

DIAMOND
BLOSSOMS

For when life needs to
embrace *a bit of soul.*

And you need to reclaim
a bit of pride.

Presenting Diamond Blossoms, a beautiful boutique villa development, featuring 3-storeyed, 3-bed love stories. Limited-edition 30 villas, surprisingly close to nature and Electronic City.

Huskur | 3 bed (+lounge) villas | 2,395 sq. ft.



A bit of soul. A bit of pride.

Presenting a rare, delightfully-conceived villa development, strategically-located just minutes away from Electronic City, with a splendid lifestyle upgrade - offering 30 select, delectable 3 storey villas of 2,395 sq. ft.

A zippy drive to all things that matter, girdled within a rich and buoyant social fabric, coveted by the finest corporate and business gentry in the vicinity. A gamut of education institutions, leisure zones, IT

behemoths close at hand, this is where the smart elite of Electronic City is finding its soul.

Featuring a nifty, exclusive Clubhouse offering multiple activity areas, the development offers a true sanctuary within the city, in a micro-market benefitting from rich existing and large upcoming infrastructure.

Diamond Blossoms. See Electronic City in a new light.

“

Nature is not a place to visit.
It is home.”

Gary Snyder,
*American poet and
environmental activist.*



Representative Image

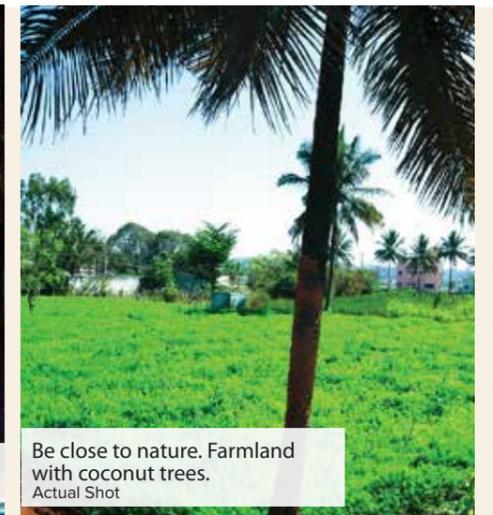
A home with *nature as your neighbour.*



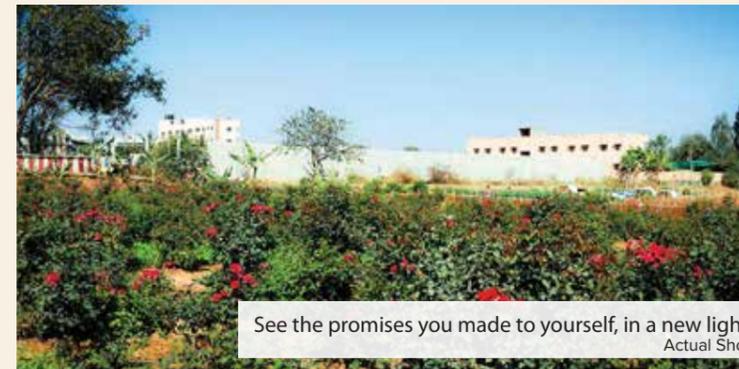
See Monday mornings, in a refreshing avatar.
Actual Shot



Savour time, all over again. (0.3 km from home.)
Actual Shot



Be close to nature. Farmland
with coconut trees.
Actual Shot



See the promises you made to yourself, in a new light.
Actual Shot



The sounds of water, the fresh air. (1.5 km from home.)
Actual Shot

Calm. Serene. Blissful
The way you've always wanted.

The beautiful ecosystem surrounding Diamond Blossoms





Close to the magic of Electronic City. The high-tech haven and acknowledged *Silicon Valley of Bengaluru.*

Representative Image

Spread across 332 acres, Electronic City represents the behemoth of a vision driven by Mr. RK Baliga's dream of capitalizing on Bengaluru's immense IT talent pool. Today, home to several software parks, corporate offices, and residential complexes and with its close proximity to the city's major business districts, Electronic City is much more than a business hub.

Shopping malls, multiplexes, restaurants, hospitals and educational institutions offer a truly qualitatively rich, privileged life. The perfect blend of work and play. Infosys, Wipro, HP, Siemens, Intel, TCS and many more acknowledged giants. A city on the rise also warrants some sanctuary.





Discover the potential of living in *Huskur*.



Representative Image

Huskur, a small suburb located between the two most popular tech hubs in Bengaluru, is emerging as one of the most desirable residential locations. One of the key advantages of Huskur is its proximity to IT centers like Electronic City, Marathahalli, Whitefield, Koramangala, which are home to several multinational corporates and technology companies.

This makes it an ideal location for professionals who want to escape the long commutes. Huskur's close proximity to Bangalore-Hosur Highway also provides easy access to other parts of the city, making it a convenient location for a truly well-balanced life.

Why *Huskur*?



Representative Image

Proximity to Electronic City

The quick commute to this major IT hub makes for a sensible, chaos-free choice for those seeking a connected, yet serene lifestyle.

Good Connectivity

Close to Bengaluru-Hosur highway & Sarjapur Road, Huskur is well-connected to other parts of the city.

Social Infrastructure

Huskur is located close to several reputed educational institutions, healthcare facilities, shopping centers, and entertainment zones.

Connectivity and Infrastructure

- Accessible from the 3 major IT hubs of Bangalore - Marathahalli, Whitefield and Electronic City

Accessible to major IT Hubs

- Close proximity to 4 major IT hubs of Bengaluru - Marathahalli, Whitefield, Electronic City and now the new emerging hub, Sarjapura.
- Infosys has acquired a whopping 202 acres of land in Sarjapura to set up two more IT development centers at an investment of Rs. 2,950 cr. with employment opportunities of up to 18,000. It will be the 2nd largest campus after Mysore.

Bommasandra to Central Silk Board Metro Line

- With more than 95% of the work completed, the Yellow Line spanning 19.1 km from Bommasandra to Central Silk Board is expected to commence operations in June 2023.
- Among the stations on the line, Huskur Road will be one of them, and its inclusion is anticipated to alleviate traffic congestion on Hosur Road during peak hours.

The game-changers



Hebbal-Sarjapura Metro Line

- A 35 km metro line connecting Hebbal - Sarjapura to Bengaluru Metro's Phase 3 project was announced at an estimated cost of Rs. 15,000 cr.
- Of the 35 km, Hebbal to Koramangala (16.8 km) will be underground while the remaining Koramangala to Sarjapura stretch (18.6 km) will be elevated.
- The proposed route cuts through the city's core areas and will reduce the travel time by half.

Source: <https://timesofindia.indiatimes.com/city/bengaluru/sarjapur-hebbal-metro-line-to-touch-core-bengaluru-areas/articleshow/90005610.cms>

Bengaluru - Hosur Metro Line

- South India's first Inter-State Metro line to have a 20 km stretch starting from Bommasandra (Bengaluru) to Hosur (Tamil Nadu).
- Out of the 20 km stretch, 11.7 km will be in Karnataka while the remaining 8.8 km will be in Tamil Nadu.
- Central government along with the Karnataka government has already given its approval.
- This metro connectivity will benefit thousands of commuters and boost industrial town Hosur and will also provide growth to Krishnagiri-Dharmapuri region.

Source: <https://www.timesnownews.com/bengaluru/bangalore-to-hosur-south-indias-first-inter-state-metro-link-takes-another-step-forward-article-98059872>



Satellite Town Ring Road (STRR)

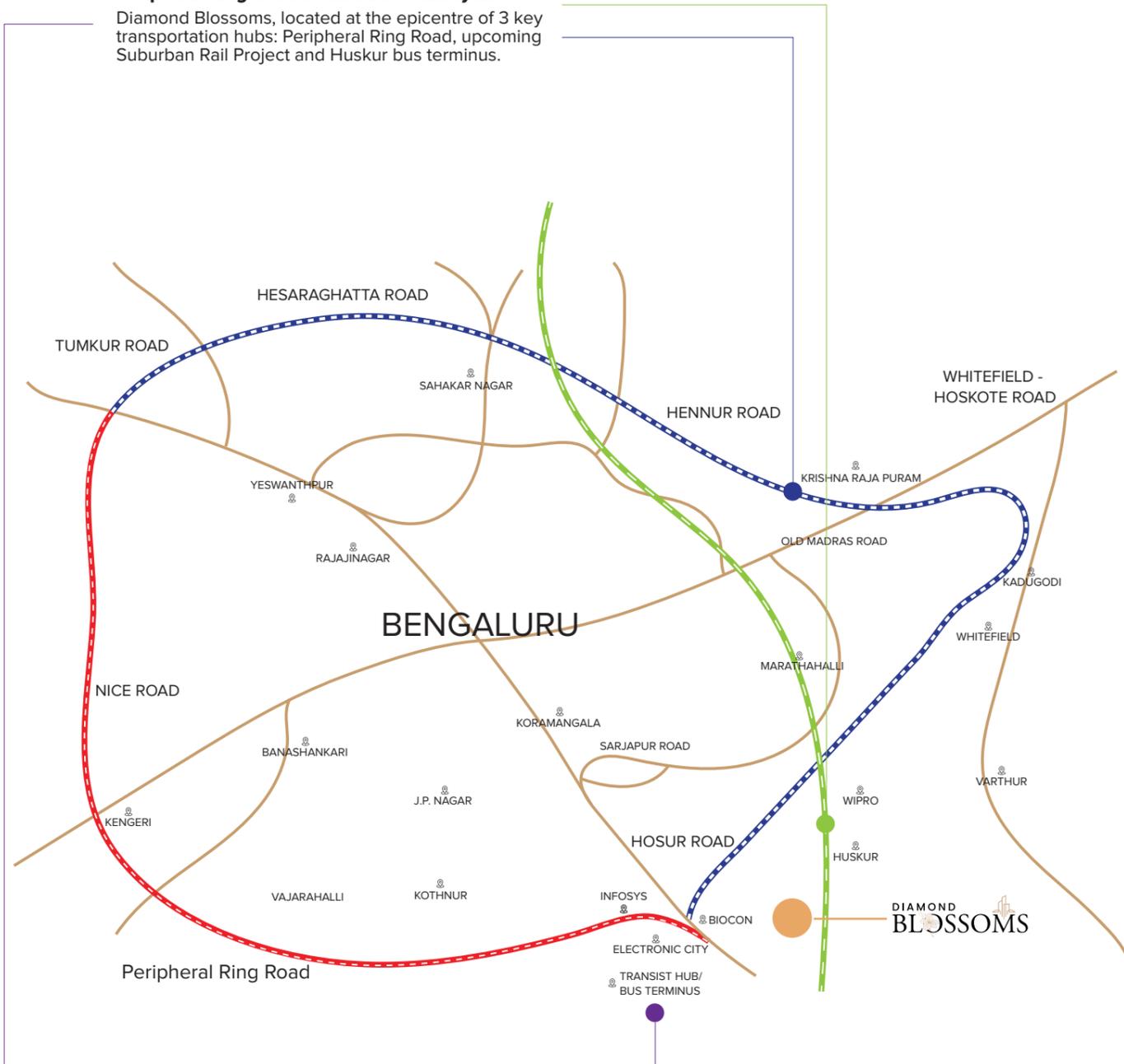
- 288-km project development at an investment of Rs 15,000 crores.
- Connecting 12 important satellite towns around Bengaluru including Sarjapur, Anekal, Attibele located just 15-20 minutes from Hosur, enabling smooth accessibility to North, East and West Bangalore.
- Faster connectivity to Kempegowda International Airport, Manyata Tech Park, major commercial and residential hubs in Sarjapur and Whitefield, industrial areas like Yeshwanthpur, Peenya and Rajaji Nagar by bypassing the traffic congestion in the city.
- Proximity to the Bangalore-Mysuru Infrastructural Corridor (BMIC) project will boost the economic growth and development in Hosur, while enabling the creation of new commercial and residential zones.

Source: <https://www.99acres.com/articles/satellite-ring-road-bangalore.html>



Peripheral Ring Road & Suburban Railway Line

Diamond Blossoms, located at the epicentre of 3 key transportation hubs: Peripheral Ring Road, upcoming Suburban Rail Project and Huskur bus terminus.



----- Peripheral Ring Road

----- Suburban Rail Project



Representative Image

Peripheral Ring Road

- The Peripheral Ring Road project, an 8-lane expressway is being developed at an estimated cost of Rs 21,091 crores.
- A 116-km long bypass connecting the city's northwestern, western and southwestern areas via Tumkur Road, Hosur Road linked to NICE Road.
- Located just 12 to 15 minutes away from the 2 main nodes of the PRR, Hosur Road and Sarjapur Road enabling smooth connectivity across multiple cities within Bangalore.
- Proximity to top IT hubs and companies like Biocon, Wipro, Infosys offering a balance of both convenience and tranquility for the residents.
- Given the concentration of this development, this will make a huge impact to Huskur as a micro-market and can become a goldmine to investors.

Suburban Rail Project

- The upcoming suburban rail to cover a total distance of 148.17 km in 4 corridors with 57 stations.
- Corridor 4 (Kanaka Line): 46.24-km stretch with 19 stations from Heelalige to Rajanakunte passing through Bommasandra, Huskur, Marathahalli, Yelahanka among others.
- Travel time to northern regions like Jakkur and Yelahanka (35-40 km) from Huskur will be cut down by 50% which currently takes 90-120 minutes by road.
- Enabling economic growth and development in regions like Huskur, with minimal traffic and pollution in the regions nearby.



Representative Image



A serene suburb with a vibrant social infrastructure.

- Educational Institutions:**
 - Smrti Academy - 0.3 KM
 - Sri Chaitanya School - 2.7 KM
 - Prakriya School - 3.5 KM
 - Primus Public School - 3.5 KM
 - EISB - 3.5 KM
 - Harvest International - 3.5 KM
 - DPS East - 3.7 KM
 - Bethany High - 4.2 KM
 - Headstart Academy - 4.5 KM
 - TISB - 10 KM
 - Azim Premji University - 10 KM

- IT Hubs:**
 - Electronic City Phase 2 - 2.5 KM
 - Electronic City Phase 1 - 5.5 KM
 - RGA Tech Park - 7 KM
 - Wipro SEZ - 7.1 KM
 - Wipro Limited - 7.2 KM
 - Ecospace - 10 KM
 - Infosys HQ - 12 KM
 - Bagmane World - 14.2 KM
 - ITPL - 20 KM

- Hospitals**
 - Harish Hospital - 1.2 KM
 - Vimalalaya Hospital - 4.1 KM
 - Springleaf Hospital - 6.2 KM
 - Narayana Hrudayalaya - 7.4 KM
 - Karunalayam Hospital - 8.2 KM
 - Cloudnine Hospital - 8.4 KM
 - Sparsh Hospital - 8.5 KM
 - Columbia Asia - 9.5 KM
 - Sakara Hospital - 12 KM

- Shopping Malls:**
 - Mahindra Millenium - 4.5 KM
 - Ittina Neela Shopping Complex - 5 KM
 - M5 - Ecity Mall - 6.3 KM
 - Decathlon Sarjapura - 7.1 KM
 - Metro Mall E-City - 8.5 KM
 - Market Square Mall - 8.7 KM
 - D-Mart Sarjapura - 9.1 KM
 - Forum Value Mall - 14 KM

Map not to scale

“In every walk with nature, one receives far more than he seeks.”

A cycling trail should you choose to step out. Miles of greens to calm the soul, minutes away from your villa. Carefree pigeons dotting the summer sky. The soul you missed, closeted within an apartment, now yours to unfurl.

Limited-edition living.
For a tight-knit
community.
For stronger ties.
For kindred, like *souls*.



Representative Image



30 limited edition villas,
beautifully lit by the
rising sun.



Lavish 3 bedroom villas,
spread across 2,400 sq. ft.,
with a separate lounge section.



Close to the upcoming Metro,
minutes away from Wipro SEZ.

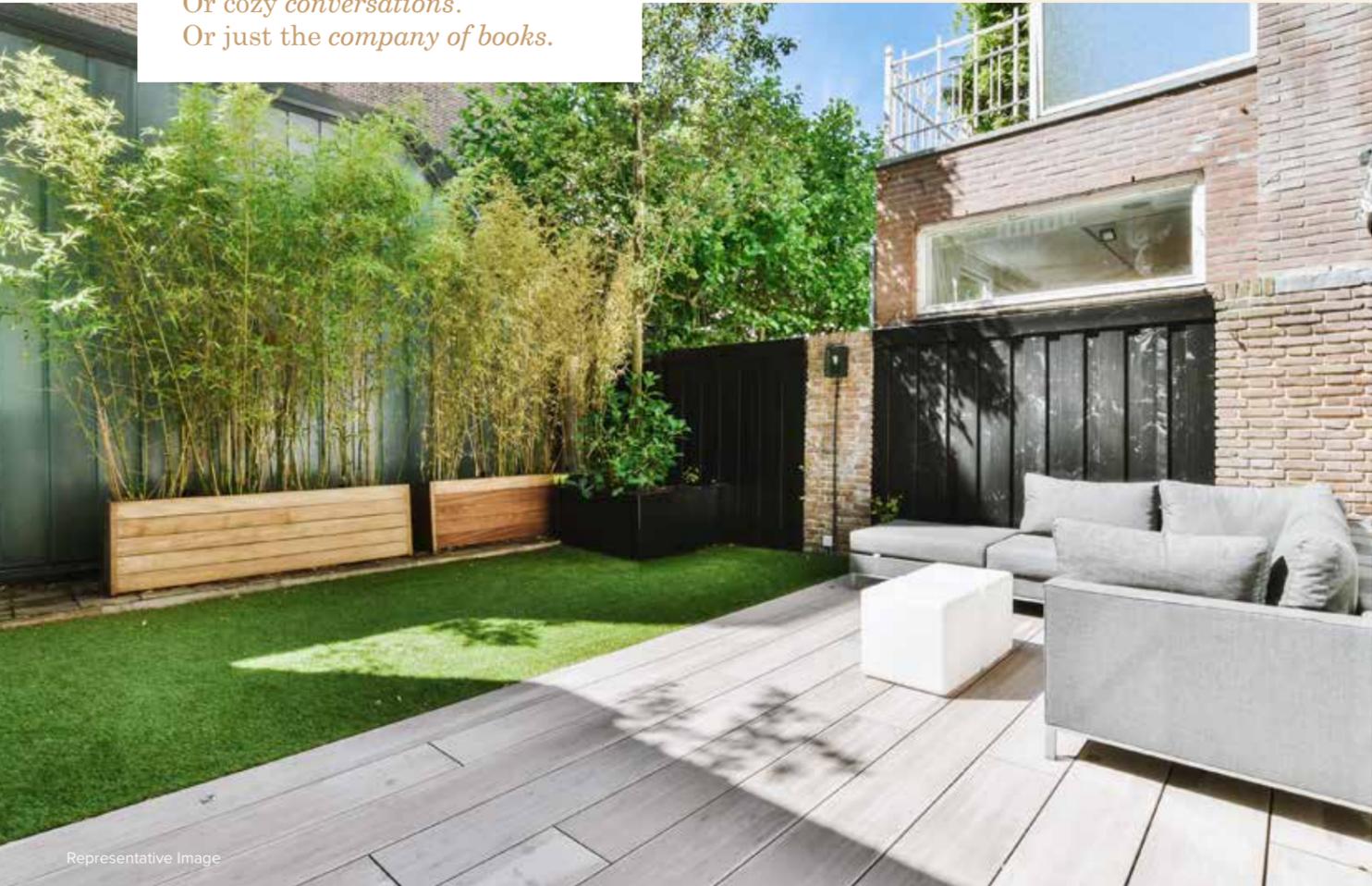


Nature trails,
within 5 minutes.



Exclusive Clubhouse - for the
evening BBQs, laps in the pool or
just a game of cards.

The Ground Level:
In quiet *repose*.
Or cozy *conversations*.
Or just the *company of books*.



Representative Image

The first Level: Where recipes,
love, conversations and
families *come together!*



Representative Image



Well-paved pathways lead to your doorstep, where, next to the dual parking spots, a peaceful sitout becomes the perfect venue for the iced Americano and the daily papers. Or maybe, you just let the rising sun embrace you, as you marvel over a life well-deserved.

Lounging was never this sweet!

Inside, on the ground floor, the perfect venue for a lounge where sangrias meet conversations, while a beautiful jazz symphony plays on the Alexa. Or perhaps, just a cozy library for four, as you gaze into the richness of the greens outside your full-height French window. Or perhaps, room for a piano - where the guitar gives it company, and weekends fill out with friends, some divine music and single malts.



What evolves when top-notch architects and master planners come together?

A living and dining section brimming with light and laughter, generously gifted with a kitchen with double-sided counters and a large utility area. The daily dose of adrenaline, romance or suspense on the telly, while the hubby rustles up a brilliant risotto. Of course, pre-dinners are never

complete, sans a glass of sparkling rosé, in the moon-kissed balcony, adjacent to the dining zone.

Of course, understandably, should you have one glass too many, the bedroom is just a stride or two away. Let the mornings dazzle, and evening sparkle with love, laughter and conversations and the things the romantic novels promised us.

The second level:
Moments of tranquillity,
dreams, leisure.
Just like the *Bangalore of yore*.



Artistic Impression

The top floor of your 3-storeyed villa. 2 bedrooms - the master bedroom with a wonderful walk-in closet. And both bedrooms with attached balconies to let in the sun, the breeze, and for the easy chairs to nap in on. Should the kids need more space, convert one into a

study-cum bed, perhaps with room for the chosen musical instruments by the side. Days and evenings filled with conversations, outing plans, the Sunday grille, celebrating the seasons and festivals. After all, isn't this what life was always meant to be.



Artistic Impression

2 Car Parking Slots: For when you need to go in different directions.

Practical considerations are a given in a world this thoughtful. Just for when the missus and you need to go in different places (she, to the parlour, and you to the supermart), the very thoughtfully-integrated 2 car parks.



Representative Image

3 Balconies

Long-lost moments come alive in the 3 spacious balconies (standard, covered, standing) blessed by the inescapable charm of nature.



Representative Image

Landscaped Surroundings

At Diamond Blossoms, lose yourself in the poised landscape that soothes your inner peace.



Representative Image

A world protected. Because everything precious deserves to be.

With the world within the perfect oasis of comfort, uncompromising security ensures peace of mind.



Entry & Exit Gates with manned Security Guards and boom barriers



24x7 CCTV Camera Surveillance



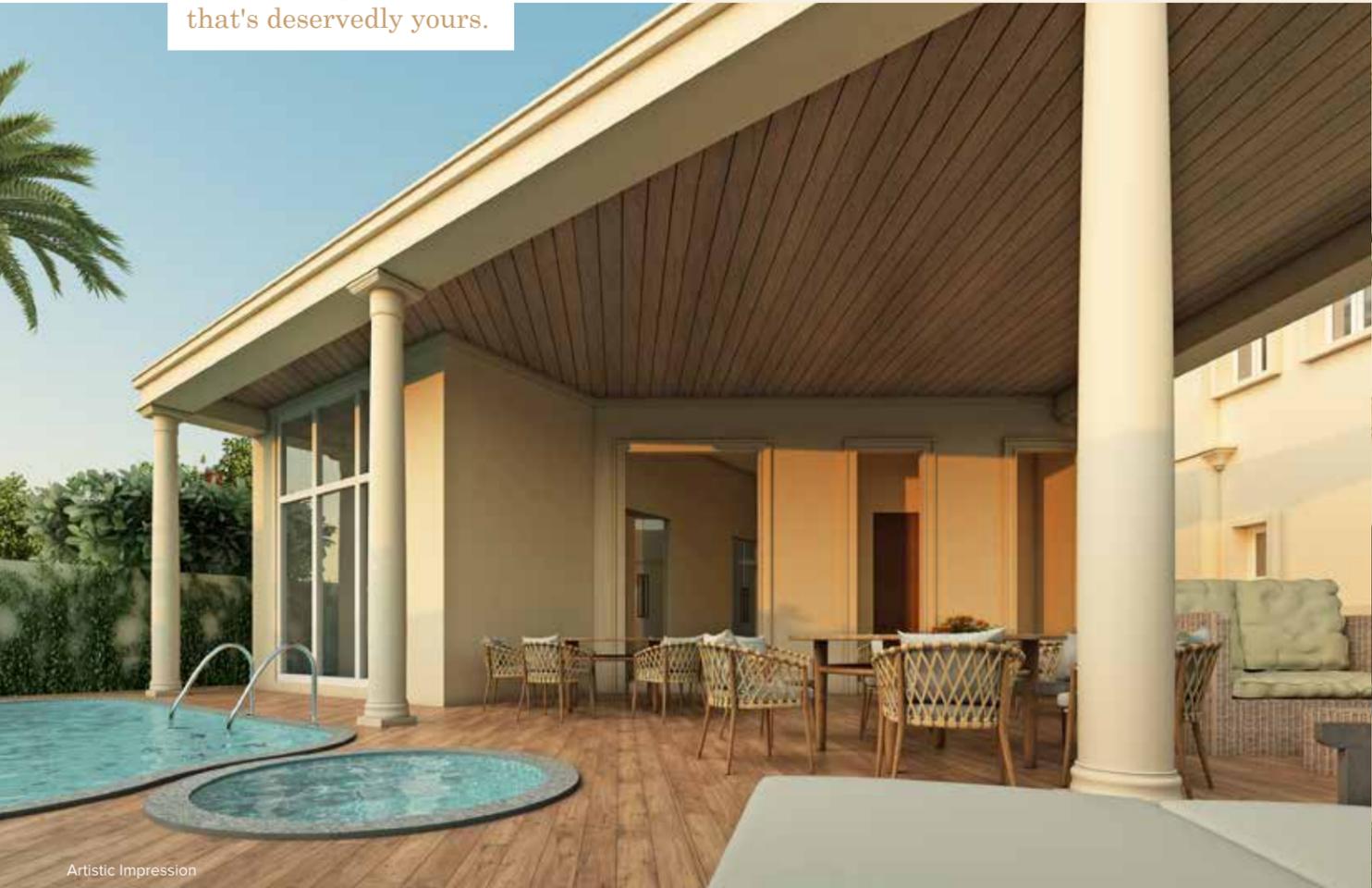
Video Door Phone for each villa

The awe. The joy.
And some *gratitude*.



Artistic Impression

Soak in the *good life*
that's deservedly yours.



Artistic Impression



Artistic Impression

Beautiful paths.
Beautiful *memories*.

Spots of delight, for when you choose to step out.



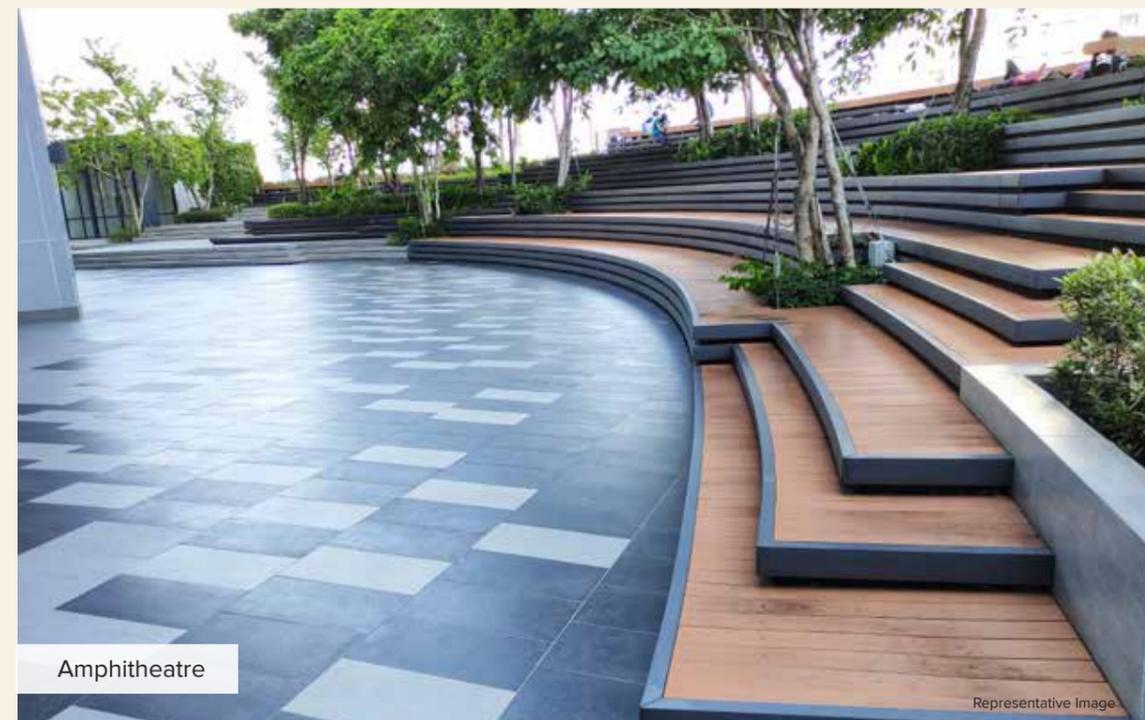
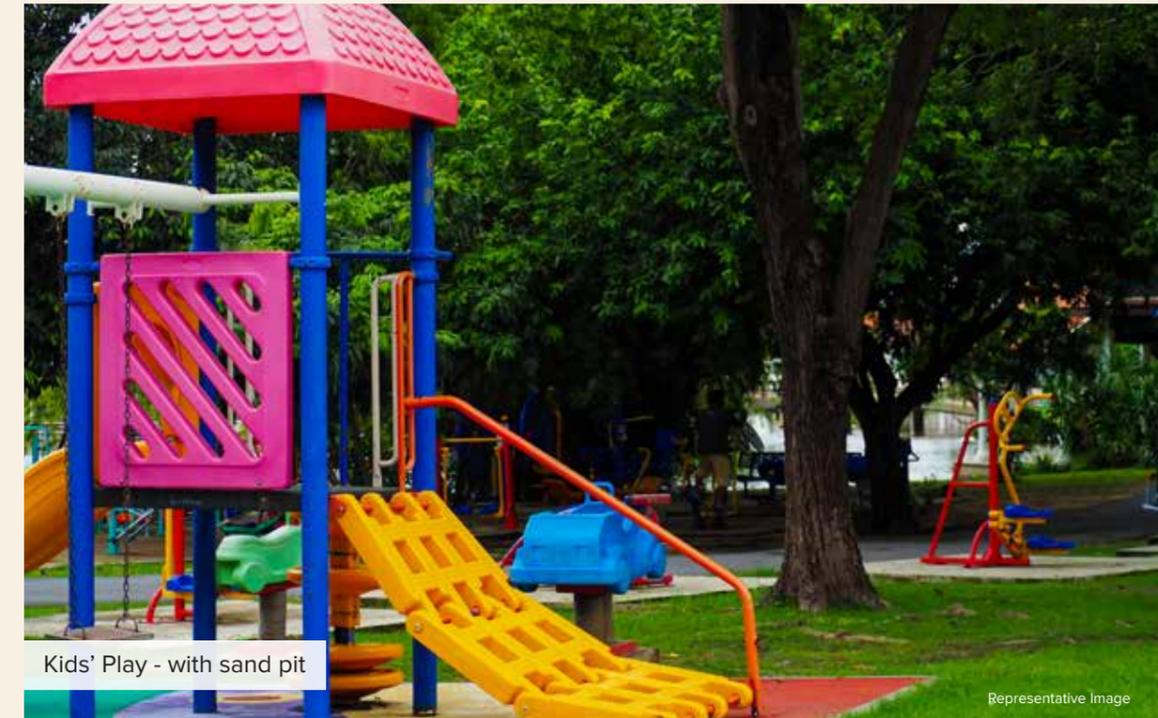
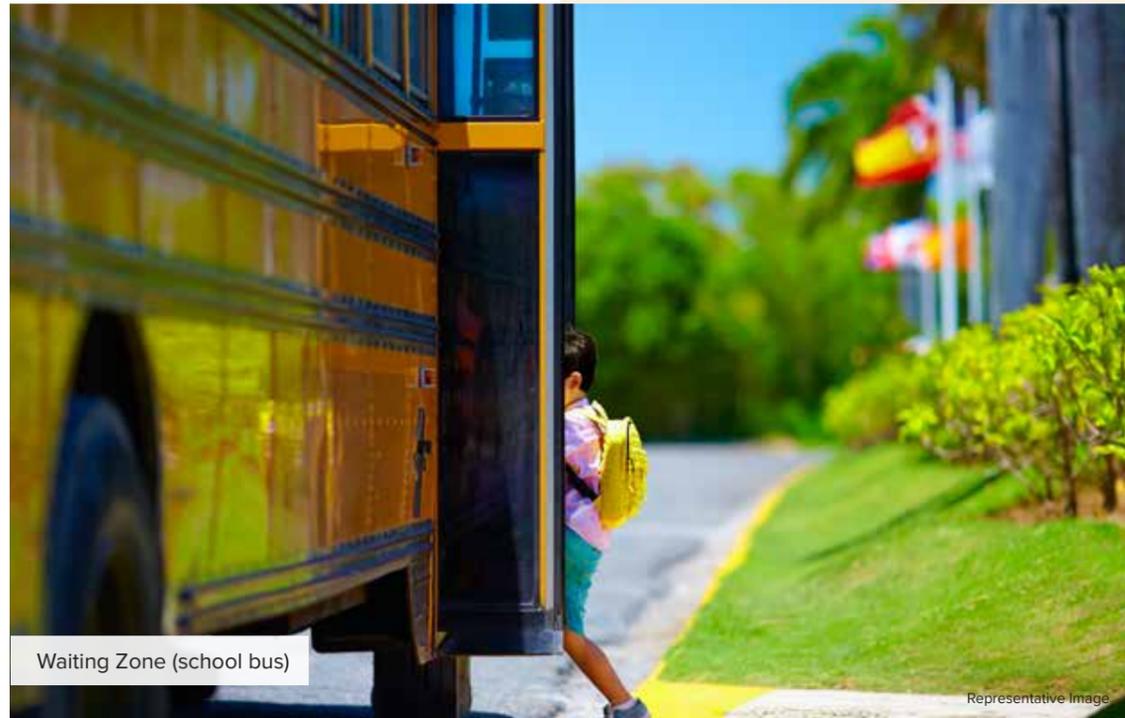
Representative Image

Diamond Blossoms is more than a quiet, quaint sanctuary nestled within nature. For all the delight within your villa, there are thoughtful turns at every corner when you step out. Neatly-laid roads usher guests and you in. Clean, gorgeous aesthetics make for a legacy for generations. Thoughtfully-integrated

amenities for healthy and joyful living surround you - a club, multipurpose hall, swimming pool, outdoor and enclosed gyms, a small skating rink for the little ones, lush green gardens, and a kids' play area. Just the perfect balance that you always wanted.

We don't stop playing because we grow old.
We grow old because *we stop playing*.

Carefully-crafted indulgences at Diamond Blossoms make for a fabulous retreat - for when the day is done.





Community Kitchen Garden

Representative Image



Aroma Garden

Representative Image



Gazebo - Senior Citizen Plaza

Representative Image



Flower Garden

Representative Image



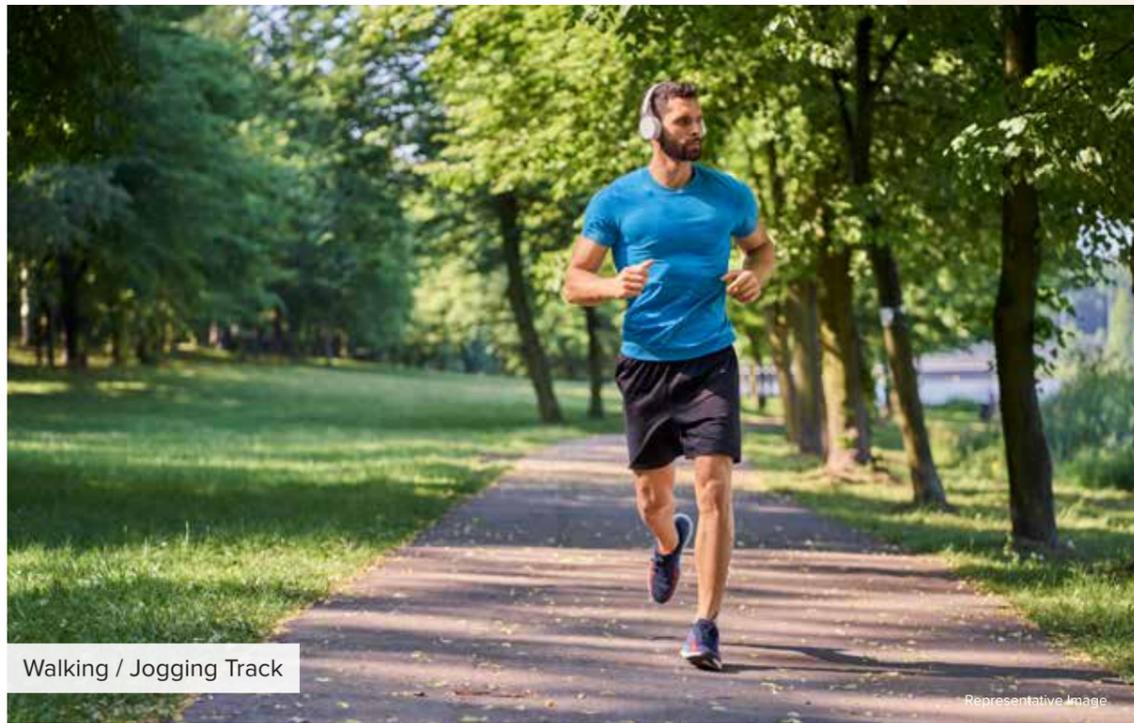
Skating Rink

Representative Image



Yoga Lawn

Representative Image



Walking / Jogging Track

Representative Image



Outdoor Gym

Representative Image



Multipurpose Hall (Clubhouse)

Representative Image



Indoor Games (Clubhouse)

Representative Image



Multipurpose Hall Small (OHT Block)

Representative Image



Swimming Pool with Kids Pool (Clubhouse)

Representative Image



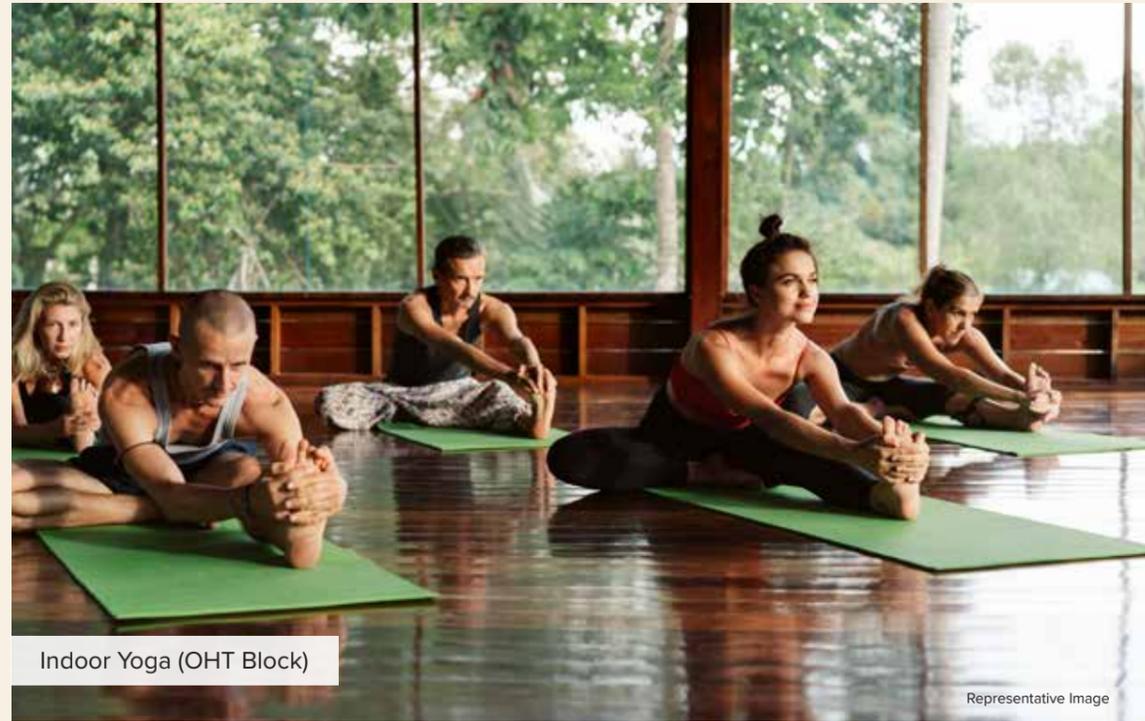
Seating Zones



Indoor Gym (OHT Block)



Half Basketball Zone



Indoor Yoga (OHT Block)

Representative Image

Development Plan



Floor Plan - North Facing Villa



Ground Floor

- Sit Out - 7'7" x 7'5"
- Foyer - 6'0" x 6'9"
- Toilet - 8'10" x 3'9"
- Home Office Lounge - 13'7" x 10'8"



First Floor

- Covered Balcony - 10'10" x 2'11"
- Dining - 11'2" x 8'2"
- Utility - 3'1" x 8'10"
- Kitchen - 7'9" x 10'2"
- Living Room - 10'10" x 11'10"
- Bedroom 1 - 13'11" x 10'8"
- Toilet - 7'5" x 5'11"

Floor Plan - North Facing Villa



Second Floor

- Covered Balcony - 10'2" x 5'3"
- Bedroom 2 - 10'10" x 10'2"
- Toilet - 7'10" x 5'11"
- Master Bedroom - 13'11" x 10'8"
- Walk-In Closet - 7'5" x 10'8"
- Toilet - 7'5" x 7'1"



Rooftop

Live well. After all, joy is in the details.



Structure

- RCC Framed Structure, compliant with Seismic Zone II

Representative Image



Doors

- Main Door - Teak Wood Frame and Engineered Wood Shutter with Teak veneer finish
- Other Doors - Engineered Wood Frame and Flush Shutter with Laminate Finish.

Representative Image

Super Structure

- Solid Cement Block Masonry



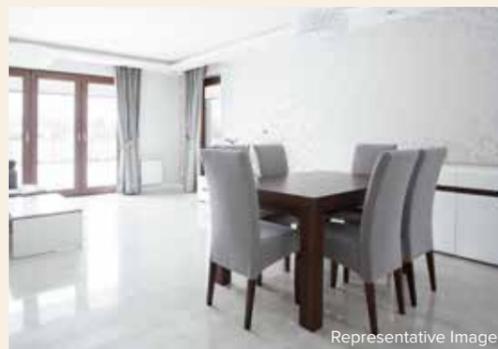
Representative Image

Fixtures and Fittings

- Wall Mounted EWC with double flush and soft cover of Kohler/ Jaquar/ Equivalent
- Hot and Cold Mixer shower of Jaquar/Equivalent
- Geyser and Exhaust Provision in all toilets



Representative Image



Flooring

- Granite Flooring in Foyer & Home Office/Lounge
- Staircase - Anti-skid Vitrified Step Tiles
- Vitrified Tiles in other area
- Laminated Wooden Flooring in Master Bedroom
- Toilet Floor - Anti-skid Ceramic Tiles, Toilet Dado - upto 7' of Glazed Ceramic Tile
- Utility Floor - Anti-skid Ceramic Tile
- Balcony Floor - Ceramic Tile
- Kitchen Dado - Glazed Ceramic tile of 2' height, Kitchen Dado - Counter - 20 mm thick Granite Counter

Representative Image



Representative Image

Electrical

- Premium modular switches
- EB power - 5 KW per villa
- DG power supply for Clubhouse, common areas lighting and security
- EV charging point

Windows

- UPVC Sliding Windows with standard hardwares and mosquito mesh



Representative Image

Water

- Centralized over head tank supply to individual villa over head tank
- Provision for solar water heater
- Rain water harvesting at individual villas and development
- Borewell recharge pits



Representative Image



The core of
trust and
values.

Partners with respected and admired legacies.

Diamond Developers' Founder, Jatin G is an epitome of energy, dynamism, and youthfulness, constantly implementing innovative solutions to create a futuristic lifestyle for modern-age homebuyers. Along with the Founder, our co-Founder Mr. K J George, boasting of 17 years of experience, pours his knowledge into expanding the legacy of Diamond Developers across the country.



TPMC

Established in 2010, Tavast Project Management Consultants Private Limited (TPMC) brings forth the finest of expertise, with its dedicated workforce fuelled with passion, dedication, and hard work. The Principal Consultant, Mr. Muralidhar, with 29 years of experience, constantly works on expanding the legacy of TPMC with his visionary approach to every project.



FHD India consultants LLP

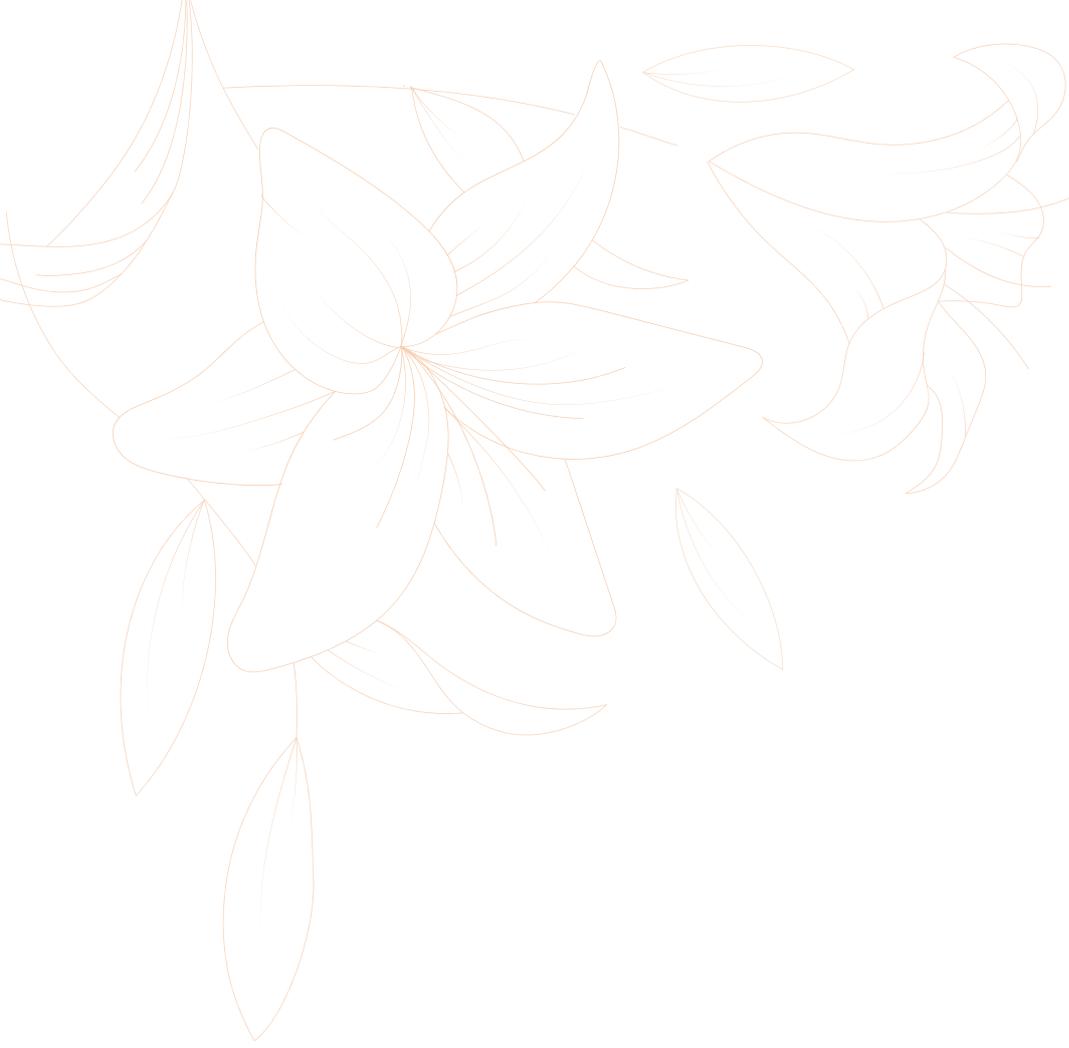
Designed and executed to perfection, the architecture at Diamond Blossoms spells fine craftsmanship. Driven by one of the top 10 architects in India, this villa development brings alive the European-themed architecture in every nuance and attribute.



INDUSLAW

ASLF, acquired by INDUSLAW, is a renowned law firm in the field of premium real estate transactions and due diligence. Their collective expertise and experience of over 23 years adds to the strategic, legal planning of Diamond Blossoms.

Representative Image



DIAMOND
BLOSSOMS

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Disclaimer: The plans, specifications, images and other details here are only indicative and the developer/owner reserves the right to change any or all. The printed material does not constitute a contract/ offer of any type between the developer/ owner and the recipient. The Purchaser is advised to peruse the RERA website as the Project is being developed in phases <https://rera.karnataka.gov.in> The details of windows, paints, elevation, landscaping, ground development, trees etc. are an Artist's impression and may differ on actual construction. The delivery of the products will be as per the mutually agreed list of amenities which will be finalized with the purchaser individually and mentioned in the agreement.