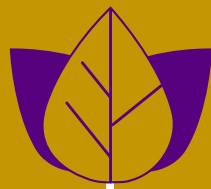




THE DESTINATION OF LUXURY ON NEW AIRPORT ROAD



**Sterling Dewberries**

Judicial Layout



# ENJOY THE CITY. ESCAPE THE CITY.

Far enough to escape the travails of the city, yet close enough to enjoy all its conveniences.  
That, in a nutshell for you, is Sterling Dewberries.

Sterling Dewberries is set in one of Bangalore's most organised layouts - Sahakaranagar (Judicial Layout), on a plot of land set in verdant surroundings.





ENJOY THE EXCLUSIVITY.  
ESCAPE THE ORDINARY.

Sterling Dewberries is a 4-floor agglomeration of 22 ergonomically designed, yet stylish, 2 & 3 BHK apartments built on the ground and upper three floors. Basement has ample Parking Service Facilities, Staff Bathrooms & Showers and Centralised 'No Fire Zone' Gas Stacking Area that would feed piped gas to individual apartments.

Each apartment has a convenient Utility Room, which doubles as a staff room, if you have live in maids.





ENJOY THE LUXURY.  
ESCAPE THE MUNDANE.

All Sterling Apartments confirm to BBMP Guidelines and have received all Approvals, Sanctions & Clearances.

All major Banks have approved this project, and loans can be availed.



THE DESTINATION OF LUXURY ON NEW AIRPORT ROAD



SWIMMING POOL



The Terrace floor boasts of a Swimming pool, a Fitness Centre, a Party Hall and cosy Barbecue Area, as well.



FITNESS CENTRE



PARTY HALL



BARBEQUE

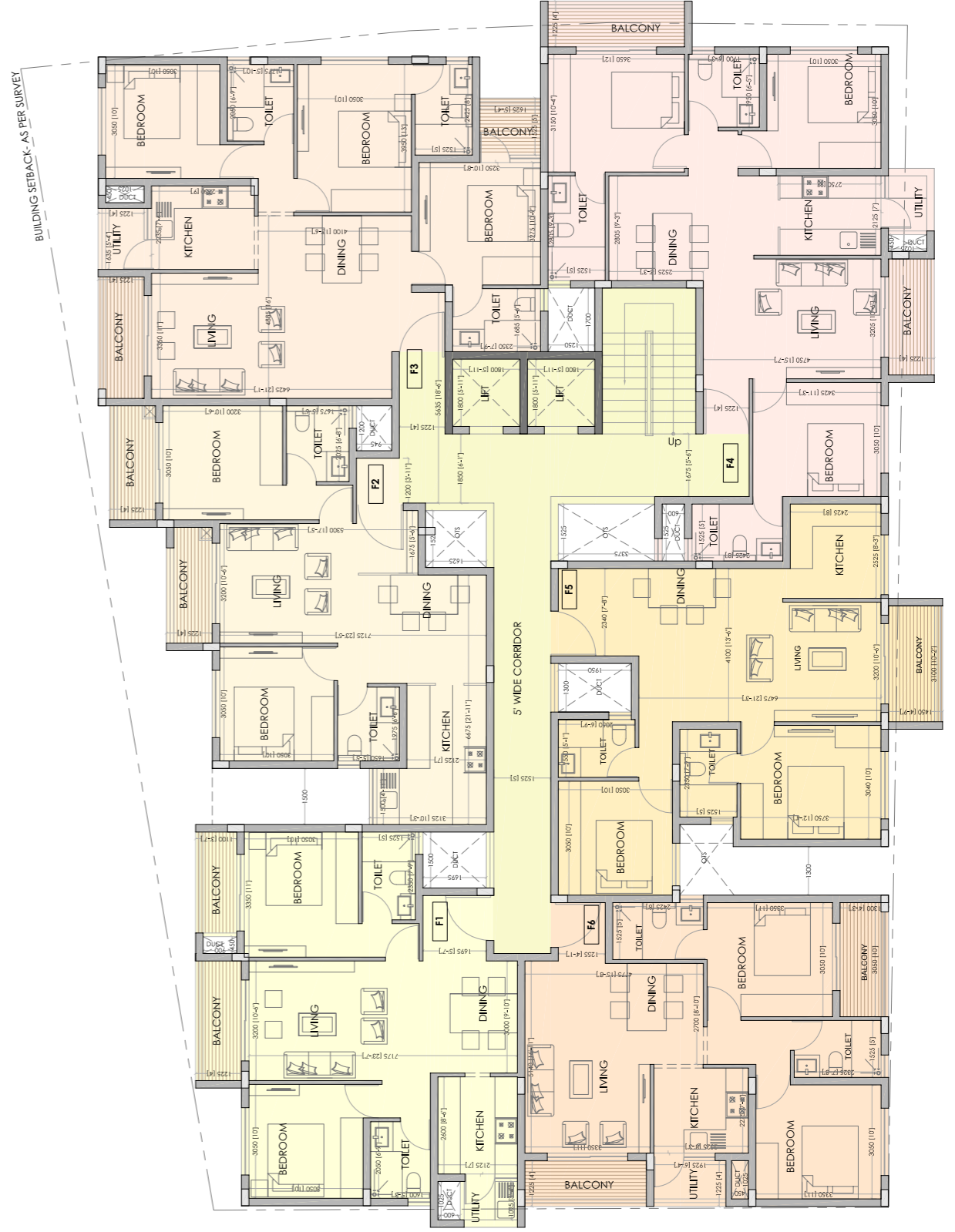


TYPICAL FLOOR PLAN  
GARDEN HOMES



Ananya Apartment

TYPICAL FLOOR PLAN  
1, 2 & 3 FLOOR



### Flat - G1

Built-up area - 1130 sqft  
Private Garden - 619 sqft  
Saleable area - 1336 sqft



### Flat - G3

Built-up area - 1097 sqft  
Private Garden - 325 sqft  
Saleable area - 1205 sqft



### Flat - G2

Built-up area - 1373 sqft  
Private Garden - 297 sqft  
Saleable area - 1472 sqft



### Flat - G4

Built-up area - 1083 sqft  
Private Garden - 253 sqft  
Saleable area - 1167 sqft



**Flat - F1, S1, T1**

Saleable area - 1080 sqft



**Flat - F3, S3, T3**

Saleable area - 1360 sqft



**Flat - F2, S2, T2**

Saleable area - 1059 sqft



**Flat - F4, S4, T4**

Saleable area - 1366 sqft





### Flat - F5, S5, T5

Saleable area - 1071 sqft



### Flat - F6, S6, T6

Saleable area - 1055 sqft



## KNOW YOUR NEIGHBOURHOOD

### Nearby Schools and Educational Institution

1. Delhi Public School
2. Canadian International School
3. Mallya Aditi International Scholl
4. Vidya Shilp Academy
5. B.M.S Institute of Technology
6. Stonehill International School

### Nearby Hospitals

1. Columbia Asia Hospital
2. Baptist Hospital

### Nearby Malls and Clubs/ Resorts

1. Angsana Hotel & Resort
2. RMZ Galleria
3. The Golden Palms - Hotel & Spa

## Upcoming Developments

1. Manipal University is setting up a 200 acre university campus.
2. Peripheral Ring Road (PRR): Karnataka Govt. developing an eight-lane expressway along the periphery of Bangalore.
3. International Hotel chains are coming up with their properties in the area. The Oberoi at Bangalore International Airport, Marriott Golf Resort near Nandi Hills, The Taj Business Hotel at Yeshwantpur and upcoming Hilton and Movenpick hotels.
4. Aero space SEZ: The Karnataka Industrial Areas Development Board (KIADB) has launched the aerospace SEZ, an area of 252 acres sanctioned, focusing on providing IT, R&D services to aerospace industry and maintenance facilities.
5. The Government of Karnataka has also proposed setting up an entertainment park named 'Space City' along the lines of Disneyland, this will help and confirm Bangalore status on the Global front.



**Sterling Dewberries**  
Judicial Layout

# SPECIFICATIONS

**Structure:** RCC frame structure with solid blocks walls and Cement Plastering.

**Exteriors:**

Lobby: Vitrified/ Granite

Staircase: Vitrified/ Granite

**Interiors:**

Living/ Dining: Vitrified

Bedroom: Vitrified

Kitchen: Antiskid Ceramic Tiles

Bathrooms: Antiskid Ceramic Tiles

Balcony: Weather-proof, Anti-skid Tiles

Utility/ Servant's Room: Ceramic Tiles

**Bathrooms**

Wall & Floor Tiling: Ceramic Tiles

Fixtures: Jaguar or Equivalent

Wash Basins/ EWC: Cera or Equivalent

**Doors / Windows**

Entrance Door: Solid Wood Frame & Flush door

Internal Doors: Solid Wood Frame & Flush door

Windows and Balconies: Imported UPVC

Hardware for Doors: Reputed Brand

Ventilators: Powder - coated Aluminium

**Painting:**

Exteriors: Exterior Emulsion

Common Areas: Exterior Emulsion

Interiors: OBD

**Electrical:**

Switches/ Cables: Reputed Brand

Automation: Video Door Phone/ Burglar Alarm/

Gas Leak Detector

DTH Connectivity: Single Dish for all Flats

**Water Supply:** Bore well Water

**D.G Back-up:** 100% for Common Areas

**Elevators:** Automatic

**Staff Toilet:** Drivers and Domestic Servants

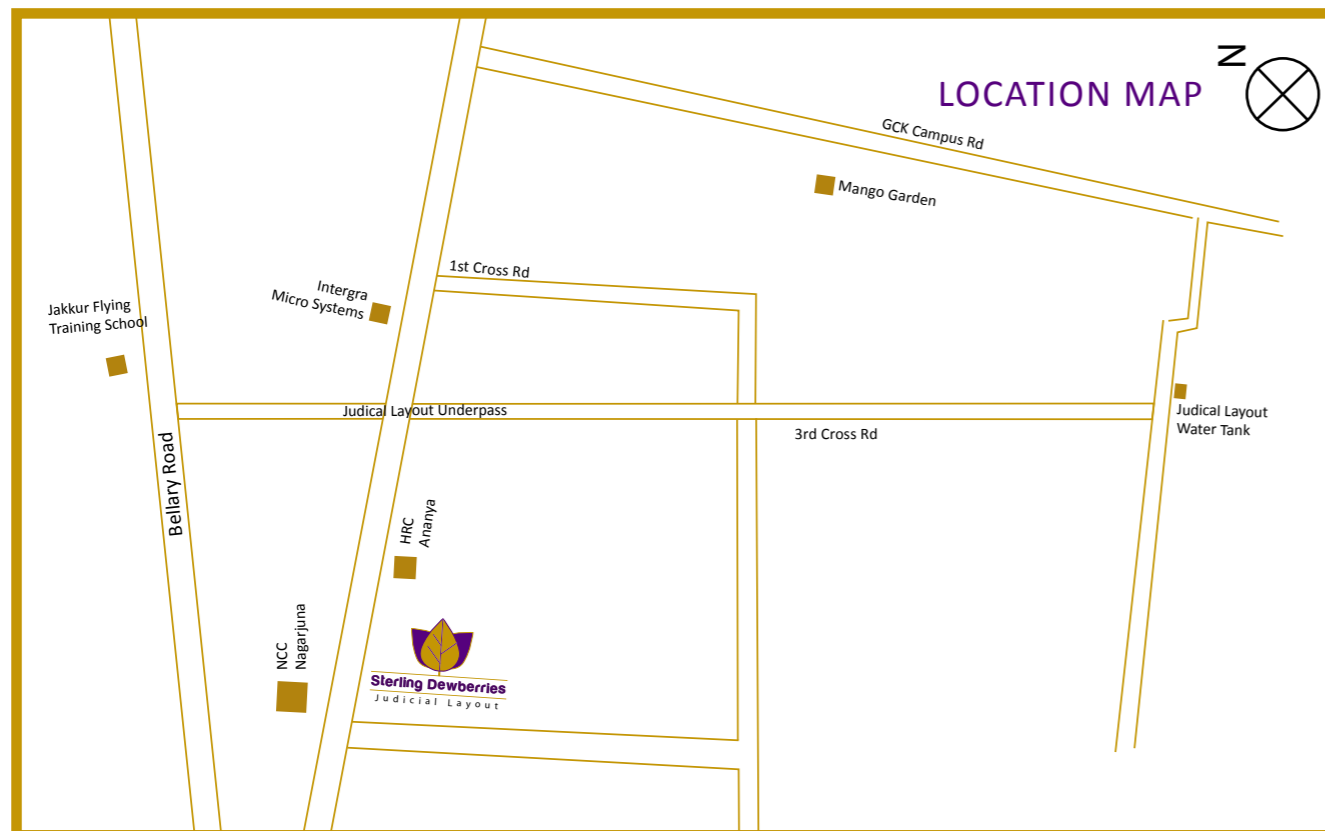
**Gas Bank:** Piped Gas - Gas cylinders will be kept

in Basement or any safe place and will be supplied through pipe to the Flats.

**Parking:** Basement/ Surface

**Partners & Associates**

**Architects & Structural Engineers - Onarch, Bangalore. Legal Consultants - Louis Braganza, Bangalore. Bankers - Vijaya Bank - Corporate Branch, Bangalore**



## 26 Years Of Delivering Luxury

Incorporated in the year 1988, 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 Mr. Zaffar Fiaz, Sterling Estates has built a reputation that is grounded in its Corporate Vision, Mission and Philosophy of Life.

## Building Utmost Transparency

Before purchasing any property, our legal department ascertains that the property is free from litigations, has clear titles and only then enters into an agreement with the land owner or makes a purchase. Our team then obtains all the requisite approvals from the government and other concerned authorities, before launching a project. This process keeps our credentials intact, and our customers happy.

The process also includes sales and after-sales services, value prices, clear paperwork and delivering on our word; ensuring a great deal of respect from every person who chooses to work with Sterling Estates.

## Building With Best Practices

Sterling Estates is an ISO 9001:2008 certified organization from TUV-SUD and also a member of CREDAI (The Confederation of Real Estate Developer's Association of India). Every project of ours adheres to the norms and guidelines prescribed by CREDAI, thus maintaining the beauty of Bangalore and its appeal as a world-class city.

## Completed Projects

**Sterling Solitaire**, Bannerghatta Road

**Sterling Place**, Langford Town, near M.G Road

**Sterling Eastern Courts**, Frazer Town

**Sterling Sliver End**, Sarjapur Road

**Sterling Brunton**, Brunton Road, Off M.G.Road

**Sterling Aster**, Richard's Town

**Sterling Tulip**, Sahankara Nagar

**Sterling Palmdale**, Sarjapur Ring Road

**Sterling Oak**, HRBR Layout

**Sterling Ambrosia**, Off 80 Ft Rd, Koramangala

**Sterling Crescent**, Rest House Crescent Road, off M.G Road

**Sterling Alexandria**, Benson Town

**Sterling Heights**, Infantry Road

**Sterling Finsbury Park**, Haudin Road, Off M.G. Road

**Sterling Hyde Park**, Devanahalli

## On Going Projects

**Sterling Clifton** - Luxury Apartments, Benson Town

**Sterling Auburn**, Indiranagar



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All furniture, fittings, depicted in the pictures are not part of the property / cost.



## Sterling Dewberries

Judicial Layout

If this Project interests you, call us +91 900 800 3423



**ZAFFAR'S STERLING ESTATES PVT. LTD.**

Sterling Heights, 'Penthouse Suite' 139 Infantry Road (Opp. The Hindu), Bangalore 560 001, India.

T: +91 80 2286 8093 / 94 / 95, F: +91 80 4123 9655, E: sales@sterlingestatesindia.com, website: www.sterlingestatesindia.com



ISO 9001-2008