



Nitesh
MELBOURNE PARK
HENNUR MAIN ROAD

COME LIVE THE
'NO WORRIES' LIFE, MATE.

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G'DAY MATE!

Introducing a lifestyle where you get to put another shrimp on the barbie.

Where you can say 'no worries' to stress. And experience the Australian Open right in your backyard. Introducing Nitesh Melbourne Park.

Located on Hennur Main Road, this smartly-planned property is designed to pamper you with the laid-back Aussie life. From spacious homes to abundant greenery, from international amenities to supreme convenience.



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WANT A GRAND SLAM IN YOUR BACKYARD? NO WORRIES, MATE.

What's Melbourne Park without the Australian Open? Featuring a world-class tennis court, a luxurious swimming pool and much more, Nitesh Melbourne Park is a whole continent of fun amenities designed to entertain the whole family.

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WANT TO GO WALKABOUT IN THE GREAT WIDE OPEN? NO WORRIES, MATE.

At Nitesh Melbourne Park, you'll enjoy wide open spaces akin to Australia, an abundance of landscaped greenery, and well-planned pathways. Ideal for that brisk morning walk, or just a laid-back evening stroll with the family.



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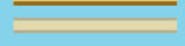
WANT TO PUT ANOTHER SHRIMP ON THE BARBIE? NO WORRIES, MATE.

Spend those lazy Sunday afternoons the typical Aussie way, by hosting your very own barbeque party. At Nitesh Melbourne Park, you get to make the most of a lavish outdoor party area complete with state-of-the-art barbeque pits.



SITE LOCATION



-  ROAD
-  ROAD
-  ROAD
-  RAILWAY



SITE PLAN





PROJECT HIGHLIGHTS

BOUTIQUE APARTMENTS

A first of its kind, Nitesh Melbourne Park is designed as a low rise, minimum density project. This means that in addition to being amply spacious, each and every home at Nitesh Melbourne Park is completely unique. The only similarity being that the apartments are open from at least two sides to let in maximum sunlight and ventilation.

IDEAL LOCATION

Situated a mere 100 m from Hennur Main Road, 5.3 km from the Outer Ring Road and 25 km from the airport, Nitesh Melbourne Park offers complete connectivity to the rest of the city. Fast developing, with state-of-the-art infrastructure, the prime location of Hennur is currently Bangalore's most sought-after residential neighbourhood.

WORLD-RENOWNED ARCHITECTURE

Nitesh Melbourne Park is a joint collaboration between SSA India and Belt Collins Hong Kong. SSA is a reputed architectural firm known for their unique ability to truly capture the essence of the surrounding environment. Belt Collins Hong Kong is an internationally recognised firm with over 20 years of experience in the industry.

STATE-OF-THE-ART CLUB HOUSE

With 25,000 sq.ft (2322.57 sq.m) of space filled with a whole suite of amenities, the lavish club house at Nitesh Melbourne Park is designed to entertain residents of all age groups. The property is also equipped with a wide range of outdoor amenities as well.

THOUGHTFUL PLANNING

Several aspects of Nitesh Melbourne Park are planned keeping your worry-free lifestyle in mind. Apart from being completely water-proofed, each home comes with multiple balconies to let in ample natural ventilation, smartly-designed mechanical balconies to conveniently hide your AC units, dependable power back-up, and hydropneumatic water pumps to ensure unfailing supply.

SMART HUB

A central telecommunication hub lets you link your telephone, wi-fi and cable TV connection, using a single service provider.

SAFE LIVING

A video door phone in your home not only lets you interact safely with visitors, but also serves as a gas leak detector, panic alarm and intrusion detector.

AMENITIES

OUTDOOR

- TENNIS COURT
- SWIMMING POOL with TODDLER'S POOL
- CHILDREN'S PLAY AREA
- JOGGING TRACK
- AMPHITHEATRE
- DECK AREA
- BASKETBALL COURT
- CRICKET NETS
- GOLF PUTTING GREEN
- PARTY AREA with BARBEQUE PITS

INDOOR

- BANQUET HALL with PANTRY
- FITNESS CENTRE with YOGA & AEROBICS
- SQUASH COURT
- BADMINTON COURT
- BILLIARDS ROOM
- TABLE-TENNIS ROOM
- BOARD GAME ROOM
- MINI-MARKET
- CRÈCHE
- LIBRARY
- FACILITY MANAGER OFFICE with RESTROOM
- CHANGING ROOMS for SWIMMING POOL
- RESTROOM FACILITIES

SPECIFICATIONS

STRUCTURE

- RCC framed structure (Seismic zone II)

DOORS

- Main Door – Polished teakwood frame with BST door shutter
- Other Internal Doors – Hardwood frame with flush shutter, finished with enamel paint on both sides.
- Toilet Doors – Hardwood frame with flush shutter, one side laminate and one side enamel paint.
- External Doors – UPVC – 3 track with mosquito mesh

WINDOWS

- UPVC sliding windows – 3 track with mosquito mesh

FLOORING

- Main & Staircase Lobby at Ground Floor – Combination of polished granite and vitrified tiles
- Living, Dining & Bedrooms – 600mm x 600mm vitrified tiles
- Kitchen – Vitrified tiles
- Balconies & Utilities – Anti-skid ceramic tiles
- Toilets – Anti-skid ceramic tiles
- Common Lobbies & Corridors – Vitrified tiles
- Common Staircases – Kota stone / Sadarhalli granite

DADO

- Toilet – Ceramic tiles up to 7 ft height
- Kitchen – Ceramic tiles up to 2 ft height above kitchen counter

SKIRTING

- Main & Staircase Lobby at Ground Floor – 100mm height (Polished granite/ vitrified tiles)
- Living, Dining, Common Lobbies & Corridors – 100mm height vitrified tiles
- Bedrooms & Kitchen – 100mm height vitrified tiles
- Staircases – 100mm height Kota stone / Sadarhalli granite

KITCHEN

- Provision (Electrical & Plumbing) for water purifier
- Provision (Electrical & Plumbing) for washing machine in utility area
- CP fittings of reputed make

TOILETS

- Sanitary fittings of reputed make
- CP fittings of reputed make
- PVC lines for rain water, soil and waste disposal.
- CPVC lines for water supply

PAINTING

- Internal Walls – Emulsion paint
- Ceilings – Oil bound distemper
- External finish – Texture paint

ELECTRICAL

- 2.5 BHK – 4 KW power supply & 3 KW DG back up
- 3 BHK (Medium) – 6 KW power supply & 4.5 KW DG back up
- 3 BHK (Large) – 6 KW power supply & 4.5 KW DG back up
- 4 BHK – 8 KW power supply & 6 KW DG back up
- 100% DG back up for lifts, pumps and common area lighting.
- Concealed PVC conduits with copper wiring
- Modular switches of reputed make
- AC points in all bedrooms and living room
- TV point in living room and all bedrooms
- Telephone & Internet points – Communication cables in all bedrooms and living room
- Exhaust fan point – Complete with wiring and outlet in toilets and kitchen

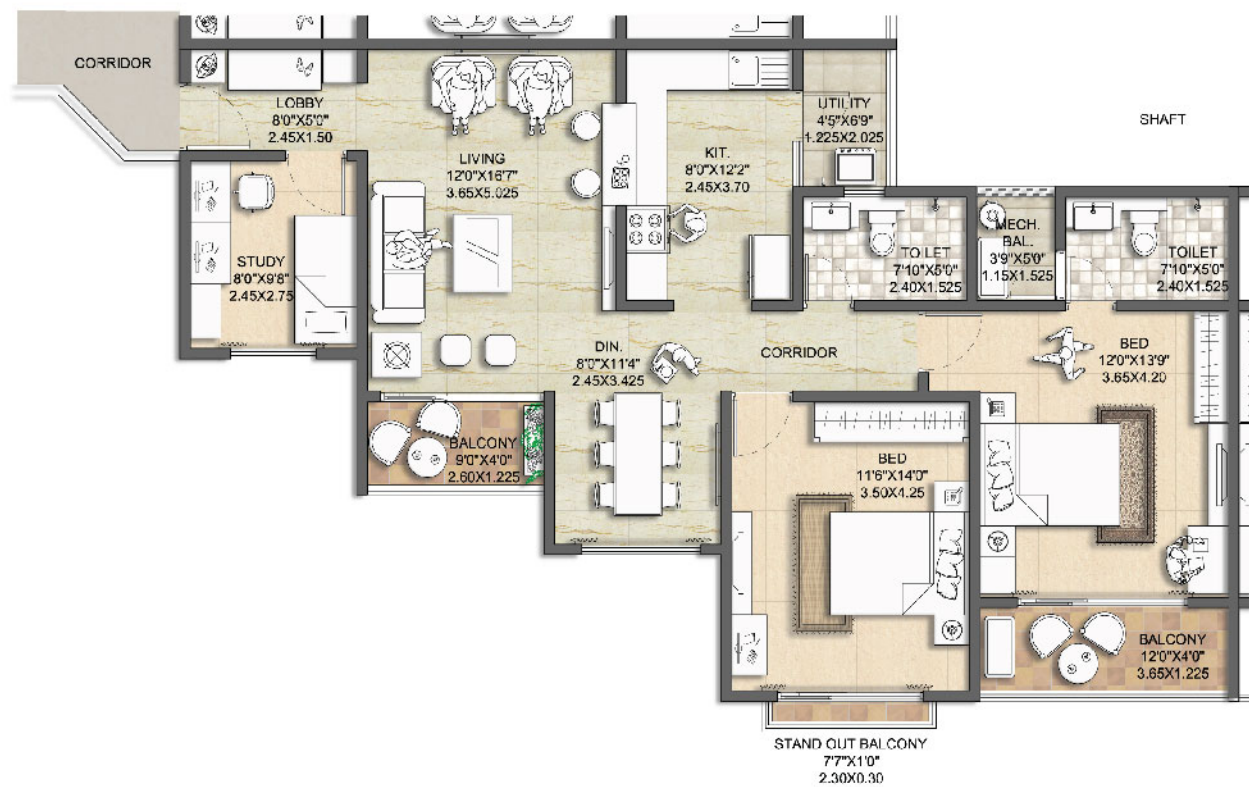
SECURITY

- 24 hr round the clock security personnel
- CCTV at strategic locations for security and monitoring

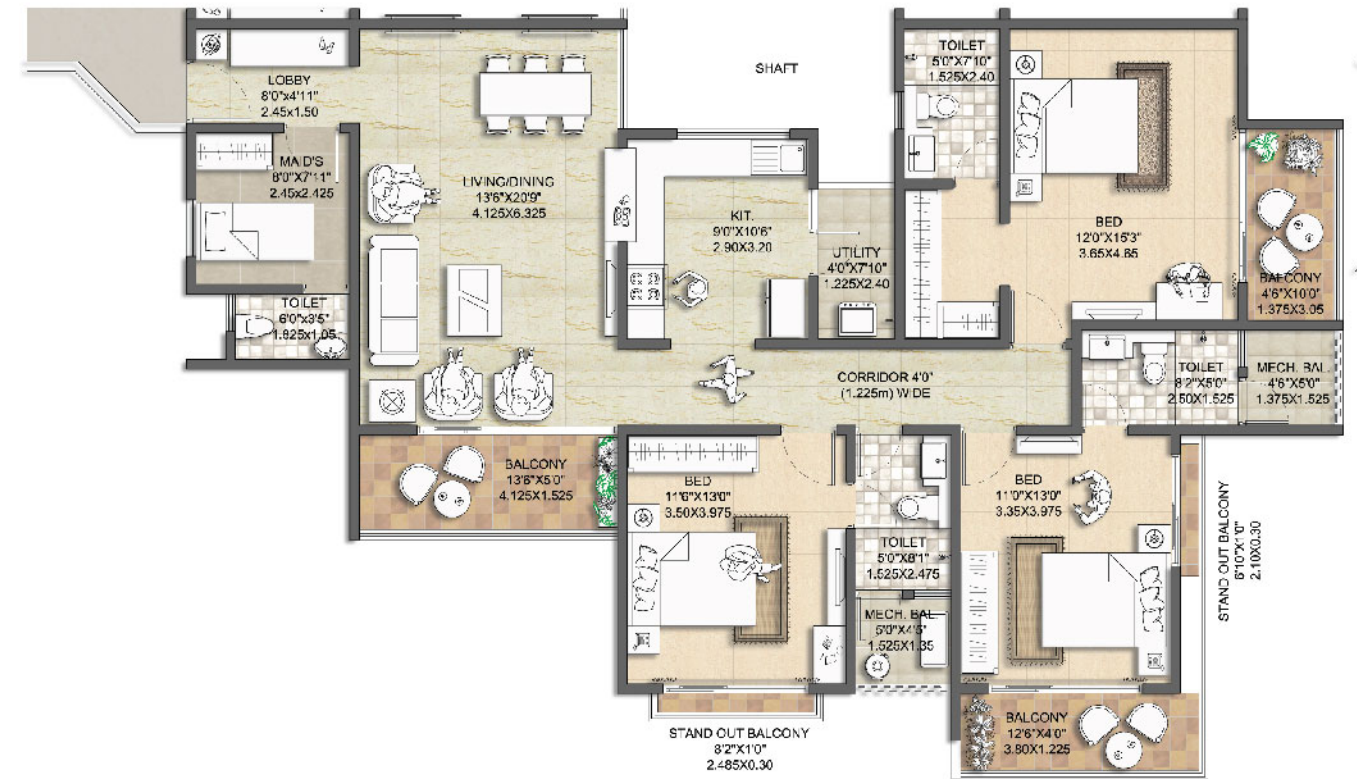
LIFTS

- Automatic lifts of reputed make

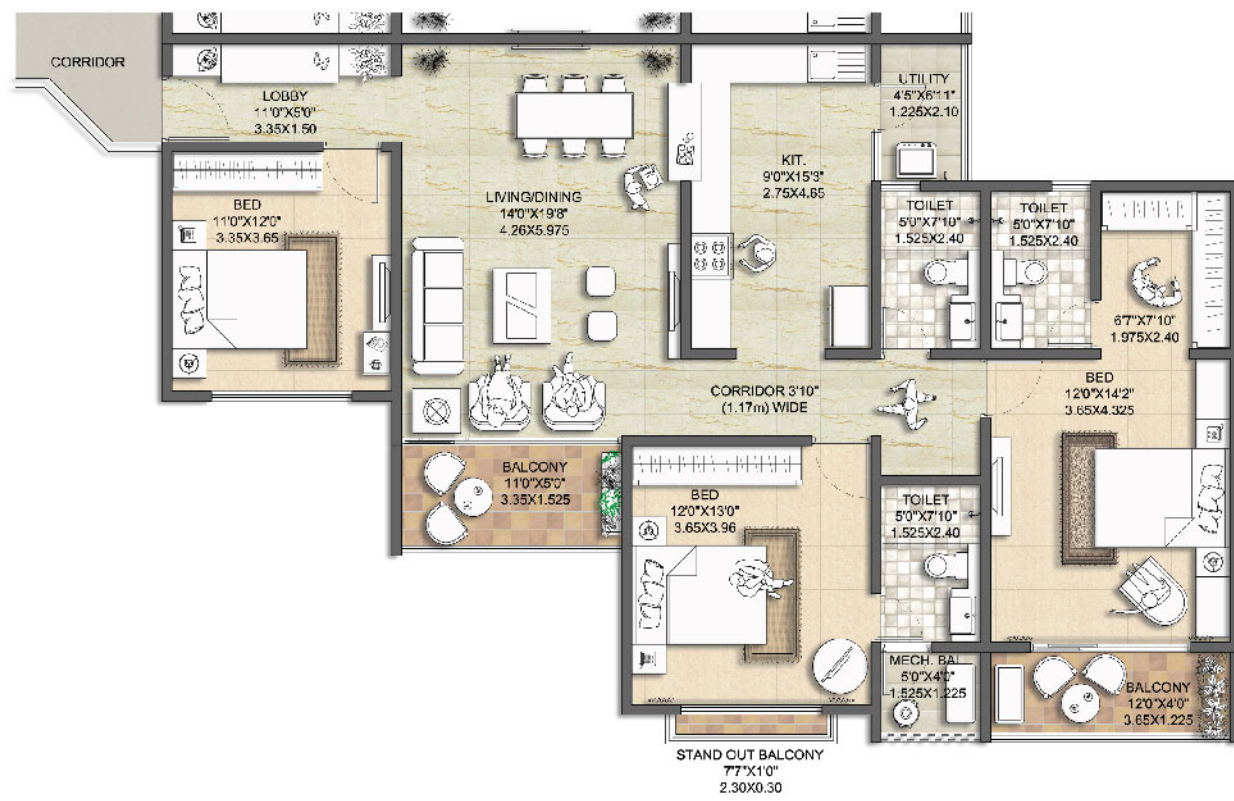
FLOOR PLANS



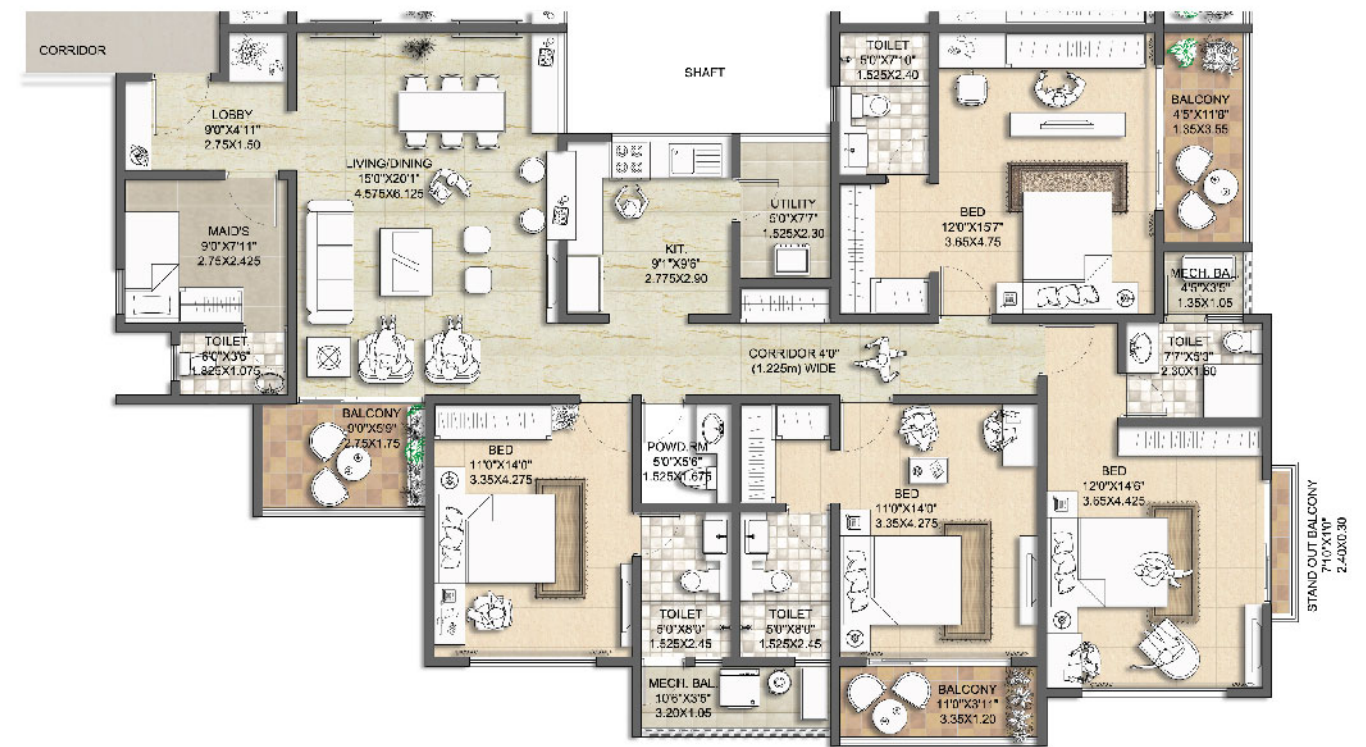
TYPICAL 2.5 BED UNIT
125.95 SQ.M (1356 SQ.FT)



TYPICAL 3 BED (LARGE) UNIT
177.148 SQ.M (1907 SQ.FT)



TYPICAL 3 BED (SMALL) UNIT
153.64 SQ.M (1654 SQ.FT)



TYPICAL 4 BED UNIT
213.96 SQ.M (2303 SQ.FT)

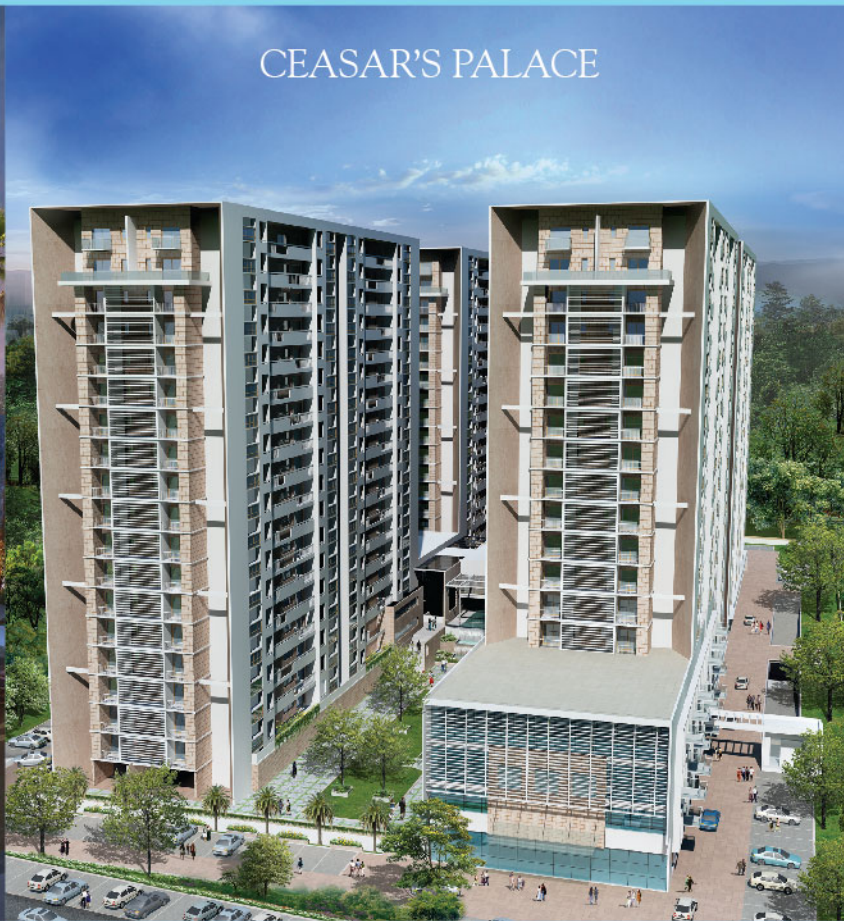
ABOUT NITESH ESTATES

Nitesh Estates, is an integrated real estate developer with a strong presence across four asset classes - homes, hotels, office buildings and shopping malls. The fastest growing real estate developer in the high-end luxury home segment, Nitesh Estates is responsible for many of South India's most recognized developments. Superior quality, attention to detail and perfection are some of the consistent deliverables across all projects of Nitesh Estates. The experience of owning a Nitesh Estates property and living the Nitesh lifestyle is second to none, as has been time and again reiterated by our happy customers. One can experience the trademark sophistication of Nitesh Estates in every aspect of the properties that bear its name. From the design-driven, cutting-edge facades created in collaboration with the world's best architects, to the flawless interiors, no detail is overlooked. With each of its properties, Nitesh Estates continues to raise the bar of uber luxury living, consistently.

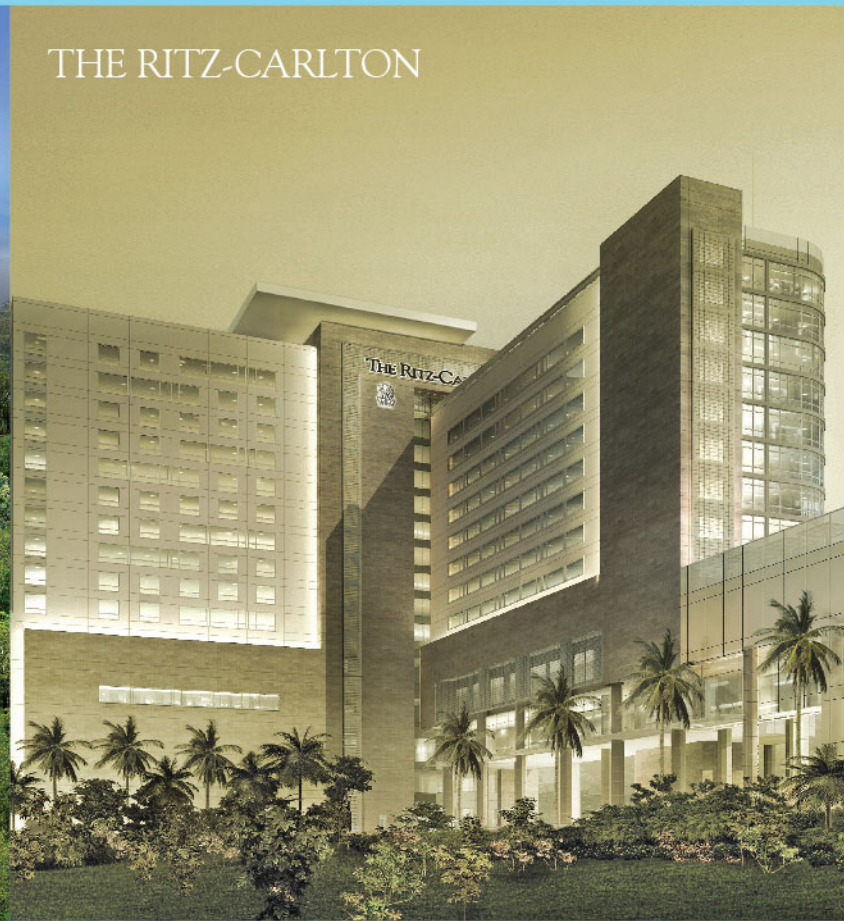
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PALO ALTO



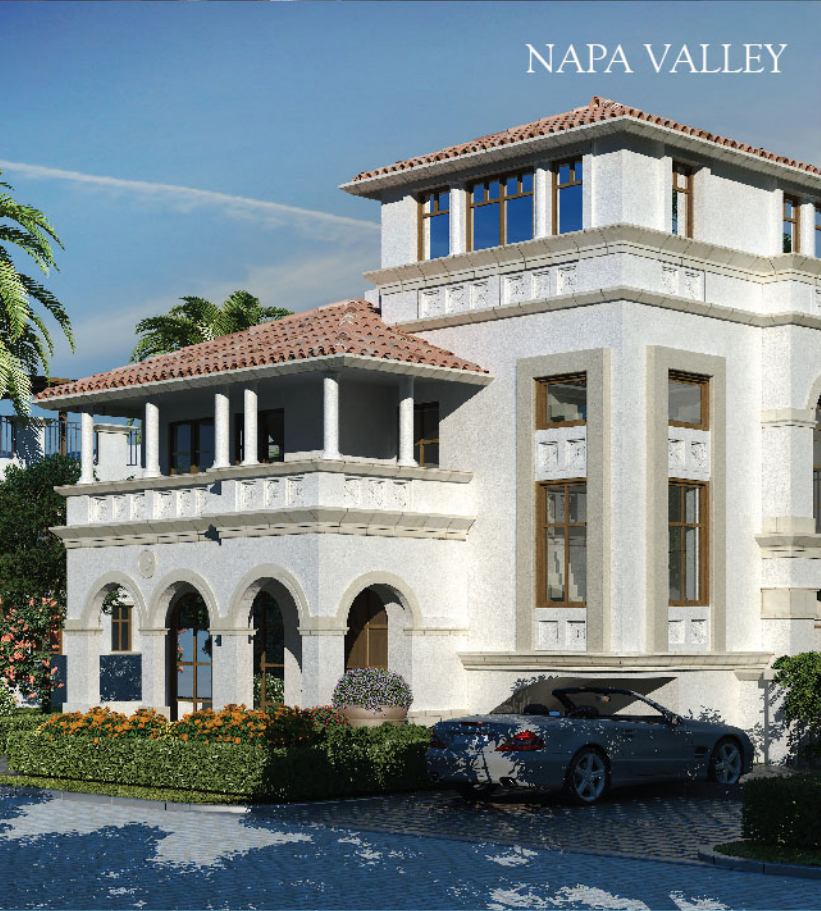
CEASAR'S PALACE



THE RITZ-CARLTON



PARK AVE



NAPA VALLEY



NITESH MALL