

HEBRON<sup>®</sup>  
*Enclave*

YOUR TRYST WITH LUXURY

AN EXCLUSIVE VILLA PROJECT BY  
**HEBRON**<sup>®</sup>  
PROPERTIES







HEBRON  
Australian Living... *Enclave*

## Phase 1

## ABOUT US

Hebron Properties Pvt. Ltd., promoted by Koshys Group is a reputed name with decades of experience in Real Estate, Health Care and Educational Vertices in Bangalore. Building homes in strategic locations, that boast of unique architectural designs which appeals to the discerning buyer is just one of the strongest & sharpest arrows in our quiver. Our commitment to quality and attention to detail has earned us a considerable repute in India and beyond its shores.



# ULTRA LUXURY LIVING IN HARMONY WITH NATURE

Hebron Enclave is a Pre-Certified IGBC Platinum Rated Project, backed by an international designing concept by the green architect, Mr. Maxwell Roy Barcham from Perth, Australia. One that creates healthier living spaces with plenty of natural light, air, and minimal impact on the environment; added to it are the lush green gardens and landscaped lawns that enhance the joy of well-being even more!



## IGBC GREEN HOMES

Hebron Enclave - IGBC Platinum Pre-certified project

IGBC Green Townships Ratings System - IGBC works to provide tools that facilitate the adoption of green buildings practices in India. The rating system is designed to address large developments and it is mandatory to include residential development as part of township.

IGBC Green Townships rating system - is applicable for large developments & townships. At least 25% of the total built-up area (in sq. m.) within the township should be earmarked for residential use, for it to qualify for certification.

The IGBC Green Townships Rating System is designed to address the issues of urban sprawl, automobile dependency, social and environmental disconnect.

Developments are evaluated on the following broad aspects: Environmental Planning, Land Use planning, Resources management and Community development.







## ENGINEERED TO SOOTHE

The 71 ultra-luxury villas at Hebron Enclave, spread over 16 acres (Phase 1: 11.5 acres) of prime BDA approved property amidst sprawling greenery, are meticulously designed with Indian sensibilities and unique architectural features, like a 240° view balcony, an ultra modern in-house elevator amidst plush interiors and optimum space utilization. This along with terracotta tiles and exposed bricks, stone cladding, wooden flooring and multiple finishes to suit the Indian summer and keep your home cool throughout the day. A Ratio of 6 villas per acre and a minimum distance of approximately 15 feet between the villas ensures unrivaled privacy.



ULTRA LUXURY PROJECT  
OF THE YEAR 2013  
(Bangalore East)





## YOUR GETAWAY WITHIN THE CITY

Hebron Enclave brings to you a perfect getaway wrapped in the essence of Australia. With features like a 20,000 sq. ft. Clubhouse, Putting Area, Badminton Court, water bodies and many more, your home is set to become your idyllic retreat!





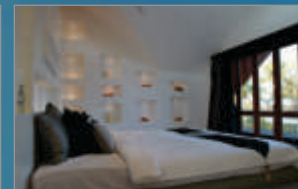


## ROMANTICALLY PRIVATE

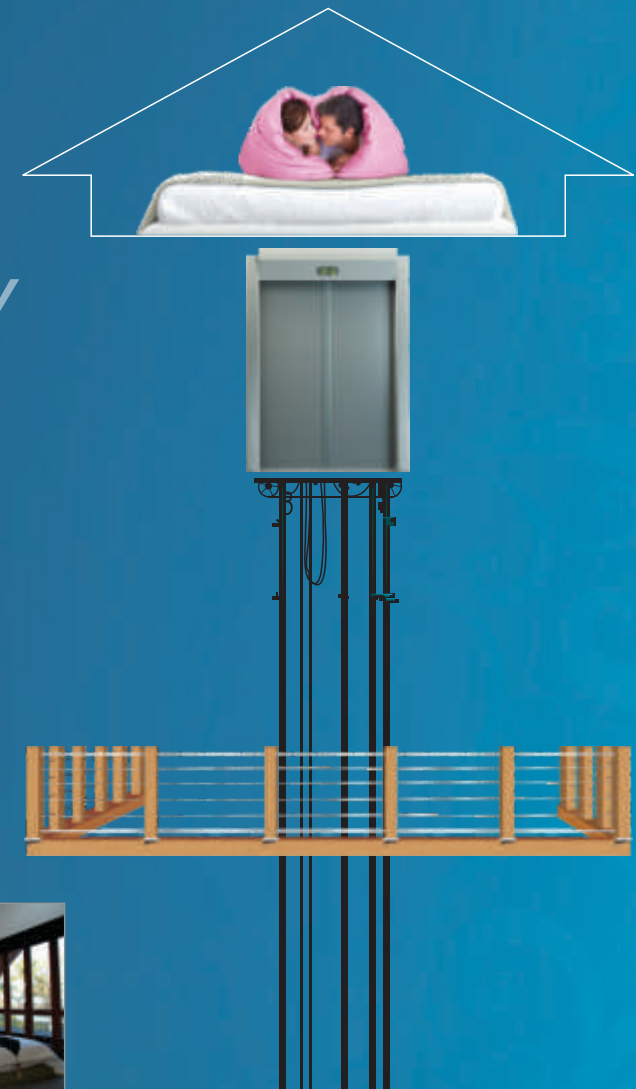
If our 240° view balconies & In-house elevator didn't convince you, then the exclusive privacy of our One-Floor Master Bedroom surely will...

An exclusively private floor housing:

- A Sprawling Master Bedroom
- A Kitchenette
- An Office space
- A Jacuzzi overlooking a private sit-out
- Barbeque deck



SHOT AT LOCATION







ARISTOCRATIC BUNGALOW



ULTRA LUXURY PROJECT  
OF THE YEAR 2013  
(Bangalore East)



# FLOOR PLANS

ARISTOCRATIC BUNGALOW - GROUND FLOOR

Plot: 6300 SFT  
SBA: 7000 SFT





ARISTOCRATIC BUNGALOW - FIRST FLOOR





ARISTOCRATIC BUNGALOW - SECOND FLOOR







BUSINESS CLASS BUNGALOW - 1



ULTRA LUXURY PROJECT  
OF THE YEAR 2013  
(Bangalore East)



BUSINESS CLASS BUNGALOW - 1 GROUND FLOOR

Plot : 3300 SFT  
SBA: 5100 SFT





BUSINESS CLASS BUNGALOW - 1 FIRST FLOOR





BUSINESS CLASS BUNGALOW - 1 SECOND FLOOR







## LIVE SAFE. LIVE SECURE.

The promise of unparalleled security makes life at Hebron Enclave safe, secure and peaceful with 24 hours electronic security in addition to the manned security with state-of-the-art security systems. To further allay your worries every villa is equipped with security intercom and CCTVs.





## A SMART INVESTMENT FOR POSTERITY

Location wise KR Puram has emerged as the top residential destinations to invest in. Once at the outskirts of the main city, KR Puram has undergone a major transition over the years. The area enjoys a good demand due to its proximity to important centers of the city and beyond. In an investment advisory and research report put out by a global real estate consultant firm, in the five year period between 2013 and 2017, KR Puram is expected to see an average price appreciation of 91%. This makes a home at KR Puram a smart investment that even the generations to come would appreciate in future.





## SPECIFICATIONS

### **Plastering**

All internal walls smoothly plastered with lime rendering Painting/Polishing.

### **Exterior**

Combination of Terracotta tiles, exposed bricks and external paint. Enamel paints for MS grill (wherever applicable) internal doorframes and shutters. Teak surface or wood surface if any provided with melamine polish for front door.

### **Flooring**

Bamboo/Laminate Parquet flooring in living rooms & premium vitrified tiles in bed rooms.

### **Bathroom**

Ceramic tiles floor and glazed tiles with mixture of paint finish, shower cubicles in all bathrooms. Concealed plumbing with PVC pipes, light colored sanitary fixtures of Hindustan/Parry ware make or equivalent and CP fittings of Jaguar/Equivalent. Hot and cold water mixer tap with shower in all toilets. (Jacuzzi optional)

### **Kitchen**

Designer kitchen concepts for cooking & dry kitchen areas.





## SPECIFICATIONS

### **Doors**

Front door: Hardwood door frames in teakwood  
Other doors: Hardwood frames, flush shutter for bedrooms with enamel paint. PVC coated flush shutter with enamel paint for toilet and terrace doors.

### **Windows**

Hardwood frame with shutters.

### **Electrical**

Concealed ISI brand wires, Electrical Switches of Anchor Roma Series or similar. Earthing with copper wire using grid system. Power points for split AC in all bedrooms and inverter line.

### **Plumbing**

Jaguar Florentine/Equivalent CP fittings, B-class TATA pipes or PPR/Equivalent PVC drainage and rain water pipes. Sanitary fittings of Parryware/Equivalent.

### **Cable TV**

Cable TV & telephone lines point only in living rooms & bedrooms.





# ENCHANTED.

That is how life at Hebron Enclave feels like

Savor the resort style living at home. Hebron Enclave offers extensive options to live your life to the fullest. The 20,000 sq. ft. Clubhouse comes fully equipped with amenities that will charm and leave you enchanted!





State-of-the-art Gymnasium



Golf Area



Tennis Court

Jogging Track • Basketball & Indoor Badminton Courts

Synthetic Tennis Court • 24 hour Ambulance Service • Mini Mart • Amphitheater



Swimming Pool



Club House

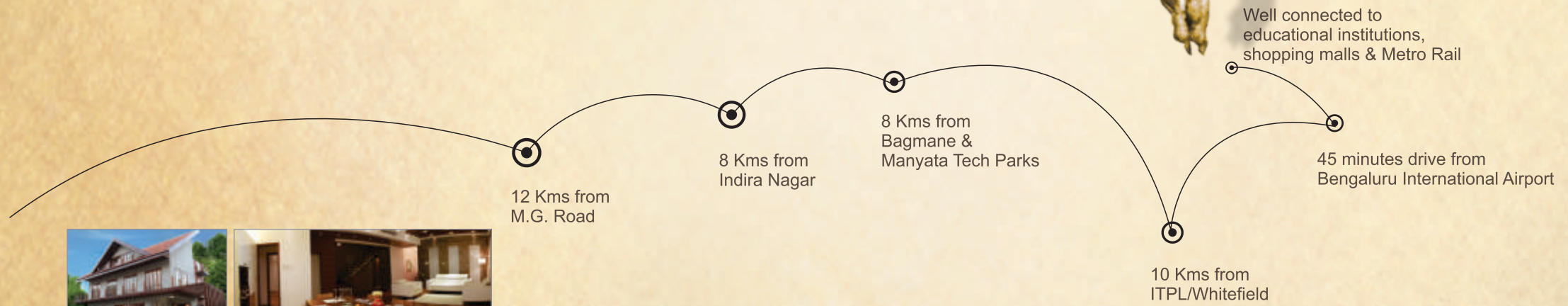


Kids' Pool



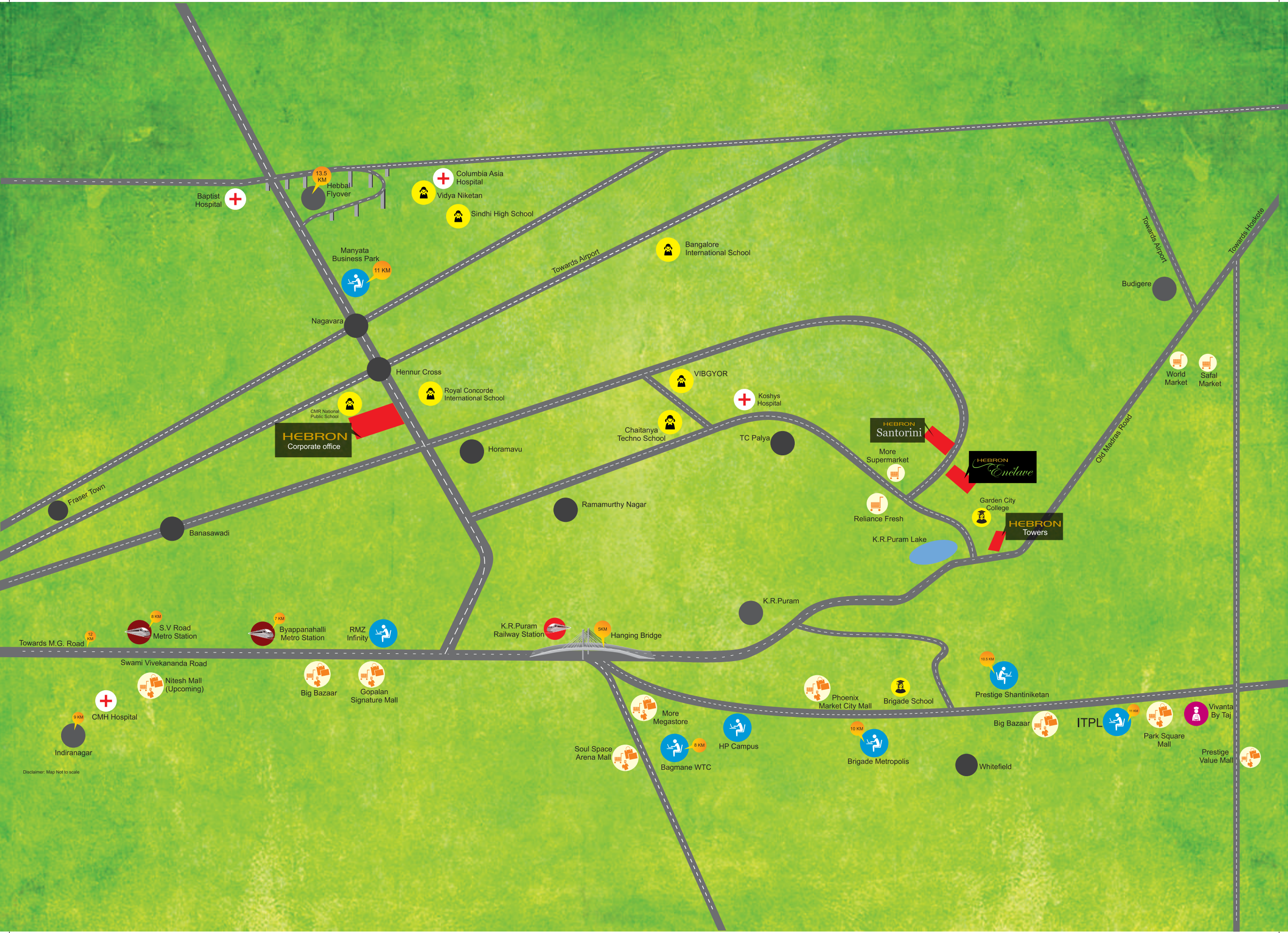
# HOP, SKIP & BOUNCE TO ANYWHERE YOUR HEART DESIRES!

From business to pleasure the ultra-luxurious Australian style villas at Hebron Enclave are in close proximity to all the things your heart desires. Be it the workspaces at Manyata & Bagmane Tech Parks, ITPL and Whitefield, or the entertainment hubs of Bangalore at MG Road and Indiranagar, or even the other necessities like the International Airport, Metro Rail, academic institutions and shopping malls, everything is a hop, skip and bounce away!



SHOT AT LOCATION





**HEBRON**  
Corporate office

**HEBRON**  
Santorini

**HEBRON**  
Enclave

**HEBRON**  
Towers

Disclaimer: Map Not to scale



**HEBRON**<sup>®</sup>  
PROPERTIES

Building Dreams to Reality

INDIA-BANGALORE

**Hebron Properties Pvt. Ltd.**

#712, 4<sup>th</sup> Floor, 5<sup>th</sup> 'A' Cross, HRBR Layout,  
1st Block, Kalyan Nagar Ring Road, Bangalore - 560 043

Phone : +91 88801 10110

e-mail: [marketing@hebronproperties.com](mailto:marketing@hebronproperties.com)

[www.hebronproperties.com](http://www.hebronproperties.com)

USA • MALAYSIA • BAHRAIN • DUBAI



Scan for an actual Villa video shoot



**ULTRA LUXURY PROJECT  
OF THE YEAR 2013**  
(Bangalore East)