

Live the *resort* life everyday



DODDABALLAPURA ROAD NORTH BENGALURU

Life is leisure, leisure is life

Hours turn into days,

melting under a loving gaze

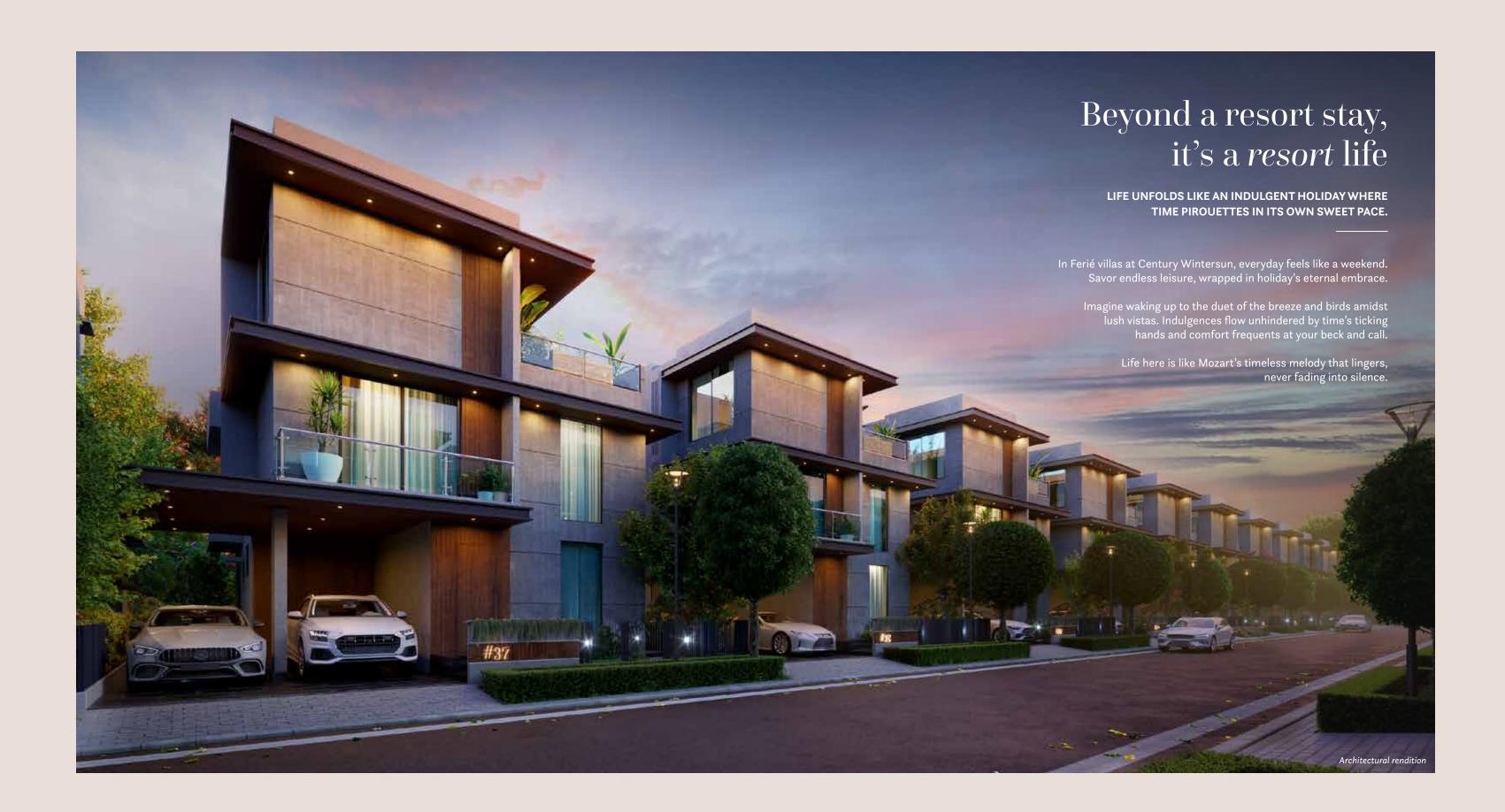
Leisure has a magical glance,

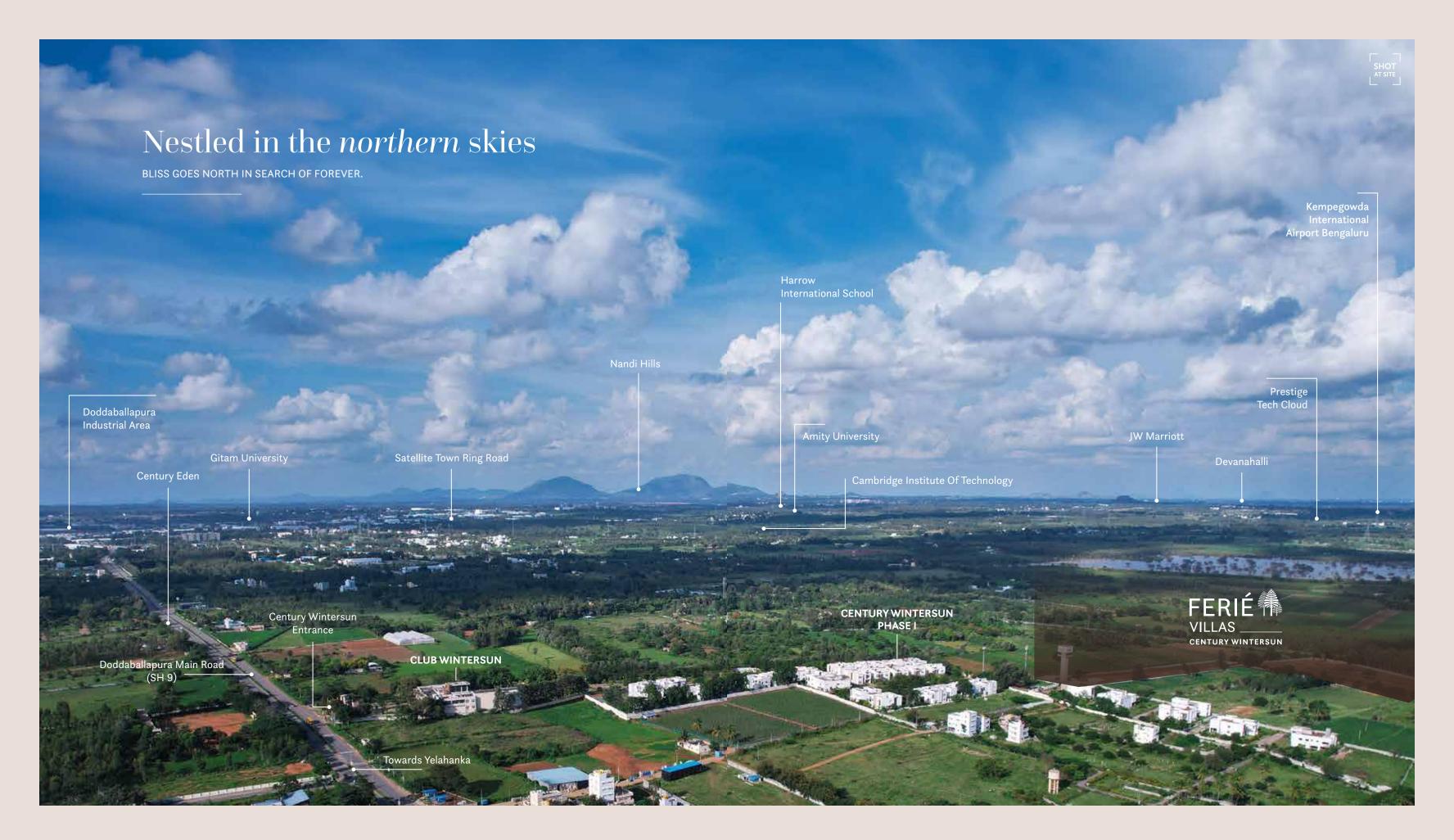
Like falling asleep,

Slowly, then all at once

The resort life unfolds in all its glory,

Explore the Ferié Villas to write your story.



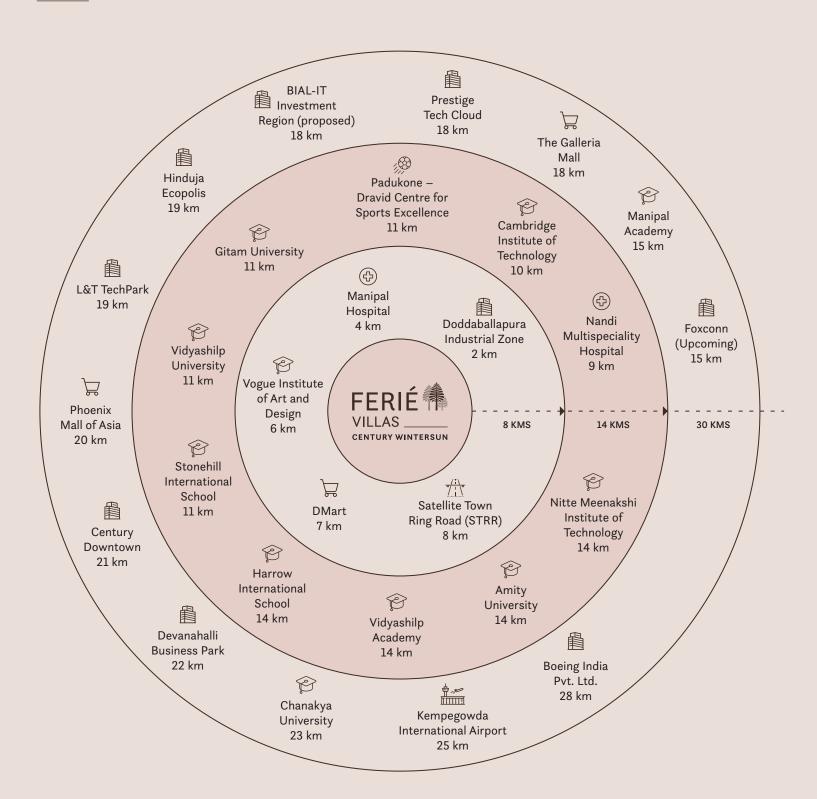


Amidst the northward breeze that caresses the verdant land, North Bengaluru stands adorned with idyllic beauty. Doddaballapura road stands as a compelling investment haven, boasting not only a strategic locale but also an ever-expanding infrastructure. It has garnered attention from both private and public sectors, making it a hotbed of opportunities worth exploring.

Close to calm, Closer to convenience

Ferié villas at Century Wintersun encompasses every facet of modern living in prime North Bengaluru. Impeccably connected to the city's heartbeat via Doddaballapura road, enjoy swift access to prestigious educational institutions, top-tier healthcare, and the proximity of Kempegowda International Airport.

ALL YOU NEED CRUISES WITHIN AN ARM'S REACH.







Educational Institutions

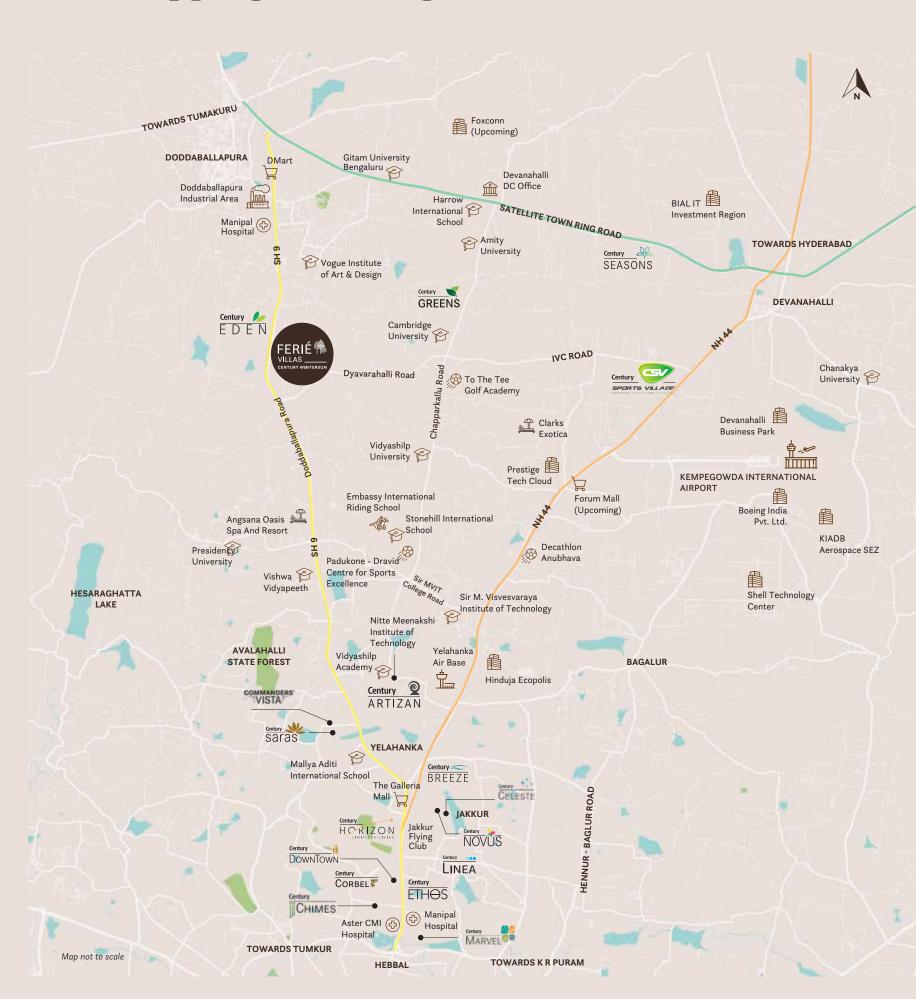


Lifestyle & Entertainment



Sports Facility

Mapping a thriving future ahead





LEGEND

The blueprint of everlasting bliss

Crafted like a draft for distinction, this landscape showcases 59 villas redefining life, thoughtfully entwined with amenities that shape a life of luxury – a 'masterplan' tailored for a select few.

MAKING LIFE A FERIÉ-TALE WITH AMENITIES IN THE PIPELINE



01 Reflexology Pathway



02 Hammock Garden

TOWARDS CLUB WINTERSUN



03 Water Cascade



04 Seating







06 Campfire Zone



07 Multipurpose Lawn



08 Meditation Lawn



09 Outdoor Gvm



10 Trellis and Seater



11 Multipurpose Court



12 Organic Farm

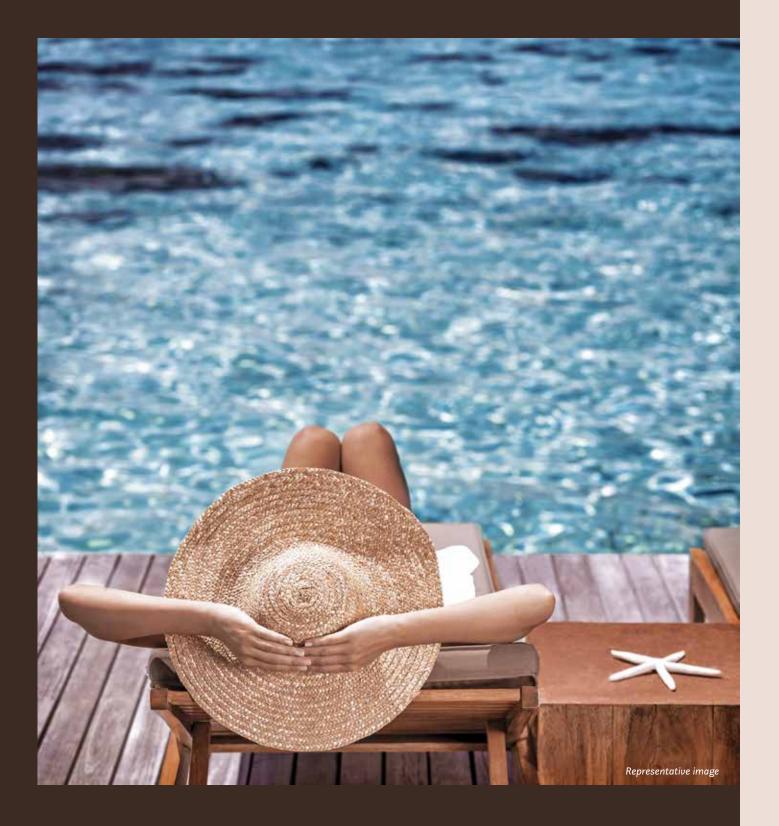






Opulence ebbs, joy flows, hours here go slow

As the sun rises, Ferié villas at Century Wintersun unfolds its resort charm, where amenities twinkle like fireflies, adding magic to each day.



LEISURE, ENTERTAINMENT & **REJUVENATION READY AT** YOUR DISPOSAL.

The 20,000 sq. ft. clubhouse is the hub of life, replete with the finest indulgences. Sweat in the sauna, splash in the pool, play a round of tennis, entertain friends at the restaurant, get a massage in the spa or simply chill out with family.



CLUBHOUSE AMENITIES



Swimming Pool (with Kids' Pool)





Spa, Steam &



Squash Court









Indoor Games



Day-Care



Restaurant

OUTDOOR AMENITIES



Tennis Court

Senior Citizens' Park

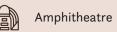


Jogging Track









Landscaped Gardens

SPREE RESORT AT CENTURY WINTERSUN



26 Executive
Rooms & Suites

Built differently to make a *difference*

Amidst the ordinary, Ferié villas at Century Wintersun is extraordinary. The soaring double-height ceiling of the triplex villas bask in sunshine, and every moment spent here is a testament to a life well-lived. With the bounty of courtyard, backyard, and multiple balconies these spaces become the runway of aspirations.

'We have you in mind all the time' isn't just a phrase it's a promise we live by.

Embark on an odyssey with enchantment as your lifelong travel companion.



Spaces that enrich *life*

THE GROUND FLOOR

OPEN KITCHEN

The open kitchen with garden views brings the nature indoors.

Experience the joy of cooking with the bounty of sunshine in the kitchen surrounded by lush greenery.

It's where aesthetics and flavours harmonize.



COURTYARD

The courtyard invites you to create a peaceful outdoor haven for relaxation.
Whether it's a serene garden retreat or a quiet space for morning reflection.



FRONT YARD

The front yard can become your beloved space for brewing happiness. Plant flowerbeds or set up a barbecue, let your imagination lead you.



BACKYARD WITH KITCHEN GARDEN

PROVISION FOR LIFT OR POOJA ROOM

the home while enjoying natural light.

The provision for a lift or pooja room offers an opportunity for a spiritual sanctuary or a convenient way to navigate

The backyard becomes the playground of ideas, from family playtime to outdoor entertaining or simply enjoying nature's beauty right outside your door. It provides a verdant space for harvesting home-grown freshness. Do all what comes to your mind.



PARTY

Host lively gatherings on the party lawn, a versatile space for celebrations, games, and memorable outdoor events.



DOUBLE-HEIGHT LIVING ROOM

The double-height ceiling in the living room provides a sense of grandeur and spaciousness, allowing for elegant interior decor and design. Enjoy the seamless connection between the ground and the first floor while hosting family gathering and get-togethers.



GENEROUS PARKING SPACE

Experience the luxury of abundant parking space, perfectly tailored to accommodate both your SUV and sedan. Enjoy the convenience and peace of mind that comes with effortlessly parking your vehicles in the excess of space.



Spaces that enrich *life*

THE FIRST FLOOR

FAMILY LIVING ROOM

The family living room is the perfect spot for bonding over board games, movie nights, or simply enjoying quality time together as a family in a cosy setting.



MASTER SUITE WITH WALK-IN WARDROBE

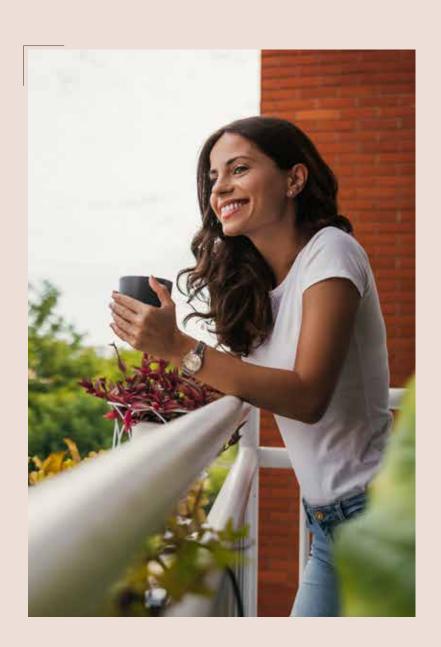
The master suite is a massive 380 sq. ft. and covers 55% of the entire first-floor area. It features a walk-in wardrobe, offering a bright and functional space for relaxation and dressing. If this isn't luxury of space, then what is?





ATTACHED BALCONIES

Hideaway to your private outdoor space with attached balconies in every room, a serene escape from the world.





Spaces that enrich *life*

THE TERRACE FLOOR

DEDICATED MAID'S ROOM

The separate maid's room on the terrace ensures convenience and privacy for household help while maximizing the use of your outdoor area.



SEPARATE UTILITY TERRACE

Discover the secret to maintaining clutter-free aesthetics with the separate utility terrace. Whether it's laundry, smart storage, or keeping your surroundings pristine, this space is the your key to organized living and timeless appeal.



OPEN & COVERED TERRACE

The terrace invites you to explore your creativity, with both open and covered areas. Enjoy your time under the open sky with pergola seating, open air bar, and movies under the sky. With delightful features like these the terrace is meant to become your favourite chilling spot in the house.

ROOM FOR IMAGINATION

COVERED TERRACE 30'11" X 3'11"

OPEN / UTILITY TERRACE 12'11" X 12'8" Your terrace's *Room for Imagination* is like a honeycomb of possibilities. It's a customizable space, that can be designed into anything you like, an art studio, a game room, or a home gym. It's your special space that can be shaped accordingly, limited only by your imagination.



Designed to floor you



Immerse yourself in the charm of an everlasting vacation at this luxurious G+2: 4 BHK triplex villa, where serenity and leisure await you on every floor.

THE GROUND FLOOR



4 BHK VILLA EAST FACING WITH DOUBLE-HEIGHT LIVING ROOM SBA: 3,350 SQ. FT.

Architectural rendition

THE FIRST FLOOR



THE TERRACE FLOOR



Technically speaking...

Our eye for detail has made the luxury 4 BHK triplex villas strong enough with relevant specifications to hold all your expectations.



STRUCTURE

- Foundation & Super Structure: RCC framed structure, seismic zone 2 compliant
- Walls: 200mm/100mm thick solid concrete block
- Compound wall: 600mm high picket fencing/shrub line



FLOOR FINISHES

- Foyer, Living, Dining & Family Rooms: Vitrified tiles
- Bedrooms: Vitrified tiles
- Toilets: Anti-skid ceramic tiles
- Kitchen: Vitrified tiles
- Utility: Anti-skid ceramic tiles
- Staircase: Granite
- Maid's Room: Vitrified tiles
- Maid's Toilet: Anti-skid ceramic tiles
- Balconies & Decks: Anti-skid ceramic tiles



WINDOWS & VENTILATORS

- Living, Dining & Kitchen: UPVC glazed windows with mosquito mesh
- All Bedrooms: UPVC glazed windows with mosquito mesh
- Toilets: UPVC louvered ventilator



DADOING

• Toilets: Vitrified tiles



DOORS

- Main Door: Engineered door
- Internal Doors: Engineered door
- Toilet Doors: Engineered door



BATHROOMS

- Sanitary Ware: Jaquar/Parryware/Hindware/equivalent
- Faucets: Jaquar/Parryware/Hindware/equivalent
- Exhaust Fan: All toilets



PAINTING

RAILINGS

- Exterior Walls: Weather proof texture paint
- Internal Walls & Ceilings: Acrylic emulsion paint
- Toilet Walls Above Dado: Acrylic emulsion paint



KITCHEN & UTILITY

- Electrical Points: 4 sockets of 16 Amp
 - 4 sockets of 6 Amp
- Plumbing Points: 2 water supply points in utility
 - & 1 point in kitchen
- Drainage point provision in utility

Note: Granite counter, dado tiles and sink to be in client scope



VIDEO PHONE

• Camera at main door with indoor panel

• Staircase: MS with paint finish

• Balconies: Railing with glass



ELECTRICAL WORKS

- Switches: Modular switches (Schneider or equivalent)
- Telephone & TV point: Living, Dining & Bedrooms
- A/C Provision: Living, Dining & Bedrooms
- Power Supply: 1200 sq. ft. 2400 sq. ft. 7 kW
 2400 sq. ft. 4000 sq. ft. 9 kW
- Power Backup: DG backup



LIFTS

• Lift Shaft: Space provision for 1 lift





Note: Construction of the villas would be undertaken exclusively by Century Real Estate Holdings Private Limited for the plot owners of Century Wintersun Phase II (RERA Registration No. PRM/KA/RERA/1251/472/PR/250723/006095).

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Promises made, promises delivered













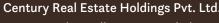




A LEGACY OF 5 DECADES - HARNESSING THE PAST, DEFINING THE PRESENT AND CREATING THE BLUEPRINT FOR THE FUTURE.

- One of the most respected and trustworthy names in Indian real estate industry.
- Over 3,000 acres of land bank, with massive development potential.
- Over 20 mn. sq. ft. of quality residential and commercial assets under construction.

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Century Sales Galleria, Opp Sahakar Nagar Cross, Hebbal, Bengaluru 560 092, India. T. (+91) 80 4045 3453 | www.centuryrealestate.in

