

STUNNING ARCHITECTURE.
STUPENDOUS VALUE.



THERE ARE VILLAS ... AND VILLAS.

AND THERE IS CENTURY WINTERSUN.

CENTURY WINTERSUN : A HIGH-END GATED COMMUNITY OF CUSTOMIZED VILLAS AND TWIN VILLAS THAT IS THE LAST WORD IN CONTEMPORARY DESIGN AESTHETICS AND PERSONALIZED LIFESTYLES.

CENTURY WINTERSUN : FOR PEOPLE WHO HAVE EVERYTHING IN LIFE A PERFECT SETTING TO CELEBRATE IT IN.





(ACTUAL SHOT OF THE MODEL VILLA)

AN OASIS OF SERENITY AMIDST THE URBAN CHAOS

Century WinterSun seamlessly merges top-of-the-line technology with clean and contemporary design aesthetics.

Spread over 47-acres, it is set amidst verdant foliage and soothing water bodies to create an oasis of serenity amidst the urban chaos all around.

It is located in North Bangalore, on the Doddaballapur Yelahanka Main Road, just 15mins drive from the Bengaluru International Airport.

The customized villas and twin villas at Century WinterSun will be located in a thoroughly safe and secure property where 45% of the total area has been set aside for roads, common amenities and park zones.

At Century WinterSun we not only want you to get the warmth and the conveniences of a community, but also to enjoy your personal freedom and space.

IT'S YOUR LIFE. YOU CHOOSE ITS SETTING.

Each of the 172 villas at Century WinterSun comes with its own private courtyard, well-appointed kitchen, expansive living room, and latest home automation systems.

That's given. But you have the freedom to choose your villa from five different sizes on offer and customize your home to suit the lifestyle you want for yourself.

You can choose the type of flooring you want (granite/Italian marble/hard wood) and the type of finish on the walls. You can customize your kitchen with a range of additional amenities from imported modular kitchen along with appliances and upgrade your bathroom to include German-made Hansgrohe bathroom fittings. You can choose to have a rooftop garden, or your personal swimming pool.

After all it's your life. And you choose its setting.

CHOICE OF VILLAS

Villas are offered in a choice of 5 sizes:

- Sweet Bay : Plot Size : 5,348 – 5,369 sq. ft. | Built up area : 3,972 sq.ft. | Bedrooms : 3
- Rain Tree : Plot Size : 5,350 – 6,200 sq. ft. | Built up area : 4,020 sq.ft. | Bedrooms : 3
- Bangi : Plot Size : 8,000 – 9,250 sq. ft. | Built up area : 4,889 sq.ft. | Bedrooms : 3
- Melrose : Plot Size : 7,996 – 10,178 sq. ft. | Built up area : 5,807 sq.ft. | Bedrooms : 4
- Caprice : Plot Size : 7,900 – 12,136 sq. ft. | Built up area : 5,931 sq.ft. | Bedrooms : 4
- Twin Villa : Plot Size : 3,371 sq. ft. | Built up area : 2,782 sq.ft. | Bedrooms : 3

ENTRANCE GATE

CLUB HOUSE

TWIN VILLA

VILLAS

TREVI

WATER BODIES

VILLAS

VILLAS

MASTER PLAN







CONTEMPORARY YET TIMELESS

The design aesthetics of Century WinterSun combines the ancient principles of Vaastu Shastra with the clean and uncluttered lines of contemporary architecture. Internationally acclaimed Woods Bagot has created an architectural language for the property that is contemporary yet timeless.

An ultra-thin roofline, full-length and sun-shaded windows lend the villas and twin villas at Century WinterSun a distinctive, trans-border appearance.

The unique internal courtyards help harmonize the flow of energies, blurring the distinction between external and internal spaces.







GOOD LIVING WITH GOOD TASTE

Every square foot of living space at Century WinterSun is designed to make life as easy as modern technology can make it. Yet, it is never at the cost of good design.

The kitchen, the bathrooms and the family rooms are all fitted with the latest gadgets of premium make. But they never shout out their presence.

The muted colours, the understated lines, and the seamless flow of space from one area into another create a soothing interior that is easy to live in, year after year.

The exclusivity at Century WinterSun comes not from excess but from balance.



LIVE LIFE TO THE HILT OR JUST CHILL

The 60,000 sq.ft. Clubhouse will be the hub of life outside your home at Century WinterSun. You can sweat in the sauna, splash about in the pool, play a round of tennis, entertain friends at the sports bar, and get a massage in the spa, or simply chill out with the family. With the Clubhouse around, you will never run out of activities or ways to just relax or chill out with friends at the English Pub.

Clubhouse Amenities

- | 60,000sq.ft. Clubhouse | Swimming Pool, Kids pool, Wet & Dry Poolside Bar
- | Spa | Steam Sauna & Jacuzzi | Tennis Court | Aerobics | Yoga Room
- | Basketball/Squash/Table Tennis / Badminton | Gym | Restaurant | Party Hall
- | Day Care Center | Children's Play Area | Business Center | 40-Key Business Inn
- | Commercial Center | ATM



GOD IS IN THE DETAIL

The amenity at Century WinterSun makes sure your life is a breeze. From our sophisticated 24-hr security to underground cabling system and a dedicated cable for data communication, you will have the latest technology at your service. Then there is the extensive landscaping, a jogging track, and the peripheral plantation.

A professional property management company will handle security, fire control, landscape design and maintenance, and various other services related to the facilities.

Who says you cannot have it all?

Amenities at a Glance

- | Visitors Car Park | 24-hr Security | Jogging Track | Cycling Track
- | Peripheral Plantations | Landscaped Gardens with Amphitheater
- | Parks with Children's Play Area | Power Backup | Underground Cable System
- | Dedicated Cable for Data Communication | Rainwater Harvesting
- | Provision of Bore Well Water with Central Water Complex
- | Most Modern Sewage Treatment | Water Treatment Plant
- | Large Parks with Senior Citizen Facility | IBMS Controlled Common Facilities and Utilities





SIT BACK AND WATCH YOUR INVESTMENT GROW

Bangalore has always been a hotbed of real estate activity and right now Bangalore North is sizzling after the launch of the Bengaluru International Airport.

Century WinterSun is being developed on the Yelahanka Doddaballapur Road, which is located in Bangalore North. It is about 19 Kms from the Bengaluru International Airport and 30 Kms from the city center. Additionally, new expressways that will connect this location to Bangalore and cities beyond greatly enhance Century WinterSun's location setting.

The area around Century WinterSun is booming and represents one of the best property investments in the world.





CENTURY : THE MOST VALUED PREFIX FOR A PROJECT

Century Real Estate is an integrated, full-service real estate development company headquartered in Bangalore, India with a rich history of developing premier projects and landmark buildings for over three decades.

Today, we are the largest owners of real estate in Bangalore with a land bank in excess of 3000 acres representing more than USD 2 billion in asset value and a development portfolio of over 10 million square feet comprising hotels, office buildings, residences, educational institutions and integrated townships spread across South India.

Projects completed or under construction by Century include: Century Corbel, Century Celeste, Century Avalon, Century Austral, Century Chimes, Century Pragati, Century Marvel, Century Paradise, Century Vista, Century Prakruti, Century Koruna, Century Arcadia, Century Square, Century Indus.

MARKETING OFFICE





OUR PARTNERS HELPING US REALISE THIS DREAM

Century Real Estate has joined hands with the best architectural talent from India and abroad to create human habitations that combine modern technology with superior aesthetics and contemporary design trends.

WOODS BAGOT



With its global portfolio of major architectural and design projects, Woods Bagot boasts a formidable international reputation and a level of technical expertise that is in a league of its own. From Thailand to Australia and the Middle East to Europe, this team has been responsible for some of the most renowned landmarks in the world: Ocean One Towers, Burj Dubai Residences, Trafalgar Hilton Hotel, to name a few.



SWEET BAY : Three spacious bedrooms, one on the ground and two on the first floor. A comfortable study next to the Master Bedroom. Large balcony on the first floor extending from the Family Room, giving a great view of the greenery around.

SWEET BAY



Plot Size : 5,348 - 5,369 sq. ft.
Built up area : 3,972 sq. ft.
Bedrooms : 3





RAIN TREE : Three spacious bedrooms, one on the ground and two on the first floor. Large foyer on the first floor extending up to the Family Room - ideal for throwing big parties. Balconies next to the two bedrooms upstairs looking down on the greenery below.



Ground Floor

Plot Size : 5,350 - 6,200 sq. ft.
Built up area : 4,020 sq. ft.
Bedrooms : 3



First Floor



BANGI : Three spacious bedrooms, one on the ground and two on the first floor. Large comfortable Study with a balcony on the first floor. Two living room spaces on each side of the foyer on the ground floor, a cool little pond surrounding the living room on the left.

BANGI



Ground Floor

Plot Size : 8,000 - 9,250 sq. Ft.
Built up area : 4,889 sq.ft.
Bedrooms : 3



First Floor



MELROSE : Four spacious bedrooms - the three on the first floor with balconies of their own. A cool pond at the entrance. A large L-shaped deck stretching across the Ground Floor Bedroom, the Dining Area and the Family Room, nestled within which you can have your own private swimming pool.

MELROSE



Ground Floor

Plot Size : 7,996 - 10,178 sq. ft.
Built up area : 5,807 sq. ft.
Bedrooms : 4



First Floor



CAPRICE : Four spacious bedrooms - the three on the first floor with balconies of their own. A cool pond at the entrance. A comfortable study area within the Master Bedroom. The ground floor bedroom leading to a large deck, inviting you to relax, next to which you can have your own private swimming pool.

CAPRICE



Plot Size : 7,900 - 12,136 sq. ft.
Built up area : 5,931 sq. ft.
Bedrooms : 4



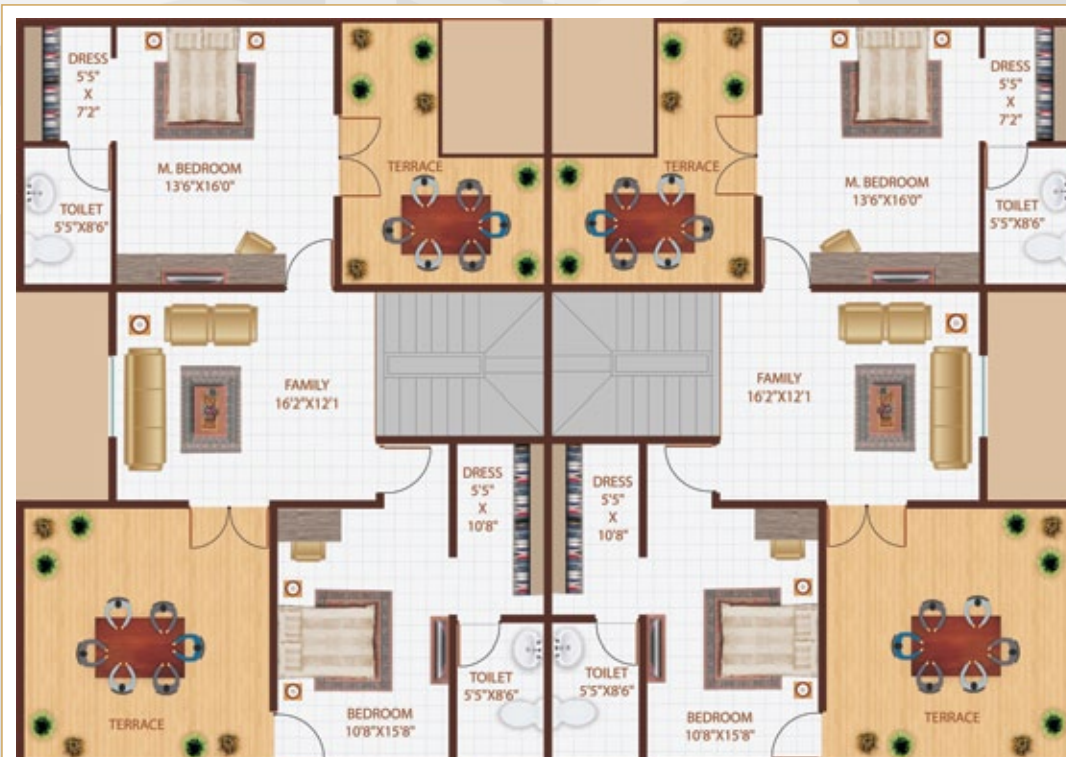


TWIN VILLA : One Bedroom and a large Living Room adjoining the Dining Area, giving you the flexibility to use it in many different ways. The two Bedrooms on the first floor have their own balconies and the Master Bedroom is truly large, with space for a sofa corner and a study desk.



Ground Floor

Plot Size : 3,371 sq. ft.
Built up area : 2,782 sq. ft.
Bedrooms : 3



First Floor

TWIN VILLA

FINISHING & SPECIFICATIONS

Structure

RCC framed Structure
Internal walls: 100 mm/4'' Inch solid concrete block
External walls: 150 mm/6'' Inch solid concrete block
Ceiling height :11' clear

Flooring Finishes (Flooring and Skirting)

Living/ Dining/ Study/ Pooja room: Marble/ Granite
Bedroom / Family room: Laminated wooden flooring
Kitchen / Utility: Ceramic Tiles
Powder Room: Antiskid Ceramic Tiles
Deck in ground floor: Stamp Concrete
Balconies in first floor : Antiskid Ceramic Tiles
Driveway/Garage; Paved Tiles

Dadoing

Toilets : Designer Ceramic Tile Dado up to ceiling
Kitchen: Ceramic tiles above counter

Doors & Fittings

Entrance door/ Main door: Teak Wood Frame with teak

Wood Paneled Doors

Internal doors: Teak wood frame with flush shutter units
Toilet doors: Waterproof with one side teak veneer

Windows & Ventilators

All windows : Sliding UPVC window units with mosquito mesh

Railings

Balcony & Staircase : MS railings with wooden handrail

Plastering

Internal walls/ ceiling: Cement mortar with punning
Internal and external ceiling: Cement mortar with punning
External walls: Cement mortar with sponge finish

Water Proofing

Sunken Portions & Roof : Polymer based water proofing

Electrical Fittings

A/c points in all rooms
Anchor woods/ equivalent modular switches
UPS provision

Painting

Interior walls and ceilings : Plastic Emulsions
Exterior walls: Textured exterior weather coat emulsion

Sanitary

Duravit / Toto or equivalent

Bath Fittings

Hansgrohe/ equivalent

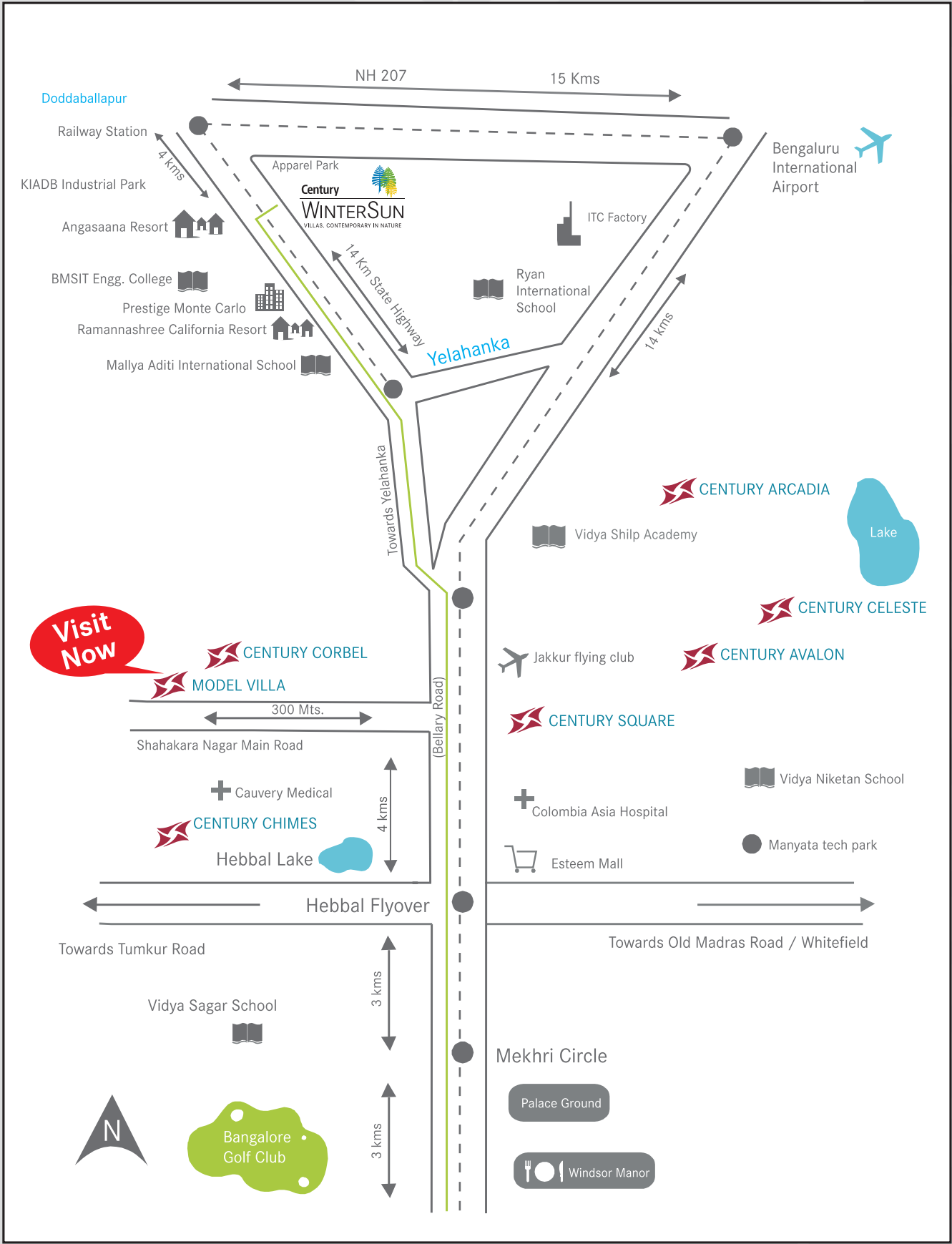
Kitchen

Imported Modular Kitchen

Home automation system







Video door phones

LOCATION MAP



Located about 19 kms from the Bengaluru International Airport and 30 kms from the city center, Century Wintersun is an ideal retreat from the bustle of the city. Without actually being away from what Bangalore as a city offers. Additionally, new expressways that connect this location to Bangalore and cities beyond greatly enhance Century WinterSun's potential for high appreciation.

Distance From	
M.G. Road	- 30 Kms
Yelahanka	- 14 Kms
BIAL	- 19 Kms
Vidhana Soudha	- 28 Kms
Hebbal Flyover	- 22 Kms

-  Century projects
-  School
-  Hospital
-  Shopping Mall
-  Hotel
-  Resort



CENTURY WINTERSUN.

MASTERPIECES OF LUXURY AND GOOD TASTE.

COMBINING STUNNING ARCHITECTURE WITH STUPENDOUS VALUE.

MARRYING SOUND ENGINEERING WITH SUPERLATIVE AESTHETICS.

CENTURY WINTERSUN.

NOT JUST LUXURIOUS LIVING SPACES.

BUT A CONFIDENT LIFESTYLE STATEMENT.

BOOKING FORM

NAME _____ AGE _____

FATHER’S/HUSBAND’S NAME _____

PERMANENT ADDRESS _____

TEL. _____ MOB. _____

FAX _____ EMAIL _____

COMPANY NAME _____ DESIGNATION _____

OFFICE ADDRESS _____

TEL. _____ MOB. _____

FAX _____ EMAIL _____

CORRESPONDENCE ADDRESS (CHECK ONE) ☐ PERMANENT ADDRESS ☐ OFFICE ADDRESS

NATIONALITY _____ RESIDENTIAL STATUS _____

BOOKING DETAILS

PLOT No. _____ PLOT AREA _____

VILLA TYPE / TV _____ BUILT UP AREA _____

LAND RATE _____ CONSTRUCTION RATE _____

TOTAL COST OF VILLA / TV (INCLUDING ALL CHARGES) _____

BOOKING AMOUNT _____

CHEQUE / DD No. _____

BANK _____ DATE _____

FOR OFFICE USE ONLY

SALES MANAGER

NAME

SIGNATURE

DATE

CUSTOMER’S UNIQUE ID

AM-CRM

NAME

SIGNATURE

DATE



TERMS AND CONDITIONS

1. THE CONTRACT PRICE WILL BE CONFIRMED WHEN THE ALLOTMENT LETTER IS ISSUED.
2. THE BOOKING AMOUNT WILL BE RS. 5,00,000 (RUPEES FIVE LAKH ONLY) PER VILLA / TWIN VILLA AND THE PURCHASER(S) HAVE TO PAY A MINIMUM OF 20% OF THE TOTAL COST OF THE VILLA / TWIN VILLA, LESS THE BOOKING AMOUNT, WITHIN 15 (FIFTEEN) DAYS FROM THE DATE OF BOOKING. ALL PAYMENTS SHOULD BE MADE FAVOURING "CENTURY NORTHSIDE" AGAINST OFFICIAL RECEIPTS ISSUED BY THE COMPANY.
3. "CENTURY NORTHSIDE" RESERVES THE RIGHT TO CANCEL THE ALLOTMENT AND FORFEIT MONIES PAID, IF THE AMOUNTS ARE NOT PAID AS PER THE TERMS OF BOOKING. IN CASE THE PURCHASER DESIRES TO WITHDRAW THE BOOKING, A TOKEN AMOUNT OF 10% OF THE BOOKING AMOUNT WILL BE WITHHELD AS CANCELLATION FEE.
4. THE PURCHASER(S) HAVE TO EXECUTE THE AGREEMENT FOR SALE AND CONSTRUCTION CONTRACT IMMEDIATELY AFTER THE PAYMENT OF 20% OF THE TOTAL COST OF THE VILLA / TWIN VILLA. THE PURCHASER CAN AVAIL IN-HOUSE HOME LOAN SUPPORT SERVICES FREE OF COST. UPON EXECUTION OF AGREEMENT TO SALE AND CONSTRUCTION AGREEMENT, THE TERMS AND CONDITIONS MENTIONED IN THE AGREEMENT FOR SALE AND CONSTRUCTION CONTRACT SHALL BE BINDING ON BOTH THE COMPANY AND THE PURCHASER(S) IN SUPER-CESSION OF BOOKING TERMS AND CONDITIONS.
5. TRANSFERS, WITHOUT A TRANSFER FEE, ARE ALLOWED ONLY AMONGST FAMILY MEMBERS (FATHER/MOTHER/WIFE/HUSBAND/SON/DAUGHTER). IN CASE OF TRANSFER TO THIRD PARTIES, IT WILL BE SUBJECT TO "CENTURY NORTHSIDE" CONSENT IN WRITING AND IF CONSENTED, A TRANSFER FEE OF 5% OF THE TOTAL VALUE OF THE VILLA / TWIN VILLA WILL BE IMPOSED.
6. ALL REFUNDS, IF ANY, WILL BE MADE WITHOUT INTEREST, BY LOCAL CHEQUE ONLY, WITHIN 30 WORKING DAYS FROM THE DATE OF CANCELLATION.
7. SERVICE CHARGES, MAINTENANCE CHARGES AND ALL OTHER EXPENSES INCLUDING INFRASTRUCTURE EXPENSES LIKE ELECTRICITY, WATER & SANITARY, CABLE, TELEPHONE, AND INTERNET CONNECTION WILL BE MET BY THE PURCHASER.
8. STATUTORY EXPENSES LIKE STAMP DUTY & REGISTRATION CHARGES AND LEGAL/INCIDENTAL EXPENSES FOR REGISTERING THE PROPERTY WILL HAVE TO BE BORNE BY THE PURCHASER WITH VAT AND SERVICE TAXES AS APPLICABLE. INCREASE IN EXISTING TAX LEVIES AND ANY FRESH GOVERNMENTAL LEVIES, APPLICABLE DURING THE CONTRACT PERIOD SHALL BE MET BY THE PURCHASER.
9. DELIVERY DATE INDICATED IS SUBJECT TO THE "FORCE MAJEURE" CLAUSE. EVERY EFFORT WILL BE MADE TO OBTAIN ELECTRICAL, SANITARY AND WATER CONNECTIONS WITHIN THE STIPULATED DELIVERY DATES.
10. DIMENSIONS AND DETAILS PROVIDED IN THE ACCOMPANYING LITERATURE ARE APPROXIMATE AND ARE SUBJECT TO ALTERATION WITHOUT ANY NOTICE. THE STRUCTURES SHOWN IN THE PERSPECTIVE ARE CONCEPTUAL DESIGNS AND MAY VARY AT THE TIME OF EXECUTION. THE LOCATION OF THE FACILITIES LIKE AMENITIES ETC., IS SUBJECT TO CHANGE, DEPENDING UPON THE ARCHITECT'S ADVICE FOR BETTER PLANNING.
11. CHANGES IN STANDARD SPECIFICATIONS BY THE CUSTOMER ARE GENERALLY NOT ACCEPTABLE, AS CHANGES ADVERSELY AFFECT THE COMPLETION SCHEDULE OF THE PROJECT.
12. ALL PAYMENTS SHOULD BE MADE BY WAY OF ACCOUNT PAYEE DEMAND DRAFT/LOCAL CHEQUE IN FAVOUR OF "CENTURY NORTHSIDE" PAYABLE AT BANGALORE.
13. THIS BOOKING IS SUBJECT TO ACCEPTANCE BY "CENTURY NORTHSIDE" IN WRITING AND RECEIPT PASSED FOR EARNEST MONEY IS TENTATIVE.
14. "CENTURY NORTHSIDE" NOR ANY OF ITS EMPLOYEES ARE AUTHORISED TO ACCEPT CASH.
15. THE BOOKING IS SUBJECT TO BANGALORE JURISDICTION.

I/WE HAVE GONE THROUGH THE TERMS AND CONDITIONS STATED ABOVE AND AGREE TO THE SAME.

DATE :

PLACE:

PURCHASER(S) SIGNATURE





Century Real Estate Holdings Pvt Ltd
Marketing Office
60ft. Road, Sanakara Nagar,
Bengaluru - 560 092 India

T. 91 80 4364 1111
E. sales@centuryrealestate.in
www.centuryrealestate.in



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