



Sterling
SNOW DROP

A Place You
Can Call Home!

2 Kms from Frazer Town
and Hennur Road



Affordable Homes starting from Rs.25 Lacs

Located just 150 m off Hennur Road

A unique property that keeps you amidst the buzz of the city with an aloofness that feels like home, like never before.

Sterling Snow Drop. The name is synonymous to one-of-its-kind features. Set in one of the most known locations in Bangalore, its heart Lingarajpuram/Frazer Town. It is surrounded by the hustle and bustle of the city, while everything is close at hand.

Form & Functionality Foremost

Sterling Snow Drop is an assemblage of 4 Blocks – 4 Floor Independent Apartments, functionally designed elegant 1, 2 & 3 BHK apartments built on the ground and upper three floors and with Stilt Parking Service Facilities.

Each of the four Blocks has its own terrace area for social gatherings and parties to entertain guests and a provisional Gym to keep the residents healthy are also part of the Project.

Approachable Amenities for Living A Happy Life!

Close to Commercial Hubs

- Sterling SnowDrop is just 3 - 4 km from commercial hubs like Commercial Street, Brigade Road and MG Road, which makes it a favourable destination for working professionals, workholics and families.
- It is well connected to Embassy Manyata Tech Park
- 7.6 km away from 100 feet Indiranagar
- Koramangala is 10.0 km away

Amidst Social Buzz & Retail Infra

- Frazer Town has an outstanding social infrastructure such as restaurants, banks, hospitals, retail shops, etc.
- Educational Institutions at Close Proximity such as Clarence High School, St. Johns, St. Francis Xaviers Girls School, St. German High School
- HRBR has many shopping centres which are located in and around this area like Orion Mall, 1 MG Mall, UB City, Al Sama and ITC Infotech Building.

Excellent Rail, Road and Air Connectivity

Frazer Town is incredibly connected to Bangalore East Railway Station, which is just 1.2km while Bangalore Cantonment Railway Station is 2.5km. Furthermore, Spencer Road, Promenade Road, Wheeler Road, Haynes Road, and Mosque Road are the key arterial roads of Frazer Town. Also, Kempegowda International Airport is 30.5 km away.

Amenities



Work from home Cubicles at Terrace with 24x7 wi-fi



Rainwater harvesting



Electrical, data and water points up to the flat



Concealed underground services



Large Park within 10 mins walk



Alexa Enabled homes



Large capacity underground sump



24x7 Water Borewell/Cauvery Supply



EV charging stations. For electric cars, bikes.



24x7 Automatic Lift



24/7 Power Backup/Generator



24x7 CCTV Surveillance



Centralised Gas Bank

SPECIFICATIONS

Structure:

RCC framed structure designed as per relevant BIS codes, structural efficient system implemented.

Plastering:

Waterproof sponge finish for external walls and all internal walls will be Plaster of Paris punning work.

Walls:

External walls with 6" solid blocks and internal walls with 4" solid blocks.

Doors/Windows:

Main door frame (6*3) of wood. Main door will be of 30 mm flush door with cladding on both sides paneled with teak veneer/membrane finished totally 40mm thick and polished if required, all door/window frames (3*5) will be of wood, window shutters of honne wood/UPVC windows and flush doors of 30 mm with membrane finish on both sides for bedrooms and bathroom doors.

Hardware:

All hinges, handles, tower bolts, gate hooks, door stoppers bedroom & toilet locks will be of stainless steel. Main door will be provided along with all necessary fittings.

Flooring:

Living / dining / bedrooms will be provided with vitrified tiles flooring (2*2) of premium quality with skirting. Kitchen will be provided with ceramic anti-skid tiles with skirting all round. Balcony will be provided with anti-skid ceramic tiles.

Kitchen:

Kitchen platform with 20 mm granite top with bull nosing and stainless-steel sink with drain board, glazed tiles dado up to 2 ft height.

Plumbing:

For internal & external water lines, CPVC pipes will be used of make and all PVC pipes will be used of reputed brand. Each bathroom and kitchen will be provided with separate concealed valve for maintenance. Points in the bathrooms will be provided are for diverters and overhead shower, hot & cold for wash basin and points required for commode & health faucet & geyser point will be provided. Kitchen sink will be provided with hot & cold mixer. Provision for geyser & aqua guard. Utility area will be provided with points for washing vessels & washing machine.

Toilets:

Anti-skid ceramic tiles for flooring and glazed ceramic tiles dado up to 7 ft height for walls bifurcating dry and wet areas - all CP fittings will be of good make. All ceramic fittings will be of reputed brand or equivalent with wall hung closets with basins wherever possible. Sanitary lines in toilets and bathrooms will be through core cutting and not sunken slabs. False ceiling will be done.

Water Proofing:

Water proofing will be done for terrace area and for all bathrooms & utilities. Bathrooms will be chemically treated after water proofing.

Paintings:

Tractor emulsion for internal walls, apex for external walls, and enamel paint for doors, windows grills & railings externally. Internally all doors & windows will be polished.

Electrical:

Concealed copper wiring along with modular switches of reputed make. All rooms/living will be provided with AC, Wi-Fi and TV points & living will be provided with telephone point with adequate light, fan, geyser and power points.

Water:

Adequate usage of water supply through borewell, subject to availability and Corporation drinking water, large capacity sump tank and overhead tanks separate for borewell and Cauvery along with automatic water level controllers will be provided.

Common Area:

Staircase will be laid with solid flooring; M.S. fabricated railings will be provided. Intercom will be provided for each flat, common toilet for watchman and maids at parking level will be provided with a security room.

Lift:

4 persons automatic elevator of reputed make will be provided.

Disclaimer: Disclaimer: The plans, specifications and other details herein are only indicative. All Specifications are subject to change as per the Architects and Structural Engineers drawings and approvals.



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TYPICAL FLOOR PLAN

Ground Floor, First, Second & Third Floor



STILT FIRST FLOOR



PLOT B,C,D STILT FLOOR



PLOT A TYPICAL FLOOR PLAN (DAFFODIL)



PLOT B, C, D TYPICAL FLOOR PLAN (SUNFLOWER, LILLY, ORCHID)



TERRACE PLAN WORK FROM HOME CABINS



ABOUT STERLING ESTATES



**27 Years of Delivering Luxury
Building Success One Day at a Time**

Incorporated in the year 1988, Zaffar's Sterling Estates is today one of the Bangalore's most respected developers in the market. Over the years under the leadership of its Managing Director Zaffar Fiaz, Sterling Estates has built a reputation that is grounded in its corporate vision, mission and philosophy of life.



Our Mission

To exceed the expectations of our customers and partners on all aspects of business.



Our Vision

To provide the best quality product and service with integrity and transparency in every transaction.



Philosophy

To make decisions as if you own the company and to build a home as if it were your very own. As one of Bangalore's premium real estate companies, our customers including landlords and investors expect nothing but extraordinary from us. And nothing less is what we deliver.

Today, we are a multi-crore company and are respected, trusted and relied upon; by our customers, associates, vendors and employees.

OUR COMPLETED PROJECTS

STERLING FINSBURY PARK, Haudin Road
STERLING SOLITAIRE, Bannerghatta Road
STERLING PLACE, Langford Road
STERLING EASTERN COURTS, Frazer Town
STERLING SILVER END, Sarjapur Road
STERLING BRUNTON, Brunton Road
STERLING ALEXANDRIA, Benson Town
STERLING PALMDALE, Sarjapur Road
STERLING OAK, Cooke Town
STERLING HEIGHTS, Infantry Road
STERLING ASTER, Davis Road
STERLING NOWROJI CRESCENT, Off. MG Road
STERLING AMBROSIA, Koramangala
STERLING TULIP, Sahakar Nagar
STERLING HYDE PARK, Devanahalli - Vijayapura Road
STERLING CLIFTON, Benson Town
STERLING DEWBERRIES, Sahakar Nagar (Judicial Layout)



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Scan to
get the location

All Sterling Projects confirm to BBMP Guidelines and have received all Approvals, Sanctions & Clearances.
All major Banks have approved this project, and loans can be availed.

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