

The Courtyard Square



Affordable luxury, in the heart of the city.



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Introducing a home surrounded with all the luxuries you deserve. These exclusive apartments marry quality and aesthetics for a distinctive lifestyle. Also, it's truly a privilege to live close to every convenience as it's located right opposite the Metro station and a mere stone's throw away from a six-lane highway, the NICE corridor and the upcoming Taj Hotel. And coming as they do from the only backward integrated real estate company that's built close to 50 million sq. ft. over 15 years, you couldn't have asked for a finer address.



WE BUILD
QUALITY
INTO
EVERY
DETAIL

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The Courtyard Square
An Award Winning Project



Courtyard

EVERYTHING
YOU DESIRE







FLOOR PLANS

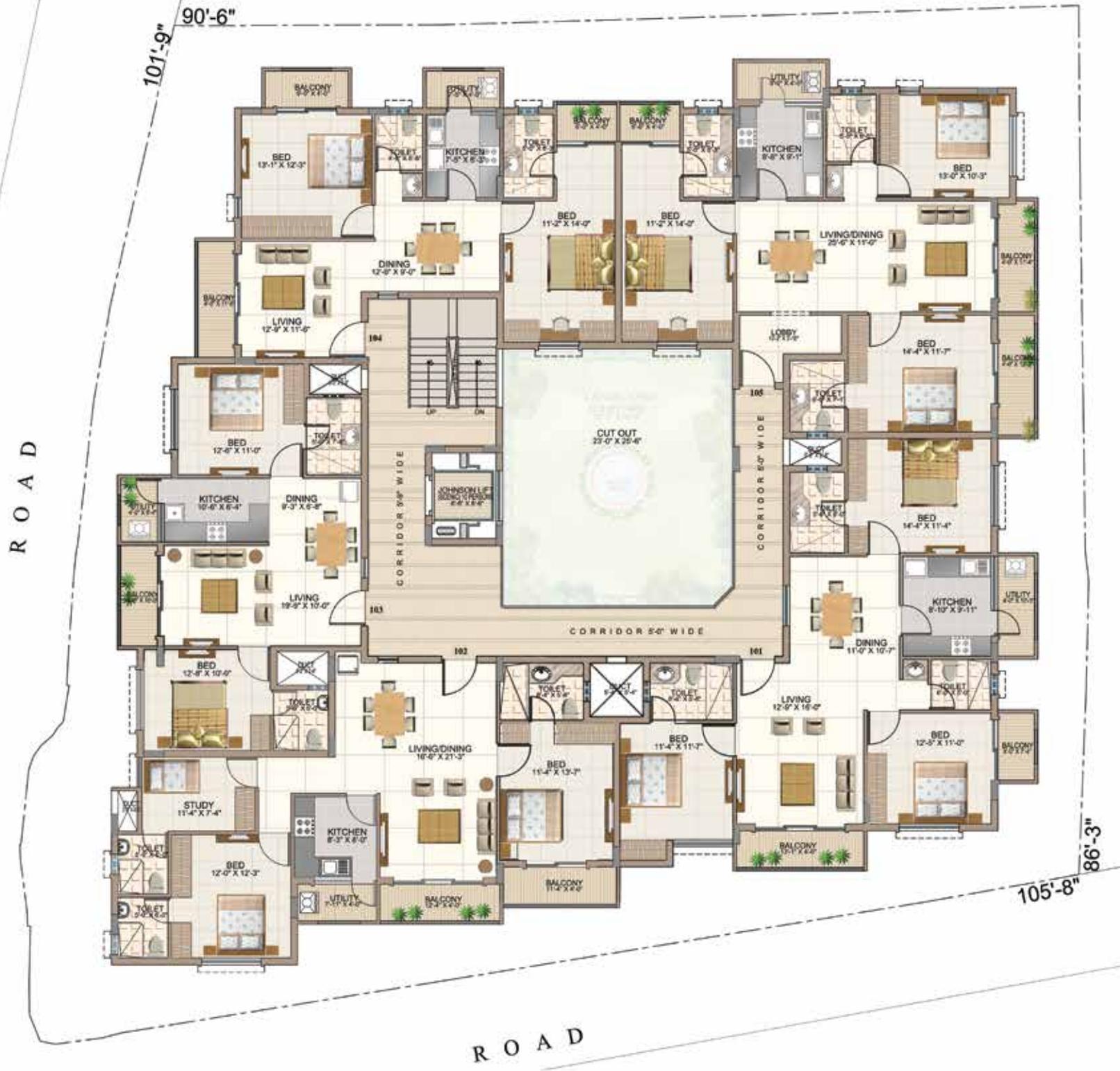
GROUND FLOOR PLAN



APARTMENT VIEW - GF



TYPICAL FLOOR PLAN



ROAD

ROAD

101'-9"
90'-6"

105'-8"
86'-3"

APARTMENT VIEW - TYPICAL



FLAT NO. 103
2 BHK (807.56 SFT)



FLAT NO. 104
2 BHK (1216.42 SFT)



FLAT NO. 101
3 BHK (1536.06 SFT)



FLAT NO. 102
2 BHK + STUDY
(1414.64 SFT)

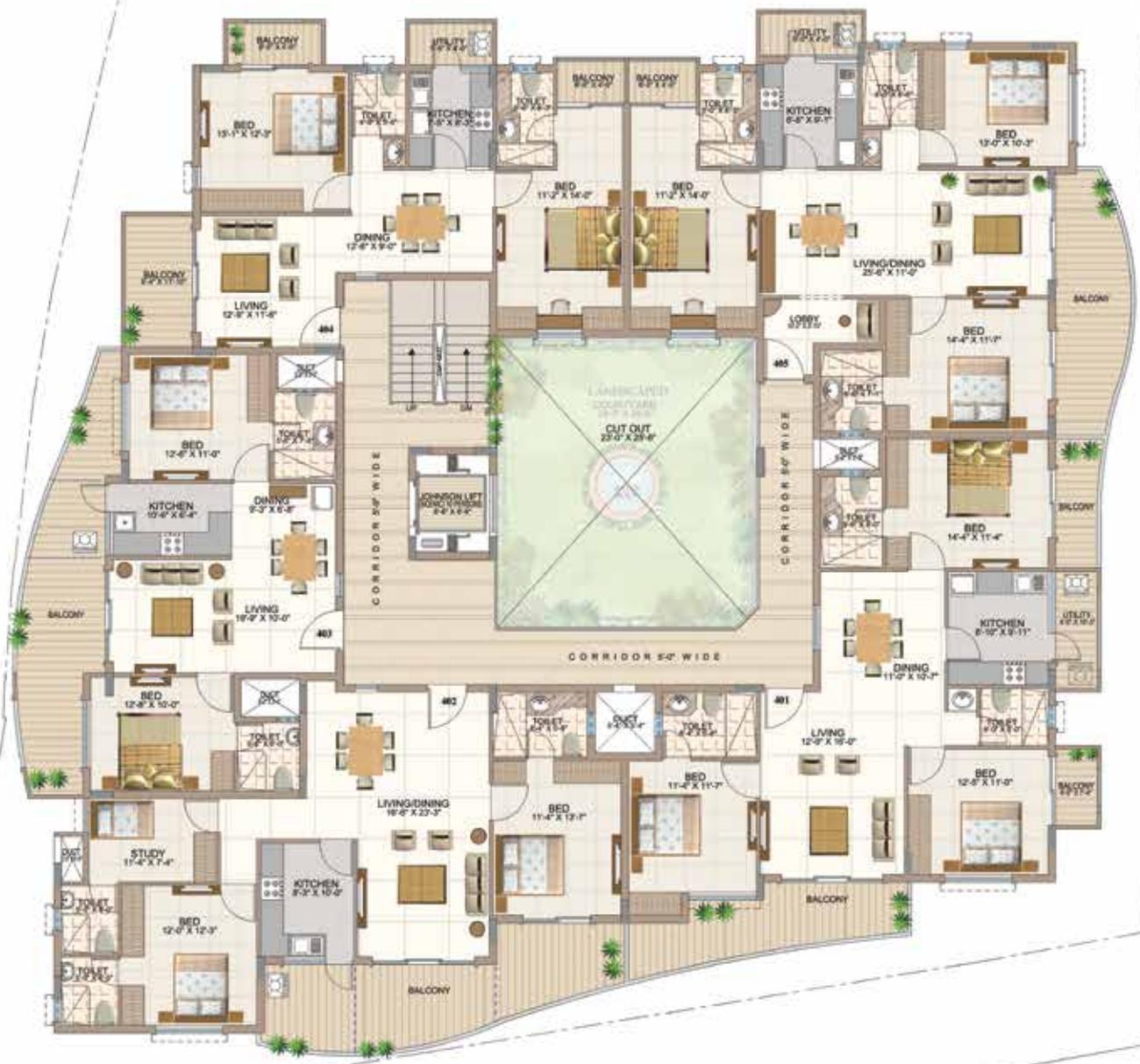


FLAT NO. 105
3 BHK (1610 SFT)

FOURTH FLOOR PLAN



ROAD



ROAD

FOURTH FLOOR PLAN

APARTMENT VIEW - 4th FLOOR



FLAT NO. 401
3 BHK (1697.00 SFT)



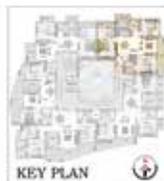
FLAT NO. 402
2 BHK+STUDY (1593.95 SFT)



FLAT NO. 403
2 BHK (1206.82 SFT)



FLAT NO. 404
2 BHK (1251.25 SFT)



FLAT NO. 405
3 BHK (1671.24 SFT)

SPECIFICATIONS



STRUCTURE

- * R.C.C Frame with columns and beams.
- * Ready mix concrete /Footings/Slabs & Beams in M20 concrete mix
- * Structure to be designed for Basement, Stilt, Ground, First, Second, Third, Fourth floor & Head room
- * Plastering for interior faces with lime rendering and external face with sponge finish

MASONRY

- * External walls : 8" thick Solid block masonry - APCO Make
- * Internal walls : 4" thick Solid block masonry - APCO Make

FLOORING SKIRTING / DADOOING / CLADDING

- * Living / Dining/Bed with Marble
- * Master Bed room with Wooden flooring (Basic Rate Rs.200/-sft)
- * Master Bathroom with Glass partition in shower area with shower panels
- * Antiskid tiles for Toilets/ Balconies/ Kitchen
- * Granite platform for Kitchen (2"thick Black Granite polish slab) (Basic cost Rs.130/-sft)
- * Glazed tiles for dadoing for all Toilets upto 8'0" & 2' ht above kitchen platform (Basic Rate Rs.50/-sft)
- * Elevator walls cladding in Granite Slabs (Basic cost Rs.150/-sft)

DOORS

- * Teak wood panelled door with matching hardware fittings
- * Bedrooms / Kitchen Salwood frame with moulded flush shutter (durain or equivalent make)
- * Toilets Salwood frame with water proof flush doors.

RAILINGS

- * Balconies with toughen tinted glass with M.S.Railing pipes. Floorings with designed tiles.
- * MS Staircase railings

WINDOWS

- * Powder coated Aluminium sliding side hung windows & doors (MRF vapour cure) for balconies with minimum 1.5mm wall thickness aluminium extruder profiles
- * Also all windows / Doors / Ventilator to be sealed with permanent sealant both inside and outside (G.E or DOWEANS)

PAINTING

- * Oil Bound distemper for ceilings (Asian)
- * Plastic emulsion paint for Internal walls (Asian)
- * Texture painting for external Wall surfaces with ICI Dulex
- * Melamine Polish for Main door
- * Enamel paint for Bed room / Toilet doors

COMMON AREA'S

- * Granite Flooring in lobbies, staircase and Granite cladding for lift walls (Chickupearl Rs.120/-sft or SIRA - Rs.90/-sft)
- * Paving tiles for walkways (Basic Rate Rs.55/-sft)

ELECTRICAL

- * Concealed conduiting with PVC insulated Finolex Copper wires, Modular switches (Anchor woods) MCB's, ELCB's etc.,
- * Back-up D.G.Power
- * Standby generator 30KV Kirloskar made of full building including elevators
- * A/c plug point in master bedrooms
- * TV telephone points in living and bedrooms
- * Common areas are provided with aesthetically designed lighting fixtures.
- * Emergency power for common area lighting Lifts & water pumps with D.G.Sets on AMF Mode
- * Required groundings will be provided in the building. Around 50 KVA power supply to the building from Bescom

WATER SUPPLY & SANITARY WORKS

- * Continuous water supply through Municipal water & borewells (including under ground sump & OH tank)
- * Bathrooms fittings with Parryware or Hindware with wall mounted western commodes and free size wash basins all others Stainless Steel fitting accessories with Jaquar make. Branded CPVC ISI mark pipes for all Bathrooms and Kitchens. Necessary inspection chambers provided in stilt parking floor
- * Automatic water level controller for Over head tank and borewell with cable and unit
- * Two separate overhead tanks one for borewell and the other BWSSB water supply. Underground sump tank 1000lts Cauvery water. Crompton Electrical submersible motors for cauvery water and borewell water supply

AMENITIES

- * 6 passenger automatic lift (Johnson / OTIS/Schindler/Kone/ Fujitech)
- * Kitchen - With 2" thick black Granite slabs with stainless steel sinks. Aqua Guard provisions, Kitchen chimney hood electrical provision provided.
- * Deviation expenses, Road cutting expenses, Work order expenses from Corporation and BWSSB, BESCOM connection, Plan sanction expenses and all other deposits for electrical connection and water supply will be borne by the builder.
- * T-angles for drying clothes on roof of third floor provided
- * Rain water harvesting tank in stilt parking area with Crompton made motor for flushing out water
- * Security room and common toilet for drivers and security guard in parking area
- * Proper waterproofing for all sunken toilets, roof and terrace
- * Security Systems
- * Columns and beams designed accordingly to the requirement of car parking in the stilt parking area

GATE

- * Designed Gate will be provided

LOCATION MAP



MG Road	-	1.5 Km
Coles Park	-	0.5 Km
Railway Station	-	0.7 Km
Commercial Street	-	1 Km
Lakeside Hospital	-	1 Km
Thom's Bakery	-	0.5 Km



ABOUT ASWAN VENTURES



Over the years, we, at Aswan Ventures have come to be one of the most preferred real estate brands in Bangalore. Today, we build homes to cater to the discerning homebuyers all across the city. A city that is the true Silicon Valley of India and one that has been recognised as the “Best Indian city to live in” on all parameters.

Over the past 17 years, our passion for perfection has driven us forward and it gives us great pride to say that we have successfully completed over 80 real estate projects and 216 contractual projects and delivered more than 52 million square feet. In the fiscal year 2011-12 alone, we registered an astounding turnover of INR 1700 crores new sales in the residential spaces segment. This, in itself, is testimony to the brand equity of the company - an INR 15 billion real estate company listed on the BSE & NSE. But we intend to reach even greater heights by achieving our target of INR 20 billion in 2012-2013.

Since its inception in 1995, Aswan Ventures has blended a strong customer centric approach with robust engineering, a high degree of business ethics, timeless values and transparency in every sphere of business. All of these contribute to make us one of the most respected real estate brands in India. And an organisation where quality meets excellence, technology meets aesthetics and passion meets perfection.

We have
delivered
14 world class
projects in last
5 years.

We have also expanded our footprint to 22 cities and 13 states across the country with properties in major cities like Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur and Mysore. And today, we have 38 ongoing residential projects aggregating to 23.50 million square feet of developable area and 16.51 million square feet of super built-up area as well as 42 ongoing contractual projects aggregating to 9.22 million square feet at various stages of construction.

Apart from being one of the top real estate players in the country, we are also the only backward integrated entity in the entire real estate industry. redefining the very perception of quality & perfection in the construction space.

RECENT PROJECTS





ASWAN VENTURES

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