sufficient water pressure
- Hot water supply through solar panels & heat pumps
- Sewage plumbing lines and rain water piping in UPVC
- Water treatment plant and solid waste management
- Toilet and kitchen exhaust within line fans

# Spice Lakeview Villas - Specifications

## **Doors & Windows:**

- Entrance door - Timber frame with 9 feet high opening and 4'6" wide paneled single shutter in hard wood timber and natural veneer finish with polyurethane coating
- Internal doors - Bedroom doors of 8'6" height and 3'6" width and toilet doors of 8'6" height and 2'8" width, with hard wood timber frames and tubular core shutters with natural veneer finish
- External doors / windows - Aluminium framed sliding glass doors & casement windows, fixed windows, sliding windows and top hung window of Schuco make with powder coating finish
- Hardware of windows of superior quality brush finished stainless steel and single glazed unit with clear glass
- Balcony / terrace railings in frameless glass
- Wooden staircase with stained oak balusters and timber steps

# Spice Lakeview Villas - Specifications

## **Kitchen:**

- Vitrified tile flooring
- Reticulated gas pipe
- Counter, sinks and faucet in pantry, barbeque area and utility

## **Telephone, Data Connection & TV cable:**

- TV outlets in living, bedrooms, family room, drawing room
- Telephone points in living room, bedrooms, family room
- Intercom facility from each villa to the security room, clubhouse, & other villas
- Provision for Internet connectivity through Wi-Fi
- Satellite TV points in the living, dining and bedrooms

# Spice Lakeview Villas - Specifications

## **Electrical & Generator Backup:**

- Imported light fittings – Internal & external provided
- Power 13 KVA for Pine & Willow, 16 KVA for Cedar and 20 KVA for Silver Oak & Cypress villas
- Concealed wiring with PVC insulated copper wires and modular switches. Sufficient power outlets and light points provided
- Individual earthing system for villas
- 100% power backup provided for all villas and common services with automatic changeover switches

# Spice Lakeview Villas - Specifications

## **Security, Home Automation & Fire Safety:**

- Security system encompassing intruder alarm, motion detectors, gas leak detectors and video door phones
- Provision for centralized HVAC control within the villa
- Panic button per villa provided to raise alarm in case of emergency
- Provision for high-end home automation to control lighting, lighting sensors and automated curtain operations
- CCTV connectivity to the home automation system
- Surveillance camera installed on the site periphery to screen visitors / vehicles from the security room