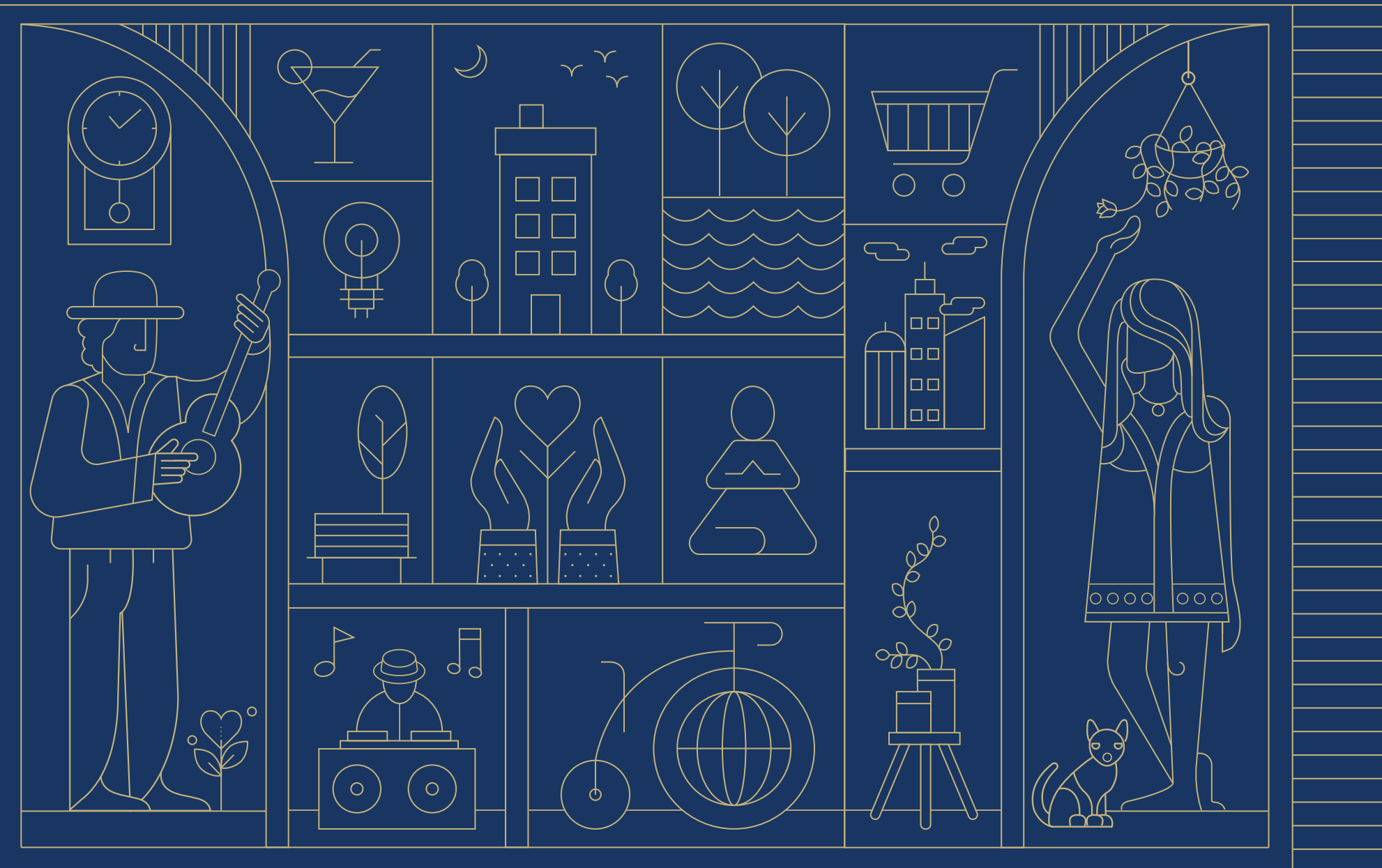


77° LIFE

LIFE'S COMING TOGETHER.



START WITH A HOME, DISCOVER A UNIVERSE

It's the coming together of several things. Some planned; the location, the masterplan, the design, the residences. And some unplanned; the strong niche communities, the celebrations of culture and intrinsic values.

All designed to encourage and ensure a self-sustained lifestyle within an interactive social structure.

NEW INDIRANAGAR

Yemalur, Bengaluru's Microcosm.

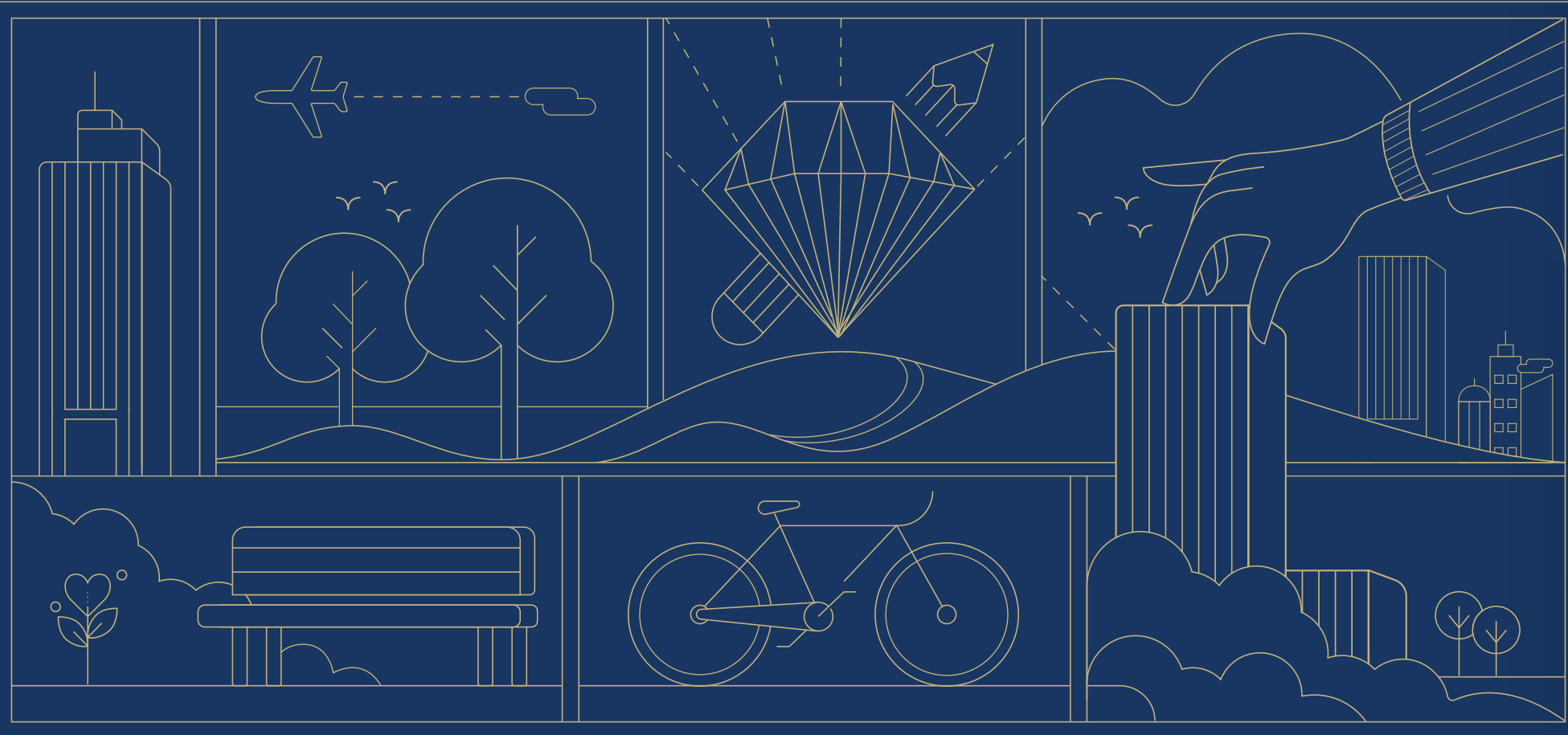


Close to the commercial hubs of Outer Ring Road & Whitefield and close to the social hubs of Indiranagar & Koramangala.



10 mins to the upcoming Marathahalli Metro Station, and easy access to rest of Bengaluru via Old Airport Road & Ring Road.





DESIGN COMING TOGETHER

When design is highly developed and forward-thinking, it contributes to society, productivity, improved health and quality of life. Efficient resource utilization reduces strain on our environment. Thoughtful spaces provide respite from the daily stress and connects us to people around us.

Masterplan

77°
TOWN
CENTRE

77.COM
CORPORATE OFFICE MARKETPLACE

77° PLACE

77° EAST
LIVABLE LUXURY IN THE CITY

3 million SFT of office space with marquee brands such as Deloitte, CGI, Thomson Reuters, Aditya Birla, etc.

9 types of Nuclear Apartments, 3 types of Joint Family apartments, 3.3 Acres of open spaces, 55,000 SFT Clubhouse.

Spread over 18 acres, mix of 89 customizable villas. 3.5 acres of open spaces with a driving range, semi-olympic size pool, and more that make for "Livable Luxury".

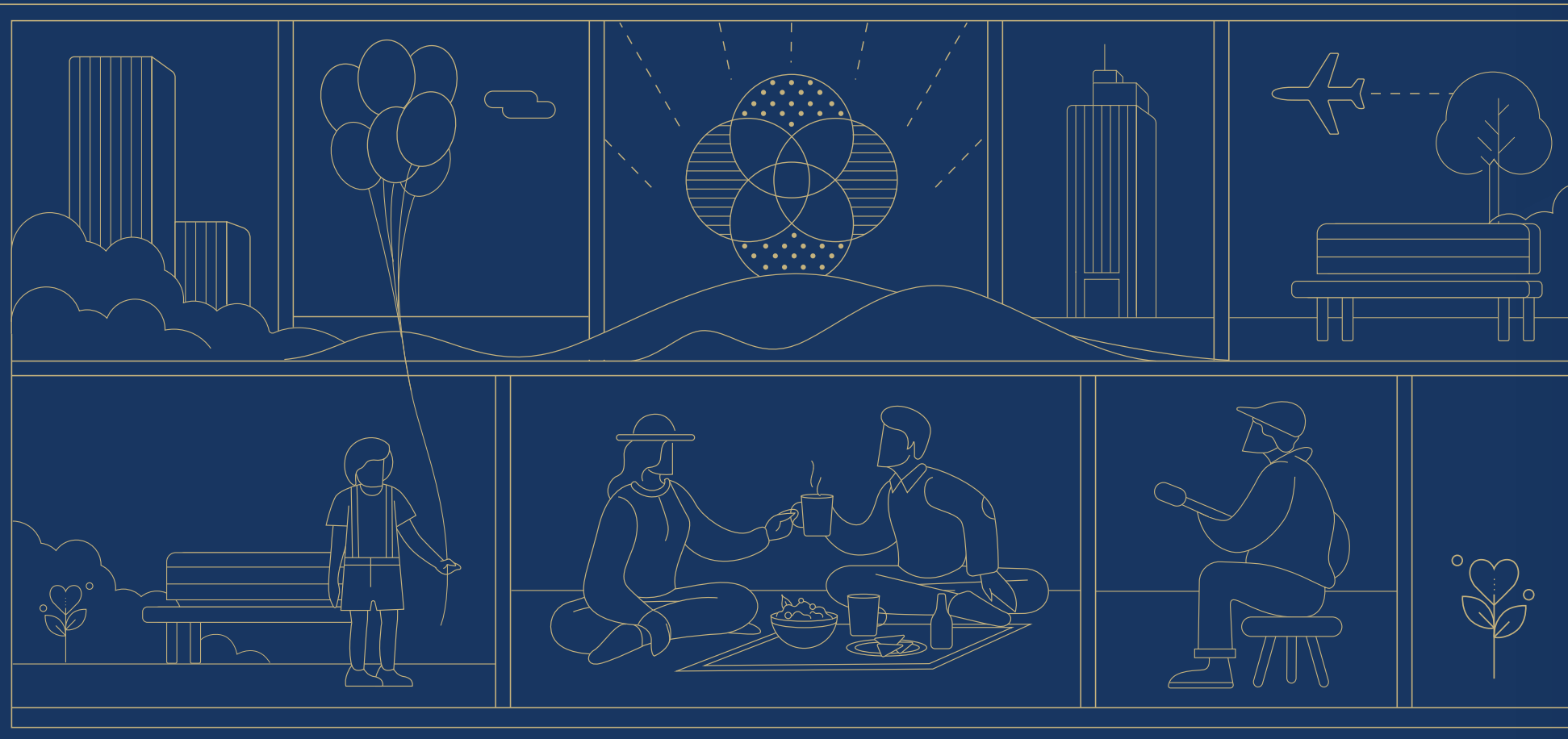


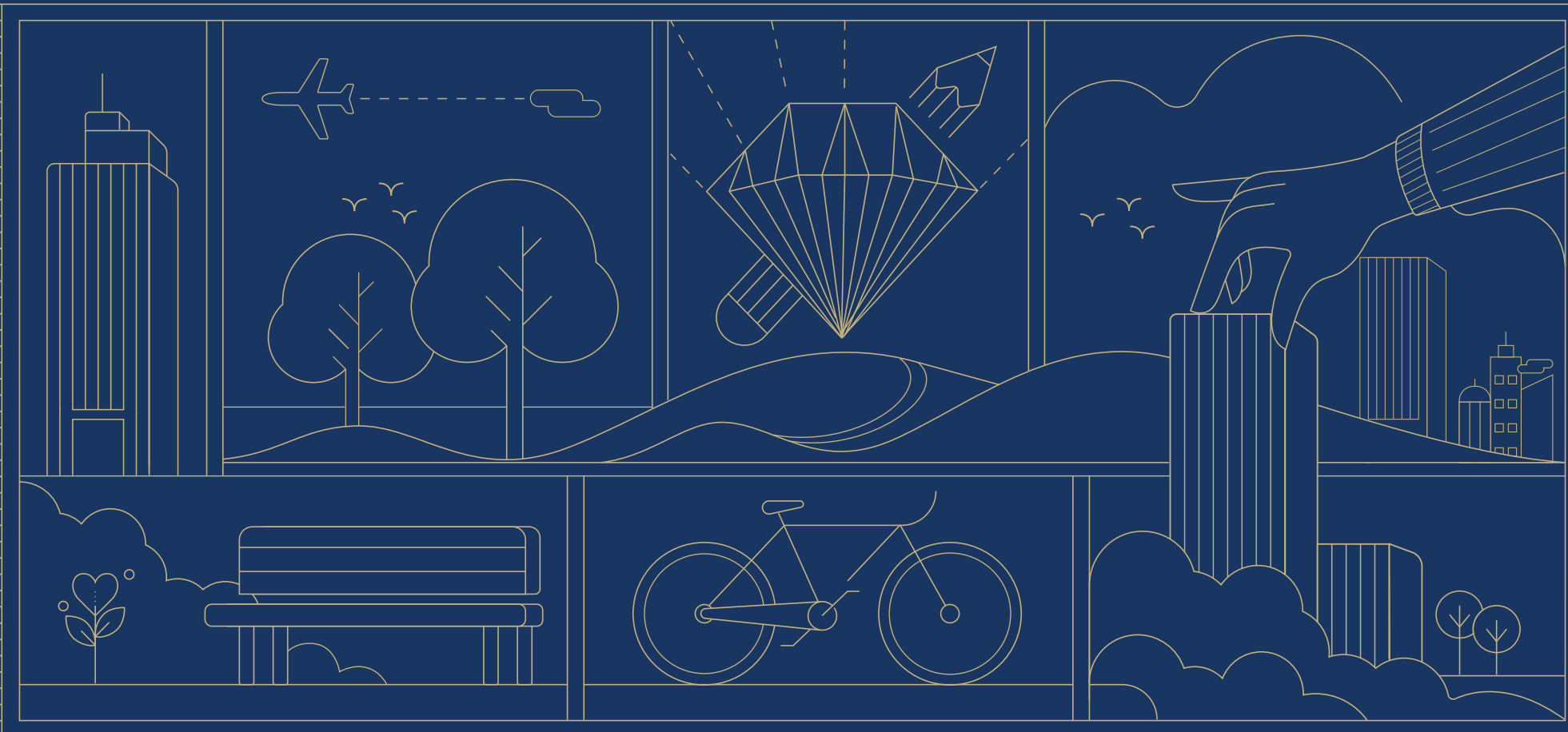


Aerial View of 77° Town Centre

COMMUNITY COMING TOGETHER

The Roseto Study conducted in 1961 found that close-knit community experiences increased life spans. Cohesive communities respect people from all walks of life, from the young to the old and is as important as diet and exercise for long-term health.





CELEBRATION COMING TOGETHER

Celebration is the opposite of worry and anxiety. It's a moment that brings together people in happiness. Throughout history, celebrations were used for motivation while building and deepening relationships.



LIFE'S COMING TOGETHER

77° LIFE

Arguably, the most beautiful tower in all of Bengaluru. Bold, cascading spaces dot the facade becoming unique decks and wraparound balconies. A fully usable terrace, social & health spaces scattered throughout the high-rise and sprawling penthouse apartments. The final chapter in the ongoing residential trilogy of 77° Town Centre is the swansong. It's everything we've heard and everything you've come to love.



PRIVATE BY EXPERIENCE

Thoughtfully designed elevator strategy allows for a independent home-like experience whenever you come and go, avoiding unnecessary intrusions into your privacy.

- ★ 6 out of 10 Units have a private lift lobby for two apartments
- ★ 1 Service Elevator for every 2/4 apartments
- ★ Separate service lobby with wide corridors
- ★ Manual stretcher compatible Service Lift

BREAKAWAY ZONES

Double-height breakaway zones that indulge the building from top to bottom. Besides working as social spaces, they bring in light and fresh air circulation.

- ★ Level 1: Lobby & Concierge
- ★ Level 2: Private Networking, Fitness & indoor Games
- ★ Level 7 & 8: Aqua Deck & Kid's Entertainment Area
- ★ Level 11 & 12: Social Entertainment Deck
- ★ Terrace: Tennis Court, Social & Health Decks



PENTHOUSE VILLAS

The 15th Level Penthouses come with private terraces ranging from 700 SFT to 1650 SFT with large skylights flooding the home with natural light. Large decks give access to the outdoors from every living space.



Representative Image

Penthouse Space Plan



Level 15 Plan



Terrace Plan



Living Room

THE ROOFTOP TENNIS COURT

More of the expansive views. More of fresh air and maybe a bit too much wind. We're regulating that part. From the 15th Level, there's nothing else blocking your view and what better place for our flagship amenities.







Social Entertainment Deck



Swimming Pool Representative Image

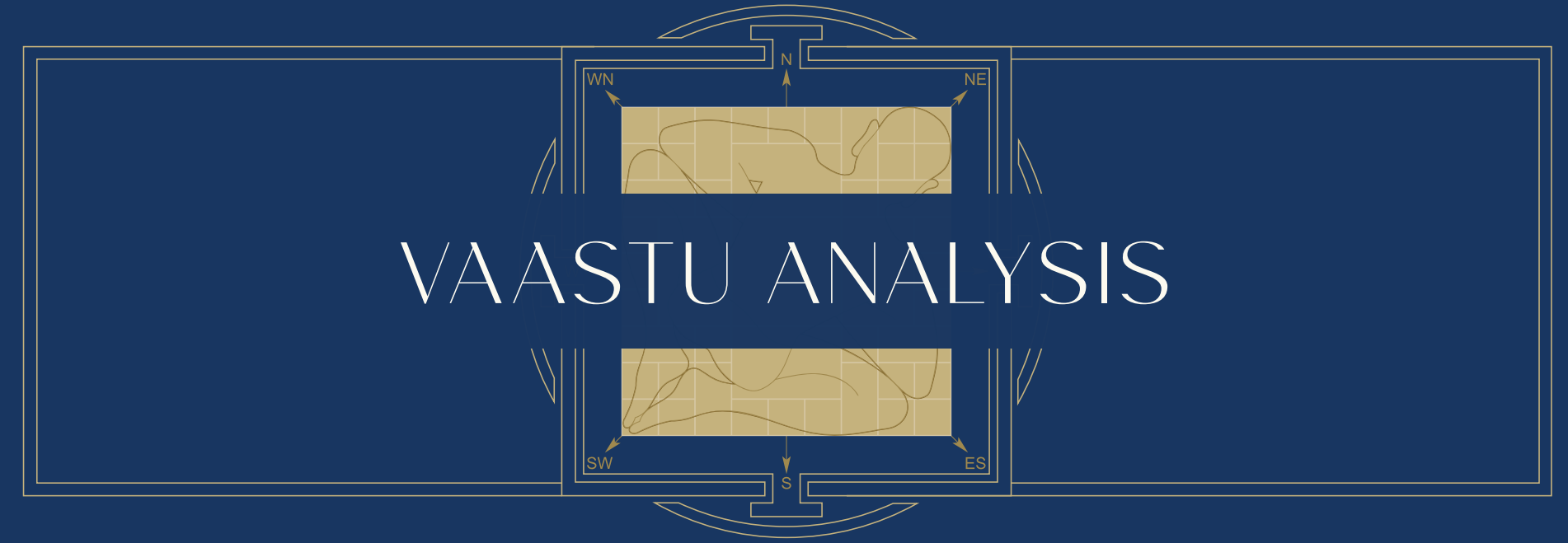
THE CLUB

Right next door is the exclusive club with 55,000 SFT of indoor amenities.

Club Lounge | Multi-Purpose Hall with Buffet | Dining Area
Squash Courts - 2 Nos. | Video Games Room | Basketball Court
Badminton Courts | Stage with Green Rooms
Children's Activity Room/Tuition Room | Bar Lounge
Senior Citizens' Lounges (Separate for Male/Female)
Provision for Restaurants & Cafe | Unisex Spa & Salon
Semi-Olympic Size Swimming Pool with Temperature Control
Kid's Swimming Pool | Mid-Sized Cineplex
Gymnasium | Aerobics | Sports Lounge with Billiards & Snooker



Representative Image



VAASTU ANALYSIS

- 100% Vastu Compliance
- No of Units – 76
- 88% Vastu Compliance
- No of Units – 2
- 70% Vastu Compliance
- No of units - 17
- 90% Vastu Compliance
- No of Units – 24
- 75% Vastu Compliance
- No of Units – 4

A minimum of 4 units falls under 100% Vastu compliance on all levels.
Every unit is at least 70% Vastu compliant.



Amenities & Features

- ★ Kid's Play Area
- ★ Roof Garden on Podium Level
- ★ Garden Sit-Outs
- ★ Seating across the Landscape Area
- ★ Paddle Court
- ★ Bicycle Lane/Parking
- ★ Siesta/Reading Gardens
- ★ Barbeque Areas
- ★ Party Halls
- ★ Gym & Health Club
- ★ Aerobics & Yoga Centre
- ★ Swimming Pool
- ★ Tennis Courts
- ★ Cards Room
- ★ Jogging and Walking Track
- ★ Reflexology and Meditation Garden
- ★ Library & Lounge
- ★ Studio Space



Specs

Structure, Masonry and Finishes

Structure	RCC-Framed Structure with Masonry Partitions
Internal Wall Paint	Acrylic Emulsion Paint
Flooring and Dado	
Living/Dining	Imported Marble
All Bedrooms	Engineered Wooden Flooring
All Bathrooms	Flooring in Imported Marble, Dado in Premium Vitrified
Powder Rooms	Flooring in Imported Marble, Dado in Premium Vitrified
Kitchen	Premium Vitrified Tiles
Utility	Matte Finished Ceramic Tiles
Balcony	Wood finish Tiles / WPC deck flooring, based on balcony
House Help Rooms and Bath	Ceramic Tiles

Plumbing and Bathroom Fixtures

Bathroom Fixtures & Sanitaryware	Kohler or Equivalent
Bathroom Counter	Imported Marble for the Counters
Kitchen Counter	Quartz Counter (uninstalled)
Bathroom Accessories	Kohler or Equivalent
Plumbing (Internal and External)	All Water Supply Lines in CPVC Pipes and Waste Water Lines in PVC Pipes
House Help Bath	CP - Jaquar; Sanitaryware - Hindware

False Ceiling

Apartment	Gypsum False ceiling with LED concealed lighting as per default design
Toilet	Modular False Ceiling with Calcium Silicate Board Tiles or Equivalent

Power Supply; Electrical and Communication Systems

Wiring	Concealed FRLS Wiring in PVC conduits
Earthing	Earth Leakage Circuit Breaker (ELCB) and Miniature Circuit Breakers (MCB)
Switches	Schneider or Equivalent
Connected Power Load	10-15 KVA depending on Unit type
Back-up Power	100% DG Back-up with separate billing meters
TV and Telephone Points	In Living / Dining / Family & all Bedrooms

HVAC

Air-conditioning	VRV System - Outdoor and Piping only - Indoor Units Client Scope
Mechanical Ventilation	Through Exhaust Fans / Internal Shaft exhaust based on toilet type

Doors and Windows

Frames	Natural Timber
Main Door	8 Feet High Solid Core Double Leaf Doors with Designer Veneer Paneling and Architraves on both sides
Internal Doors	7 Feet High Solid Core Flush Doors with Designer Veneer Paneling and Architraves on both sides
Bathroom Doors	7 Feet High Solid Core Flush Doors with Veneer Paneling on one side and Laminate Paneling on the other side
External Doors & Windows	UPVC / Aluminum
Mosquito Screens	Provided on External Windows

Utilities & Services

Home Automation System	Biometric Door Lock, Video Door phone
Solar Water Heater	Provided as per M.O.E.F Norms (for Specific Apartments)
Piped Gas Connection	Provided
Elevators	Schindler or Equivalent
Security	Perimeter Cameras; 24/7 Patrolling, Access Control & Visitor Verification

THE CREATORS



DivyaSree leads technological and design innovation in South Indian real-estate with user-focused, concept-based flagship projects that stand the test of time and relevance.



Disclaimer:

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RERA NO: PRM/KA/RERA/1251/446/PR/211222/005551

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