

A full moon is the central focus, glowing brightly against a dark blue night sky filled with numerous stars. Some stars have a four-pointed starburst effect. At the bottom of the image, there are soft, white, fluffy clouds. The overall mood is serene and peaceful.

Estrella Terraces

Come Home to Bliss!

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The celestial bodies mesmerise you. The crystal clear water allures you. And you know what bliss is. Welcome to **Estrella Terraces**, the perfect abode where the enchanting sky offers you the fabulous spectacle as you relax in the terrace pool. Yes, it's a place where drab routine paves way for blissful indulgence. And you call it, home!

With 10 floors, Estrella Terraces, an architectural marvel, is unique in each and every aspect. From the carefully chosen location to the prominence given to design, the condominium reflects our passion to create living spaces which are style statements for the connoisseurs who occupy them.

CREDAI
BENGALURU





The Design

Estrella Terraces, while maintaining a striking aesthetic appeal, harmoniously blends in with nature, encouraging an eco-friendly, sustainable lifestyle. From carefully thought out green spaces to cascading water bodies, Estrella Terraces offers you the kind of life you love to live. The one that rejuvenates you, the one that inspires you... to live life to the fullest!



Plan to suit your Plans

Rooftop Masterplan

- 1. Seaters
- 2. Yoga Deck / Meditation Terrace
- 3. Water Body around Yoga Deck
- 4. Indoor Badminton Court
- 5. Party Area / Bar Counter

- 6. Nature Gym
- 7. Toddlers' Pool
- 8. Infinity Pool
- 9. Feature Wall
- 10. Basketball Practice Court

- 11. Senior Citizens' Gazebo
- 12. Children's Play Area with Sand Pit
- 13. Gazebo
- 14. Amphitheater
- 15. Senior Citizens' Park
- 16. Grass Paver as Car Park Flooring

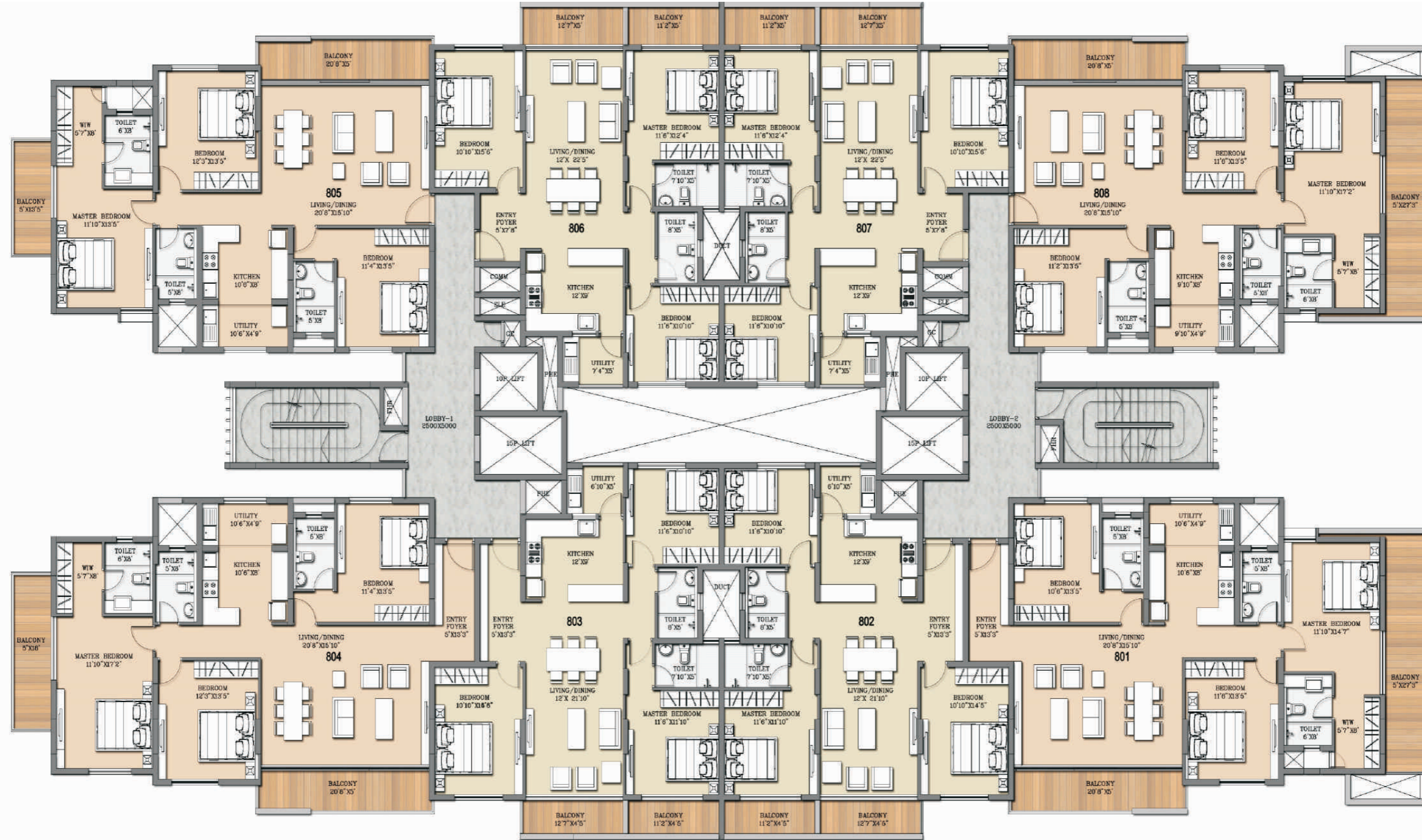
- 17. Landscape
- 18. Feature Wall
- 19. Vehicular Gate
- 20. Visitors' Car Park
- 21. Pedestrians' Gate
- 22. Car Parking

3BHK-805: 1899 sft

2.5BHK-806: 1556 sft

2.5BHK-807: 1556 sft

3BHK-808: 1965 sft



3BHK-804: 2044 sft

2.5BHK-803: 1530 sft

2.5BHK-802: 1530 sft

3BHK-801: 2070 sft

Typical Floor Plan





The Grandeur

At Estrella Terraces, we have ensured that each aspect of luxury has been given utmost prominence. The extra large bathroom and a host of high-end, sophisticated fittings stand testimony to our commitment. And the balcony? Again, extra spacious! In fact, our balconies will change the way you look at them. It's a place where you can stargaze the entire night, a place of your own, on the "Pale Blue Dot". Indulge in luxury, created exclusively for you!



The Master Bedroom: Extra spacious, elegantly designed, a landscape garden on the balcony... Yes, we have taken care of every detail while designing the Master Bedroom at Estrella Terraces. After all, shouldn't the Master Bedroom reflect the impeccable taste of those it belongs to?



The Guest Bedroom: We've a rich tradition in which guests acquire a special status; 'athithi devo bhava'. The Guest Bedroom at Estrella Terraces has been designed keeping the tradition in mind. Well ventilated and spacious, the Guest Bedroom exudes warmth and friendliness.



The Living Room

An ideal living room has to be spacious. Ours, indeed, is! But that's not all. We have been very careful in finalizing each and every element of your dream home. Thus, our living rooms have balconies which can be opened either to have a chat with friends or even to host parties. Yes, our living rooms invite you live life to the fullest!

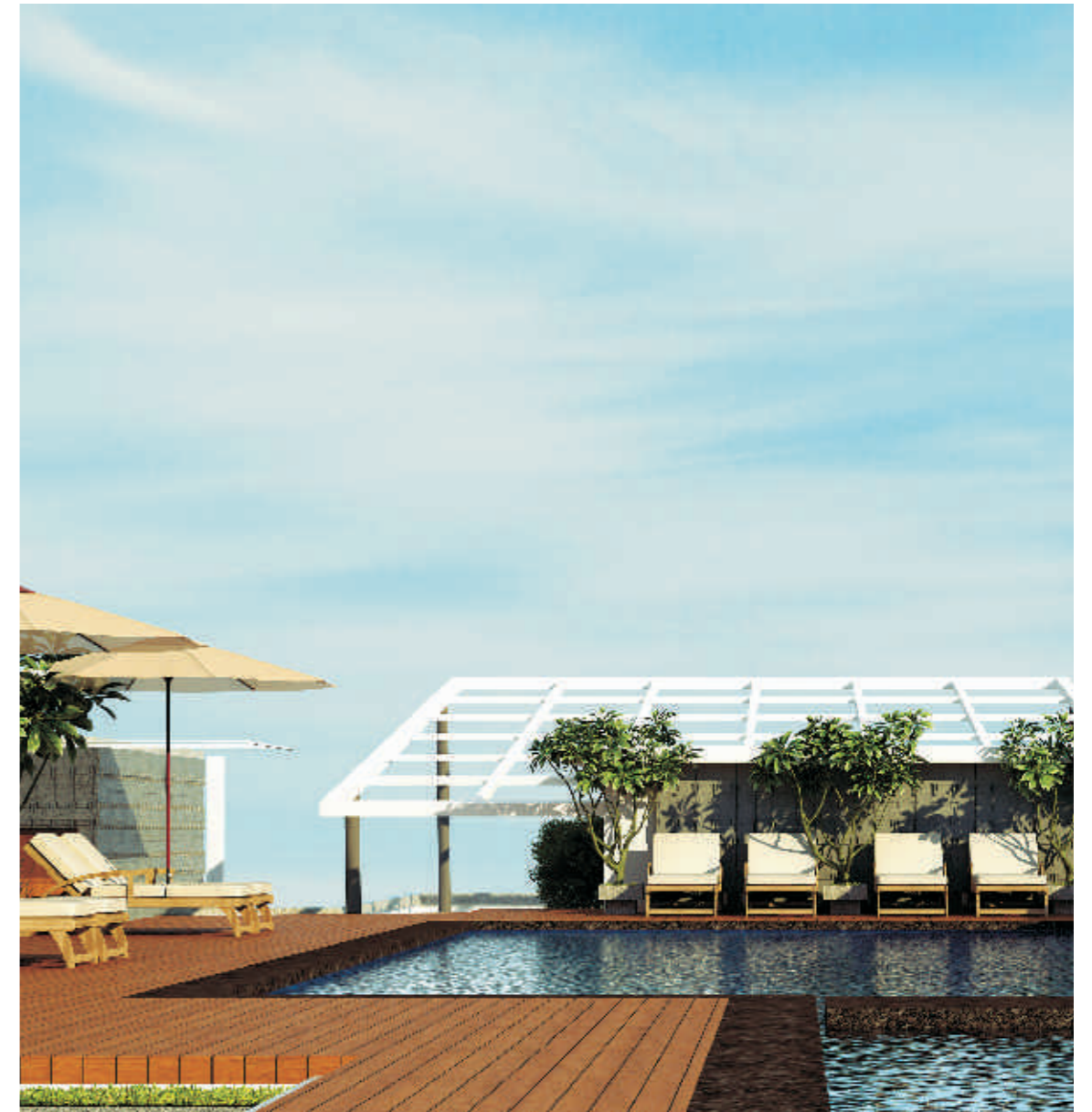
The Kids' Room

Children burst with energy, and they need well thought out spaces to be themselves. At Axis Capstone, we have considered this aspect into consideration. This is the reason we have spent a lot of creative energy while designing Kid's Rooms. Well ventilated and spacious, no sharp corners or edges, separate space to keep their goodies handy... of course, your little ones will love the space we have for them.



Rooftop Party Area

We designed the Rooftop Party Area in such a way that you don't have to step out to unwind or have a bash with your friends. Yes, each and every detail has been taken into account with utmost care. Get, set, party – it's that simple.



The Roof-top View

The rooftop at Estrella Terraces has an Infinity Pool as part of its amenity-rich Clubhouse that also features a Well-equipped Gym, a Steam and Sauna Centre, a Mini Theatre, Indoor Games, an Aerobics Centre... Yes, what awaits you at Estrella Terraces is a great life!

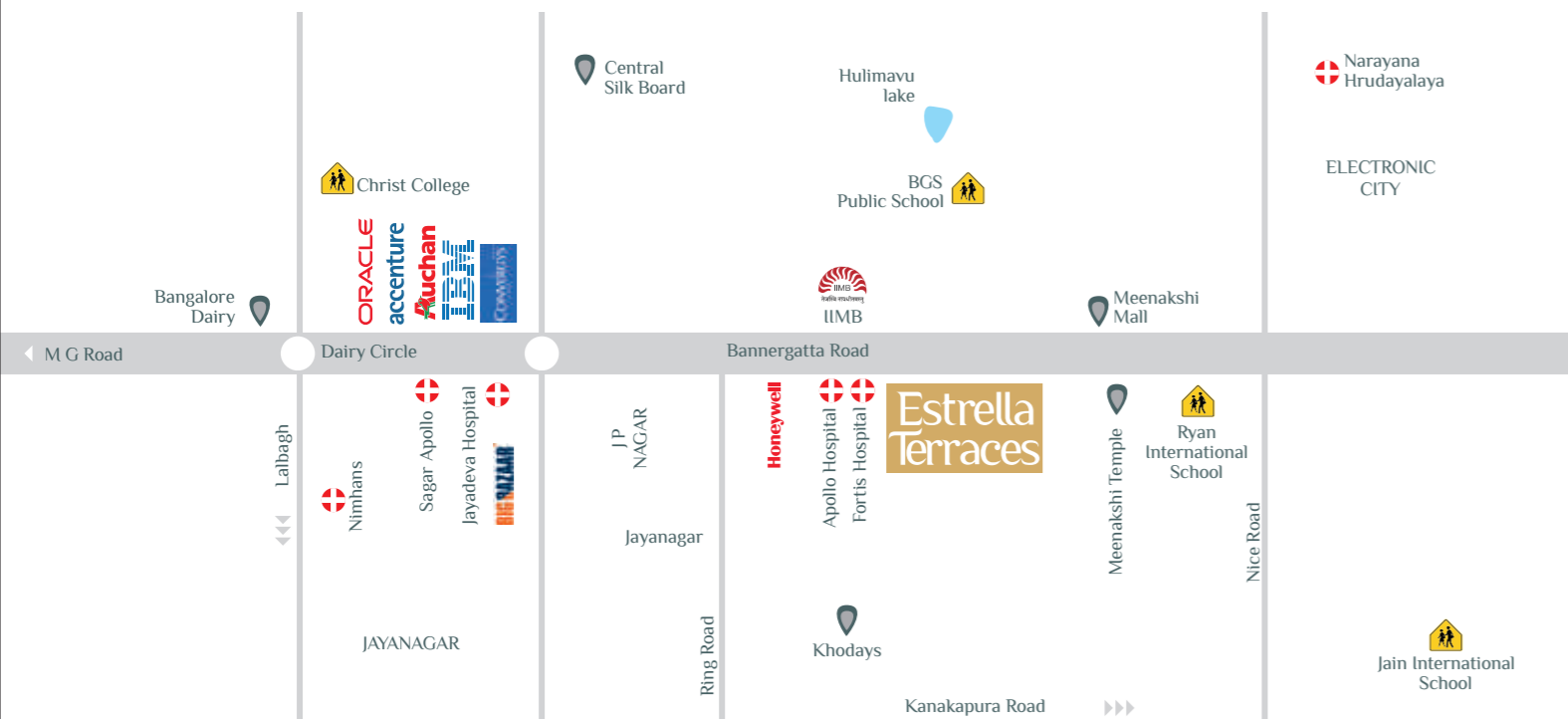
Children's Play Area

Children are not supposed to sit around all day. The reason: physical activities are essential for their overall growth and development. At Estrella Terraces, we have exclusively earmarked zones for children where they can unleash their energy and have fun running around or playing a range of games.



Landscaping done to Perfection

Designed by some of the brightest professionals, the landscaping, with ample prominence given to waterscapes, is created with the aim of making the place you live your ideal retreat. While BBQ Area, Amphitheatre, Shallow Water Pool, Outdoor Party Area, Play Deck and Butterfly Park let you celebrate, the subtle lighting and exotic plants add glitter to your celebrations!



Location Map Not To Scale

Location Highlights

Honeywell	1.0 Km	Sagar Apollo	5.6 Km
Fortis	1.7 Km	Accenture	6.1 Km
IIMB	2.0 Km	Dairy Circle	6.5 Km
Nice Road	3.0 Km	Central Silk Board	6.7 Km
JP Nagar Ring Road	3.2 Km	M.G. Road	12.0 Km
Shoppers Stop	3.8 Km	Electronic City	15.0 Km
Jayadeva Hospital	4.3 Km		
IBM	5.2 Km		

The Location

Ideal! Located on Bannerghatta Road opposite Meenakshi Mall, the condominium offers what a city dweller desires the most; peace of mind. Yes, with great connectivity and an upmarket neighborhood, it's ensured that just about everything you need is around; shopping malls, educational institutions, hospitals... just about everything! In short, what awaits you at Estrella Terraces is the convenience to straddle both worlds with effortless ease!

A Host of Modern Amenities!

Yoga Deck / Meditation Terrace



Nature Gym



Terrace Area



Amphitheatre



Children's Play Area



Badminton Court



Glimpses of Opulence

STRUCTURE

Foundation & Super structure	RCC framed structural System, Seismic zone II compliant
Walls	Solid concrete blocks-plastered

FLOOR FINISHES

Living, Dining, Foyer	Imported Marble
Master Bedroom	Laminated Wooden flooring
Bedrooms & Kitchen	Laminated Wooden flooring
Balcony & Utility	Ceramic tiles
Toilets	Ceramic tiles

DADOING

Toilets	Designer Ceramic tiles up to 7' height
Kitchen & Utility	Ceramic tiles for 2' above counter

DOORS

Entrance Door	Teak wood frame & paneled shutter
Internal doors	Hard wood frame & Semi solid flush shutters
Toilet Doors	Hard wood frame & Semi solid flush shutter-PU coated
Balcony	UPVC sliding doors with Plain Glass & provision for mosquito mesh

WINDOWS & VENTILATORS

Windows & Ventilators	UPVC sliding windows with Plain glass & provision for mosquito mesh
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RAILINGS

Balcony	MS railing
Internal Stairs	Glass panels

PAINTING

Interior walls & ceilings	Plastic Emulsion paint.
Exterior walls	External Grade Emulsion paint
Kitchen /Utility	Emulsion Paint
Toilet walls	Anti-fungal paint

KITCHEN

Counter	2' wide Granite counter with SS sink with drain board
Aqua Guard	Provision for Aqua Guard in kitchen
Utility Area	Provision for washing machine, ironing in utility

SANITARY FIXTURES

Sanitary ware	White colored Kohler/Grohe or equivalent
Faucets	Kohler/Grohe or equivalent

ELECTRICAL

Modular switches	Crabtree/MK or equivalent
Telephone & TV point	Living/Dining, Bedrooms
Power supply	5KW- 2.5 BHK, 6 KW-3 BHK and 8 KW- Penthouses
Power Backup	2KW for 2/3 BHK, 3 KW for Penthouses
ELCB	One earth leakage circuit breaker (ELCB) for each apartment

COMMON SERVICES

Gas Bank
Driver's Toilet
Rain water harvesting
Sewage Treatment Plant
Garbage rooms
DG Power back up
Solar street lighting

OTHER AMENITIES

Basket Ball Practice Court
BBQ area
Jogging Track
Infinity Pool
Toddlers' Pool
Digi Theater
Dance/Aerobics hall
Skydeck

DISCLAIMER: The Information herein i.e specifications, dimensions etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, the developer and managers cannot be held liable for variations. All illustrations and pictures are artists' impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the company's architect and / or the relevant approving authorities.

State-of-the-art Technology

Estrella Terraces is unique not only in terms of design, but also in ensuring you safety, security and peace of mind. We've employed the latest technology offerings to give you a home that is foolproof in terms of security.

*Home Automation features

- Automatically controllable blinds and shutters
- Facility to remotely monitor and adjust climate status throughout the house using smart phone
- Choice of different lighting options (mood setting) for living and master bedroom
- Sensor based lights in toilets to save energy
- Automatically controllable geyser



Fibre to the home (FTTH)**

- Converged, future-proof telecom solution
- Single window service delivery of multiple, entertainment providers including DTH
- High-speed internet in every apartment
- Free intercom connectivity in every apartment



Security Features

- CCTV surveillance in entrance, lobby, clubhouse & other common areas
- Gas leakage & smoke detector
- Burglar alarms, windows/glass breakage sensors
- Video door phone with IP Camera at main door



Remote Management

- Automated entry & exit vehicle management
- Wi-Fi for the Common areas & Club house



- * Smart home automation features are dependent on the chosen model
- ** Smart home automation features are optional
- *** Envisaged offering by the developer to be confirmed during possession
- **** Operational expenditures are borne by customer

What Do Customers Say About Us?

“ From my experience I can vouch for the fact that team Axis always responds and answers queries well. They go to any extent to help a customer. During my interactions which were professional, honest and direct, I realized that every expectation set by them is delivered upon as promised. And most important of all, they delivered well within the time they promised ”

Mr. Vaidyanathan
Former GM (Indian Overseas Bank)

“ I really love my apartment with all its amenities. I feel I am in the center of the universe here with all the conveniences nearby: transportation, medical facilities, malls, grocery stores, drug stores and more. Lastly, I have made lots of friends in this apartment community. It's filled with many families who also agree with me that this is a great facility with terrific management! ”

Mr. Venkatesh
CEO (Apollo White Dental)

“ Thank you so much for being on top of things and handling the situation with such professionalism. You made our move in a smooth experience. Everyone that came by was expedient and professional. Our home is coming together well ”

Mr. Keerthi P Renore
HR, Microsoft Corporation

“ Thanks for the quality work and the beautiful home! It turned out better than what we had even thought it might! Better than our wildest dreams! We have nothing but praise for Axis...! ”

Mrs. Nandalakshmi Narayan
AGM, Indian Overseas Bank

“ When all of our guests and visitors come to our home, we get a big “Wow”! The design is so elegant, the workmanship so well done, and it has been proven to be a very efficient house to live in and the neighbors are great! ”

Mrs. Rupa S
Honeywell

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