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Cementing Dreams Since 1988

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Note: This brochure is a conceptual presentation of the project and is not a legal offering. The promoters reserve the right to make changes in design elevation, plans, sizes, facilities and specifications as deemed fit.

STATUTORY WARNING: ALL MEASUREMENTS TO BE CONVERTED INTO SQ.MTS.

Your home in Eden is here.



DSR
Eden Greens
Just off Sarjapur Road



Its all you ever wanted.
And now, it beckons.

Eden Greens is the one property you've wanted to possess all your life. It's exquisitely planned and built, with great amenities and an enviable address. Everything about Eden Greens suggests grace and style, starting from the name to the life you will eventually live here. To say that it's located in the hottest development zone would be stating the obvious, but great investments do get built on such foundations. Choose Eden Greens for your new home. It'll be a new life too.





A premium gated community comprising of 2 & 3 BHK apartments, 4 BHK penthouses with private terrace gardens off Sarjapur Road.

Project Overview

Total land area	: 1,08,900 Sft
Total no. of units	: 166
No. of 2 BHK units	: 64
No. of 3 BHK units	: 92
Area of 2 BHK	: 1250 - 1255 Sft.
Area of 3 BHK	: 1675 - 1770 Sft.

PENTHOUSE WITH OPEN TERRACE

No. of 3 BHK units	: 4
No. of 4 BHK units	: 6
Area of 3 BHK	: 1775 Sft.
Area of 4 BHK	: 2205 - 2260 Sft.

Landmarks close by	: Karmelaram Railway Station, Wipro Corporate Office
Structure details	: 2 Basements + Ground + 9 Floors





Signature Style Apartments

Everything about Eden Greens indicates class beyond what you would normally expect. The 2 & 3 bedroom apartments and 4 bedroom penthouses with private terrace gardens on offer are set in 5 exquisitely designed blocks/wings. The apartments overlook a vast, lush green expanse dotted with multi-purpose courts, party lawns, amphitheatre and children play area.

Each apartment block has a grand lobby and all flats are provided with a hi-tech video door phone with intercom. The spacious master bedroom has laminated wooden flooring. The imported CP and sanitary fittings are standard for all apartments. The thoughtfully designed towers ensure that there's maximum cross ventilation and natural sunlight for its residents to enjoy. Eden Greens, true to its name ensures an enviable new life.



Site Plan



70% Open space

LEGEND:

- ① Separate Entry & Exit
- ② Children Play Area
- ③ Wide Driveway
- ④ Landscaped Party Lawns
- ⑤ Badminton Courts
- ⑥ Jogging Track
- ⑦ Multipurpose Courts
- ⑧ Amphitheatre

Clubhouse floor plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Clubhouse

Eden Greens truly does give you a life outside your home. There are facilities for games and fitness, with a high-end spa in the clubhouse. There's a landscaped garden with seating and a jogging track around the property that's sure to rejuvenate you. There's CC TV Security and a solar fence to keep out unwanted elements.



Isometric Floor plans

2BHK - 1250 Sft.



3BHK - 1705 Sft.



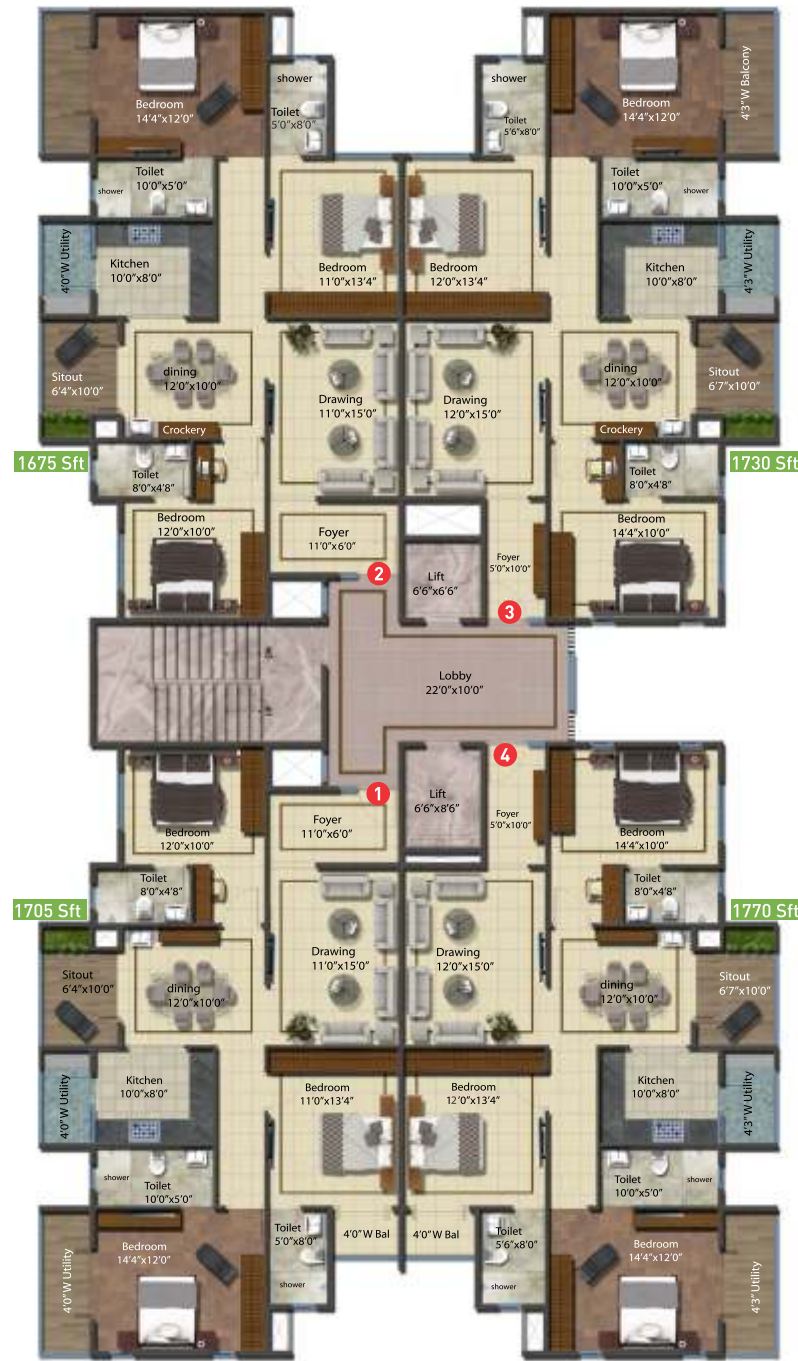
3BHK - 1775 Sft + terrace



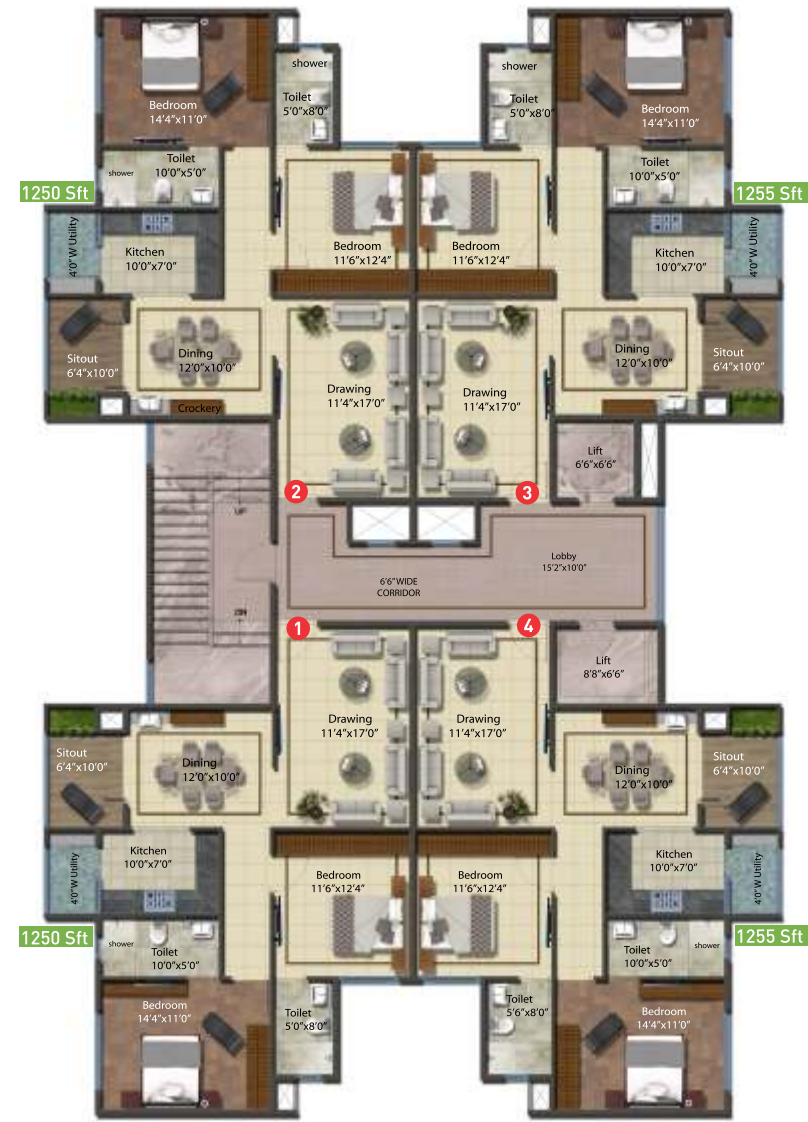
4BHK - 2260 Sft + terrace



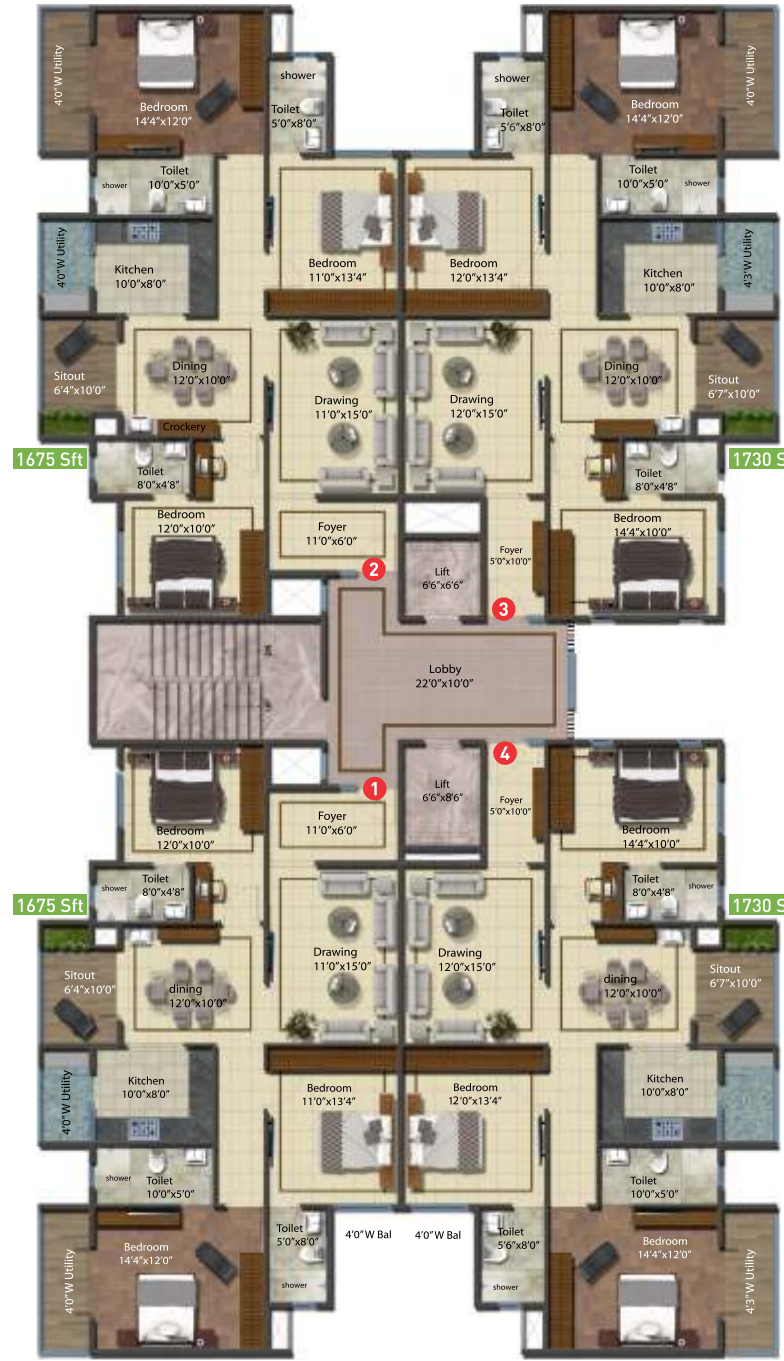
Floor plans



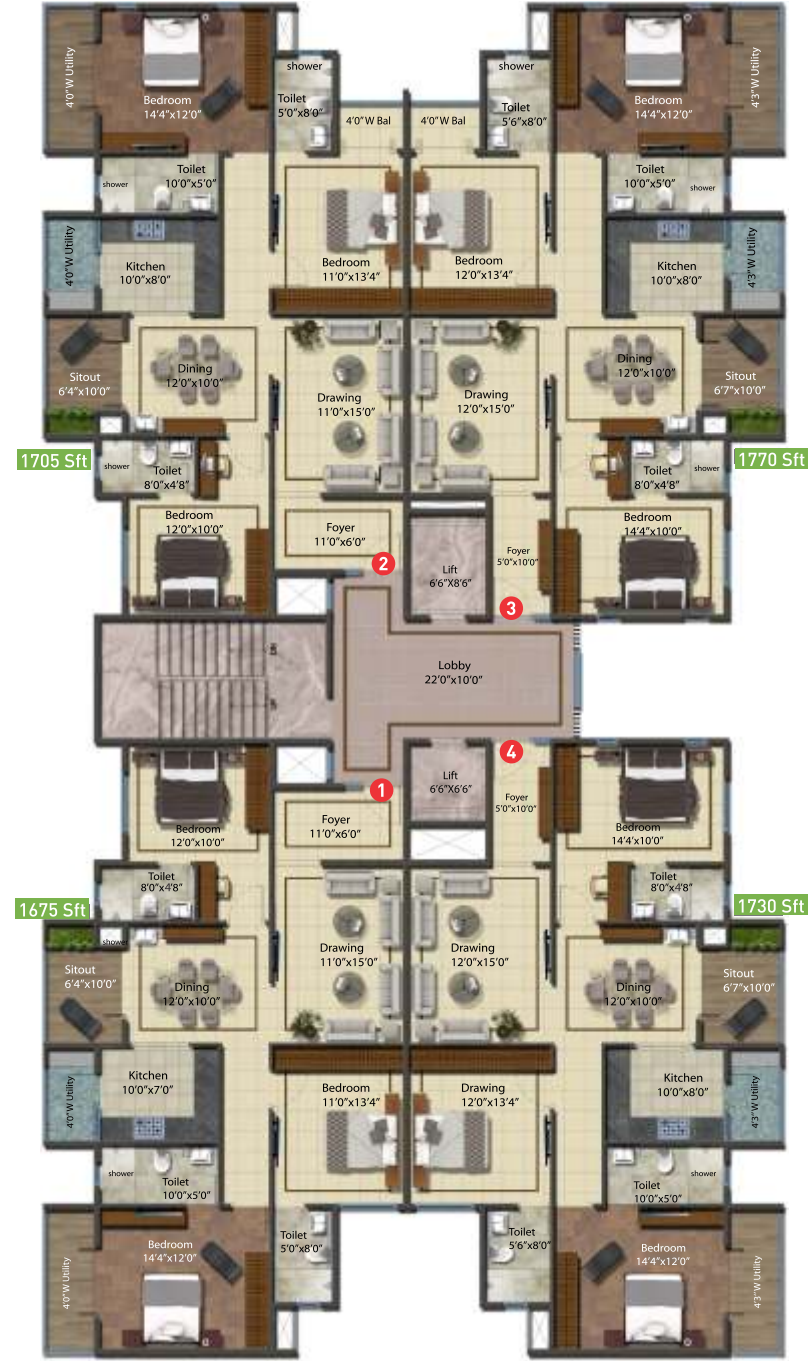
Wing -1 (1st to 8th Floor plan)



Wing -2 & 4 (1st to 8th Floor plan)



Wing -3 (2nd to 8th Floor plan)



Wing -5 (2nd to 8th Floor plan)

Floor plans with private terrace





Ameneties

Clubhouse with Steam & Jacuzzi

Swimming Pool & Kids Pool

Jogging Track

Fully equipped Gym

Basketball / Tennis Court

Indoor Games like Snooker / TT

Children Play Area

Multi purpose Hall

Landscaped Garden

Video door phone with intercom

Water Treatment Plant for Borewell water

Pressurized Water Supply System

Security monitoring through CCTV

Solar Fence for entire compound wall



Specifications

RCC framed structure	: To withstand wind & seismic loads.
Super structure	: Solid block masonry in cement mortar (1:6) prop.
Plastering	: Two coats of plastering with smooth finishing
DOORS	
Main door	: Moulded Acacia wood (engineered wood) & both side teak veneer designed flush shutter with melamine polishing and SS hardware of reputed make.
Internal Door	: Moulded Acacia wood (engineered wood) & both side teak veneer designed flush doors with melamine polishing and reputed make SS hardware fittings.
French Doors	: UPVC glass sliding door.
Windows	: UPVC sliding with safety grills.
PAINTING	
External	: Two coats exterior Acrylic emulsion paint of Asian Apex / ICI of weather shield or equivalent make over one coat of primer.
Internal	: Smooth luppum finish with Acrylic emulsion paints over a coat of primer.
FLOORING	
Master Bedroom	: Laminated wooden flooring
Other Bedrooms, Living, Dining & Kitchen	: Vitrified tiles of size (80 Cm X 80 Cm)
Bathrooms & Balcony	: Acid resistant anti skid ceramics tiles
TILES CLADDING & DADOING	
Kitchen	: Glazed ceramics tiles dado up to 2ft height above kitchen platform.
Bathroom	: Ceramic tiles (Tile size -12"X24") dado of reputed make up to door height.
Utilities / Wash	: Glazed ceramics tiles dado up to 3ft height.
KITCHEN	: Granite platform with stainless steel sink with water connection & provision for water purifier.
UTILITIES / WASH	: Provision for washing machine, wet area for washing utensils etc.

TOILETS	: All toilets will consist of 1. Wash basin with half pedestal. 2. Wall mounted water closet of Kohler or equivalent make. 3. Hot and cold wall single lever diverter with shower 4. All CP fitting are chrome plated of Kohler make or equivalent.
ELECTRICAL	: Concealed copper wiring through conduits for lights, fans, plug and power plug wherever necessary of Havells / Anchor or equivalent make. a. Power outlets for Air-Conditioners in all the bedrooms. b. Power outlets for geysers in all toilets. c. Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinders in kitchen. d. Plug points for TV in living and master bedroom. e. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Havells or equivalent make. f. All electrical accessories / switches of Schneider or equivalent make
TELE- COMMUNICATION	: Telephone point in master bedroom & living areas. Intercom facility to all the units connecting to security and other common areas.
CABLE TV	: Provision for cable connection in master bedroom & living room.
LIFTS	: 8 /10 Passengers / Service lifts with entrance of granite / marble cladding.
GENERATOR	: Acoustic enclosed DG Set, back-up 100% for common areas and 750 Watts for 2 Bedroom, 1000 watts for 3 bedroom and 1250 watts for 4 bedrooms.

Location Map (not to scale)

