



ISTANA

T H E P A L A T I A L A B O D E

BEING AN ESCAPIST CAN BE WONDERFUL

Especially, if it leads you to Istana - an illustrious abode, carefully cemented by the plush of Balinese architecture. Tucked away from city life - Istana - a stretch of 113 pristine villas at Manchirevula are close to being the first witnesses of nature's miracles. The science of building is an inherent art to traditional Balinese architects. Splendidly spacious and eminent - our villas have been adorned by the keen specialists of Balinese tradition. Using the Balinese compass, our architects have determined the optimal position of these buildings. Opulence, ornamentation and intricacy - the compounds of Balinese design reflect the indigenous art of Istana. Typically inspired by nature and geometry, our distinctive villas blend into the gorgeous green landscapes, open spaces of nature and may be the mountains across the line of vision.

7 minutes away from the Financial District, near the IT HUB of Gachibowli - discover the wonders of living at Istana.

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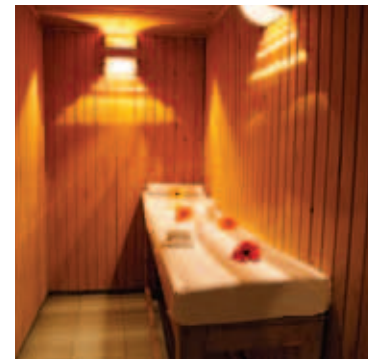
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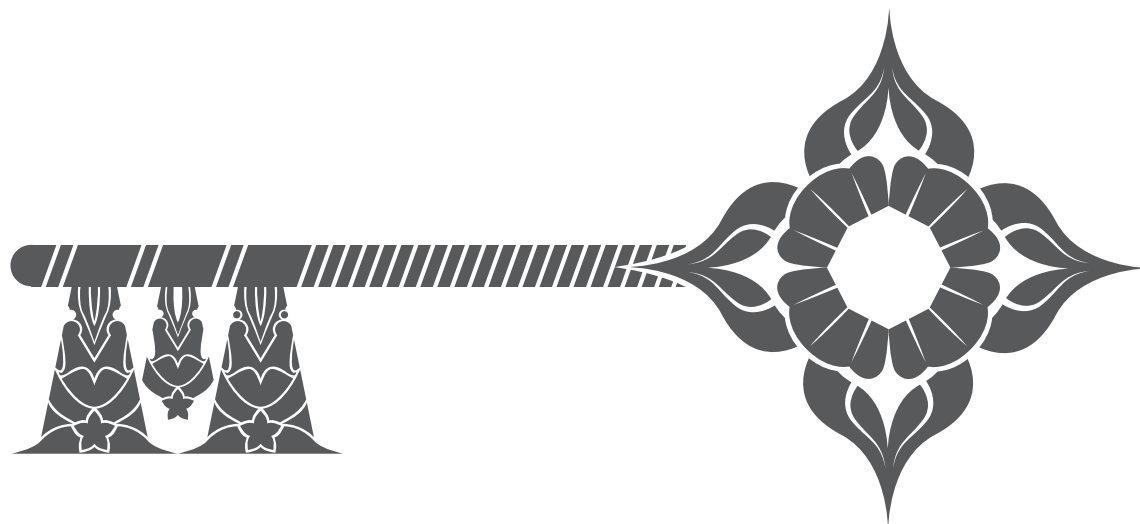
OLD HABITS SERVED WITH DELUXE

While we're proud to open up your senses to the hidden wonders, we're also conscious about your daily routine. Our villas at Istana are equipped with indulgence, so that you don't have to forgo your regime while you steer clear from the city. The community also boasts of a lavish clubhouse and amenities spread over 2 acres of open area.

- Tennis Court / Multi-Purpose Court
- Swimming Pool
- Gymnasium
- Party Hall
- Tot Lot/Sand Pits
- Spa / Steam Sauna Rooms
- Amphitheatre
- Water Bodies
- Fountains
- Children's play area
- Jogging track
- Flower Beds



UNLOCK YOUR VERY OWN PALACE OF ISTANA



TYPE I - EAST



Area Statement	
Land area	353 square yards
Built-up area	3505 sq ft
No. of bedrooms	4 Bedrooms
No. of floors	Ground + 2



TYPE I - EAST



Type I - East, Street View



TYPE I - WEST



Area Statement	
Land area	353 square yards
Built-up area	3509 sq ft
No. of bedrooms	4 Bedrooms
No. of floors	Ground + 2



TYPE I - WEST



Type I - West, Street View



TYPE 2 - EAST



Area Statement	
Land area	447 square yards
Built-up area	4730 sq ft
No. of bedrooms	4 Bedrooms
No. of floors	Ground + 2



TYPE 2 - EAST



Type 2 - East, Street View



TYPE 2 - WEST



Area Statement	
Land area	447 square yards
Built-up area	4723 sq ft
No. of bedrooms	4 Bedrooms
No. of floors	Ground + 2



TYPE 2 - WEST



Type 2 - West, Street View



TYPE I - EAST



Ground Floor Plan



First Floor Plan



Second Floor Plan

TYPE I - WEST



Ground Floor Plan



First Floor Plan



Second Floor Plan



TYPE 2 - EAST



Ground Floor Plan



First Floor Plan



Second Floor Plan



TYPE 2 - WEST



Ground Floor Plan



First Floor Plan



Second Floor Plan



MASTER PLAN



SOPHISTICATION OVERTAKES YOU SILENTLY

Elaborate Balinese architecture, strokes of finely measured textures, open spaces, scents of freshness - it's time to toast to a new life altogether.

- The villas adorn imported marble flooring across the main areas
- A picturesque sliding forest overlook the villas
- An adventurous hilly terrain for landscape
- Quiet residential area with complete privacy
- Water bodies/ Sundecks
- Well defined formal and family areas in the villa
- Ensuite master bedroom
- Wet and dry kitchens
- Vitrified tiles in the kitchen
- Wooden flooring in all bedrooms
- Kohler / Equivalent
- UPVC Windows
- Water body in the larger villas
- 100% power back-up (5/6 air conditioners per house)



PERHAPS YOU'LL NEED MORE THAN FIVE SENSES TO EXPERIENCE ISTANA



Call us on
98490 98028
98480 42426
92465 49595

or mail us at
myvilla@oorjitaprojects.com
and choose a villa right in the lap of nature.



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