

saga group

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ENSTIN

We have been in the industry for more than 20 years, and over the years working closely with our clients, we exactly know the essence and requirements of our clients. With every project that we undertake, we try to polish ourselves, giving new definitions to the already created spaces, bringing in novel ideas that we know our clients will cherish for a lifetime!

The happy smiles on our clients' faces is what we call 'job satisfaction' and we work relentlessly to create those happy faces more and more with each growing day!

Our spaces breathe warmth that is unique because a lot of sweat goes into considering minute details that bring about a world of difference! It's a rare combination of tradition and technology, both bearing equal status. Last but not the least, we believe that our spaces should be 'value for money' because it is fulfilling of a dream for each house-dweller, his life's hard earned investment and looking forward to feature!

When your heart beats a special beat and that sigh of relief that comes out is when we feel content and happy. Let's build glorious futures together! Creating happy houses for happy families!



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WHEN YOU ARE UP AND
ABOVE THE MUNDANE!

WHERE CLASS RESIDES,
WHERE STYLE SPEAKS,
WHERE BRILLIANCE BREATHES
THAT'S THE PLACE TO BE!

OPEN THE DOOR TO
THE WORLD OF EXCELLENCE!

ENJOY EVERY MOMENT
BECAUSE YOU ARE WORTH IT!



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A TALE OF UNIQUE LIVING !

4 & 5 BHK UNRIVALLED APARTMENTS & SHOWROOMS

GRACE GORGEOUS & GRANDEUR

First impression is the last impression. Living by this mantra, we reassure you that the first glimpse of the façade will create a luminous aura with long lasting and reverberating after-effects. Once you are at the premise, you will not want to go away from here. It's like a magnetic pull, an elucidating charm!





THE NEW DEFINITION OF LUXURY LIFESTYLE

The building standing tall and sleek looks chic, stylish and defines an absolutely niche space! Be smart, be cool, become happening! Saga Enstin is the buzzword of modern living!



ENCHANTING LANDSCAPES

A feel of luxuriously created water bodies with exemplified and artfully designed landscape, the swimming pool is created as a smart blend within multiple features and the lighting done accentuates and enhances the effervescence of the space and its aesthetic quotient.



WHERE ARCHITECTURE BLENDS CLOSELY WITH NATURE

With an exhilarating exterior, building room for expansive and environment friendly living, feel the space with architectural and structural features which especially stresses on Nature elements to the maximum and utilizing them beautifully and artistically in the building façade.



ADD FUEL TO YOUR BODY

The gym with its tech savvy equipments and trendy, futuristic solutions, is the space to be! Where fitness is fun, the place attracts you to its uber cool ambience, where becoming fit is fun!



ENTER THE WORLD OF ETHEREAL ETHOS

The foyer has a sleek and majestic appeal. Comfort, style and fervor that speak volumes – it's a precursor to what's in store – class and elegance meets the eye!



COMMUNION OF FUN & FROLIC WITH FAMILY

Apartments are now becoming community living spaces! All that you require is entertainment, in the form of games indoors/ outdoors, to group activities, is now possible with in-house building facilities. These spaces are fun to spend time and it's where time flies joyfully.



CREATING MAGIC INDOORS

The balcony space gives a special touch of Nature at your doorstep! Feel fresh air within the four walls of your house. It's that special corner which puts a smile on your face like magic!





5002
ENSTIN

UNIT FLOOR PLAN

BLOCK **A & C** A-302
C-101



ELEGANCE UNDERLINED

The spacious living room with wide glass windows gives a beautiful view of the outside environment making the space breathe with special vigour and exuberance. It has a royal charm where even after spending an entire day, you won't feel like getting up and going anywhere.



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UNIT FLOOR PLAN

BLOCK **A & C** A-301
C-102



SIZE MATTERS

The dining and living area is a marvelously designed space, giving an open to sky experience with the sleek glass windows! A look at the magnanimous space and the thought that occurs is 'Live life kingsize'!



CREATING SYMPHONY WITH THE INNER CORE

Bedroom with a sky view and all modern amenities that define luxury living, your Me Space also underlines a voluminous versatile feel. Live in style, with breathtaking inner and outer features, enhance your life to the core!

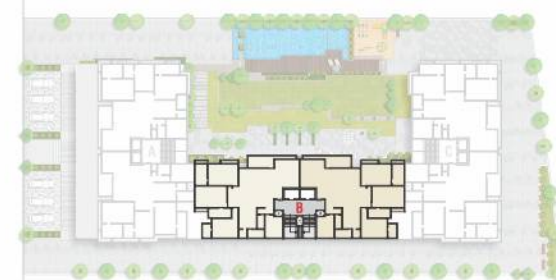


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UNIT FLOOR PLAN

BLOCK **B**

B-101
B-102



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PENT HOUSE PLAN

BLOCK A & C A-1202
C-1201

12th FLOOR PLAN



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PENT HOUSE PLAN

BLOCK A & C A-1202
C-1201



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PENT HOUSE PLAN

BLOCK A & C A-1201
C-1202

12th FLOOR PLAN



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PENT HOUSE PLAN

BLOCK A & C A-1201
C-1202



AMENITIES



24 x 7 CCTV Surveillance



24 Hrs. Security



Splash Pool for Kids



Multipurpose Indoor Game Zone



Landscaped Garden



Fitness Studio



Elegant Entrance Foyer



2 Level Basement Parking

SPECIFICATIONS



STRUCTURE

- Quality controlled, Earthquake resistant, RCC framework structure according to NBC approved norms.
- Full 2 level basement with ample parking facility.



PLUMBING AND SANITATION

- Pressurized water-supply in each unit.
- Premium quality sanitary ware & fittings in all toilets (Jaquar, Kohler, Plumber, Cera, or equivalent)
- Hi-quality concealed CPVC plumbing lines.
- Hot-Cold mixtures for shower in all toilets.



ELECTRICAL

- 3 - Phase Concealed copper wiring
- Distribution Board with MCB & ELCB to Ensure Maximum Safety
- Premium quality Modular switches
- Sufficient Electric Points in All Rooms.
- Geyser Points in all Toilets.
- A/C Points in all rooms with Concealed line.



KITCHEN

- Premium quality Granite platform.
- Premium Quality S.S. Sink & R.O Point.
- Storeroom with polished kota stone shelf.
- Designer Tiles dado up to lintel level.



PLASTER WORK

- Polymer textured external walls with premium acrylic paint.
- Smooth finished plastered internal walls with white cement based puffy.



FLOORING & TILING

- Premium quality digital / vitrified tiles in all rooms.
- Premium quality Tiles up to lintel level in all bathrooms & kitchen with different designs.



DOORS & WINDOWS

- Decorative polished veneer main entrance door with hi-quality locking arrangement
- Fully laminated internal flush doors with wooden frames & premium SS/BRASS hardware & handles
- High quality Heavy Gauge anodized aluminum windows with Granite jambs for all windows



ELEVATORS

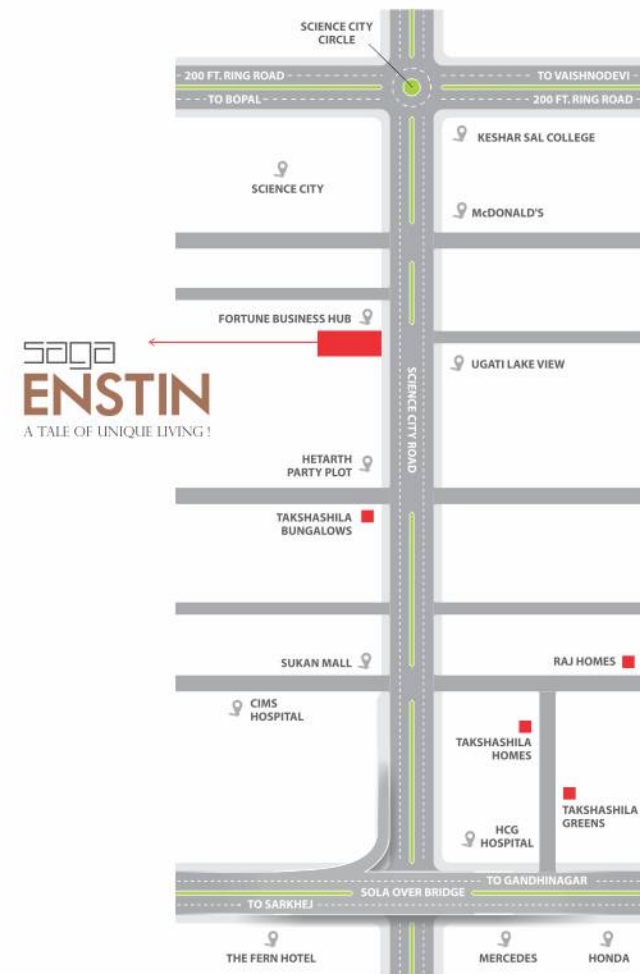
- Two high speed elevators in each block.



FIRE

- Government approved fire safety system.

LOCATION



Please Note ■ Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, AMC/AUDA Charges and GEB Electrical Charges including cable and sub-station cost shall be borne by the purchaser. ■ GST or any additional charges, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme will be borne by the purchaser. ■ In the interest of the continual developments is design and quality or construction, the developer reserve all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes. ■ Membership of member will be cancelled automatically who will be unable to make payment in-time and deposited amount will be refunded only after new booking with 24% deduction of unit cost as an administration charges. ■ Changes/Alteration of any nature, including the elevations, exterior color scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. ■ The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser. ■ All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actual may be different as per architect's designs. ■ All dimensions shown here are unfinished to unfinished wall and of the longest measure of the area.

PROJECT BY
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