



capstone **LIFE**

# The Midsummer Rain

At Capstone Life, we don't think of real estate development as a business. It's our passion. Creating rich and fulfilling living experiences gives us enormous joy.

We are on a mission to bring in transparency to the sector and make sure we stay open and collaborative and to understand our customer needs better. We stay ahead of the curve at all times through sustainability, technology and design. It's also our mandate to stay rooted in goodness. The landmarks we have created are what the neighbourhoods are known by.

Our management team is a group of seasoned technocrats with NIT and IIM lineage and have been part of the most reputed companies in the technology space. We are set out to bring in rigour and irrepressible passion to everything we do.

Find out more about us at [www.capstonelife.in](http://www.capstonelife.in)

#### CAPSTONE HOUSE

Near Gangadhar Chetty Road, Near Sivan Chetty Gardens  
Ulsoor, Bangalore 560042

The  
Midsummer  
Rain

capstone **LIFE**

*Where lilies bow in quiet grace,  
Peace blooms in gentle rains*



#a new  
way to  
live

*The warm summer breeze*

*An overcast sky*

*A leaf takes off*

*Ah! the sudden downpour*

*Listen to the melody*

*The rain sings to the lake*

*Walk out, open your arms*

*Dance in...*

The  
Midsummer  
Rain





*Pose held with each breath*

*Stillness within, I grow*

Experience a fresh lifestyle at the Midsummer Rain, a visionary lakeside community designed exclusively for the forward thinking.

With a stylish and sustainable foundation, this community inculcates an innovative way of living. Powered by cutting edge smart tech, we are setting the stage for a future oriented lifestyle. Here we stay ahead of the curve.

Breathe in  
Breathe out





# Eco-conscious living meets unparalleled serenity

10 minutes away from KIAL

100+ luxury villa community

200 acre natural lake adjacent to the community



Lake View from the Deck



Aerial view of the lakeside amenities

*Sunset's glow paints the horizon,*

*Experience a quietness where connections bloom*



## Social tapestry woven through lush greens

The Midsummer Rain embodies the interplay of old-world charm and contemporary living where one can reconnect with the lush green heritage of Bangalore while basking in the comforts of modernity.



*Living redefined, an urban landscape*

*Homes reside within nature's drape*



**Premium Vastu**  
Compliant 4  
bedroom villas of  
4000 sq ft. with  
**built-in-lift**



**Next gen**  
sustainability  
elements for  
discerning  
customers



**Biophilic design**  
connecting indoor  
and outdoor spaces  
seamlessly



**Luxurious clubhouse**  
with **infinity pool** and  
best in class amenities  
overlooking the lake



Experience best  
in class amenities



 Infinity Pool With Children's pool

 Community Kitchen

 Health Club

 Business Centre

 Convenience Stores

 Gymnasium

 Poolside Party Area

 Guest Rooms

 Badminton Court

 Indoor Games Room

 Banquet Hall With Lawn



Infinity pool overlooking the lake

*A lasting peace finds you*

*As reflections shimmer by a liquid mirror*



## Discover an oasis of tranquility

### **INFINITY POOL OVERLOOKING THE NATURAL LAKE**

Infinity pool invites you to unwind into sheer luxury. Nestled amidst lush landscapes, it seamlessly merges with the horizon.

### **POOLSIDE GYM**

The poolside gym is for you to embark on invigorating workouts amidst nature's grandeur. Equipped with state of the art facilities, it fosters holistic well being while offering an unparalleled setting for fitness enthusiasts.

### **CO-WORKING SPACE**

Adjacent to infinity pool is the co-working space for the focused minds seeking inspiration from the serene surroundings. This modern workspace harmonizes productivity with natural calmness, providing a platform for creativity to flourish.



Children's play area by the lake



## Harmonize, as you share your abode with nature's abundance

Immerse yourself in regenerative agriculture where you can explore the flora and fauna that call this place home. We have something for everyone who appreciates the natural world.



Regenerative Agriculture



Mini Soccer



Butterfly Garden & Fruit Orchards



Pet Zone



Walking Trail



Open Amphitheatre

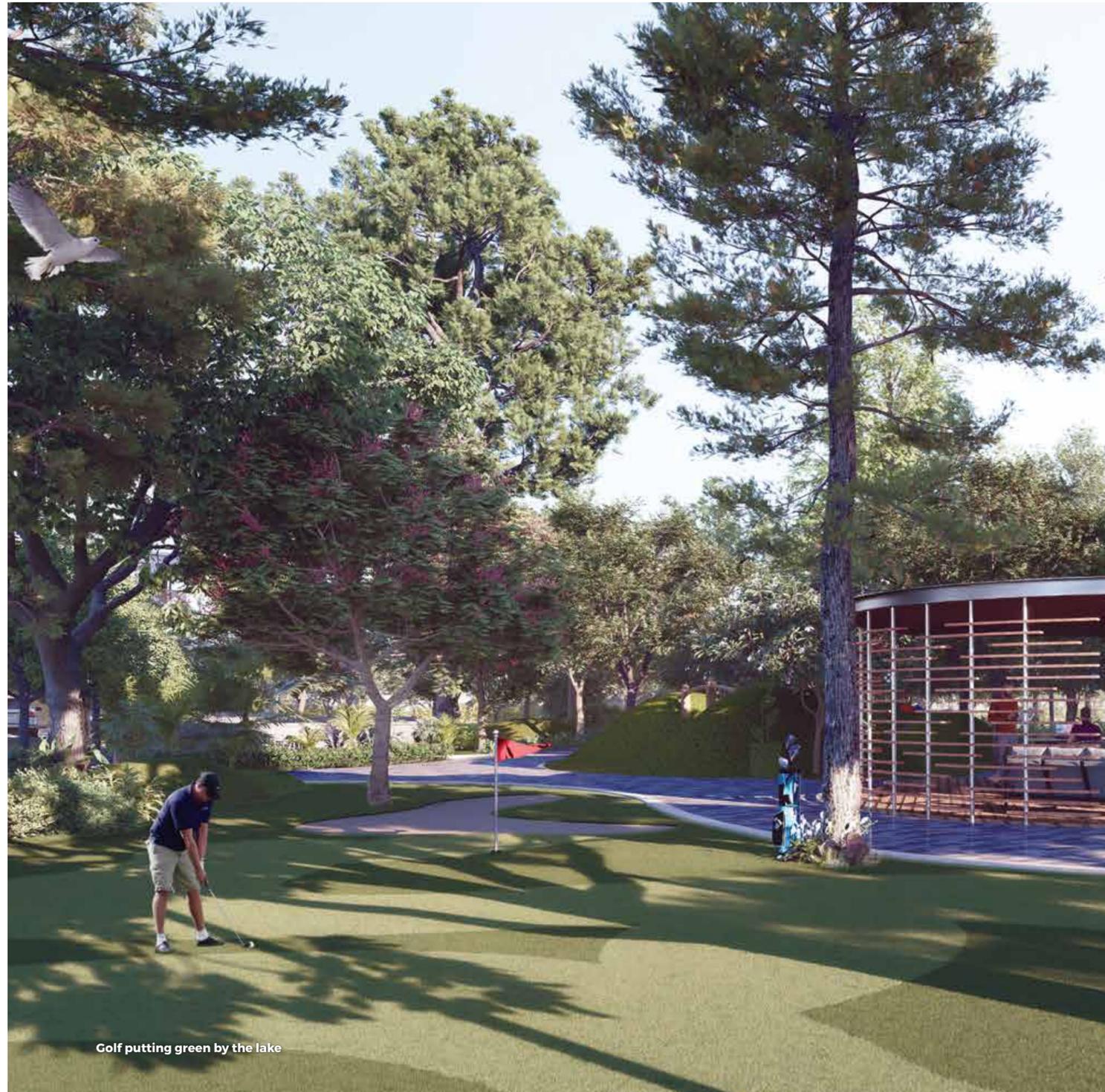


Outdoor Cym

20+

Other Outdoor Amenities





Golf putting green by the lake



Grand Entrance



*We tread lightly on Earth*

*A journey in step with her rhythm*

**Future Ready + Energy Efficient** homes with strong environmental stewardship

## Net Zero Energy Homes with

# 100%

Energy needs met through renewable sources \*



### SOLAR PANELS \*

By setting up full solar PV capacity, the villa has the potential to be net zero energy.



### HEAT PUMP

Reduce energy demand for water heating by upto 40%



### ENERGY EFFICIENT ENVELOPE

Cool Roof solutions including clay tiles and paints with high reflective index, keeping the indoors cool and enhancing comfort.



### BUILDING MONITORING SYSTEM

Ensuring a comfortable and healthy indoor environment while consciously using energy.



### ENHANCED DESIGN FOR BETTER VENTILATION

Provision for VRV/VRF cooling systems which are more efficient and have reduced operational cost as against individual AC systems.



### HIGH PERFORMANCE GLAZED GLASS

High performing single glazed windows allows for max light penetration but minimizes the heat generation indoors thereby keeping the indoors cooler.



### NET METERING

Grid tie system



### EV CHARGING

Parking space will support EV charging capabilities



A tapestry of mindful design

Where elements whisper a story of the Earth we share



Sustainable lifestyle with an elegant aesthetic to match



**WISE WATER MANAGEMENT**

Optimised rainwater harvesting for storage and re-use, treated STP water for flushing and landscape needs, efficient water fixtures and smart water meters all contribute to **reducing fresh water demand by upto 76% | Saving 2700 tankers per year | 1.6 crore litres of water**



**COMMON AREAS ON SOLAR**

Generating green power for common areas through Solar PV setup, reducing demand by more than 30% with LED lighting and efficient pumps.



**EV CHARGING CAPABILITY IN EVERY VILLA**

Concealed ducts, power provisions and space arrangement makes EV charging a breeze.



**INTERGRATED LIVING ENVIRONMENT**

Villa level and Community vegetable garden along with a rich landscape with native species. Fruit bearing trees are retained for their biodiversity.



**100% SCIENTIFICALLY MANAGED WASTE DISPOSAL**

In situ segregation and wet waste management, processes for dry waste segregation, medicine waste and sanitary make sure that nothing reaches the landfill.



**ECO CONSCIOUS CONSTRUCTION**

Our use of eco-friendly construction materials minimises environmental impact and helps in reducing carbon footprint. The exterior finishing offers a timeless appearance and safeguards against external elements.

# A Wholesome Life with Impeccable Style

## GROUND FLOOR PLAN

**Double-Height Living Room** creates a grand and spacious ambience, adding a sense of luxury and openness to the space for your family to unwind after a long day.



**Green Lawns and Garden View Deck** adjoining the living room, provide a tranquil setting for relaxation or outdoor activities.

**Green Spaces for a Kitchen Garden** are in place for you to savour the freshest produce right from the source.



**Landscaped Front Gardens** provide a welcoming entrance while enhancing the overall curb appeal of the home.

**Spacious Dining Area** is very accommodating for hosting gatherings and enjoying meals with family and friends.



**A Well Ventilated Open Kitchen** with options for customization. It integrates the dining and kitchen fostering a sense of togetherness while cooking.

# A Wholesome Life with Impeccable Style

## FIRST FLOOR PLAN



The Family Lounge serves as a cozy retreat for quality time, comfort, bonding and leisure activities.



Kid's Bedroom is an open and imaginative space crafted to accommodate the dynamic needs of growing children.



Master Bedroom features a spacious walk-in wardrobe, offering ample storage space and comes with an attached luxurious bathroom adding a touch of privacy and convenience to the overall space.



Digital Home Monitoring Provision allows advanced security and convenience to remotely monitor and manage home systems.

# A Wholesome Life with Impeccable Style

## SECOND FLOOR PLAN

**Guest Bedroom** allows for privacy and comfort for your guests with an attached balcony overlooking the garden deck.



**Home Theatre** is a dedicated space where high quality AV systems can be installed to create an immersive cinematic experience. This is a customizable space which could be converted into a home office or a personal gym.



**Built in Elevators** - The villa includes built-in elevators for convenient and accessible movement between floors. This is especially beneficial for persons with mobility needs and for moving heavy items between floors.



**Semi Covered Terrace Area** enable you to enjoy a fresh outdoor living space, all year round. This space can be customized to have a pergola, gazebo seating or a terrace garden. You can also install a bar counter here to entertain your guests or unwind after a long day. The villas are setup with Solar PV panels for heat pumps encouraging a sustainable lifestyle.





# Villa Specifications



Your living space with state of the art features

## CIVIL STRUCTURE

- Seismic resistant RCC framed structure with solid concrete blocks masonry

## FLOORING

- Superior quality imported marble for foyer, drawing living, dining, upper living and staircases
- Premium quality large size vitrified tiles for bedrooms and kitchen
- Laminated wooden flooring for master bedroom.
- Premium quality granite/ engineered stone counters for toilets
- Wooden finish anti-skid tiles for balconies, verandah and deck

## MAIN DOOR

- 8 feet high and 4 feet wide door with teakwood frame and shutter with digital lock (Yale/Eq)

## INTERNAL DOORS

- 7 feet high with engineered wood frame and flush shutter
- Premium quality hardware fittings for all doors.

## WINDOWS

- Wooden finish, premium 3 track UVPC/ Aluminium windows with toughened glass and mosquito mesh.

## PAINTING

- Internal Painting: Premium Emulsion Paint
- External Painting: Combination of Exterior Emulsion Paint and Exterior texture paint.

## TOILETS

- Sanitary Fixtures: Duravit/ Toto/ Eq
- CP Fittings: Hansgrohe/ Eq
- Shower partition
- High quality large size vitrified tiles for flooring and Dado
- Rain shower in master toilet
- Granite countertop

## PLUMBING

- Central heat pump for water heating
- Hydro-pneumatic system for water supply
- Recycled water for flushing and for pvt. garden areas
- Concealed superior quality UPVC pipes for water and PVC pipes for waste & soil lines
- Provision for RO point, dishwasher and washing machine

## ELECTRICAL

- Concealed electrical wiring with fire rated copper wires
- Modular switches from Schneider/ Panasonic/ Legrand/ Eq
- Provision for VRV/ VRF cooling systems
- BESCOM power supply of 8KW
- 100% Back-up power for Villas
- Sufficient light and power points in the villa garden/ terrace/ balcony/ deck areas

## ELEVATOR

- Private lift in every villa

## HOME AUTOMATION

- Smart lock for main door
- Video door phone
- Motion sensor lights in foyer and bathrooms
- Gas leakage detector

## SUSTAINABILITY

### VILLAS -

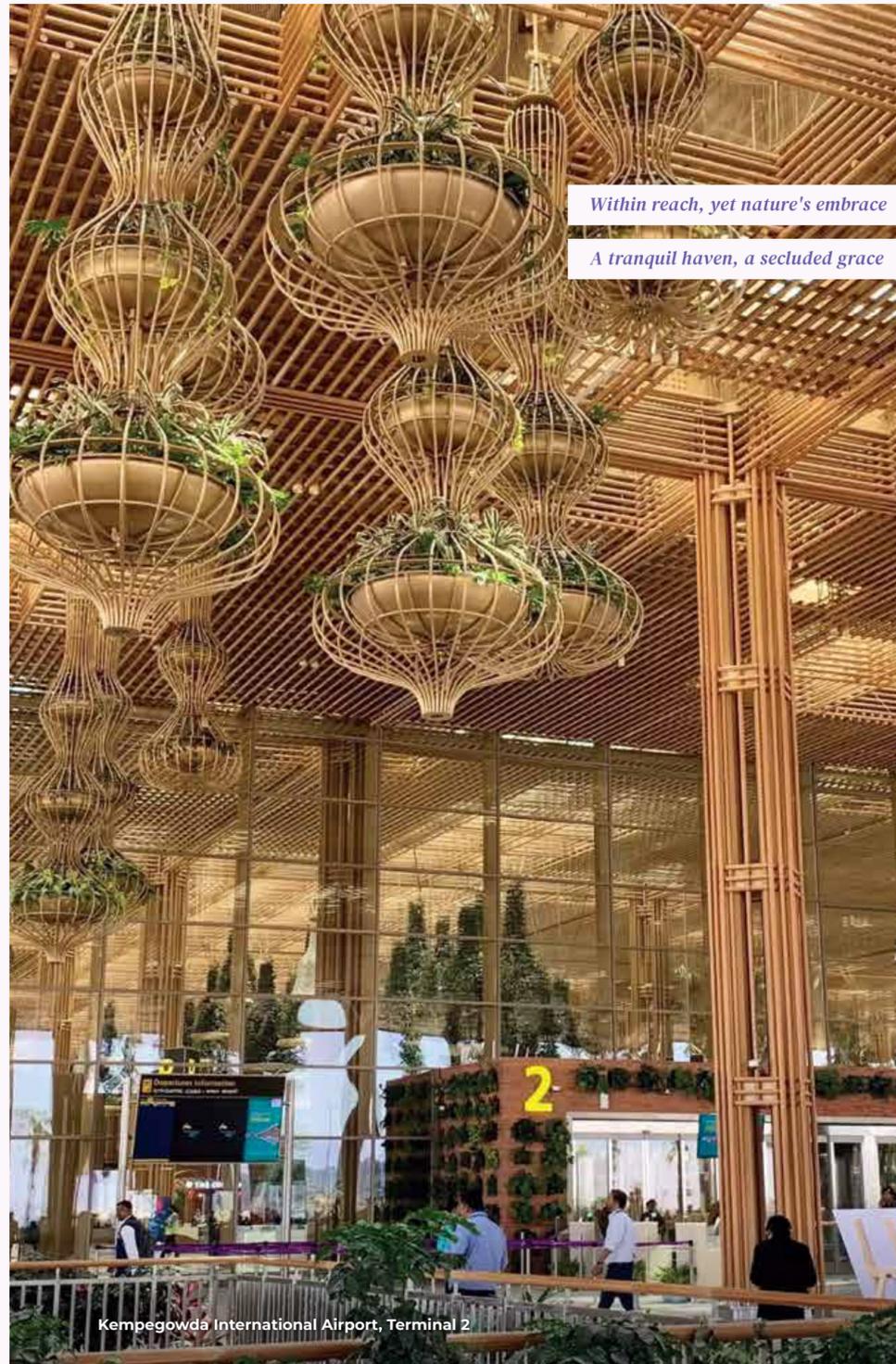
- Solar PV setup for heat pump
- Smart water meter
- Water efficient fixtures
- EV car charging provision
- Smart building monitoring system

### COMMUNITY -

- Solar PV on club house rooftop for generating green power for common areas
- Centralised rain water harvesting, treatment & reuse
- Energy efficient lights in common areas
- Waste segregation at source
- Organic waste converter

## COMMON UTILITIES FOR THE COMMUNITY

- Visitor Management System, CCTV Surveillance System, Access Management System.
- Water Treatment Plant
- Sewage Treatment Plant



Within reach, yet nature's embrace

A tranquil haven, a secluded grace

Kempegowda International Airport, Terminal 2

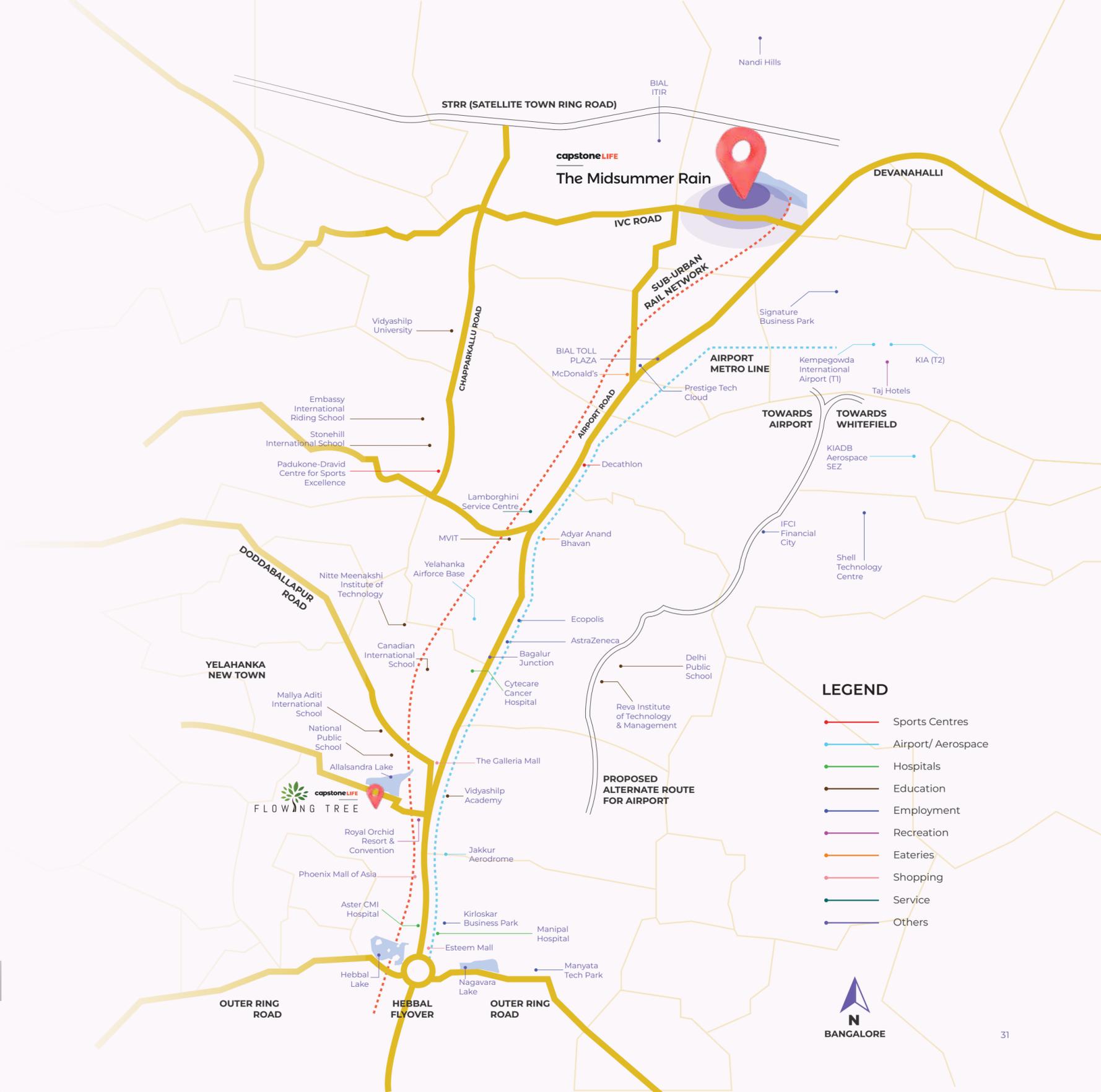
## In the gentle grasp of the city

1Km  
off Airport Road

10min  
from KIAL  
(Kempegowda International Airport)

The Midsummer Rain resides in North Bengaluru which has emerged as one of India's prime investment destinations, boasting rapid appreciation and a burgeoning real estate landscape. Renowned for its robust infrastructure, connectivity, and proximity to key facilities, this region has garnered significant attention from investors

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|---|--|
| <p><b>CONNECTIVITY</b><br/>(5-10 min)</p> <ul style="list-style-type: none"> <li>· Airport Road</li> <li>· KIAL Airport</li> <li>· ORR-Airport Metro line</li> <li>· Suburban Rail</li> <li>· STRR</li> </ul> | <p><b>BUSINESS HUB</b><br/>(10-15 min)</p> <ul style="list-style-type: none"> <li>· BIAL IT Investment Region (ITIR)</li> <li>· Signature Business Park</li> <li>· IFCI Financial City</li> <li>· Hardware Park</li> <li>· KIADB Aerospace SEZ</li> <li>· Prestige Tech Cloud</li> </ul> |
|---|--|



- LEGEND**
- Sports Centres
  - Airport/ Aerospace
  - Hospitals
  - Education
  - Employment
  - Recreation
  - Eateries
  - Shopping
  - Service
  - Others





# #a new way to live

The Midsummer Rain  
**capstoneLIFE**

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The Midsummer Rain is a villa plot development with Capstone Life executing the design and construction of individual villas.