

Project by:  
**Pristine**  
Buildcon Pvt. Ltd.

# Pristine Hill View



Residential SITES Behind ITC Factory

HOME LOAN  
AVAILABLE  
FROM



apni jagah banao



## Near to Nature's Heart

To Experience the inner nature of you be more near to nature ...



CLUB HOUSE





## UNIQUE Amenities...

- ◆ Entrance Arch with 24 x 7 security
- ◆ Senior Citizen World
- ◆ Club House
- ◆ Children's World
- ◆ Clear and Marketable Titles
- ◆ Road cutting free layout
- ◆ Approvals from BIAAPA
- ◆ Wide Roads
- ◆ Parks with all round Landscaping
- ◆ Underground drainage
- ◆ STP
- ◆ Provisions for Water supply Electricity and Sewage connections
- ◆ RERA Registered

## EXPLORATION INTO THE HEART OF YOUR SITE

*Come lets start Journey to the Heart of Nature beckons you to an unforgettable experience of nature.*

*ELITUS EUPHORIA a prominent Land with special Amenities, fascinating nature and affordable Price. As your journey unfolds, you'll "read" the sounds of nature & peace.*

### WORLD CLASS AMENITIES



CLUB HOUSE



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**B**engaluru is fast developing in to a world class city with state-of-the art infrastructure to meet the growing needs of discerning citizens. A hub of new generation enterprises a head quarter of Real estate companies, a place with sizable presence of the IT & BT companies. An attractive destination for local & international investments truly a vibrant economy and Cosmo society well connected by Air, Rail, Road to prominent cities in India and parts of world. Established in 1988 with this motto, **Pristine Group** has worked diligently for the past 3 decades, to live up to this promise. Today, it is an enterprise that focuses on developing smart projects like luxurious gated communities, lifestyle residential spaces, hospitality projects and functional warehousing facilities that are home to state-of-the-art amenities and eco-friendly innovations. The company has established its presence across various prime locations in Pune through the 5 million sq. ft. that it has constructed, thus ensuring an ideal blend of lifestyle and convenience for its residents. The aim of the company is to provide comfortable residential Sites at affordable prices. Attention to detail, quality and timely delivery and extra ordinary passion towards work describe the Company.



**MINUTES**  
away from the City...

**MILES**  
away from the madness

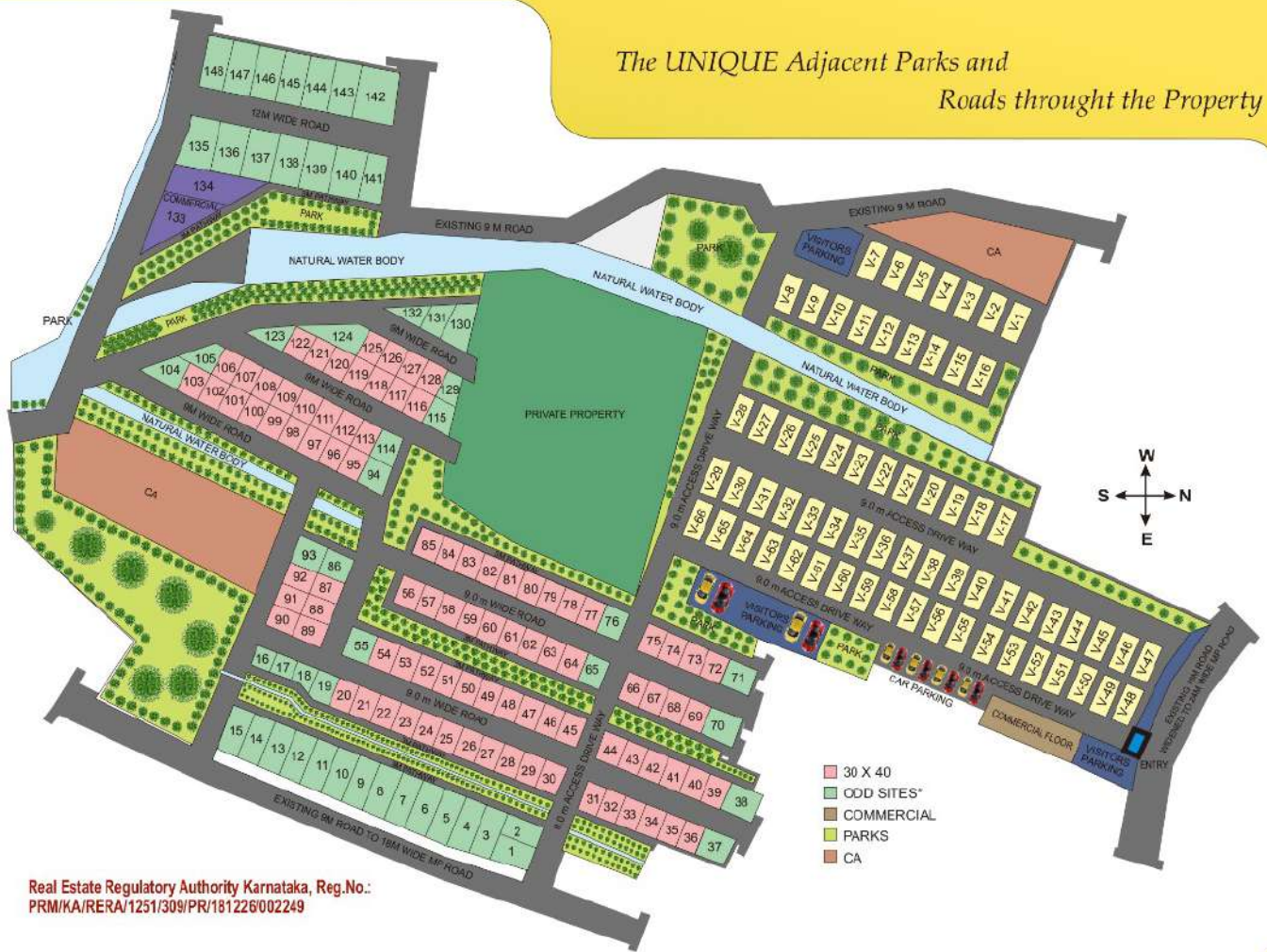
**ELITUS EUPHORIA** is located on NH7 at a distance of 1.7kms from ITC Factory, to the other side Airport and road leading to major Projects, Institutions and Resorts.

**ELITUS EUPHORIA** providing unique facilities such as with Senior Citizen World, Children Play Area & many more within the property are adding beauty to the Property.

Wide range of Sites: 30X40, Commercial & Odd sites.



The UNIQUE Adjacent Parks and  
Roads through the Property



Real Estate Regulatory Authority Karnataka, Reg.No.:  
PRM/KA/RERA/1251/309/PR/181226/002249

## LOCATION MAP

### ADVANTAGES

- ▶ Before Airport
- ▶ Behind ITC Factory
- ▶ 1.7 km from NH-7 Highway
- ▶ Amidst Major Villa Projects
- ▶ Adjacent to Major Resorts
- ▶ Very close to Olde Bengaluru Resort
- ▶ Close to Stone Hill Int. School
- ▶ Near Padukone-Draavid Sports Academy
- ▶ Easy access to City & Airport

Towards Doddaballapur

Stone Hills International School  
Padukone & Draavid Sports Academy

Rajanakunte

MVIT Engg. College

Airforce

B.S.F

Yelahanka Newtown

Judicial Layout

GKVK

Sahakar Nagar

Devanahalli

Hira Nandini Villas

International Airport



Orchids Nirvana

IVC Road

M/S Engg College  
Embassy Group  
Hollywood  
Swiss Stone

Jade Garden

Prakruthi Resort

Retreat Villas

Gold Pinch

Tulip

Olde Bengaluru Resort

ITC

LAYOUT

Bettalaseru

Chikka Jala

Vidya Nagar

Towards Bagalur SEZ

Sri Venkateswara Engg. College

A2B Hotel

Sammys Dreamland

Bagalur SEZ



Airforce

Bagalur SEZ

Kogilu

Jakkur Aerodrome

Esteem Mall



Residential SITES Behind ITC Factory

Project by:  
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Site Location :



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Note: This brochure is purely conceptual presentation and not a legal offering. The developers reserve the right to make any changes in elevation, plans & specifications mentioned herein