











PATTANDUR AGRAHARA LAKE







LIMITLESS MOMENTS. ENDLESS MEMORIES.

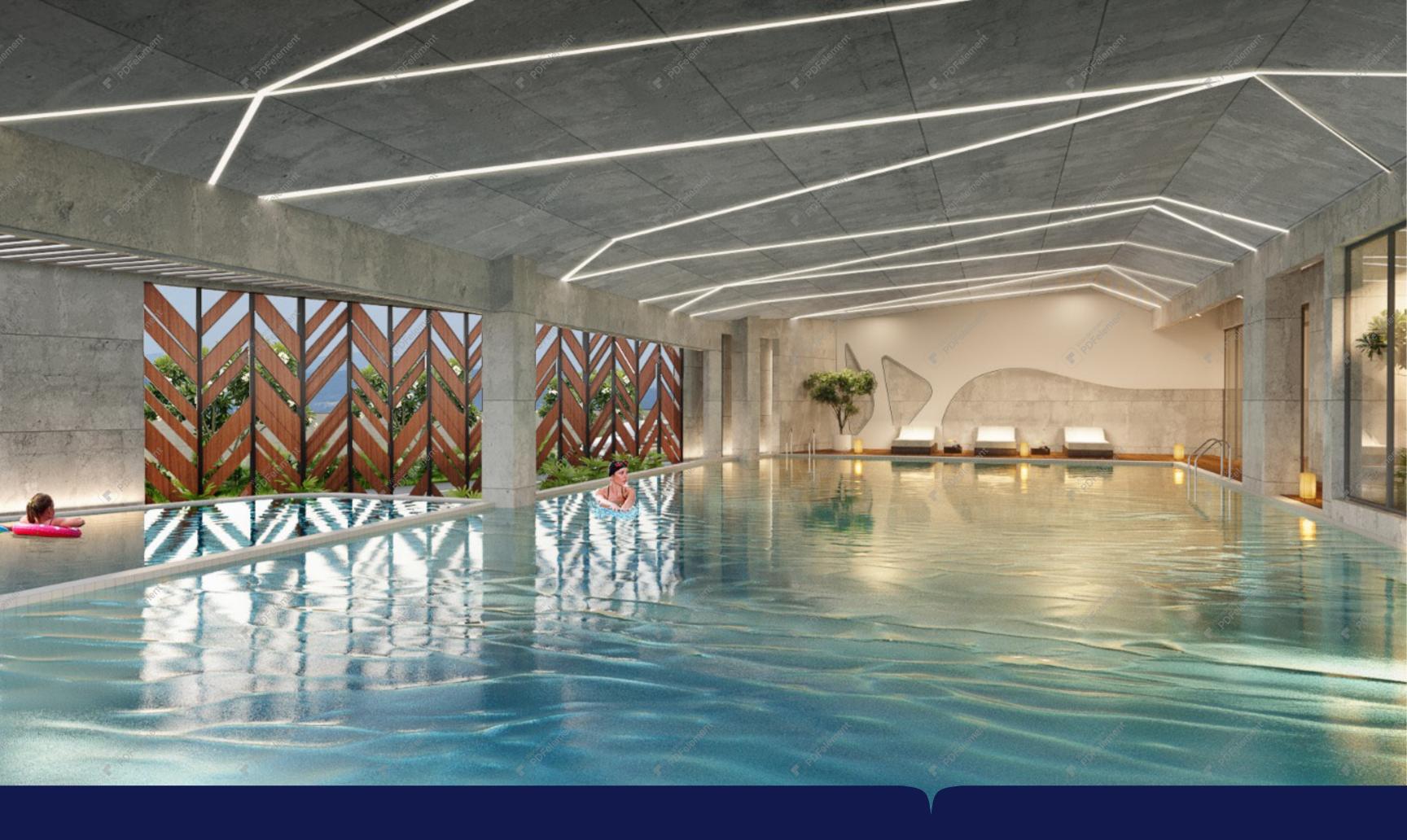
PODIUM LEVEL NEBULA CLUBHOUSE WITH 15+ CURATED INDULGENCES

Vaswani Starlight makes good the promise that lies in its name. From world-class amenities to exclusive privileges at your doorstep, every detail is curated to elevate your lifestyle to new heights.

Explore a range of options to stay fit, from a swanky gym and indoor games room, to squash and indoor badminton courts. From outdoor multipurpose courts, tennis court, and cricket practice nets, to jogging tracks flanked by grassy greens, and even a dedicated play area curated for children!

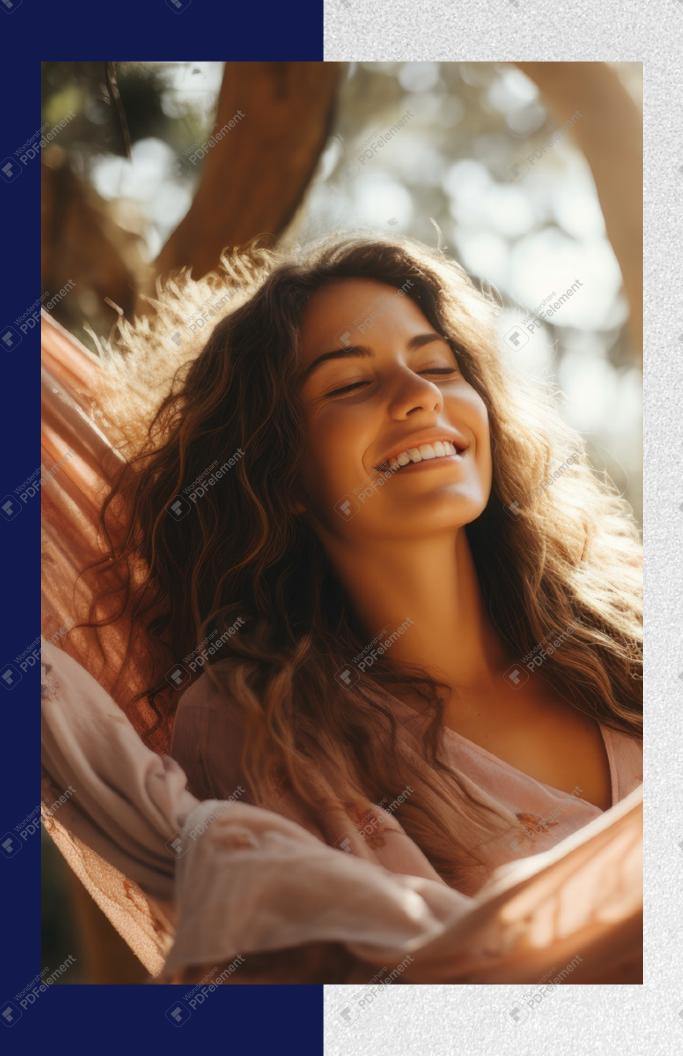
Head back home early, knowing that if something were to come up, you could always work out of the dedicated work spaces within each home. Unwind with a few laps in the pool, or end your workday in a stellar manner at the clubhouse, Nebula.





SWIMMING POOL WITH KID'S POOL.

SWIM AWAY EVERYDAY STRESS



BOUNDLESS AMENITIES. TIMELESS ENJOYMENT.

Discover a realm of limitless amenities designed to create endless moments of joy and relaxation. Experience the pinnacle of modern living where every day brings new memories



FULLY EQUIPPED GYMNASIUM

Keep your date with health



YOGA ROOM/ZUMBA/ AEROBICS ROOM

Fit body, sound mind, peaceful soul



EXPANSIVE BANQUET HALL

Make every occasion a grand one



OUTDOOR TENNIS COURT

Serve up fun under the sun



WORK FROM HOME WITH HOMEWORX

The pleasures of working from anywhere



OPEN OUTDOOR PARTY HALL

The community get-together space



INDOOR BADMINTON COURT

The best body workout



SQUASH COURT

Fast-paced fun in every corner



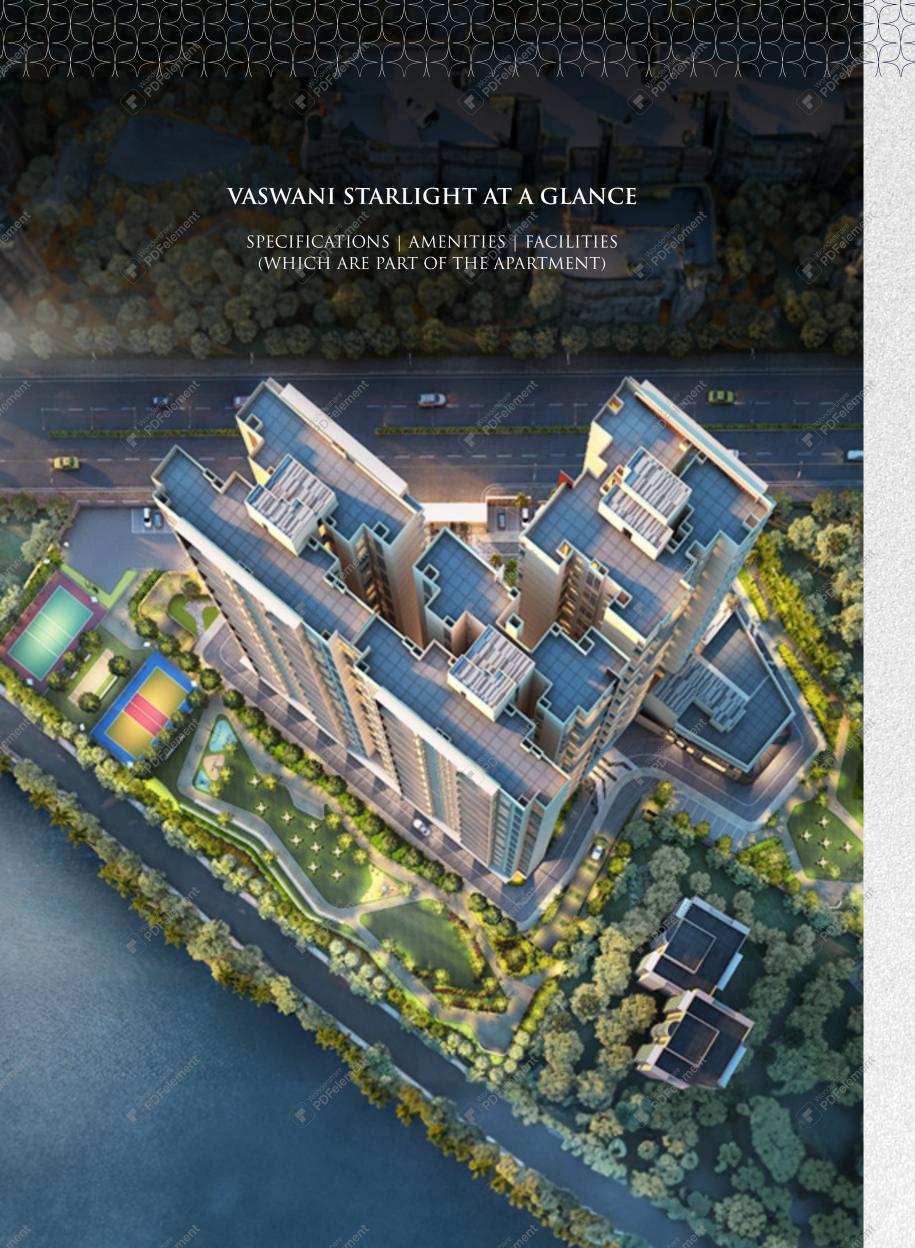
INDOOR GAMES ROOM

Ace every game

And many more....







STRUCTURE

RCC

Cement blocks for walls wherever needed

FLOORING FINISHES

Reception Lobby @ Ground Floor

Marble

Lift lobby/Corridor in all floors

Vitrified tiles

Staircase Concrete Tile or equivalent as feasible

Inside the Flat

Living & Dining area

Marble

Master Bedroom Laminated wooden flooring
Guest Bedroom Laminated wooden flooring
Children Bedroom Laminated wooden flooring

Kitchen Vitrified Tiles

Utility Anti-skid Ceramic Tiles

Master Bathroom Anti-skid Vitrified Tiles
Other Bathrooms Anti-skid Vitrified Tiles
Balcony Anti-skid Ceramic Tiles
Home Office Laminated wooden flooring
Powder Room Anti-skid Vitrified Tiles

DADOING

Kitchen Rough Plaster Finish

Utility Ceramic Tiles up to 5' high from the floor

Master Bathroom Vitrified Tiles/Designer tiles up to false Ceiling

Other Bathrooms Vitrified Tiles/Designer tiles up to false Ceiling

Powder Room Vitrified Tiles/Designer tiles up to false Ceiling

COUNTERS

Master bathroom
Other bathrooms
Polished Granite Counter
Polished Granite Counter

DOORS & FITTINGS

Main Entrance Door 8'o Hard wood door frame with both side veneered

flush shutter with PU lacquer finish.

Bedroom Doors 8'o Hard wood door frame with both side veneered flush shutter

with PU lacquer finish.

Toilet doors 8'o for common and 7'o for attached hard door frame with both side

laminated flush shutter.

WINDOWS & VENTILATORS

Windows UPVC sliding windows with clear glass and Provision for bug screen.

Ventilators UPVC ventilator with provision for exhaust fan.

RAILINGS

Balcony Railings Glass railing with Aluminium channel and stainless steel handrail

General Staircase Mild steel railing

PLASTERING

Basement Ceiling & Retaining Walls

Exposed concrete finish

PAINTING

Exterior walls Weatherproof Paint/ Texture paint

MS Grills and Railings Enamel paint

TOILETS & FITTINGS

EWC Wall mounted EWC with flush valve –Jaquar or equivalent

Wash basin Counter top Wash basins for toilets & pedestal basin for

powder room – Jaquar or Equivalent

CP fittings Single lever mixer – Jaquar or Equivalent

Glass Shower partition

Water supply

CPVC of reputed make

UPVC pipe of reputed make

Geyser

For all toilets except Powder room.

ELECTRICAL

Wiring Concealed Conducting & PVC insulated FRLSH copper Wiring
Switches Modular Switches & Switch Plates –Legrand/Schneider or Equivalent

MCB's One number for each circuit

Service cabling Data point will be provided in the living /master bed room.

BESCOM Power 4 KW for 2 Bedroom, 8 KW for 3 Bedroom & 9 KW for 4 Bedroom
Generator 2 KW for 2 Bedroom, 3 KW for 3 Bedroom & 4 KW for 4 Bedroom

AC Provisions Split A/c power point in the Living room & all Bedrooms.

Dedicated ledges in the ducts to place outdoor units

AMENITIES & FACILITIES

Partly Air-conditioned Club House with amenities such as

• Gym

• Multipurpose Hall with facilities such as change areas and provision for outdoor cooking

Indoor games room

• Outdoor tennis court or pickleball court (as may be feasible)

• Indoor squash court

• Indoor badminton court

• Outdoor multi-purpose Court

• Outdoor Cricket practice net

• Jogging Track

• Kid's Play area with child friendly equipment

 Large size outdoor swimming pool combined with toddler's pool and pool deck

• Beautifully landscaped gardens & walkways

• Rainwater harvesting system

• Sewage Treatment Plant

• Organic waste convertor

• Water Treatment Plant

• Common toilets for Servants / Drivers

• Reception desk with CCTV camera in all towers

• Round the clock security with trained security personnel monitoring the project

• Piped music provision in Gym and Club house lobby

• Well-designed Automatic Lifts

• Water supply system with Under Ground Sump, Overhead tank etc.,

Visitor's car park.

• Access ramps for Persons with determination

NOTE

- 1. The abovementioned specifications are considered to be conceptual. While every effort shall be made to implement or improve upon the same, the Management reserves the right to change/alter/upgrade any of the aforementioned specifications and/or amenities.
- 2. E & OE (Errors & Omissions excepted)



3 BEDROOM + HOME OFFICE

SALE AREA - 1970 SQ. FT. RERA CARPET AREA - 1300 SQ. FT.

BEDROOM-03 12'0"X12'0"

TOILET-03 5'6"X8'0"

20'-9"

FOYER 8'6"X5'6"

LIVING / DINING

"

KITCHEN 8'0"X12'6"

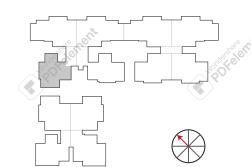
12'-0" **TOILET**4'0"X6'0"

UTILITY 11'6"X5'0"

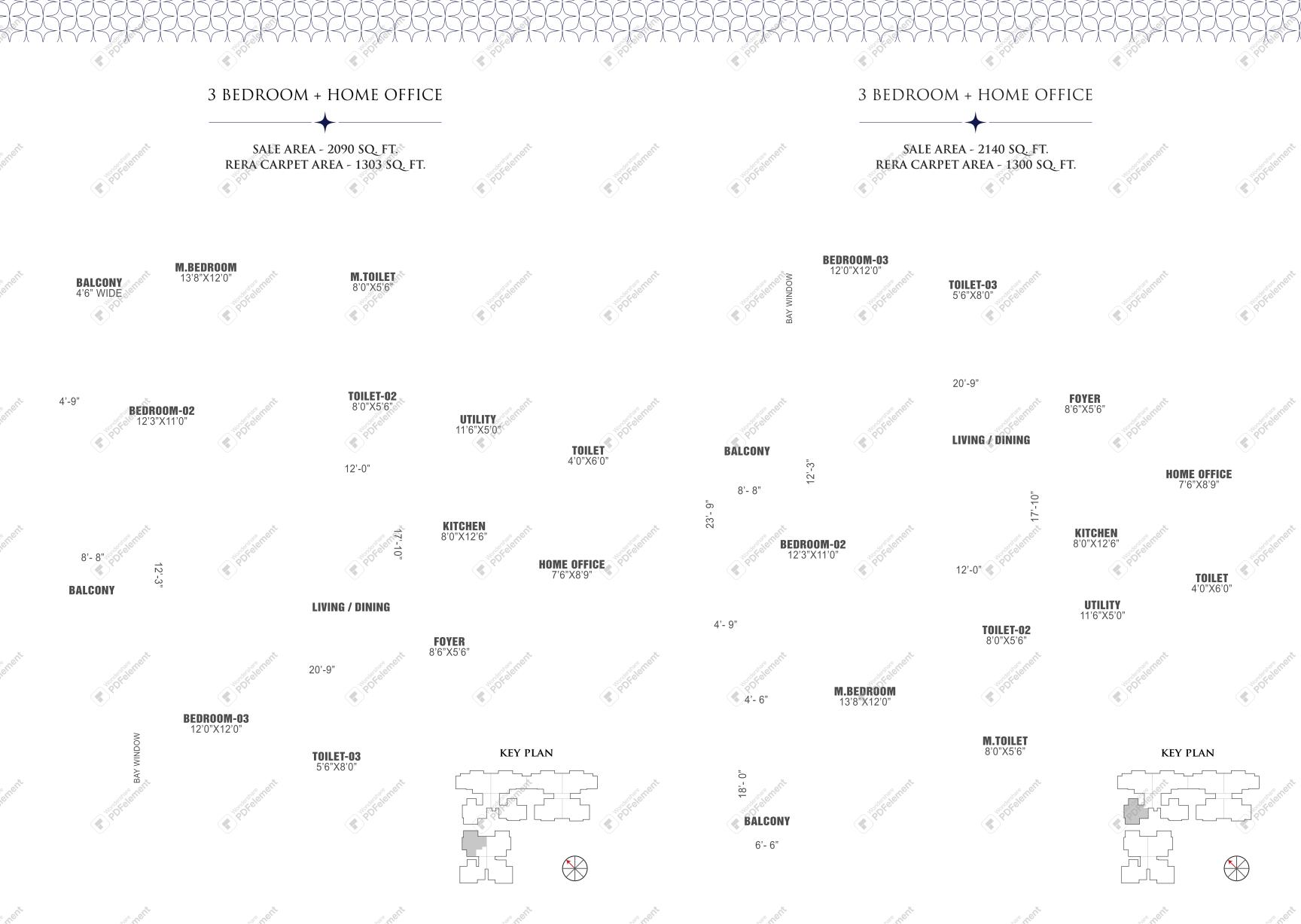
TOILET-02 8'0"X5'6"

KEY PLAN

HOME OFFICE 7'6"X8'9"













VASWANI STARLIGHT WHITEFIELD

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