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Central Boulevard

What's in a Location... Everything!

Central Boulevard has been designed to offer an environment of perfect Luxury at the perfect location!

Located in downtown Bangalore in the prime Ulsoor Road, Off MG. Road, residences of Central Boulevard distinguishes itself as the most opulent and spectacular address in Bangalore.

Central Boulevard elevates luxury living to a new level of sophistication in Bangalore. With extraordinary finishes, features, dedicated facilities and dramatic landscaping providing seclusion, it makes these individually sculpted residences the city's most desirable place to live.

We welcome you to Aswan's

Central Boulevard



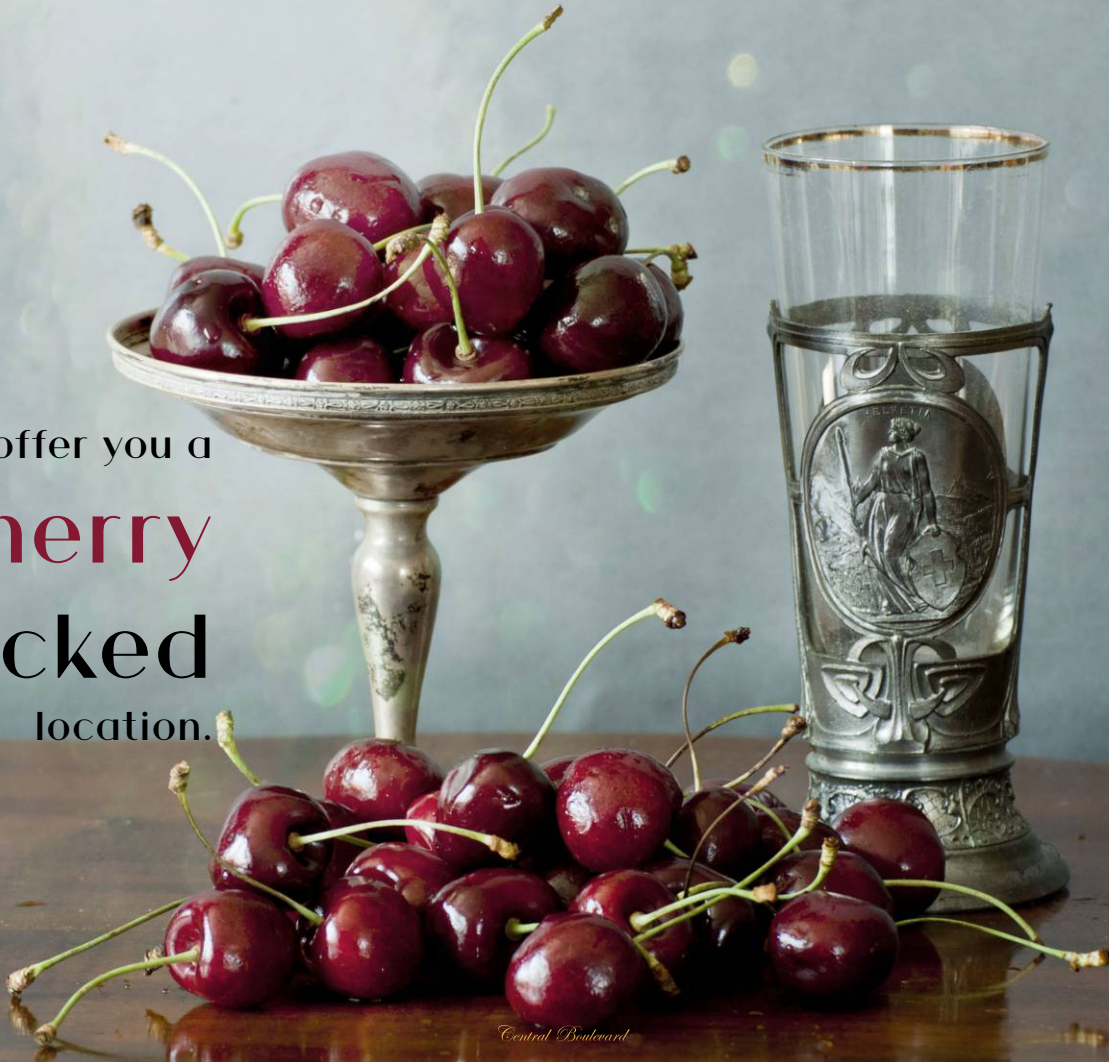


Central Boulevard





We offer you a
Cherry
picked
location.

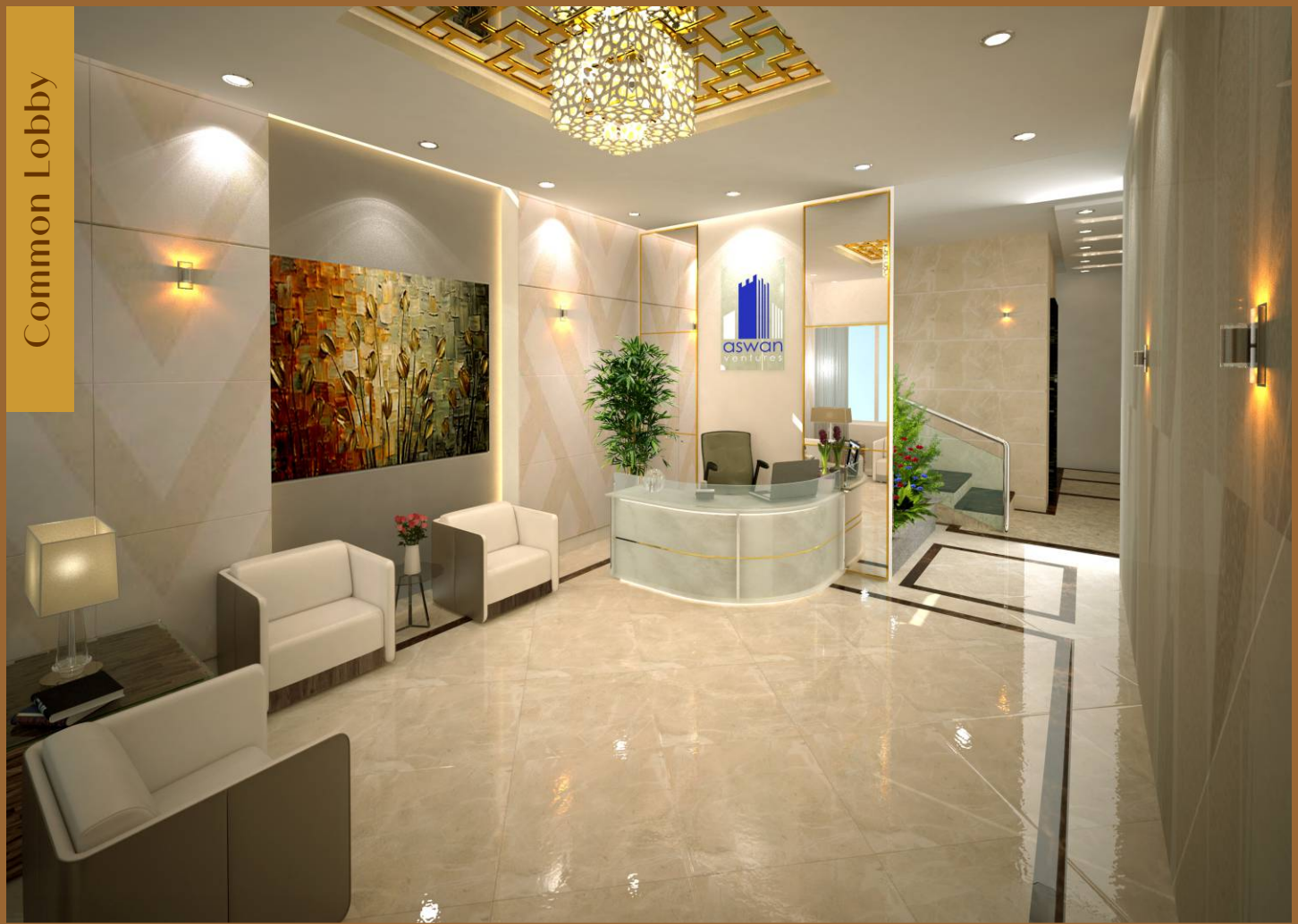




Central Bangalore does not need much of an introduction when it comes to proximities to prominent locations. With access to facilities such as Public Transport, High Standard Educational Institutions, Super Specialized Hospitals, Offices and day to day Commodities all are within reachable distance.

LUXURY IN ANOTHER LEAGUE

- ❁ Italian marbles flooring in all common areas, lobbies & corridors.
- ❁ Home automation security system & CCTV surveillance accessible from your home or anywhere on your smartphone.
- ❁ Fully automatic lift with plush Interiors.
- ❁ Staircase with modern glass & stainless steel handrail system.
- ❁ Water treatment plant for pure, soft water at all point.
- ❁ Fully automatic 100% power backup.
- ❁ Solar water heating system.



Unique Apartment Features

- Fully automated Smart Home System.
- Gas leak sensor with auto shut off valve.
- Intelligent door locks & video door phones.
- Plug & Play air-conditioning with complete concealed wiring & piping.
- Wooden finish sliding windows & balcony doors made in high grade UPVC / Aluminum.
- Balconies with modern glass & stainless steel handrail system.
- Sanitary ware fittings & fixtures from Grohe & Kohler in the toilets
- Elegant glass shower partitions in the toilets





Flexibility for new devices and appliances



Improve appliance functionality



Maximizing home security

Increased energy efficiency

Remote control of home functions

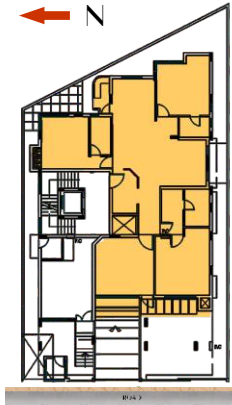
We made your homes
smart safer
and more **secure**

Image for representation purpose only.

Experience the benefits of home automation at Aswan's Central Boulevard... including savings, safety, convenience, control, comfort and peace of mind. Manage all of your home devices from one point.

GROUND FLOOR: 3BHK SBA: 2398 Sft.

- ✦ 3 Bedroom with attached Bath
- ✦ 2 Living Rooms - Family & Formal
- ✦ Dining, Kitchen & Utility Area
- ✦ Private Garden Area



GROUND FLOOR: 3BHK SBA: 2398 Sft.

3D Isometric

aswan
Central Boulevard



T1: 3 BHK SBA: 1586 Sft. 1st - 4th Floor

Floor Plan



- ❁ 3 Bedroom with attached Bath
- ❁ Living & Dining
- ❁ Kitchen & Utility Area

T1: 3 BHK SBA: 1586 Sft. 1st - 4th Floor

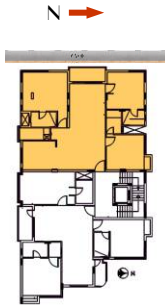
3D Isometric

aswan
Central Boulevard



T2: 3 BHK SBA: 1705 Sft. 1st & 2nd Floor

- ❁ 3 Bedroom with attached Bath
- ❁ Living & Dining
- ❁ Kitchen & Utility Area



T2: 3 BHK SBA: 1705 Sft. 1st & 2nd Floor

3D Isometric

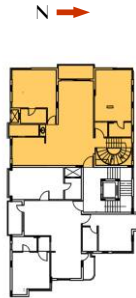
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DUPLEX PENT HOUSE: 4 BHK SBA: 3407 Sft.

LOWER LEVEL OF 2 FLOOR DUPLEX



- ✦ 4 Bedroom with attached Bath
- ✦ 2 Living Rooms - Family & Formal
- ✦ Dining, Kitchen & Utility Area
- ✦ Private Internal Staircase
- ✦ Private Terrace Garden above Duplex accessed by internal staircase

DUPLEX PENT HOUSE: 4 BHK SBA: 3407 Sft.

3D Isometric

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LOWER LEVEL OF 2 FLOOR DUPLEX



DUPLEX PENT HOUSE: 4 BHK SBA: 3407 Sft.

UPPER LEVEL OF 2 FLOOR DUPLEX



DUPLEX PENT HOUSE: 4 BHK SBA: 3407 Sft.

3D Isometric

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UPPER LEVEL OF 2 FLOOR DUPLEX



20 * T&C apply

Central Boulevard



INFRASTRUCTURE

- Structure – Seismic Zone II compliant RCC framed structure with cellular concrete block masonry.
- Plastering – Internal walls smoothly plastered with lime rendering Birla Putty. External walls finished with double coat waterproof plastering.
- Paint – Interior walls finished with Asian Paints premium emulsion on walls & ceilings. Exterior walls finished with cement based texture and 2 coats of Asian Paints Apex exterior emulsion.

DOORS & WINDOWS

- All Doors – Teak wood / Engineered wood doorframe with both side teak veneer designer door shutter's finished with Melamine teak wood polish on both sides.
- Balcony door and windows – Wooden finish high grade aluminum or UPVC 2/3 track sliding frames with clear glass & mosquito mesh.

BATHROOMS

- Sanitary ware & Fittings: Kohler, Grohe, Toto or equivalent.
- Provision of hot & cold water in wash basin & shower area.
- Standard size toilet ventilators with provision for exhaust fan.
- Provision for geyser point in all toilets.
- Shower partition separating wet & dry areas.

FLOORING & CLADDING

- Reception, corridors, lobbies, steps & lift wall - Elegant combination of imported marble & granite.

- Living & Dining - Imported marble flooring.
- Balcony, kitchen & utility - Branded vitrified tiles.
- Bedrooms: Branded laminated wooden flooring.
- Toilets - Combination of branded tiles & imported marble.

KITCHEN & UTILITY

- Modular kitchen provision for chimney, hob & water purifier.
- Stainless steel sink double bowl or single bowl.
- Pure, soft water treated with a best in technology Water Treatment Plant (WTP).
- Provision for water purifier, gas connection & washing machine.

SECURITY FEATURES

- CCTV surveillance: At all high-security risk zones.
- Video Intercom: To screen visitors at reception from the apartment.
- Video door phone for each apartment.
- Biometric door locking system.
- 24 hours manned security.

ELECTRICAL, ELEVATOR & POWER BACKUP

- 24/7 functionality lift with plush interiors
- 24/7 generator (DG) backup
- Smart Home & Home Automated homes
- Ample number of electric points with elegant modular switch boxes
- TV, telephone & internet connectivity
- AC Points - Plug & Play AC system - Wiring & Gas piping concealed at construction phase.



Central Boulevard



A perfect blend of Location, Quality & Comfort.

That's what Aswan's Central Boulevard is all about. Designed to the detail, we have made sure that your dwelling feels homely right from the moment you set your eyes on it.

Contact us... We are just a call away.



Aswan Plaza
(Commercial, completed)
Koramangala -



Courtyard Square
(Residential, completed)
St Johns Road



The Marquis
(Residential, Ongoing)
Whitefield



Central Quay
(Commercial, completed)
Ulsoor Road



Hill Crest
(Residential, Ongoing)
Whitefield





Aswan Ventures, the real estate arm of the Aswan Group, is an integrated property development company in Bangalore, India and was established with a vision to create high standard living environments and provide a better quality for the people who inhabit them.

Perfectionists by nature, we at Aswan believe in quality living. The high standards for which we are known are constantly upgraded by our high-calibre team, making every living environment a source of pride and joy for the owner. Superior Quality, Attention to Detail and Perfection are the standards that Aswan Ventures demands throughout its projects from Homes to Office Buildings.



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aswan
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