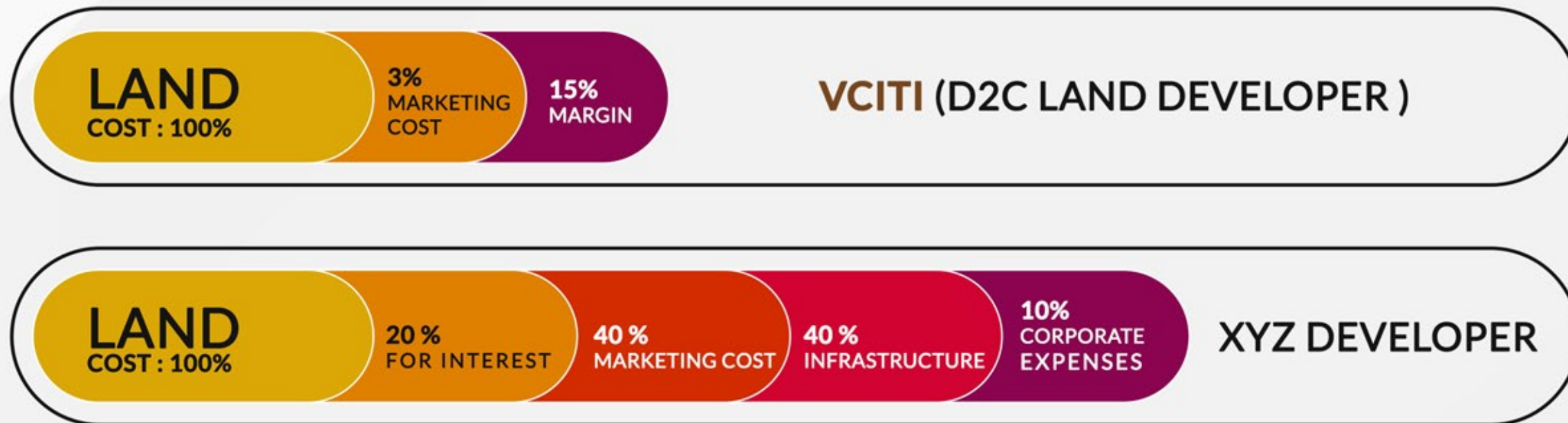




*English Theme*  
Community in Sarjapura



## VCITI IS INDIA'S FIRST **D2C** DEVELOPER



# " MEDITERRANEAN LIVING "

## RELISH THE LANDSCAPES INSPIRED BY THE FOUR STREET ELEMENTS



### TABEBUIA STREET

As the temperature starts rising, Bangalore's streets turn pink as the Tabebuia trees start blooming with a host of pink and yellow flowers. The flowers transform areas into delightful spots. It's enough to make one believe you're not on the streets of Bangalore but the lanes of Tokyo.



### CASSIA STREET

The dried, aromatic bark of several tropical trees of the genus *Cinnamomum* (such as Chinese cinnamon) that yields a reddish brown to dark brown spice sold as and used similarly to true cinnamon but having a usually stronger, more spicy character



### LAGER INDICA STREET

*Lagerstroemia indica* is a deciduous tree with a wide flat crown and grows up to 6 meters. The bark is smooth and pinkish grey and they shed annually.



### CORDIA STREET

*Cordia sebestena* is a shrubby tree in the borage family, *Boraginaceae*, native to the American tropics. It ranges from southern Florida in the United States and the Bahamas, southwards throughout Central America and the Greater Antilles.

Every last inch of Bellissimo has been designed to utilize and maximize the best of nature. Fresh water, fragrant trees, flowering plants and open spaces intended to host migratory birds rest alongside our immaculately designed four Streets, each of which includes things you may have never seen in one place before.





## **HOGWART VILLAS**

An English Themed Villa Project Community.

### **LOCATION**

- off Kasavanhalli (Sarjapura)
- 8 Mins from Harlur Road.
- 15 Mins from ORR – Bellandur

### **APPROVAL'S**

Our Project is BDA & RERA approved.

All the major banks including SBI / HDFC / ICICI/ AXIS are funding loan up to 80% for our project.





## PROJECT

- 10+ Acres
- 150+ Luxury English Design Villas
- 5 Star Club House with 20+ Amenities

## USP OF THE PROJECT

- Project Based on Harry Potter Theme.
- 5 star club house with 20 + Amenities Spread across 50,000 Sqft.
- 50% open Space.
- 5+ sports Activities.
- 5+ Themed Gardens.



# ENGLISH THEME VILLA PROJECT



High Street lane



5+  
Sports Activity



5+ Open Gardens



Off Kasavanhalli  
(Sarjapura Road)



Gryffindor ClubHouse  
10000 sqft



11 Acres Villa Community





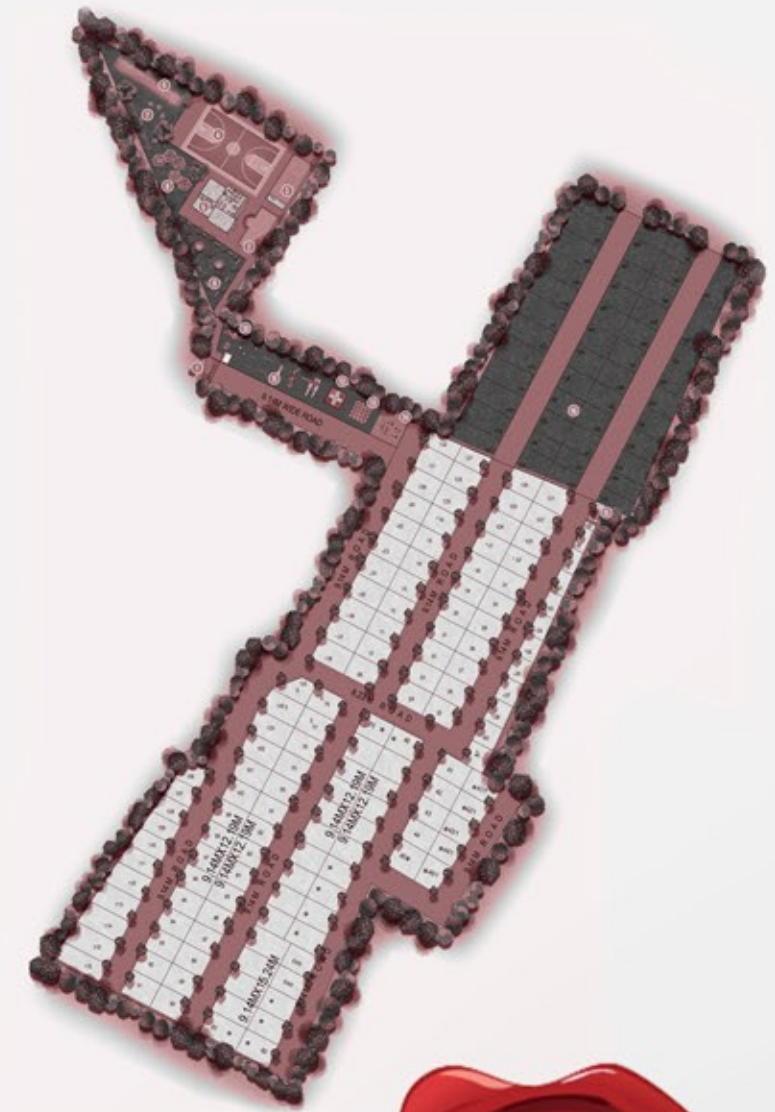
## 6 ROADS NAMED AFTER THE CHARACTERS

- Dumbledore Avenue.
  - Weasley Avenue.
  - Hermione Avenue.
- Prof. Hagrid Avenue.
  - Prof Snape Avenue.
  - Draco Malfoy Avenue.





**10.5 ACRE COMMUNITY WITH  
150+ RESIDENCES,  
BDA APPROVED A KHATA.**





# MASTER PLAN

## LEGENDS

1. GRAND ENTRY / EXIT
2. SWIMMING POOL
3. INDOOR BADMINTION COURT
4. BASKET BALL COURT
5. CLUBHOUSE
6. CRICKET PRACTICE PITCH
7. PETS PARK
8. AROMATIC GARDEN
9. TREE COURT SEATING ZONE
10. HOPSCOTCH
11. CHILDREN'S PLAY AREA
12. CHILDREN'S GAMES ON EPDM
13. GAI NT CHESS
14. OUTDOOR GYM
15. OVER HEAD TANK
16. FUTURE DEVELOPMENT



Map not to scale



# BEST-IN-CLASS CONSTRUCTION

Each Villa at Hogwarts Villas is fashioned to be a seamless blend of luxury and technology and is designed according to the principles of minimalism. Large glass surfaces dominate the facade to lend each Villa a sunlit, spacious and airy feeling.

**Transparency is what defines us and we want to Educate you before we execute something on your site.**







## **STREET VIEW**





**GROUND FLOOR PLAN**

**G + 1**

**VILLA TYPE -1**  
**3BHK-30X40**  
**SBA-2000Sqft**



**FIRST FLOOR PLAN**





# G + 1

VILLA TYPE -2  
3BHK-30X40  
SBA-2000Sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN





# G + 2

VILLA TYPE -6  
4BHK-30X40  
SBA-2331Sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN







GROUND FLOOR PLAN.

G + 2

VILLA TYPE -4  
4BHK-30X50  
SBA-2600Sqft



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.







**ENTRANCE VIEW**





## CLUBHOUSE VIEW









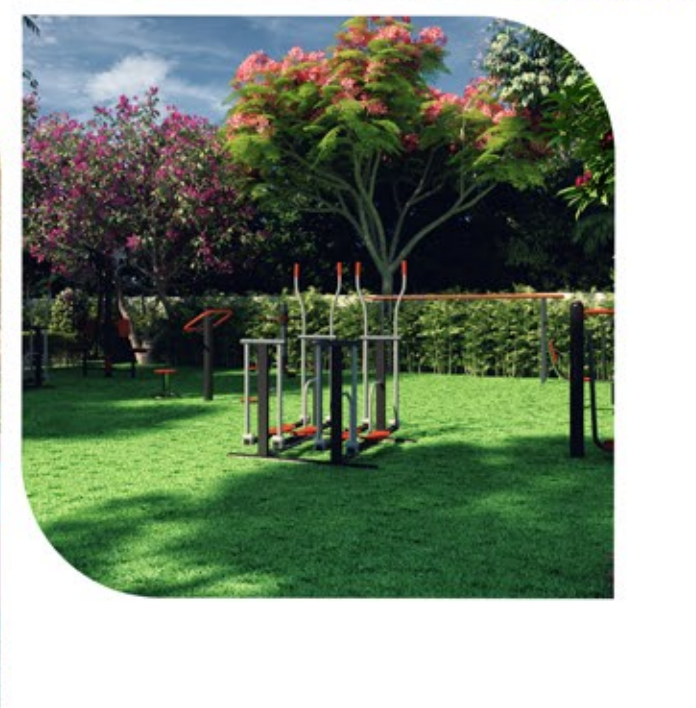
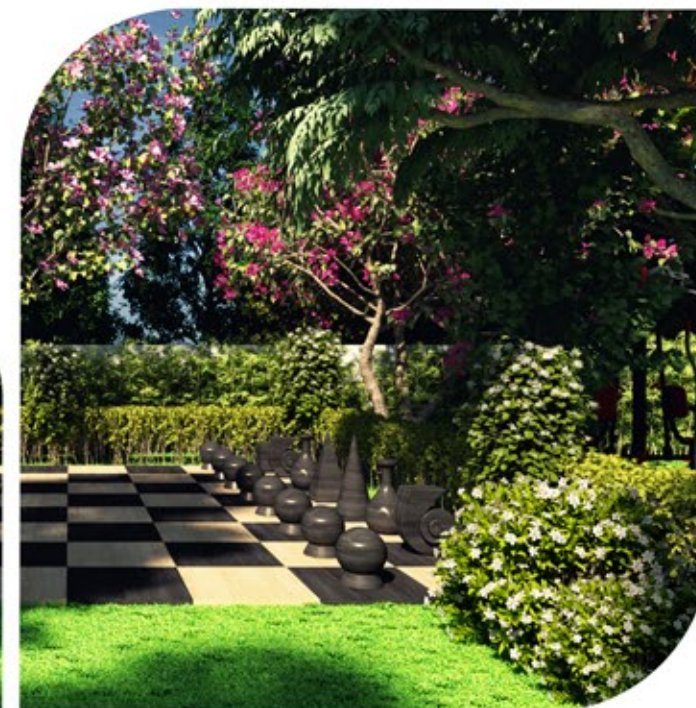
**STREET VIEW**



# LIVE LIKE YOU PLAY

THOUGHTFULLY DESIGNED PUBLIC FACILITIES WITH MODERN AMENITIES TO COMPLEMENT AND COMPLETE THE HOGWARTS EXPERIENCE.

PLAY AREAS HAVE BEEN DESIGNED WITH PARTICULAR CARE. ALL EQUIPMENT IS CHECKED FOR SAFETY AND LAID OUT IN SUCH A WAY THAT CHILDREN CAN SPEND HOURS PLAYING TOGETHER IN A PROTECTED ENVIRONMENT THOUGHTFULLY DESIGNED PUBLIC FACILITIES WITH MODERN AMENITIES TO COMPLEMENT AND COMPLETE THE HOGWARTS EXPERIENCE.







## HOGWARTS VILLAS INFRASTRUCTURE



UNDERGROUND ELECTRIC  
AND DATA CABLING



RAINWATER  
HARVESTING



WELL PLANNED  
ROADS





KEY PLAN



## TABEBUIA STREET - 1

As the temperature starts rising, Bangalore's streets turn pink as the Tabebuia trees start blooming with a host of pink and yellow flowers. The flowers transform areas into delightful spots. It's enough to make one believe you're not on the streets of Bangalore but the lanes of Tokyo.







KEY PLAN



## CASSIA STREET - 2

The dried, aromatic bark of several tropical trees of the genus *Cinnamomum* (such as Chinese cinnamon) that yields a reddish brown to dark brown spice sold as and used similarly to true cinnamon but having a usually stronger, more spicy character







KEY PLAN



### LAGER INDICA STREET - 3

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KEY PLAN

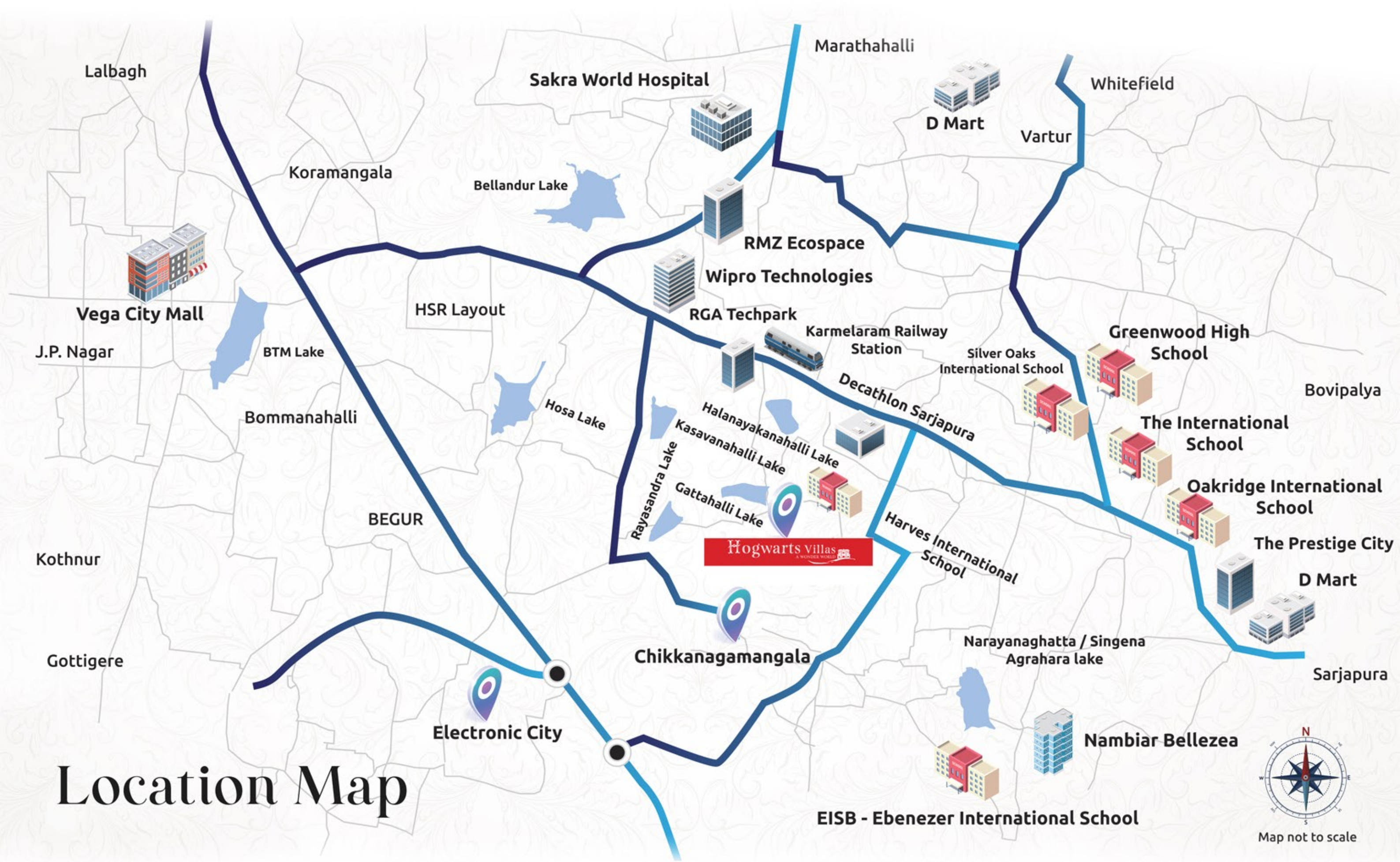


## CORDIA STREET - 4

*Cordia sebestena* is a shrubby tree in the borage family, Boraginaceae, native to the American tropics. It ranges from southern Florida in the United States and the Bahamas, southwards throughout Central America and the Greater Antilles.







# Location Map

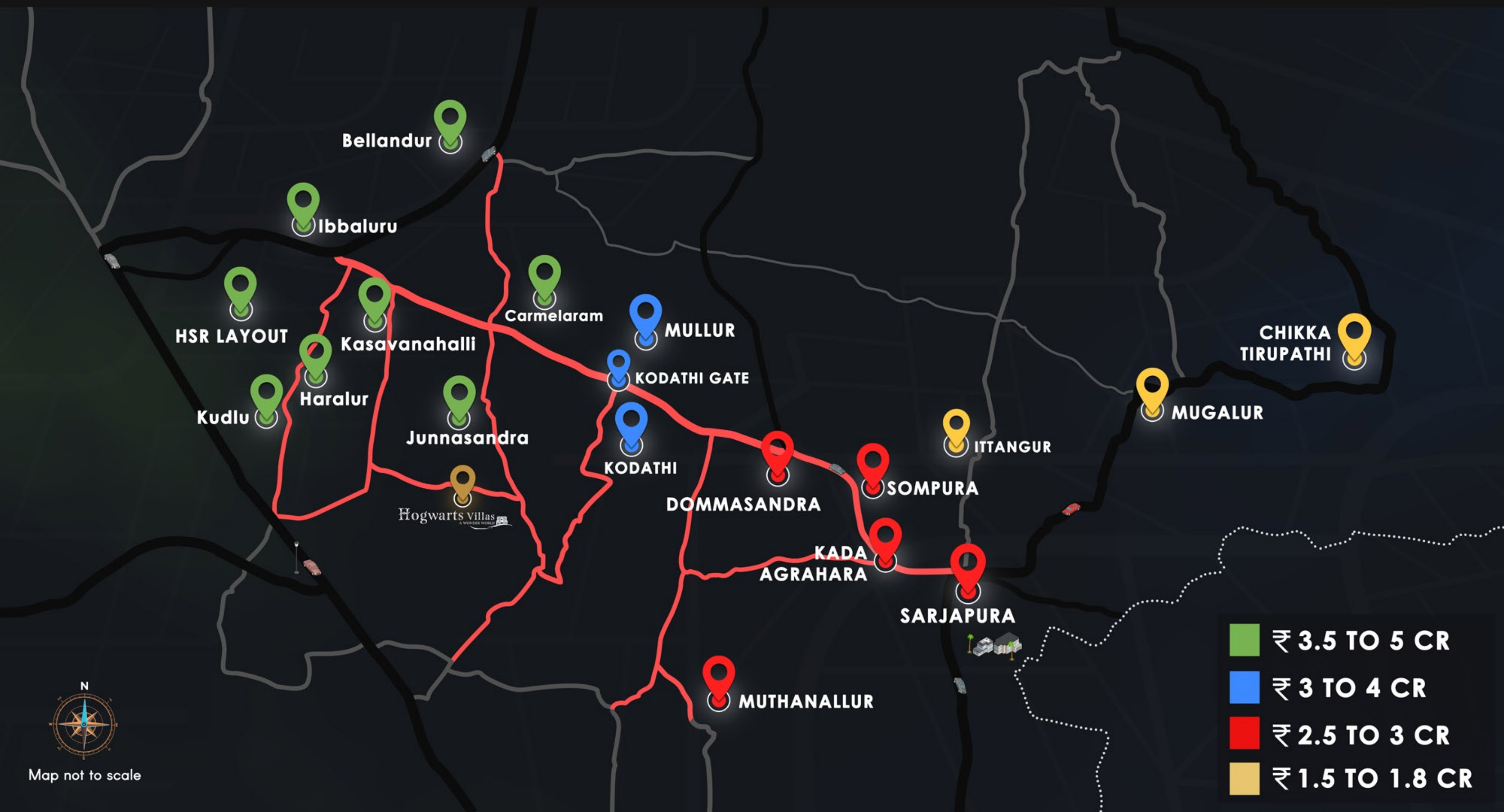


# LOCATION ADVANTAGE

- ✓ 8 to 10 Mins from RGA Tech Park & Wipro Office.
- ✓ 15 Minz from HSR Layout.
- ✓ 10 Minz from Harlur Road.
- ✓ 15 Minz from Bellandur Junction.
- ✓ 25 minutes from Manipal Hospital Sarjapur Road.
- ✓ 10 minutes from Upcoming National Public School.
- ✓ 10 minutes from Primus Public School.
- ✓ 30 minutes to Sakra Hospital
- ✓ 12 minutes to Delhi Public School
- ✓ 25 minutes from Greenwood High International School & TISB
- ✓ 10 minutes from Tech Mahindra, E-City Phase 2
- ✓ 10 minutes from E - City Phase 2
- ✓ 20 minutes to RMZ Eco space
- ✓ 15 to 20 minutes Carmelaram Railway Station.









# Hogwarts Villas

A WONDER WORLD



PRM/KA/RERA/1251/308/PR/151222/005520



hello@vciti.in

WWW.VCITI.IN/HOGWARTSVILLAS

+91 80456 81300

3rd floor, No 1202, 15th Main, 22nd Cross Rd,  
Bengaluru, Karnataka 560102

QBD CONSTRUCTION PARTNER



**QUAMBIANT DESIGN BUILD PVT LTD**  
SY.NO. 21/1, 4TH MAIN RD, BEML LAYOUT,  
BROOKEFIELD, BENGALURU, KARNATAKA 560066

ARCHITECTS



157, 4th Main Rd, BEML Layout,  
Brookefield, Bengaluru, Karnataka  
- 560066.  
Ph: +91 40 2475 1791 / 1525  
E-mail: [info@fwdarchitects.com](mailto:info@fwdarchitects.com)

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