

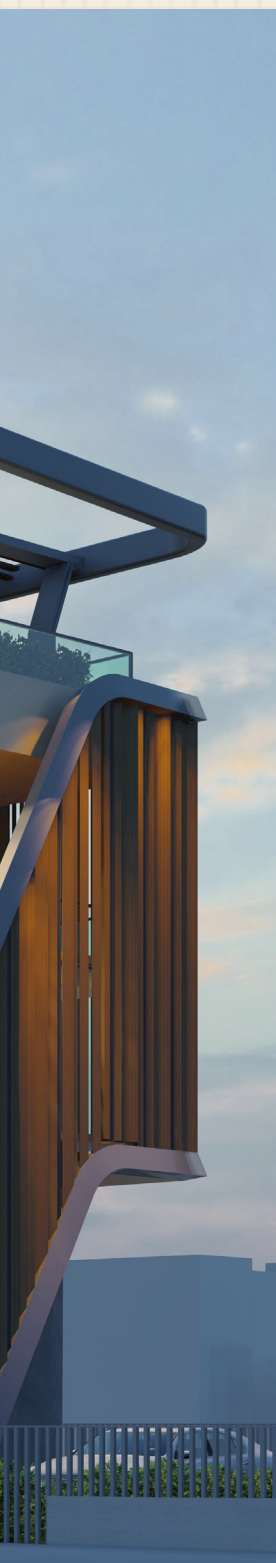
SHRIRAM

ESQUIRE

upgrade to perfection



Artistic Impression

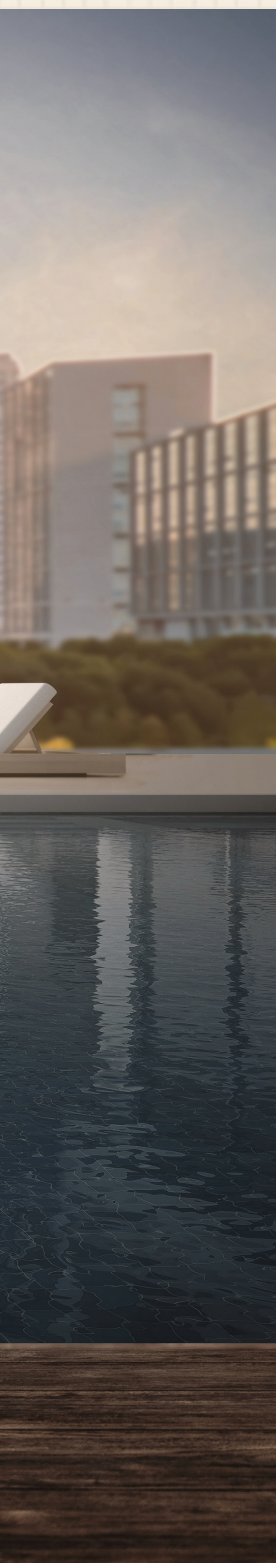


EXPLORE THE EXTRAORDINARY



In the quest for the best, the journey becomes the destination. A life embellished with the exquisite, that is handpicked and intricately curated...
Nothing short of defining luxury in all its manifestations!





PROJECT THAT DEFINES THE DESTINATION



Shriram Esquire is a luxurious residential project located in the coveted Billionaire's Avenue of Koramangala, offering an enchanting and star-struck vibe that is sure to leave you captivated.

As one of the most sought-after residential areas in the city, Koramangala boasts of tree-lined streets, tranquil parks, chic cafes, upscale restaurants and boutique shops, making it the epitome of sophistication and refinement. Furthermore, it is home to the crème de la crème of society, making it an exclusive and privileged community.

FOR THE FINER EXPERIENCES



Close proximity
to prominent schools,
hospitals & malls.

1.2 acre land comprising of
63 exclusive 3 & 4 Bed
Boutique Residences.

Located in
Koramangala 1st Block.

Accessibility to the best of living
experiences with high-end malls,
theatres, retail, etc.







UNRAVELLING KORAMANGALA



The project is located near the Billionaire's Avenue hence the star-struck vibe that constantly keeps company when in the area.

Koramangala is an upscale neighborhood. It is one of the most popular residential areas in the city, known for its tree-lined streets, parks, cafes, restaurants and shops.

Koramangala is also home to many affluent personalities, including entrepreneurs, celebrities, and executives.





Artistic Impression



LIFESTYLE



When moments embellished in the sparkle of perfection,
redefines your lifestyle.



A LIFE OF DREAMS CURATED FOR THE CHOICE FEW



3 & 4 Bed Boutique
Residences



Valet Services



Exclusive 3-storey Club
with Concierge Services



TAILOR-MADE AMENITIES



Rooftop
Swimming Pool



Squash
Court



Yoga Deck
& Gazebo



Feng Shui
Park



Barbeque
Lounge



Gym



DESIGN



When enthralling designs create magical everyday,

just for you.





DESIGNS THAT MESMERIZE



Shriram Esquire offers 3 and 4 Bed Boutique homes that are designed with contemporary styles. The Esquire residences are designed with spacious living areas, well-ventilated bedrooms, and modern kitchens with high-quality fittings and fixtures.

Some of the key features of the homes at Shriram Esquire includes marble flooring in foyer, living and dining areas, laminated wooden flooring in the master bedroom, anti-skid ceramic tiles in the balcony and utility area, granite counter-tops in the kitchen, and branded bathroom fittings.

PROJECT SPECIFICATIONS

Sr.No	Description	
1	Sub Structure	Isolated / Raft
2	Super Structure	RCC Framed Structure (Complete RCC Wall & Slab System)
3	Walls	
(a)	External Wall	160 mm Thick RCC Walls
(b)	Internal Wall	160 mm Thick RCC Walls
(c)	Staircase & Lift Walls	160 / 200 mm Thick RCC Walls
	** No Internal & External Plastering	
4	Flooring & Dado Tiles	
(a)	Foyer, Living & Dining	Italian Marble
(b)	Master Bedroom	Laminated Wooden Flooring
(c)	Other Bedrooms	Superior Quality Double Charged Vitrified Tiles With 3 mm Spacer
(d)	Kitchen	Superior Quality Double Charged Vitrified Tiles With 3 mm Spacer
(e)	Balcony	Anti-skid Ceramic Tiles
(f)	Toilets	Anti-skid Ceramic Tiles
(g)	Utility	Anti-skid Ceramic Tiles
5	Dado	
(a)	Kitchen Dado Upto 2'0" Height	Superior Quality Glazed Tiles
(b)	Toilet Wall Dado Up To False Ceiling	MBR Attached Toilet:- Vitrified Dado Tiles With Marble Designed. Other Toilets:- Superior Quality Glazed Tiles
(c)	Utility Dado Upto Sill	Superior Quality Glazed Tiles
6	Common Area	
(a)	Corridor / Passage	Granite
(b)	Staircase & Midlandings	Granite
7	Kitchen & Utility Counter	Client's Scope
8	Lift Cladding	Italian Marble With Combination Of Granite. (Marble on the entire front face of the lift and granite only on the side walls)

PROJECT SPECIFICATIONS

Sr.No	Description	
9	Doors	
(a)	Entrance	Teak Wood Frame (8'0" Ht.), Factory Made BST Shutter With Ornamental Beading
(b)	Others	Engineered / Wood Composite Doors With Superior Quality Hardware
10	Windows For Living, Dining And All Bedrooms	High Density Aluminum 3 Track With Mosquito Mesh
(a)	Staircase, Ventilators & Others	High Density Aluminum 3 Track With Mosquito Mesh
(b)	Staircase & Lift Walls	160 / 200 mm Thick RCC Walls
	** No Internal & External Plastering	
11	Railings & Grills	
(a)	Staircase	MS Railings
(b)	Balcony	SS With Toughened Glass Railings
(c)	Utility	MS Powder Coated Grills
12	Painting	
(a)	Internal & Common Areas	Plastic Emulsion For Internal Walls & Ceilings
(b)	External	Textured Paint -100%
(c)	Fabrication Work	Enamel Paint
13	Sanitary Ware Fittings	
(a)	EWC	Wall Mounted High Quality Coupled Sanitary Fixtures - Duravit Or Equivalent
(b)	WHB	Counter Wash Basin - Duravit Or Equivalent
(c)	Kitchen	Client's Scope
(d)	Utility	Client's Scope
14	CP Fittings	Superior Quality Fittings - Grohe Or Equivalent Hot & Cold Basin Mixer - Grohe Or Equivalent
15	Electrical	
(a)	Points	

PROJECT SPECIFICATIONS

Sr.No	Description	
(b)	Light / Fan / Socket	As Per Drawing
(c)	AC Point	All Bed Rooms & Liv / Dining Area
(d)	T.V Points	All Bed Rooms & Liv / Dining Area
(e)	Geyser Point	All Toilets
(f)	Wiring	Concealed Conduit, Copper Wiring
(g)	Switch / Socket	Modular Type
(h)	DG Back Up	3kW
(i)	Power (BESCOM)	As Per BESCOM Norms
(j)	Garbage Crusher Point In Kitchen	All Flats
(k)	Dishwasher Point	All Flats In Utility
16	Special Features	IP Video Door Phone, Digital Biometric Lock, Panic Button, Gas Leak, Detector & Controller, Alarm
17	PROJECT FACILITIES:	
(a)	100% DG Backup For Common Areas	Lifts, Corridors, Pumps, Gates, STP, etc.
(b)	STP	As Per Standard Norms
(c)	Organic Waste Convertor	As Per Standard Norms
(d)	Rain Water Harvesting	As Per Standard Norms
(e)	Water Softening Plant	Will Be Provided
(f)	Lifts	Standard Reputed Brand
(g)	Fire Fighting System	As Per Standard Norms
(h)	CCTV	Entire Periphery, Lift Lobbies, Parking & Other Common Areas
(i)	Electric Car Charger Point	1 Point For Each Unit Charged To Flat Meter
(j)	IP Telephony With Video Intercom	Entire Community
(k)	Boom Barriers	Entrance To Parking With RFID Control For Resident Cars

PROJECT SPECIFICATIONS

Sr.No	Description
18	PROJECT AMENITIES:
A	Clubhouse :-
1	Reception, Staircase & Lift
2	Squash Court
3	Well Equipped Gymnasium
4	Recreation Centre Like Chess, Carrom, Cards Room
5	Multipurpose Hall
6	Wi-fi Connectivity
B	Landscaped Gardens With Amenities Terrace Floor (Leaving the area for services)



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Bengaluru, Chennai, Kolkata,
Coimbatore, Vishakhapatnam

33 Completed
projects

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National Stock
Exchange

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Happy Families
& counting

Total portfolio
of **54 Projects**

Fastest Growing Developer
of the year 2022 by the Times
Business Award Bengaluru 2022

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To register
your interest call:

080 4083 1334