

ZALA  
PRADOS

—  
HENNUR ROAD, BENGALURU

A WORLD APART



An artist's impression of the property's entrance at night



WELCOME TO  
ZALA PRADOS





EVERY MOMENT,  
A MASTERPIECE.





EXCEPTIONAL LIVING,  
EVERY DAY.



ZALA

ZALA

Zala Prados

An artist's impression of the property's entrance at night

## ABOUT US





An artist's impression of a garden in a villa



# PRADOS

BY ZALA ESTATES

Welcome to Zala Estates, a boutique sanctuary where luxury is an experience to be lived. Tucked away in lush serenity, each villa is a private world apart, designed for those who define their own standard of elegance. We don't just build homes; we create a life of exclusivity and peace.

This is your sanctuary, redefined.



An artist's impression of the poolside at night



## WHERE LUXURY MEETS INTEGRITY

Discover an unparalleled lifestyle at Prados by Zala Estates, a haven for those who seek the extraordinary. Here, a limited number of villa residences ensure an elite and private community. Each home is meticulously designed to offer a seamless blend of elegance and innovation, featuring expansive spaces, lush landscapes, and luxurious amenities - redefining what it means to live in luxury.

### Design That Transcends Time

- Contemporary villa architecture with timeless appeal
- Expansive windows for natural light and openness
- Premium materials, from imported marble to luxury fittings
- Seamless indoor-outdoor living with private gardens and courtyards



An artist's impression of the property's entrance at daytime

# PROJECT OVERVIEW







An artist's impression of street view in daytime

## PROJECT OVERVIEW

Location: Hennur Bagalur Road, Bengaluru

Villas: 37 Luxurious independent residential villas spread over 4.5 acres

Villa Types:

- 4 Bedroom East and West facing villas
- 3 Bedroom East facing villas

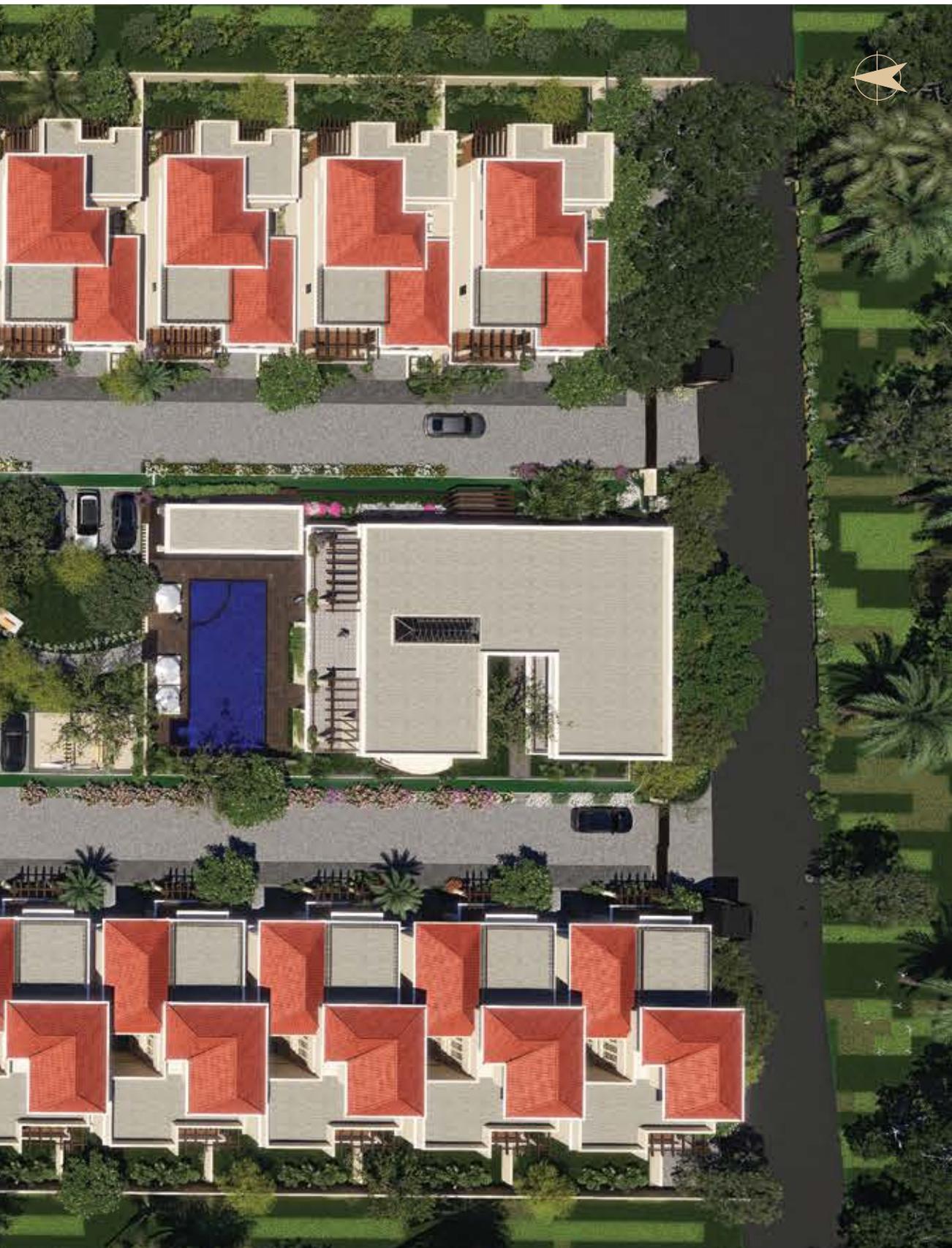
An independent 750 square feet private garden with every villa

Tucked in courtyard in every villa

Adequate car park area to accommodate 2 cars



An artist's impression of the property's master plan



MASTER PLAN  
ZALA PRADOS





*Villa*  
*#210*

An artist's impression of villa elevation

ORCHARD LANE  
4 BEDROOM VILLAS

# Orchard 4 Bedroom Villa

Plot area - 3241 Sq.ft  
Built up - 4008 Sq.ft  
Direction - West

1. Bedroom I (16'x13'8")
2. Bathroom (10'x5'4")
3. Powder room (6'6"x4'3")
4. Living room (19'8"x13'6")
5. Dining (19'8"x13'6")
6. Backyard (40'2"x17'6")
7. Utility (5'x5'6")
8. Kitchen (8'0"x 16'6")
9. Store room (4'6"x 6'4")
10. Staff toilet (4'6"x 4'0")
11. Courtyard (19'2"x10')
12. Car park (10'6"x33'8")
13. Lobby (5'x20')

## Ground Floor



## First Floor

1. Balcony (16'x8')
2. Walk-in wardrobe (16'x8')
3. Bathroom (13'8"x6')
4. Bedroom II (13'7"x17'10")
5. Balcony (7'10"x8'4")
6. Bathroom (5'5"x8'8")
7. Balcony (10'6"x2'10")
8. Bathroom (5'x10'2")
9. Bedroom III (13'3"x13'2")
10. Dresser (6'x6'6")
11. Family room (18'10"x10')
12. Bedroom IV (16'2"x15'2")



## Second Floor with Terrace

1. Terrace
2. Bathroom (8'7"x4'4")
3. Maid's room (8'7"x8'8")
4. Laundry room (5'4"x9'8")





*Villa*  
*# 106*

An artist's impression of the property's street view villa elevation

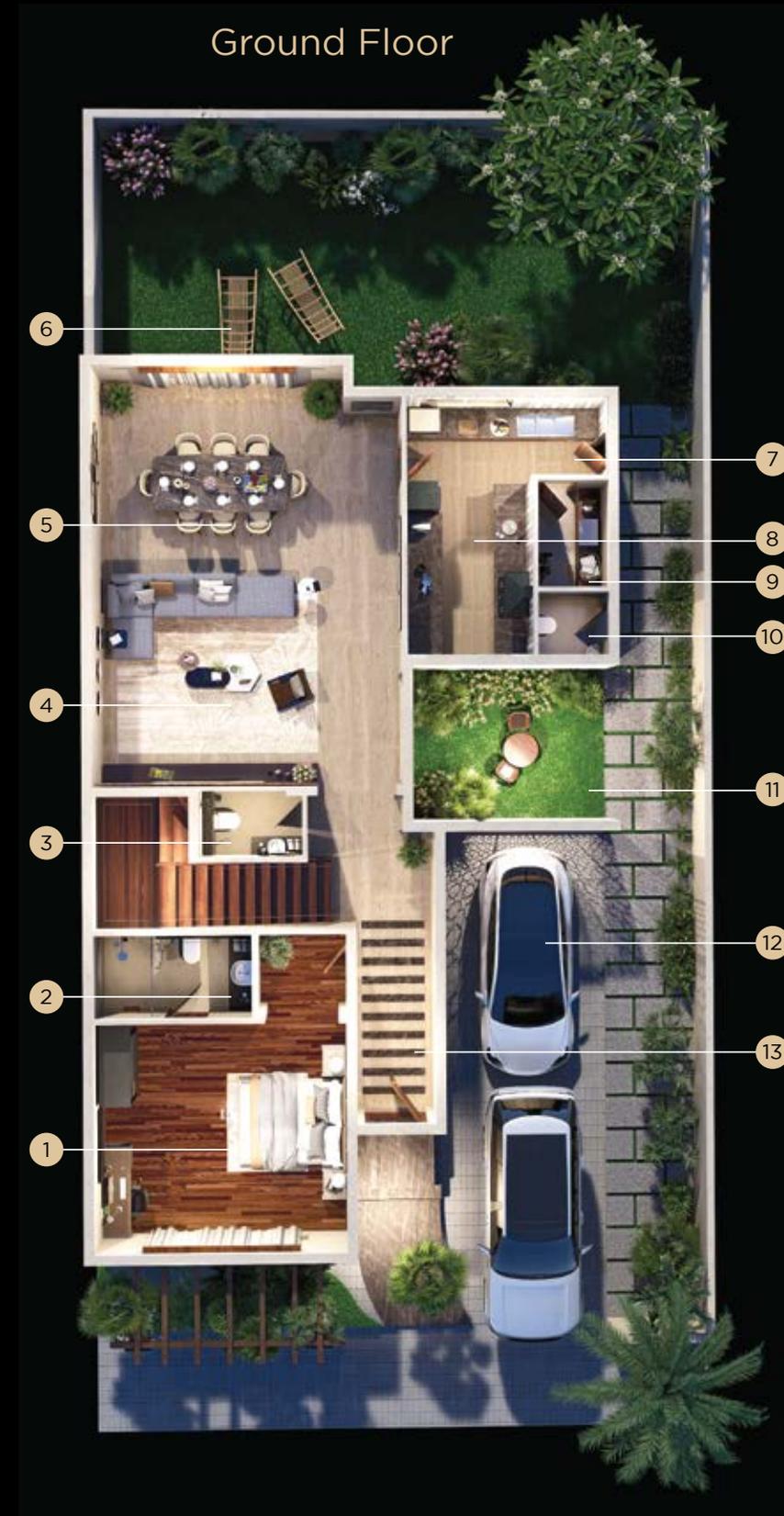


MEADOW LANE  
4 BEDROOM VILLAS

# Meadow 4 Bedroom Villa

Plot area - 3196 Sq.ft  
Built up - 4041 Sq.ft  
Direction - East

1. Bedroom I (16'x14')
2. Bathroom (10'x6')
3. Powder room (6'6"x4'3")
4. Living room (19'8"x13'6")
5. Dining (19'8"x13'6")
6. Backyard (39'6"x17'6")
7. Utility (5'x5'6")
8. Kitchen (8'0"x 16'6")
9. Store room (4'6"x 6'4")
10. Staff toilet (4'6"x 4'0")
11. Courtyard (18'6"x10')
12. Car park (10'6"x33'10")
13. Lobby (5'x18'8")



## First Floor

1. Balcony (16'x4')
2. Bedroom (16'x14')
3. Bathroom (12'4"x6')
4. Family room (14'9"x10')
5. Bedroom (16'x19'10")
6. Balcony (16'x7')
7. Bathroom (16'2"x8')
8. Walk-in wardrobe (16'2"x8')
9. Bathroom (5'x10')
10. Bedroom (16'2"x13'6")



## Second Floor with Terrace



1. Terrace
2. Bathroom (8'7"x4'4")
3. Maid's room (8'7"x8'8")
4. Laundry room (5'4"x9'8")





*Villa*  
#304

An artist's impression of the property's villa elevation at night



ORCHARD LANE  
3 BEDROOM VILLAS

# Orchard 3 Bedroom Villa

Plot area - 2858 Sq.ft  
Built up - 3592 Sq.ft  
Direction - East

1. Bedroom I (14'x15'8")
2. Bathroom (9'6"x5'6")
3. Powder room (6'6"x4'3")
4. Living room (19'8"x12')
5. Dining room (19'8"x12')
6. Backyard (37'x14')
7. Kitchen (13'x11'4")
8. Staff toilet (4'8"x3')
9. Courtyard (16'x10')
10. Lobby (5'x21'8")
11. Car park (10'x38'9")



## First Floor

1. Balcony (14'x7')
2. Walk-in wardrobe (14'x8')
3. Bathroom (14'x6')
4. Bedroom II (16'x18')
5. Balcony (16'x6')
6. Walk-in wardrobe (7'8"x11'4")
7. Bathroom (5'8"x11'4")
8. Family room (15'8"x11')
9. Bedroom III (15'8"x16')



## Second Floor with Terrace

1. Terrace
2. Bathroom (8'7"x4'4")
3. Maid's room (8'7"x8'8")
4. Laundry room (5'4"x9'8")





An artist's impression of clubhouse's street view



VIEW OF THE  
CLUBHOUSE



An artist's impression of viewing gallery, clubhouse

# SPECIFICATIONS



## VILLA SPECIFICATIONS

- RCC frame structure with 8 inches block masonry for external walls
- 11 feet ceiling with 8 feet lintel height
- External wall finish with premium anti-fungal emulsion paint
- Internal walls finished with POP punning and premium plastic emulsion paint



An artist's impression of dining area opening out to private garden



An artist's impression of master bedroom

## VILLA SPECIFICATIONS

- Imported marble for living, dining, kitchen, bathroom and all common areas
- Engineered wood flooring for all bedrooms
- Imported marble cladding for master bathroom and powder room
- Vitrified tile cladding for bathrooms
- Solid wood and marble for staircases



An artist's impression of the property's street view landscape

## VILLA SPECIFICATIONS

- Teak wood frame and panelled shutter with security camera for the entrance door
- Solid wood frames with veneered shutters and Häfele (or equivalent make) fittings for internal doors
- Schon (or equivalent make) aluminium windows with mosquito mesh

## VILLA SPECIFICATIONS

- 12 KVA connected load with 100% back up for each villa
- Schneider (or equivalent make) switches with Havells (or equivalent make) cables and wires
- 2KW heat pump in each villa for round the clock hot water
- Kohler (or equivalent make) sanitary fittings and fixtures



An artist's impression of living room opening out to courtyard



An artist's impression of clubhouse entrance

## UNPARALLELED LIVING

### Project amenities:

- Interlock paved driveways
- Centralised hydropneumatic pump with sand filter and water softner
- 100% power backup for all villas and amenities
- Tertiary treated water for car washing

### Sustainability:

- Native gardening & lush greenery
- Central park
- Treated water for landscape with distribution
- Extensive integrated rain water harvesting system

## UNPARALLELED LIVING

### Wellness:

- Yoga & Aerobics room
- Jacuzzi facilities
- Jogging track
- Steam & Sauna rooms
- Temperature controlled pool
- Fully equipped gym

### Socialising:

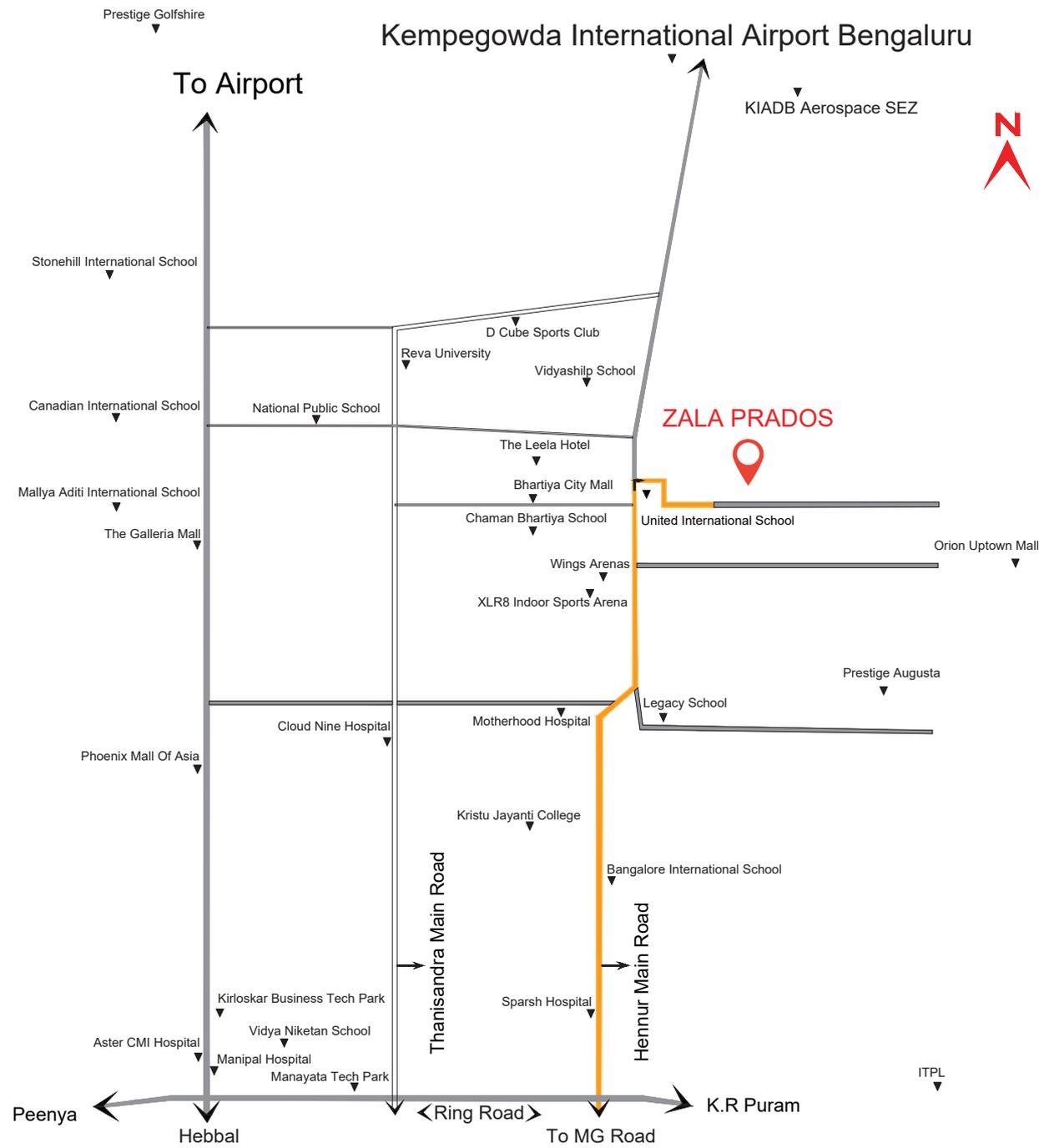
- Golf simulator
- Pool table
- Children's play area
- Barbecue area

### Club amenities:

- Business centre
- Reading area
- Poolside gazebo
- Multipurpose hall



An artist's impression of clubhouse overlooking the poolside



## A PRIVATE OASIS AMIDST CONNECTIVITY



Located near Hennur Main Road, Bengaluru, Zala Prados offers the perfect balance between exclusivity and accessibility. Nestled in a serene enclave, yet just minutes away from premier business hubs, international educational institutions, fine dining destinations, and the airport, you are always close to what matters.

## Proximity Highlights

-  **Airport**  
Kempegowda International Airport Bengaluru \_\_\_\_\_ (20 min)
-  **Hospitals**  
Sparsh Hospital \_\_\_\_\_ (15 min)  
Aster CMI Hospital \_\_\_\_\_ (30 min)  
Manipal Hospital \_\_\_\_\_ (30 min)  
Motherhood Hospital \_\_\_\_\_ (5 min)  
Cloud Nine Hospital \_\_\_\_\_ (15 min)
-  **Institutions**  
Canadian International School \_\_\_\_\_ (25 min)  
Bangalore International School \_\_\_\_\_ (15 min)  
Mallya Aditi International School \_\_\_\_\_ (30 min)  
Stonehill International School \_\_\_\_\_ (30 min)  
Reva University \_\_\_\_\_ (10 min)  
Kristu Jayanti College \_\_\_\_\_ (10 min)  
Legacy School \_\_\_\_\_ (10 min)  
Vidya Niketan School \_\_\_\_\_ (30 min)  
National Public School \_\_\_\_\_ (10 min)
-  **Leisure**  
Phoenix Mall Of Asia \_\_\_\_\_ (30 min)  
The Galleria Mall \_\_\_\_\_ (25 min)  
Orion Uptown Mall \_\_\_\_\_ (30 min)  
Bhartiya City Mall \_\_\_\_\_ (10 min)
-  **Sports**  
Wings Arenas \_\_\_\_\_ (5 min)  
XLR8 Indoor Sports Arena \_\_\_\_\_ (5 min)  
D Cube Sports Club \_\_\_\_\_ (15 min)  
Prestige Golfshire \_\_\_\_\_ (50 min)  
Prestige Augusta \_\_\_\_\_ (15 min)
-  **Work Places**  
Bhartiya City (BCIT) \_\_\_\_\_ (10 min)  
Manyata Tech Park \_\_\_\_\_ (25 min)  
KIADB Aerospace SEZ \_\_\_\_\_ (30 min)  
Kirkoskar Business Tech Park \_\_\_\_\_ (30 min)  
ITPL \_\_\_\_\_ (50 min)



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