

91500 09947 NAVINS.IN

A HOME FULL OF BALCONIES



THE HOMEMAKERS WHO CARE

*Navin's Antheia
Poetry*

174/1A, Bannerghatta Rd
Opp. to Vega City Mall Road
Dollar Layout
JP Nagar, Phase 4
Bengaluru
Karnataka 560076

*Navin's
Bengaluru office*

1st Floor, 125
Infantry Road
Opposite Bank of Baroda
Shivaji Nagar
Bengaluru
Karnataka 560001

*Navin's
Headquarters*

Navin's Triumph
No. 802 & 804
Anna Salai, Nandana
Chennai
Tamil Nadu
600035

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RERA No. ACK/KA/RERA/1251/310/PR/300724/008380 30-07-2024
available at website: www.rera.karnataka.gov.in

NAVIN'S
ANTHEIA 174/1A 2,3 & 4 BHK
DOLLARS COLONY
BANNERGHATTA
LUXURY LIVING **POETRY**

LUXURY APARTMENTS
DOLLARS COLONY, BANNERGHATTA

1.

A HOME IN THE SKY

Navin's latest project in South Bengaluru, Navin's Antheia Poetry, offers a unique living experience, blending modern comfort with urban convenience.

Each room in the apartment features its own balcony, offering a variety of options for personalization. These balconies are designed to seamlessly integrate with the urban landscape, offering skyward views and ample natural light. Step outside onto your balcony and experience the refreshing breeze created by the biophilic design.

The interiors of the apartments are equally impressive, combining contemporary materials with timeless elegance. The spacious layouts and thoughtful design create a harmonious living experience. The carefully chosen glass ensures a comfortable indoor temperature while allowing for unobstructed views.

Navin's Antheia Poetry is more than just an apartment complex; it's a place where you can truly connect with serenity and the city while experiencing a higher quality of life.

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TYPICAL 3BHK 3 TO 4 BALCONIES
TYPICAL 4BHK 4 TO 6 BALCONIES

A HOME FULL OF BALCONIES

2.

At Navin's Antheia Poetry, each apartment room features its own balcony, offering residents various ways to personalize their space.

Imagine stepping out onto your own private balcony every morning, soaking up the sun and enjoying the fresh air. At Navin's Antheia Poetry, every room has its own little outdoor space, perfect for relaxing with a book or enjoying a cup of coffee.

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*Navin's Antheia Poetry
brings the outdoors in*

SELF WATERING, LOW MAINTENANCE AND SELF-SUSTAINING GARDENS IN THE SKY

3.

A HOME WITH MANY GARDENS

Find Your Peace in a Biophilic Environment

Experience the tranquility of Navin's Antheia Poetry, where biophilic design brings the outdoors inside.

Picture yourself waking up to your own private nature sanctuary in the heart of Bangalore. Not only is it visually appealing, but it also promotes a healthier lifestyle. Enjoy improved mood, increased energy, and cleaner air, all while surrounded by lush greenery.

Our biophilic façade seamlessly integrates into the environment, creating a sustainable and welcoming home that feels like a retreat from the city.

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SWIMMING POOL
THEMED GARDENS
REFLEXOLOGY PATHWAY
BARBEQUE
SIT OUT AREA
WORK PODS

ROOFTOP RETREAT

4.

Escape to your rooftop retreat at Navin's Antheia Poetry. Start your day with a refreshing swim in the pool, surrounded by lush themed gardens.

Unwind with a relaxing stroll along the reflexology pathway or gather with friends and family for a barbeque on the spacious sit-out area.



With our work pods, you can enjoy the freedom of working from the terrace whenever inspiration strikes, blending the comfort of home with the refreshing open air.

As the sun sets, enjoy the cool breeze and stunning city views from your rooftop haven. Navin's Antheia Poetry's rooftop amenities offer a daily escape into tranquility, whether you're seeking solitude, quality time with loved ones, or a vibrant community experience.

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WHO DOESN'T KNOW BANNERGHATTA ROAD?
EVERY BANGALOREAN KNOWS IT.

5.

BEAUTIFUL BANNERGHATTA

Bannerghatta Road, a well-known thoroughfare in Bengaluru, stretches 49 kilometers from Hosur Road near Adugodi to Anekal.

Named after the iconic Bannerghatta National Park, this state highway serves as a vital connection to the surrounding areas.

To alleviate traffic congestion, the road was widened in 2011 by the Mahanagara Palike. The NICE Road, a major expressway, intersects Bannerghatta Road near Gottigere, providing convenient access to other parts of the city.

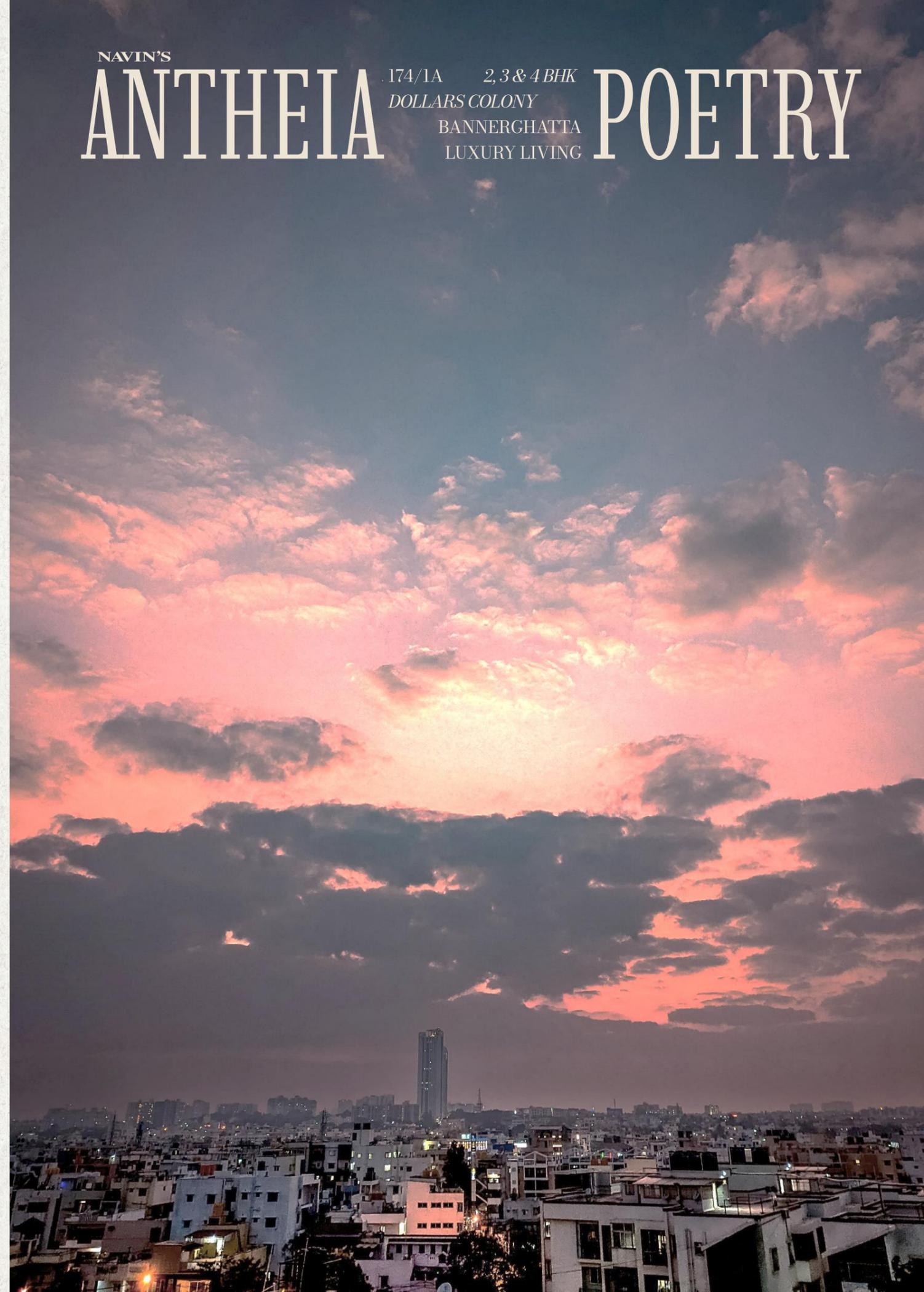
The Bengaluru Metro's Pink Line is making significant strides, offering residents a promising opportunity. With 75% of work on the 12 underground stations completed and 13.76 km of tunneling underway, the project is well on track.

While Bannerghatta Road has become a bustling commercial hub, it also boasts several well-developed residential areas, offering a range of attractive properties for those seeking a comfortable and convenient lifestyle.

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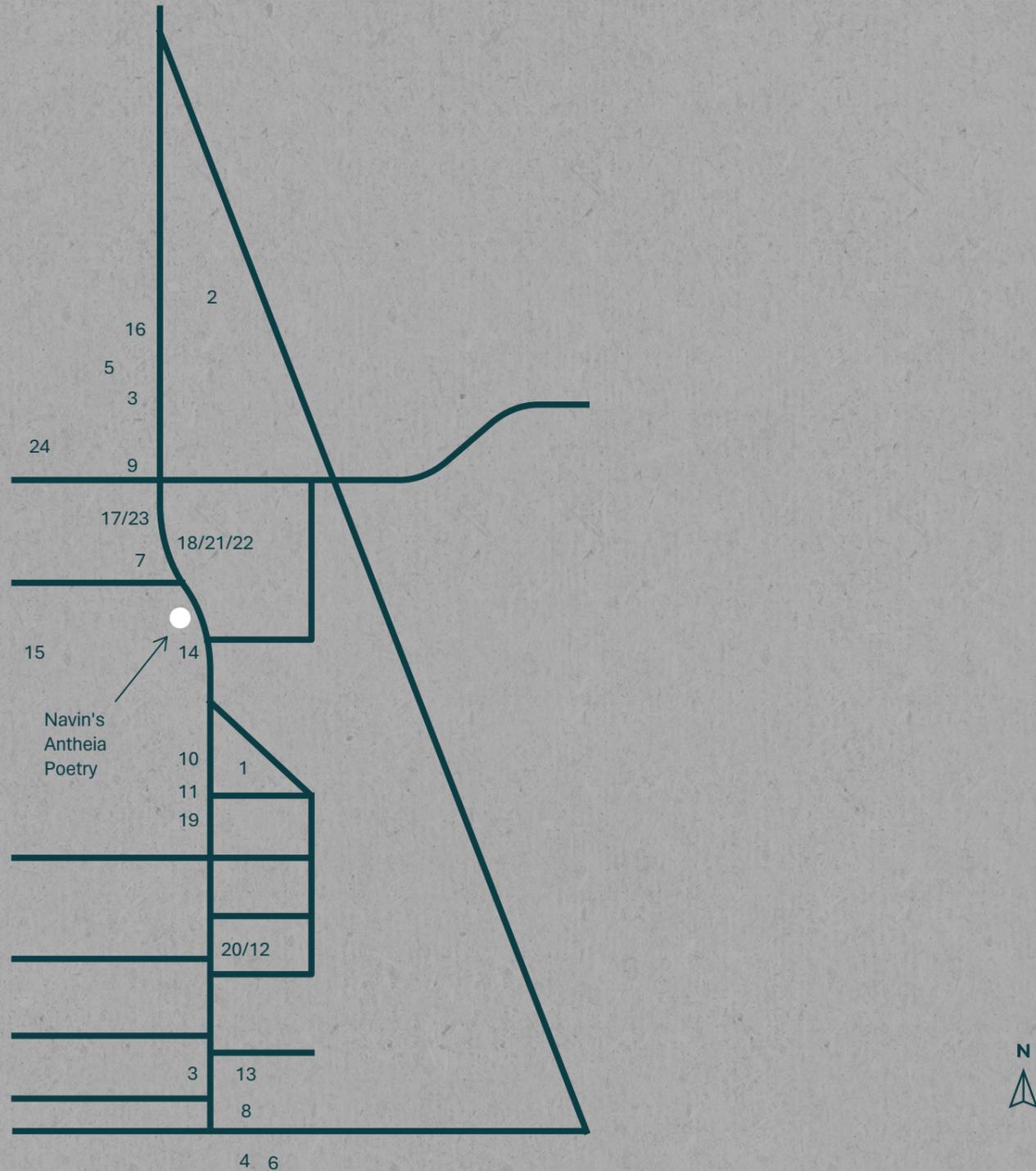


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WEALTH OF AMENITIES

6.

Bannerghatta Road offers the perfect blend of urban convenience and natural tranquility. With an array of amenities—including shopping malls, restaurants, parks, top-tier schools, and healthcare facilities—this vibrant neighborhood caters to a wide range of lifestyles and preferences, making it an ideal place to live, work, and relax.



Education

1. IIM Bangalore
2. Christ University (multiple)
3. Carmel Convent (multiple)
4. Sherwood High
5. National Public School
6. T Jhon College
7. The Oxford English School
8. Greenwood High

Health

9. Jayadeva Hospital
10. Apollo Hospitals
11. Fortis Healthcare
12. Narayana Nethralaya
13. Vijayashree Hospitals
14. Rainbow Children's Hospital
15. Kshema Hospital
16. Sagar Hospitals

Shop

17. Gopalan Innovation Mall
18. Elegance Mantri Mall
19. Bangalore central
20. Royal Meenakshi Mall
21. Vega City Mall
22. Shoppers stop
23. Reliance trends
24. Decathlon

Education & health

Bannerghatta Road is not only a commercial and residential hub but also a prominent educational and healthcare destination. The area boasts several renowned educational institutions, including

For healthcare needs, Bannerghatta Road offers a range of hospitals and medical facilities.

With such a strong presence of educational and healthcare institutions, Bannerghatta Road provides a comprehensive and convenient living experience.

Eat and meet

Bannerghatta Road, a vibrant and diverse neighborhood, offers a wide array of dining options to suit every taste.

Whether you're craving international cuisine at Gatsby Cocktails and Cuisine or Savoury, indulging in local flavors at Chaayos or Barbeque Nation, or enjoying a casual meal at Uru Brew Park, Gillis Resto Bar or Chianti, you'll find something to satisfy your cravings.

With its mix of residential and commercial areas, Bannerghatta Road is a great place to explore and connect with the community. Enjoy a meal at one of the many restaurants and pubs, and you might just discover your new favorite spot while meeting new friends.

Places of interest

Bannerghatta National Park is a must-visit for nature enthusiasts and wildlife lovers. Nestled in Bengaluru, Karnataka, this park offers guided bus safaris through its rich ecosystems, where you can spot a variety of species up close. Beyond the wildlife, explore historic temples, embark on thrilling hikes, and marvel at the scenic wildlife corridor that connects to BR Hills and Sathyamangala Forest.

For a relaxing retreat, choose from the many nature-friendly resorts and hotels nearby, perfect for families or individuals looking to unwind in a tranquil, natural setting.

Where to shop

Bannerghatta Road is a vibrant neighborhood teeming with diverse shopping and dining options. The area is home to popular malls like Gopalan Innovation Mall, Shoppers Stop, Vega City Mall, and Royal Meenakshi Mall, offering a wide range of branded stores, entertainment, and eateries.

Whether you're hunting for the latest fashion, electronics, home decor, or simply a spot to unwind and enjoy a meal, Bannerghatta Road has something for everyone. Choose from local favorites like Uru Brew Park, Crumb Together, Gilly's Restobar, Pizza Crusto, Millennials, Barbeque Nation, or Hakuna Matata—the options are endless.

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Amenities

- Grand Entrance Portal
- Double Ceiling Height Lobby with Lounge
- Ramp for the Differently Abled Multipurpose Hall
- Gym
- Children Play Area
- Ample Car Parking

Terrace amenities

- Swimming Pool
- Landscaped Gardens
- Reflexology Pathway
- Barbeque
- Sit Out Area
- Work Pods
- Kids' Pool
- Steam Bath
- Jacuzzi

Indoor games

- Foose ball
- Carom
- Chess
- Billiards
- Table tennis

Green features

- EV Charging Points
- Solar Panels for Common Area Lighting
- Lighting Sensors for Common Area Lights
- Power Saver Lights for Common Area
- Sewage Treatment Plant
- Rainwater Harvesting Systems
- Recycled Greywater for Flushing
- Landscaped Gardens
- Sensor Lighting for the Basement

Security features

- Security Room at the Entrance
- Security Camera for Common Areas
- Digital Lock for Flats
- Fire Sprinklers for Basement

Other features

- Two Lifts per Floor
- Piped Gas
- Servant Toilet
- Visitors Parking
- 2 Cars Parking For All Flats
- Garbage Chute
- Backup Generator Power Supply For essential Lights For Each Flat Up To 2Kw

EVERYTHING IS INCLUDED

Indulge in a world of luxury at Navin's Antheia Poetry. From the grand entrance portal and double-height lobby to the thoughtfully designed amenities, every detail is crafted to enhance your lifestyle.

Enjoy the convenience of a multipurpose hall, state-of-the-art gym, and a children's play area.

Relax on the rooftop terrace, featuring a swimming pool, themed gardens, and a reflexology pathway.

With top-tier security features, including a security room, CCTV surveillance, and digital locks, you can enjoy peace of mind in your new home.

And with amenities like piped gas, servant toilets, visitor parking, and ample car parking, Navin's Antheia Poetry offers the ultimate in comfort and convenience.

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SPECIFICATION

8.

Structure

- Seismic Zone II Complaint RCC Framed Structure as per NBC Norms

Walls

- Autoclaved aerated blocks with Smart fix or Equivalent Adhesive

Doors

- Main Door is a 8 feet height teakwood door Frame with 40 mm thick solid wood designer shutter, PU finished on both sides with Architrave.
- Digital lock for main doors.
- Balcony Door- French Sliding Door of UPVC/Aluminium.
- Bedroom Door - Good quality wooden door Frame with 35 mm thick both side laminated finish shutters.
- Toilet Door- Good quality WPC Frame with 32 mm both sides laminate finish flush doors.
- Designer hardware of HAFELE or equivalent make.

Windows & Ventilators

- Good quality UPVC windows and Ventilators.

Kitchen

- Polished granite platform with 2 feet height ceramic tiles dadoing above counter. A stainless-steel sink (Frankie or Equivalent) with drain board is provided.
- Water Point with separate taps provision for bore and Metro water.

Flooring

- Living, Dining, Bedrooms - Double charged Large Format Vitrified Tiles and Balcony Full body Vitrified wooden Plank Tiles.
- Toilets- Vitrified tile flooring & Large Size Vitrified Tiles wall dadoing up to false ceiling height.
- Staircase and Entrance and other Lobby- Granite/ Tile Flooring.
- Parking floor and Driveway- Elegant and durable pavers along with natural stone.
- Terrace- Heat Reflective Tiles.

Plumbing and Sanitary fitting

- All sanitary and C.P fittings will be of Jaquar or Equivalent make. Wall hung Wash Basin in all Toilets and Dining area.
- CPVC Concealed water line with wall hung closets and health faucets in all bathrooms.
- Single lever high flow concealed diverter with overhead shower and spout in all bathrooms.

Electricity

- Three phase electrical power supply with concealed wiring and ACCL.
- AC points in Living, Dining and all Bedrooms.
- Concealed FRLSH copper wiring with Modular switches and Sockets of reputed make.
- DTH, Telephone and Data Point in Living and Master Bedroom.
- Electrical point for TV in living and all bedrooms.
- USB C Port power in Living and Master bedroom.
- Geyser and Exhaust provision in all Bathrooms.
- Refrigerator, Washing Machine, Dish washer, Chimney, water purifier and all other Kitchen appliances provision given.

Finishing

- Internal walls and ceiling are finished with putty and premium Quality emulsion paint.
- Outer walls are finished with premium anti-fungal emulsion paint.
- Grid type False ceiling in all bathrooms.

Water supply arrangements

- Bore well for tapping ground water - Sump to store water with Pneumatic Pressure Pumps to supply water for each flat.
- Separate underground sump for metro water.

Lifts

- 2 Automatic - Ten and Thirteen passenger lift of Reputed make with ARD function.

Staircase

- MS/SS handrails.

DG Power Backup

- 1000 Watts of 24*7 Power back-up to all apartments (Essential fan and light points).
- 100% 24*7 power back up for all Common areas.

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Disclaimer

The imagery used, and details given may not represent actuals but are only indicative. Interested party should verify and confirm all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sale etc., independently with the company prior to concluding any decision for buying in the project.

The company is not responsible for the consequences of any action taken by the viewer relying on such material/ information without independently verifying with the company.

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9.

OUR MASTERFUL ARCHITECTS

Kembhavi Architecture Foundation (KAF) is a leading architectural firm with a proven track record of delivering innovative and sustainable design solutions.

Founded in 1972, KAF has established itself as a prominent player in the Indian architecture industry, with a diverse portfolio spanning healthcare, hospitality, residential, commercial, and institutional sectors.

Their commitment to eco-sensitive design and our deep understanding of cultural and environmental contexts enables them to create spaces that are not only functional but also aesthetically pleasing and sustainable.

KAF's work is characterized by a harmonious blend of modern design principles and traditional Indian architectural elements, resulting in projects that are both innovative and culturally relevant.

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A HOME WITH PERFECT TITLES

10.

For over three decades, Navin's has been a trusted name in the real estate industry in Chennai. Founded by Dr. R. Kumar, a seasoned civil engineer with a passion for ethical practices, we are committed to delivering exceptional living experiences that reflect your aspirations and hard-earned money.

We believe in creating homes that are not only beautiful but also functional. Our dedication to quality, customer satisfaction, and innovation has earned us a reputation as a leading developer in the region. Every Navin's home is meticulously crafted, from the initial land acquisition and planning stages to the final touches. We adhere to the highest standards of quality and craftsmanship, ensuring a seamless and enjoyable home-buying experience.

We are excited to bring our proven track record of quality and customer satisfaction to Bangalore. Discover the Navin's Housing difference and experience the future of living.

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125+ PROJECTS
 3400+ HAPPY FAMILIES
 35 YEARS IN BUSINESS
 60+ AWARDS
 PERFECT TITLES
 GREEN BUILDINGS



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AREA STATEMENT

11.

FLOOR	Type	SUPER BUILT-UP AREA
GROUND	3BHK	2404 Sq. Ft
GROUND	2BHK	1581 Sq. Ft
FIRST	2BHK	1567 Sq. Ft
FIRST	3BHK	2404 Sq. Ft
FIRST	3BHK	1835 Sq. Ft
FIRST	4BHK	2767 Sq. Ft
2nd – 10th FLOOR	3BHK	2628 Sq. Ft
2nd – 10th FLOOR	3.5BHK	3320 Sq. Ft
2nd – 10th FLOOR	3BHK	2467 Sq. Ft
2nd – 10th FLOOR	4BHK	4115 Sq. Ft

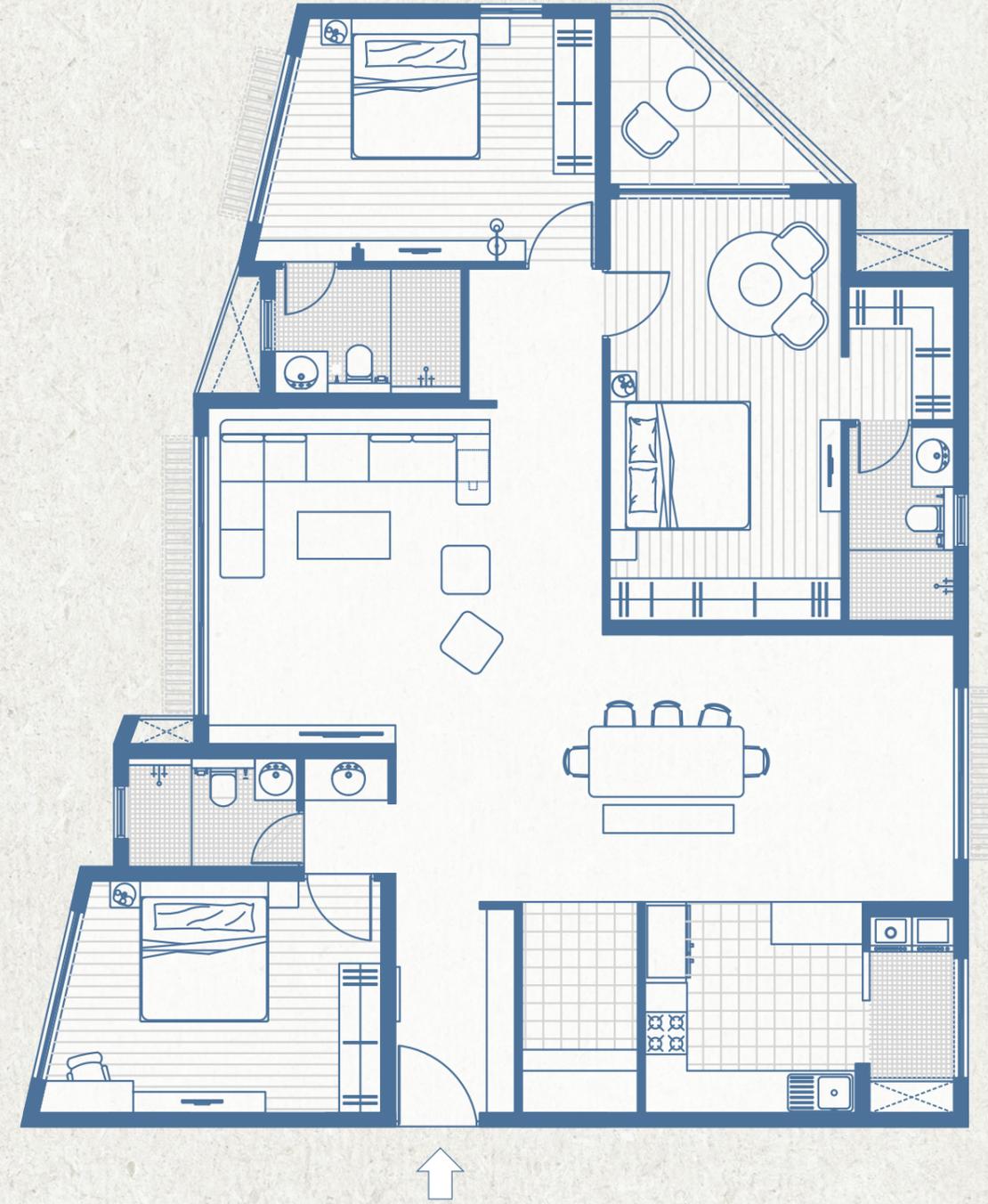
2 BHK / GROUND FLOOR



SBUA- 1581 Sq.ft.

a. Living Area	4300mm x 4200mm
b. Dining Area	6500mm x 3400mm
c. Kitchen	3970mm X 2450mm
d. Master Bedroom	3700mm X 4200mm
e. Bedroom 1	3650mm X 3000mm

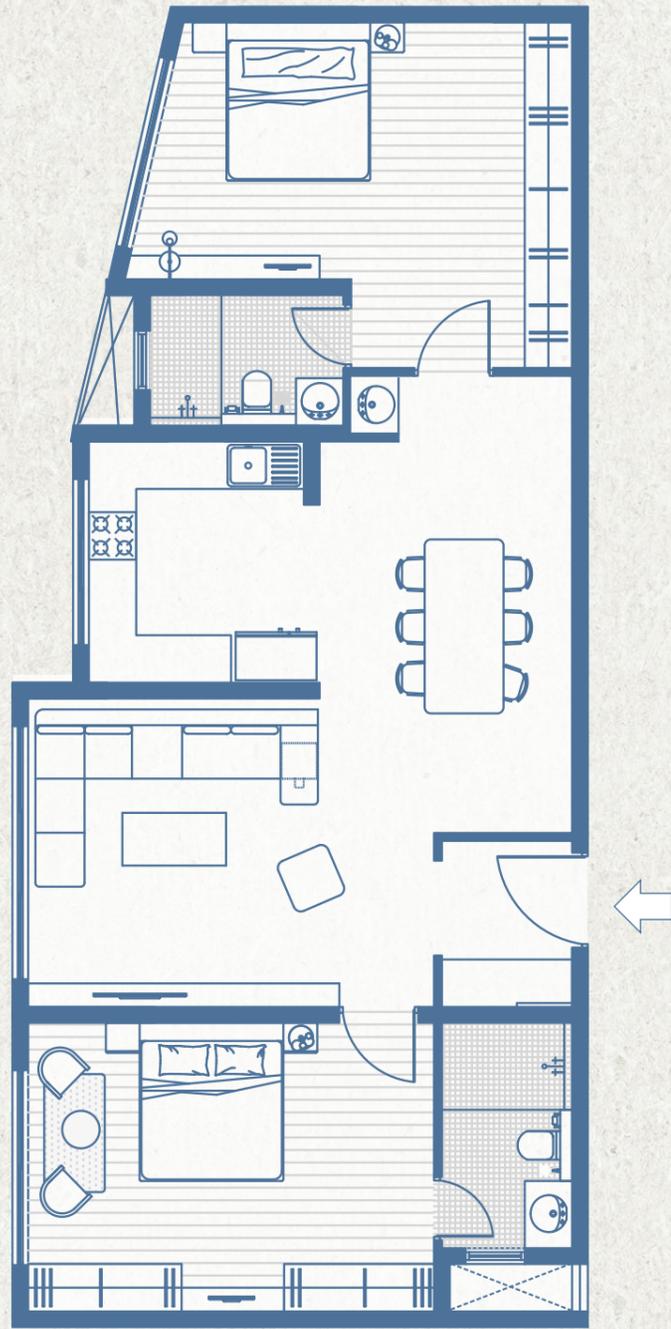
3 BHK / GROUND FLOOR



SBUA- 2404 Sq.ft.

a. Living Area	4150mm x 4780mm
b. Dining Area	3800mm x 5000mm
c. Kitchen	3000mm X 3000mm
d. Master Bedroom	6000mm X 3300mm
e. Bedroom 1	3300mm X 4120mm
f. Bedroom 2	3465mm x 4075mm

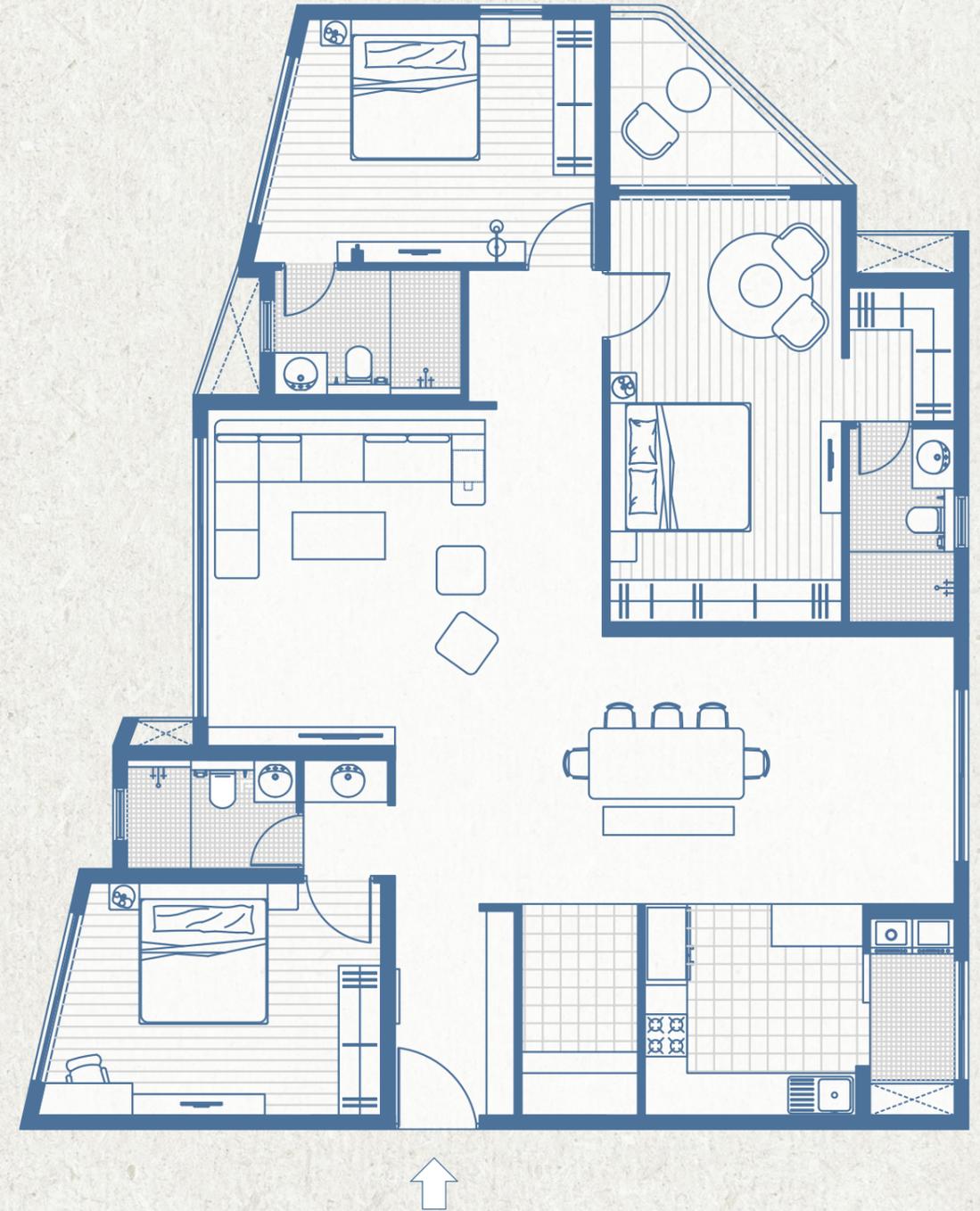
2 BHK / FIRST FLOOR



SBUA- 1567 Sq.ft.

a.	Living Area	3900mm x 3945mm
b.	Dining Area	5780mm x 3200mm
c.	Kitchen	3050mm X 2725mm
d.	Master Bedroom	4370mm X 4925mm
e.	Bedroom 1	3650mm X 5145mm

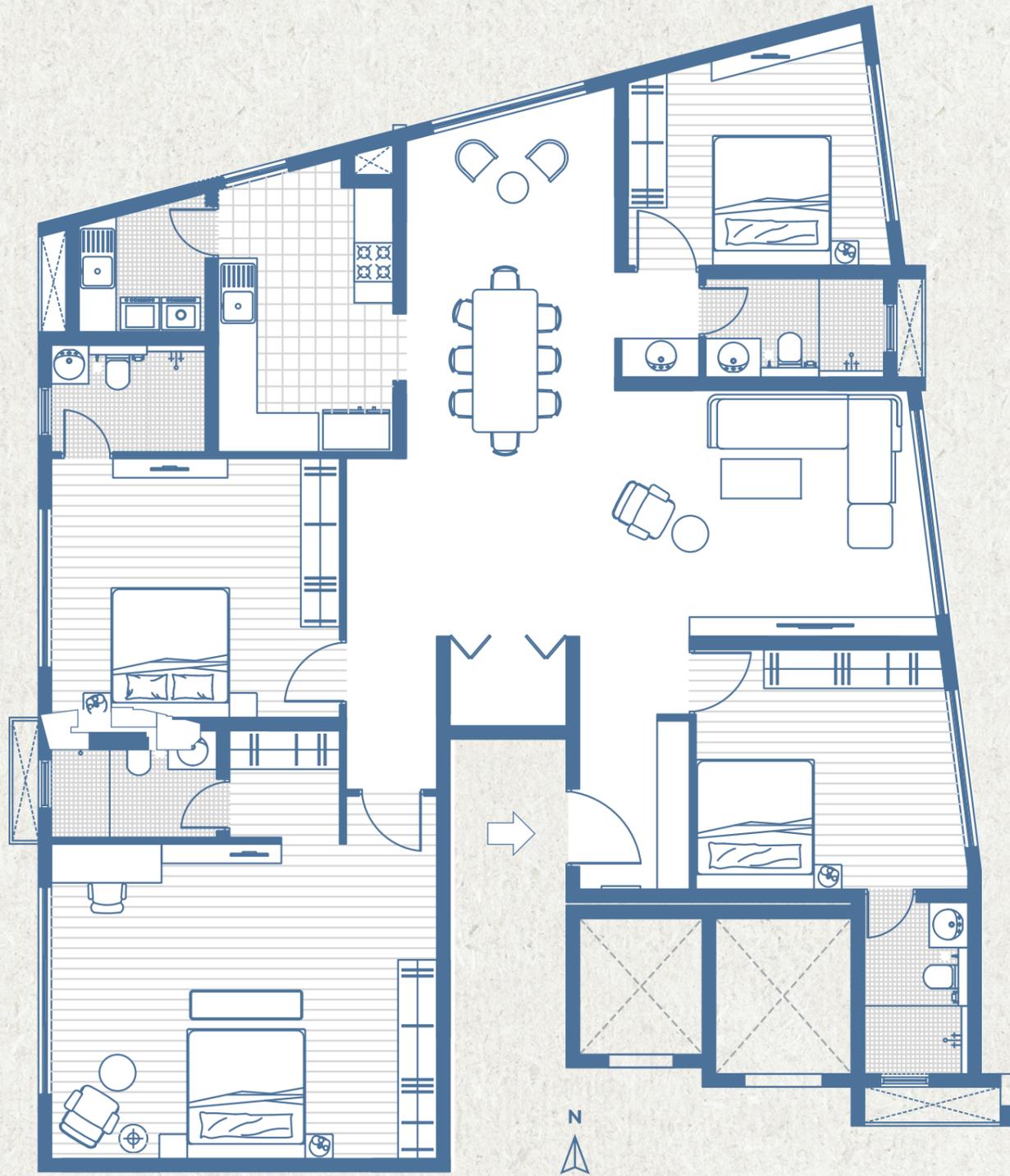
3 BHK / FIRST FLOOR



SBUA- 2404 Sq.ft.

a.	Living Area	4150mm x 4780mm
b.	Dining Area	3800mm x 5000mm
c.	Kitchen	3000mm X 3000mm
d.	Master Bedroom	6000mm X 3300mm
e.	Bedroom 1	3300mm X 4120mm
f.	Bedroom 2	3465mm x 4075mm

4 BHK / FIRST FLOOR

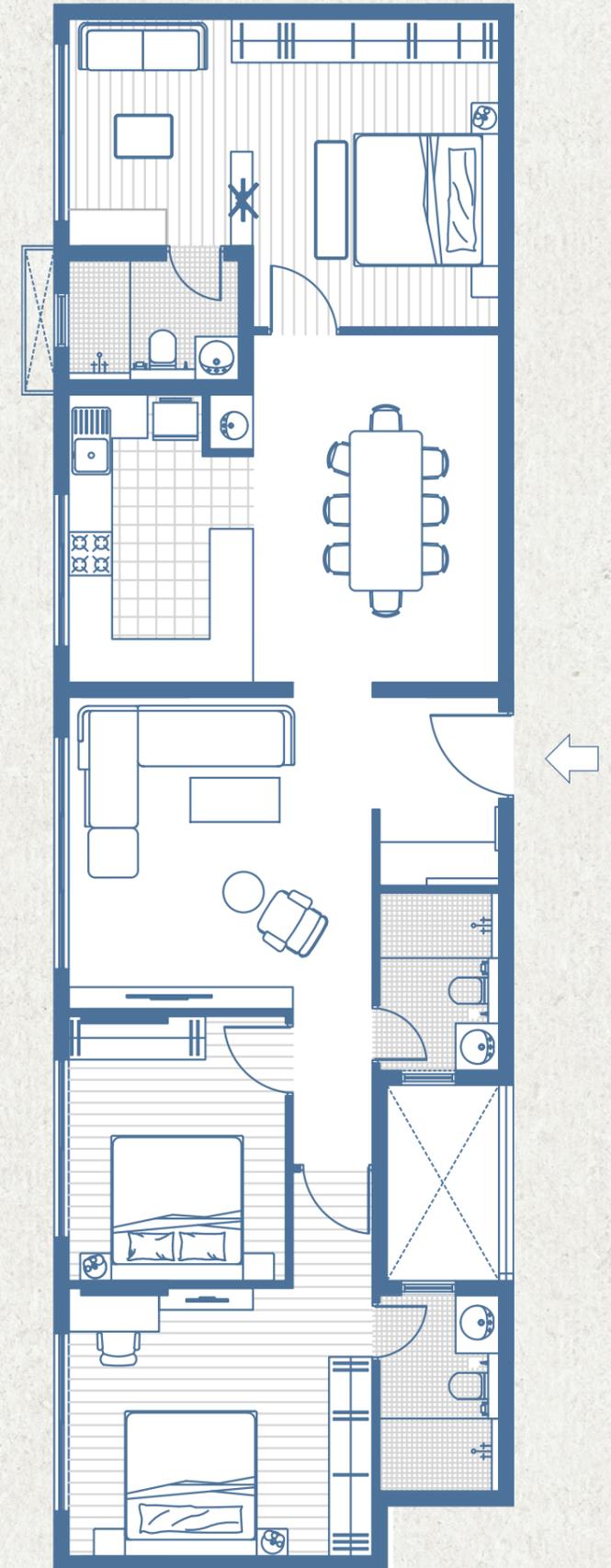


a.	Living Area	3800mm x 4510mm
b.	Dining Area	4900mm x 3225mm
c.	Kitchen	4040mm X 2700mm
d.	Master Bedroom	4860mm X 5950mm
e.	Bedroom 1	3700mm X 3770mm
f.	Bedroom 2	2815mm x 4070mm
g.	Bedroom 3	4000mm x 4450mm



SBUA- 2767 Sq.ft.

3 BHK / FIRST FLOOR

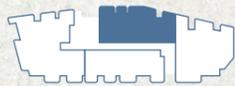
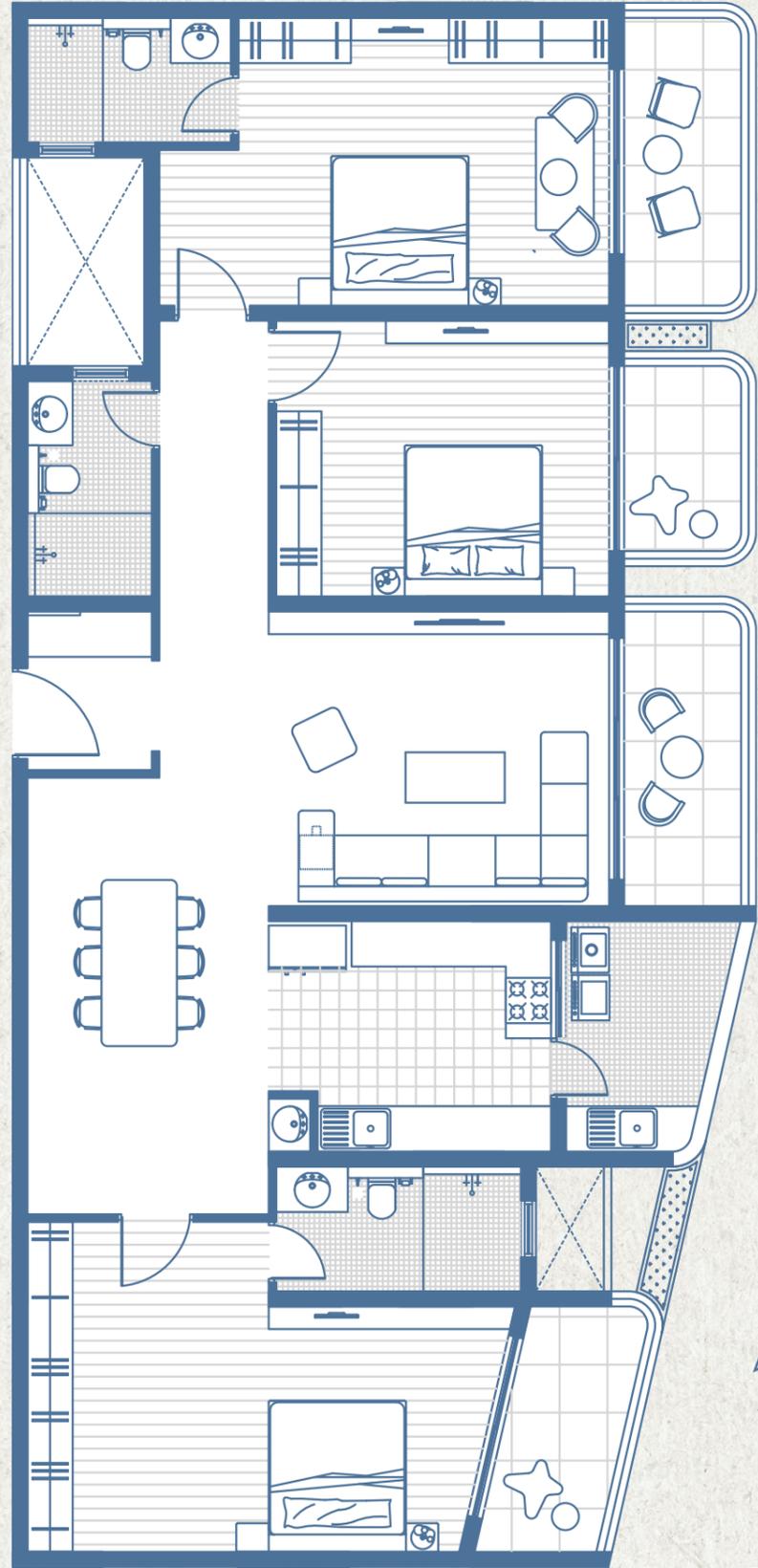


a.	Living Area	4300mm x 4200mm
b.	Dining Area	4800mm x 3400mm
c.	Kitchen	3970mm X 2450mm
d.	Master Bedroom	3700mm X 4200mm
e.	Bedroom 1	3650mm X 3000mm
f.	Bedroom 2	4250mm x 5950mm



SBUA- 1835 Sq.ft.

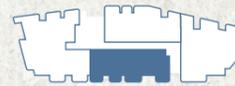
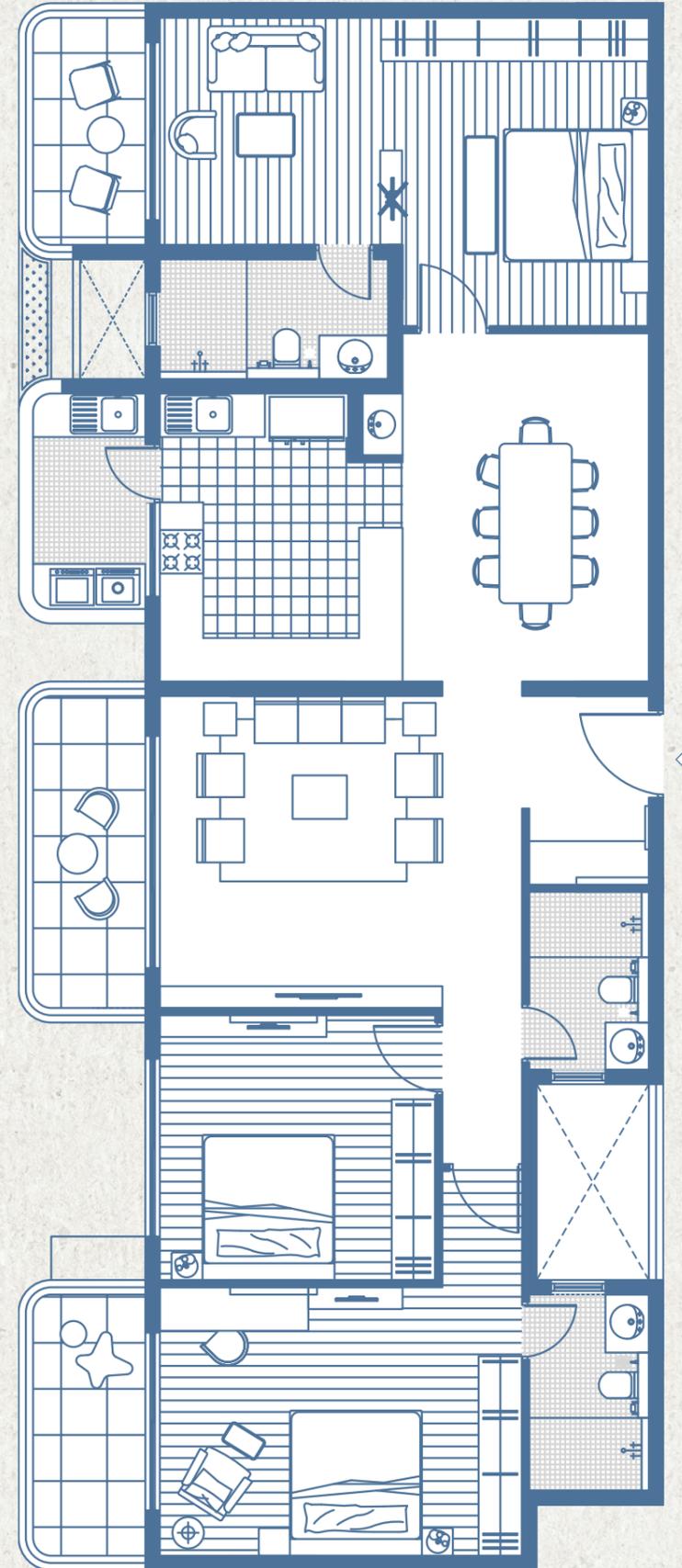
3 BHK / 2ND TILL 10TH FLOOR



a.	Living Area	3900mm x 4515mm
b.	Dining Area	5780mm x 3200mm
c.	Kitchen	3050mm X 3745mm
d.	Master Bedroom	4370mm X 5725mm
e.	Bedroom 1	3650mm X 4515mm
f.	Bedroom 2	3810mm x 4915mm

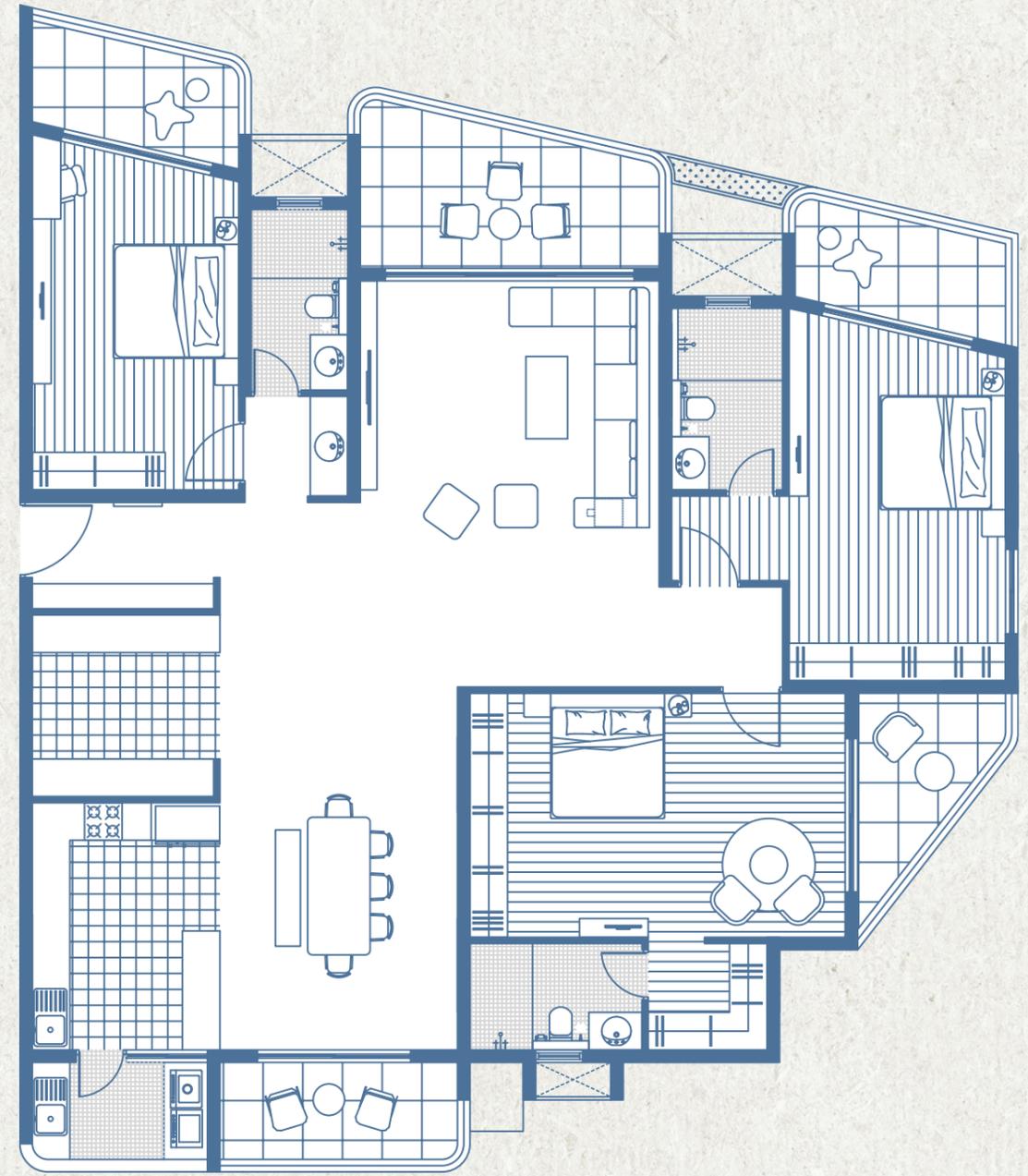
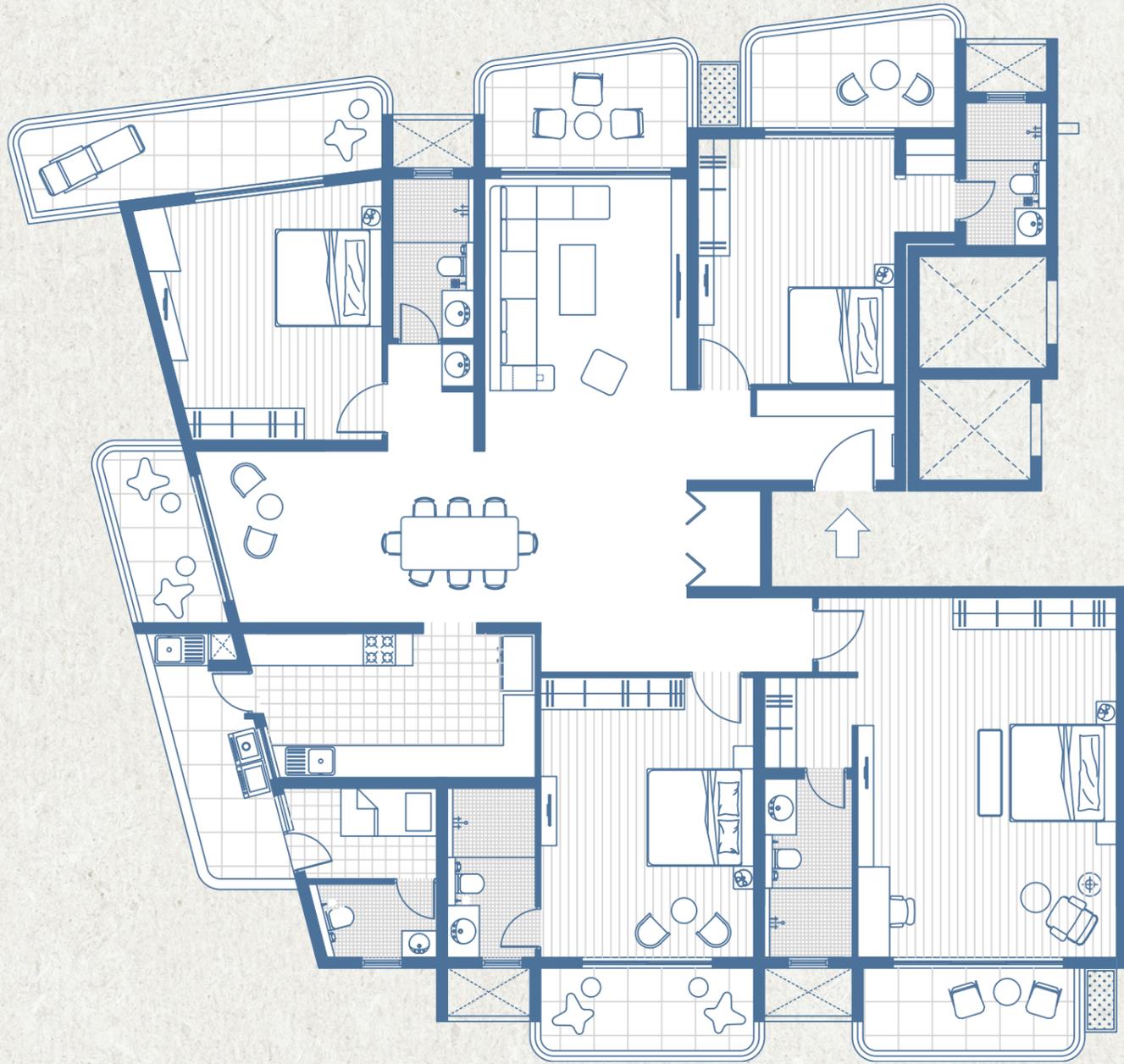
SBUA- 2628 Sq.ft.

3 BHK / 2ND TILL 10TH FLOOR



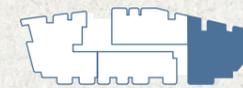
a.	Living Area	4300mm x 5000mm
b.	Dining Area	4800mm x 3400mm
c.	Kitchen	3970mm X 3250mm
d.	Master Bedroom	3700mm X 5000mm
e.	Bedroom 1	3650mm X 3800mm
f.	Bedroom 2	4250mm x 6750mm

SBUA- 2467 Sq.ft.



SBUA- 4115 Sq.ft.

a.	Living Area	3800mm x 5110mm
b.	Dining Area	5650mm x 3225mm
c.	Kitchen	4790mm X 2700mm
d.	Master Bedroom	4860mm X 6750mm
e.	Bedroom 1	3700mm X 4610mm
f.	Bedroom 2	3750mm x 4305mm
g.	Bedroom 3	4000mm x 5250mm



SBUA- 3320 Sq.ft.

a.	Living Area	4780mm x 4890mm
b.	Dining Area	3800mm x 5800mm
c.	Kitchen	3000mm X 3950mm
d.	Master Bedroom	6000mm X 3900mm
e.	Bedroom 1	3465mm X 5160mm
f.	Bedroom 2	3300mm x 4920mm
g.	Study/Pooja	2900mm x 2900mm