



PRIVACY
BECOMES A PRIVILEGE



A NEIGHBOURHOOD FORGED IN TIME

Some places are created to be seen.

Others are created to be felt.

Set across **11 acres**, limited to just **119 villas**, this
is a sanctuary shaped by space, greenery, and
restraint.

Not built to impress many.

Built to belong to a few.

SPACE



RESERVED



ARRIVAL, REDEFINED.

A private threshold.
Where the city ends, and calm begins.



THE JOURNEY INWARD

A RARE KIND
OF DENSITY



119
VILLAS

—
ACROSS
~11
ACRES

—
4 BHK
VILLAS
3262-4035 SQ.FT.



CRAFTED FOR
THOSE WHO STAY IN

4-bedroom villas from **3,200 to 3,900 sq. ft.**
Designed not for display, but for daily elegance.
Every square foot considered.
Nothing excessive. Nothing ordinary.



LEGEND

1. Entrance Portal
2. Security Cabin
3. Grand Paving
4. Driveway
5. Party Lawn
6. Entrance Plaza
7. Sunken Seatings
8. Swimming Pool
9. Feature Wall
10. Meditation Deck
11. Skating Rink
12. Cricket Pitch
13. Half Basketball Court
14. Pickle Ball Court
15. Plaza
16. Amphitheatre
17. Miyawaki Forest
18. Sunken Court
19. Sculpture
20. Sandpit
21. Kid's Play Area
22. Outdoor Gym
23. Senior Citizen Court
24. Fragrance Garden
25. Social Nook
26. Flower Garden With Coconut Trees
27. Co-Working Spaces

EVERYTHING HAS ITS PLACE

Thoughtfully planned. Effortlessly experienced.

CURATED SPACES



ENHANCING
YOUR EVERYDAY

An aerial photograph of a swimming pool. The pool is rectangular with a semi-circular end on the left. The water is a vibrant blue with visible ripples. A person is swimming in the center of the pool, and another person is near the right edge. In the background, there is a building with several arched windows. Two people are lying on lounge chairs in front of the building. The pool is surrounded by lush greenery, including palm trees and bushes with red flowers. The overall scene is bright and sunny.

YOUR FIRST
IMPRESSION
OF FOREVER



WALK & BREATHE IN THE
WARMTH OF OPEN SPACES



LEISURE, WITHOUT EXCESS.

A place to slow down. A place to come together. Thoughtfully designed for moments that matter, the Miyawaki Forest brings dense, natural greenery into your daily routine, while the Amphitheatre adds life with events, performances, and community gatherings.



A SANCTUARY
OF MINDFUL LIVING





AN ABODE BRINGING
GENERATIONS TOGETHER





Step onto a court where every serve, swing, and rally is a celebration of movement and vitality. Designed for players of all levels, it's a space to energize the body, sharpen the mind, and enjoy moments under open skies.

WHERE
EVERY
MATCH
INSPIRES



A SOCIAL SPACE
THAT RESPECTS
PRIVACY



Designed for conversations.
Not crowds.

FLOW
MEETS



FUNCTION

TYPE A EAST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE	SQ.YDS	SQ.FT
A	274	4035

TYPE A WEST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE	SQ.YDS	SQ.FT
A	274	4035

TYPE B EAST FACING VILLA



GROUND FLOOR



FIRST FLOOR



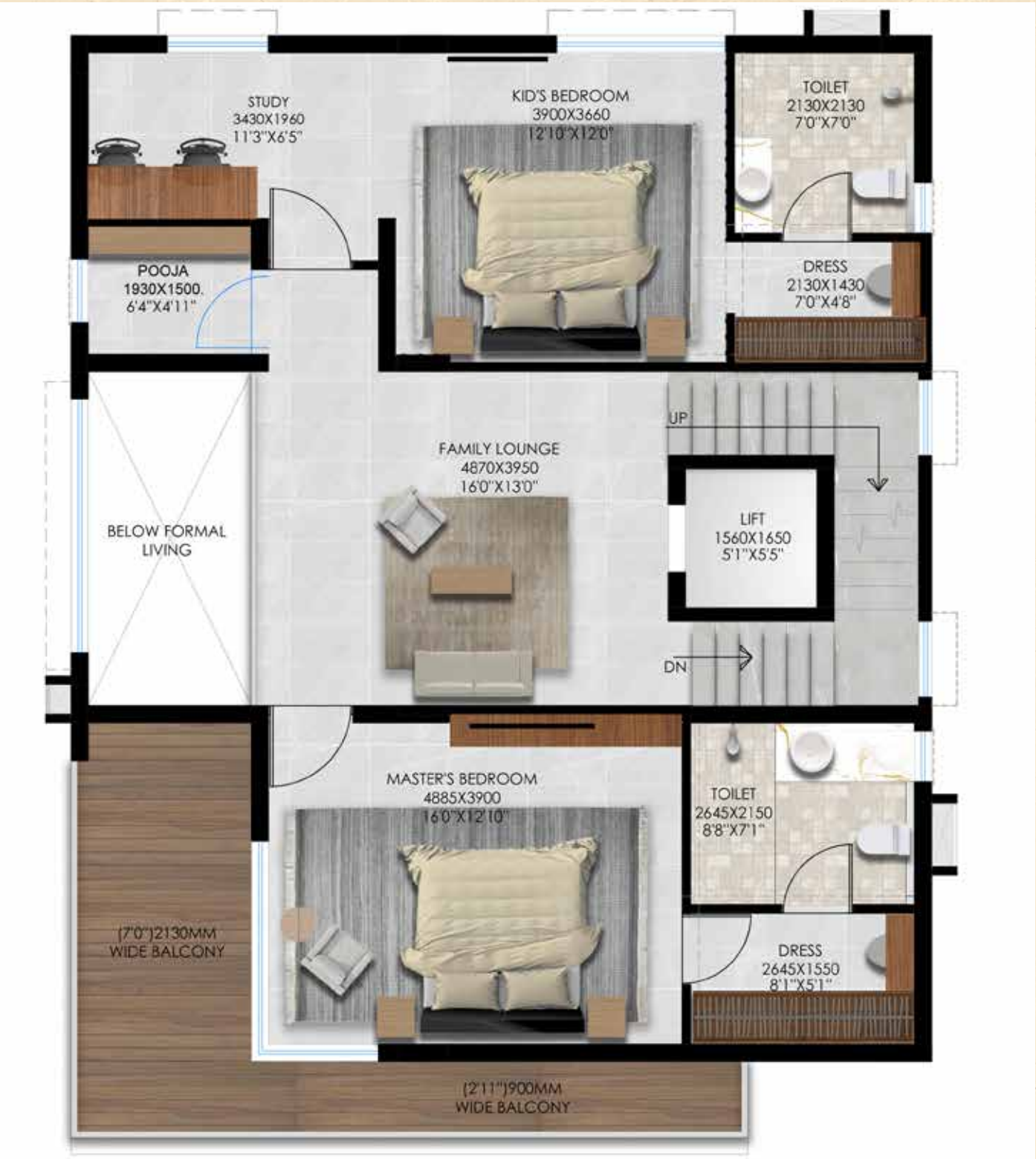
SECOND FLOOR

TYPE	SQ.YDS	SQ.FT
B	238	3762

TYPE B WEST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE	SQ.YDS	SQ.FT
B	238	3762

TYPE C EAST FACING VILLA

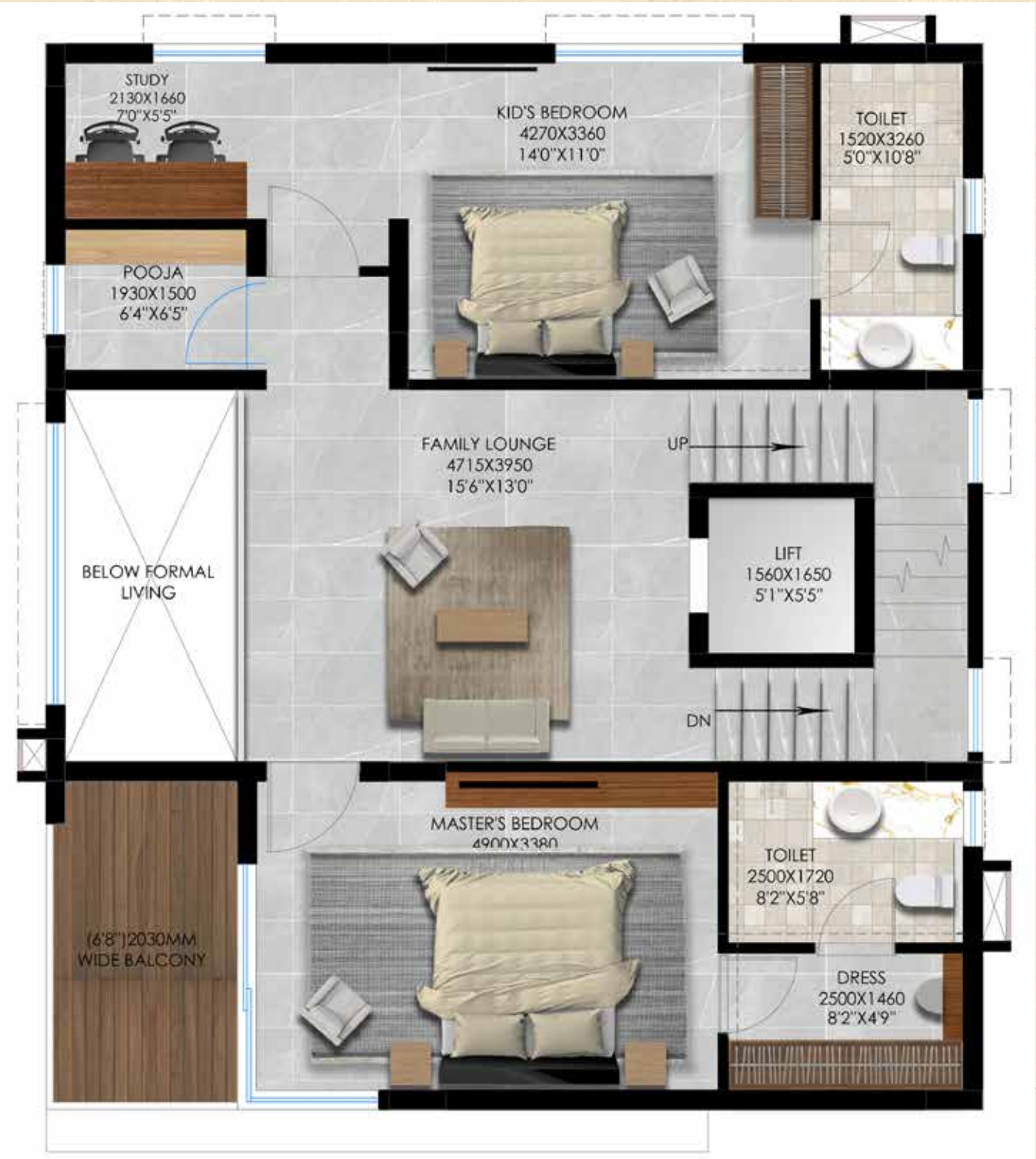


TYPE	SQ.YDS	SQ.FT
C	204	3262

TYPE C WEST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE	SQ.YDS	SQ.FT
C	204	3262

TYPE D EAST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE	SQ.YDS	SQ.FT
D	234	3672

[illegible]

STUDY
2490X1660
8'2"X5'5"

KID'S BEDROOM
4660X3360
15'3"X11'0"

TOILET
1800X3360
5'11"X11'0"

POOJA
2290X1950
7'6"X6'5"

FAMILY LOUNGE
5605X3950
18'5"X13'0"

LIFT
1560X1650
5'1"X5'5"

BELOW FORMAL LIVING

UP

DN

MASTER'S BEDROOM
5490X3380
18'0"X11'1"

TOILET
2800X1820
9'2"X6'0"

DRESS
2800X1460
9'2"X4'9"

(8'2")2490MM WIDE BALCONY

The floor plan for the 1st floor includes the following areas:

- TERRACE:** 4320X11290, 142'X37'0"
- GUEST BEDROOM:** 3870X3360, 128'X111'0"
- TOILET:** 2590X1820, 8'6"X6'0"
- TOILET:** 1980X1440, 6'6"X4'9"
- LOBBY:** 3650X3950, 120'X13'0"
- LIFT:** 1560X1650, 5'1"X5'5"
- HOME THEATRE:** 6560X3360, 21'6"X11'1"

Additional features include a ladder for the super terrace, a staircase labeled 'DN', and various furniture pieces like beds, sofas, and armchairs.

TYPE	SQ.YDS	SQ.FT
D	234	3672

DETAILS YOU DON'T NEED TO ASK FOR



STRUCTURE

RCC-framed structure to withstand wind and seismic loads.



SUPER STRUCTURE

8" thick CC Blocks for external walls.

4" thick CC Blocks for internal walls.

INTERNAL: Plastering in CM for walls.

EXTERNAL: Plastering in CM for external walls.



PAINTING

EXTERNAL: Textured finish with 2 coats

of external emulsion paint of reputed make.

INTERNAL: Smooth putty finish with 2 coats

of Premium acrylic emulsion paint of reputed make

over a coat of primer.

SIT-OUTS: Weatherproof paint of reputed make,

over external putty finish at utility/sit-out walls and ceiling.



DOORS AND WINDOWS

MAIN DOOR: Engineered/Hard wood frame and designer veneered shutter of reputed hardware fittings with both sides PU polish finishing.

INTERNAL DOORS: Engineered/Hard wood frame and designer veneered/Laminate shutter of reputed hardware fittings with both sides PU polish finishing.

BATHROOM/UTILITY: Hard wood frame and designer veneered/Laminate shutter or ABS Frame and Shutter or ABS frame and shutter.

FRENCH DOORS: Aluminium door frames with float glass with provision for mosquito mesh.

WINDOWS: Aluminium windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per window type and feasibility).



SECURITY & BMS

- Sophisticated round-the-clock security system.
- Biometric access for main door for each villa.
- Boom barriers at entry gate with mechanical operation.



FLOORING AND WALL CLADDING

DRAWING, LIVING, DINING AND KITCHEN:

Premium vitrified tiles 1200/1800 with 4-inch Skirting.

ALL BEDROOMS:

Premium vitrified tiles (1200/1200) with 4-inch Skirting.

BALCONIES:

Premium anti-skid vitrified tiles.

BATHROOMS:

Acid-resistant and anti-skid, premium vitrified tiles of reputed make.

UTILITY:

Anti-skid tiles and wall cladding up to 4 feet.

STAIRCASES: Granite/tiles flooring

as per architect's design.



WATERPROOFING

For all toilets, wash areas, balcony and terrace areas.



ELECTRICAL

- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range, chimney, refrigerator microwave ovens, mixer/grinders in kitchen.
- Distribution boards and MCBs of premium make.
- Modular electrical switches of premium make.
- Power outlets for air-conditioners in living and all bedrooms.



WATER SUPPLY

Pneumatic pumps will be used for supply of treated water to individual villas.



COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the project with solar fencing.



CCTV

CC cameras will be provided at all common areas as per consultant design



PLUMBING

BATHROOMS:

All CP fitting and sanitary fixtures of Delta or equivalent.

Wall-mountedWC (Duravit/American Standard or equivalent in all toilets).

KITCHEN:

Provision for fixing of water purifier.

Provision for washing machine in utility area.

Provision for dishwasher in utility area.



POWER BACK-UP

100% DG backup.



COMMUNICATION

TELECOM:

Telephone provision in MBR and drawing area.

Intercom facility to all units connecting Security,

Clubhouse and Maintenance Office.

CABLE:

Provision for DTH/Cable connection for TV in drawing, living and all bedrooms.

INTERNET:

Wired internet provision in Drawing Room and Bedrooms.



WTP/STP

- Fully-treated Bore water made available through exclusive water softening and purification plant of reputed make.
- Sewage treatment plant of adequate capacity as per norms will be provided.
- Treated sewage water will be used for landscaping and flushing purposes.



GREENERY AND LANDSCAPE

Landscaping in setback areas wherever feasible as per consultant design.



BALCONIES AND STAIRCASE RAILING

Glass railing as per consultant design.

WELL CONNECTED.
WONDERFULLY DETACHED.



THANK YOU!



WESTLYN

BY HALLMARK SYNERGY

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