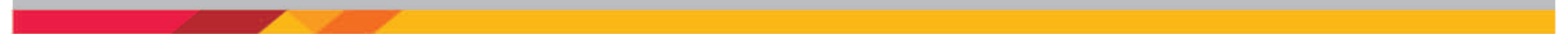




WHERE LIFE IS JUST AROUND THE CORNER





LIFE IS JUST AROUND THE CORNER.

.....

Situated amidst the hub of life on the Marathahalli-Sarjapur Outer Ring Road, bang opposite Ecospace, is Sterling Ascentia. Home to 392 elegant 3-BHK apartments, Sterling Ascentia is thoughtfully located to help urban Bangaloreans live life to the fullest. Here, everything - from offices to malls and restaurants - is just around the corner, so you don't have to spend your life getting stuck in things you can't control - like traffic. Instead, you spend your life, living it.

.....



3 BHK APARTMENTS

392 UNITS

6 ACRES





TAKE A LOOK AT LIFE INSIDE ASCENTIA.

.....

Here, everything from the parking area to the bedroom has been thoughtfully designed to help you get the best out of life every day.





TAKE LIFE ONE BREATH AT A TIME.

An oasis of greenery and fresh air to make life at Ascentia easier, healthier and stress-free.

2 Entrance and Exit Gates |
Jogging Track | 26' Driveway |
2-Way Lanes | Multiple Accesses
to Basement | 36,000 sq.ft. of
Open Space



LIVE A LITTLE MORE.

Inspiring spaces to relax, play and
enjoy life's little moments with
your loved ones.

Tennis Court | Badminton Court
Basketball Court | Swimming Pool
Elderly Nook



LIVE LARGER THAN LIFE.

.....
Discover 2 sprawling balconies
ready to be transformed into your
private terrace garden or party area.
.....

6' Wide | Antiskid Vitrified Tiles |
High Railings



FIND YOUR COMFORT ZONE.

Cozy and inviting spaces that make every moment of your long day worth the wait.

Timber Laminated Floor |
12' Wide Attached
Bathroom

A dining room featuring a long wooden table with a white tablecloth and a colorful runner. Six upholstered chairs with wooden legs are arranged around the table. On the table are two green vases, a bowl of fruit, and two place settings. A large rectangular mirror is mounted on the wall above the table, reflecting the room. To the left of the mirror, several framed pictures are arranged in a collage. A ceiling fan is visible above. To the right, a doorway leads to a kitchen with light-colored cabinets and a dark countertop. To the left, another doorway leads to a living area with a white sofa.

SAVOUR EVERY MOMENT.

Spacious, uncluttered and well-organized
kitchens to inspire the master chef in you.

Separate Utility Area | 2 Granite Counters
Stainless Steel Single Bowl Sink
Provision for Chimney and
Breakfast Table | Dedicated
Space for Refrigerator

DISCOVER A CLUBHOUSE FULL OF LIFE.

.....

Even though there are plenty of other things to keep you occupied around Sterling Ascentia, we have left no stone unturned when it comes to the clubhouse.



SWIMMING
POOL



JOGGING
TRACK



TABLE
TENNIS



LIBRARY



COMMUNITY
HALL



GYM



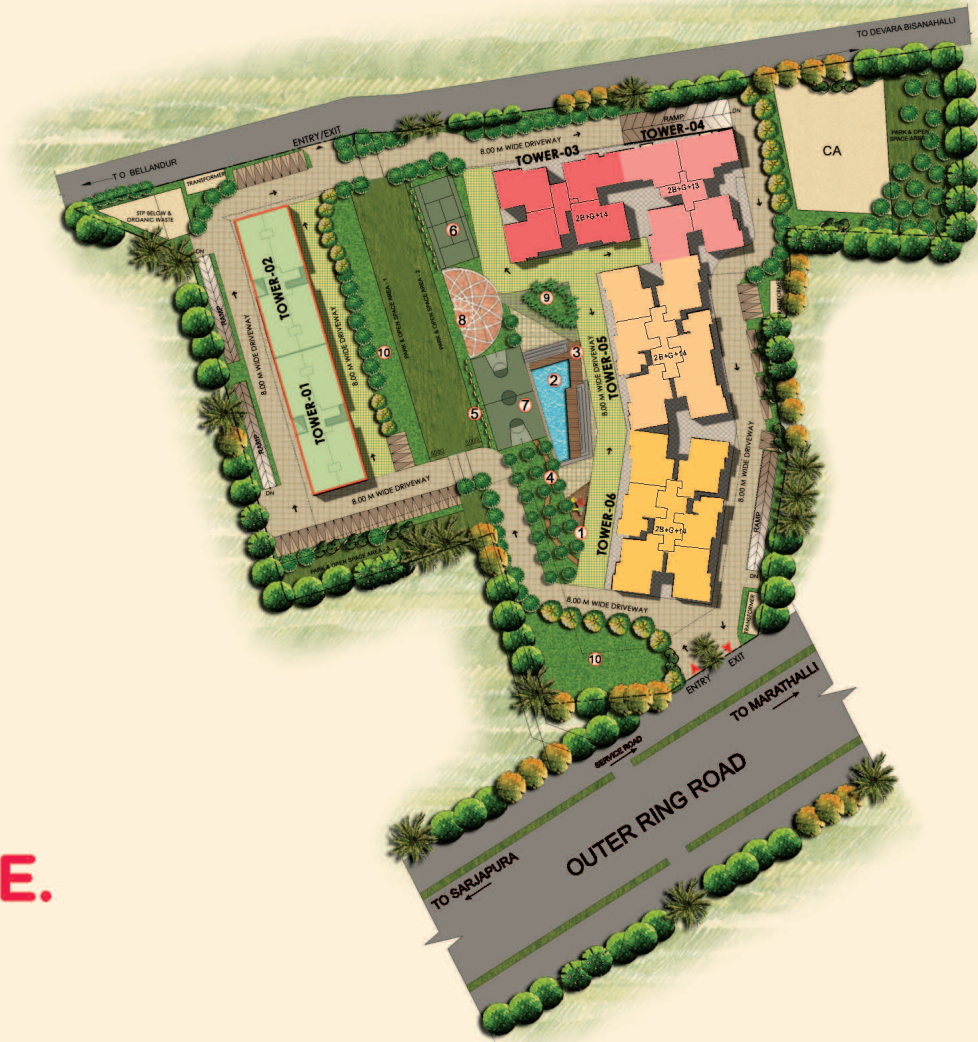
PLAY AREA



TENNIS
COURT



BASKETBALL
COURT



MASTERFULLY PLANNED TO HELP YOU GET A LIFE.

- 1 Children's Play Area
- 2 Swimming Pool
- 3 Pool Deck
- 4 Jogging Track
- 5 Seating Arena
- 6 Tennis Court
- 7 Basketball Court
- 8 Arched Plaza
- 9 Landscaped Garden
- 10 Lawn

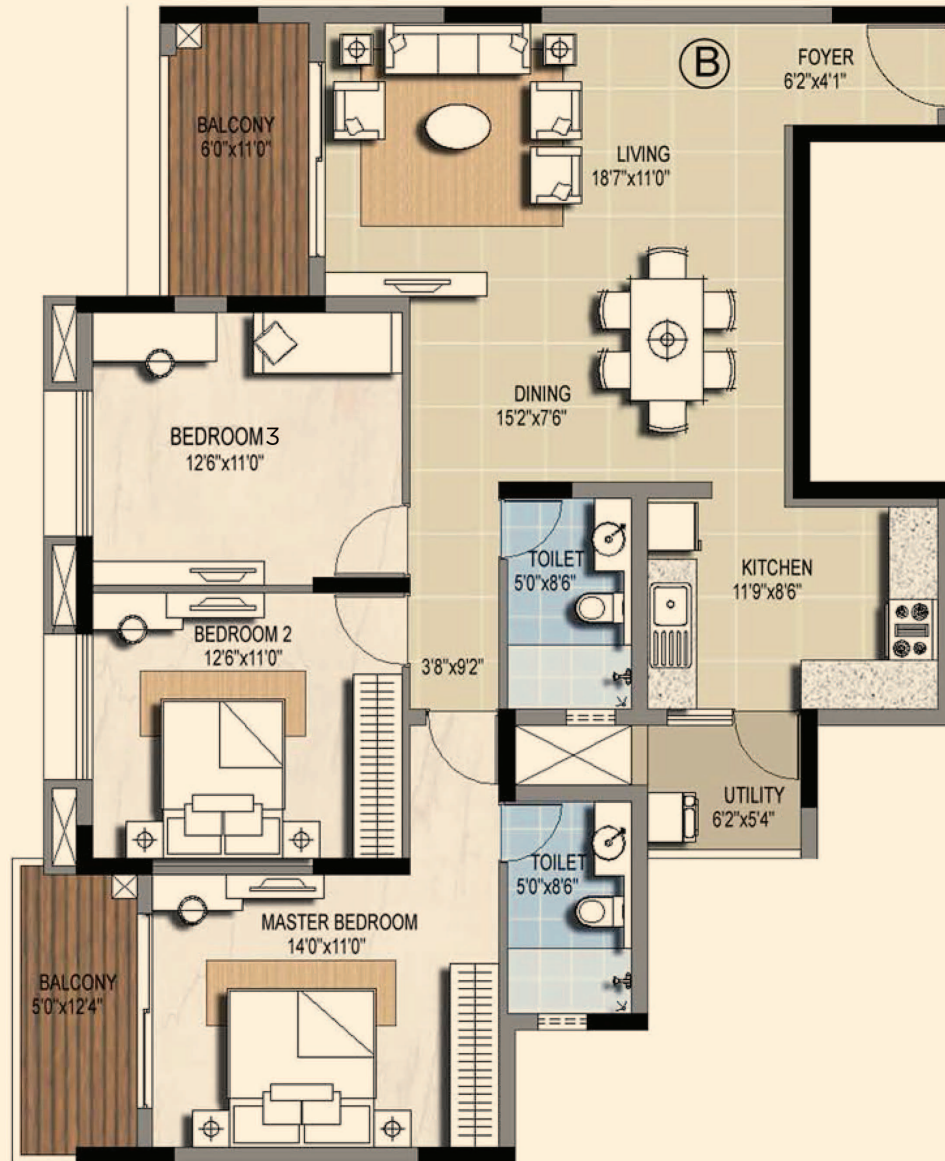
THOUGHTFULLY DESIGNED TO HELP YOU GET A LIFE.



TOWER - 05 & 06



TYPE B

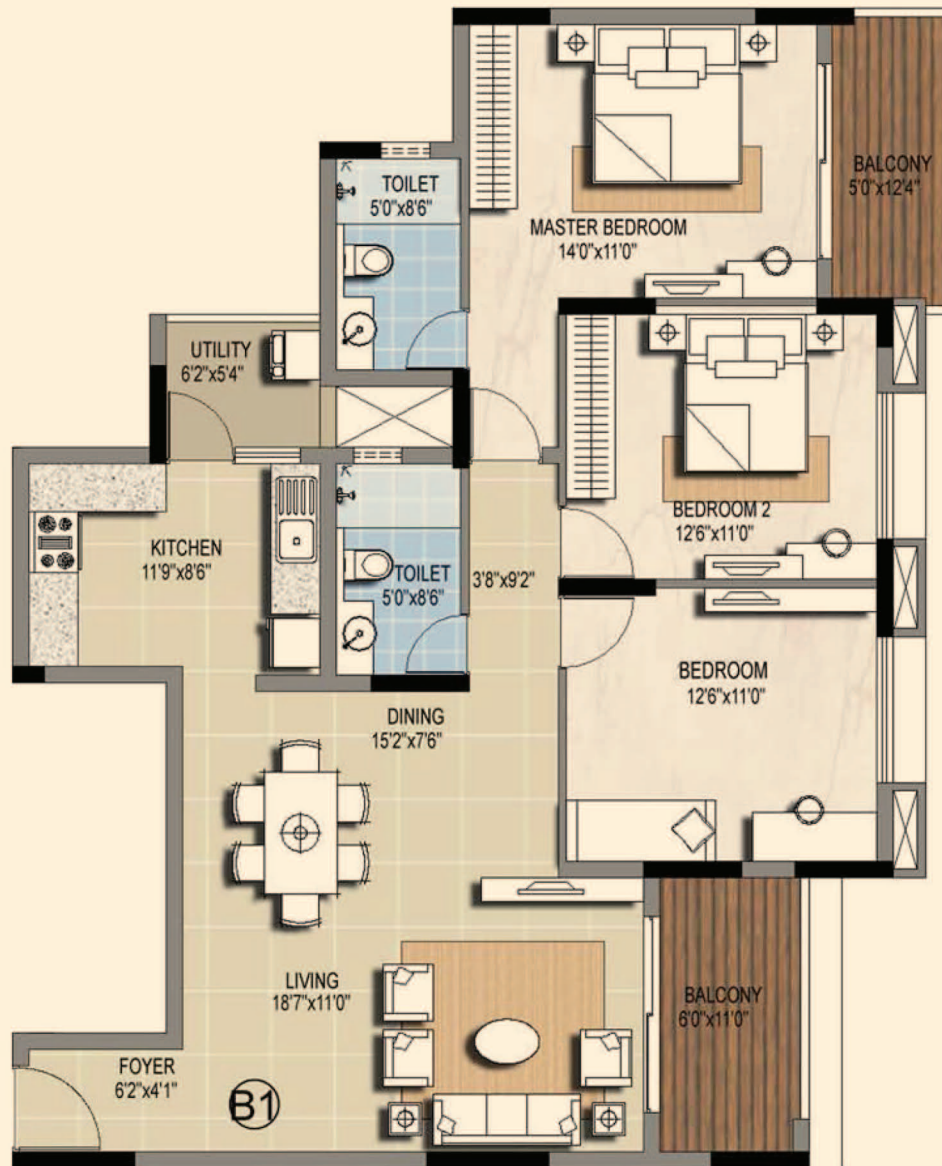


3BR + 2T
 AREA - 1591 SFT
 TOWER - 05 & 06



KEY PLAN

TYPE B1

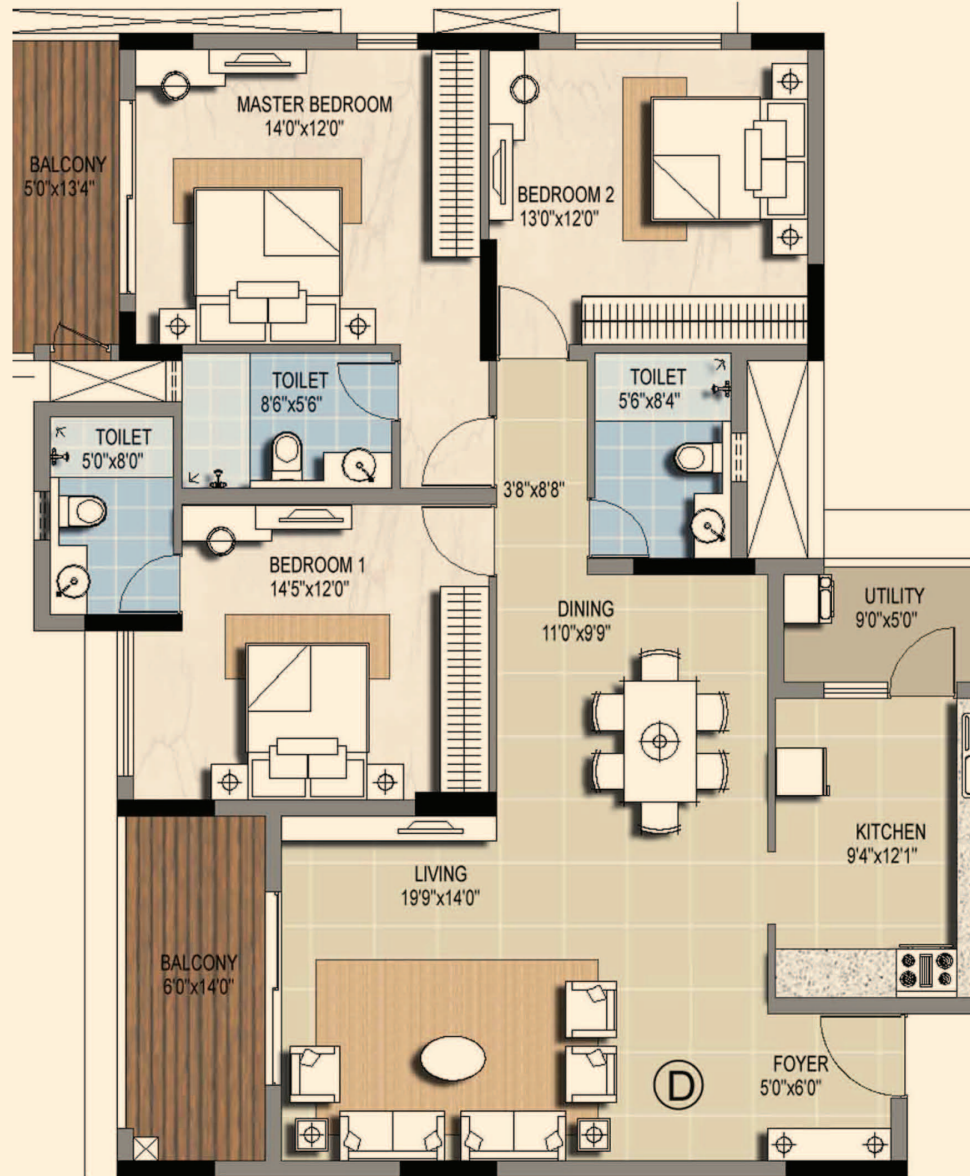


3BR + 2T
 AREA - 1591 SFT
 TOWER - 05 & 06



KEY PLAN

TYPE D



3BR + 3T
 AREA - 1885 SFT
 TOWER - 05 & 06



KEY PLAN

TYPE J



3BR + 3T + MAID'S ROOM
 AREA - 2015 SFT
 TOWER - 05 & 06



KEY PLAN

TAKE A LOOK AT LIFE AROUND ASCENTIA.

At Sterling Ascentia, everything you need is just around the corner.



NEARBY PLACES

- | | | | |
|----|---|----|---|
| 01 | Tech parks just a walk away: RMZ Ecospace and Embassy Tech Village | 05 | Hotels and restaurants: Blue Terrain at Novotel and Fairfield by Marriott |
| 02 | Malls just a hop away: Central Mall and Market Square Mall | 06 | Closest bank: ICICI Bank |
| 03 | Educational institutions nearby: New Horizon College and Orchids International School | 07 | Nearest bus stop: Bellandur Gate Bus Stop |
| 04 | Nearest hospital: Sakra World Hospital | 08 | Closest railway station: Bellandur Road Railway Station |
| | | 09 | Nearest airport: Bengaluru International Airport |

SPECIFICATIONS: MATERIALS, FITTINGS AND FINISHES.



STRUCTURE

RCC framed structure (Seismic Zone II) with solid block masonry walls



DOORS

Main Door: 7.5 feet high opening with pre-molded flush shutter and frame in wood, polished on both sides

Other Internal Doors: 7.5 feet with wooden frames and flush shutters

Toilet Doors: 7 feet with wooden frame

External Doors: UPVC frames and sliding shutters for all external doors



WINDOWS

UPVC sliding windows and 3 track framed windows with clear glass and provision for mosquito mesh. Ground floor units with mild designed enamel painted grills.



FLOORING

Living, Dining: High Quality Vitrified Tiles

Bedrooms: Timber laminated flooring

Kitchen, Balconies and Toilets: Anti-skid Vitrified Tiles

Common Lobbies and Corridors: Vitrified Tiles / Granite

Common Staircases: Kota Stone / Sadarahalli Granite / Concrete Tiles

Maid's Room: Ceramic Tiles



DADO

Kitchen: 2 feet high ceramic tiling above the granite counter

Toilets: Ceramic tiles on walls up to false ceiling



KITCHEN

Kitchen Counter: 20 mm thick black granite counter

Stainless Steel Sink: Single bowl and single drain board of reputed make



TOILETS

Granite wash basin counter in master bedroom toilet

Wash basin with mixer (hot and cold) in all toilets, except maid's room toilet

Wash basins, EWCs and overhead shower units of reputed make in all toilets

CPVC lines for water supply



PAINTING

Internal Wall and Ceilings: Acrylic distemper

External finish: Texture paint

Basement: White-wash for ceiling



ELECTRICAL

1591 SFT: 5 KW power supply and 100% generator back up

1885 SFT and 2015 SFT: 6KW power supply and 100% generator back up

Standby generator for lifts, pumps and common area lighting

Concealed PVC conduits with copper wiring

Modular switches of reputed make

TV and telephone points provided in the living area, family area and all bedrooms

Provision to install split AC in living area, dining area and in all bedrooms

ELCB and individual meters will be provided for all apartments



SECURITY

24 hours round-the-clock security personnel

CCTV at strategic locations for security and monitoring



LOBBY

Main Lobby and Staircase Lobby on Ground Floor: Combination of polished granite / marble slabs and Vitrified Tiles



LIFTS

2 automatic passenger lifts per tower, including one service lift (Schindler or equivalent make)

AMENITIES & OTHER FEATURES

Piped gas connection from utility to kitchen

CCTV provision at main security gate, entry / exit from basements, lobbies and periphery of the development

Rainwater Harvesting

Hydro-Pneumatic System for water pressure

Sewage Treatment Plant

Water Purification Plant

CLUBHOUSE AND LIFESTYLE FEATURES

Children's Play Area, Swimming Pool, Pool Deck, Jogging Track, Seating Arena, Tennis Court, Basketball Court, Arched Plaza, Landscaped Garden and Lawn.

Clubhouse: Large and exclusive clubhouse with features like table tennis, library, multi-purpose hall, fully-equipped gymnasium.

*The Specifications and Amenities are not a legal offering. The company reserves the right to add, delete or alter any details and/or specifications without prior notice.



ABOUT STERLING



.....

Sterling has been in the business of transforming the landscape of Namma Bengaluru since 1983. Over these three decades, Bangalore's skyline has been constantly shifting to reflect the cultural, commercial and social dynamics of the city, and we're proud to have been able to be a part of the journey till now. There's nothing that delights us more than the smile that a new home brings to a customer's face. This has gained us the reputation of a quality developer who constantly strives to raise the benchmark in the industry.

.....





#13, Bellandur, Sarjapura-Marathahalli Outer Ring Road, Bangalore - 560 103. Landmark: Opp. Ecospace

+91 88807 22222 | ascentia@sterlingdevelopers.com | www.sterlingdevelopers.com/ascentia



RERA No.: PRM/KA/RERA/1251/446/PR/171026/000563



Exclusive 3 BHK Apartments (Towers 3 & 4)

The address for work-life balance



LIFE IS JUST AROUND THE CORNER.



.....

Situated amidst the hub of life on the Marathahalli-Sarjapur Outer Ring Road, bang opposite Ecospace, is Sterling Ascentia. Home to 392 elegant 3-BHK apartments, Sterling Ascentia is thoughtfully located to help urban Bangaloreans live life to the fullest. Here, everything - from offices to malls and restaurants - is just around the corner, so you don't have to spend your life getting stuck in things you can't control - like traffic. Instead, you spend your life, living it.

.....

3 BHK APARTMENTS

392 UNITS

6 ACRES





TAKE A LOOK AT LIFE INSIDE ASCENTIA.

.....

Here, everything from the parking area to the bedroom has been thoughtfully designed to help you get the best out of life every day.





TAKE LIFE ONE BREATH AT A TIME.

.....
An oasis of greenery and fresh air
to make life at Ascentia easier,
healthier and stress-free.
.....

2 Entrance and Exit Gates |
Jogging Track | 26' Driveway |
2-Way Lanes | Multiple Accesses
to Basement | 36,000 sq.ft. of
Open Space

A modern high-rise apartment building at night, illuminated from within, with a swimming pool in the foreground. The building has multiple balconies and large windows. The pool is lit up, and there are lounge chairs and umbrellas around it. The sky is dark, and there are some trees on the left side.

LIVE A LITTLE MORE.

.....
Inspiring spaces to relax, play and
enjoy life's little moments with
your loved ones.
.....

Tennis Court | Badminton Court
Basketball Court | Swimming Pool
Elderly Nook



LIVE LARGER THAN LIFE.

.....
Discover 2 sprawling balconies
ready to be transformed into your
private terrace garden or party area.
.....

6' Wide | Antiskid Vitrified Tiles |
High Railings



FIND YOUR COMFORT ZONE.

Cozy and inviting spaces that make every moment of your long day worth the wait.

Timber Laminated Floor |
12' Wide Attached
Bathroom



SAVOUR EVERY MOMENT.

Spacious, uncluttered and well-organized
kitchens to inspire the master chef in you.

Separate Utility Area | 2 Granite Counters
Stainless Steel Single Bowl Sink
Provision for Chimney and
Breakfast Table | Dedicated
Space for Refrigerator

DISCOVER A CLUBHOUSE FULL OF LIFE.

.....

Even though there are plenty of other things to keep you occupied around Sterling Ascentia, we have left no stone unturned when it comes to the clubhouse.



SWIMMING
POOL



JOGGING
TRACK



TABLE
TENNIS



LIBRARY



COMMUNITY
HALL



GYM



PLAY AREA



TENNIS
COURT



BASKETBALL
COURT



MASTERFULLY PLANNED TO HELP YOU MAINTAIN A PERFECT WORK-LIFE BALANCE.

- 1 Children's Play Area
- 2 Swimming Pool
- 3 Pool Deck
- 4 Jogging Track
- 5 Seating Arena
- 6 Tennis Court
- 7 Basketball Court
- 8 Arched Plaza
- 9 Landscaped Garden
- 10 Lawn

TAKE A LOOK AT LIFE AROUND ASCENTIA.

At Sterling Ascentia, everything you need is just around the corner.



- HSR - Sterling Ascentia - 4 Km
- Sarjapur - Sterling Ascentia - 2 Km
- Marathahalli - Sterling Ascentia - 3 Km
- Whitefield - Sterling Ascentia - 8 Km
- Old Airport Road - 3.7 Km
- EMC² - Sterling Ascentia - 7 Km
- Indiranagar - Sterling Ascentia - 11.2 Km
- MG Road - Sterling Ascentia - 14 Km
- Bangalore Airport - Sterling Ascentia - 49 Km
- Manyata Tech Park - Sterling Ascentia - 21 Km
- Electronic City - Sterling Ascentia - 13 Km

TOWER 3



KEY PLAN

TOWER 4



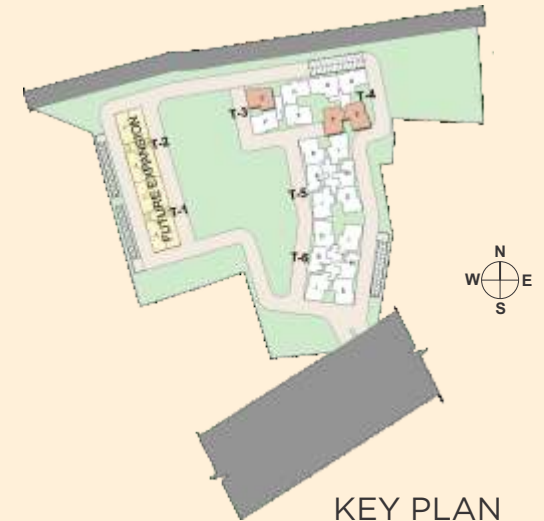
KEY PLAN

**MASTERFULLY PLANNED TO HELP YOU MAINTAIN
A PERFECT WORK-LIFE BALANCE.**

TYPICAL FLOOR PLAN

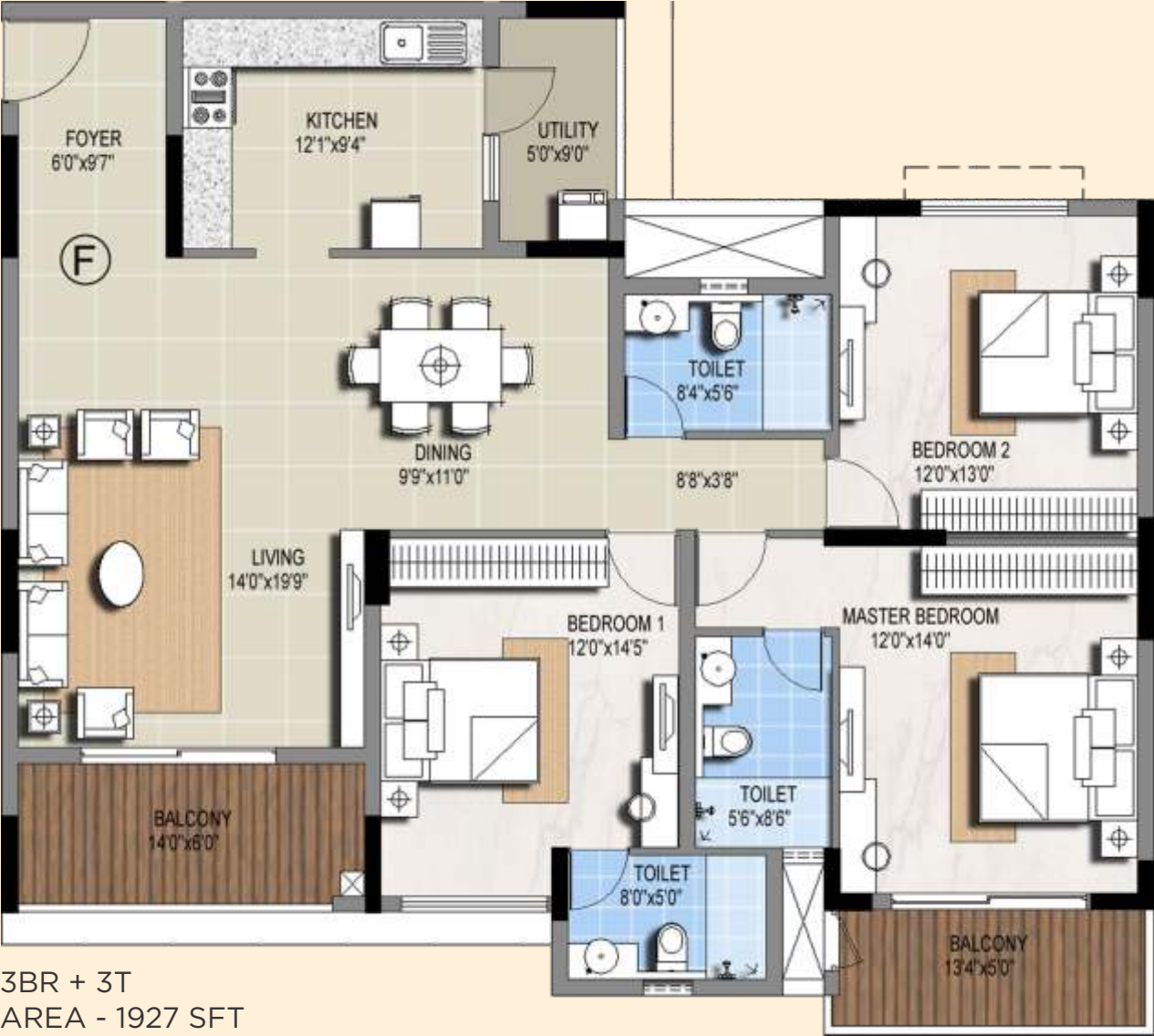


3BR + 3T
AREA - 1890 SFT
TOWER - 03 & 04



KEY PLAN

TYPICAL FLOOR PLAN



3BR + 3T
 AREA - 1927 SFT
 TOWER - 03



KEY PLAN

TYPICAL FLOOR PLAN



3BR + 3T
 AREA - 1980 SFT
 TOWER - 03

KEY PLAN

TYPICAL FLOOR PLAN



3BR + 3T
 AREA - 2004 SFT
 TOWER - 04



KEY PLAN

SPECIFICATIONS: MATERIALS, FITTINGS AND FINISHES.



STRUCTURE

RCC framed structure (Seismic Zone II) with solid block masonry walls



DOORS

Main Door: 7.5 feet high opening with pre-molded flush shutter and frame in wood, polished on both sides

Other Internal Doors: 7.5 feet with wooden frames and flush shutters

Toilet Doors: 7 feet with wooden frame

External Doors: UPVC frames and sliding shutters for all external doors



WINDOWS

UPVC sliding windows and 3 track framed windows with clear glass and provision for mosquito mesh. Ground floor units with mild designed enamel painted grills.



FLOORING

Living, Dining: High Quality Vitrified Tiles

Bedrooms: Timber laminated flooring

Kitchen, Balconies and Toilets: Anti-skid Vitrified Tiles

Common Lobbies and Corridors: Vitrified Tiles / Granite

Common Staircases: Kota Stone / Sadarahalli Granite / Concrete Tiles

Maid's Room: Ceramic Tiles



DADO

Kitchen: 2 feet high ceramic tiling above the granite counter

Toilets: Ceramic tiles on walls up to false ceiling



KITCHEN

Kitchen Counter: 20 mm thick black granite counter

Stainless Steel Sink: Single bowl and single drain board of reputed make



TOILETS

Granite wash basin counter in master bedroom toilet

Wash basin with mixer (hot and cold) in all toilets, except maid's room toilet

Wash basins, EWCs and overhead shower units of reputed make in all toilets

CPVC lines for water supply



PAINTING

Internal Wall and Ceilings: Acrylic distemper

External finish: Texture paint

Basement: White-wash for ceiling



ELECTRICAL

1890SFT, 1927SFT, 1980SFT and 2004 SFT: 6KW power supply and 100% generator back up Standby generator for lifts, pumps and common area lighting

Concealed PVC conduits with copper wiring

Modular switches of reputed make

TV and telephone points provided in the living area, family area and all bedrooms

Provision to install split AC in living area, dining area and in all bedrooms

ELCB and individual meters will be provided for all apartments



SECURITY

24 hours round-the-clock security personnel

CCTV at strategic locations for security and monitoring



LOBBY

Main Lobby and Staircase Lobby on Ground Floor: Combination of polished granite / marble slabs and Vitrified Tiles



LIFTS

2 automatic passenger lifts per tower, including one service lift (Schindler or equivalent make)

AMENITIES & OTHER FEATURES

Piped gas connection from utility to kitchen

CCTV provision at main security gate, entry / exit from basements, lobbies and periphery of the development

Rainwater Harvesting

Hydro-Pneumatic System for water pressure

Sewage Treatment Plant

Water Purification Plant

CLUBHOUSE AND LIFESTYLE FEATURES

Children's Play Area, Swimming Pool, Pool Deck, Jogging Track, Seating Arena, Tennis Court, Basketball Court, Arched Plaza, Landscaped Garden and Lawn.

Clubhouse: Large and exclusive clubhouse with features like table tennis, library, multi-purpose hall, fully-equipped gymnasium.

*The Specifications and Amenities are not a legal offering. The company reserves the right to add, delete or alter any details and/or specifications without prior notice.



ABOUT STERLING



.....

Sterling has been in the business of transforming the landscape of Namma Bengaluru since 1983. Over these three decades, Bangalore's skyline has been constantly shifting to reflect the cultural, commercial and social dynamics of the city, and we're proud to have been able to be a part of the journey till now. There's nothing that delights us more than the smile that a new home brings to a customer's face. This has gained us the reputation of a quality developer who constantly strives to raise the benchmark in the industry.

.....



Completed Towers 5 & 6



Sterling Stories

"Staying at Sterling Shalom in Kundalahalli area has been a good experience so far especially due to its location. The daily needs can be found within minutes of walking. This is one of the reasons why I decided to buy it. The society itself is very co-operative and we share a friendly relationship with the neighbours. The flats have good access to sunlight and wind. I appreciate the designing and construction efforts that have been put in the project. I would recommend Sterling Developers to others since I found them reliable and trustworthy."

Mrs. Shilpi & Mr. Dhananjay Gupta
Sterling Shalom - Phase 2

My experience with Sterling Developers has been nothing short of wonderful. I was closely involved with them to purchase a flat at Sterling Brookside for a friend. I was thoroughly impressed by the transparency of the deal, and the layout of the apartment, and the A-class material used in construction. Recently, when I was looking to buy an apartment for myself, I had no hesitation in choosing Sterling Ascentia on Marthahalli-Sarjapur Outer Ring Road. I found the same high level of transparency and professionalism in my dealings with them; even after so many years. Sterling name with STERLING values indeed!

Noshir Shroff, Director - Pharmed Limited
Sterling Ascentia

We live in Sterling Terraces at Banashankari and absolutely love it. This was our first home purchase and we literally struck gold. We consider ourselves living in a garden retreat rather than an apartment complex. The Design, Layout and Construction Quality delivered are par excellence. The crown jewel is our gardens which have won many accolades and awards and is a joy to experience. We would strongly recommend Sterling Developers to anyone who aspires for a home which can be cherished for a lifetime.

Srinivas Sharma
Sterling Terraces

