



Home for **gracious living...**
Biggest Gated Layout in CHIKKABALLAPUR



CUDA Approved



Right now, our day entails traffic snarls, billowing congestion, dust from construction sites and noise pollution. We spent a lot of time stuck in traffic, trying to get to work and back, or running errands-leaving us little or no time for family, friends or even ourselves.

We want to help you find a place where you can do everything you want. So we created the perfect living place for you and your family.

THE ESTATE, just few kilometers away from Bengaluru City, 25kms from Kempegowda International Airport, Bengaluru and ideally located to nearby software and hardware parks, yet close enough to get away.

Our gated community plotted development which is ready for building homes, that is amid 46 acres ideally located in Chikkaballapur City. The layout comes with 654 plots each having open spaces separating them to make room for a peaceful environment.

Experience the joy of nature blended with mountains from your plot. We'd like to invite you to a place with cleaner air, greener lands and all the peace you need.

**The layout is promoted by:
Mr. K S Umashankar & Mr. Venkata Krishna T**





REALTY COMPASS
Showing You the Right Direction in Realty



THE ESTATE
LIVING HOOD
FROM
SUNRISE INFRA



A place to unwind...

We all need a bit of pampering in our lives. A place to lie back, relax and enjoy. **THE ESTATE** is well crafted for efficient expression of work and play with all the necessary modern comforts designed to blend green outdoors with indoor luxury.

- Well equipped state-of-the-art facility Club House
 - Landscaped Gardens - a place for relaxing with Seating Areas
 - Amphitheatre
 - Indoor Games Room
 - Fitness Center
 - Multipurpose Hall
 - Children's Playground
 - Jogging Track
- Space provided for**
- Convenience Store & Coffee Shop



**Infrastructure
Designed for Better Living**
We bring you world-class infrastructure designed to give you a blissful living experience at **THE ESTATE**. All our plans revolve around quality and sustainability.



Gated Community with all around 8ft ht Compound wall



Tar Road Network



Underground Storm Water Drains



Underground Electricity & Communication System



Efficient Gravity Flow Water Network System



Sewerage Treatment Plant



Rainwater & Groundwater Recharge System



Energy-efficient Street Lights



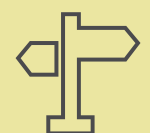
Landscaped Gardens with Seating Areas



Round-the-clock Security



Dedicated Cycle & Pedestrian Infrastructure



Directional & Safety Signages



THE ESTATE

2nd ENTRANCE

PROPOSED PHASE 2

TO GOWRIBIDANURU

TO CHIKKABALLAPURA

LAYOUT MAIN ENTRANCE

PROPOSED TINE ROAD 300 FT WIDE

PROPOSED TINE ROAD 150 FT WIDE

PROPOSED MAIN ROAD 150 FT WIDE

80 FT ROAD

60 FT ROAD

48 FT ROAD

48 FT ROAD

30 FT ROAD

30 FT ROAD

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Our Location – Know your Neighbours

- Proximity to Kempegowda International Airport, Bengaluru - 20 mins
- Chikkaballapur Medical College and Hospital - 10 mins
- Isha Foundation (International School) - Adjoining the layout
- Nandi Hills - 15 mins
- SJCIT College - 5 mins
- Recognised Schools & Colleges in the surrounding
- Big Boon with Software & Hardware Park
- The Fast Growing Aerospace SEZ
- Biggest Apparels Manufacturing Hub
- Business Park
- Proposed Peripheral Ring Road

Route Map

Peenya - Outer Ring Road
Yelahanka
To Doddaballapur
To Hosur
Hebbal Flyover

To Bengaluru NH-7

Rani Circle

To Nandi Hills

Devanahalli

(NCET)
Nagarjuna
College of
Eng. Tech

SJC Institute
of Technology

Divine City

District Hospital

Nandi Upachar

To Gauribidanur



APMC Market

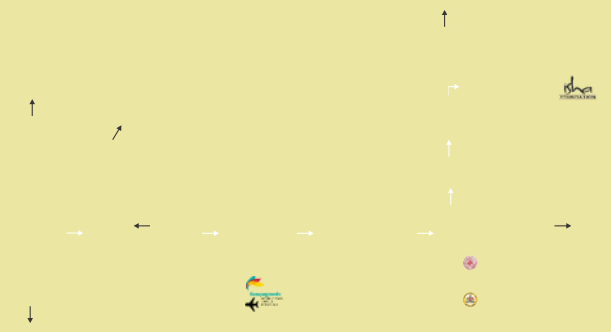
Chikkaballapur Circle

To Hyderabad

KSRTC
Bus Stop

Chikkaballapur
Medical College
& Hospital

DC Office







PROMOTED BY



REALTY COMPASS

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THE ESTATES

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