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forest breeze
Luxury Sky Villas





Aerial View

LOCATION HIGHLIGHTS

- C** Corporate Offices
 - Oracle
 - Accenture
 - Kalyani Magnum Tech Park
 - Honeywell Technology
 - VMware Software
- M** Shopping Malls
 - Total Super Mall
 - Gopalan Innovation Mall
 - Central Mall JP Nagar
 - Royal Meenakshi Mall
- H** Hospitals
 - Fortis Hospital
 - Apollo Hospital
- S** Schools & Colleges
 - IIM Bangalore
 - EKYA School
 - Clarence High School
- T** Temples
 - Ragi Gudda Temple
 - Chinmaya Mission
 - Jain Temple





ULTRA LUXURY

- 75 Exclusive Ultra Luxury Apartments in the heart of South Bangalore adjacent to JP Nagar Dollars Colony.
- Only 2 residences per floor with no common walls.
- 10.75 Feet (3.25m) floor to roof height.
- Private lift for each apartment with private lift lobby.
- Separate service lift and service corridor.
- Imported marble for living area and hardwood for master bedrooms.
- Premium fittings, doors and windows.



MASTERPLAN

1. Jogging Track
2. Security Gate Entrance
3. Security Gate Exit
4. Guest Parking
5. Clubhouse Entrance
6. Tower 1 Entrance
7. Tower 2 Entrance
8. Tower 3 Entrance



Clubhouse Reception

FULLY EQUIPPED CLUBHOUSE

The clubhouse will have exclusive features such as :

- Private Guest Rooms for overnight guests.
- Mini theater to enjoy movies and sports with friends and family.
- Multipurpose hall to host parties and functions.
- Game Room with pool table & indoor games.
- Business center with workstations.
- Squash court.
- Badminton court.
- Children's crèche.



Private Guest Room



Multi purpose Hall

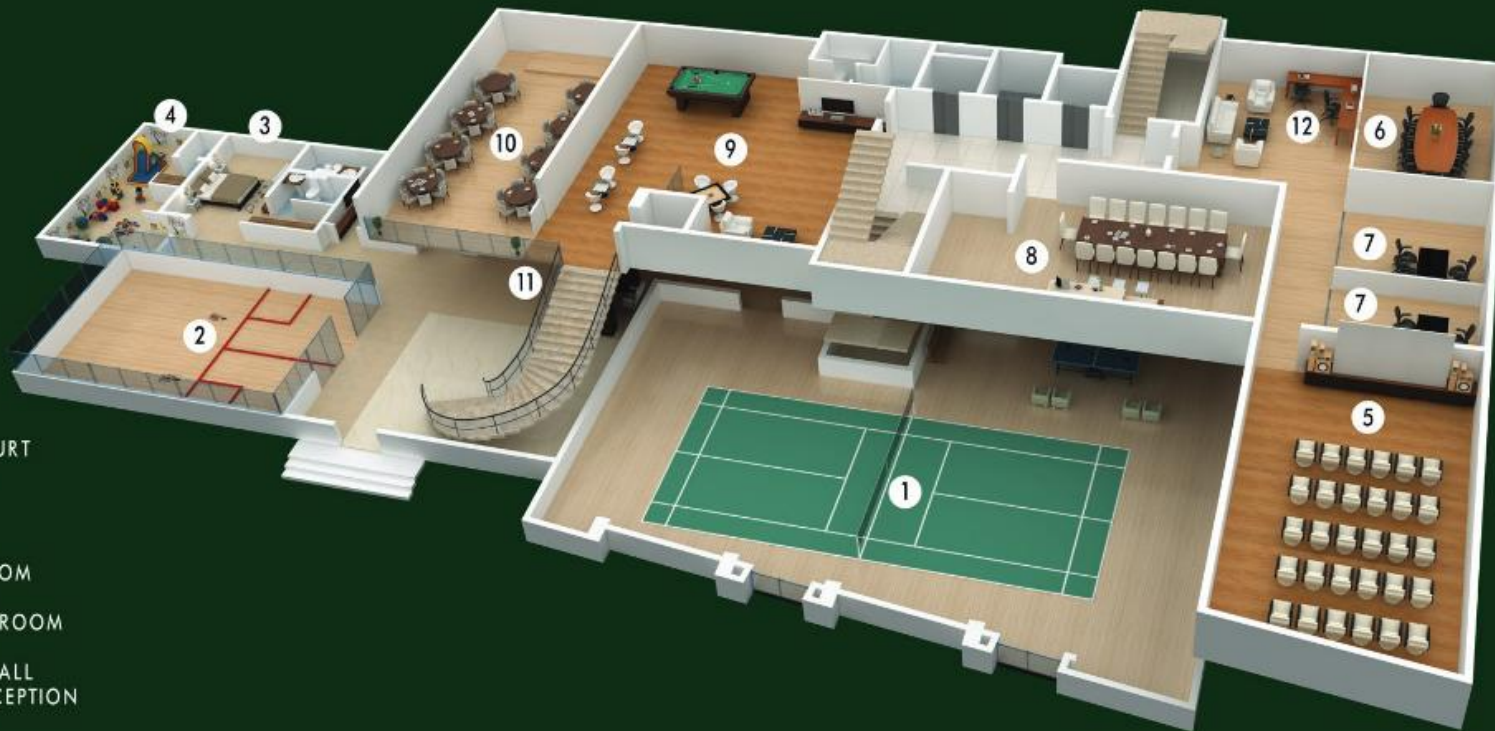


Mini Theater

CLUB HOUSE

LEGEND

01. BADMINTON COURT
02. SQUASH COURT
03. GUEST ROOM
04. CRÈCHE
05. THEATRE
06. CONFERENCE ROOM
07. WORK STATION
08. PRIVATE DINING ROOM
09. GAME ROOM
10. MULTIPURPOSE HALL
11. CLUB HOUSE RECEPTION
12. LIBRARY





Private Dining Room



Game Room



ROOFTOP OASIS

The sky deck features a spectacular view of the verdant forest either sitting in the amphitheater or against the cascading waters of the infinity pool.

The rooftop features open spaces and areas to relax and gather with the rest of the community, whether it be overall workout in the gym or yoga room or enjoying a conversation in the lounge and party areas.

Kids can play in the basketball court and children's play area which also features a rock wall. The kid's play area is fully secure with high fencing to ensure complete safety.

ROOFTOP LEGEND

- 01. GYM
- 02. YOGA
- 03. KIDS POOL
- 04. JACUZZI
- 05. SWIMMING POOL
- 06. BASKETBALL COURT
- 07. CHESS BOARD
- 08. AMPHITHEATER
- 09. LOUNGE AREA
- 10. SPA
- 11. CHILDRENS PLAY AREA





Rooftop Infinity Pool



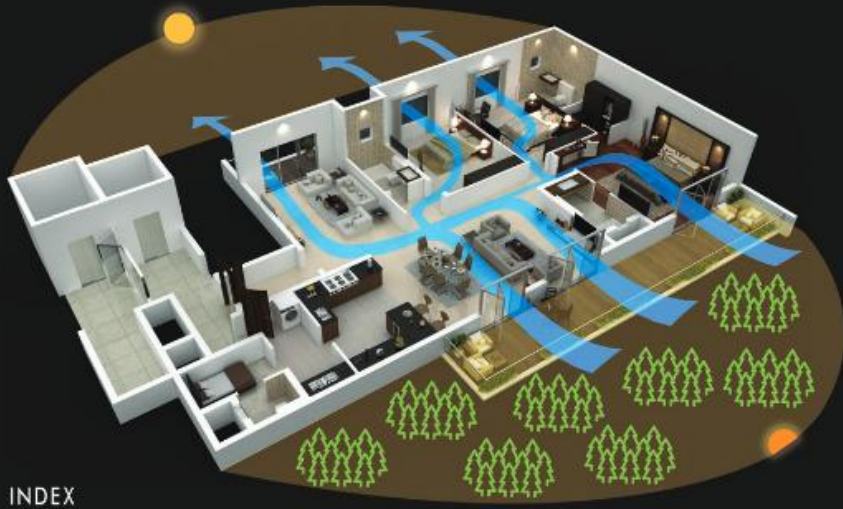
Sunset View



Master Bedroom



Living Room



INDEX

-  Sun Rise
-  Sun Set
-  Sun light
-  Forest
-  Wind

LIGHT & AIR

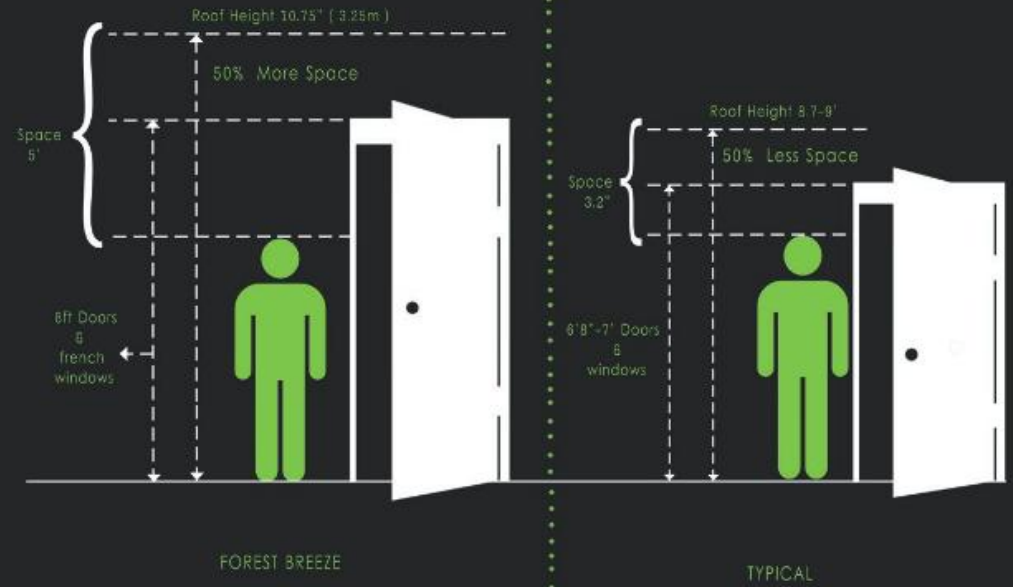
Each apartment is designed with a view and balconies facing the forest. On the west side is the 137 Acres forest towards the east is the IIMB campus which is a 104 Acres green space. On the upper floors balconies are provided on the east side as well.

The north south orientation of the units allow for optimal cross ventilation and to also enjoy sunrise and sunsets with serene greenery.

The large windows make sure the units are bathed in plenty of natural sunlight.

LIVE LARGE

Forest Breeze has exceptional space compared to other projects to create an ambiance of true luxury.



PRIVACY & SECURITY

- No common walls between apartments.
- Private lifts and lift lobby for each home.
- Separate service lift and corridor.
- Each apartment is open on 2/3 sides and no apartment faces another.
- Parotherm bricks for superior sound insulation.
- A state of the art networked color video door phone.
- Gas leak sensors.
- A bio-metric and password protected digital door lock for each apartment.
- Smoke and heat detector for each apartment.
- A state of the art networked lobby phone with a camera to screen visitors from the main entrance.



LAUREL

UNIT TYPE - 3.5BHK T2
2763 sq ft.



LEGEND

| | | | | | |
|---------------------|---|-----------------|---------------|---|-----------------|
| 01. PRIVATE LOBBY | - | 09'06" X 07'10" | 11. TOILET | - | 05'11" X 08'10" |
| 02. LIVING | - | 11'06" X 17'01" | 12. BEDROOM-1 | - | 15'09" X 12'00" |
| 03. FAMILY / DINING | - | 27'01" X 13'01" | 13. TOILET | - | 06'10" X 05'11" |
| 04. KITCHEN | - | 13'00" X 10'04" | 14. BALCONY | - | 06'11" X 27'01" |
| 05. UTILITY | - | 18'10" X 04'11" | | | |
| 06. S. ROOM | - | 05'11" X 05'11" | | | |
| 07. S. TOILET | - | 05'11" X 04'01" | | | |
| 08. BEDROOM-2 | - | 15'01" X 13'03" | | | |
| 09. TOILET | - | 05'07" X 08'10" | | | |
| 10. MASTER BEDROOM | - | 12'04" X 13'03" | | | |



JACARANDA

UNIT TYPE - 3BHK
2805 sq ft.



LEGEND

| | | | | | |
|---------------------|---|-----------------|---------------|---|-----------------|
| 01. PRIVATE LOBBY | - | 09'06" X 09'06" | 11. BEDROOM-2 | - | 18'01" X 12'08" |
| 02. LIVING / DINING | - | 32'08" X 12'00" | 12. TOILET | - | 06'10" X 05'07" |
| 03. KITCHEN | - | 13'03" X 10'02" | 13. BEDROOM-1 | - | 10'31" X 12'08" |
| 04. UTILITY | - | 05'02" X 05'03" | | | |
| 05. S. ROOM | - | 06'11" X 05'03" | | | |
| 06. TOILET | - | 03'11" X 04'11" | | | |
| 07. MASTER BEDROOM | - | 15'01" X 14'01" | | | |
| 08. BALCONY | - | 06'11" X 13'08" | | | |
| 09. TOILET | - | 06'10" X 05'07" | | | |
| 10. BALCONY | - | 09'10" X 12'00" | | | |

GULMOHAR

UNIT TYPE - 3.5BHK T1
3103-3192 sq ft.



LEGEND

| | | | | | |
|---------------------|---|-----------------|---------------|---|-----------------|
| 01. PRIVATE LOBBY | - | 05'06" X 07'03" | 12. BEDROOM-2 | - | 18'01" X 12'30" |
| 02. LIVING | - | 20'00" X 12'10" | 13. DRESS | - | 06'11" X 05'11" |
| 03. DINING / FAMILY | - | 17'05" X 22'04" | 14. TOILET | - | 09'10" X 05'11" |
| 04. KITCHEN | - | 13'01" X 09'10" | 15. BALCONY | - | 06'11" X 46'07" |
| 05. UTILITY | - | 13'01" X 04'11" | | | |
| 06. S. ROOM | - | 04'11" X 08'05" | | | |
| 07. S. TOILET | - | 03'11" X 04'11" | | | |
| 08. BEDROOM-1 | - | 16'01" X 12'03" | | | |
| 09. TOILET | - | 06'10" X 05'07" | | | |
| 10. BEDROOM-2 | - | 16'01" X 12'03" | | | |
| 11. TOILET | - | 08'10" X 05'11" | | | |



ASHOKA

UNIT TYPE - 4BHK
3925-4128 sq ft.



LEGEND

| | | | | | |
|---------------------|---|-----------------|---------------|---|-----------------|
| 01. PRIVATE LOBBY | - | 09'06" X 07'03" | 12. BEDROOM-3 | - | 13'00" X 14'09" |
| 02. LIVING | - | 19'10" X 15'00" | 13. TOILET | - | 08'10" X 05'07" |
| 03. DINING / FAMILY | - | 18'03" X 25'07" | 14. BEDROOM-1 | - | 15'00" X 16'01" |
| 04. KITCHEN | - | 12'00" X 12'04" | 15. TOILET | - | 08'10" X 05'07" |
| 05. UTILITY | - | 07'03" X 10'00" | 16. BEDROOM-2 | - | 15'00" X 16'01" |
| 06. S. ROOM | - | 05'05" X 06'01" | 17. TOILET | - | 08'02" X 05'07" |
| 07. S. TOILET | - | 04'11" X 03'11" | 18. BALCONY | - | 24'11" X 04'11" |
| 08. MASTER BEDROOM | - | 14'07" X 16'08" | | | |
| 09. TOILET | - | 09'4" X 06'01" | | | |
| 10. BALCONY | - | 19'05" X 11'03" | | | |
| 11. STUDY | - | 08'00" X 8'10" | | | |





AMENITIES

- Business center with cabins.
- Ground and first floor clubhouse area:
 - Game area with pool/snooker and table games.
 - Indoor Badminton Court.
 - Squash Court.
 - Multipurpose Audio-visual room.
 - Indoor party area.
 - Crèche
- Rooftop gym with state of the art aerobic equipment and fully equipped weight room.
- Rooftop yoga area.
- Rooftop lounge with a panoramic view of the forest.
- Rooftop Amphitheatre.
- Children's play area.
- Rooftop Infinity Swimming pool.
- Rooftop Children's Pool.
- Rooftop jacuzzi.
- Terrace Spa with Sauna/Steam.
- Separate car washing area.
- Guest bedrooms.
- Private Dining Room.

SPECIFICATIONS

STRUCTURE

- **Structure:** RCC frame structure designed for seismic loads as per IS requirements with masonry partitions. The floor to floor height of each floor will be 3.45m (11.31 Feet).
- **Masonry:** Cellular/solid concrete block masonry.
- **Plastering:** Internal Plastering with gypsum finish. External Plastering fortified with quality waterproofing admixtures.
- **Painting:** Internal painting in premium emulsion. External painting in quality weatherproof emulsion.
- **Parapets:** A combination of stainless steel & toughened laminated glass.

FLOORING & DADO

- **Living, Dining & Family:** Quality imported marble laid with paper joints and finished with mirror polish.
- **Balcony :** Wood finish designer tiles.
- **Master Bedroom:** Superior grade composite wooden flooring.
- **Bedrooms 1 and 2:** Choice of anti skid superior grade designer tiles or laminate wood flooring.
- **Bedroom 3:** Designer vitrified tiles.
- **Bathrooms:** Designer vitrified /porcelain and glass mosaic tiles on the floor and dado.
- **Kitchen & Utility flooring:** Anti Stain designer tiles.
- **Kitchen:** Supply of Dado upto 2' above platform.
- **Maids Room:** Ceramic tiles.
- **Maids Bathroom:** Ceramic tiles on floor and dado.
- **Lobbies & Corridors:** A combination of imported marble, granite and designer tiles.

SANITARY & PLUMBING

- **Sanitaryware:** EWC's and wash basins of Toto / equivalent make in all bathrooms.
- **Cisterns:** Toto / equivalent make water-saving, dual-flush concealed cisterns in all bathrooms.
- **Health Faucets:** Toto / equivalent make in all bathrooms.
- **Cockroach Traps:** Chilly / equivalent make detachable stainless steel cockroach traps.
- **Shower cubicles:** Glass shower partitions / cubicles for shower areas in all bathrooms.
- **Overhead Showers:** Rain shower of Toto / equivalent make in Master Bedroom. Shower of Toto / equivalent make in all other bathrooms.
- **Hand Showers:** Hand showers of Toto/ equivalent make in all bathrooms, except Guest Bathroom.

- **Faucets:** Chromium plated heavy body metal faucets of Toto / equivalent make in all bathrooms.
- **Bathroom Accessories:** Toto / equivalent make in all bathrooms.
- **Counters:** Granite / equivalent vanity counters in all bathrooms.
- **Geysers:** Geysers will be provided in all bathrooms.
- **Utility:** Granite counter and sink in utility.

ELECTRICAL & TELECOM

- **Wiring:** Fire Retardant multi-strand copper wires of Anchor /equivalent make will be used throughout with concealed PVC conduits.
- **Switches:** Legrand Arteor/equivalent make.
- **Power :** 6KW power for 3 bedroom units. 7KW power for 4 bedroom units.
- **Power Outlets :** Generous number of light point provisions in all habitable areas. Provision for all appliances in the kitchen & utility area. Provision for split type AC in living, dining and bedrooms. TV outlets in living and in all Bed rooms with centralized DTH facility to all homes. RJ45 outlets for data / internet in study, children's bedroom and Master bedroom.
- **Power backup :** 100% DG back up for all Flats.

DOORS & WINDOWS

- **Door Frames:** Solid wood for Main Door, Hardwood frame for internal/other doors.
- **Door Shutters:** The main door is 8 feet high and 3'6"feet wide made with solid wood panels. Designer veneered doors for all other/internal doors.
- **Windows:** Environment friendly, flame retardant UPVC windows.
- **Door Stoppers:** Magnetic door stoppers shall be provided for the main door and bedroom doors.

HOME SECURITY SYSTEMS

- **Networked Video Door Phones & Sub-phones:** A state-of-the-art Networked Color Video Door Phone.
- **Gas Leak Sensor:** Provided in each apartment.
- **Main Door Lock:** A bio-metric and password protected digital door lock will be provided in each apartment.
- **Door Camera:** A colour door camera will be integrated with the call bell at the front door.
- **Smoke & Heat Detector:** Provided in each apartment.
- **Telephone systems:** Centrex System. Provision for internal EPABX in each apartment.
- **Television:** Centralized DTH facility to all homes.
- **IP Camera:** High-resolution network cameras shall be provided in designated common areas.
- **Main Gate Phone with Camera:** A state-of-the-art networked lobby phone with a camera to screen visitors will be provided in the main entrance.
- **Biometric Access: Proximity/** Proximity/biometric based access into the secure lift lobby at the ground floor and the basement level.

SERVICES

- **Elevators:** Three high speed elevators of reputed make (2 passenger and 1 service elevators). Elevators will have multi-beam sensors for door operation and down collective system.
- **Water Metering:** Individual water metering for each apartment.
- **Water Treatment Plant :** Fully treated water made available through an exclusive water softening and purification plant.
- **Sewage Treatment Plant :** A tertiary sewage treatment plant with separate plumbing will enable the usage of treated water.
- **Rainwater harvesting:** Rainwater harvesting to water treatment plant and through percolation pits for recharging the groundwater table.