



EDEN 144

Move into the Future



BOUND BY INTEGRITY AND COMMITMENT

Thea Estate is synonymous with providing high end residential plots for the discerning. The knowledge we possess of the markets that we operate in and the legal and commercial requirements of investing in land is extensive and unmatched.

RERA Approval Number - PRM/KA/RERA/1250/303/PR/190722/002715
Bangalore International Airport Area Planning Authority (BIAAPA)
Approval Number - 122(4(7))
Survey Number- 78
www.biaapa.in



EDEN144

LUXURY LIVING MADE SUSTAINABLE

THEA Estates in association with One Wolf, would like to present to you our newest project – Eden 144. We are aiming towards creating a sustainable society from our land which will be accomplished by innovative methods of operation. Eden 144 is a community designed to offer privacy, security, and a feeling of tranquillity. We have put in all our efforts to make sure that even the smallest details are perfect, to give you a home that imbibes quality and value. At Eden 144 your home will be everything you have ever dreamt of.

**All project images are architect illustrations for reference.*



www.Eden144.com

VISION

Customer Satisfaction is of the highest priority, which sets us apart. Our goal is to be a point of reference in everything related to Real Estate which sets us apart. To see that Real Estate is cost effective alongside maintaining the highest level of service. Also to provide accurate and up-to-date information, skilled analysis and sound real estate advice and to continually explore new ideas and technology.

MISSION

Development through sustainability

To 'develop' means to recognize potential and turn that potential into something worthwhile. To turn it into something larger and more relevant than what it used to be. It is our mission to be a developer who is an ally of sustainability and progress. We want to be socially responsible towards our society, environment and our planet.



REASONS TO INVEST IN VILLA PLOTS

1

Appreciation

Enjoy higher and faster rising rates of appreciation

2

Ongoing Demand

Plots in communities are in high demand and have zero rates of depreciation

3

Freedom to Customize

You have the freedom to expand, customize and modify your home as you please

4

Limited supply

Plots in communities are limited in supply

5

Move in at your convenience

Plots are ready for you to move into at your convenience

6

Ideal Future Investments

Plots in communities are ideal for long term investments



LOCATION

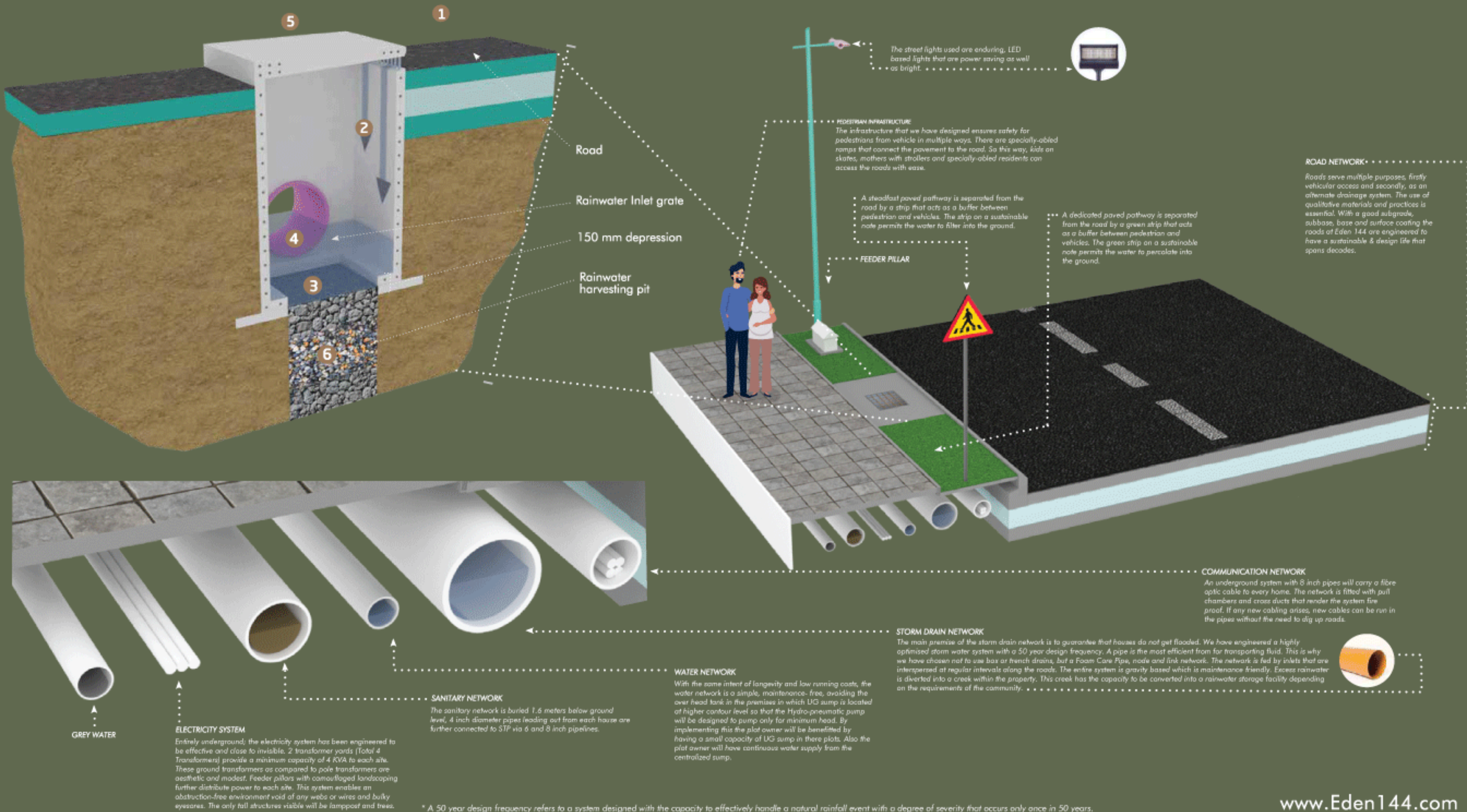
PRIME, HIGH GROWTH CORRIDOR

Located on IVC Road in Devanahalli, an upcoming real estate hub, Eden 144 is easily accessible and located in an area where significant development and economic growth has been predicted. The airport has created excellent road connectivity which allows for an effortless commute to and from the city centre.



INFRASTRUCTURE

Not only mitigates your living experience that is aesthetic, practical & convenient, but a good infrastructure increases the value of the property. An uncompromising level of detailing has been followed in choosing the materials and the design of pathways, civic facilities, roads & gardens that will surpass homeowners into a league similar to what is experienced in some of the most high society residential areas around the world. As an owner you will benefit from having sanitary, water, electrical and a communication connection capped and ready to be connected to a home when needed. As a resident, there is so much more that you will benefit from. We have envisioned a comprehensive system that is optimized and engineered to function efficiently.



Inlets

- 1) Every inlet blocks out large objects like cans and bottles from entering the drain.
- 2) During a downpour, water along with any debris will fall into the Catch basin.
- 3) The chamber can be opened to remove the debris wherever necessary.
- 4) The RCC hump pipes are laid between the catch basin finally reaches to rain water collection tank, this water will be used for irrigation purpose.
- 5) Overflow water from the rain water collection tank will be connected to Rain water harvesting pit from there the excess water will be connected to near nallah.

* A 50 year design frequency refers to a system designed with the capacity to effectively handle a natural rainfall event with a degree of severity that occurs only once in 50 years.

ACRES OF GREAT AESTHETIC LAYOUT

SITE PLAN LEGEND

- PLOT SIZE: 1200 SQFT**
92 UNIT AVAILABLE
- PLOT SIZE: 1500 SQFT**
13 UNIT AVAILABLE
- PLOT SIZE: 2400 SQFT**
13 UNIT AVAILABLE
- PLOT SIZE: ODD SIZES**
26 UNIT AVAILABLE



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NEIGHBOUR'S LAND



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ENTRY



PARK



CLUB HOUSE

KEY SUSTAINABILITY FEATURES



Rainwater Harvesting

Efficient storm water drainage network
Creek within property to store rainwater Inlets to separate rainwater from residue



Green Cover

Eco Pond
Numerous Gardens
Landscaping activities to increase tree cover



Waste Management

Underground sanitary network
Pipes are connected to an STP

OTHER NOTABLE FEATURES



Communication Network

Fibre optics based communication network



Security

Manned gatehouses with 24 hour security



Pedestrian and vehicle safety

- Specially abled ramps to connect footpaths to roads
- Strategically placed crosswalks, stoplights and streetlights



Electricity supply

- Entirely underground
- Provide a minimum of 4KVA to each home
- Diesel Generator back up for common area lighting and amenities.



Entertainment Facilities

- Amphitheatre
- Children's play area

LOCATION & CITY ADVANTAGE



Bengaluru **International Airport** is Located at Devanahalli and over 5000 acres for commercial and retail activities are proposed around the airport.



The Government of Karnataka has also proposed setting up an **entertainment park named 'Space City'** along the lines of Disneyland in Bangalore.



Bengaluru is known for its **Good law and order situation.**



Metro Rail services will be extended up to Devanahalli and a High Speed **Airport Rail Link** has been proposed from CBD.



The city also boasts of **World class health facilities** with several **state-of-the-art hospitals.**



The Oberoi Group, JW Marriott and Trident are setting up their hotels near KIAL. The **Government has sanctioned** construction of a Convention Centre with **5-Star hotels over 35 acres.**



Bengaluru known as **Heaven for Students** with **Nationally rated educational institutions** such as the Indian Institute of Management Bengaluru, National Law School, Indian Institute of Science and numerous biotechnology schools and engineering colleges with **Manipal Education is setting up a 350-acre university campus** in the vicinity.



Infosys Technologies, Wipro, Shell Technology as well as **IFCI Infrastructure** will be setting up their Technology and Financial Centres at Devanahalli Industrial Area **providing over 30,000 jobs** covering a total investment of over 1200 crore.



Textile Industry is flourishing near Devanahalli Business Park. Brands like Raymond, Arvind, Bombay Rayon have proposed to set up Textile SEZ.



Aerospace manufacturers like **HAL, BEML & amp;** Dynamatic Technologies will be setting up units for making Engine components, Aircraft Repair and Overhaul, and Manufacture of Helicopters at KIADB Aerospace SEZ, Devanahalli.



ONE WOLF

One Wolf is a Premium Real Estate Company and has over 12 years of experience in this field and aims to facilitate some of the major real estate projects. It plans to create a Real Estate environment of high value, sustainability and high end quality development & infrastructure. Plays a vital role between the buyer's expectation and the actual delivery by the developer. With a vision to have its own Development in India and Dubai, the promoters of One Wolf bring to the table, expertise in Marketing, and to deliver more value than expectations.

FOR MORE DETAILS CONTACT

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