



**MOTHERLAND**  
VENTURES  
*Passion for Excellence*



**LOCATION:**

Bogadi Road, Mysore

## Motherland Crown Enclave

Motherland Crown Enclave is a residential project by Motherland Ventures at prime Gaddige Road zone in Bogadi. It is a compilation of 40 immaculate 2 & 3 BHK villas in serene location. Motherland Crown Enclave offers an experience of luxury living with fabulous connectivity all around. It also offers a dedicated space for amenities, which adds convenience to an already luxurious lifestyle experience.

**Corporate Address** - 610/B 1st floor panchamanthra main road, kuvempu nagar Mysore-570023

**Website** - [www.motherlandventures.com](http://www.motherlandventures.com)



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*Motherland Crown Enclave is an invitation to experience the old rustic charm of Mysore in a new way.*

The location in Bogadi captures the essence of Mysore in its own inimitable style, like few areas do. From reputed educational and healthcare institutions, to upcoming corporate workspaces and popular hubs of entertainment, everything is in the vicinity of Crown Enclave.

**Site Address:** Martikethnalli Gate, Opp. to horse riding training farm, Bogadi Gaddige Road, Mysore

*Crown Enclave*  
Premium Villas

## Know Motherland Ventures

Motherland Ventures is a company built on talent and indepth knowledge of real estate, construction and property development domains.

Thoroughly professional, ethical and customer-centric.

Motherland Ventures manned by a team of experienced architects and engineers who range among the best in the industry.



Built up area: 1500 Sq. ft.

Plot area: 30' x 40'  
West Facing

## Crown Enclave Highlights

Exclusively designed villas located on a picturesque 6.5 acre lot in prime bhogadi ring road vicinity. These fine homes built with the appreciation of safety, technology, efficiency, style and convenience in mind are to be enjoyed from both the attractive interiors and delightful outdoor areas.

### Amenities

- CCTV camera surveillance Security
- Exquisite lamp posts for illumination
- Planter box on bot sides of road
- U.G.D treatment plant Organic waste converter
- Walking pathway

### Highlights

- 50% Open green ecosystem with well spread landscape and amenities
- Project located right off proposed six lane Gaddige Road in Bhogadi ring road vicinity

### Proximity

- Jayalakshmiapuram: 5 km
- Infosys: 6 kms
- Mysore Palace: 7km
- Railway Station: 7 km
- Airport: 16 km
- Bogadi Ring Road Junction: 2.5 km

### Connectivity

Enjoys excellent connectivity and access to yoga hubs, entertainment centres, cafes, restaurants, banks, clinics, shopping complexes, horse riding academy, bowling alley, fitness clubs, organic outlets, cyclopedia, multiplexes, etc...

### Nearby Schools & Colleges

NPS, TLC, SVEI, SVEI, AIISH, RIE, Orchid Public School, Manasagangothri etc

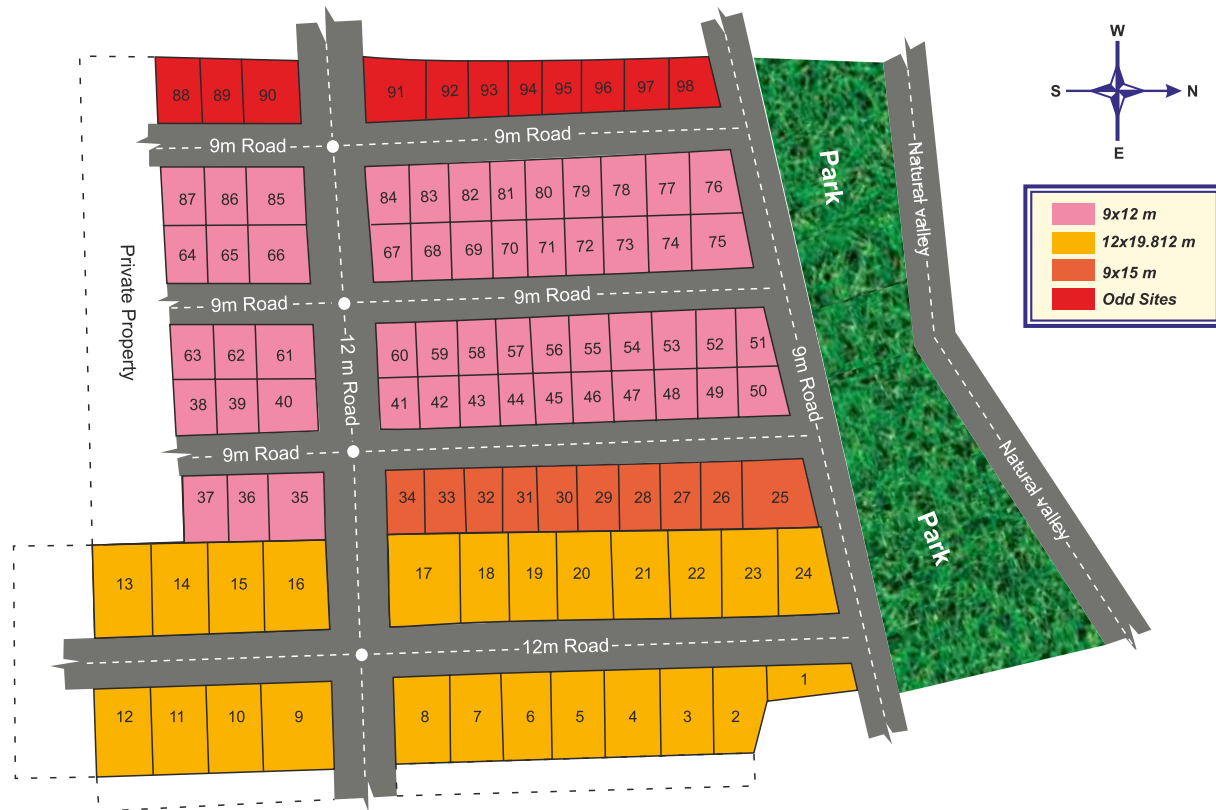
### Nearest Software Companies

- Infosys, L&T infotech, Excelsoft, Software Paradigms International Ltd, etc

### Hospitals & Health Care Centres

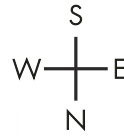
- B.M.H, Kamakshi hospital, Apollo, Devi nursing home, Polyclinics, etc

Bound to sell quickly,  
Don't let this one get away!  
We would love to show you this home.  
For more information, pls visit our website



Right mix of space optimization and aesthetics. Lean construction techniques for efficient spatial dynamics and intrinsic functionality. Living and dining areas connected to dry garden, spacious lawn and patio space through french doors

# 3D Layout



GROUND FLOOR PLAN

PLINTH AREA=685 SFT, CANOPY= 135 SFT, UTILITY=40 SFT



FIRST FLOOR PLAN

PLINTH AREA=790 SFT, SIT OUT= 85 SFT

## Super Structure

- RCC Framed structure (Seismic Zone II), Anti termite treated
- External finishes: Textured paint and cladding

## Flooring

- Staircase tread & riser – Granite/Wood/Marble
- Hall/Living, Foyer, dining, kitchen, and rooms: Nano technology Vitrified Tiles (600 x 600 mm)
- All toilets: Anti-skid ceramics flooring and dado up to 7'0" height

## Doors

- **Entrance door and Pooja door:** Teakwood frames with teak wood panel shutters
- **Internal doors:** Sal/Neem Wood Frame with High density engineered/imported Tough wood for long lasting durability

## Windows

- Sal/Neem frames and Teak/Honne wood shutters with glass

## Painting

- External Cladding/acrylic water resistant paint Asian Paints/Nerolac
- Internal wall and ceiling: Acrylic emulsion paint Asian Paints/Nerolac

# Building Specifications

## Kitchen and Utility

- Kitchen Counter: Jet Black Granite counter top (20mm Thick) with stainless steel single bowl sink with drain board
- Glazed/Ceramic tile dado 2'0" above granite counter level
- Utility: Anti-skid ceramic tiled flooring and Glazed ceramic tile dado upto 3 feet high in the Utility area with Washing machine / Dish washer Electrical plug Point

## Washrooms

- CP fittings: All chrome plated fittings - Jaquar / equivalent
- Sanitary fittings: Jaquar or equivalent make
- Accessories: Jaquar or equivalent
- Master Bedroom Toilet: EWC: Geberit/Grohe or equivalent

## Electrification

- Branded MCB and ELCB (Earth Leakage Circuit Breaker)
- Adequate points with branded modular switches of Panasonic/GM make and copper wiring with Polycab Finolex make
- TV, Ac and ttelephone points in living room and master bedrooms
- 15 Amps power points for washing machine, microwave, air conditioner, refridgerator and water heater