



Site Address: ParkWest, 1/1, Hosakere Road, Binnyfields, Binnypet, Bengaluru - 560023.
www.shapoorjirealestate.com

*Disclaimer: The purpose of this brochure/booklet/prospectus/advertisement is, to give a perspective to the customers regarding the extent of the amenities and facility that may come up in the project as per the present approved layout. The customer is requested to kindly base their reliance on the agreement for Sale/Allotment to be entered into for purchase of the flats/units in the project. This invitation to offer is valid only for building located at Hosakere Road, Binnyfields, Binnypet, Bengaluru. This invitation to offer will be applicable to only those customers, who qualify as per promoter requirement and the decision of the promoter as regards the criteria for such qualification shall be final. This sample flat shown is as per the sanctioned plan and layout however, the interiors and furniture items displayed therein are to give a perspective to the customer and are not part of the flat to be sold to the customer.

RERA Acknowledgment no. RMW/170750/000175

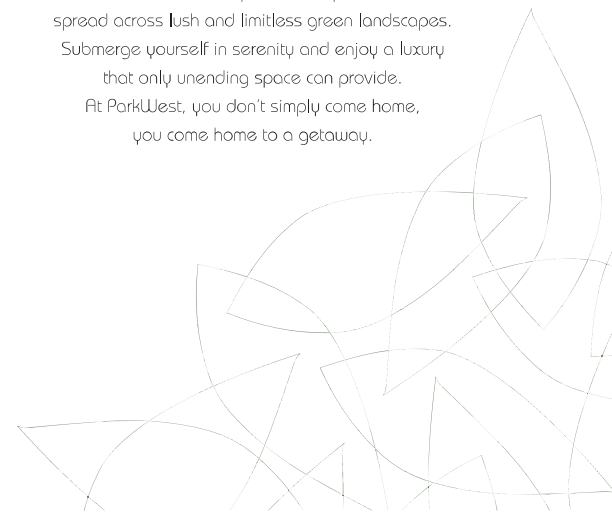
PARKWEST™
Premium Residences by Shapoorji Pallonji



Space,
an unparalleled luxury.



In the heart of Bengaluru, stands ParkWest, an oasis that redefines spaciousness. Its luxury towers with 2 & 3 bedroom residences, duplexes and penthouses are spread across lush and limitless green landscapes. Submerge yourself in serenity and enjoy a luxury that only unending space can provide. At ParkWest, you don't simply come home, you come home to a getaway.



In today's age, there are few things as sought after as space. And at Parkwest, you get more than you can wish for. Wake up to acres of lush greenery and chirping birds. And give your children the joy of ample space to run around and play in. With so much open space in the centre of the city, you will be near everything you love and miles away from stress.

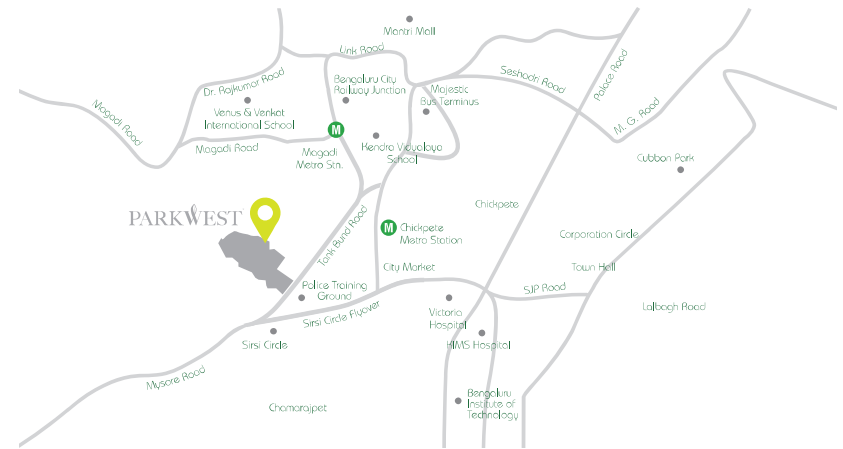
46* acres of living space



*46.29 acres comprises of 33.78 acres of residential development and 12.51 acres of parks, open spaces, civic amenities & road



Open spaces,
centrally located.




Metro Station
1,3 km

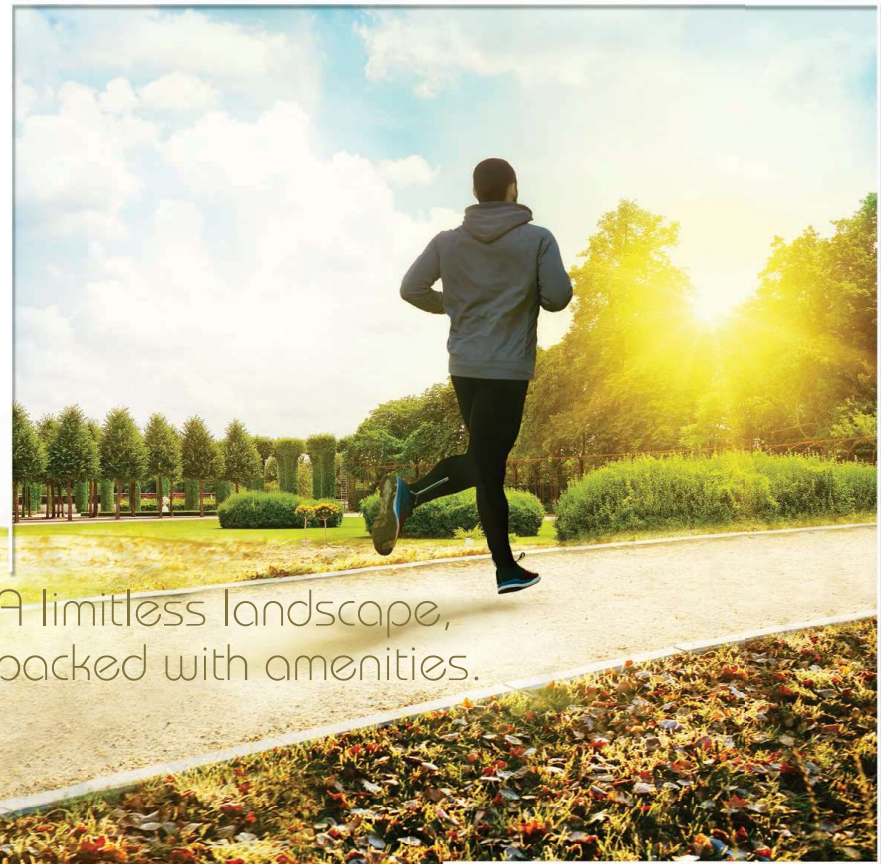

M.G. Road
6,8 km


Railway Station
2,2 km


International Airport
36,1 km



With a diverse range of amenities, ParkWest is designed to heighten the lifestyle of every member of the family. The endless variety of features, ranging from parks to sports to recreational facilities, is bound to keep you so entertained, you'll want to stay home, even on a weekend.



A limitless landscape,
packed with amenities.



A space in the sky
for you to unwind.



When it comes to space, even the sky is not the limit at ParkWest. Apart from an endless range of amenities, every tower has its very own Sky Zone, the perfect place to relax and unwind on a lazy afternoon.

A 7-acre park,
right in your backyard.

Imagine the gust of fresh air, chirping birds and fluttering butterflies. Imagine an open space where you can revel in the sounds and sights of pristine nature. At Parkwest, your own 7-acre park is just a walk down.





A place for expression
and recreation.



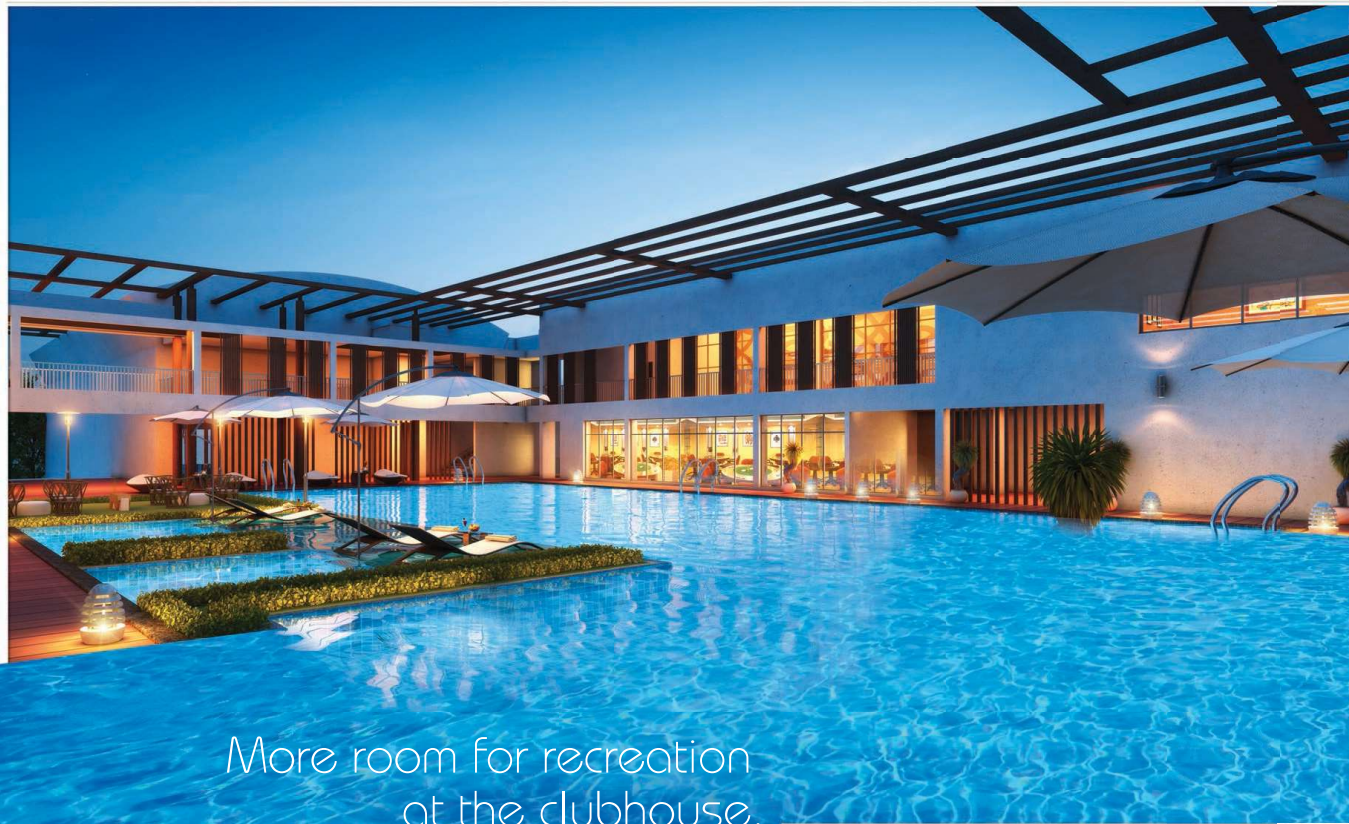
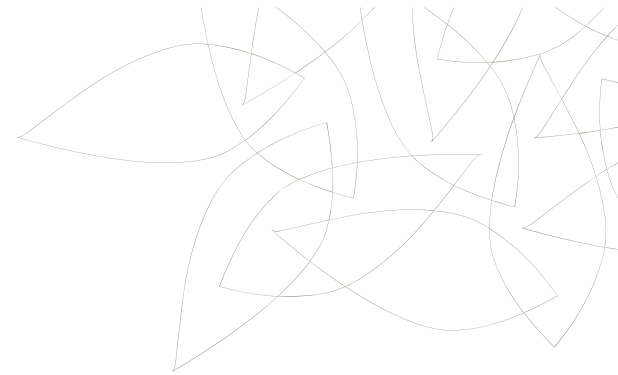
Whether it's acting in a play at the amphitheatre and performance deck, frolicking with friends at the play area, diving into a book at the reading corner or just running through the lawns, your child is bound to have a wonderful time at ParkWest. And while the kids are off having fun, you can relax at the pergolas, enjoy a barbeque with friends or head over to the aerobics pod.



A place to stay active,
whatever your sport.



Gear up, because at ParkWest there are countless ways to work up a sweat.
Be it basketball, tennis, skating, jogging, aerobics or swimming,
at ParkWest, you're bound to find some way to stay energised.



More room for recreation
at the clubhouse.

Indulge in world cuisine with your closest friends.
Enjoy a vitalising massage that takes all your stress away.
Take part in a cross-training session that keeps you in shape.
At the 58,000 sq.ft. clubhouse, you'll find endless ways to pamper
yourself. Be it taking a quick dip in the pool,
throwing a party or reading a book, you'll always find the space.
And for when you have friends staying over, the extra guest rooms
will be at your service.

The ParkWest towers stand tall, each as stunning as the next. Every tower utilises space to the fullest with a dedicated senior's square, tot lot, youth corner, library and lounge so each member of the family has their own outdoor space, just an elevator ride away.

Majestic towers
with dedicated amenities.





Designed by renowned architects, RSP, and landscaped by Site Concepts, Singapore, ParkWest is at the pinnacle of quality and design. Developed by Shapoorji Pallonji, every inch is built with precision and it is this attention to detail that makes it truly luxurious.



Exquisite interiors,
designed for space.

Every tower at ParkWest welcomes you with a masterfully curated double-height lobby. Each element of this grand entrance reflects the care and craftsmanship that has gone into each home. The luxurious residences have immaculate interiors specifically designed to maximise sunlight and cross-ventilation, making them both functional and aesthetically pleasing.

All of this, along with well laid out rooms, spacious kitchens and sun decks that give residents a scenic view, make sure the residences are a testament to space and quality.



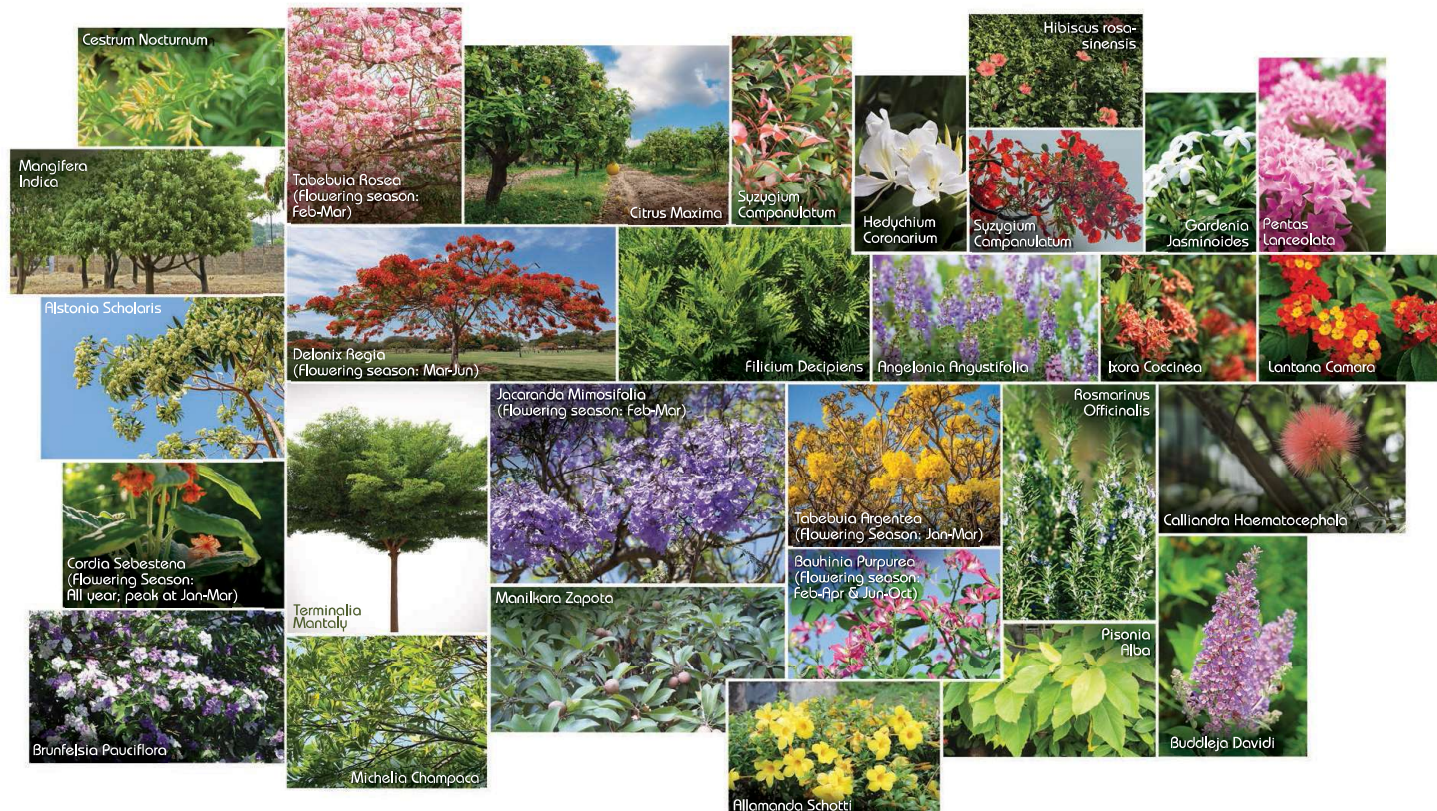


Vibrant living rooms
with abundant sunlight.





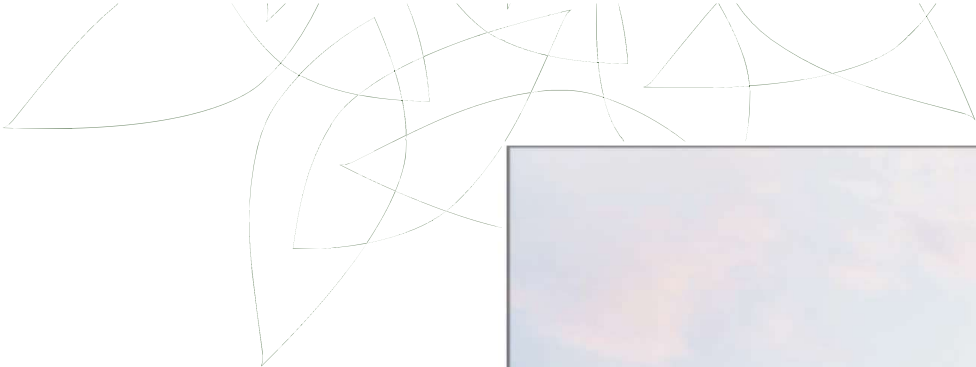
Tasteful kitchens
for your gourmet creations.



Trees of all shapes and sizes.

Grab a good book. Pick the right tree. Sit in its shade and have a good read. With a magnificent diversity of trees, flowering, fruit-bearing and evergreen, scattered across the lush green landscape, the air around ParkWest is as fresh as it could possibly be.





A key to your residence at ParkWest gives you more than just a luxurious apartment. It gives you access to a world of lush greens and verdant gardens. Welcome to a world where amenities are abundant and all your needs are taken care of. At ParkWest, you don't just get a home, you get a key to limitless space.



A key to luxury
and space.

Master layout plan

- | | |
|--------------------------------|-------------------------|
| 1. Main Entry | 16. Jogging Track |
| 2. Entry Plaza | 17. Park |
| 3. Senior's Square | 18. Skating Rink |
| 4. Kid's Play Area | 19. Barbeque Area |
| 5. Amphitheatre | 20. Reflexology Pathway |
| 6. Picnic Lawn | 21. Future Development |
| 7. Tennis Court | |
| 8. Clubhouse | |
| 9. Viewing Pavilion | T1. Olive |
| 10. Overlooking Deck | T2. Emerald |
| 11. Open Lawn | T3. Mulberry |
| 12. Swimming Pool | T4. Maple |
| 13. Viewing Deck with Pavilion | T5. Sapphire |
| 14. Basketball Court | T6. Magnolia |
| 15. Aerobics Pod | T7. Mahogany |



Specifications

Structure:-

- Earthquake resistant structure (Seismic Zone II compliant)

Plastering:-

- Internal walls smoothly plastered and finished with wall core putty

Painting & Polishing:-

- Interior walls finished with acrylic emulsion paint & ceiling with water/oil bound distemper
- Exterior walls with textured/emulsion paint
- Enamel paint for internal doors
- Enamel paint for MS railings
- PU/Melamine polishes on both sides of main door
- Maid's room walls & ceiling with water/oil bound distemper

Flooring:-

- Vitrified flooring for living, dining and family areas
- Vitrified flooring in master bedroom and other bedrooms
- Vitrified flooring in kitchen
- Anti-skid ceramic flooring in balcony & utility area
- Ceramic flooring for maid's room

Common Areas:-

- Elegant double height ground floor entrance lobby; flooring and cladding in Granite & co-ordinated materials
- Upper floors lobby flooring and cladding in vitrified tiles; Granite dado around lift door
- Staircase flooring in Kota with water/oil bound distemper paint on walls & ceiling

Toilet:-

- Anti-skid ceramic tiles flooring and Ceramic tiles dado in all toilets
- Granite vanity counter top with ceramic wash basin in all the toilets (except maid's toilet)
- Sanitary ware (wash basin, ELWC) in all toilets of Kohler or equivalent make
- Wall mounted hot/cold shower mixer of Kohler or equivalent make
- Health faucet of Kohler or equivalent make.
- Provision for storage water heater in each toilet (except maid's toilet)
- Exhaust fan in all toilets(except maid's toilet)
- Mirror, toilet paper holder, soap tray, towel rod in all toilets (except maid's toilet)

Main Door:-

- 8 feet tall pre-engineered door frames and shutters finished with teak veneer & PU/Melamine polish on both sides.
- Good quality hardware of Godrej or equivalent make

Other Internal Doors:-

- 7 feet tall pre-engineered door frames with commercial flush door shutters painted on both sides
- Good quality hardware of Godrej or equivalent make

Windows:-

- UPVC sliding doors with fly mesh for all decks
- UPVC sliding windows with fly mesh (no fly mesh in UPVC casement Windows)
- Safety grills with enamel paint for all windows & utility area upto second floor.

Kitchen/Utility:-

- Adequate electrical & plumbing points
- Provision of water purifier & Instant geyser point in the Kitchen
- Provision for washing machine in utility
- Reticulated piped LPG gas line with individual meter for each apartment
- Kitchen granite counter top with single bowl single drain stainless steel sink & vitrified tiles dado upto 2 feet high above the counter

Electrical:-

- TV points in living room & all bedrooms
- Fire resistant wires of reputed make
- Branded modular switches.
- One Miniature Circuit Breaker (MCB) for each circuit provided at the main distribution box within each apartment
- For safety, one Residual Current Circuit Breaker (RCCB) for every apartment
- Provision for telephone points in living room and master bedroom
- Split A/C power point in living room & all bedrooms with provision to keep A/C outdoor units.

Security Systems:-

- Video door phone in all apartments
- Round the clock manned security with CCTV coverage between main entry of the complex and each tower reception lobby

Telephone with Intercom Facility:-

- Intercom facility between main lobby of each tower , main entry point to the complex and individual apartments
- Telephone and broadband provision for each apartment

Fire Safety:-

- All apartments will have sprinkler system
- Fully automatic fire protection system
- Fire hydrant system in each block/ floor, including external yard hydrants.

Water Treatment Plant:-

- Treated water through an exclusive water treatment plant within the project

Environment Conservation:-

- Sewage effluent shall be treated and the treated water shall be used for flushing and landscaping
- OWC- Organic Waste Converter would convert all organic waste to manure which will be used for landscaping.
- IGBC pre-certified gold rating for reducing the consumption of energy, water and materials to ensure improvement of public health, safety and environment.

Additional specifications:-

- Premium polished vitrified tiles for living, dining and family areas. Engineered wooden flooring in master bedroom of Penthouses only
- Door shutter finished with teak veneer & PU/Melamine polish on both sides. All toilet's door shutter will be finished with teak veneer on the outside and painted on the inside
- Toughened glass shower panel with door in the attached toilet of the master bedroom
- Single lever diverter unit for shower in the attached toilet of the master bedroom of Kohler or equivalent make
- All external railings are stainless steel with laminated glass for Sapphire only. Stainless steel hand railing with laminated glass for internal staircase for Penthouses only
- High-end version of video door phone

*The above mentioned specifications are only for Maple & Sapphire.

*Only for penthouses, duplex & all the apartments in Sapphire.

150 years of excellence

Over the last 150 years, Shapoorji Pallonji has built a legacy that stretches across the globe. With iconic landmarks such as The Imperial in Mumbai, the Park Towers in Dubai, the Palace of the Sultan of Oman and numerous others, Shapoorji Pallonji is a brand synonymous with quality and excellence.

Meet Our Associates

Land Owners
€TA, Bengaluru

Principal Architect
RSP Design Consultants (India) Pvt. Ltd.,
Singapore and Bengaluru

Landscape Consultants
Site Concepts International, Singapore and Bengaluru

Structural & MEP (Services) Consultant
Design Tree Services, Bengaluru

Green Building Consultant
€N3 Sustainability Solutions Pvt. Ltd.,
Bengaluru

Legal Advisor
Anup S. Shah Law Firm, Bengaluru

Cost Consultant
Sweett Consultant, Bengaluru

Structural Optimization Consultants
Optimization Consultants, New Delhi

Traffic Consultant
Aakar Abhinav, Mumbai

