

A young girl with dark hair, wearing a light blue sweater, is shown in profile, blowing a dandelion seed head. The background is a lush green field with rolling hills under a clear blue sky. Several dandelion seeds are captured in mid-air, drifting away from the girl. The overall mood is peaceful and serene.

*Welcome to
Sterling Bhandari*

*a place to play,
relax and
live your lifestyle*

And now, a chance to experience this feeling



Eternity

The Splendours of Life

You weren't born to live life out. You were created to enjoy life to its fullest – to savour it and to relish it.

And life's best moments are at home. Sharing joyous hours with your near and dear, the banter of little ones, the noisy bouts of youthful siblings, the wise counsel of caring elders and the ultimate joy of mom's home cooked food.

Wouldn't it be wonderful if all this was realized in your dream home? We know it. And that's why we're presenting all this to you in one marvelous package.

It's called – Sterling Bhandari !

A home is forever

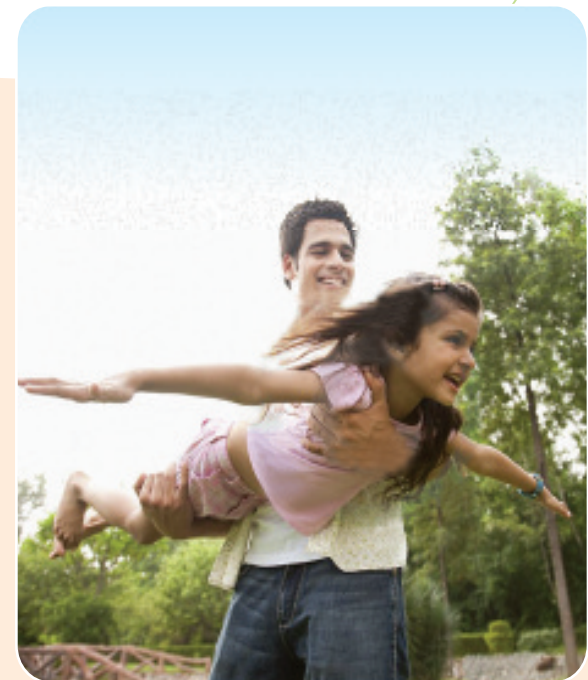
How often it is heard that the construction aspects of a building fall far short of expectation or promise. Before you decide upon Sterling Bhandari, you could probably quiz one of our hundreds of satisfied customers who will give you valuable insight.

Quality of construction is derived from several measures. Dependability of ingredient material is primary and our sources are of international standards. Effective procedures supervised by qualified managers and executed by trained workman is the next important factor. Architectural planning and scientific implementation form the vanguard.

So as you conduct a quick survey of your new house, you notice the superb finishing, particularly the quality of the tiles, the emulsion paint on the walls and the excellent fittings that have been provided. That's it – just a walk down leaves you feeling reassured of an investment that lasts way beyond your lifetime.



Sterling
Bhandari



I DREAM OF A
BEAUTIFUL HOME . . .
IN A BEAUTIFUL PLACE
FOR MY LOVELY FAMILY . . .

A LIFE,
IN A MIDST OF
DEVELOPING PART
OF THE CITY.



Sterling Bhandari

Premium Residential Apartments





Overview of Sterling Bhandari

Visual splendor

Not just pleasing to the eyes, but a real sensual treat – that's Sterling Bhandari.

- Firstly, an architectural novelty that has drawn creatively from various schools of thought. Not only you, but all your guests who enter will be besotted with the tasteful façade of the building.

Space utilisation – the most vital factor in a city context has been effected in a perfectly scientific manner taking into account the utility factor of every bit of available space. Therefore elaborate attention has been bestowed upon the aspects of open air, fresh breeze and healthy sunlight that will reach every vital spot of inhabitation.

The horticulture is the work of a connoisseur who has an eye for visual appeal and a love of nature. Even the birds, bees and butterflies revel in making this their home. For children it's a veritable paradise with extensive space reservation allocated for their needs.

Ideal Location - Kattupakkam

Consider these facts about where your prospective home is located.

Right within the city but a safe distance away from its raging bustle, excellent housing colonies sprouting all around to add class to the locality, professional colleges and A-grade schools within close driving distance.

And not just that. Kattupakkam is the favourite for the government with big development plans being centred in the vicinity. Set on the Mount-Poonamallee Road which is also the Chennai - Bengaluru highway, it is located at the most happening spot in the metropolis.

IT companies and manufacturing industries abound within a few kilometers radius. Commercial complexes dot the teeming roads in all directions and the world-class Chennai Trade Centre is a quick drive down.

You, at the centre are the monarch of all you survey.

Outdoor value additions

Your car is a loved possession and we've seen to it that it has its own home in the exclusive parking lot. A paved road within the campus has been provided to help you move smoothly in and out.

You love it when your children are safe and well-occupied within the confines of the campus. Their play area ensures that. You don't need to worry about your security because the 24 x7 watch and ward takes utmost care of you.

Special provision has been made for you to have your private get-togethers of family or friends as well as your fellow occupants of Sterling Bhandari.





Sterling Bhandari



Life made easy

Sterling Bhandari has incorporated a whole string of amenities that are aimed at making your living comfortable.

As you know, water supply is one thing that needs utmost attention. That has been taken care of not only from the regular civic source but also your own independent source. The building has also been adequately addressed with a sewage treatment plant.

Electricity supply similarly has been effected and distributed in the most thoughtful manner taking into account modern gadgetry such as cable TV, internet and air-conditioning besides regular appliances such as geysers and washing machine.





Elements of home making

Let's take you on a walk-through at your prospective abode.

Spacious living room where you could design your décor just as you please welcomes you. As this is the crown of your home it has been meticulously planned for prestige and style.

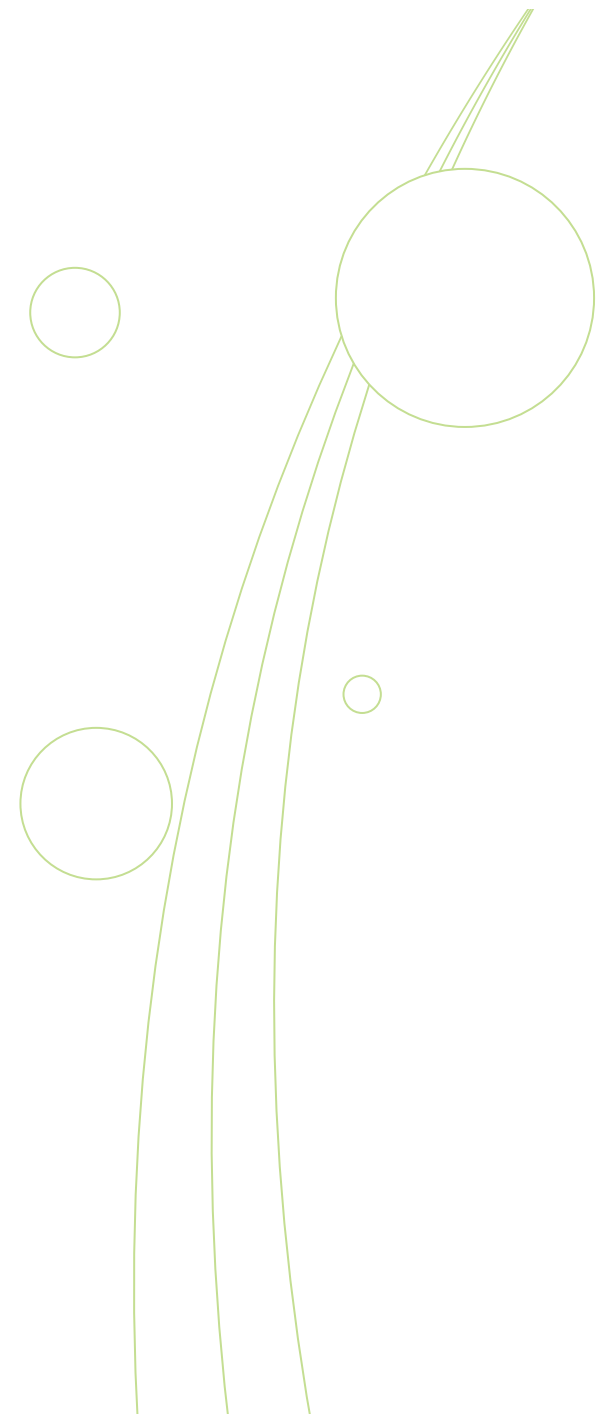
The bedroom next – where you spend a good deal of your life is ready to move in, with every provision for you to plan every minute aspect of furnishing as per your functional need.

The bathrooms have been installed with top-class fittings. An imaginative mix of optimal space and utility is the hallmark of your restrooms.

The kitchen – from where family lifestyle emanates has been lovingly created to help you add on every appliance and facility you need to turn out those marvelous works of culinary art.

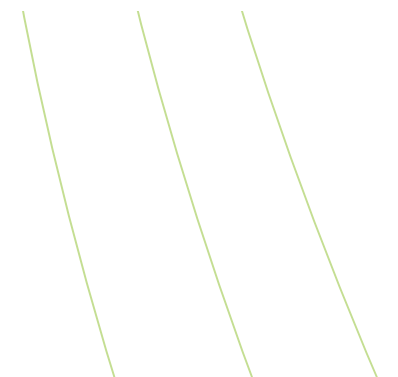
Specifications

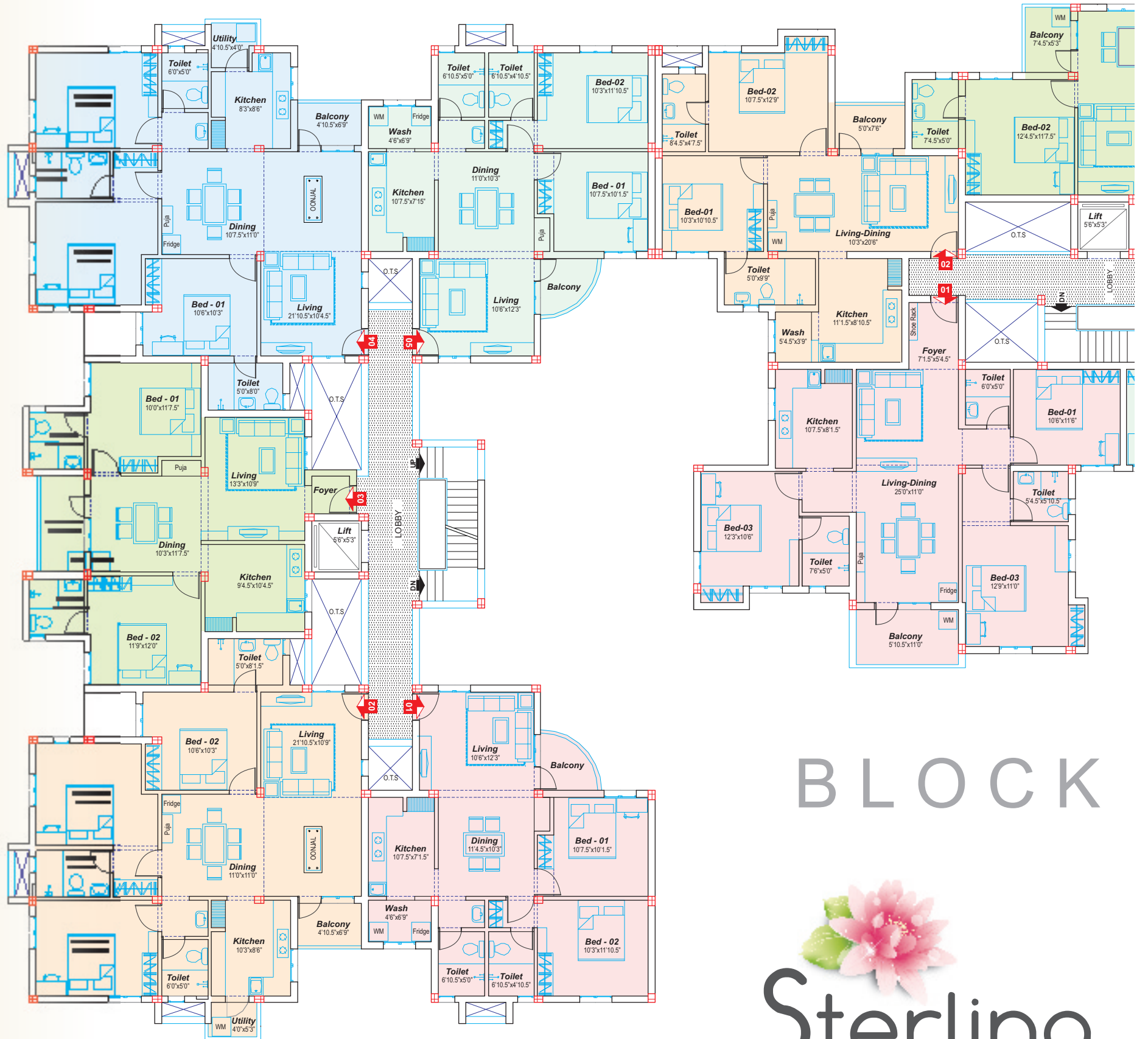
- Plastering** : Cement plastering in ceiling, inner & outer wall with neat finish.
- Flooring** : Vitrified tiles in all rooms.
- Door** : All doors are of solid core flush door finished in enamel paint, except main door which is of paneled shutter finished in sealer and melanine polish.
- Kitchen** : Black granite counter with stainless steel sink (without drain board) is provided.
- Toilet** : All sanitary fittings are white in colour, all plumbing fittings are of chromium plate quality with PVC for sewer and waste lines and threadable PVC pipes for water lines.
- Painting** : All internal walls are finished with full putty and the external walls with ACE emulsion paint. The colour choice in both areas will be as per the architect's choice.
- Electrical** : Three-phase power supply with concealed wiring and modular switches.
- Common area** : Adequate light points shall be provided for common area and staircase.



Amenities

- ◆ Backup Generator for common area
 - ◆ Sewage Treatment Plant
 - ◆ Children's Play area
 - ◆ Terrace party hall
 - ◆ Security Intercom





BLOCK-C

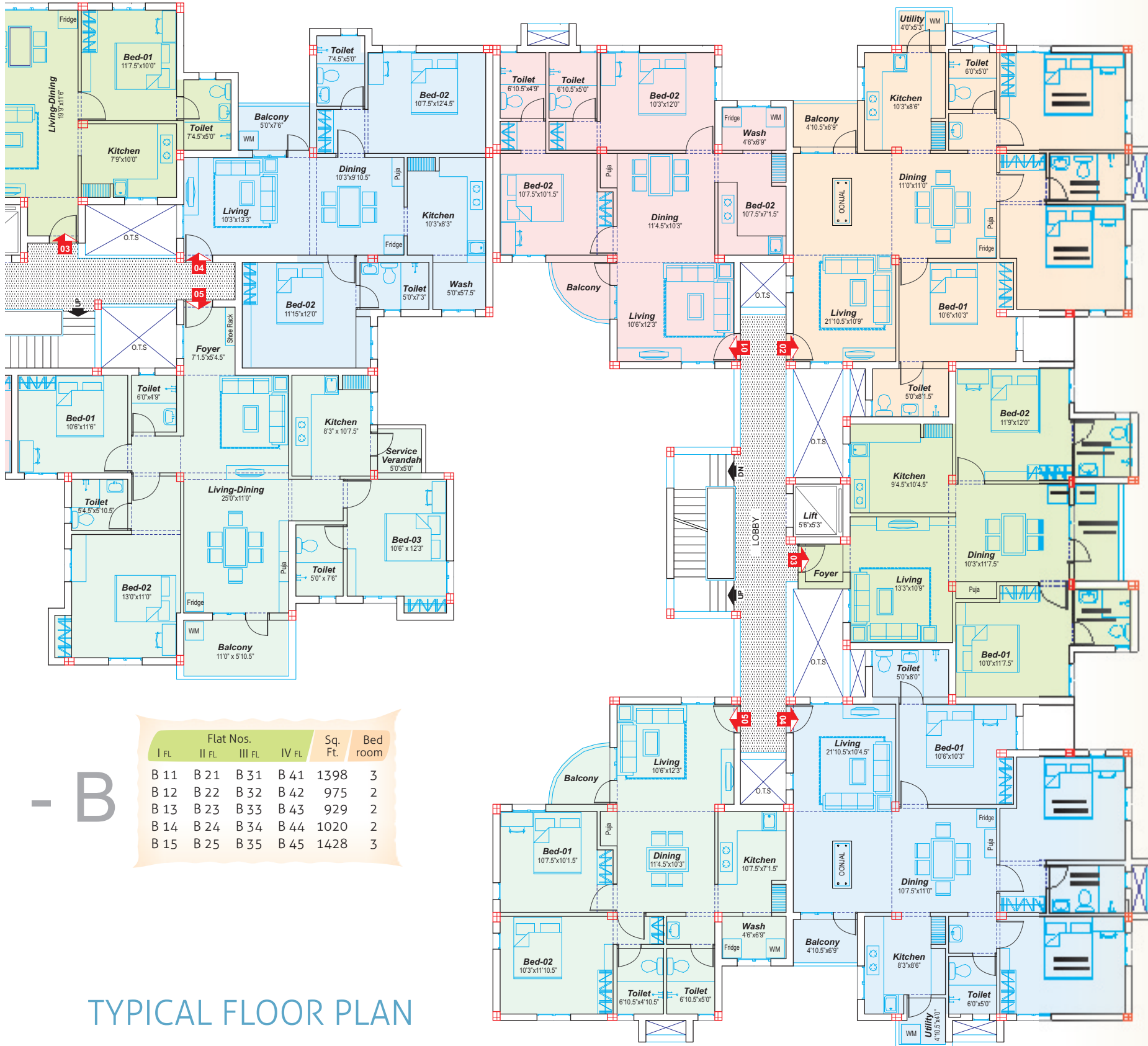
Flat Nos.				Sq. Ft.	Bed room
I FL.	II FL.	III FL.	IV FL.		
C 11	C 21	C 31	C 41	985	2
C 12	C 22	C 32	C 42	1371	3
C 13	C 23	C 33	C 43	1032	2
C 14	C 24	C 34	C 44	1363	3
C 15	C 25	C 35	C 45	985	2

BLOCK



Sterling Bhandari

Premium Residential Apartments



- B

Flat Nos.				Sq. Ft.	Bed room
I FL	II FL	III FL	IV FL		
B 11	B 21	B 31	B 41	1398	3
B 12	B 22	B 32	B 42	975	2
B 13	B 23	B 33	B 43	929	2
B 14	B 24	B 34	B 44	1020	2
B 15	B 25	B 35	B 45	1428	3

TYPICAL FLOOR PLAN
I, II, III & IV Floor

BLOCK-A

Flat Nos.				Sq. Ft.	Bed room
I FL	II FL	III FL	IV FL		
A 11	A 21	A 31	A 41	985	2
A 12	A 22	A 32	A 42	1371	3
A 13	A 23	A 33	A 43	1032	2
A 14	A 24	A 34	A 44	1363	3
A 15	A 25	A 35	A 45	985	2

LOCATION MAP

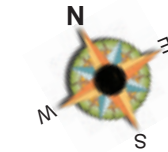
Dotted with pristine amenities STERLING BHANDARI is an exclusive premium residential apartments located approximately 8km away from the Guindy Junction.

Cradeled near the Porur & Iyyapanthangal, this residential complex has a promosing development potential and on an advantageous location where it can be reached by more than one route and is well connected by city buses.

It is enveloped by top notch MNC's, Engineering & Medical Colleges, IT parks, Hospitals etc., These immaculate features offer you the choice to build a dream home of modern living.



Sterling Bhandari



Map not to scale

