



STERLING
PineHurst

3 & 4 BHK LUXURY HOMES AT RICHARDS TOWN



Discover PineHurst

An Exquisite collection of 3 and 4 bedroom luxury apartments situated in an outstanding location of Richards Town, enriching the charm of old Bangalore.

In one of the city's most affluent addresses and desirable environments, Sterling PineHurst is surrounded by magnificent nature, combining striking architecture and spacious designs.

Homes surrounded by nature



PineHurst is surrounded by tree lined streets with an abundance of nature and a beautiful picturesque park within walking distance, where you can fully experience a backdrop of lush greenery and calming landscapes.

Thoughtfully designed to compliment the surroundings and it's colourful green spaces, this is a place where you can fully witness the beauty of contemporary design and efficient craftsmanship.

From an early morning jog to long sunny afternoons at work and leisurely evening strolls with your closed ones, life at Sterling Pinehurst is a breath of fresh air.



STERLING
PineHurst

STERLING PINE HURST
VIVANT ROAD

Welcome to a World of Unparalleled Comfort, Luxury and Sophistication



Step out from your generously proportioned property into beautiful green spaces designed to keep you calm, relaxed and healthy.

The sense of location and style is only enhanced by the impressive entrance, grand lobby and a comfortable reception area.

Most apartments have at least 2 to 3 spacious balconies or sit out areas, with many benefiting from multiple amenities, safe and welcoming neighborhood and secure underground parking for all apartments.



Distinctive Homes "THOUGHTFULLY DESIGNED"



An elegant blend of Contemporary and modern architecture which skillfully compliments the design of the building and its exclusive location.

Sterling PineHurst is about discovering a more relaxing way to live a modern life. Where convenience comes as standard



Feel at Home

With interiors at Sterling Pinehurst influenced by contemporary aesthetics, you will find bright, airy rooms featuring clean lines. Enhancing the use of space and natural light, these are high-specification apartments designed to suit a busy modern lifestyle.



A community you can call home



"Sterling is proud to create landmark projects where people not only build their lives, but also call it their home with pride."

We talk to people, listen to everyone and provide the things our clientele really need and care about the most. At Sterling PineHurst we have created an environment which features the very best in residents facilities with outstanding quality, shared communal areas and stunning amenities, all just a short walk from Richards Park and the city centre.



Quality Leisure

Whether you're an outdoor or an indoor type, the area around Sterling PineHurst provides countless ways to enjoy your leisure hours.





Swimming Pool

Make more time for yourself and take a dip in the indoor pool and experience a refined, calming oasis of tranquility to recover and stimulate one's senses.



Residents' Gym

The sleek, modern gymnasium provides the latest cardio and other equipments, and includes embedded television to enjoy as you exercise. Whether its a quick work out or finding your inner calm while doing Yoga, Sterling PineHurst can help you maintain a positive and healthy life.

Welcome to “LUXURIOUS LIVING”



Everything about Sterling PineHurst is about refinement and the highest standards of quality. Whether its picking up a parcel from the reception, enjoying a rejuvenating swim or a healthy work out in the residents gym. Sterling PineHurst is about attention to every detail.

Floor Plans



Ground Floor



1st, 2nd & 3rd Floors

Ground Floor

Unit Type	Unit Facing	Saleable Area
GF 3BHK	North	244.14 sq. mtr 2658 sq.ft



Unit Type	Unit Facing	Saleable Area
3BHK	North	207.8 sq. mtr 2236 sq.ft

Plan 1

Plan2

Unit Type	Unit Facing	Saleable Area
3BHK	East	183.42 sq. mtr 1973.70 sq.ft



Unit Type	Unit Facing	Saleable Area
4BHK	East	267.36 sq. mtr 2876.85 sq.ft

Plan 3

Exclusive Specifications

STRUCTURE AND CIVIL:

- RCC framed structure
- Blockwork masonry

APARTMENTS

LIVING AND DINING

- Flooring/Skirting: Italian Marble or Imported Wooden flooring
- All walls & ceiling: Emulsion paint

BALCONY / SIT OUT

- Flooring/skirting: Hardwood or Anti-skid ceramic tiles

KITCHEN

- Flooring/skirting: Anti-skid vitrified tiles
- Counter: Granite Top
- Dado: Vitrified tiles 2' above counter
- Wall & ceiling: Emulsion paint

UTILITY

- Counter: Granite Top
- Flooring/skirting: Anti-skid vitrified tiles

MASTER BEDROOM

- Flooring/skirting: Imported wooden flooring
- Walls & ceiling: Emulsion paint

MASTER BEDROOM TOILET

- Flooring: Anti-skid tiles
- Counter: Imported Marble / Granite counter
- Dado: Vitrified tile cladding till false ceiling
- Shower : Toughened glass partition

BEDROOMS

- Flooring/skirting: Imported wooden flooring
- Walls & ceiling: Emulsion paint

TOILETS

- Flooring: Anti-skid tiles
- Dado: Vitrified tile cladding till false ceiling
- Counter: Granite counter

DOORS / WINDOWS:

- Main entrance door - 8ft high teak wood frame with wood shutter
- Internal doors: Teak wood frame with flush shutter
- Bathroom doors: Teak wood frame with flush door, laminate finish
- Step out windows: German Sound proof UPVC
- Bathrooms & Toilets: UPVC Ventilators

SANITARY FIXTURES

- All sanitary fixtures : Kohler / Duravit / American standard
- All CP fittings : Kohler or equivalent .

LIFT:

- 8 persons Otis or equivalent automatic elevator

COMMON AREA & GENERAL

- Generator power back up will be provided for all common area's and apartments
- All lobby walls will be finished with texture paint
- Infrastructure to support electric car /bike charging
- Alexa enabled Homes and Home automation provision
- 24/7 CCTV Surveillance
- Secure cycle storage area
- Centralised gas bank
- Efficient rain water harvesting mechanism
- USB charging points where ever required
- LAN network with CAT 6 cabling
- Video & audio intercom facility between security and apartment

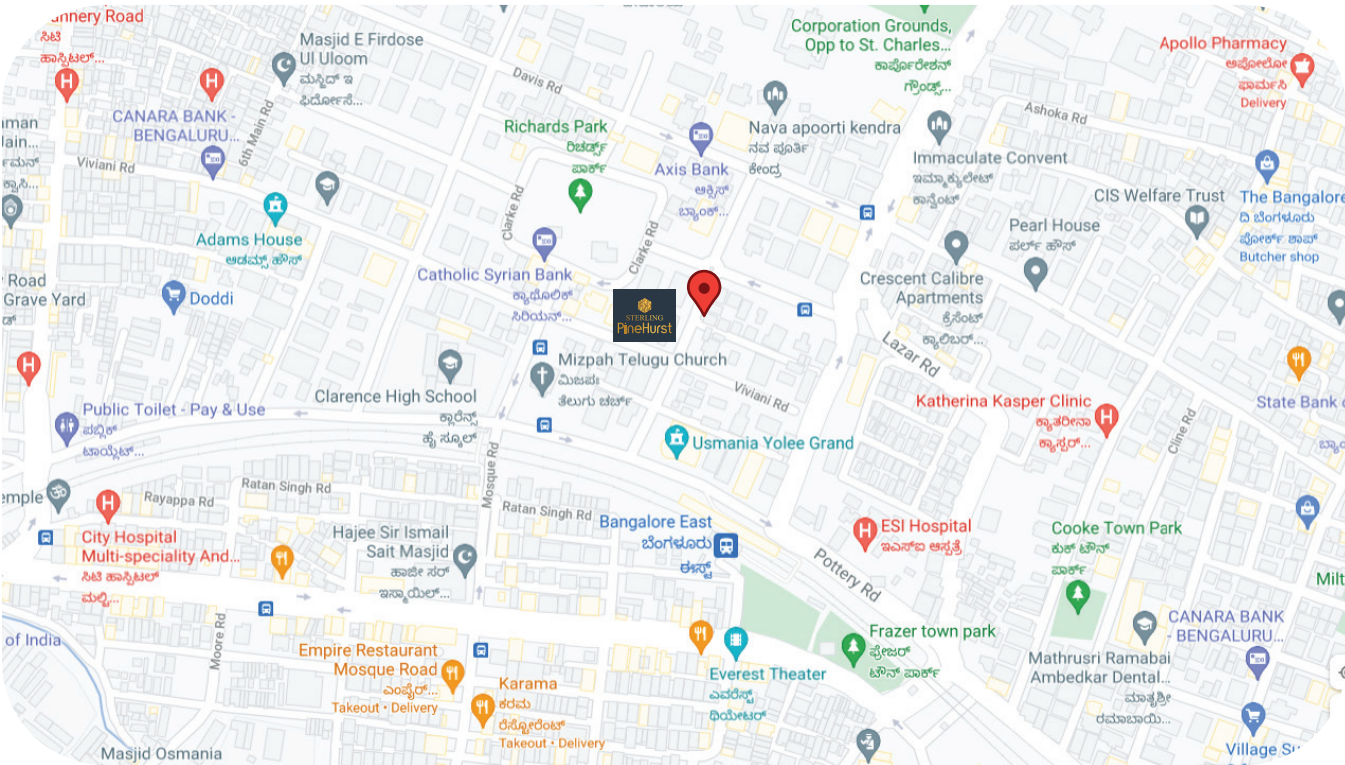
All Specifications are subject to change as per the Builders / Architects/ Structural Engineers drawings and specifications.



Great Connections



Richards Park 300 m	Church Street 5.5 km	Indiranagar 100ft Road 5.9 km	Manyata Tech Park 7.5 km
Clarence High School 260 m	Chinnaswamy Cricket Stadium 5.5 km	St. Josephs and Bishop Cottons School & College 5.5 km	Mysore - Ooty Road 22 km
Cubbon Park 4 km	BGC (Bangalore Golf Club) 5.5 km	Koramangala 10 km	Bangalore Intl. Airport 30 km
MG Road / Brigade Road 5 km	KGA (Karnataka Golf Association) 8.5 km	Bangalore Club 5.8 km	
Lavelle Road 5 km	Cantonment Railway Station 2.2 km	ITC Infotech 1.4 km	



All journey times are approximate and may not be direct/precise Source: Googlemaps.in

Home interiors that make a **Statement**



Sterling and **Wurfel** bring to you exclusive custom home interior options available upon request and carefully curated palettes providing chic luxury interiors to choose from. All collections have a modern neoclassical design inspired by the art deco era "



ABOUT STERLING PROPERTIES

33 Years of Delivering Luxury Building Success One Day at a Time

Incorporated in the year 1988, Sterling Properties 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)
STERLING SNOWDROP, Off Hennur Road



GET IN TOUCH

To Book your Apartment, Call our Sales Experts:

+91 99000 32872 | 98861 42684

Write to us on sales@sterlingstatesindia.com

Visit us www.sterlingstatesindia.com

24/7 DOCTOR ON CALL FACILITY

Site Address: #42, Sterling PineHurst, Viviani Road, Richards Town,
Near Richards Park, Bangalore East

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CREDAI



ISO 9001-2008



**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.

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer/Builder reserves the right to change any or all at its discretion, subject to grant of approval from relevant authorities. The printed material does not constitute an offer, an invitation or an offer and/or commitment of any nature between the Developer/Owner and the recipient. The Developer's website(s) and other advertising and publicity material include artist's impressions indicating the anticipated appearance of completed development. No warranty is given that the completed development, will comply in any degree with such artist's impressions. Costs, designs and facilities and/or specifications may be subject to change without notice. **Pictures shown are all for just indication.**

