



INSPIRED BY  
TRADITION, CRAFTSMANSHIP,  
STYLE & FINESSE





## IT'S TUSCANY & IT'S HEAVENLY

If there's one place in this world that is immersed in romanticism, gorgeous colours and elegant architecture, it is Tuscany, Italy. A way of life, each moment is infused with centuries of the world's best, be it in art, architecture or culture. We bring this everyday magical experience to Bengaluru, where the joys of a Tuscan way of life are quietly enjoyed in privileged isolation, yet at a comfortable distance from modern conveniences. This treasured property is Lone Star Créxcel Tuscany - off Kanakapura Road, the most exquisite addition to our portfolio.

We now invite you to be a part of it.



### Connectivity

NH 209 which abuts the property is slated to be a 4 lane highway with work already in progress.  
 Metro Phase 2 that extends until NICE Road junction on Kanakapura Road is scheduled to be completed by 2018.  
 Within 30 minutes to all popular tech hubs on Bannerghatta Road, Electronic City, Sarjapur Road and Mysore Road.



### Convenience

Metro 2nd Phase - 15 mins  
 Metro Cash and Carry - 25 mins



### Hospitals

BGS Hospital - 30 mins  
 Apollo Hospital - 40 mins



### Education Facilities

Edify School - 5 mins  
 Jain Institutions - 10 mins  
 Dayanand Sagar University- 10 mins  
 The Valley School - 15 mins  
 Dayanand Sagar Academy- 15 mins  
 Dayanand Sagar College of Engineering - 25 mins  
 Kumarans - 25 mins



### Holistic Development

Art Of Living – 15 mins  
 Pyramid Valley International - 5 mins



### Development

The 2000 acre Harohalli Industrial estate is already home to the manufacturing units of more than 200 companies like Maiya's, Saint Gobain, Stovekraft, Tokai Rubber and Metcraft among others. Many more companies are set to follow suit in the near future. Also, an all-women tech park is proposed to come up at Harohalli providing employment to several thousand people. Toyota, Ikea and Walmart have already expressed interest in the park.



### Residential Hub

Well-known builders like Total Environment, Brigade, Mantri and Concorde among others have their projects here, most of which are integrated townships.

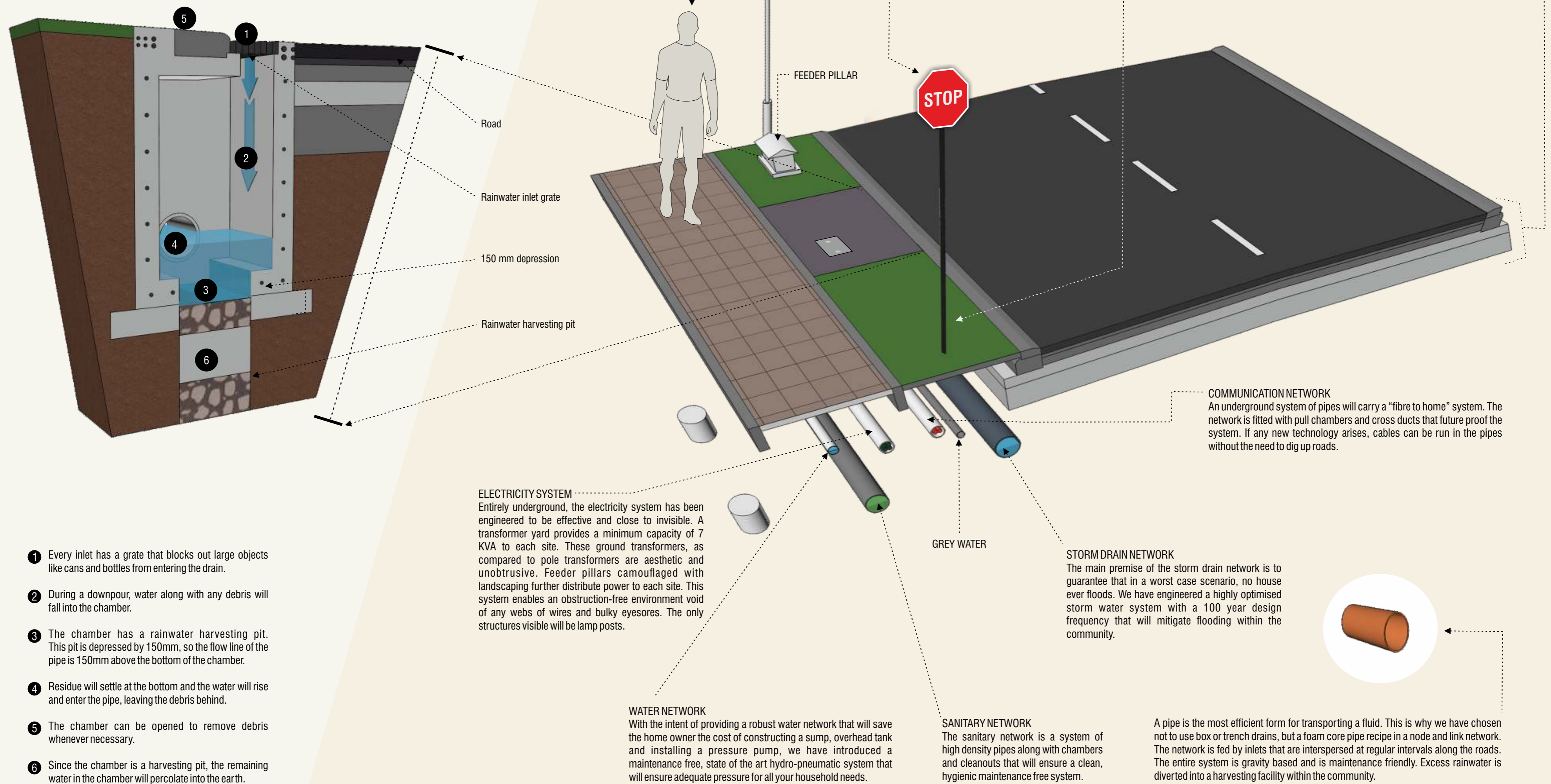


# INFRASTRUCTURE

Good infrastructure drastically increases the value of property.

Good urban infrastructure brings about a stress free living experience that is convenient, aesthetic and practical. It also drastically increases the value of property. A stringent level of detail has been followed in the selection of materials and the design of pathways, roads, civic facilities and gardens that will transcend homeowners into a league similar to what is experienced in some of the most elite residential areas around the world.

As an owner you will benefit from a plug and play system in which each site will have a sanitary, water, electrical and a communication connection capped and ready to be connected to a home when needed. We have envisioned a comprehensive system that is optimised and value-engineered to function efficiently and stand the test of time.



- 1 Every inlet has a grate that blocks out large objects like cans and bottles from entering the drain.
- 2 During a downpour, water along with any debris will fall into the chamber.
- 3 The chamber has a rainwater harvesting pit. This pit is depressed by 150mm, so the flow line of the pipe is 150mm above the bottom of the chamber.
- 4 Residue will settle at the bottom and the water will rise and enter the pipe, leaving the debris behind.
- 5 The chamber can be opened to remove debris whenever necessary.
- 6 Since the chamber is a harvesting pit, the remaining water in the chamber will percolate into the earth.

A dedicated paved pathway is separated from the road by a green strip that acts as a buffer between pedestrians and vehicles. This green strip, on a sustainable note; permits water to percolate into the ground.



A pipe is the most efficient form for transporting a fluid. This is why we have chosen not to use box or trench drains, but a foam core pipe recipe in a node and link network. The network is fed by inlets that are interspersed at regular intervals along the roads. The entire system is gravity based and is maintenance friendly. Excess rainwater is diverted into a harvesting facility within the community.

## GLOBAL LIVING OFF KANAKAPURA ROAD

"Tuscany" is the beginning of a journey. With decades of experience in creating some of India's most iconic communities, we have embarked on a journey of creating this masterpiece. Tuscany brings to you the thrill of an extraordinary living experience stamped with the hallmark of Italian style. Our infrastructure is planned around the natural landscape that is reminiscent of the rolling hills, quintessential of Tuscany, thus making sure that our end result will not be a mere address but a lifestyle to yearn for. Exquisitely landscaped gardens with beautiful fountains, reminiscent of the Baboli Gardens pay tribute to the elegance of Florence. The natural murmurs of Tuscan wood and stone all around drift you into serene relaxation. The quality of materials used and the attention to detail will truly benefit your definition of what a residential enclave should truly embody.



### THE RESORT AT TUSCANY



- TUSCAN THEMED CENTRAL PARK
- FINE DINING @ LA CUCINA
- GUEST SUITES
- BUSINESS CENTER
- RECREATIONAL FACILITIES
- SWIMMING POOL WITH A TODDLER BAY
- HEALTH CLUB & SPA
- TENNIS & ARENA SOCCER
- CURATED EVENTS

### MASTER PLAN



SITE PLAN LEGEND					
30x40 1200 sq.ft.	30x50 1500 sq.ft.	40x60 2400 sq.ft.	40x70 2800 sq.ft.	50x80 4000 sq.ft.	ODD SIZE

### SIMPLE JOYS OF LIFE BEST EXPERIENCED ONLY AT TUSCANY

With 20 acres of verdant land, you won't just build your own villa, but will enjoy the life you've always craved for... a weekend to relax with the entire family, whether its enjoying the Tuscan styled clubhouse, taking a dip in the crystal pool, playing a round of competitive sport in our football arena, basketball or tennis courts, watching the kids run around on over 2 acres of parkland, or indulge in some organic farming before you set out to build your dream home.



# OUR INSPIRATION

" TOGETHER, WE'VE BREATHED LIFE INTO A LOT OF PROJECTS  
AND TUSCANY WILL BE THE CROWN JEWEL."

## Vivek Menon

B.E. (Civil), M.S.C.E. (USA), P.E. (USA)

After receiving a Masters degree in the US, Vivek started his career in civil engineering working on large highway and airport projects in Texas. After 14 years there, he decided to return to India, for the love of his mother and motherland. Opportunity presented itself and in the Lead India campaign of 2007, he was adjudged the runner up from Bangalore. Over the next 10 years, while he engaged socially on various fronts, he built a career designing civil infrastructure, for the likes of Sobha, Adarsh, Prestige, L&T, yes L&T, Brigade, Divyasree, Sterling, Goyal & Co. and Mantri, to name a few. With over 70 projects including Sobha City, Sobha Lifestyle, Epsilon, Sterling Villa Grande, Orchid Nirvana, Prestige Tech Park, and the crown jewel, Vittal Mallya Road, which became the basis for TenderSURE, he decided to develop his very own initiative, to stand out and provide a unique lifestyle to everyone who chose to buy into it.

## Adviteeya Udaya

B.E. (C.S.), MS (NYU, USA)

Advi is from the reputed Obalappa family on whose lands Adarsh Residency, Adarsh Gardens, Adarsh Palace, Vaishnavi Paradise have come up. He has spent half a decade in New York City, working for Morgan Stanley and Accenture after getting a Masters from NYU. Post his stint in the US, he returned to India and helped set up Cambridge Institute of Technology - North Campus (formerly Adarsha Institute of Technology) in 2013, an Engineering College of repute in Bangalore. He is also a part of the governing council at this institution for the fresh and innovative ideas that he brings to the table. With an intention to diversify and carve a niche for himself, he has entered the construction sector with a strong zeal to excel. Having been exposed to the meticulously designed futuristic communities of the West, he wants to build something comparable, if not superior at Tuscany and all his future projects.

## OUR PARTNERS



**INVICUS**

CIVIL INFRASTRUCTURE

INVICUS ENGINEERING,  
BANGALORE



**ARCHITECT**

STUDIO MOTLEY,  
BANGALORE



**3FOLD DESIGN**

LANDSCAPE ARCHITECT

3 FOLD DESIGN,  
BANGALORE



Project approved by major banks



Lone Star Créxcel Developers Pvt. Ltd.  
LONE STAR, 33, Promenade Road,  
Frazer Town, Bangalore-560005  
E-mail: sales@tuscanymbangalore.com

**Call: + 91 9590130000 | [www.tuscanymbangalore.com](http://www.tuscanymbangalore.com)**

This brochure is purely conceptual and does not constitute a legal document.  
Visual representations are not to be taken as representation of fact, and do not form part of an offer or contract.