



 **LOCATION:**
Datagalli, Mysore



www.motherlandventures.com

KALKI

Luxury Villas



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.

Built-up area: 1500 sqft

Plot area: 1200 sqft

Premium Villa

External Walls

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

Flooring & Tiling

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

Doors

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

Windows

- Wood frames and Teak wood shutters with glass

Painting

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



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

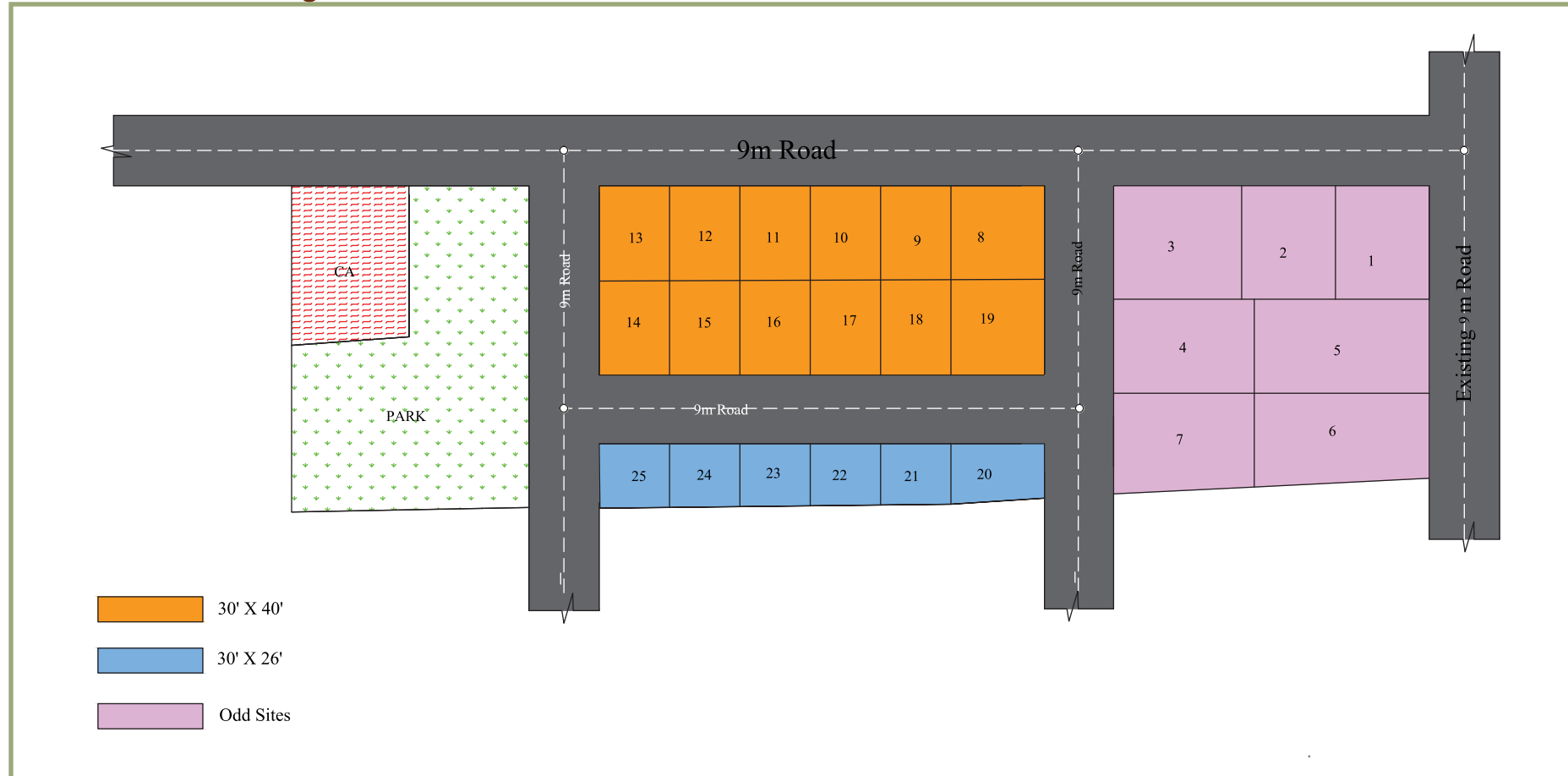
Washrooms

- CP fittings: All chrome plated fittings - Jaquar / equivalent
- Sanitary fittings: Hindware/Simpolo, american standard 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 Anchor / Panasonic / GM make and copper wiring with Polycab Finolex make
- TV and telephone points in living room and master bedrooms
- 15 Amps power points for washing machine, microwave, air conditioner, refrigerator and water heater
 - Two-way light switches in all bedrooms

Layout Plan



- 30' X 40'
- 30' X 26'
- Odd Sites

Kalki Specifications

Exclusively designed villas located on a picturesque 1.5 acre lot in prime dattagalli 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

- Underground electric cable
- Designer landscaped gardens and lawns
- Concrete drain with Perforated Slab Closers
- Children play area
- C.C.T.V camera surveillance and security
- Exquisite lamp posts for illumination
- Community Fruit plantation
- Planter box on both sides of road
- U.G.D treatment plant Organic waste converter
- Highway Standard Roads
- 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

- Dattagalli Ringroad Junction 800 Mtr
- Infosys 6 km
- Mysore palace 7 km
- Railway station 8 km
- Airport 16 km

Nearby Schools & colleges

- NPS , TLC, SJCE, SVEI , AIISH, RIE, Orchid public school, Manasagangotri, 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

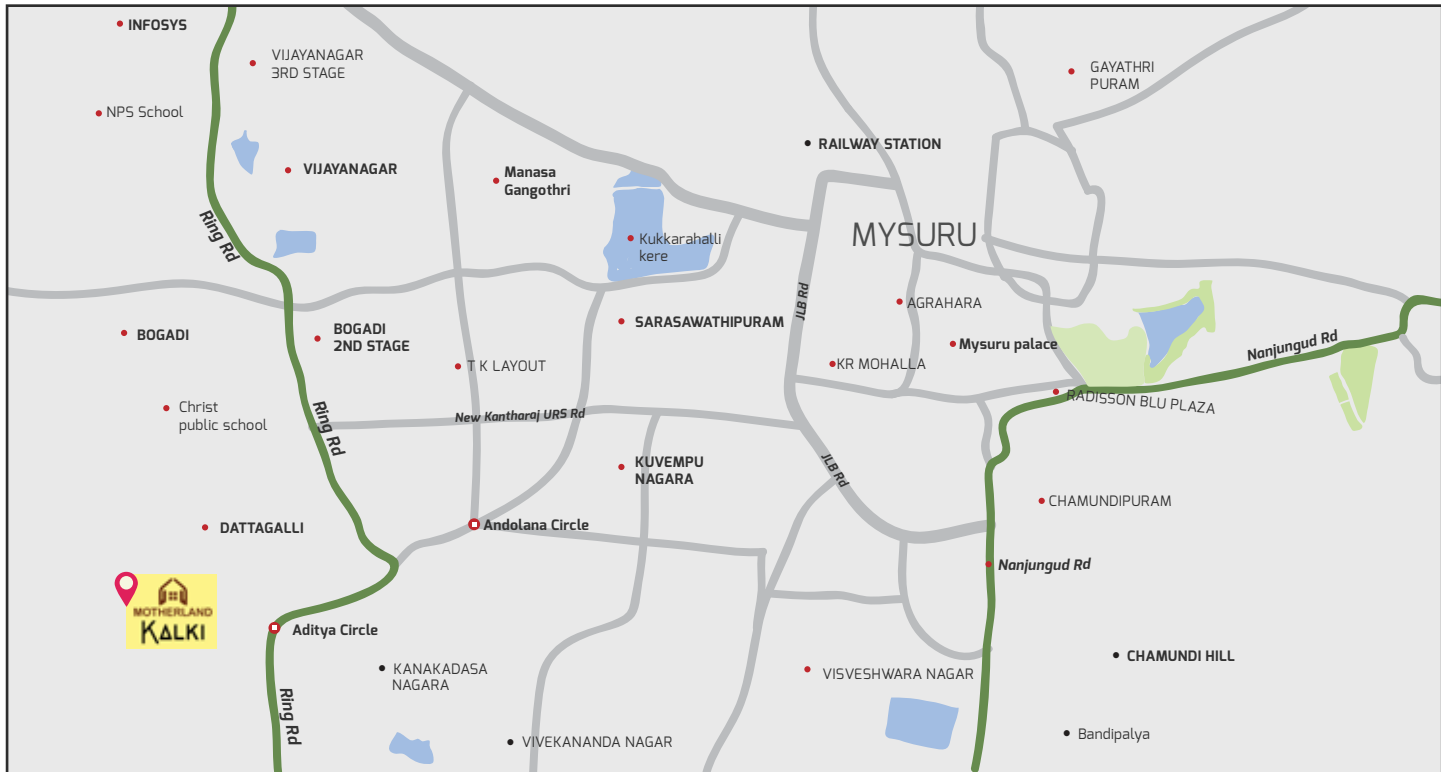
Connectivity

- 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...

Bound to sell quickly, Don't let this one get away!
Call today – We would love to show you this home.



+91- 8861008000



Motherland Kalki

Luxury Villas

Motherland Kalki is a residential project by Motherland Group at prime Dattagalli ring road zone. It is a compilation of 20 immaculate 2 & 3 BHK villas in serene location. Motherland Kalki 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.

“Motherland Kalki is an invitation to experience the old rustic charm of Mysore in a new way.”

The location of Dattagalli 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 Kalki.



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