



**DSR**  
**HIGHLAND GREENZ**

@ CHIKKANAYAKANAHALLI, OFF SARJAPUR ROAD

Where modern luxury & nature's splendor converge!





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Where modern luxury  
&  
nature's splendor converge!

Best living spaces are the ones that beautifully balance our urban lifestyles with the natural environment. We have dedicated our whole lives in the pursuit of that ideal space.

Offering a fix for this eternal penchant for fine urban living draped in privacy, luxury and nature is DSR Highland Greenz in Bengaluru.



## Designed the way you want to live

Highland Greenz is an enchanting project of thoughtfully designed luxury apartments in a gated community where you experience the vibrancy of metropolis living along with enjoying the tranquillity.

With an appealing lifestyle of high-quality amenities and leisure facilities in a favourable location, it ensures the perfect quality of life in a cocooned environment.



# Master Plan



## Legend:

1. Entry Arch
2. Signage Wall
3. Informal Seating / Bus Waiting Area
4. Water Feature with Sculpture Court
5. Main Driveway
6. Cycle Lane
7. Jogging Track
8. Entry Roundabout
9. Signage Pylon
10. Children's Play Area
11. Informal Seating Area
12. Mini Soccer
13. Lawn Mound
14. Play Lawn
15. Block Drop Off
16. Dog Park
17. Tennis Court
18. Basketball Court
19. Cricket Practice Nets
20. Outdoor Gym
21. Barbeque Zone
22. Rock Climbing Wall
23. Trampoline Park
24. Picnic Lawn with Hammocks, Tables & Camping Tents
25. Seasonal Stream
26. Elevated Yoga / Meditation / Bird Watching Deck
27. Pedestrian Bridge
28. Pedestrian Pathway
29. Youth Hangout Zone with Informal Seating Structure
30. Party Lawn with Stage
31. Main Pool
32. Pool Deck
33. Kids Pool
34. Entry Plaza for Clubhouse
35. Amphitheatre
36. Skating Rink
37. Play Lawn
38. Children Play Area with Floor Games
39. Water Feature with Sculpture Court at Seniors Seating Plaza
40. Informal Seating Area at First Floor



## DSR HIGHLAND GREENZ OVERVIEW

|  |   |
|--|---|
| Total Area<br><b>10.10 Acres</b>         | No of Towers<br><b>4 - Wings 8</b>      |
| Structure<br><b>1B+G+12 Floors</b>       | Total Flats<br><b>900</b>               |
| Area of 1 BHK<br><b>619 - 780 Sft.</b>   | Area of 2 BHK<br><b>875 - 1210 Sft.</b> |
| Area of 3 BHK<br><b>1239 - 1422 Sft.</b> | 3 Clubhouses<br><b>23,156 Sft.</b>      |

Lead the way.  
Make a distinct impression.

One thing that makes a good first impression of a home is an inviting & welcoming entrance. Naturally, the wide and elegant driveways & pathways at Highland Greenz become a launchpad for your family into the beautiful community and greet you after a long day of work.



DSR

HIGHLAND GREENZ



## Indulge in some natural therapy.

Get the kids off the couch and onto the field, breathe some fresh inspiring air and stretch out in a life of comfort. Enjoy the sunshine with a walk around the green spaces, catch up with your friends from the community and experience new smells & sounds of the natural greens.

Trampoline Park



Lawn



Mini Soccer Ground



Bird Watching Deck

# So that you can enjoy the sublime views!

See the birds, hear them, identify them, and count them from the dedicated bird-watching deck. Breathe the fresh air, enjoy enhanced nature views or simply relax on the deck.



Bird Watching Deck



Tennis Court

## Take a moment to get outdoors, every day.

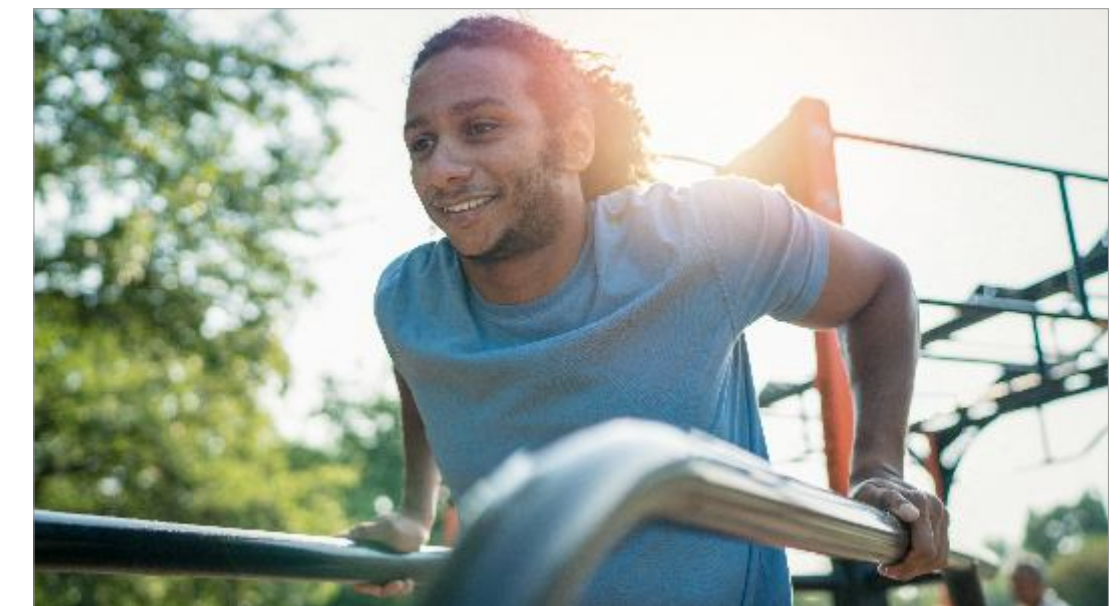
Bask in the beauty and tranquility of nature that surrounds you. Entertain your children in the great outdoors, find creative ways to spend time and discover new ways to enjoy life at home and in the neighborhood.

### OUTDOOR AMENITIES

- Amphitheater
- Outdoor Gym
- Party Lawn with Stage
- Barbeque Zone
- Informal Seating
- Youth Hangout
- Picnic Lawn with Hammocks, Tables and Camping Tents
- Play Lawn
- Lawn Mound
- Dog Park



Cricket Nets



Outdoor Gym



Amphitheater

## The back yard entertaining space

Relax and enjoy entertained evenings at the open-air amphitheater. Designed with fun in mind, it encourages gathering and entertainment in the lush zen-like setting under the open sky.



Water body



Children's Play Area

## A haven of leisure for the city-weary soul

Get inspired by the plethora of sporting activities at Highland Greenz that let you pursue your interests and excel in them. Learn life skills, pursue a healthy lifestyle and enjoy the outstanding recreational activities right at home.

### SPORTS AMENITIES

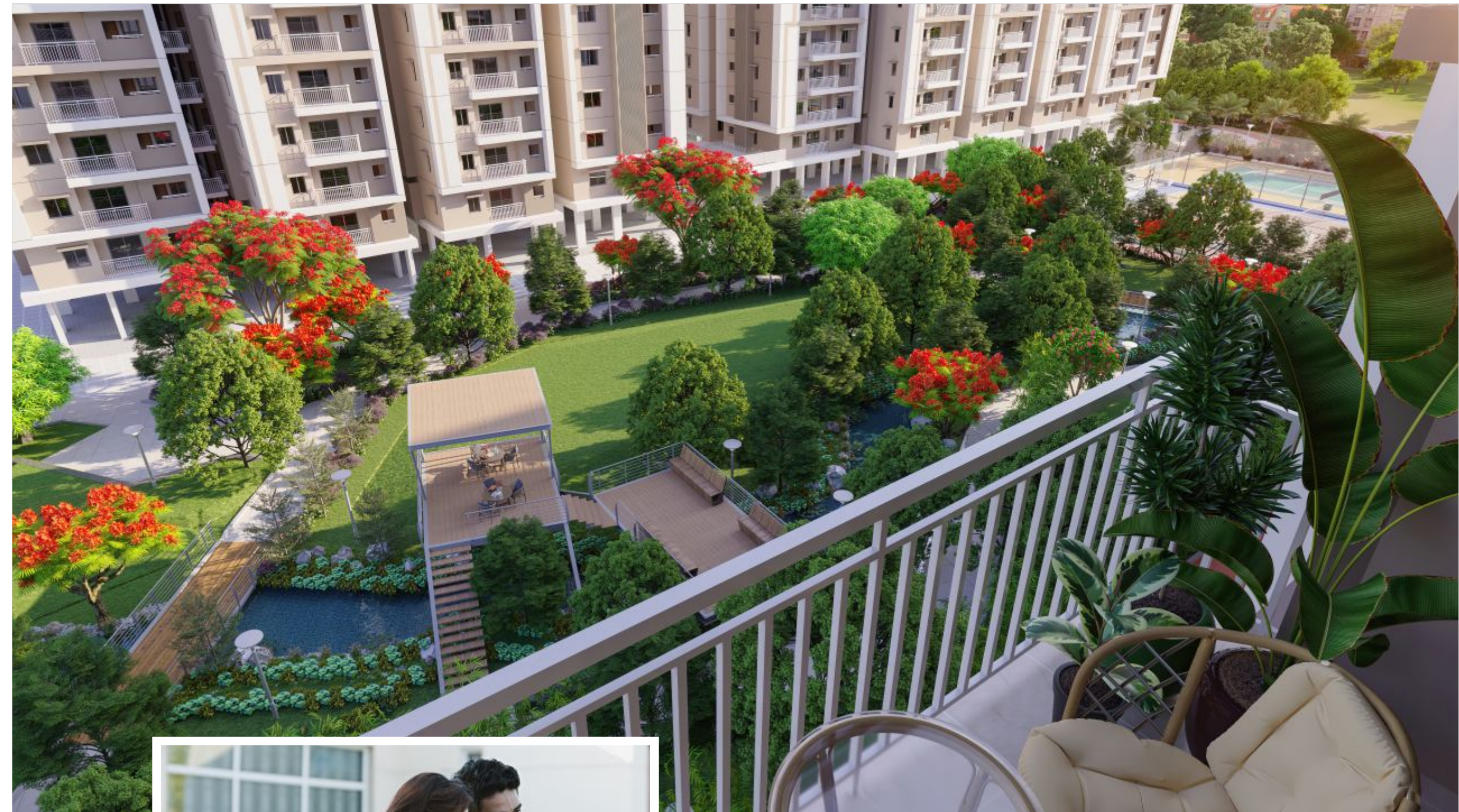
- Children's Play Area
- Tennis Court
- Basketball Court
- Mini Soccer
- Cricket Practice Nets
- Skating Rink
- Rock Climbing Wall
- Sand Pits
- Trampoline Park





## Discover the true essence of home!

Experience a home that's an honest reflection of who you are & what you love. Spend life's precious time and make memories with your family in an exceptional home, in a beautiful neighborhood.



## Unwind & unplug, right @ home.

Wake up to beautiful views of the community and city every day. Enjoy your morning coffee, see the birds fly, appreciate a fantastic sunset or simply relax on your spacious little corner.



## Splash to your heart's content.

Get your friends out into the pool, play a game or just take a dip in the fabulous waters. Have a seat under the night sky, cool off and find pure relaxation in a stunning setting.



## Celebrate, with a touch of nature.

Celebrate your special occasions, a get-together with friends and family, a birthday/ anniversary party or family ceremonies and make everlasting memories at the beautiful & spacious party lawn.

# The social side of life @ Highland Greenz

Fulfill your lifestyle demands with 3 heavenly clubhouses that offer the best of facilities. Get access to plethora of immersive spaces which promote active living, well-being and socializing.



CLUBHOUSE-2



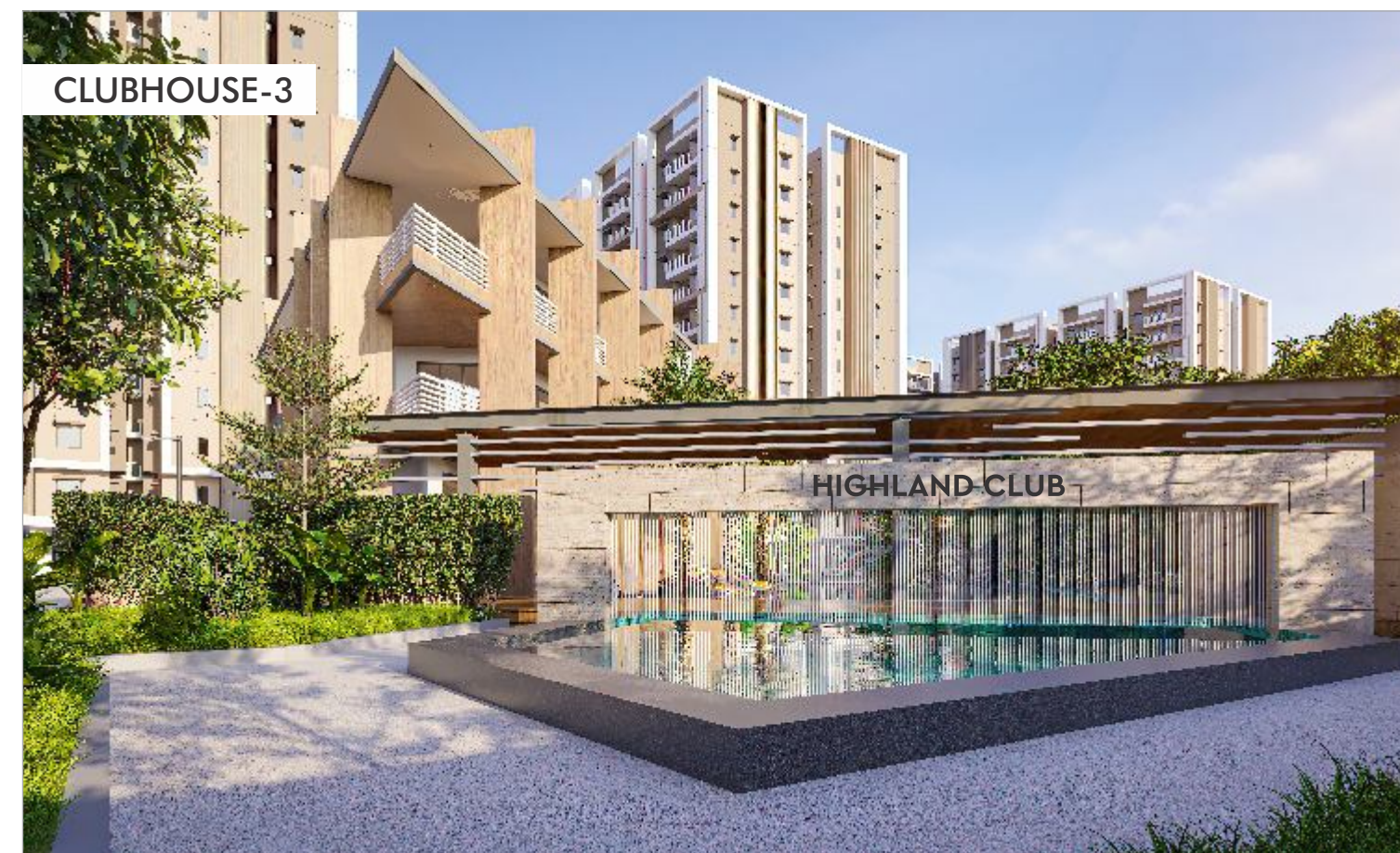
Reception



Badminton Court



CLUBHOUSE-1



CLUBHOUSE-3



Gym



Squash Court



Yoga/meditation



Banquet Hall

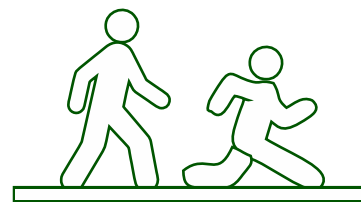


Indoor Games



Senior Cards Room

# Amenities



Jogging Track



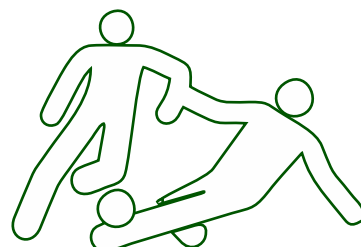
Bicycle Lane



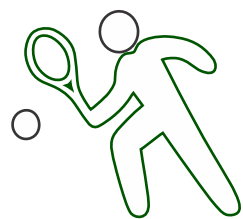
Children's Play Area



Outdoor Gym



Mini Soccer



Tennis Court



Basketball Court



Cricket Practice Nets

# Amenities



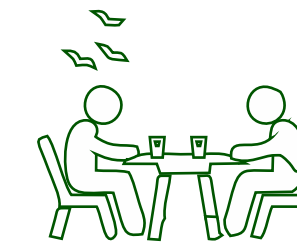
Trampoline Park



Rock Climbing Wall



Dog Park



Play Lawn



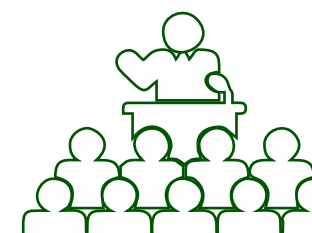
Swimming Pool



Toddler's Pool



Reception



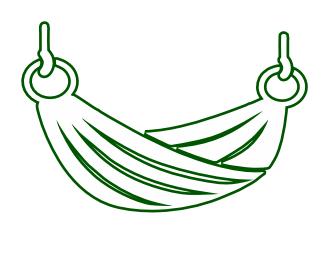
Multipurpose Hall



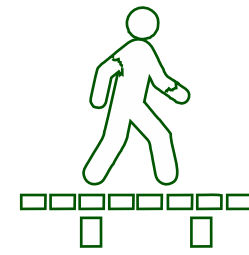
Elder's Seating Plaza



Bird Watching Deck



Hammocks



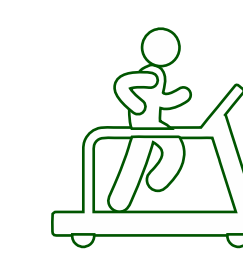
Pedestrian Bridge



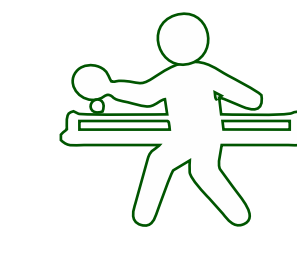
Squash Court



Badminton Court



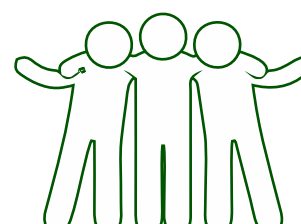
Indoor Gym



Indoor Games



Skating Rink



Youth Hangout Zone



Amphitheater



Barbeque Zone



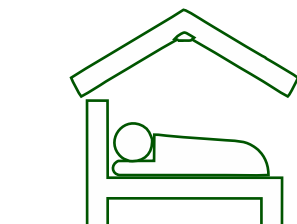
Library



Yoga



Creche



Guest Bedroom



# Tower-B, Wing-1



# Tower-B, Wing-2



# Tower-C, Wing-1



# Tower-C, Wing-3



# Tower-C, Wing-2



# Tower-D



# Specifications



## FRAMED STRUCTURE

RCC framed structure to withstand Wind and Seismic loads.

## SUPER STRUCTURE

6" thick Solid Block Masonry for External Walls and 4" thick Solid Block Masonry for Internal Walls.

**Plastering:** Internal and External Two Coats of plastering in CM(1:6) and CM (1:4) respectively.



## DOORS & WINDOWS

**Main Door:** Moulded Acacia wood (Engineered Wood) door frame and both side laminated designed flush shutter and S.S. hardware of reputed make.

**Internal Door:** Moulded Acacia wood (Engineered Wood) door frame and both side laminated designed flush shutter and S.S. hardware of reputed make.

**Toilets & Utility Doors:** Moulded Acacia wood (Engineered Wood) door frame and flush shutter with water proofed phenol bonded resin with enamel finish over resin on one side & laminated other side & S.S. hardware of reputed make.

**French Doors** (If any): UPVC door frame with glass Sliding shutters with mosquito mesh without safety grill.

**Windows:** UPVC sliding doors with glass and mosquito mesh shutter and safety grills.

**Ventilation:** UPVC/ Aluminium Powder coated with fixed glass, exhaust provision, without safety grill.



## PAINTINGS

**External:** Textured finish & Two Coats of exterior Emulsion Paint of reputed brand.

**Internal:** Smooth putty finish with two coats of premium acrylic emulsion paint of reputed brand over a coat of primer.



## FLOORING

**All Bed Room, Living, Dining & Kitchen:** Vitrified tiles of size 80cm X 80cm

**Bathrooms:** Acid resistant, Anti skid Ceramic tiles 300X300mm of reputed make

**Balconies:** Acid resistant, Anti skid Ceramic tiles 200X1200mm of reputed brand.

**Utilities / Wash:** Acid resistant, Anti skid Ceramic tiles 300X300mm of reputed brand.

**Corridors:** Vitrified tiles with inlay.

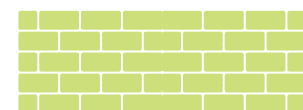
**Staircases:** Polished kota stone.



## TILES CLADDING & DADOING

**Bathrooms:** Glazed/Matt finished ceramic tiles dado of reputed make upto door height of size 300X600 mm.

**Utilities/Wash:** Glazed/Matt finished ceramic tiles dado up to 3ft height of size 300X600 mm.



# Specifications



## KITCHEN AND UTILITY

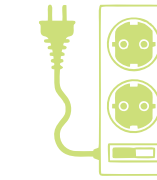
**Kitchen:** Treated water connection and provision for water purifier, provision of inlet and outlet for kitchen sink.

**Utility:** Provision for washing machine and SS single bowl sink with granite counter.

## BATHROOMS

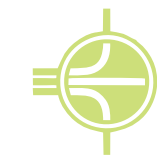
All Bathrooms shall consist of

1. Wash Basin with half pedestal.
2. EWC with concealed flush tank or flush valve of Vitra/American Standard/Sirius or equivalent make/brand.
3. Hot and Cold concealed single lever diverter with head shower.
4. Provision for geyser in all bathrooms.
5. All C.P. fittings are chrome plated Vitra/American Standard/Sirius or equivalent brand.



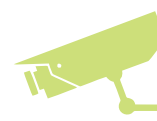
## ELECTRICAL

1. Concealed copper wiring of Polycab/Anchor or equivalent make.
2. Power outlets for Air-Conditioners in master bedroom.
3. Power outlets for geysers in all bathrooms.
4. Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen.
5. Plug points for television in Living and Master bedroom. In 1BHK plug points for TV in living only.
6. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Schneider's or equivalent make.
7. Elegant designer modular electrical switches of Anchor/Schneider's or equivalent make.



## TELE-COMM. & INTERNET

1. Telephone point in Master Bedroom and living room.
2. **DTH/Cable TV:** Provision for cable connection in Master Bed room and Living room. In 1 BHK flat provision in Living only.
3. Internet point in Living.

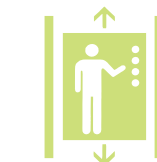


## SECURITY

Intercom facility to all units connecting security, clubhouse and other common areas.

Standalone video door phone for every unit of reputed brand.

CCTV surveillance at project entry, exit and driveways.



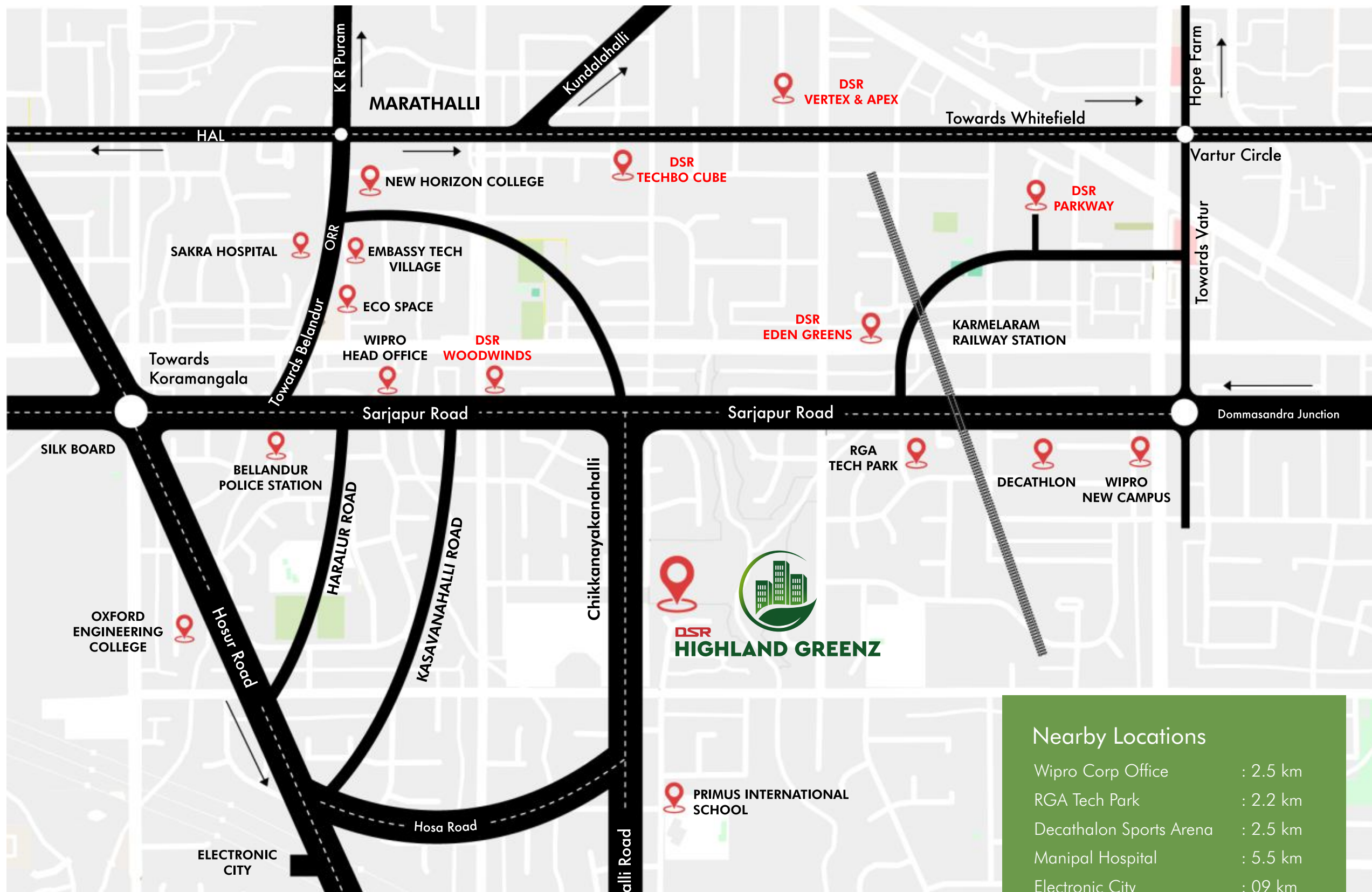
## ELEVATORS

Branded automatic elevators with Granite/Vitrified cladding.



## GENERATOR

100% DG set backup with acoustic enclosure & AMF Panel for all flats and common areas.



Enjoy an awesome social and professional life.

Experience world-class living in Bengaluru's most distinctive neighborhood. Embrace the best of both worlds; the chic urban part of Bengaluru as well as the serene suburbs.

#### Nearby Locations

|                        |          |
|------------------------|----------|
| Wipro Corp Office      | : 2.5 km |
| RGA Tech Park          | : 2.2 km |
| Decathlon Sports Arena | : 2.5 km |
| Manipal Hospital       | : 5.5 km |
| Electronic City        | : 09 km  |
| Eco Space              | : 6.7 km |
| Marathahalli           | : 09 km  |

## OUR ONGOING PROJECTS



Off Sarjapur Road  
1,2 & 3 BHK Premium Apartments



Yelahanka New Town  
2 & 3 BHK Apartments



Kundalahalli Gate Junction, Thubrahalli  
2 & 3 BHK Apartments



luxury and serenity  
Plotted Development Project at Whitefield.

Karnataka RERA Registration Number  
**1251/446/PR/110522/004876**  
For more details visit: [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



Cementing Dreams since 1988

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