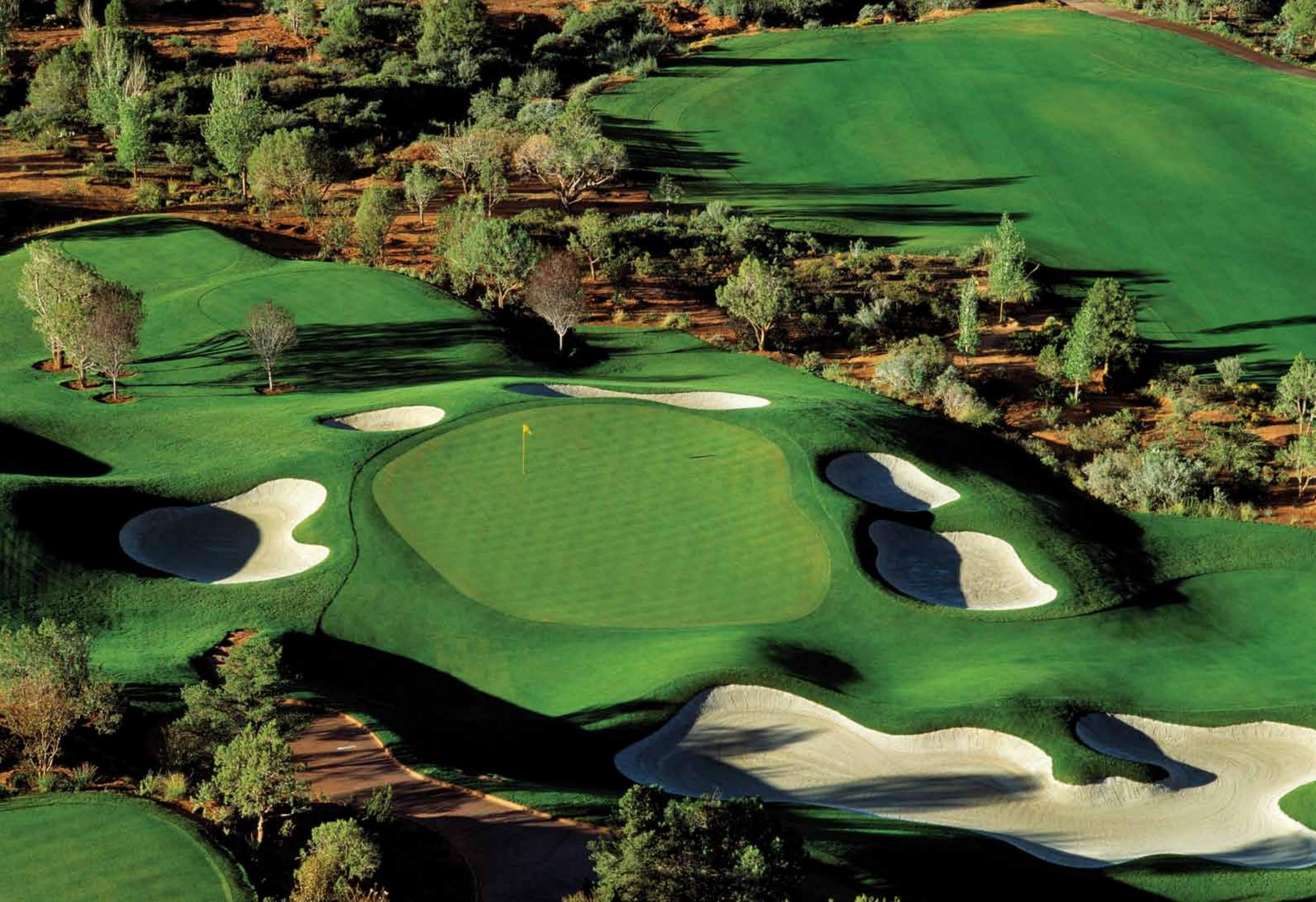


Nitesh  
**PARK** AVE  
HIGH GROUNDS, SANKEY ROAD  
BANGALORE, INDIA.

# THE HIGH LIFE.

NEW YORK  
LIVING IN  
BANGALORE.





# Nitesh PARK<sup>AVE</sup>

HIGH GROUNDS, SANKEY ROAD  
BANGALORE, INDIA.



**THE  
HIGH  
LIFE  
AWAITS  
YOU.**

01. THE HEIGHT  
OF FINE  
LIVING

02. HIGHLY  
COVETED  
ADDRESS

03. HIGH ON  
VIEWS

04. HIGH END  
DESIGN &  
ARCHITECTURE

05. HIGH LIFESTYLE  
BENCHMARKS

06. HEIGHTEN YOUR  
AWARENESS

07. HIGH PROFILE  
NEIGHBOURS

08. THE HIGH  
TIDE OF  
ENTERTAINMENT

# 01.

# THE HEIGHT OF FINE LIVING.

A home, as  
elegant and  
distinct as  
its owner.

Nitesh Park Avenue, in downtown Bangalore, is the epitome of urban luxury. Architecture by Kohn Pedersen Fox of New York. Interiors by Wilson Associates of New York. Landscaping by P. Landscape, Thailand. Lighting by Integrated Lighting Design, California. These global experts have come together to create a property that is uptown and upscale, while upholding the principles of exquisite living.

01.

THE  
HEIGHT  
OF FINE  
LIVING.

A home, as  
elegant and  
distinct as  
its owner.





Nitesh Park Avenue stands tall on Sankey Road, towering above its prestigious neighbourhood. Situated in the heart of the city, the property offers an expansive, uninterrupted view of the elite Bangalore Golf Course. Breathtaking from the outside and from within, the property spoils us for choice with a suite of amenities that takes comfort to a whole new level.

# NEW YORK LIVING IN BANGALORE.



# EXPERIENCE PARK AVENUE LIFESTYLES

WITHOUT BEING IN NEW YORK

The project's iconic form and luxuriously scaled homes qualify Nitesh Park Avenue as a residence of global standards. In fact, Nitesh Park Avenue is modelled on and thereby recreates for its owner, the urban aesthetic of New York living.

Nitesh Park Avenue homes will reflect the style of their distinguished owner. Always a cut above, the owner-connoisseur of Nitesh Park Avenue will be looked up to in more ways than one.



# 02.

# HIGHLY COVETED ADDRESS.

An address that  
speaks volumes.

An iconic statement of luxury living in downtown Bangalore, Nitesh Park Avenue shares an address with the elite Bangalore Golf Course, star luxury hotels and the residence of the Chief Minister.

Sankey Road, High Grounds is a boulevard of luxury and power that stands for connectivity in many ways: linking the connoisseur of global lifestyles to other icons of luxury in the vicinity.

02.

# HIGHLY COVETED ADDRESS.

An address that  
speaks volumes.



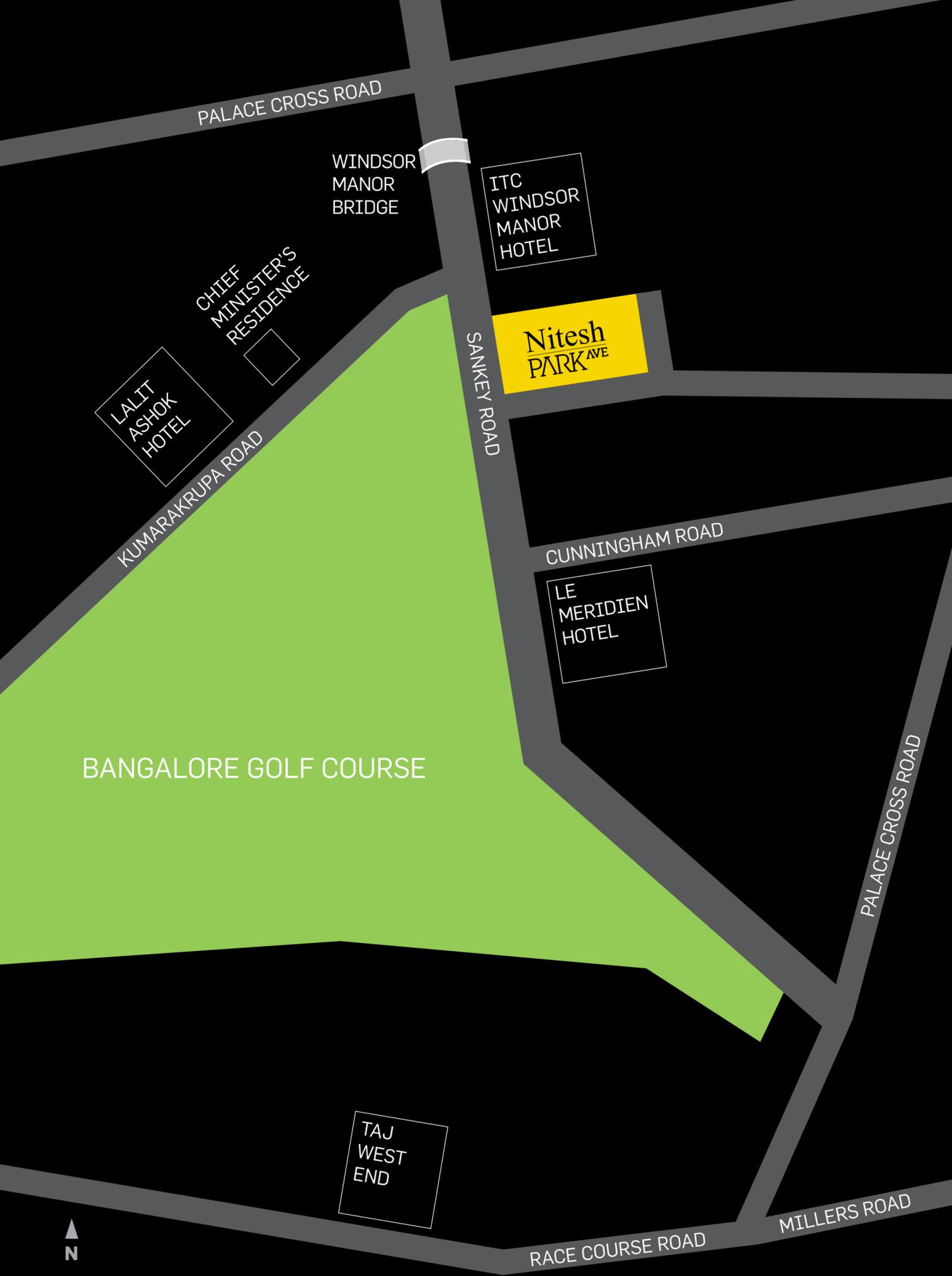


# LIVE IN PARK AVENUE

WITHOUT LEAVING BANGALORE



GRAND ENTRY



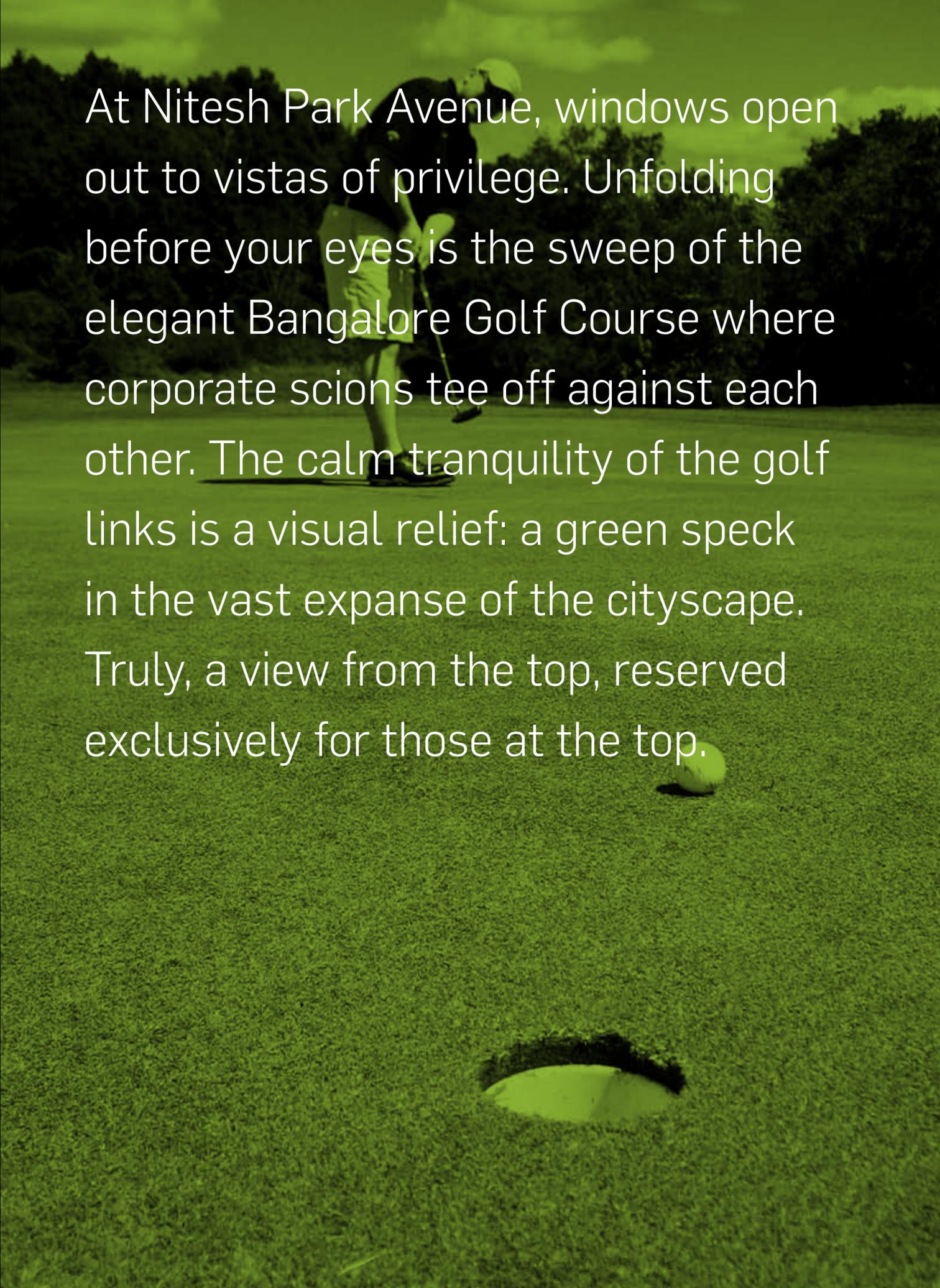
# SANKYE ROAD. HIGH GROUNDS.

A Nitesh Park Avenue address is a visually stunning calling card

# 03.

# HIGH ON VIEWS.

A great course  
of action.



At Nitesh Park Avenue, windows open out to vistas of privilege. Unfolding before your eyes is the sweep of the elegant Bangalore Golf Course where corporate scions tee off against each other. The calm tranquility of the golf links is a visual relief: a green speck in the vast expanse of the cityscape. Truly, a view from the top, reserved exclusively for those at the top.

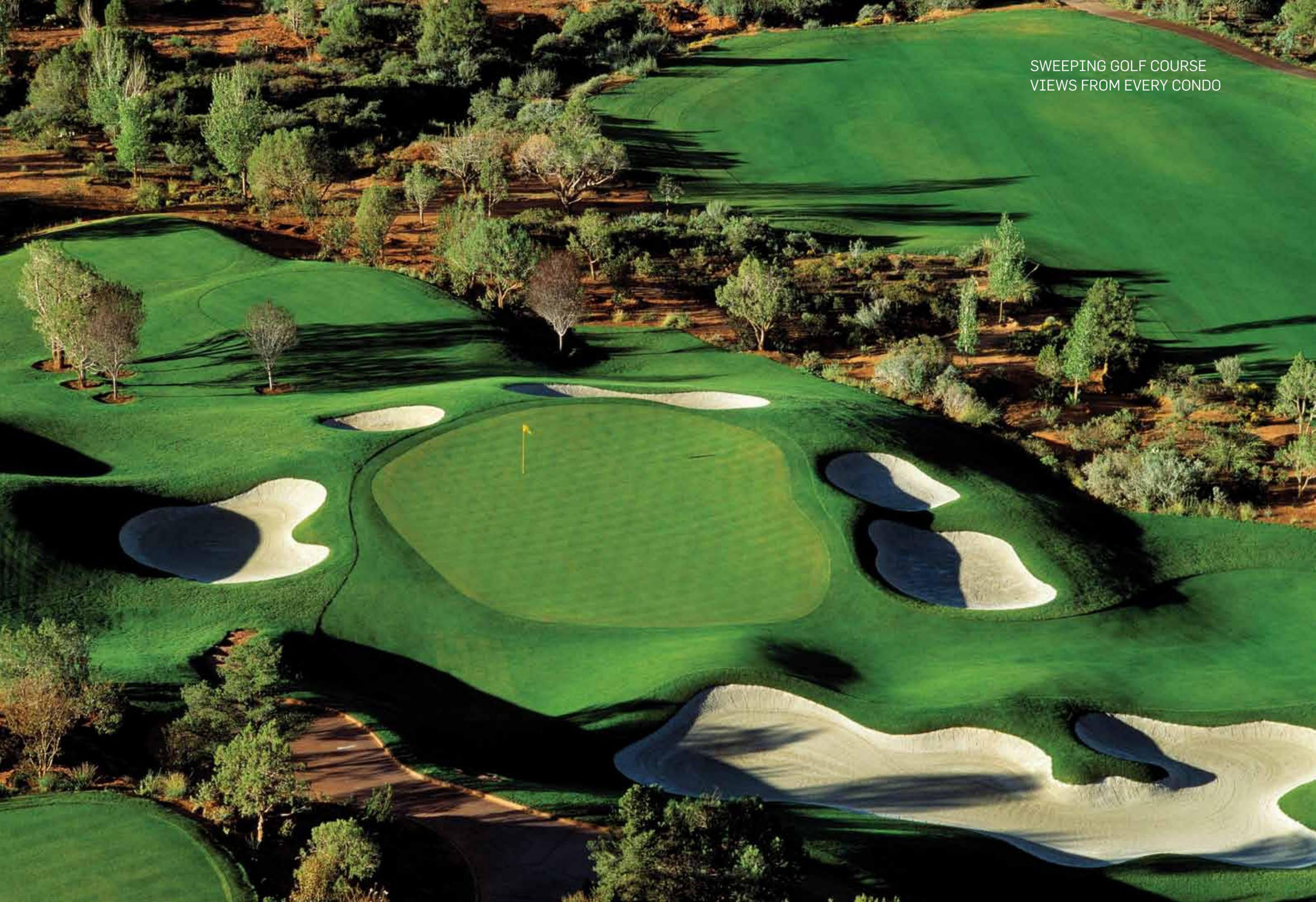
03.

HIGH  
ON  
VIEWS.

A great course  
of action.



SWEEPING GOLF COURSE  
VIEWS FROM EVERY CONDO



# 360° VIEWS THAT MAKE HEADS TURN.

## BREATHTAKING SWEEP OF THE CITY

Iconic luxury residences of the world are known to unfold a sweeping expanse of their city skyline below. Nitesh Park Avenue similarly unveils a 360 degree sweep of Bangalore, that transforms into a sparkling nocturnal skyline at sundown. This privileged view is available in every home thanks to our unique one home per floor design. Exclusive homes, for those inclined to wider horizons.





## CUBBON PARK VIEWS

Despite a city centre location, Nitesh Park Avenue provides views of spectacular green, open spaces. Privileges of being a resident include opening your windows to Garden City's historic Cubbon Park.

Located in the heart of the city, Cubbon Park is a predominant lung space of Bangalore and a hub for early morning walkers, naturalists and green living advocates.

## SPECTACULAR TERRACE VIEWS

The open-air spaces at Nitesh Park Avenue have been rightly described as villas in the sky. They are elevated spaces that optimise viewing from within a private setting. These areas serve as outdoor spaces for residents to relax, entertain, or simply imbibe the tranquility of the surroundings. Further, the presence of louvers is useful in providing shade without impeding views. This design feature architecturally links the interior and exterior spaces, creating an intimate sit-out experience. There are some spots on earth where the best thing to do is nothing. This is one of them.



# 04.

# HIGH-END DESIGN & ARCHITECTURE.

Embellishing  
Bangalore's  
skyline.

Nitesh Park Avenue is an important 21st century addition to Bangalore's architectural landscape. This luxurious property from Nitesh Estates has been designed by New York based architects, Kohn Pedersen Fox Associates in association with Wilson Associates, New York for Interiors, and landscape designers, P. Landscape, Thailand.

It is a landmark building that is iconic in form and path-breaking in design while maintaining respect for the environment at all times.



04.

# HIGH-END DESIGN & ARCHITECTURE.

Embellishing  
Bangalore's  
skyline.





This scheme is based on an assembly of shifting bars that create an intriguing and iconic form, maximising natural light, while providing interesting and differentiated spatial opportunities for a unique sit-out experience.

#### KOHN PEDERSEN FOX [KPF], NEW YORK

The subtle shifting bars allows for optimised views, and a unique open-air experience. The resulting form has a simple elegance yet evinces grandeur with its iconic image.

The entrance to Bangalore's premier address is lush and luxurious with natural stone paving, exotic plants, and a grand water feature. The entrance and drop-off area is a uniquely landscaped space that exudes an elegant feel.

The open-air spaces function as villas in the sky maximising views within a private setting. They serve as indoor / outdoor multifunction spaces for residents to relax, entertain, or just take in the surroundings.

Nitesh Park Avenue will blend an elegant and sophisticated facade of white metal with natural interior finishes of wood and stone creating a building that is both an iconic feature on Sankey Road and pleasurable to inhabit. Upon completion, it is certain to be Bangalore's landmark residential tower.

#### PROJECTS

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Roppongi Hills, Tokyo

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Unilever House, London

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Shanghai World Financial Centre

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Mandarin Oriental, Las Vegas

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RBC Centre, Toronto

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International Commerce Centre, Hong Kong

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University of Minnesota

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The Pinnacle, London

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Lotte Super Tower, Seoul

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Abu Dhabi Airport Terminal, UAE

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One Nine Elms, London

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Marina Bay Financial Centre, Singapore



Blending experience, innovation and solid business principles, Wilson associates continually sets the design standard at some of the world's most celebrated properties.

#### WILSON ASSOCIATES, NEW YORK

Specialising in interior architectural design, Wilson Associates is consistently named as one of the top hospitality interior design firms in the world. The firm has worked with and designed the interiors in thousands of hotels worldwide and has a client list that includes more than 20 of the world's top 100 billionaires.

The firm has a simple design philosophy of designing for their target. They do not follow a specific style rather, Wilson Associates creates custom interiors for each client. So too with Nitesh Park Avenue, the firm has created a unique design that truly embodies New York Living in Bangalore.

#### PROJECTS

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Armani Hotel, Dubai

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Dorado Beach, a Ritz-Carlton Reserve

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Conrad Koh Samui, Thailand

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Four Seasons Hotel, Shanghai

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Lotte Hotel, Moscow

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Four Seasons Hotel, Hong Kong

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Raffles Hotel, Seychelles

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Park Hyatt, Abu Dhabi

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The St. Regis, Singapore

Our landscape stimulates the imagination, celebrates the land, evokes a sense of serenity and instills joyfulness. Inspired from the urban location and detailing of the architecture, the landscape at Nitesh Park Avenue uses a combination of elements – water, rock, and lush green foliage.

#### P LANDSCAPE, BANGKOK

Inspired from the urban location and detailing of the architecture, the landscape at Nitesh Park Avenue creates a modern canvas for the project using a combination of the elements, namely water, rock, and lush green foliage.

Graphic detailing and use of proportion as seen in Mondrian's paintings is the muse for the contemporary feel and composition of hard, soft and water elements while the use of natural rough stone is highlighted in feature areas to create a contrast with the clean geometric lines of the project.

#### PROJECTS

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Nitesh Napa Valley, Bangalore, India

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Park Hyatt Wuxi, Beijing, China

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Between Two Bridges Hotel, Wuxi, China

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Biyadhoo Island Resort, South Male, Maldives

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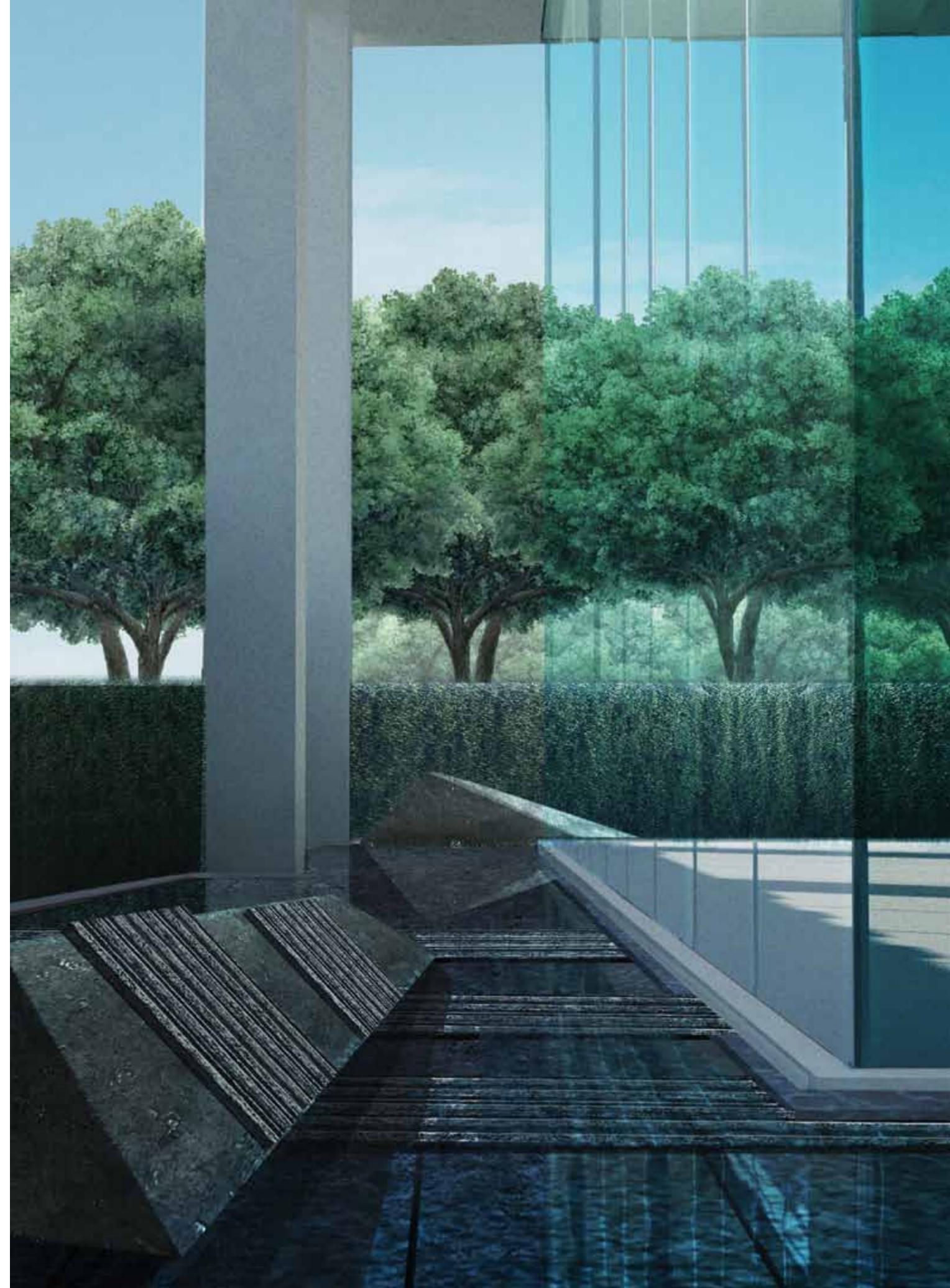
Villivaru Island Resort, Maldives

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International Destination & Spa, Malaysia

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Grand Hyatt Chengdu, China



**BEAUTIFUL  
TO BEHOLD.  
SUBLIME  
TO INHABIT.**

An architectural creation that is striking to behold from Sankey Road and a pleasure to inhabit, from within.

Nitesh Park Avenue is an architectural and experiential wonder from facade to interiors. The facade at Nitesh Park Avenue features a blend of elegant, sophisticated white metal with natural interior finishes of wood and stone.

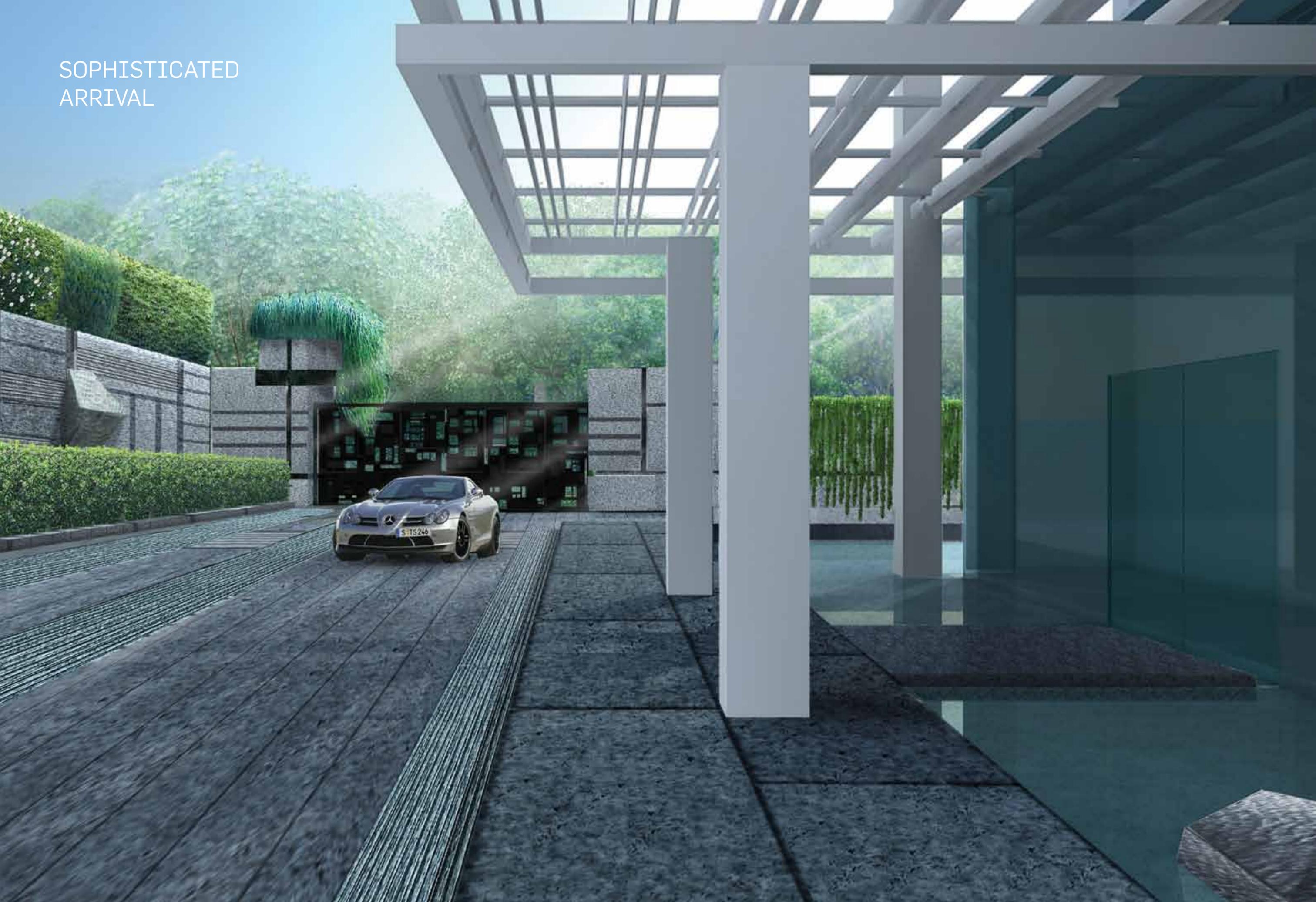
The building is set within a reflecting pool to give a sense of lightness and floatation. Its entry features a 180 degree view of the external landscape areas making the interior and exterior merge seamlessly. Luxurious materials and iconic sculptures within an aesthetic green setting add further appeal.

ENTRANCE  
GRANDEUR



Nitesh  
PARK AVE  
GATEWAY TO THE GRAND  
ENTRANCE

SOPHISTICATED  
ARRIVAL



LANDSCAPED  
DRIVE THROUGH



Good lighting design contributes toward enhancing the finest form, shape and volume of the architecture, and also addresses the qualitative concerns of light. Our speciality is integrating both the art and technology of light within architecture.

**INTEGRATED LIGHTING DESIGN [ILD],  
CALIFORNIA**

Integrated Lighting Design is a highly specialised lighting design firm with over 31 years of experience designing over 700 major projects, throughout the US and in 29 foreign countries. ILD has a professional staff that comes with backgrounds in architecture, architectural engineering, interior design and computer science.

**PROJECTS**

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The Ritz-Carlton, Bangalore, India

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Grand Hyatt, Shanghai

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The Ritz-Carlton Life Spa, Los Angeles

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The Ritz-Carlton, Charlotte, North Carolina

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The St. Regis, San Francisco

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XIV Resort – Mount Fuji



# Structural & MEP Services Consultants

## MEINHARDT, SINGAPORE

With 33 offices worldwide, the Meinhardt Group provides engineering capabilities in a wide range of services. Infrastructure and Environment; Structures; Mechanical, Electrical and Plumbing (MEP); Project Management; as well as Planning and Urban Development. Specialist capabilities cover Façade Engineering; Environmentally Sustainable Design (ESD); Specialist and Architectural Lighting; Fire Performance Engineering; Integrated Design Management; and Mission Critical Facility Design.

A team of experienced and responsive consultants provide an all-inclusive approach for total project delivery, offering clients original and highly build-able design solutions that satisfy their time and cost objectives.

## PROJECTS

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Water Town – Punggol Central /  
Punggol Walk, Singapore

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The MeyeRise, Singapore

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Cube 8 Condominium, Singapore

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Marina Bay Suites, Singapore

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Twin Peaks, Singapore

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The Hamilton Scotts, Singapore

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Reflections at Keppel Bay, Singapore

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The Sail@Marina Bay, Singapore

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No. 1 Moulmein Rise, Singapore

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The Trumps, Singapore

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# Façade Consultants

## ALT, ASIA AND UNITED STATES

In more than 20 years of service in the curtain wall industry, ALT has advanced to become a one-stop provider, and the leading curtain wall consultant in Asia. It was founded in Taiwan in 1991 by Joe Theodore Khoury. Soon after, the company worked on a number of high-profile assignments like the Taichung Tower (Taiwan), Seocho Fashion Center (Korea), and Hong Kong Electric Company Headquarters (Hong Kong). Through the years, it has established partnerships with the world's top architects and owners and has played a vital role in the development of curtain wall systems for various celebrated landmarks around the world.

## PROJECTS

---

Taichung Tower, Taiwan

---

Seocho Fashion Centre, Korea

---

Hong Kong Electric Company  
Headquarters, Hong Kong



LAYERS OF LUXURY





## TWICE THE WONDER & AWE

### DOUBLE HEIGHT LOBBY

The lobby area creates a seamless connection between the interior and exterior spaces, using the elements of green planting and water features. The lobby platform is wrapped by a water feature to create the feeling of suspension and lightness. Outer views of the main feature wall as well as the sculpture garden create a 180 degree view of the landscape from the interior and a perspective of spaces woven together.

The floating terrace at the lobby level features natural textured stone with simplicity and refined elegance in detailing.

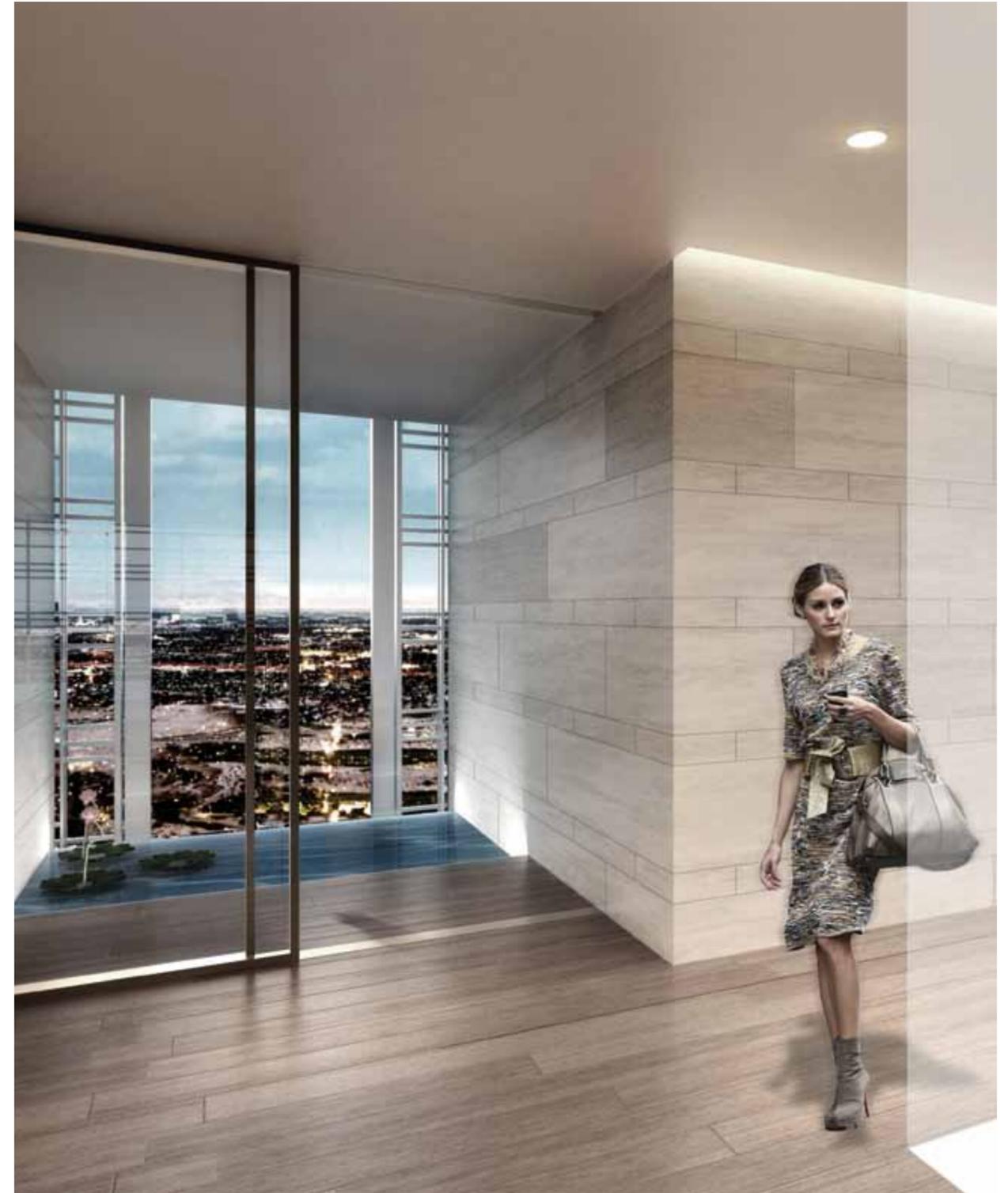
## SUSPENSION OF DISBELIEF



### LIFT LOBBY

Step out of the elevator and experience an exclusive lobby area before stepping into your home. Stylish furnishings perfectly compliment the elegance of the home interiors.

## MIRRORS YOUR ASPIRATIONS



### REFLECTIVE POOL AT HOME ENTRANCE

Set within a reflecting pool and with a dramatic high ceiling, the lobby within each home makes an impressive opening statement of quiet luxury.



WHERE  
LIGHT IS A  
PERMANENT  
RESIDENT

#### FLOOR TO CEILING WINDOWS

Nitesh Park Avenue has been designed to enable natural light to permeate every home. The architecture is based on an assembly of shifting bars that create an intriguing iconic form. The openness of the plan optimises views and natural light. The distinct perspective of each standalone home, with its awe-inspiring floor to ceiling windows, ensures a breathtaking 360 degree view throughout the interiors. The result is a personal space that's bathed in natural light, with a view that is unmatched in beauty.

## SERENE SPACES



### LIVING AND DINING

The elegant living and dining area, acts as a central space to unify all entertainment spaces and can be extended by opening up to the outdoor sit-out area.

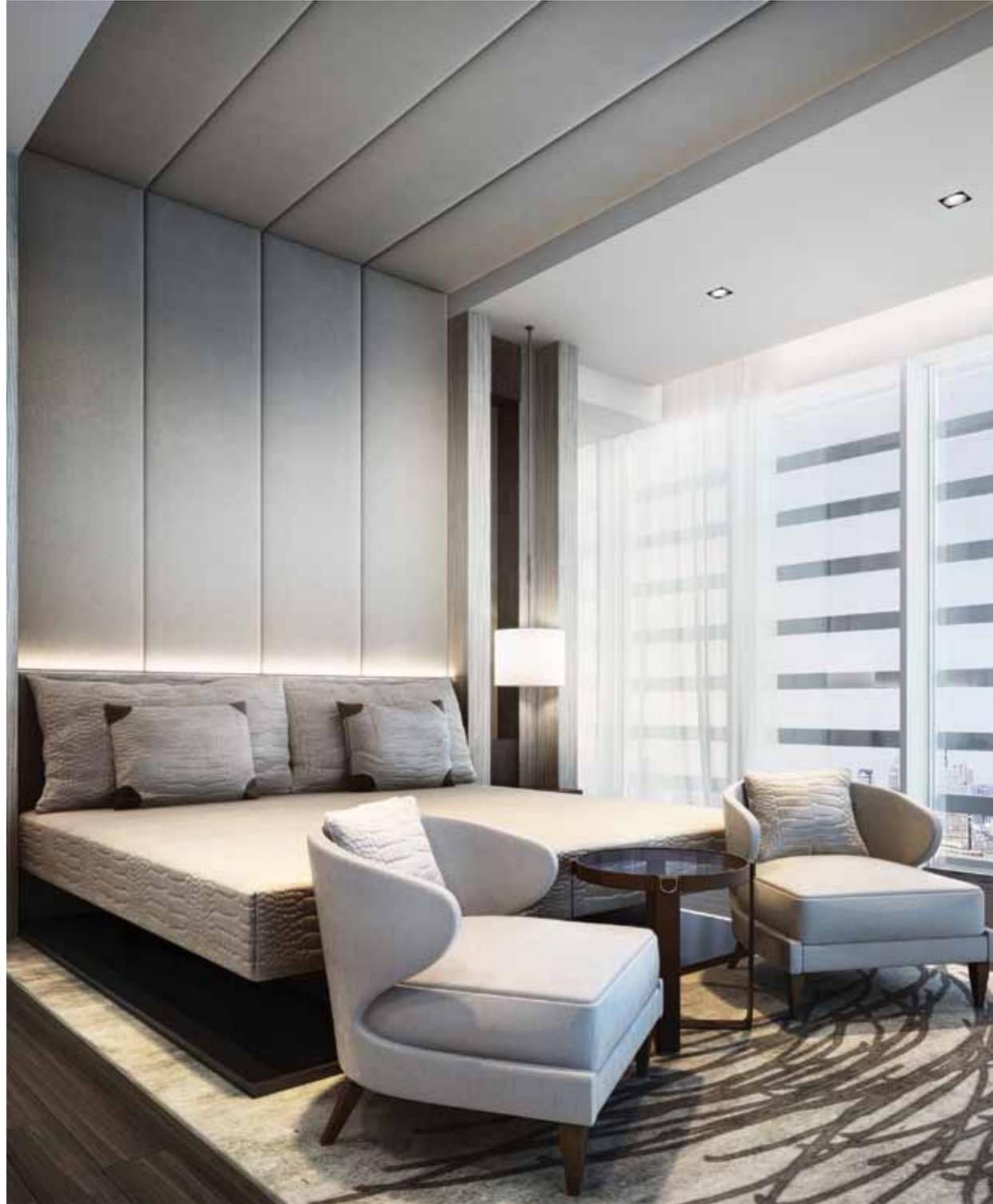


## GOURMET GATEWAY

### KITCHEN

At the end of the dining area is the modern kitchen, which consists of two different areas. The show kitchen is open to the main living space with stainless steel appliances and a full height wine storage area.

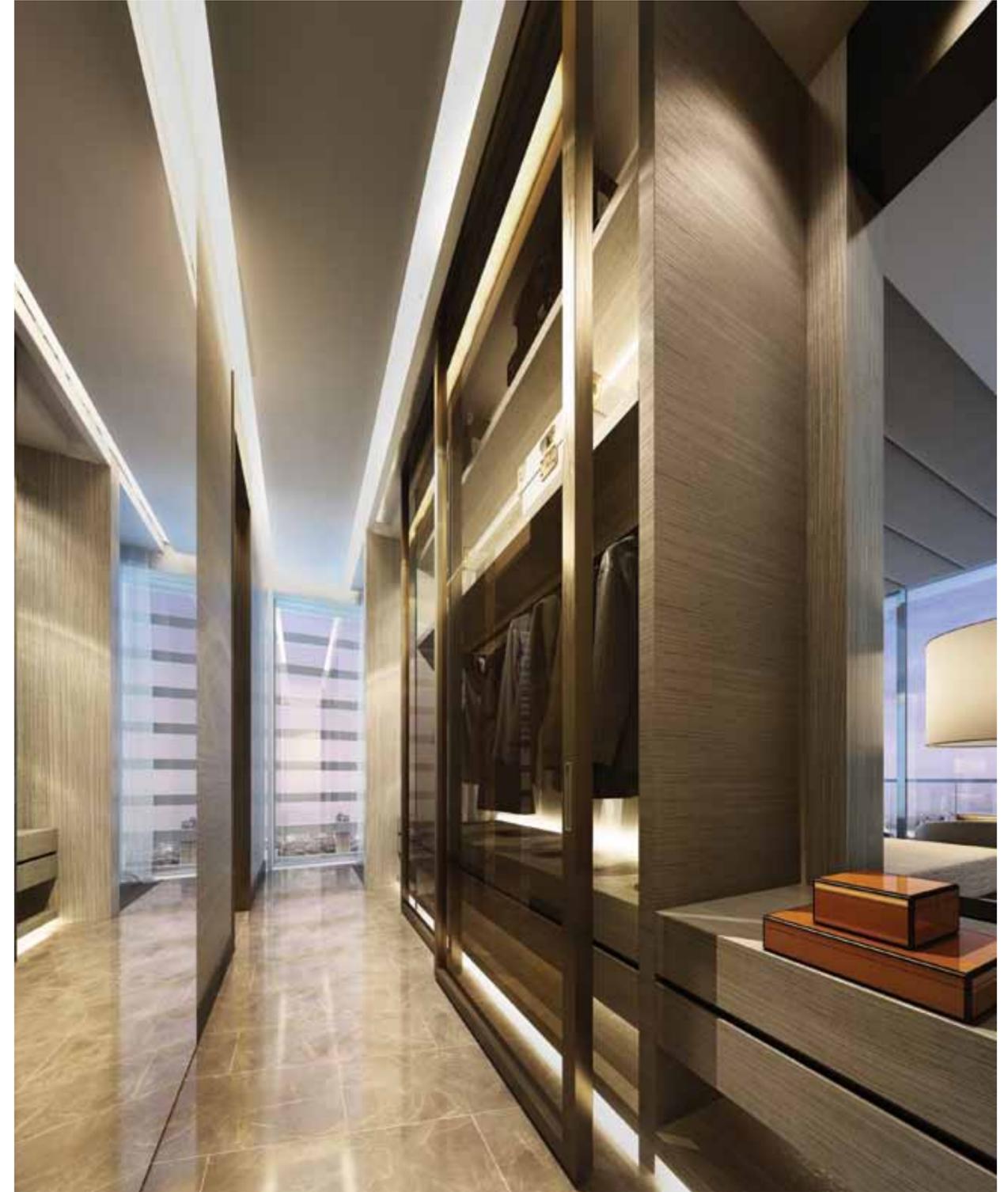
## PAMPERED PRIVACY



### MASTER SUITE

This area takes its inspiration from the building's sophisticated façade. The focal wall displays a tall leather upholstered headboard with contrasting linear stitching.

## STYLISH WALK IN



### MASTER WALK IN CLOSET

Sleek wooden wardrobes with floor to ceiling mirrors and ample storage space, make up a perfect walk in closet.

PANORAMA  
OF PRIVILEGE  
OUTDOOR DECK

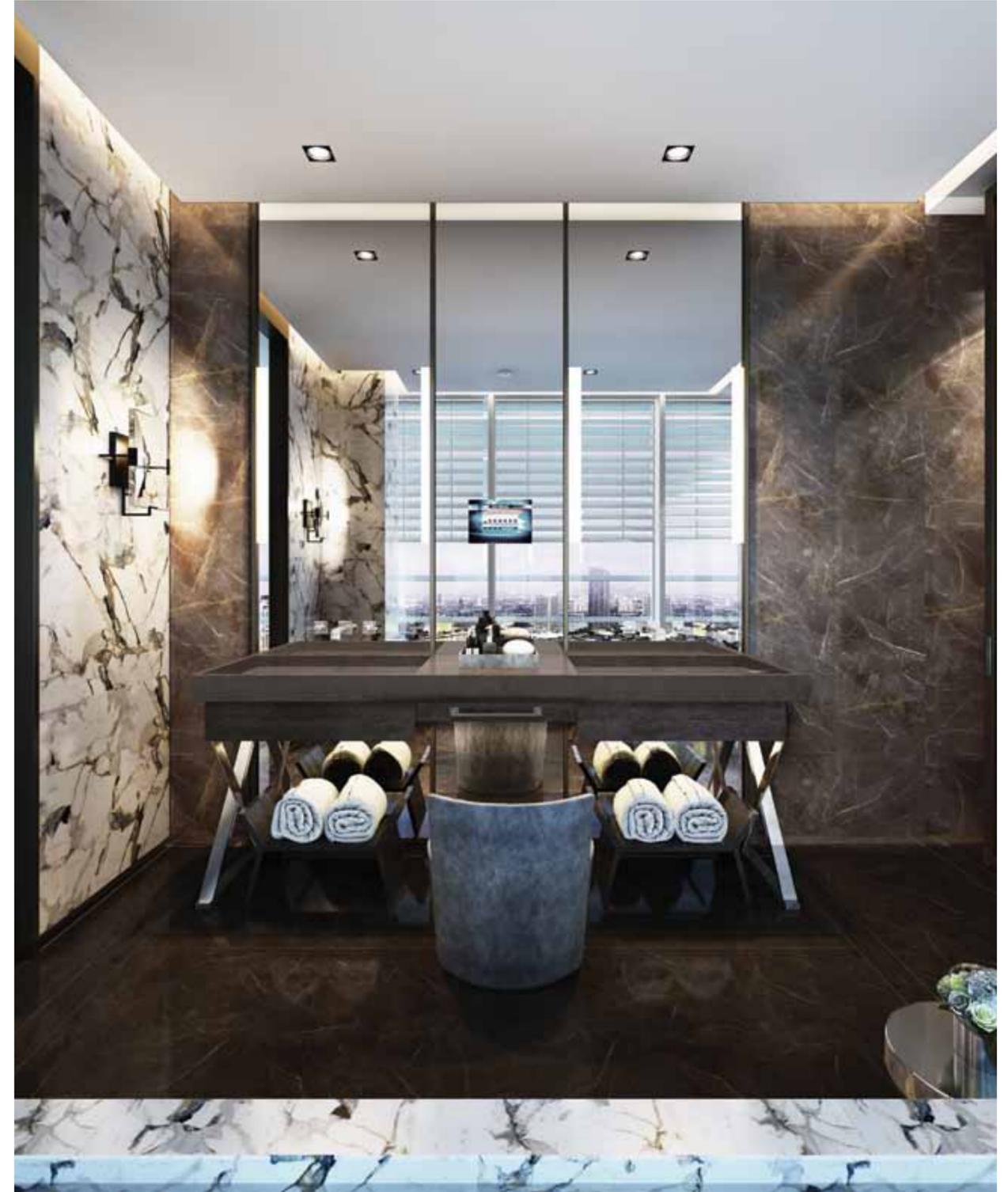


## EMERGE REJUVENATED



### MASTER BATH

Beautiful white marble with gold and black veining raises this space to a high luxury area with large slabs that create strong focal walls and let the bath stand on its own.



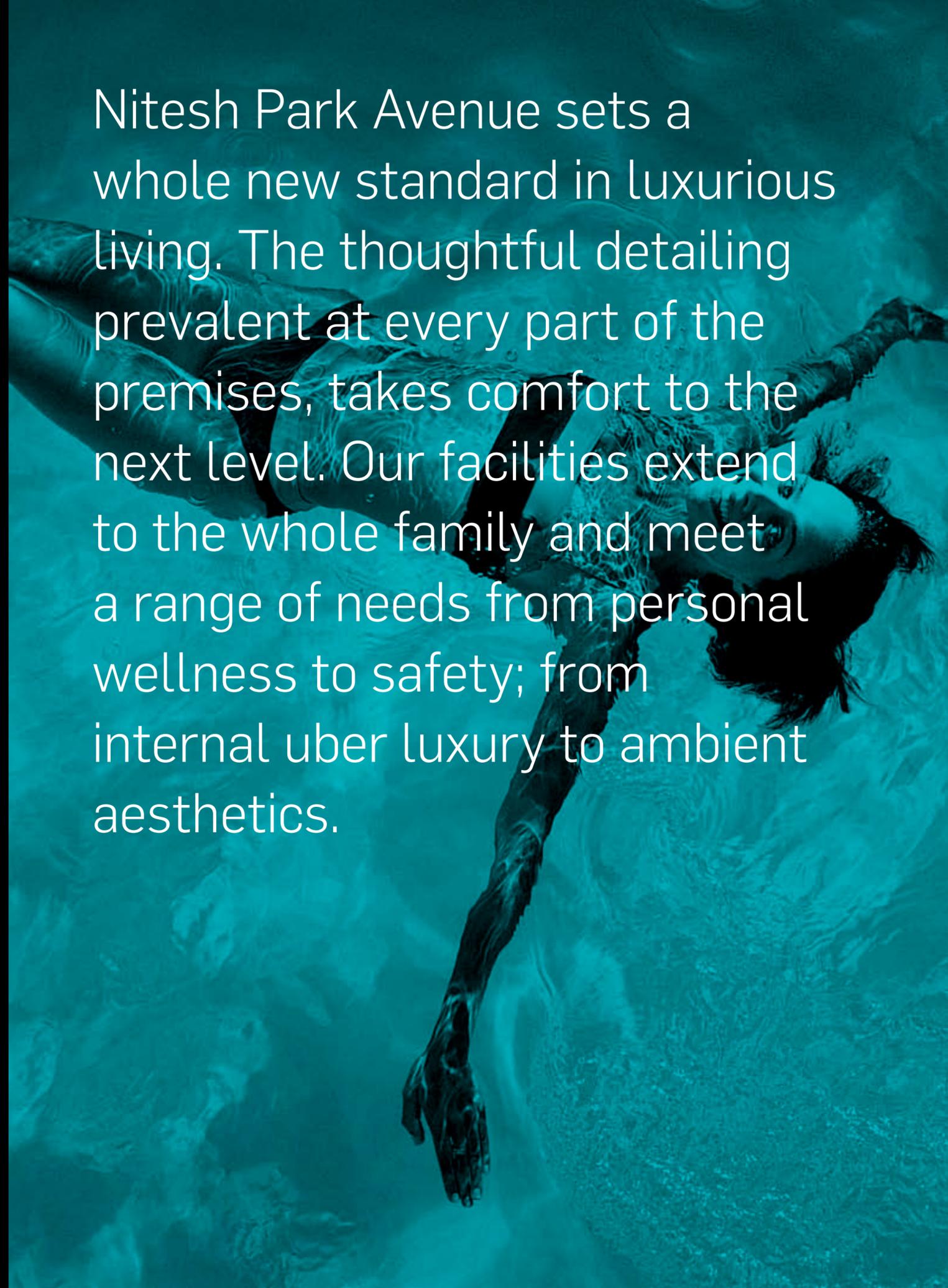
### MASTER BATH VANITY MIRROR

# 05.

# HIGH LIFESTYLE BENCH MARKS.

Where nothing but  
the best will do.

Nitesh Park Avenue sets a whole new standard in luxurious living. The thoughtful detailing prevalent at every part of the premises, takes comfort to the next level. Our facilities extend to the whole family and meet a range of needs from personal wellness to safety; from internal uber luxury to ambient aesthetics.



05.

**HIGH**  
**LIFESTYLE**  
**BENCH**  
**MARKS.**

Where nothing but  
the best will do.





RELAX



UNWIND

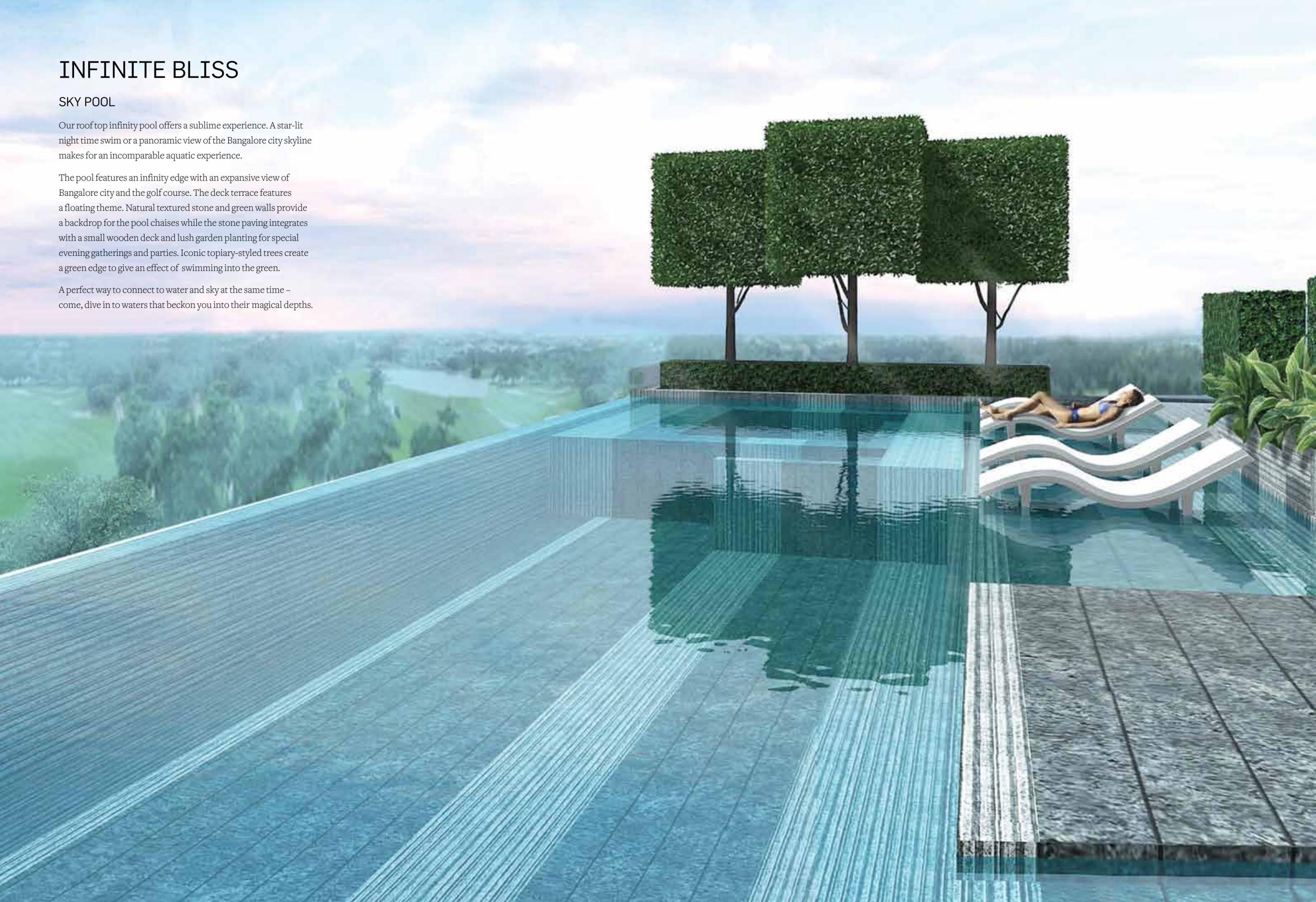
# INFINITE BLISS

## SKY POOL

Our roof top infinity pool offers a sublime experience. A star-lit night time swim or a panoramic view of the Bangalore city skyline makes for an incomparable aquatic experience.

The pool features an infinity edge with an expansive view of Bangalore city and the golf course. The deck terrace features a floating theme. Natural textured stone and green walls provide a backdrop for the pool chaises while the stone paving integrates with a small wooden deck and lush garden planting for special evening gatherings and parties. Iconic topiary-styled trees create a green edge to give an effect of swimming into the green.

A perfect way to connect to water and sky at the same time – come, dive in to waters that beckon you into their magical depths.





## PRIVATE SCREENING MEDIA ROOM

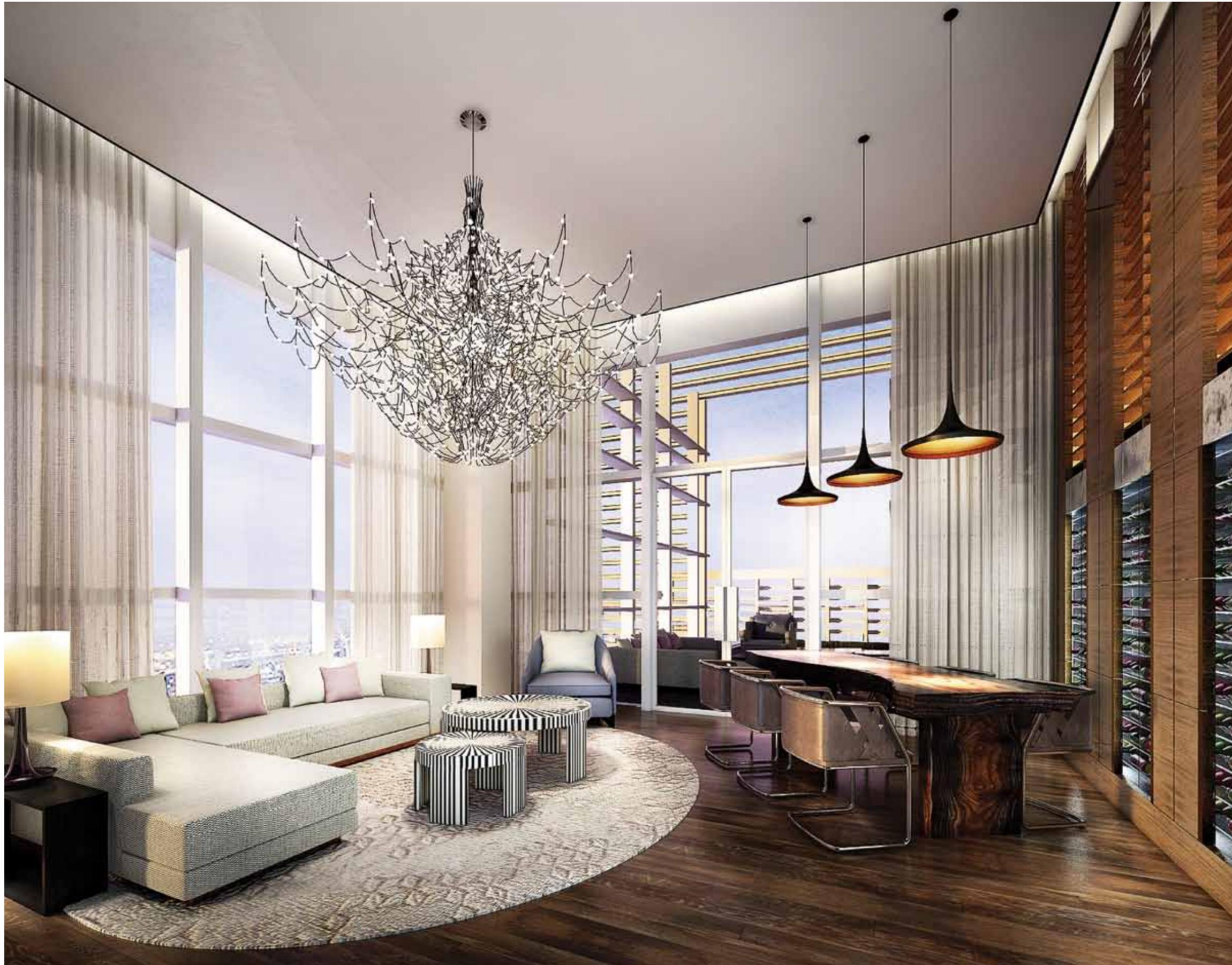
Cheer for your favourite teams, feel an adrenalin rush while watching the Grand Prix and enjoy the movies of your choice – all, while indulging in the luxuriant lushness of the private media room for your personal theatre experience.



## EXTEND OFFICE HOURS TO AFTER HOURS

### **BOARDROOM**

With access to a personalised boardroom, residents at Nitesh Park Avenue can catch up on work or host their business meetings. Fully equipped with a projection screen and state-of-the-art facilities, work need not take you very far from home.



## ENTERTAIN WITH ELAN

### THE WINE ROOM & CAFE

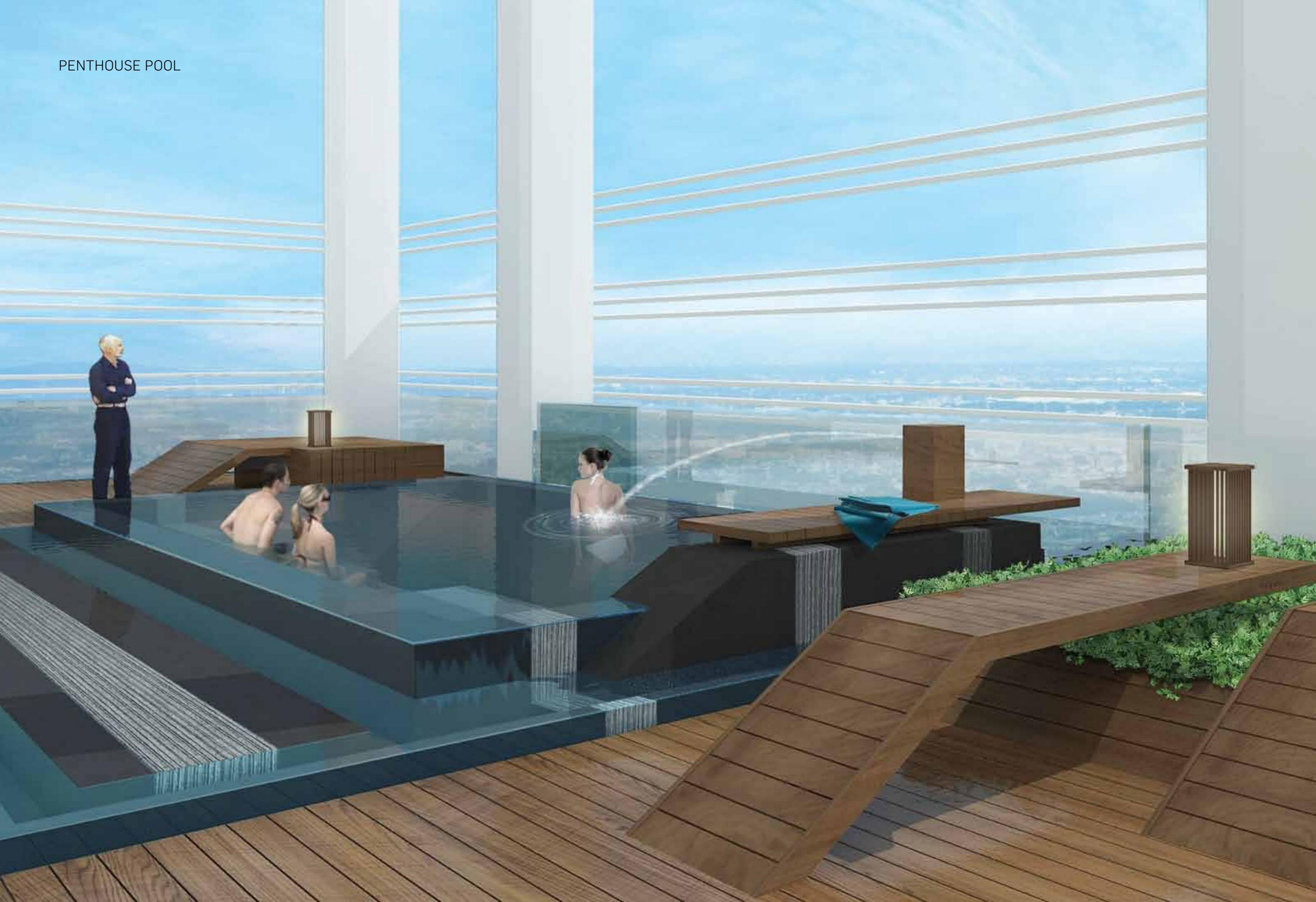
With its full bodied array of fine wines, residents have access to a sophisticatedly elegant ambience for a stylish cocktail dinner. This space conveniently doubles as a chic and relaxed cafe, where residents can unwind with friends and family.

## STATE OF THE ART ROOF TOP GYMNASIUM

Work out with a view of the city at the fully equipped gym. Minimalistic in design, the gym comes with wooden flooring and full glass walls.



PENTHOUSE POOL





At Nitesh Park Avenue all your needs will be looked after. Whether it is cleaning or complete Property Management, Nitesh Estates is committed to providing the highest quality service. At Nitesh Park Avenue, all you need to worry about is making time to appreciate the view.

#### ASSET MANAGEMENT

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House keeping

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Concierge Services

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Amenities

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Landscaping

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Routine Maintenance

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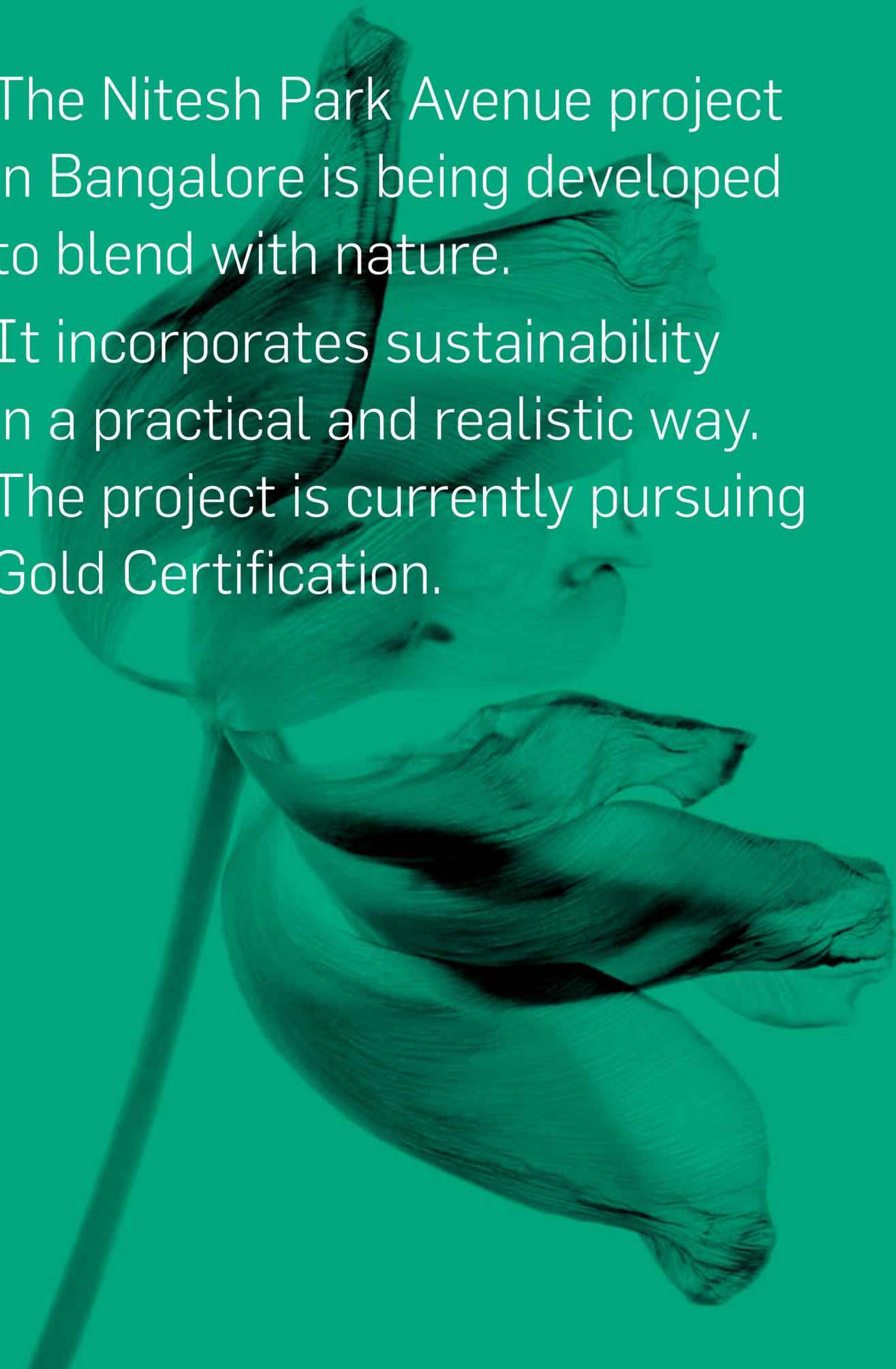
Safety and Security

# 06.

The Nitesh Park Avenue project in Bangalore is being developed to blend with nature. It incorporates sustainability in a practical and realistic way. The project is currently pursuing Gold Certification.

**HEIGHTEN  
YOUR  
AWARENESS.**

Respect.  
Regulate.  
Renew.



06.

HEIGHTEN  
YOUR  
AWARENESS.

Respect.  
Regulate.  
Renew.



# GREEN MEASURES

## SITE SUSTAINABILITY MEASURES

- Minimisation of soil erosion during excavation
- Protection of top soil and reuse of the same
- Development of landscaping areas and terrace gardens to promote biodiversity
- Shading of walkways and covering of car parks to reduce urban heat island effects and provide external comfort for all occupants
- Provision of bicycle parking spaces to promote use of alternative transportation
- Provision of battery charging stations for electric vehicles to promote electric vehicles and thereby minimise pollution from regular vehicles
- The entire premises is designed to accommodate differently-abled persons

## WATER CONSERVATION MEASURES

- Use of low-flow and water efficient toilet fixtures to reduce overall water consumption of the building by over 30%
- 100% treatment of grey water and reuse for landscaping and flushing purposes
- Use of native and drought tolerant landscaping species to reduce irrigation water requirements
- Rain water harvesting through provision of storage tanks and recharge pits on site

## ENERGY EFFICIENCY AND CONSERVATION MEASURES

- Climate responsive design where care has been taken to locate every home so as to minimise heat ingress
- Selection of high performance building envelope including high performance glazing and designs with external shading elements to cut direct solar radiation
- Ample harvesting of natural light for every home to minimise artificial light usage
- Use of energy efficient T5 and LED light fixtures for common areas, external areas, parking and facade
- High performance VRF systems for air-conditioning to provide thermal comfort while minimising the energy use by over 20% compared to conventional air conditioning systems
- Energy efficient elevators, pumps and motors

## MATERIALS PRESERVATION MEASURES

- Recycling and reuse of the waste generated during construction and diverting them from landfills
- Use of material with recycled and renewable content and locally harvested material to reduce virgin material exploitation
- Use of low embodied energy materials and natural material instead of conventional civil and interior material

## INDOOR ENVIRONMENTAL QUALITY MEASURES

- Enhanced fresh air and superior indoor air quality for every home
- Excellent natural lighting thereby reducing the use of artificial lighting during the daytime and also providing better indoor environment for occupants
- Use of natural, nontoxic materials such as low VOC (Volatile Organic Compounds) paints and finishes for a better indoor environment
- Good views to the exteriors and overall better indoor environment ensuring health and well-being for all occupants

# 07.

# HIGH PROFILE NEIGHBOURS.

The right address is everything.

Powered by a Sankey Road address, Nitesh Park Avenue rubs shoulders with prominent names in the hospitality business like The ITC Windsor Manor, The Le Meridien, The Lalit Ashok and The Taj West End. The property is also a stone's throw from the Chief Minister's residence.

07.

**HIGH** The right address is everything.  
**PROFILE**  
**NEIGHBOURS.**





# ITC WINDSOR MANOR

For entertainment that befits royalty or special occasions, waltz into the neighbouring ITC Windsor Manor, a stately manor built during the Raj Era. ITC Windsor's colonial architecture, magnificent chandeliers and period furniture create a stirring ambience of unhurried luxury and old world leisure.

## Cuisine

### Raj Pavilion

A multi-cuisine 24 hour restaurant bearing the distinct ambience of a Raj era greenhouse.

### Dum Pukht Jolly Nabobs

The refined culture of courtly dining has been elevated to a sublime art at this fine dining Indian restaurant.

### Royal Afghan

A pool side open air restaurant that showcases the highly acclaimed cuisine of India's North West Frontier.

## Nightlife

### Dublin

Say cheers to the experience of an authentic Irish pub in Bangalore

## Wellness

### Kaya Kalp – Spa

Kaya Kalp, a Sanskrit word meaning rejuvenation of mind, body and soul is a spa that completely lives up to its nomenclature.

# LE MERIDIEN

Being neighbours with luxury has its advantages. Now, you can saunter over to the luxurious and elegant Le Meridien, next door. The hotel towers over the lush Bangalore golf course while offering panoramic views of the soaring cityscape.

## Cuisine

### La Brasserie, by the pool

La Brasserie, the pool-facing 24 hour, multi-cuisine restaurant boasts the most phenomenal buffet spread for breakfast, lunch and dinner in the city with a jaw dropping 155 covers and 62 dishes.

### La Boulangerie

Pamper your sweet tooth and carb urge at the pastry shop where a delicious range of pastries, sweets, cookies, chocolates and savouries lie in tantalising wait.

### Jashn

This is a pool side Alfresco, Indian barbecue speciality restaurant that's open for dinner alone. Savour succulent kebabs and seafood including lobster, washed down with some excellent Indian wine.

## Nightlife

### Noir Bar and Lounge

For a spot of nightlife, Noir Bar and Lounge seems like the best place to while the night away.

## Fitness

### The Health Club

The Health Club sports the latest, state of the art fitness equipment from Nautilus, USA. Knead those corporate, jet-setting aches at The Health Club's Jacuzzi, sauna and steam or with cathartic massages.

There's mind and body rejuvenation with the following sports facilities: swimming, golf, bowling and tennis.

“A MAN  
IS KNOWN  
BY THE  
COMPANY  
HE  
KEEPS.”





# THE LALIT ASHOK

This hotel is strategically located in the highly secured diplomatic enclave, while sharing its wall with the Chief Minister's house and offers a lovely view of the sprawling Bangalore Golf Club.

## Cuisine

### Baluchi

Baluchi, takes you to the bygone days of Baluchistan. Baluchi is the first restaurant to invoke the aromas of the North West Frontier in the city.

### 24/7

This 24 hour multi-cuisine restaurant was born from the insight that hunger can strike anytime as can the urge to eat any cuisine in the world.

### OKO

With seating under the sky and stars shining over, this pan Asian restaurant serves Japanese, Thai, Chinese, Vietnamese and Malaysian food.

## Nightlife

### Sutra - The Lounge

Sutra promises a stimulating club experience where music, a modern dance floor and chic cocktails at the club bar put the sizzle back in city nightlife.

## Wellness

### Rejuve - The Spa

This spa is the best place to reinvigorate senses and pamper yourself.

## Fitness

The Lalit Ashok has a fully equipped gym, swimming pool and tennis court and can even arrange a tee off at the neighbouring golf course for the health club members.

# TAJ WEST END

The Taj West End is where heritage and history coexist with a state of the art, stunning present. Next to the Golf Club and across from the Turf Club track, The Taj West End stands regal in a lush, 20 acre garden and yet in the heart of Bangalore. A Leading Hotel of the World, The Taj West End is a sanctuary for today's discerning business traveller.

For the leisure seeker, there is plenty to do. Sip drinks under a 125 year old Banyan tree. Laze in the sun. Linger over high tea. And pamper your senses, one by one.

## Cuisine

### Blue Ginger

This is India's first Vietnamese restaurant and is a celebration of vibrant food, colour and life. Every detail, from the cuisine to the service or décor is exquisite. Savour the delicate yet intense flavours from Vietnam next to a water hyacinth pool, cascading natural stone waterfall and Southeast Asian gardens landscaped by Michael White.

### Mynt

For an upbeat atmosphere around the clock, saunter into Mynt, the 24 hour coffee shop at The Taj West End. Authentic Indian, Italian, Lebanese and Mediterranean cuisine is served from spacious interactive counters and kitchens for an open, engaging experience. Natural sunlight from skylights and tall bay windows create a lovely ambience inside while the garden promises a more scenic alfresco dining experience.

### Masala Klub

Masala Klub serves stylishly crafted Indian fare with a refreshingly light twist on traditional recipes from North and South India. In the restaurant's Masala Studio, guests can interact with the chef and watch as their meals are being prepared. In the Masala Grill, guests can do their own grilling on stone grill tables overseen by the Chef.

## Nightlife

### Blue Bar

This stylish, open-air bar is surrounded by water and the music is a blend of Buddha Bar, Lounge, House and Retro. Relax at a table in the gardens or get closer to the action at the Blue Bar. Experience Asian Hawkers Street on weekends at the Blue Bar with sangria, beer and signature cocktails, followed by a unique spread of Asian Street food at Blue Ginger.

# 08.

# THE HIGH TIDE OF Live life on a high. ENTERTAIN- MENT.

Nitesh Park Avenue is located on a promenade of privileges where entertainment is always within reach. Like its American namesake, Nitesh Park Avenue is a glittering spectacle of the high life. The property stands tall amidst a suite of star hotels, fine dining options, sparkling night life, new age spas, eclectic shopping, avante garde and heritage art galleries, cinema and concert venues.

08.

**THE  
HIGH TIDE  
OF  
ENTERTAIN-  
MENT.**

Live life  
on a high.





## Restaurants & Bars

### **Infinitea**

#### **Cunningham Road**

Infinitea is a trendy cha bar on Cunningham Road with a wide range of teas. Herbal infusions calm the soul with a choice of Green, Chamomile and Hibiscus; there are iced teas in classic peach and lemon; hot, cold and black teas; and even Masala chai for homegrown flavours. And that's not all. A Continental menu greets food lovers with a spread of pasta, crepes, lasagnas, sandwiches, mousakkas, desserts and more.

### **Opus**

#### **Palace Road**

This charming, lively lounge off Palace Road recreates the Goan ambience and hometown of its owner Carlton Braganza. A popular haunt for karaoke enthusiasts and lovers of stand up comedy, Opus is a hub of entertainment. Also significant is its signature Goan cuisine and eclectic menu.

### **Dolci Desserts**

#### **Ali Asker Road**

Located in the charming Ali Asker lane off Cunningham Road, Dolci boasts a tempting array of the most delectable desserts. Affiliated to the Italia Restaurant, Dolci allures with cakes, muffins, fruit and meringue gateaux, doughnuts, tarts, pies and brownies. Desserts find expression in a sweet basket of flavours – chocolate, pineapple, orange, fresh fruit, strawberry, banana, burnt lemon and walnut.

### **Café at National Gallery of Modern Art**

#### **Palace Road**

Inspiring art and poetry readings can whet your appetite, which is why a stop at the NGMA café is much required. Grab a bite while sitting under the museum's historic trees and marvel as much at the architecture and landscape of the museum. It's definitely food for thought.

### **Au Bon Pain**

#### **Cunningham Road**

This fast-casual, international café and bakery chain is headquartered in Boston, USA. The café in downtown Bangalore serves coffee, drinks, and specialises in bakery items like bagels and croissants, while a lighter lunch menu offers soups, salads and sandwiches.



## Shopping

### **Raintree**

#### **Opposite the Windsor Manor**

Explore designer boutiques, art exhibitions, lifestyle accessories and a charming cafe in a 75 year old bungalow at Raintree. There can be no better setting for a high-end lifestyle boutique than this sprawling bungalow opposite the stately Windsor Manor Hotel. Pick up beautiful kurtas and indo-western wear from Anokhi or riveting creations from Ritu Kumar's designer boutique. Add stunning glass accessories to your home from the Mumbai based Verrerie store or check out the outhouse for interesting art and haute couture exhibitions. The cafe is a nice meeting place, making Raintree a perfect destination for a girls' day out.

### **Cottage Industries Emporium**

#### **Cunningham Road**

Cottage Industries has a top end, exotic, home enhancing, gifting and jewellery range.

### **Sigma Mall**

#### **Cunningham Road**



## Schools

Sankey Road is situated en route to top International and traditional Bangalore schools and colleges like Vidya Shilp, Vidya Niketan, Sophia, Aditi Mallya, the Canadian International School and Mount Carmel College on Palace Road.



## Cultural

### **Chitrakala Parishat**

#### **Kumara Krupa Road**

Art And Sculpture gallery, Art and Craft exhibitions

### **National Gallery of Modern Art**

#### **Palace Road**

Art and Literary workshops

### **Renaissance Art Gallery**

#### **Cunningham Road**

Art exhibitions and launches

### **Chowdiah Memorial**

#### **Sankey Road**

Concerts and theatre

### **Alliance Francaise**

#### **off Millers Road**

Concerts, theatre and Comedy



## Cinema

### **Fun Cinemas**

#### **Sigma Mall**

Cunningham Road



## Consulates

### **Embassy on Palace Road**

UK, US, Australia: Infantry Road



**REACH  
THE  
HIGH  
POINT  
OF  
YOUR  
LIFE.**

With a strong presence across four asset classes Homes, Hotels, Office Buildings and Shopping Malls, Nitesh Estates is the fastest growing real estate developer in the high-end luxury home segment. It is responsible for many of South India's most recognised developments. Superior quality, attention to detail and perfection are some of the consistent deliverables across all projects of Nitesh Estates.

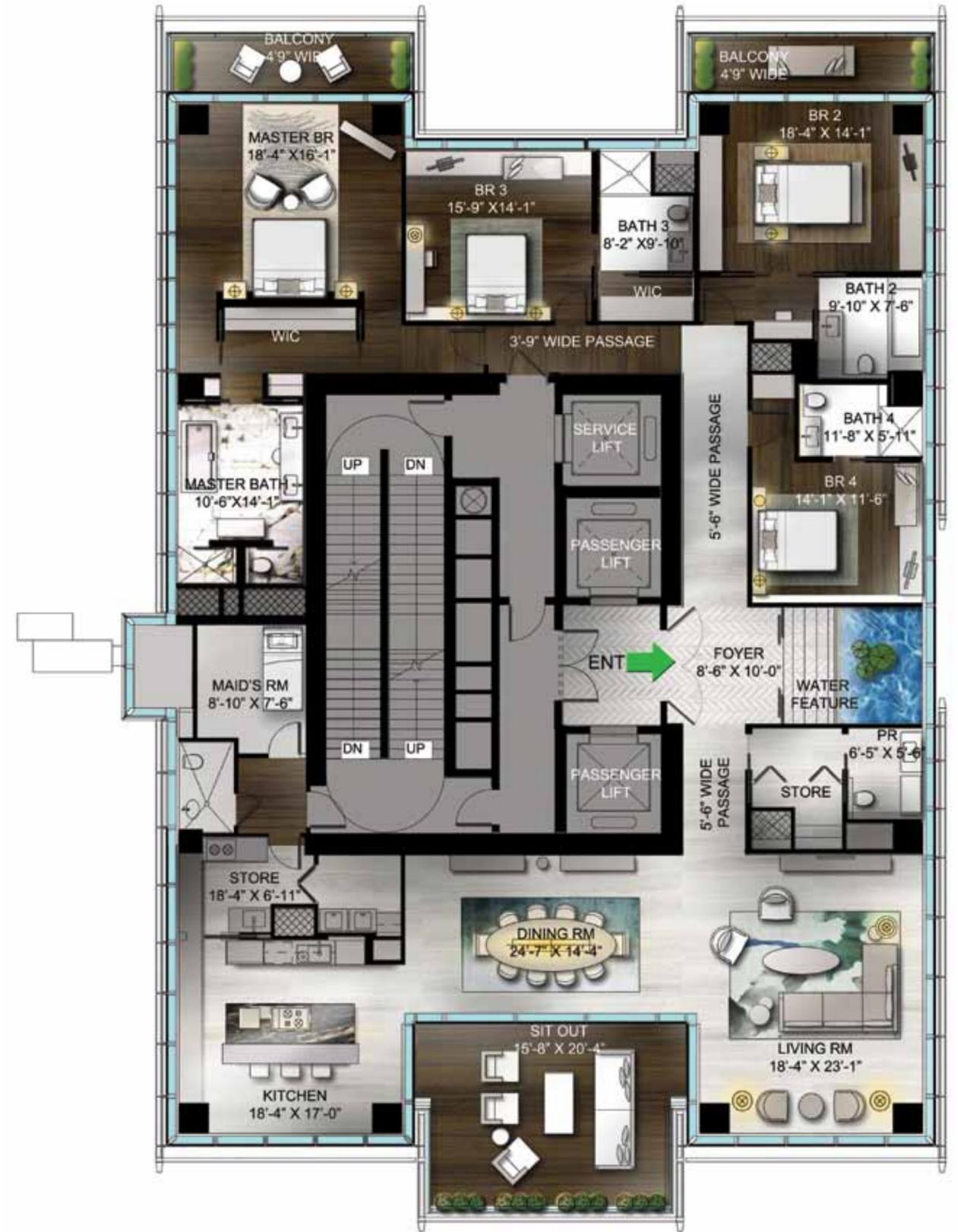
REACH  
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# FLOOR PLANS

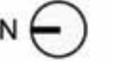


GROUND FLOOR

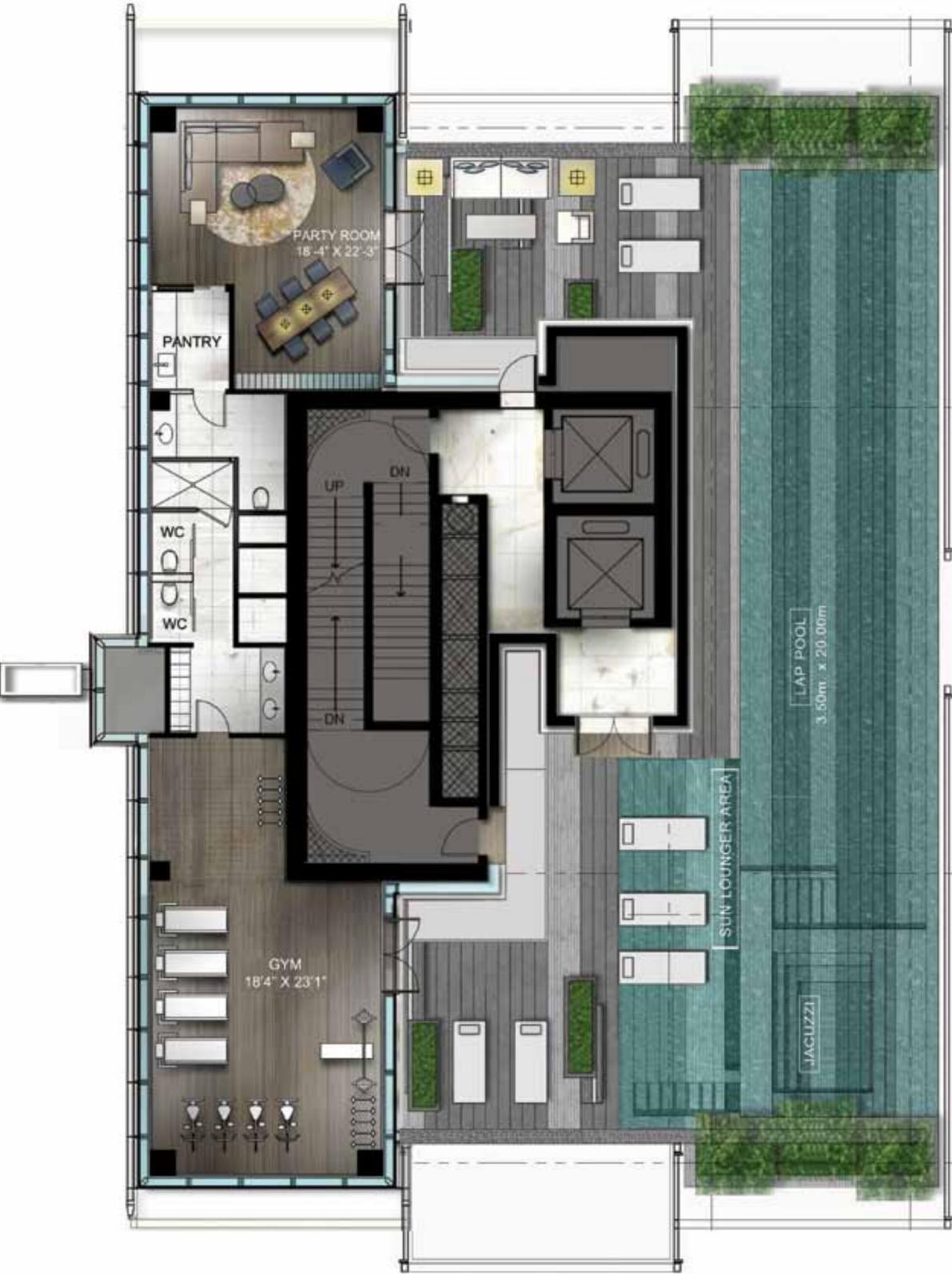


UNIT FLOOR PLAN

Sale area- 6383 sq.ft



FLOOR PLANS



CLUBHOUSE PLAN



# SPECIFICATIONS & CREDITS

## STRUCTURE

RCC framed structure (seismic zone II) with solid block walls as internal partition walls

## DOORS

### Main door

Polished timber frame with timber door panelled shutter, timber type to be teak wood, walnut or equivalent

### Internal doors

Polished timber frame with timber door shutter, timber type to be teak wood, walnut or equivalent bathroom doors

### Mater bedroom toilet door

Dark bronze metal frame with bronze glass shutter

### Other bedroom toilet doors

Polished timber frame, flush shutter with both sides timber veneer, timber type to be teak wood, walnut or equivalent

### Balcony doors

Doors are a component of the curtain glazing (folding or sliding).

### Servant / utility door

Sal wood frame and flush Sal wood shutter

## DOORS IRONMONGERY

All door hardware (handles, hinges, etc) from Hafele / Dorma / Olivare / Ozone or an equivalent make

## WINDOWS

Curtain glazing with operable windows

## FLOORING / DADO

### Foyer, living, dining

Italian marble.

### Kitchen (show kitchen)

Italian marble

### Kitchen (store / wet kitchen)

Imported anti-skid vitrified tiles

### Utility

Imported anti-skid vitrified tiles

### Master bedroom

Hardwood

### All other bedrooms

Hardwood / Italian marble

### Balconies

Hardwood / engineered flooring

### Master bathroom toilet

Imported marble

### Other bathrooms toilet

Italian marble

### Portico / entrance lobby

Granite stone flame finish

### Master bathroom dado

Italian marble

### Other bathroom dado

Italian marble

### Kitchen dado (dry kitchen)

Glass backsplash / natural granite

### Kitchen dado (wet kitchen)

Imported vitrified tile

## KITCHEN – Dry (show kitchen)

- Built in hood with induction cook top, built in microwave & oven, refrigerator, water purifier & instant / electric water heater. All appliances of Siemens / Bosch / Miele or an equivalent make
- 40 mm thick granite / engineered marble Counter with stainless steel sink – 1 bowl & single drain board of Franke / Kohler or an equivalent make
- Hot & cold water mixer for SS sink

## KITCHEN (wet kitchen)

- Modular kitchen of Poggen Pohl or an equivalent make with built in hood, 4 burner hob, garbage crusher, water purifier & instant / electric water heater, dishwasher & washing machine. All appliances of Siemens / Bosch / Miele or an equivalent make
- 20 mm thick granite / engineered marble counter with stainless steel sink – double bowl & single drain board of Franke or an equivalent make
- Hot & Cold water mixer for SS sink

## BATHROOMS

- Bathtub & shower cubicle with rain shower in master bathroom, only shower cubicles with - shower in all other bathrooms
- Hand shower in all bath areas
- Wash basins – Italian marble vanity top, counter top washbasins for all bathrooms
- EWC – wall mounted EWC's in all bathrooms with flush valve arrangement for flushing
- Hot & cold water mixer for wash basins, bathtubs and showers for all bathrooms
- Chromium plated fittings & sanitary fittings of Kohler / Grohe or an equivalent make
- CP towel rod, coat hook
- Designer mirror in wash basin area
- False ceiling
- Electric water heater in all bathrooms

## PAINTING

### Internal walls & ceilings

POP punning with royal emulsion of reputed make

## ELECTRICAL

- 4 BHK – 14 KW power supply
- Modular switches ABB / Honeywell / Salzer / Legrand / Gira or an equivalent make
- 100% DG back-up to all units and common areas

## HVAC

- Unit wise centralised VRV air conditioning system with individual area temperature control

## LIFTS

- Passenger lifts – 2 nos 12 passenger
- Service Lift – 1 no
- Schindler or an equivalent make with in-built safety features
- Interior finish for inside the passenger car with wood panelling / mirrored niche / Italian marble

## HOME AUTOMATION & SECURITY

- Intercom facility to guard house, main lobby & other residential units within project
- Electronic door access control for main door
- Magnetic door contact
- Video sub-phone in master bedroom
- Sprinkler system
- Smoke detector
- LPG Gas Leak detector
- Panic button
- Lighting controls
- Appliance controls
- Curtain controls
- Pet immune motion sensor

All the control actions can be performed either through a remote / main touch panel or a smart phone application

## EXTERNAL SECURITY

- 24 hour manned ground security
- CC TV at strategic points for surveillance – lift, lobby, ramp, etc.
- Perimeter camera surveillance
- Visitor management

## AMENITIES

- Arrival lobby
- Reception
- Visitors lounge
- Concierge services room
- Media room
- Private boardroom
- International standard gymnasium with music system (Bose or an equivalent make) & imported fitness equipment
- Wine room and cafe
- Terrace level main pool, deck and landscape elements
- Terrace level Jacuzzi



THE RITZ-CARLTON



NITESH NAPA VALLEY



NITESH MALL



NITESH PLAZA

The experience of owning a Nitesh Estates property and living the Nitesh lifestyle is second to none, as has been time and again reiterated by our happy customers.

#### ABOUT NITESH ESTATES

Nitesh Estates, is an integrated real estate developer with a strong presence across four asset classes – Homes, Hotels, Office Buildings and Shopping Malls.

Nitesh Estates is the fastest growing real estate developer in the high-end luxury home segment and is responsible for many of South India's most recognised developments. Superior quality, attention to detail and perfection are some of the consistent deliverables across all projects of Nitesh Estates.

The experience of owning a Nitesh Estates property and living the Nitesh lifestyle is second to none, as has been time and again reiterated by our happy customers. One can experience the trademark sophistication of Nitesh Estates in every aspect of the properties that bear its name. From the design driven, cutting-edge facades created in collaboration with the world's best architects to the flawless interiors, no detail is overlooked.

With each of its properties, Nitesh Estates continues to consistently raise the bar of über luxury living.

Nitesh Estates has created yet another landmark, by winning the prestigious CNBC AWAAZ CRISIL – CREDAI Real Estate Awards 2010 for Best Luxury Segment Residential Property in India. This Award stands testimony to our continued efforts to take luxury, design and sophistication to a higher level.

Nitesh Estates is currently developing India's first Ritz-Carlton Hotel, located on Residency Road, Bangalore. This world-class luxury hotel is scheduled to be launched by mid 2013 and further reinforces the strong market positioning of Nitesh Estates as a luxury real estate developer. The Ritz-Carlton has richly – appointed 281 guest rooms and suites and multiple dining options that will set this property notches above others in the country.

**NITESH  
PARK  
AVENUE**

**THE  
HIGH  
LIFE.**



*EXPECT MORE*

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