

— A LANDMARK —
ADDRESS



FOR A LIFESTYLE THAT IS INSPIRATIONAL



1ST BLOCK KORAMANGALA

3 & 4 BED BOUTIQUE RESIDENCES

CONNECT WITH

THE FINER THINGS & MORE

Close proximity
to prominent
schools, hospitals,
malls, hotels and
the Central
Business District.

An address for
the affluent &
elite prime of
Bengaluru -
Koramangala
1st block.



1.17 acre land
comprising of 63
exclusive 3 & 4 Bed
Boutique
residences
starting 1940 sq.ft.

Right at the heart
of everything you
need, accesibility to
the best of living
experiences with
high-end malls,
theatres, retail
stores, etc.

Shriram Esquire is a luxurious residential project located in the coveted Billionaire's Avenue of Koramangala, offering an enchanting and star-struck vibe that is sure to leave you captivated.

As one of the most sought-after residential areas in the city, Koramangala boasts of tree-lined streets, tranquil parks, chic cafes, upscale restaurants and boutique shops, making it the epitome of sophistication and refinement. Furthermore, it is home to the crème de la crème of society, making it an exclusive and privileged community.

Esquire offers you the opportunity to own your dream home where you can unwind and relax in style and comfort. Come, experience the pinnacle of luxury living at Esquire.



A LIFE OF DREAMS CURATED
— FOR THE —
CHOICE FEW



3 & 4 Bed Boutique
Residences



Home Of The
Crème De La Crème
Of Bengaluru



Exclusive 3-Storey Club
With State-Of-The-Art
Amenities

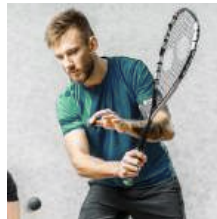
— TAILOR-MADE —
AMENITIES



Rooftop
Swimming Pool



Squash
Court



Yoga Deck
& Gazebo



Feng Shui
Park



Barbeque
Lounge



Gym

— EXQUISITE DESIGNS, —
CURATED EXCLUSIVELY FOR YOU.



Artistic Impression

4BED

TYPICAL UNIT PLAN



UNIT TYPE : 4BED

FLAT NUMBER : A101 - A701

AREA	SQM	SET
CARPET AREA	143.32	1542.74
BALCONY AREA	7.64	82.30
SALEABLE AREA	220.19	2370

1 M2 = 10.763 SFT STANDARD CONVERSION

3BED

TYPICAL UNIT PLAN



UNIT TYPE : 3BED

FLAT NUMBER : B104 - B704

AREA	SQM	SET
CARPET AREA	115.49	1243.13
BALCONY AREA	6.99	75.26
SALEABLE AREA	180.24	1940.00

1 M2 = 10.763 SFT STANDARD CONVERSION

— PROJECT SPECIFICATIONS —

SHRIRAM ESQUIRE

DESCRIPTION	REMARKS
Foyer, Living & Dining	Italian Marble
Master Bedroom	Laminated Wooden Flooring
Other Bedrooms	Superior Quality Double Charged Vitrified Tiles with 3mm Spacer
Entrance Doors	Teak Wood Frame (8'0" ht.), Factory-made BST Shutter with Ornamental Beading
Windows for Living, Dining and all Bedrooms	High Density Aluminum 3 Track with Mosquito Mesh
Staircase, Ventilators & Others	High Density Aluminum 3 Track with Mosquito Mesh
Balcony	SS with Toughened Glass Railings
CP Fittings	Superior Quality Fittings - Grohe or equivalent
Special Features	IP Video Door Phone, Digital Biometric Lock, Panic Button, Gas Leak Detector & Controller, Alarm

— 25-YEAR LEGACY —
OF EXCELLENCE

44

COMPLETED
PROJECTS

28,000+

HAPPY
FAMILIES

ACROSS  LOCATIONS

BENGALURU

CHENNAI

KOLKATA

COIMBATORE

VIZAG



1ST BLOCK KORAMANGALA

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