



A Home Away From Home

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Florizel Villas



Finstem City



- A Golf Course
- B Florizel Villas
- C Artificial Lake
- D Commercial Complex
- E Florizel Senior Homes
- F Sports Arena
- G Club House



A Paradise on earth.

“This project is to create a living space, for people who have a passion to live life to the fullest.”

- * Nestled in the lap of nature Finstem City is an iconic experience of high end luxury living, just a few miles away from Bangalore city. Finstem is an address which takes you closer to nature & its melodic excellence, a sumptuous experience of grandiose and luxury.
- * Spread over 65 acres of Green Spacious Area with modern amenities, it comprises of all the luxuries that makes you live life to the fullest while being closer to your friends and family.
- * The proposed project is conceptualized as a luxurious and modernized Golf Course, Golf view Villas, Studio Villas, Senior Homes, Hi tech sports Arena, Nursing Home and commercial spaces to take care of daily needs.



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A Drive To the Nature's Closest Destination

Finstem City – is an upcoming integrated fully furnished resort concept Villa and Golf Course, close to Srirangapatna, just off the Bangalore–Mysore Highway. The property is surrounded with greenery all round, with the village road at one end being bordered with the tributary of River Kaveri. This entire town is enclosed by the sublimely divine Kaveri River giving it the beauty of being a peaceful river island.

This impressive estate is located 101 Km from Bangalore. It is a very scenic drive from Bangalore to Mysore along a 4 lane Highway soon to be upgraded to a 8 lane super express Highway which passes through this town. Srirangapatna is a town in Mandya district near Mysore in the state of Karnataka. The town is easily accessible by train from Bangalore and Mysore and is also well – connected by road.



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Master Planner AV GOLF International Design Group (UK)

Finstem has joined hands with AV GOLF International Design Group (UK) to provide an incomparable quality product. The International Design Group stands tall with internationally acclaimed projects around the world. Few of its projects being Ambey Valley Golf Course, Western Ghats, India and Centerium Country Club, South Korea.

This collaboration between Finstem and IDG – AV GOLF has been delicately planned to ensure that we create memorable, splendid and strategic Villas on the world stage, providing the best possible international service.

With layered Designs, Distinctive Views, Cascading Terraces Finstem City offers an unparalleled blend of community and lush living.

Its inspired architecture and its bold take on the quintessential Villas, the contemporary collection will provide breathtaking views of nature and modernity.

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Treat Yourself With The Luxury Of Golf.

“Few sports meld as well as golf with a classic and luxurious style of living.”

Golf is largely related as a gentleman’s Game – An elite sport for the privileged few.

The most sought of option for people seeking a lavish life style is buying a property in the midst of a golf course. At Finstem City we offer approx. 20 acres of lush green fairway bounded by trees and water hazards, golf carts, play and practice areas with wide range of club facilities making it suitable for both learners and professionals.

The villas are located in different complexes around the golf course and every villa offers a spectacular view on the palm tree-lined green space – a pleasant prospect not just for golfers!

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Amenities & Activity Area

Finstem City comes with an Artificial Lake, a Pet House, Club House and High Tech Sports Complex covering 5 acres of land (the biggest of its kind in the country).

Artificial Lake

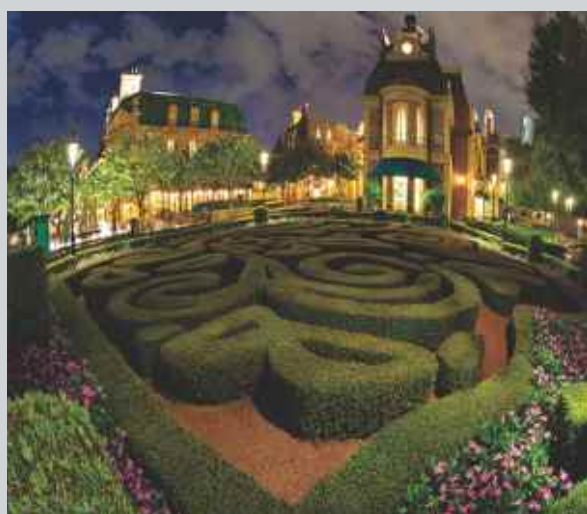
The Artificial lake is man's creation offering a view and activity that nature enthusiasts and adventure lovers will remember. Another appealing thing about this place will be its unique range of handcrafted stone sculptures.

Pet House

A weather sensitive Pet House that is well equipped to fulfill the needs of its occupant has also been made a part of the project to make sure you cherish every moment of being in the city of dreams.



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Club House

In addition to many other facilities, Finstem City has a Club House that provides beautiful surroundings & amenities to serve the members. There is always a place to relax and enjoy the camaraderie of fellow members along with a beverage and quick bite to eat.

International Standard Sauna & Spa	Maze Garden
Aroma Therapy Area	Fully-Equipped Locker Rooms for Golfers
Hair & Beauty Salon	Courtyard & Party Garden
Bar Lounge	Banquet & Convention Hall
Multi-Cuisine Restaurants	Reading Loft
Convenience Shops	Kid’s Play Area
Coffee House	







Sports Arena

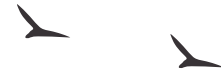
A five star resort facility where you can leisurely enjoy the breathtaking beauty of the place and have recourse to the facilities of the one of a kind sports complex.

Finstem City has a well planned sports arena that includes vast variety of games like never before under one complex. The State of the Art sports amenities include :

World Class Swimming Pool	Rock Climbing Walls
Bowling Alley	Artificial Trekking Area
Go Kart Track	High Tech Electronic Shooting Range
Billiards & Snooker Table	Skating Area
Indoor Cage Cricket Pitch	Kid’s Zone
Miniature Football Pitch	Table Tennis Tables
Shooting Arena	Gymnasium, Aerobics & Dance Hall
Volley Ball Court	Archery Arena
Basket Ball Court	
Badminton & Squash Court	







Florizel Villas. Simple, Sophisticated Yet Very Stylish

Finstem's Florizel Villas are fully furnished designer Villas with world class amenities offering five star services that provide a lifestyle that is relaxing and luxurious.

Adorned with the latest design of the most modern architecture, these luxury Villas are available at attractive prices with an assured return. It is also lavished with all the modern facilities and amenities to cater the needs and requirements of the buyers. Giving you a remarkable architectural landmark in residential land development, Finstem Developers fulfill the demands of buyers and investors who are looking for luxury Villas at an aspiring location.

{Approx. Villa Sizes : 2000 – 3000 sq.ft.}

Fully Air Condition Villas * Spacious Bedrooms with Designer Beds & Wooden Wardrobes * Vitrified Tiles and Wooden Flooring * International in-room direct dial Phones with message facility * Access facility for Differently Able * Home Theater System with a 32' flat screen TV * Fully furnished Carpeted living area * Mini Bar & Gourmet corner * Ready to use Modular Kitchen * Well fitted Sanitary in Bathrooms * Business Desk with International Power Sockets & Designer Lamps.







Villa Conveniences.

Rental Advantage

Florizel Villas provide the advantage of rental earning from fully furnished property owned by you. These exotic Villas will be leased out to a Hotel Management Company who in turn would run it as a luxurious resort committed with world class quality offering all the services & facilities of a 5 star hotel. The buyers would get the following benefits : Fixed rental income of 6% per annum * 4 room nights per month Free Stay * If your property is not occupied on any weekend you can avail a stay without any additional cost not exceeding 4 room night/month.

Membership Advantage

- * The buyers will be entitled to a free lifetime membership for both the Club House and the Golf Course. Their immediate dependants (i.e. spouse, children and parents) will have a free access to both these facilities.
- * Outsiders will be entitled to a membership fees for availing the Club and Golf facilities. (For eg. Club Mahindra, Sterling, Orange County)
- * The buyer's membership can be transferred to their immediate dependents in case of any eventuality.







Florizel Senior Homes – Villas.

Individualistic senior living is for seniors who choose to live an active, self-reliant life in an independent living community. Spread over a large area of 5 acres, these independent senior homes need no assistance or help with daily activities, but instead are a great way to socialize, meet new people and enjoy senior years in a comfortable and able environment to accommodate all needs of a carefree lifestyle earned over a life span. Florizel Villas provide the experienced generation a safe, comfortable home that they do not have to maintain, a satisfying, enriched, relaxed life among friends & a community of their peers.

Maintained and hassle free living

Moving into these senior Villas will free you from the responsibility of making a comfortable living; these homes come with all facilities you require for a satisfying living. Professional onsite maintenance staffs ensure that all your basic and specific needs are catered to completely. The pleasure of living around a Herb garden and growing your own food, enjoying a healthy fine dining experience, not having to worry about house keeping or house craft. Supportive services such as age friendly designs, food, transportation, internet, home maintenance, banking and insurance services amongst others.

Care Home

Special care is required for special people. The rooms are fully equipped with emergency response and Medical kits, a 24/7 health care center for better medical assistance & diagnostic & therapeutic care. a sufficiently equipped Ambulance for medical transportation and doctor on call will be available in the vicinity. Florizel Villas provide a safe & secure home with 24/7 security patrolling services to safeguard the security of the residents. An emergency alarm system will also be available and the residents can be rest assured that a helping hand is always close by.

The Art Of Living Well / Recreational & Sports Area

Come home to a healthy world of recreation and entertainment. Enjoy the fresh air and the whole blue sky all along our walking trails and joggers track. Yoga and meditation deck for all around fitness and inner peace, Florizel Villas is a home where you retire from work commitment but not from life. Fishing, hiking, gardening are fun activities at all ages, share your time in walking through all these activities at the Florizel Villas. There is a provision for a beautiful open area for festivities, bonfire, open air dinners and theme parties.



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Villa Plan (A)

5 BHK
Terrace with Jacuzzi
Plot Area 4305.56 sq ft,
Super Area 3000 sq ft.



Ground Floor



First Floor

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Villa Plan (B)

3 BHK
With Terrace
Plot Area 2152.78 sq ft,
Super Area 2000 sq ft.



Ground Floor



First Floor

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Florizel Villas 24/7 Gated Security



- * The complete area would be under power fencing and high profile 24/7 surveillance security system of electronically (remote) controlled vigilance cameras.
- * There would be a round the clock wireless monitoring system for resident visitors.
- * The complex has trained and equipped security guards to ensure the safety of the residents and premises.



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