

Esteem Ramaiah Route Map



ESTEEM
Ramaiah
CRAFTED FOR LIFE



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Contemporary Homes in Mathikere



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Crafted For Community

Remember those days when a neighbour walked in to borrow a cup of sugar and walked out, hours later, after a hearty meal and engaging conversation?

The doors — and hearts — of neighbours were always open and welcoming. This is the spirit of community that we envision creating at Esteem Ramaiah. A close-knit community of **52 homes** located in **Mathikere, Off BEL Road, Bengaluru**.

Esteem Ramaiah celebrates the best of traditions in a truly contemporary setting. On offer are **2 bedroom homes** of Super Built-up Area ranging from **1088 sq. ft.** (101.1 sq. m.) to **1602 sq.ft.** (148.79 sq. m.) and **3 bedroom homes** of Super Built-up Area ranging from **1502 sq.ft.** (139.51 sq. m.) to **2224 sq.ft.** (206.61 sq. m.).

Each home is thoughtfully crafted to make optimal use of the space available. Decks and private terraces are also an integral part of select apartments.



Representative image only



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Crafted For Convenience

Esteem Ramaiah is in the heart of **Mathikere, Bengaluru**, a neighbourhood with a vibrant, **thriving community**, **excellent social infrastructure** and a growing reputation for being **business-friendly**!

It is home to some of the **best educational institutions** and **super-speciality hospitals**, as well as smaller clinics and nursing homes.

Sprawling **commercial complexes** filled with branded **retail stores** stand side-by-side with local, family-run businesses. For some rejuvenation and pampering, you'll find the area has plenty of **salons** and **spas**.

Fine dining restaurants share space with **Italian cafes**, **restobars/lounges** and the ubiquitous street food stalls.

Conventional grocery stores do brisk business with the nearby **modern supermarkets** - a perfect reflection of a community where the old and the new co-exist harmoniously.

The hustle and bustle of **Yeshwantpur** and **Sadashivnagar** are a quick drive away, and the neighbourhood is well-connected to most parts of the city, being just a short distance away from the **Outer Ring Road**. The **Kempegowda International Airport** too is a comfortable 40 minutes away.



Representative image only



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*Crafted For
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Catch up with neighbours in the cosy **landscaped garden** or spend quality time with your children in the **play area** designed just for them.

Jump on the fitness wagon with our indoor **gym**, or host intimate gatherings for friends and family in the **outdoor dining area**.

Make the **multipurpose hall** the perfect venue for all of your life's celebrations. Because with Esteem Ramaiah, there will always be a special reason to celebrate!



LEGEND

- | | |
|-------------------------------------|-------------------------|
| 1. Security Room | 5. Club House |
| 2. Entry | 6. Outdoor Dining |
| 3. Transformer Yard | 7. Children's Play Area |
| 4. Central Courtyard/Landscape Area | 8. Exit |

Site Plan

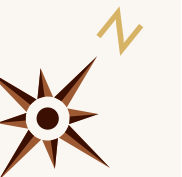


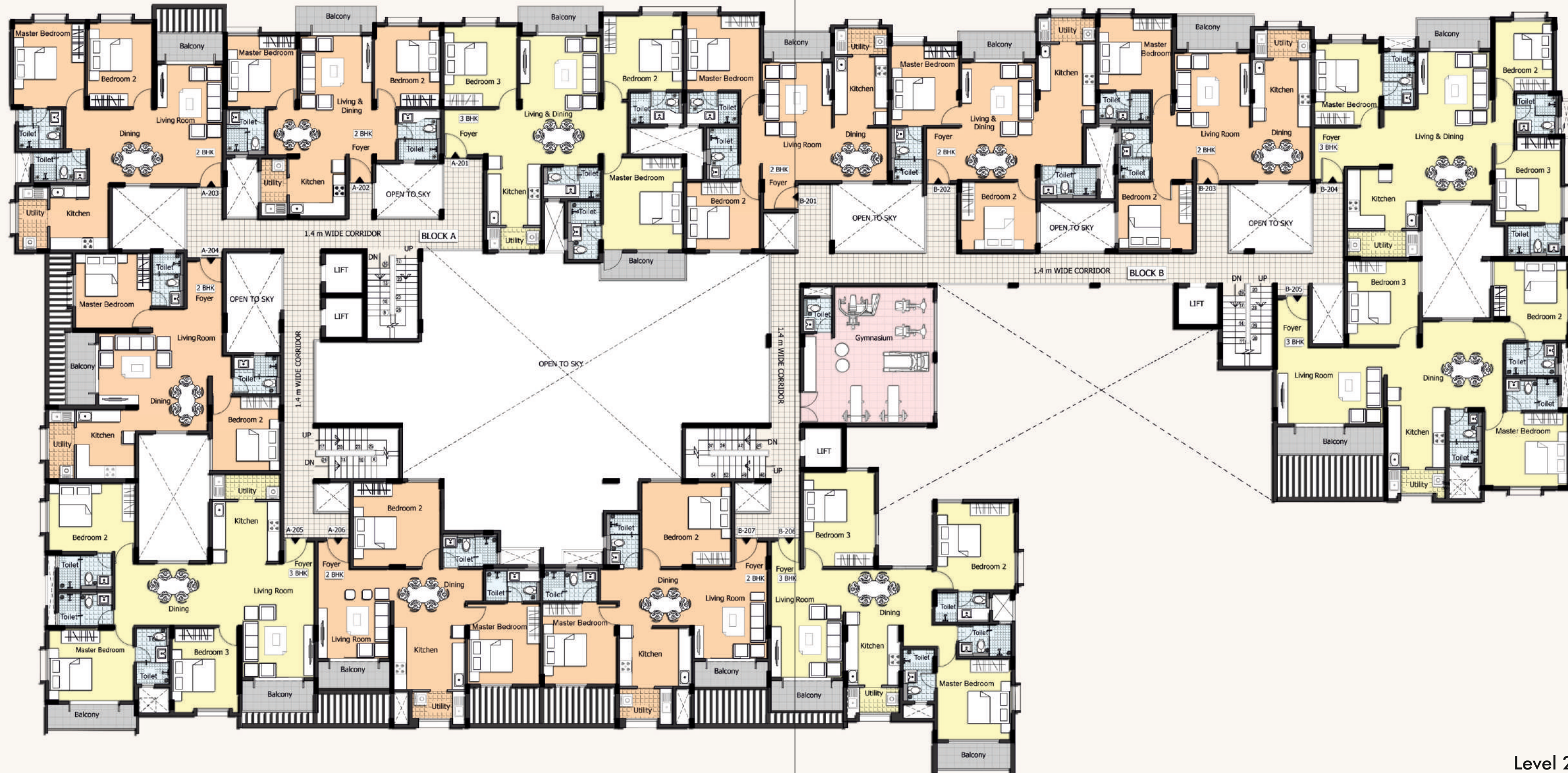
Stilt Floor

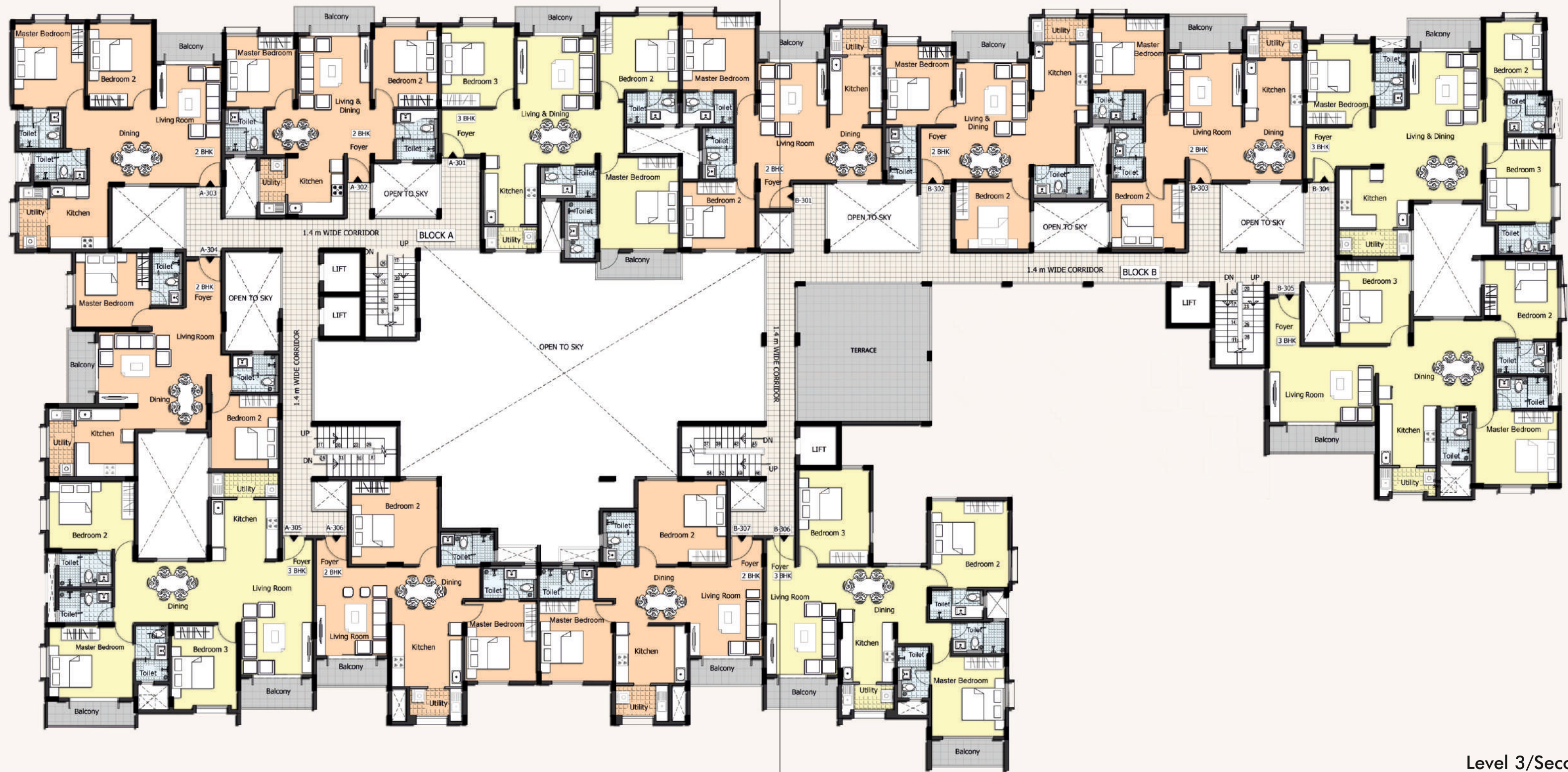




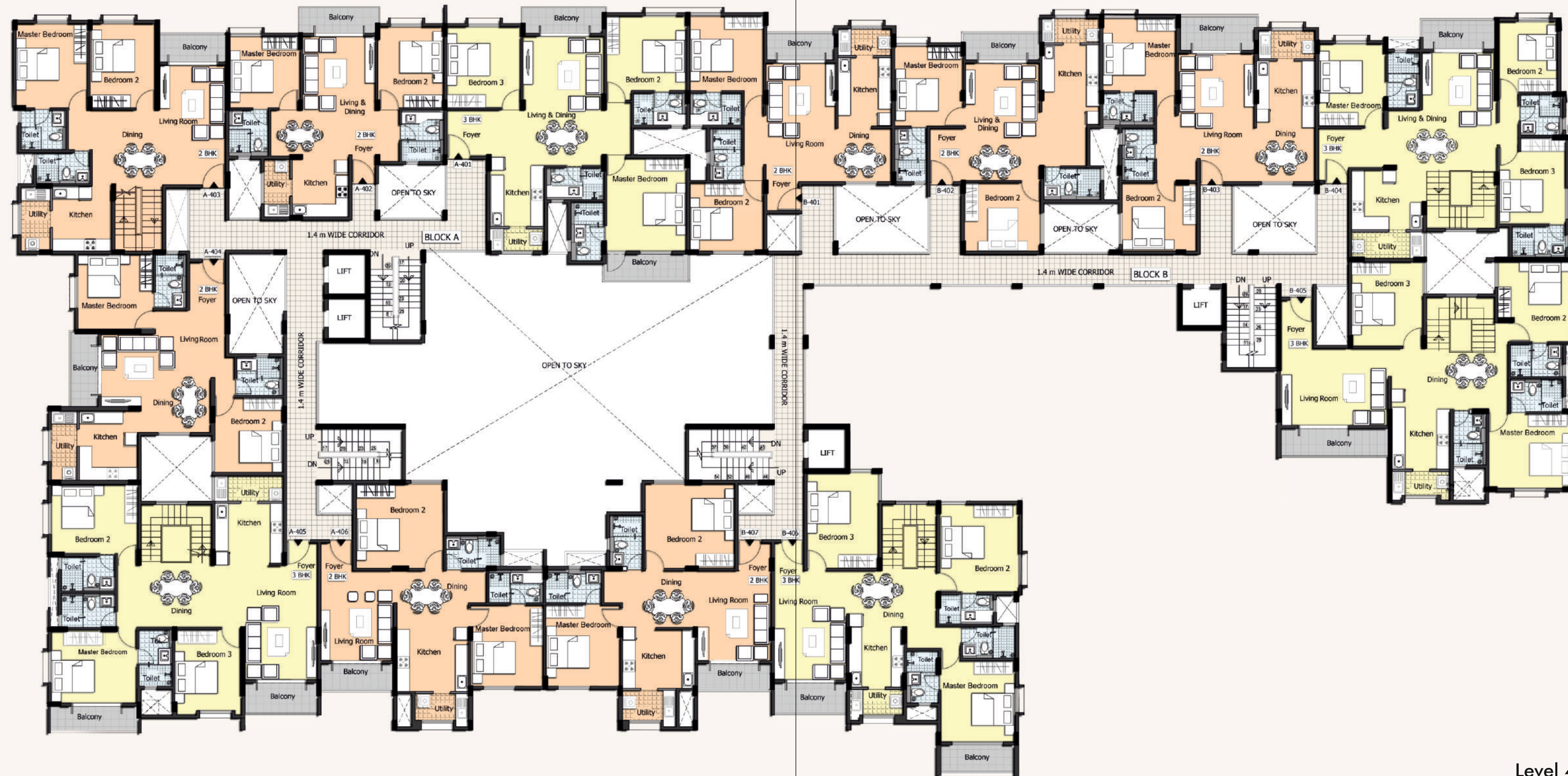
Level 1/Ground Floor





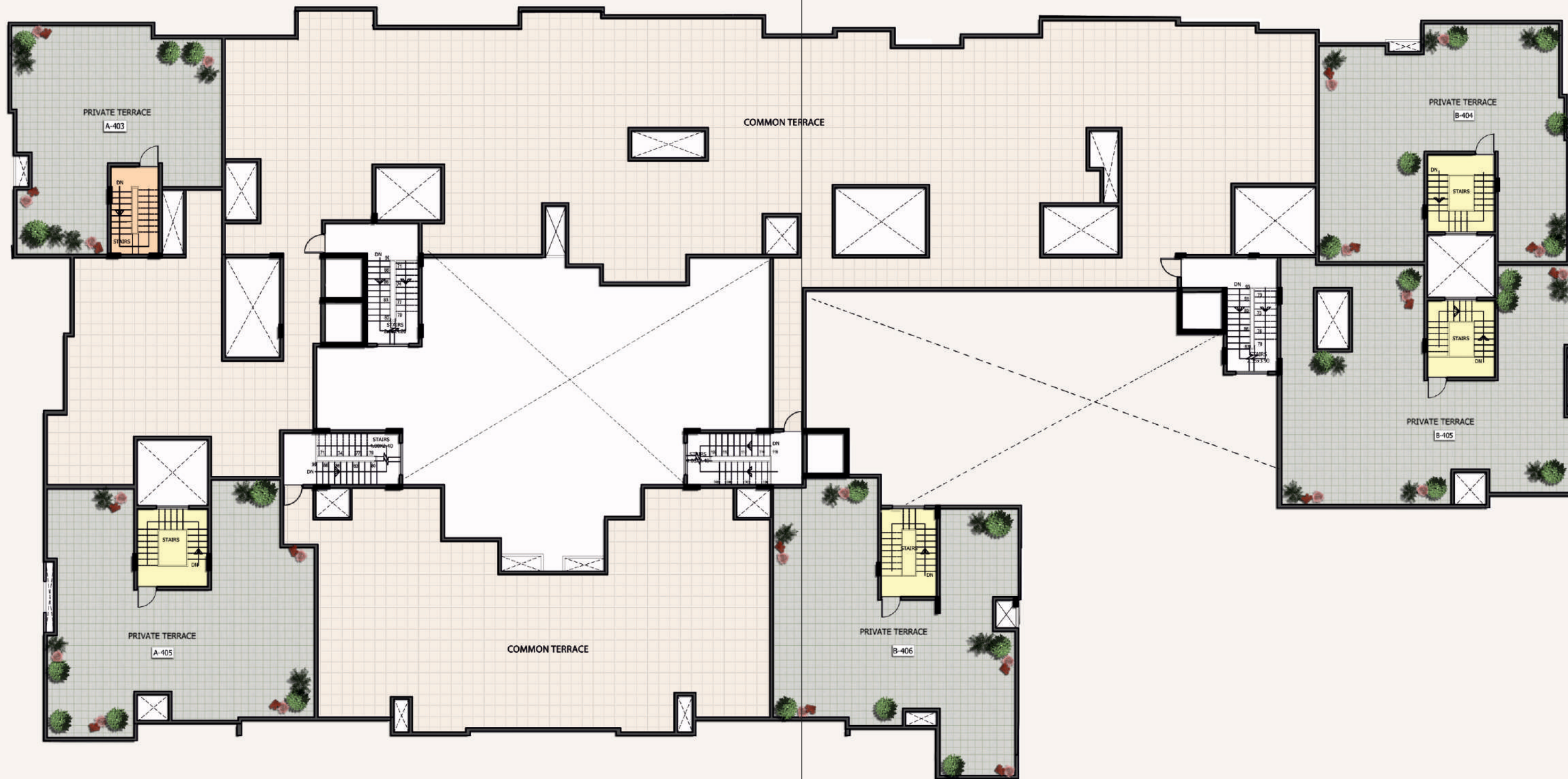


Level 3/Second Floor



Level 4/Third Floor







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Crafted For Comfort

To ensure quality, comfort and easy maintenance, a great deal of thought has gone into the selection of materials that make up your home at Esteem Ramaiah.

SPECIFICATIONS

Structure

- Structure Framing: RCC Columns & Beams
- Material (External & Internal Walls): Solid/Hollow Block

Flooring/Material Proposed

- Entrance Lobby & Staircase: Granite
- Foyer/Living/Dining & All Bedrooms: Vitrified Tiles
- Kitchen/Utility: Vitrified/Ceramic Tiles
- Toilets: Anti-skid Flooring and dadoing up to false ceiling
- Balcony: Ceramic Tiles
- Terrace: Outdoor Tiles

Doors & Windows

- Front Main Door: Engineered Doors
- Interior Doors: Molded Skin Shutters
- Toilet Door: Flush door on one side and paint on the other side
- Windows: UPVC/Anodized Windows
- Balcony Railing: MS Grill

Painting

- Interior Walls & Ceilings: Oil Bound Distemper
- Exterior Walls: Exterior finish as per architectural design

Electrical

- Fire Resistant Cables - Finolex or equivalent
- Switches & Points - Anchor Roma or equivalent
- TV Points in Living Room & Bedrooms
- A/C Point provision in Master Bedroom and additional one bedroom
- Telephone Point in Living Room

- Kitchen Hob & Chimney Point
- Geyser Point in Kitchen and Toilets
- RO Point in Kitchen
- Washing Machine Point in Utility Area

Plumbing Fittings & Fixtures

- EWC/Wash Basin, Taps, etc.: Hindware or equivalent
- Sink: Franke or equivalent
- Water Pipes: UPVC (Astral or equivalent)
- Rainwater Pipes: PVC (ISI Standards)
- Provision for Geysers

Passenger Elevator

- 4 Nos: Kone/Schindler

Security

- CCTV in Common Areas
- Provision of Video Door Phones and Intercom facility in all apartments

Utilities & Services

- 100% Power backup for common areas, lifts and pumps
- Rainwater Harvesting
- Sewage Treatment Plant

Amenities

- Gymnasium
- Children's Play area
- Multipurpose Hall
- Outdoor Dining Area

READY-TO-OCCUPY PROJECTS



Esteem Enclave
Bannerghatta Road



Esteem Northwood
Yelahanka



Esteem Splendor
Koramangala



Esteem Emblem
Electronic City Phase II
RERA No: PRM/KA/RERA/1251/308/PR/171019/000912



Esteem Misty Hills
Devanahalli

ONGOING PROJECTS



Esteem King's Court
JP Nagar, Dollars Colony
RERA No: PRM/KA/RERA/1251/310/PR/181122/002159



Esteem Aeropark
Shettigere Road
RERA No: PRM/KA/RERA/1251/472/PR/190921/002897

Crafted For Generations

Esteem Excellence - you'll find it in every single project that has been thoughtfully crafted by this pioneering group over the last four decades, be it residential, commercial, retail or hospitality.

Esteem Excellence finds expression in many different ways, like their passion for quality, their attention to detail, their professional approach and, most of all, their unwavering focus to give customers 'A wise investment in every square foot.'

Esteem Excellence is also evident in the 2,000+ homes that the Group has delivered in the best neighbourhoods across Bengaluru. Understanding the importance of a convenient location, Esteem Group carefully selects its projects to provide excellent connectivity and accessibility to well-knit social infrastructure.

Esteem Excellence is articulated in the Group's 30+ completed projects, each a landmark in its own right.



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