www.republicofwhitefield.com

REPUBLIC

of Whitefield

Homes for the people, by the people

First-of-its-kind Amenities
Practical conveniences to make life easier for each family member

Sensible Apartment Sizes
So that you don't have to pay more than what is really necessary!

Located at Ground Zero
At the heart of EPIP, Whitefield

0 12345 67890 5

For a revolutionary new way of living, you need to move to the Republic of Whitefield.

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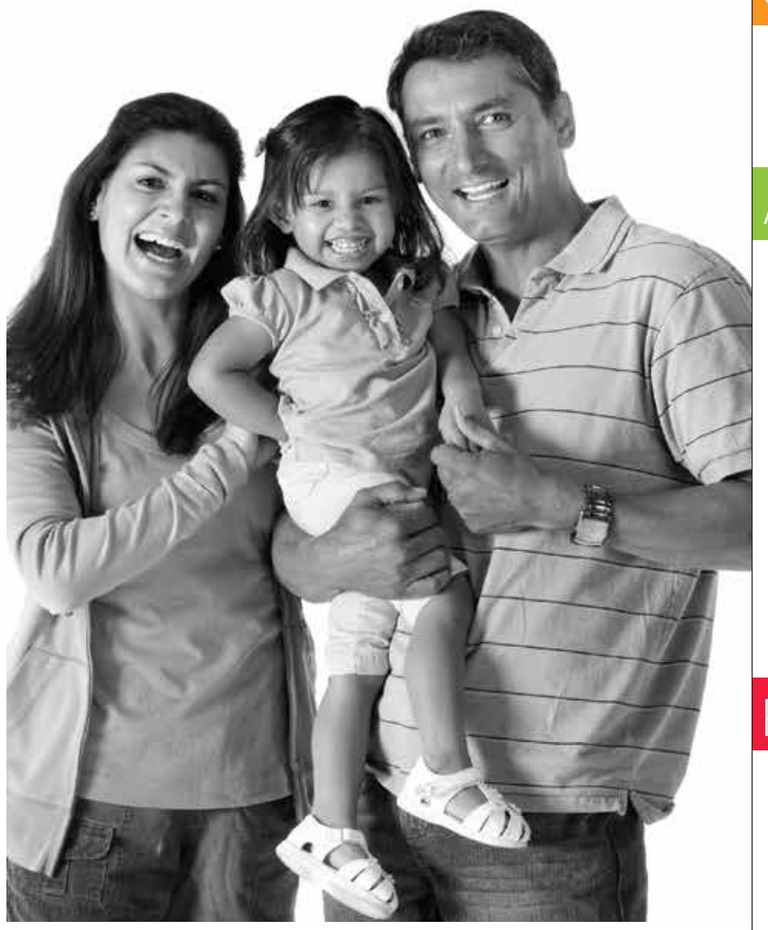

The Republic of Whitefield is a place you can finally call your own. Your own home surrounded by like-minded people, safe in the knowledge that your office is just around the corner. Here's a new kingdom (actually Republic) of your dreams, that answers a big burning question: When will you be able to live in a classy, fully-loaded, well-appointed apartment community that's yours? Well, that's simple, "how about NOW?"

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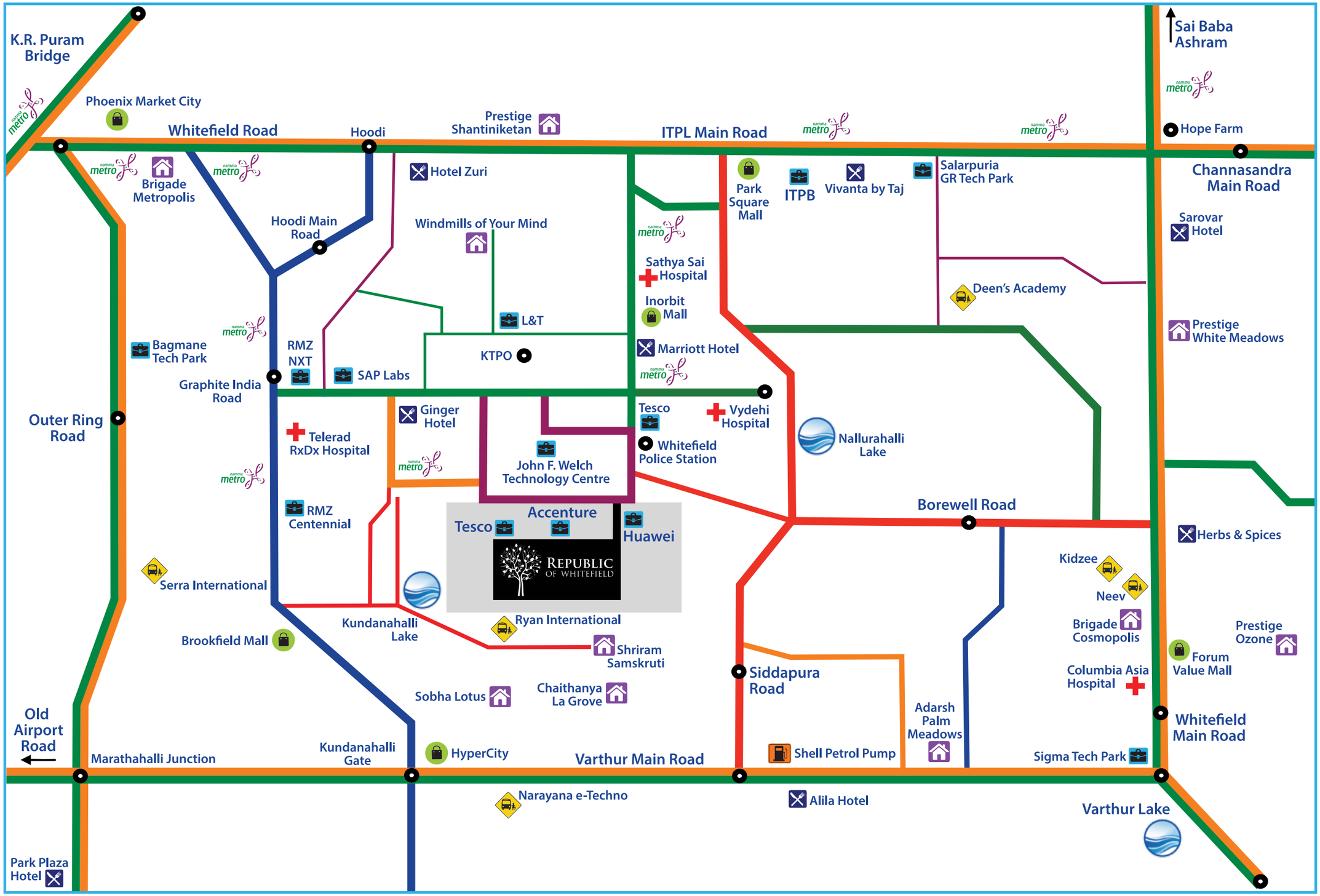
WHERE IN WHITEFIELD ?

The Republic is **NOT** located beyond Varthur

The Republic is **NOT** located miles from Hope Farm Circle

To see exactly where the Republic is **LOCATED**, scroll down

Location. Location. Location.



Map Key

Shopping Malls

Destination	Distance
Phoenix Market City	5.0 kms
Forum Value Mall	3.9 kms
Park Square Mall	3.0 kms
HyperCity	2.2 kms
Inorbit Mall	1.6 kms
Brookfield Mall	1.4 kms

Schools

Destination	Distance
Serra International	5.4 kms
Kidzee	3.7 kms
Neev Pre-School	3.6 kms
Deen's Academy	3.4 kms
Narayana e-Techno	3.0 kms
Ryan International	1.7 kms

Map Not To Scale

CHECK IN

Whitefield insider

Bangalore's hottest area

Today, Whitefield is to Bangalore what Gurgaon is to Delhi. Established in the late 1800s as a settlement for the Eurasians of Bangalore, Whitefield remained a quaint little settlement until the late 1990s, when the IT boom reshaped it as the most important suburb of Bangalore.

In essence, Whitefield integrates office, retail, residential and recreational facilities in a single location.

Why did DivyaSree Group choose Whitefield?

This suburb was once known only for ITPL (the tech park) and now hosts major global corporations like Accenture, Airbus, Boeing, GE, General Motors, SAP Labs, TCS, Tesco and many more. With the opening of many new restaurants, bars, malls, hotels, schools and hospitals in the last 2 to 3 years, Whitefield has now become a "mini-city", much like Gurgaon was a few years ago. These very reasons make it a good choice for DivyaSree to develop the Republic of Whitefield.

At Whitefield every day is a party.

Catch up with friends over mouthwatering Tex-Mex dishes at Chili's, or indulge in some fine house brews at the Windmills Craftworks and LikeThatOnly. If music is your thing, then head to Opus on a karaoke night and sing your blues away, or appreciate a new live band at Counter Culture. Movie buffs can enjoy all the latest box office hits at PVR, Inox or Q Cinemas. For those of you who enjoy a more active lifestyle, Decathlon is your destination. While shopaholics have a choice of as many as five malls.

Foodies will be spoiled for choice with the likes of Herbs & Spices, Mainland China, Copper Chimney and Barbeque Nation just around the corner. Finally, after an action packed week, you can laze away your Sundays over a relaxing brunch with friends and family at Latitude in Vivanta by Taj.

All work and more play.

With so many fun destinations, every day is a party at Whitefield. Moreover, once you're here, you'll realize that this list barely scratches the surface of having fun at Whitefield.

There's nothing you can't find in Whitefield.

Night curfew

Despite Bangalore having the highest number of international business travellers and tourists in South India, pubs cannot remain open beyond 11pm. Which is why a well-located home with good amenities is something you'd like to come back to.

“Finally, a republic we can afford to call our own.”

AMENITIES FOR HUMANS

When starting the plan, the most important aspect was to ensure that residents had breathing space. We achieved almost 84% open area – that's 12.5 acres of land.

Typically, almost half the open space is used for roads and car parks. We wanted a pollution free space where moms feel safe about kids playing downstairs. We put the cars where they belong – in the basements! So that each square foot of these 12.5 acres is for you AND YOUR NEEDS.

We told the architects to plan spaces for different age groups / interests:

. for the new borns (and their moms)
. for the toddlers
. for the pre-tweens
. for the tweens
. for the teens
. for the reclusive adults
. for the highly social adults
. for the sporty kinds
. for the lazy kinds
. for their ageing parents
. and even for their dogs!

We asked them to plan spaces for kids to park their bicycles. To provide drinking water fountains for every acre of space. To put a toilet near the school bus pick-up point, and 6 other toilets across the campus. To create child-proof smoking zones so that kids don't play with cigarette butts.

inhale exhale...

start breathing

83.83% open space

Sports Infrastructure

124ft X 66ft Fenced Futsal Field

0.7 Acre Cricket Ground
(60-Yard Diameter) + 3 Practice Nets

80ft X 50ft Multi-sports Court

Outdoor Basketball Court
(As per FIBA Size - 92ft X 49ft)

2 Squash Courts

2 TT Tables

3 Badminton Courts

2 Tennis Courts
(each as per ITF Size - 78ft X 36ft)

Outdoor Swimming Pool

1000m Cycling Track

2 Jogging Tracks
(500m & 1000m)

Climbing Wall

Health & fitness

Aerobics Room

Indoor Swimming Pool

Indoor Gym

Outdoor Gym

Permanent Campsite with Bonfire Pit

Interactive Water Garden

100-Seater Multicuisine Restaurant

30-Seater Pizzeria

Mom & Me Park

FAMILY SPACES

Primary Elder Zone with Solarium

Secondary Elder Zone with Pavilion

50ft X 25ft Croquet Field

Social Spaces

350-Person Party Terrace
with Catering Kitchen

40-Seater Residents' Lounge

Indoor Games Room
with Billiards, Carrom and Chess

130-Seater Primary Open Air Theatre

2 Secondary Open Air Theatres (100 seats each)

210-Seater Performance Hall with Stage and Green Rooms

Fun for Kids

(of all ages)

Artificial Beach

Chalk Gallery

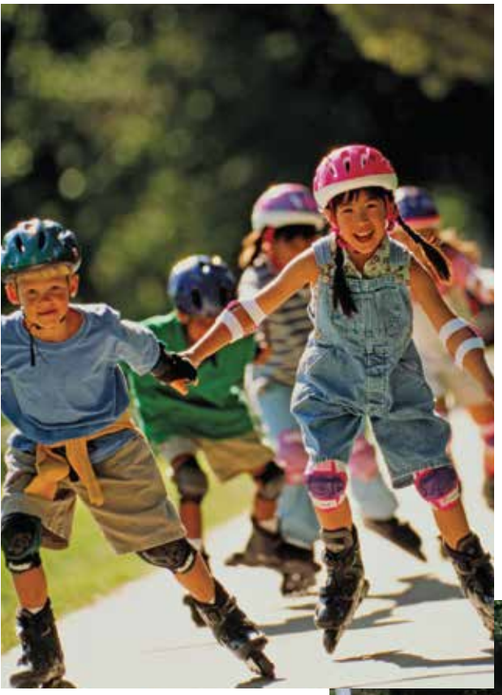
Main Children's Play Area

Giant Ludo Court

Giant Chess Board

Play Area with Sand Pit

Creche managed by



Roller Skating Area

Play Area with Synthetic Mat

2 Hopscotch Courts

Snakes & Ladders Court

Giant Maze

Bangalore's largest chain of daycare/pre-school centres

THE CAPITAL

A 40,000 sft clubhouse

How a bird sees the republic

HOW YOUR GUEST SEES THE REPUBLIC

Floor Plans

2STN | 2-Bed (Standard)

Carpet Area: 529.4 sft (49.2 sqm)
Gross Salable Area: 735 sft (68.3 sqm)

2LUX | 2-Bed (Luxury)

Carpet Area: 754.6 sft (70.1 sqm)
Gross Salable Area: 1,047 sft (97.3 sqm)

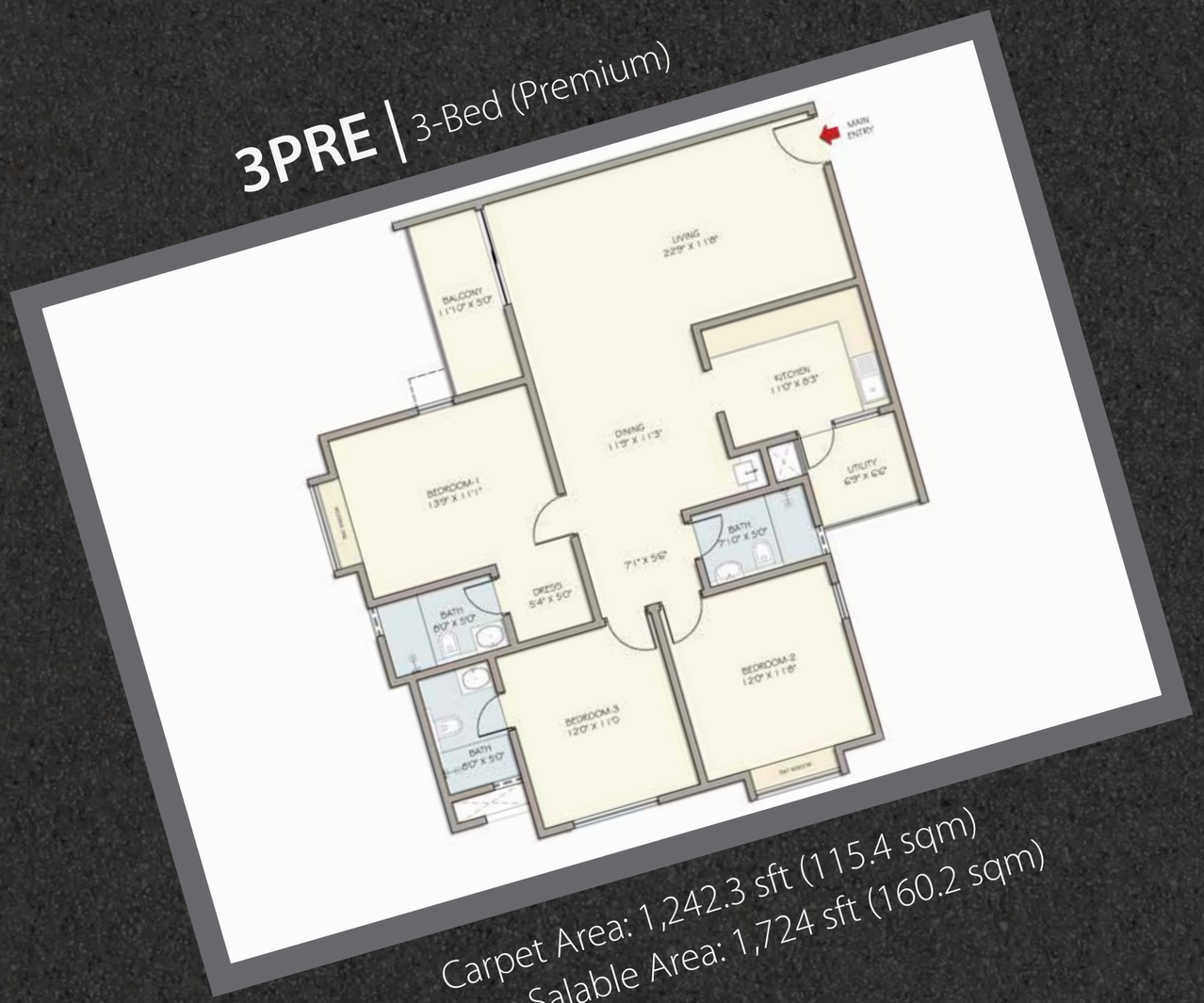
2A+1A | 2-Bed + 1-Bed (Attached)

Carpet Area: 1,006.5 sft (93.5 sqm)
Gross Salable Area: 1,397 sft (129.8 sqm)

3STN | 3-Bed (Standard)

Carpet Area: 1,006.5 sft (93.5 sqm)
Gross Salable Area: 1,397 sft (129.8 sqm)

SENSIBLE APARTMENT SIZES



Typically, 2-bed apartments in Bangalore start at >1200 sft and go up to almost 1700 sft. Therefore, at Whitefield, they cost >75 lakhs, when you include all the extras. For us, it was important to give you 2-bed apartments <50 lakhs and 3-bed apartments <90 lakhs.

Which means, we had to fit a 2-bed apartment in <800 sft! Was this difficult? Not really. In New York, Chicago, London, Paris and Singapore, reputed developers (including Donald Trump) have built 2-bed apartments in even 700 sft or less. By doing simple things like reducing one foot from the width of the bedroom or the kitchen, and making toilets smaller.

Yes, the work of the architects had to increase. But wasn't it worth saving you 25 lakhs? After all, this does not just pay all the taxes, you can even fully furnish your home with the savings, and still have money left to buy a car.

For those who like larger bedrooms, bathrooms and kitchens, we've also got the premium and luxury options.

Actual Pictures of our Show Apartments

www.77east.co.in

www.77sky.co.in

www.77place.co.in

www.divyasree.com

www.divyasree.com

www.divyasree.com

18+

Years of glorious achivements

70+

Corporate Clients

14+

Million SFT of office space

5+

Million SFT of residences under development

A Project by

DivyaSree

Bangalore . Hyderabad . Chennai

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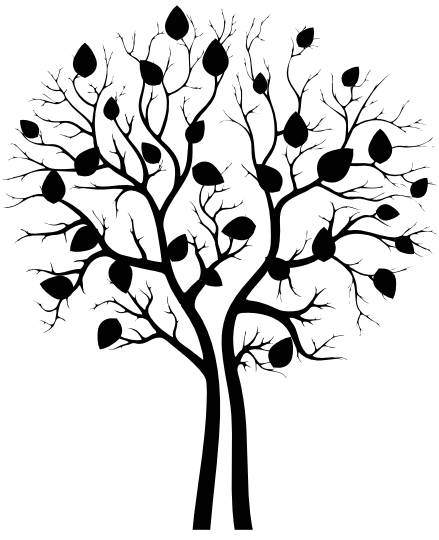

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OF WHITEFIELD

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