



**PENINSULA
HEIGHTS**

J.P. NAGAR BENGALURU

Greetings from Peninsula Land Ltd.!

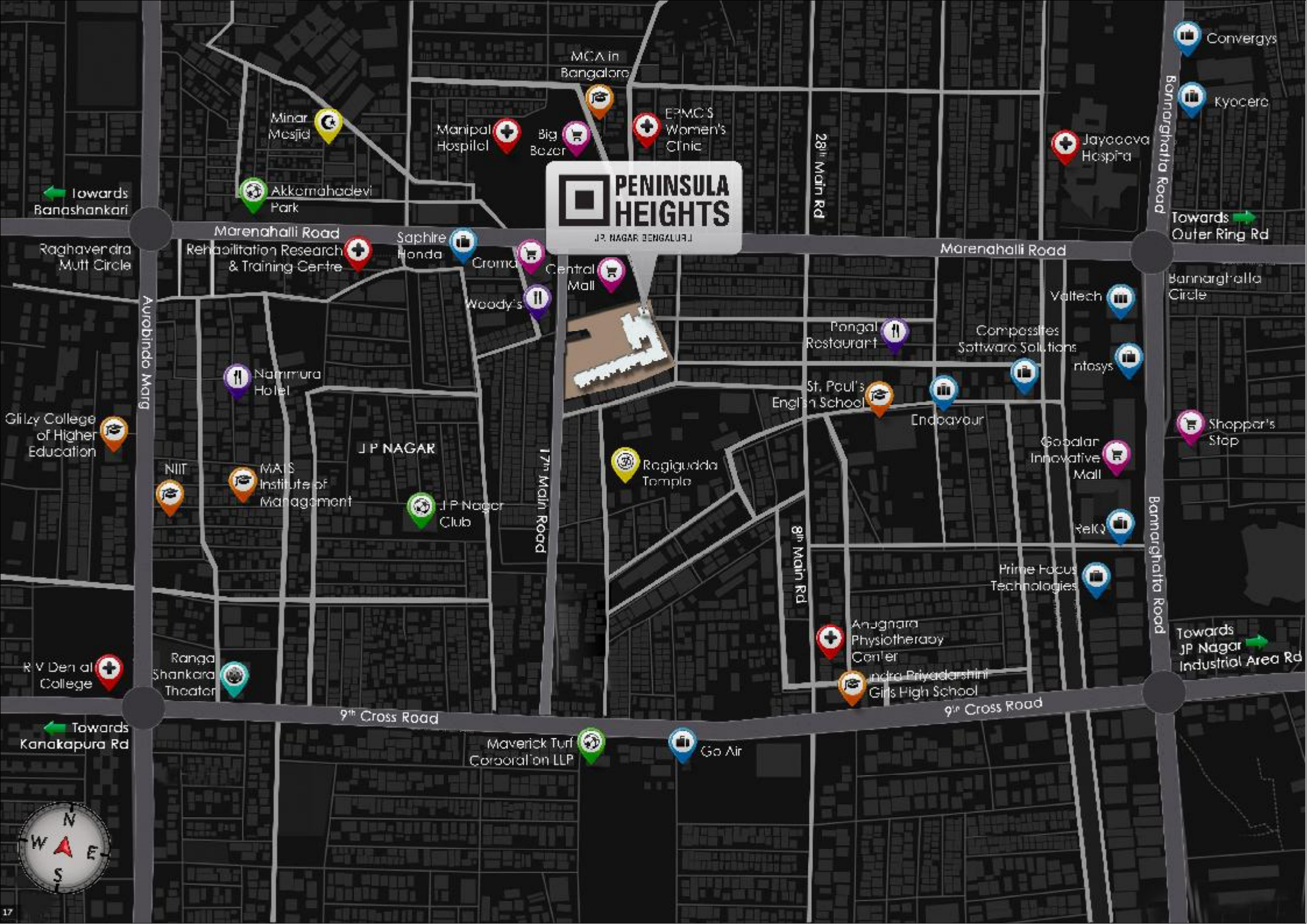
Peninsula Land Limited, a part of the Ashok PIRAMAL Group, Mumbai, is a company committed to creating international landmarks that redefine India's skyline. We are amongst the first real estate companies to be listed on the stock exchange. Our projects include landmark residential complexes, world class commercial projects and retail ventures. A few of our landmark projects in Mumbai are Ashok Towers, Ashok Gardens, Peninsula Corporate Park and Peninsula Business Park.

Peninsula Land is now in Bengaluru with a luxurious gated residential complex "Peninsula Heights". The project is strategically located in the premium residential locale of Bengaluru. Peninsula Heights at JP Nagar is spread across 3.64 acres with enviable amenities. The complex comprises two towers, of 11 and 23 storeys, overlooking the awe –inspiring vistas of elegant greens and waterscapes. Peninsula Heights has an array of spacious 3 BHK / 4 BHK / 5 BHK apartments and duplexes. Amidst a quiet neighbourhood, Peninsula Heights is only a few paces from schools, malls, movie theatres and other conveniences.



PENINSULA HEIGHTS

J.P. NAGAR BANGALURU



← Towards Banashankari

→ Towards Outer Ring Rd

← Towards Kanakapura Rd

→ Towards JP Nagar Industrial Area Rd



Master Layout Plan

- a** Kids Pool
- b** Family Pool
- c** Pool Deck
- d** Family Deck
- e** Family Pavillion
- f** Water Feature
- g** Water Feature with Water Wall
- h** Family Lawn
- i** Afternoon Tea Corner
- j** Senior Citizen Corner
- k** Fitness Corner
- l** Childrens Play Area
- m** Barbeque Area
- n** Pebble Bed



3 BHK - Type 1

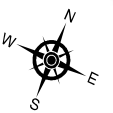


Proposed Floor Plan





Proposed Floor Plan



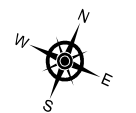


Proposed Floor Plan





Proposed Floor Plan

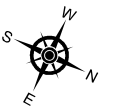


5 BHK Duplex - Type 1

Lower Level



Proposed Floor Plan



5 BHK Duplex - Type 1

Upper Level



Proposed Floor Plan



5 BHK Duplex - Type 2

Lower Level



Proposed Floor Plan



5 BHK Duplex - Type 2

Upper Level



Proposed Floor Plan



5 BHK Duplex - Type 3

Lower Level



Proposed Floor Plan



5 BHK Duplex - Type 3

Upper Level



Proposed Floor Plan



COMPLEX AND CLUBHOUSE AMENITIES

GENERAL

- 2 Towers viz. Tower I of 11 storeys and Tower II of 23 storeys
- Premium development comprising 3 BHK & 4 BHK Apartments, 5 BHK Duplex and Pent Houses
- Approx. 60% open area for landscaping and recreational activities
- Ample car parking space, spread across two levels
- Exclusive car parking for residents' guests
- 24 X 7 security systems with centrally monitored CCTV cameras
- Boom barrier at important locations
- RFID reader for secured parking
- Visitors management system
- Power back-up for common areas in the complex
- One private elevator and one service elevator in the 11 storey tower
- One passenger elevator and one service elevator in the 23 storey tower
- Guard tour

ECO-FRIENDLY SYSTEMS

- Gardens designed with plants that consume less water
- Rain water harvesting
- Sewage treatment plant
- Solar lighting
- Solar fencing
- Organic waste composting system for waste management
- Hot water from solar water systems for Clubhouse areas

TOWER AMENITIES

- Earthquake resistant design as per Seismic Zone 3 norms
- Well-designed entrance lobby in imported marble
- False ceiling
- Well-designed lift lobbies on all floors in combination of stone and tiles
- Power back-up for common area lighting and elevators
- Kota / sadarahalli stone for staircase areas
- Toilet for drivers and domestic help



OUTDOOR RECREATIONAL ACTIVITIES

- Family pavilion
- Pool deck
- Family deck
- Fitness corner
- Children play area
- Barbeque area
- Walkway
- Afternoon tea corner
- Water body with water wall
- Family lawn
- Water feature
- Feature tree
- Landscaped lawn
- Pebble body
- Senior citizen corner

CLUB PENINSULA

- Spread over 2 levels on ground and first floor with exclusive elevator
- Swimming pool with deck
- Children's pool
- Heated jacuzzi
- State of the art gymnasium
- Health club with steam, sauna & massage room
- Table tennis
- Squash court
- Board games
- Billiards room
- Aerobics and yoga room
- Digital gaming zone
- Mini theatre
- Indoor golf simulator
- Toddler's play area
- Multipurpose hall for parties
- Convenience store
- Guest rooms
- Business centre
- Library / reading area



APARTMENT AMENITIES

GENERAL

- Imported marble flooring and skirting in Living, Dining, Master Bedroom, Puja and Passage
- Premium wooden laminate flooring and skirting in Family Room & One Bedroom
- Vitrified tiles flooring & skirting in other Bedrooms
- Coloured video phone with intercom and camera outside the main door
- Acrylic emulsion paint
- Exterior grade emulsion for utility and deck/balcony areas
- Cornice for the entire apartment
- Clear 10 feet floor to ceiling height in apartments
- Power Back-up within the apartments : 3 BHK : 3 KW | 4 BHK : 4 KW | 5 BHK : 6 KW

KITCHEN AND STORE ROOM

- Premium quality vitrified tiles flooring and skirting
- Vitrified tiles dado above main platform & service counter up to 2 feet
- Main counter in Granite with stainless steel sink and drain-board
- Service counter in granite
- Provision for water purifier
- Gas leak detector
- Exhaust fan

ELECTRICALS

- Provision for split air-conditioning in Living, Dining, Family and all Bedrooms
- Provision for TV point in Living, Family and all Bedrooms
- Telephone point in Living, Family and all Bedrooms
- Internet point in all Bedrooms
- Provision for washing machine in the Utility area
- Adequate power points in the entire apartment
- Concealed wiring with copper conductors
- Modular switches of Legrand make or equivalent

DOORS AND WINDOWS

- Main door in teak wood frame and shutter with veneer finish from both sides and provision in design for safety door
- Other doors in laminate finish from both sides
- Anodized aluminium windows with one mosquito panel
- Window Sill in stone finish



TOILETS

- Vitrified tiles flooring and dado upto 8' height in all toilets
- Composite marble counter top in all toilets
- Wall mounted EWC
- Highlighter wall in all toilets
- Mirror above counter wash basin
- False ceiling
- Hot and cold mixer in washbasin and shower area
- Low flow toilet fixtures
- Exhaust fan
- Storage water heater
- Glass partition for shower area in Master Toilets
- Premium quality CP fittings and sanitary ware of Grohe / Duravit make or equivalent
- Napkin holder, tissue paper holder, towel rack and robe hooks

DECKS/BALCONY

- WPC with ceramic tile base for flooring and skirting in balcony with Living Room
- Vitrified tiles flooring & skirting in balcony with Bedroom
- Toughened glass railing

UTILITY/ STORAGE

- Vitrified tiles for flooring
- Ceramic tiles dado upto 2' height in utility area
- Counter in Granite with single bowl stainless steel sink

MAIDS ROOM

- Vitrified tiles flooring and skirting

MAIDS TOILET

- Vitrified tiles flooring
- Ceramic tiles dado upto 8' height
- Superior quality CP fittings and sanitary ware
- Wall mounted wash basin
- Mirror above wash basin
- Towel rail
- Instant water heater





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