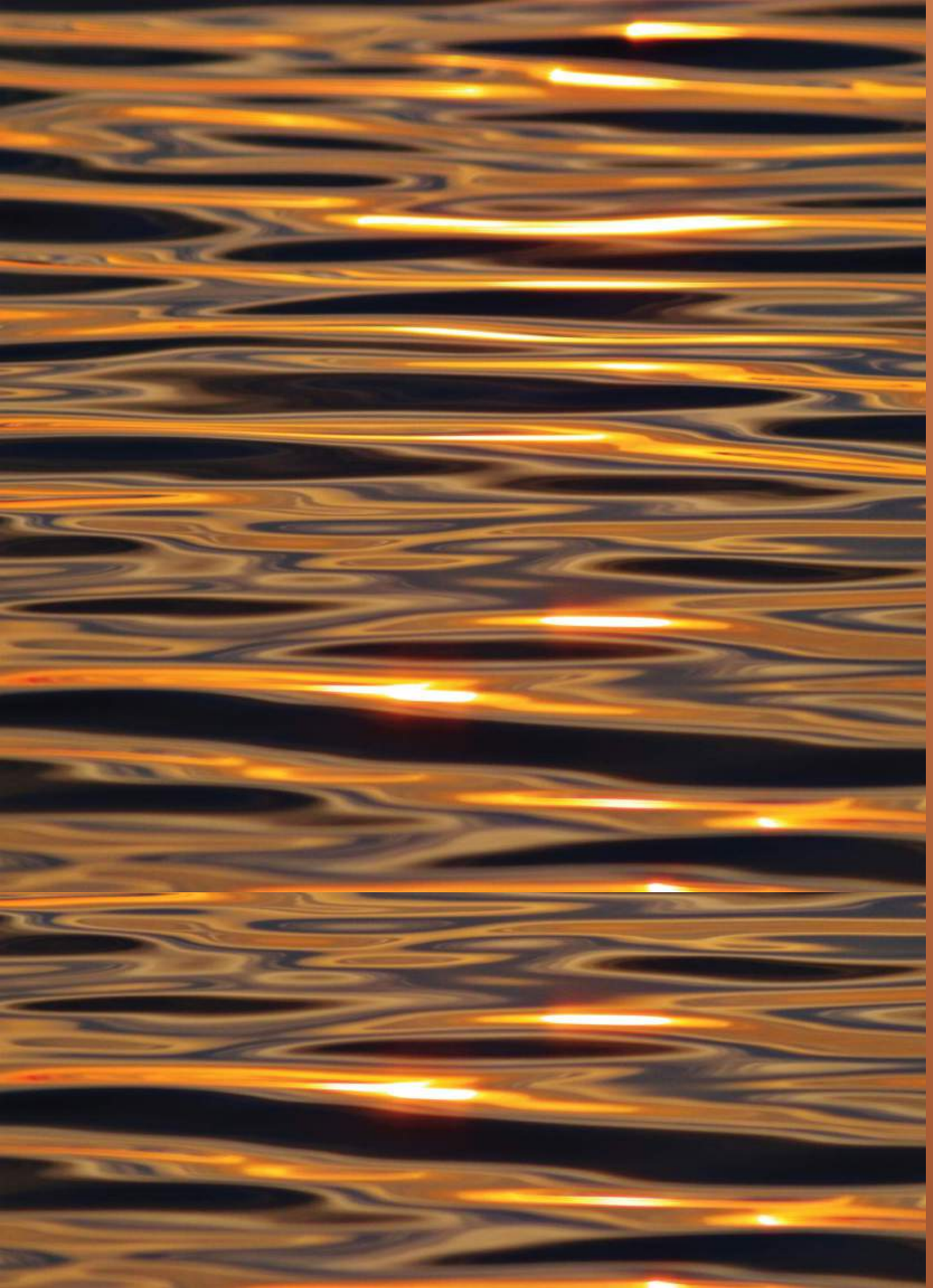
PELICAN GROVE



I'VE LEFT BEHIND

the noise & the bustle,

the windows without a view,

for some place more magical.

I'VE FOUND

a spring in my step,

the dance of light & green,

against the calm of the lake

& the pelican's flight.

I'VE LEFT BEHIND

the noise & the bustle,

the windows without a view,

for some place more magical.

I FEEL

the poetry of a bounteous

life unfolds,

as I discover a paradise

I can call home.

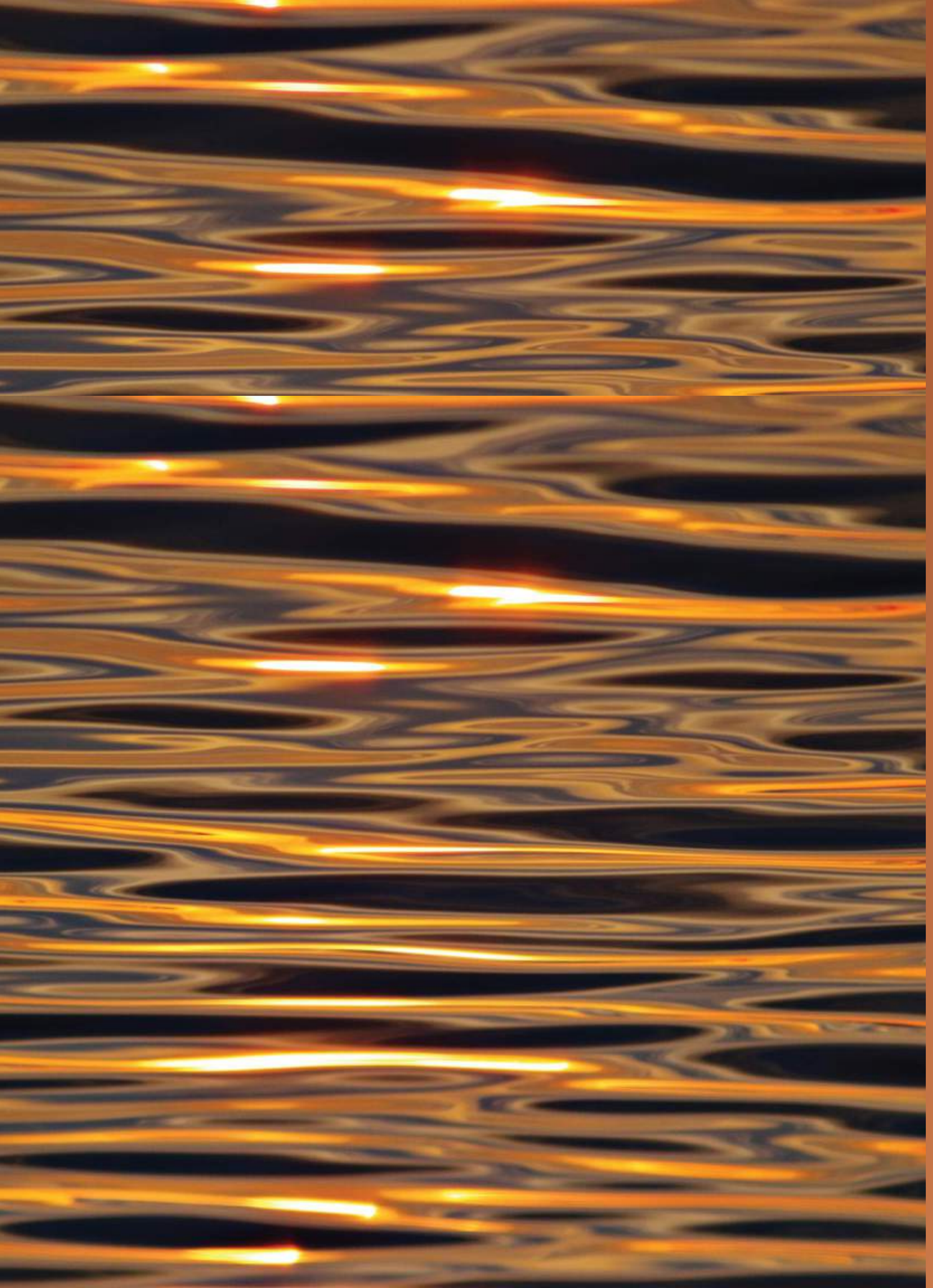
I'VE FOUND

a spring in my step,

the dance of light & green,

against the calm of the lake

& the pelican's flight.



I FEEL

the beauty of a pomegranate

life multiplies.

as I discover a partridge

I can call home.

PELICAN GROVE

The Soul of Jakkur

MAIA Estates LLP was founded to represent the values of real estate development in modern India. We have built ourselves on the pillars of meticulous planning, best-in-class partnerships, intensive and researched design, excellent quality, speed of execution and most importantly the knowledge that we provide a vital service to our customers through our work. We strive to build for and serve our customers with utmost integrity and transparency.

At its core, our business operates on the pursuit of perfection and precision. We focus relentlessly on value and utility in all aspects of our work, with a compulsion to deliver the incomparable. I am delighted to invite you to experience all that MAIA is through our newest development, Pelican Grove. It is a project that embodies our ethos, right from conception down to the design and every last detail.

Pelican Grove, rising 19 floors with 36 apartments, truly offers space and tranquillity within an Indian metropolis. This enchanted piece of land sits on the banks of Jakkur Lake, whose views and natural biodiversity are carefully considered within the design of each space. Airy living spaces that flow into expansive decks with private jacuzzis, large bedroom suites, bathrooms with outdoor spaces and unfettered views, are some examples. Pelican Grove embodies a thoughtful and refined composition, comprised of a rare ninety plus percent usable landscape, greenery, flora and fauna. With two clubs at the ground and terrace levels, we've created multiple avenues and possibilities for our residents, designed to relax you from the daily grind in all ways possible.

Through intensive planning, timeliness and acute attention to detail, MAIA has sought to deliver only the best that North Bangalore has to offer, which hides some of Bangalore's best kept secrets and is recognised as an epicentre for growth and investment. Our team at MAIA wholeheartedly welcomes you to discover the paradise that we believe is worthy of being a place you can call home.

Mayank Ruia
FOUNDER & CHIEF EXECUTIVE OFFICER

Contents

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THE LOCATION *1*

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THE LOCATION

ACTUAL PHOTOGRAPH OF JAKKUR LAKE

where you

BELONG

in the midst

OF IT ALL

21 km (~25 min)

TO THE AIRPORT

•

7 km (~10 min)

TO HEBBAL

•

15 km (~30 min)

TO M.G. ROAD

where you

BELONG

Pelican Grove is nestled alongside the pristine Jakkur Lake, close to Bangalore's business center.

• The Four Seasons	**~ 15 min**
• Golfshire	**~ 35 min**
• Columbia Asia Hospital	**~ 10 min**
• RMZ Galleria	**~ 6 min**
• Vidyashilp Academy	**~ 4 min**
• Manyata Tech Park	**~ 15 min**
• UB City	**~ 30 min**

IDEALLY LOCATED,

strategically connected

With everything close by, you can count on a minimal commute.

WORK

HEBBAL
MANYATA BUSINESS PARK
KIRLOSKAR BUSINESS PARK
PEENYA INDUSTRIAL AREA
YELAHANKA
SAHAKARANAGAR

LEARN

MALLYA ADITI INTERNATIONAL SCHOOL
VIDYASHILP ACADEMY
CANADIAN INTERNATIONAL SCHOOL
STONEHILL INTERNATIONAL SCHOOL
VIDYA NIKETAN SCHOOL
HDFC SCHOOL

CARE

COLUMBIA ASIA HOSPITAL
ASTER CMI HOSPITAL
MOTHERHOOD HOSPITAL

PLAY

TOUCHÉ GOLF CLUB
BANGALORE HORSE RIDING SCHOOL
JAKKUR AERODROME
AERO SPORTS ACADEMY

SHOP

RMZ GALLERIA
UB CITY
ORION MALL

UPCOMING INFRASTRUCTURE

AIRPORT METRO
PERIPHERAL RING ROAD
HI-TECH, DEFENCE & AEROSPACE PARK
IFCI FINANCIAL CITY
FLYOVER CONNECTED TO JAKKUR MAIN ROAD

THE HABITAT

ACTUAL PHOTOGRAPH OF JAKKUR LAKE

where you can be

ONE WITH NATURE

where you can be

ONE WITH NATURE

A SENSE

of

WANDER

1.8

ACRES OF LAND

•

90% +

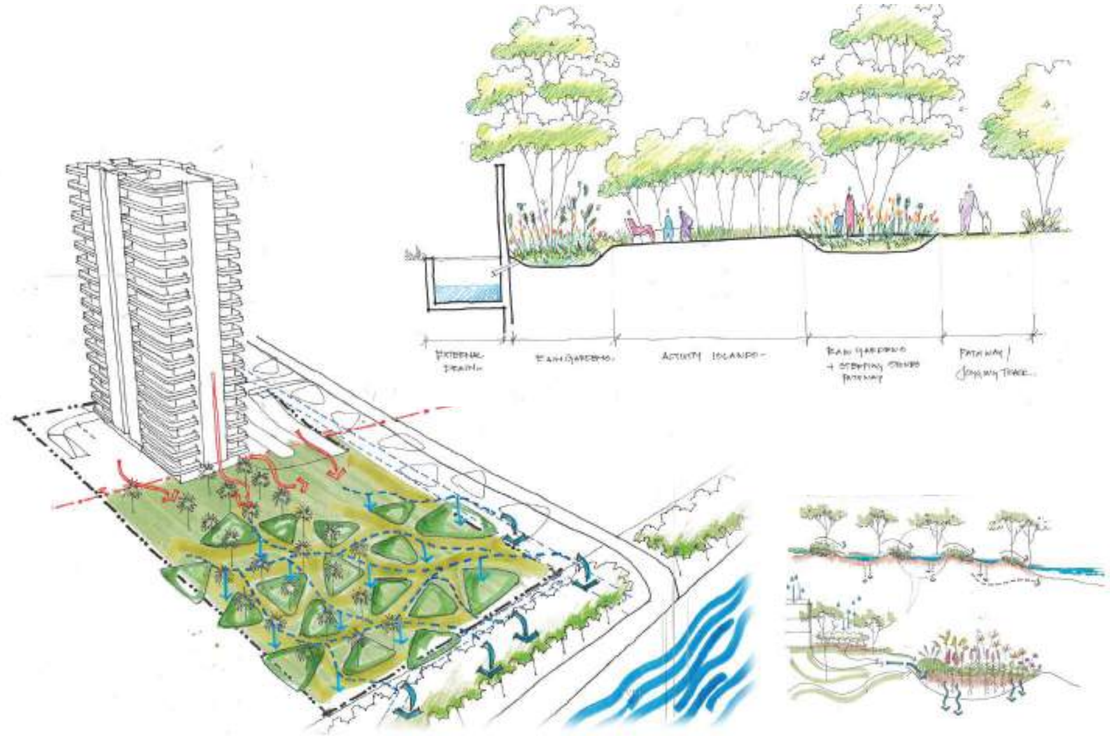
WOODS &

LANDSCAPED SPACES

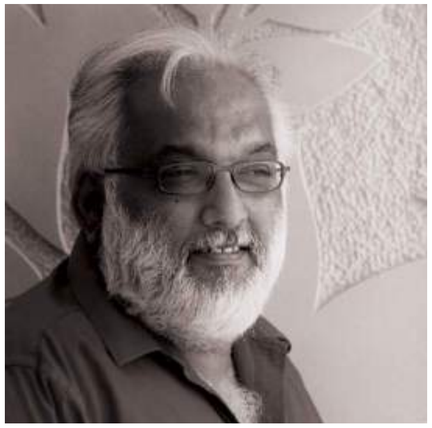
DESIGNED

for

WONDER



DESIGN CELL - LANDSCAPE ARCHITECTS



Ravindra Punde – Founder, Partner

"The design seeks to look at the site as a dynamic space that has a changing relationship between hard ground and the water's edge. The design intends to enrich this ecotone to support flourishing and diverse flora and fauna that the residents can engage with and enjoy."

Design Cell is an internationally revered landscape architecture and planning firm established in 1987. Their work boasts a comprehensive understanding of context, looking to reinvent the traditional tools of landscape design in order to create places with local nuance. Having projects that range from institutional, commercial, residential and hospitality, Design Cell is highly recognised in their field. Their list of work includes Mumbai International Airport, Bangalore International Airport, Buddh Formula 1 Race Track and Select CityWalk, New Delhi, amongst others.

THE GREAT *escape*

THE LAWNS

THE MAIN LAWN
THE BANQUET LAWN
THE PATIO
THE CULINARY PAVILION

THE WOODS

RAIN GARDENS
THE OBSERVATORY
ORGANIC GROVE
FOREST YOGA DECK
FURRY TAILS
BUTTERFLY GARDEN

THE ACTIVE EDGE

MULTI-PURPOSE OFFICIAL-SIZE COURT
KIDS' & TODDLERS' PLAYGROUND
PUTTING GREEN
OUTDOOR CROSS TRAINING
JOGGING TRACK (~250 M)
GOLF DRIVING NETS
CRICKET NETS

THE ECOLOGY

ZERO WATER & SEWAGE DISCHARGE
ORGANIC WASTE CONVERTER
RAINWATER HARVESTING
GREATER THAN 90% OPEN SPACE
ENVIRONMENTALLY RECHARGING HABITAT

Soak in the temperature-controlled infinity pool, while taking in the jaw-dropping views of Jakkur Lake from the Sky Club.

PELICAN CLUB - SKY

ROOFTOP INFINITY POOL (TEMP. CONTROLLED)
KIDS' POOL
POOLSIDE INDOOR GYM
POOLSIDE SUN DECK
POOLSIDE BAR, LOUNGE & BARBEQUE
ROOFTOP SPA

Entertain your friends and family in the Earth Club
that opens up into sprawling greens.

PELICAN CLUB -EARTH

LOBBY LOUNGE WITH BUSINESS FACILITIES
THE BANQUET HALL & BAR (WITH ATTACHED KITCHEN)
CYCLEOPS STUDIO – YOUR CYCLE ON
WORLD-FAMOUS TRAILS
TABLE TENNIS, POOL, FOOSBALL & VIDEO GAMES
BOOKS & BOARD GAMES

LET NATURE NOURISH YOUR

body & soul

The landscape is designed for both recreation and relaxation.

NESTLED AMIDST
nature

Enjoy the flora and fauna of the habitat
in the shaded woods or atop the observatory.

ENHANCING

the ecosystem

Merging seamlessly with its surrounding habitat, Pelican Grove is designed to nurture and enhance its natural environment.

RAIN GARDENS

REVEL IN THE

resplendence

Get accustomed to living with gorgeous views.

ACTUAL SHOT OF JAKKUR LAKE

THE ARCHITECTURE

where the poetry between land and lake

COMES ALIVE

where the poetry between
land and lake

COMES ALIVE

A SENSE

of

EXPANSE

19

FLOORS

•

34

LAKE VIEW

APARTMENTS

•

2

PENTHOUSES

•

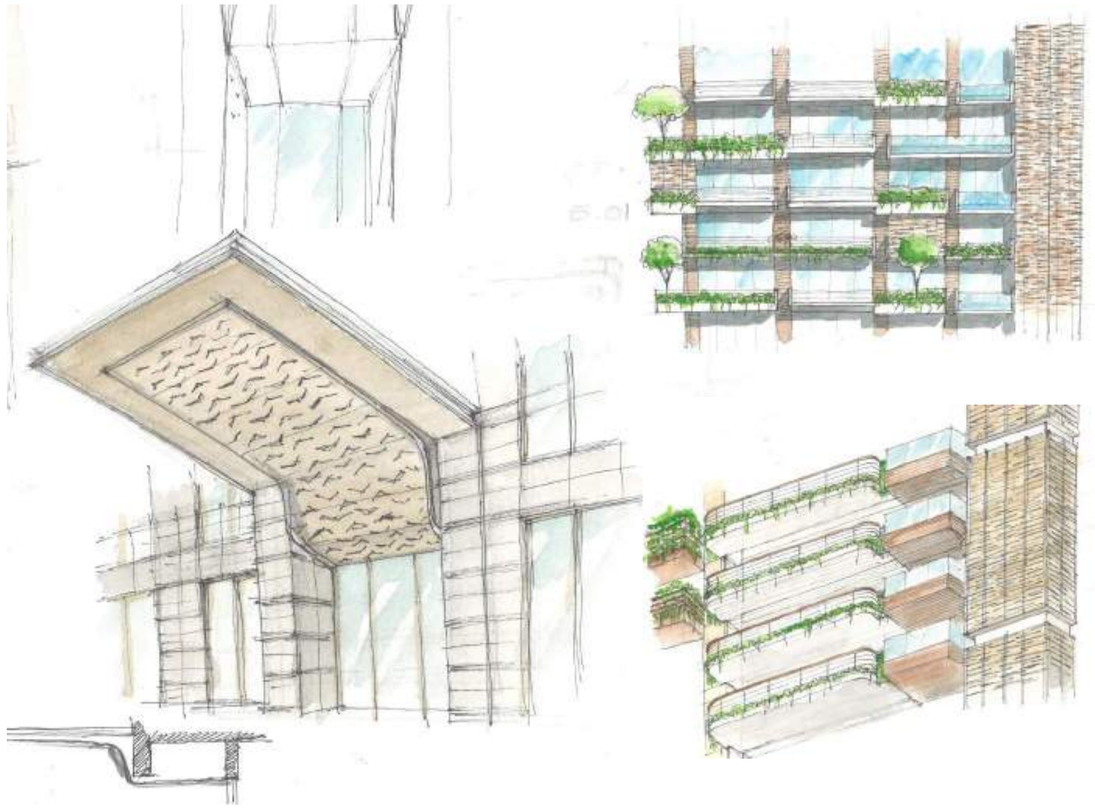
2

EXCLUSIVE CLUBS

DESIGNED

to

INSPIRE



KAPADIA ASSOCIATES - ARCHITECTS

Kiran Kapadia – Founder Director

"The central theme of this architecture is the manifestation of the house as an extension of the garden and the relationship of that garden to the lake. Pelican Grove explores the poetically intimate relationship between water, landscape and building-- truly a celebration where location and structure belong to one another."

Kapadia Associates is a professional architecture firm founded in 1991. Over the years, they've developed an eclectic spectrum of work that spans across traditional and commercial architecture projects as well as unconventional endeavours in the nascent field of urban design. Prior projects include Vasant Vilas, Kensville Golf Housing, Clover Belvedere, Ashoke Belezza and Lodha Golf Links.

WELCOME

home

Be welcomed by privacy and security.

The verandahs which envelope the building are sensuously curved in response to the edge of the lake, maximising the views from each room.

WHERE LAND, LAKE AND FORM

blend perfectly

WHERE THE

building & landscape

SHARE AN INTIMATE RELATIONSHIP

The natural green of the surroundings and generous decks form the architect's intent to blend house and garden.

AND THE

lake is invited WITHIN

The sky pool, outdoor jacuzzis and bathrooms, all with expansive views blur the boundary between the lake and the residences.

A WELCOMING
arrival

Arrive into a voluminous lobby lounge.

THE INTERIORS

where you

LOOK FORWARD TO COMING HOME

where you
LOOK FORWARD
TO COMING HOME

A SENSE

of

COMFORT

4.5
BEDROOMS WITH LAKE VIEWS

•

4.5
BATHROOMS WITH VIEWS

•

10’2”
HIGH CEILINGS

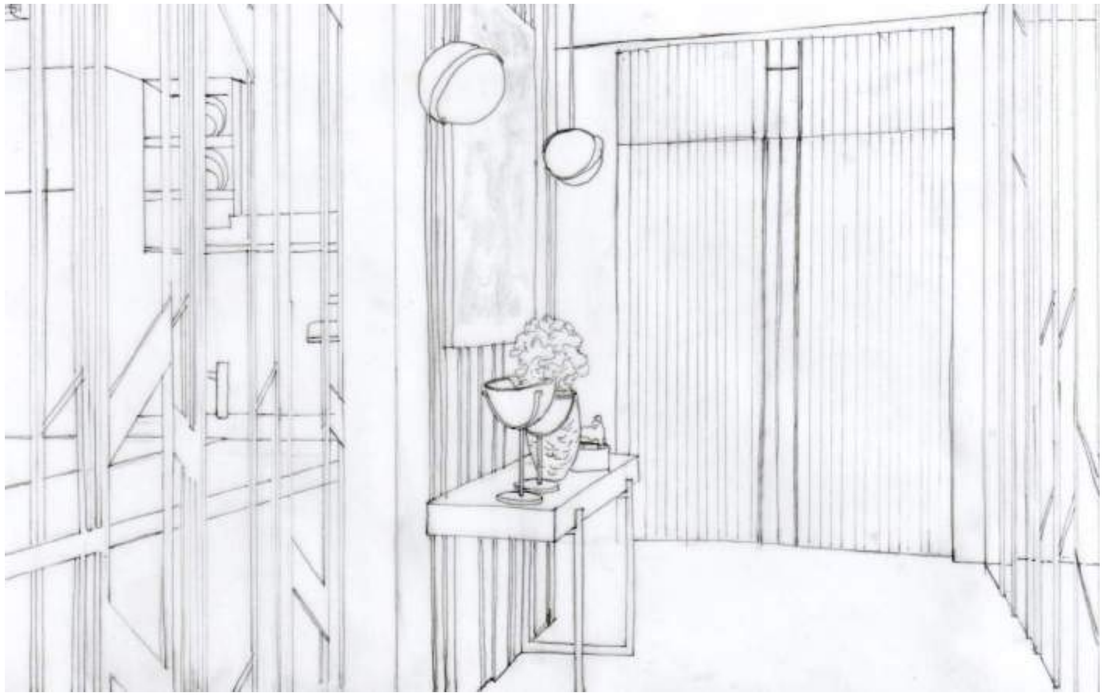
•

EXPANSIVE DECKS
WITH A JACUZZI

DESIGNED

to

DELIGHT



PURESPACES - INTERIOR DESIGN CONSULTANT

Krishna Morzaria - Founder & Creative Director

"We used high quality, innovative materials along with a natural colour palette to unobtrusively blend with the landscape. Inspired by our love for neutrals and fascination with new materials, we compiled a combination of textures and colours that are both organic in form and luxurious in appearance. The aim was to blur the lines between the indoors and the outdoors with inherent fluidity, while being conscious and respectful of the environment that surrounds the grove."

The young and modern interior design firm from Bangalore, PureSpaces embodies fresh interiors, simplicity, and above all – PURE design. Using clean lines, neutral tones and symmetry, the firm is known for creating sophisticated ambiences that evoke luxury and radiate emotion while remaining hallmarks of simplicity and timeless elegance. Their prior projects include Sanchez, Sriracha and Rock Salt, all in Bangalore.

TYPICAL FLOOR PLAN

WING A

RERA CARPET AREA - 3,083 sq. ft.
DECK AREA - 668 sq. ft.
TOTAL USABLE SPACE - 3,751 sq. ft.

LEGEND

1. Foyer - 11'4" X 6'6"
2. Living - 21'6" X 20'5"
3. Dining - 14'1" X 19'6"
4. Living Deck - 33'9" X 12'2" (maximum width)
5. Jacuzzi - 11'6" X 4'8"
6. Family Lounge - 15'6" X 10'9"
7. Master Suite 1 - 14'2" X 16'0"
8. Master Suite 1 Deck - 17'0" X 5'3" + 5'3" X 4'11"
9. Master Suite 1 Walk-In Wardrobe - 9'9" X 6'11'
10. Master Bath 1 With Outdoor Shower and Spa - 9'9" X 7'3" + 5'7" X 13'8"
11. Master Suite 2 - 15'1" X 12'6"
12. Master Suite 2 Deck - 21'0" X 5'3" + 5'3" X 4'9"
13. Master Suite 2 Walk-In Wardrobe - 7'3" X 12'6"
14. Master Bath 2 - 6'6" X 10'4"
15. Suite 3 - 15'0" X 13'7"
16. Suite 3 Walk-In Wardrobe - 8'2" X 7'3"
17. Bath 3 - 8'2" X 8'7"
18. Bedroom 4 - 16'0" X 12'2"
19. Bedroom 4 Bath - 9'9" X 6'0"
20. Powder Room - 7'6" X 5'11"
21. Main Kitchen - 10'6 X 15'11"
22. Chef's Kitchen and Bar - 10'2" X 8'0"
23. Staff Room - 8'10" X 7'2"
24. Staff Bath - 5'1" X 6'10"
25. Utility - 22'1" X 5'3"
26. Private Elevator
27. Service Elevator

VIEW MAP

Every home has been designed to maximise views of Jakkur Lake.

TYPICAL FLOOR PLAN

WING B

RERA CARPET AREA - 3,198 sq. ft.
DECK AREA - 921 sq. ft.
TOTAL USABLE SPACE - 4,119 sq. ft.

LEGEND

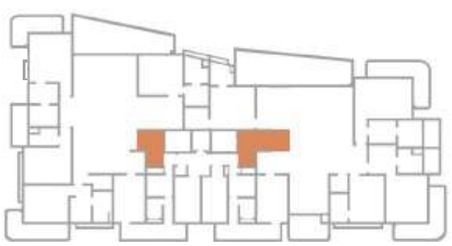
1. Foyer - 11'4" X 6'6"
2. Living - 20'6" X 21'9"
3. Dining - 13'0" X 20'10"
4. Dining Deck - 13'1" X 8'5"
5. Living Deck - 39'4" X 11'9" (maximum width)
6. Jacuzzi - 11'0" X 5'6"
7. Family Lounge - 12'0" X 14'2"
8. Master Suite 1 - 19'6" X 13'2"
9. Master Suite 1 Deck - 21'2" X 5'3" + 5'3" X 10'3"
10. Master Suite 1 Walk-In Wardrobe - 9'3" X 7'11"
11. Master Bath 1 With Outdoor Shower and Spa - 8'5" X 8'10" + 5'3" x 9'3"
12. Master Suite 2 - 14'0" X 15'11"
13. Master Suite 2 Deck - 17'3" X 5'3" + 5'3" X 12'10"
14. Master Suite 2 Walk-In Wardrobe - 9'3" X 6'1"
15. Master Bath 2 With Outdoor Shower and Spa - 8'5" X 8'8" + 5'3" X 8'9"
16. Suite 3 - 15'0" X 14'2"
17. Suite 3 Walk-In Wardrobe - 8'2" X 7'0"
18. Bath 3 - 7'10" X 7'1"
19. Bedroom 4 - 12'0" X 15'11"
20. Bedroom 4 Bath - 6'0" X 9'9"
21. Powder Room - 6'0" X 5'8"
22. Main Kitchen - 10'6" X 15'11"
23. Chef's Kitchen and Bar - 11'6" X 8'0"
24. Staff Room - 8'10" X 7'2"
25. Staff Bath - 5'1" X 6'10"
26. Utility - 22'0" X 5'3"
27. Private Elevator
28. Service Elevator

FOYER

Step out of the exclusive, state-of-the-art elevator into your private foyer.

AN *intimate* ENTRANCE

FOYER -
ITALIAN MARBLE

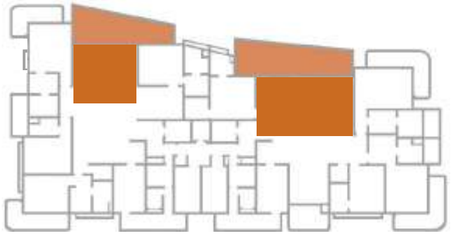


LIVING ROOM WITH DECK

Enjoy family time, intimate dinner parties, or large soirees - your living room doesn't end, it just flows into expansive outdoor spaces.

LIVING -
ITALIAN MARBLE
(FLOORING)

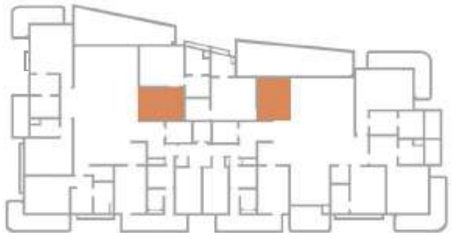
LIVING DECK -
FULL BODY VITRIFIED TILES
(FLOORING)



FAMILY LOUNGE

Movies, music and books - break away
from the living room whenever you want.

FAMILY -
ITALIAN MARBLE
(FLOORING)



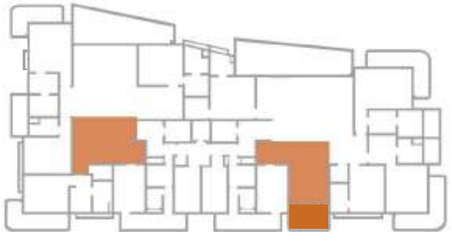
DINING ROOM

Whip up a meal in the chef's kitchen while dining with your family and enjoying the lake views from the dining deck.

WHERE THE FAMILY *comes together*

DINING -
ITALIAN MARBLE
(FLOORING)

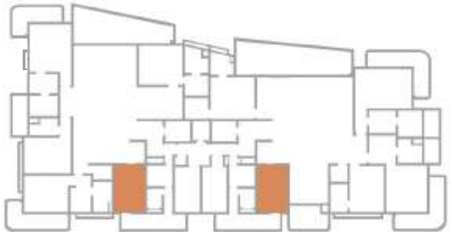
LIVING DECK -
FULL BODY VITRIFIED TILES
(FLOORING)



MAIN KITCHEN

Cook to your heart's content in the spacious and state-of-the-art kitchen.

MAIN KITCHEN -
FULL BODY VITRIFIED TILES
(FLOORING)



Unwind in the warm jacuzzi or stargaze from the living room deck.

LIVING DECK & JACUZZI

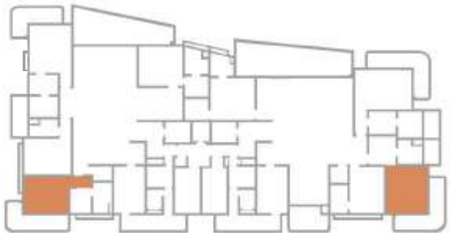
MASTER SUITE 2

Wake up in a lake view room surrounded by private decks.

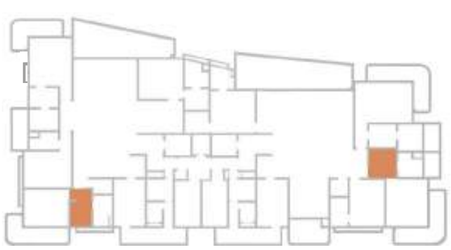
THE *sun rises* OVER THE LAKE

MASTER SUITE 2 - ENGINEERED WOOD STRAIGHT PLANKS (FLOORING)

MASTER SUITE 2 DECK - WOODEN TILE (FLOORING)



Walk in, look around, pick your day.



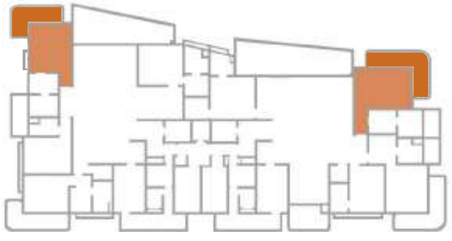
MASTER SUITE 2
WALK-IN WARDROBE -
ENGINEERED WOOD
STRAIGHT PLANKS
(FLOORING)

MASTER SUITE 2 WALK-IN WARDROBES

MASTER SUITE 1

MASTER SUITE 1 - ENGINEERED WOOD STRAIGHT PLANKS (FLOORING)

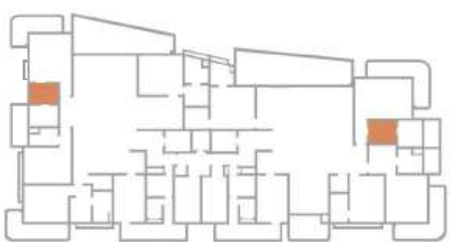
MASTER SUITE 1 DECK - WOODEN TILE (FLOORING)



MASTER SUITE 1 WALK-IN WARDROBE

The air-conditioned walk-in wardrobes with dedicated His and Hers sections are spacious and designed to keep you refreshed while you get dressed.

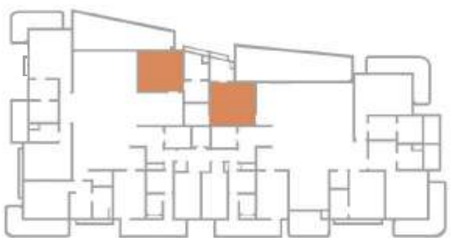
MASTER SUITE 1
WALK-IN WARDROBE -
ENGINEERED WOOD
STRAIGHT PLANKS
(FLOORING)



SUITE 3

This jacuzzi-view suite has been designed for all ages.

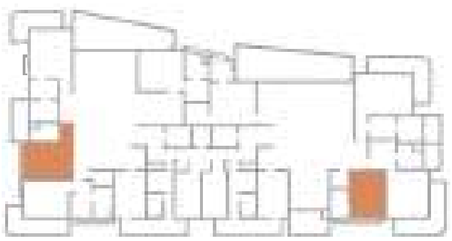
SUITE 3 -
ENGINEERED WOOD
HERRINGBONE
(FLOORING)



BEDROOM 4

Give your guests a five-star experience.

BEDROOM 4 -
ITALIAN MARBLE
(FLOORING)



OUTDOOR BATH

SOAK IN THE

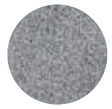
glorious views

MASTER BATH 1

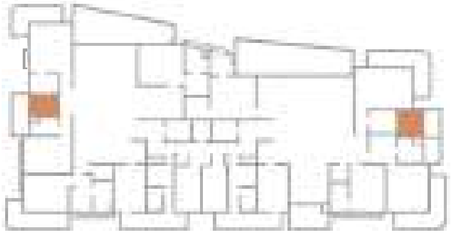
The master bathroom is furnished with two sinks and an outdoor bathtub with an impressive view.

MASTER BATH 1 - ITALIAN MARBLE

MASTER BATH 1 - ITALIAN MARBLE



OUTDOOR BATH 1 - GRANITE

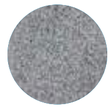


MASTER BATH 2

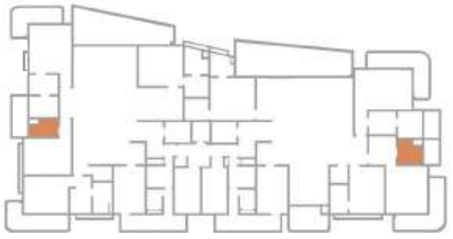
Everyday can be a spa day when your bathroom comes equipped with its own massage bed and views of the lake.

MASTER BATH 2 - ITALIAN MARBLE

MASTER BATH 2 - ITALIAN MARBLE



OUTDOOR BATH 2 - GRANITE

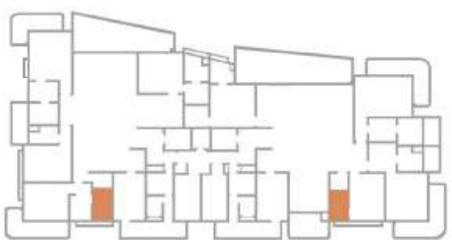


BATHROOM 4

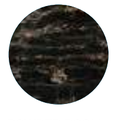
Every bathroom at Pelican Grove is designed to let in an abundance of light and air, with incomparable ceiling heights.

BATHROOM 4 -
ITALIAN MARBLE

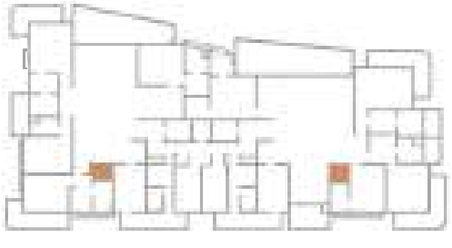
BATHROOM 4 -
ITALIAN MARBLE



POWDER ROOM



POWDER ROOM -
ITALIAN MARBLE



TAKE IN THE

sights & sounds

SUNRISE VIEW FROM THE FOURTH FLOOR

THE AMENITIES

where you

ELEVATE

A SENSE

of

LEISURE

25 m

ROOFTOP INFINITY POOL

•

2

CLUBS

•

3,330 sq ft

WORKOUT SPACES

DESIGNED

to

UNWIND

THE PURPLE INK STUDIO - INTERIOR DESIGN CONSULTANT

Aditi Pai, Co Founder & Principal Landscape Architect
Akshay Heranjal, Co Founder & Principal Architect

"The overall feel focused on being near nature, either directly or in abstraction. The idea was to incorporate the organic forms and elements of nature into a modern design dialect—a design that saw natural opulence and harmony through the entire journey of the experience."

The Purple Ink Studio is a multiple award-winning practice based out of Bangalore. Started in 2011, the studio constantly explores the parameters of design and blurring the boundaries between architecture, landscape and sustainability. Previous work includes Ad Retail, MPN Woods, Gallery G, and Courtyard House.

THE *pool & lake merge* INTO ONE

ROOFTOP INFINITY POOL (TEMPERATURE CONTROLLED)

The rooftop boasts a mesmerising infinity pool that appears to pour itself into the lake.

POOLSIDE INDOOR GYM

Charge your workout with your pool and the lake looking at you.

The rooftop lounge that opens onto the pool
is the perfect place to have a drink and entertain.

POOLSIDE BAR, LOUNGE & BARBEQUE

Recharge and rejuvenate in the refreshing spa at the Sky Club.

The Earth Club is designed to enhance your day, with adaptable spaces for entertainment, fitness and business.

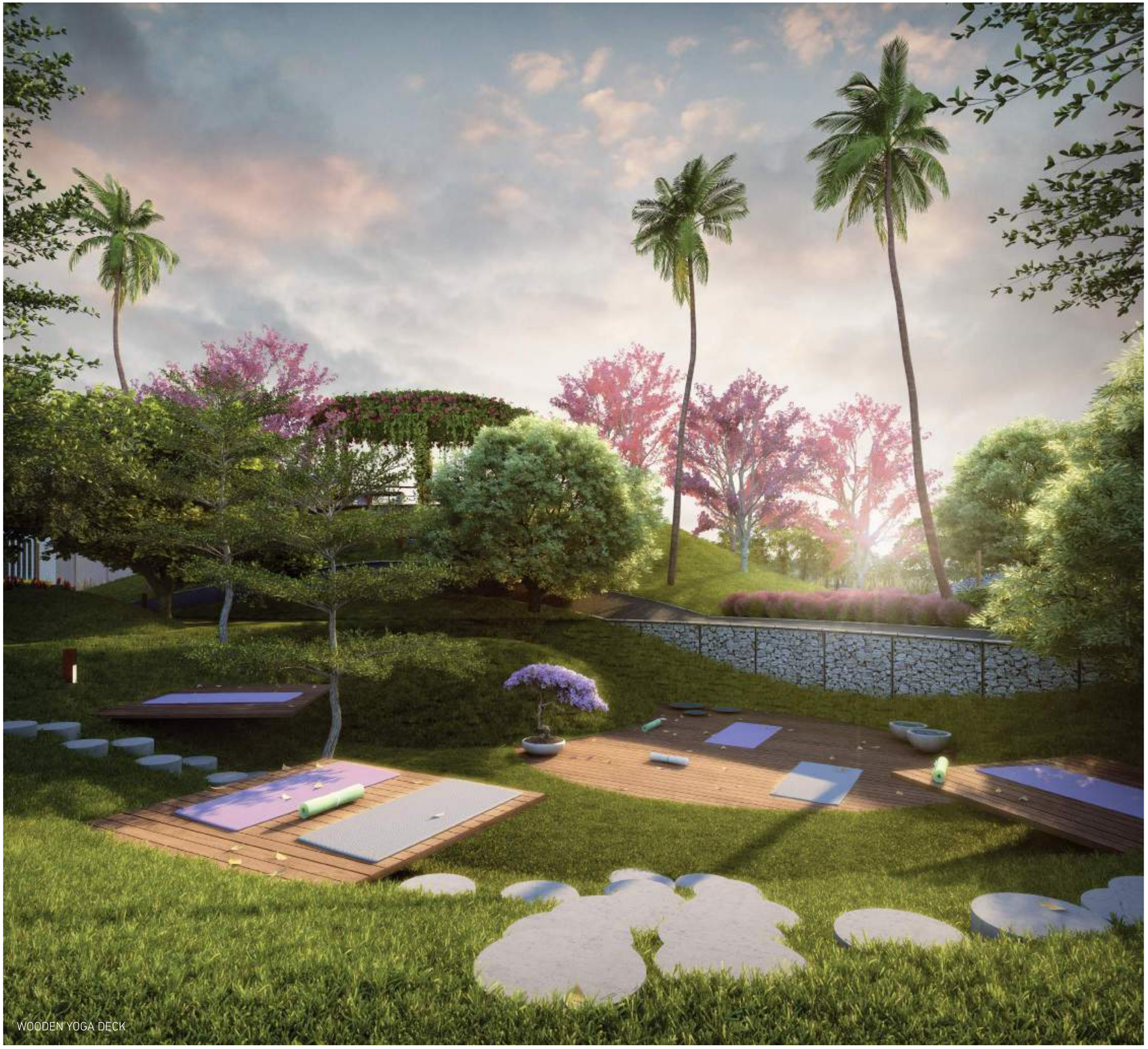
KIDS' AND TODDLERS' PLAYGROUND

PUTTING GREEN

There's some play for all ages from a kids' and toddlers' playground to cricket nets and a putting green.

Pick your sport or wind your way around the tree-lined jogging track.

MULTI-PURPOSE COURT



WOODEN YOGA DECK

OUTDOOR CROSS TRAINING

Begin your day meditating by the lake or end your day with some outdoor functional training.

I REST

as the golden light
bounces off the calm lake
and the sun sets
only to rise again...

ACTUAL SHOT OF JAKKUR LAKE

SPECIFICATIONS

GENERAL

- Seismic zone II compliant RCC framed structure
- Double basement parking with designated visitor parking
- Designated bicycle parking spaces
- Battery charging stations for electric vehicles in the basement
- Light concrete block construction

GREEN LIVING

- Water and sewage treatment plant with zero discharge plumbing architecture
- Rainwater harvesting system
- Organic waste converter system with decentralized designated areas for waste segregation
- Solar heating provided as per statutory norms

TECHNOLOGY

- Centralized TV and internet distribution with multi-service providers
- Common Area Wi-Fi connectivity
- Wireless video door phones with multi-view facility

APARTMENT

GENERAL

- Foyer, Living, Family, Dining, Open Kitchen and Guest Bedroom flooring in Italian Marble
- Private outdoor Jacuzzi on Living Deck
- Master Suite 01, 02 and 03 engineered wood
- Master Suite 03 Herringbone wood flooring
- Balconies in designer tiles with granite/marble skirting and coping
- Main Kitchen, Utility, Staff Room in anti-skid vitrified tiles
- Provision for white goods in Open and Main Kitchens
- RO fitted water purifier in kitchen(s)

BATHROOMS

- Powder Room, Master Bath 01 and 02: Anti-skid marble flooring and cladding with built in interior details
- Guest and Suite 03 bath: Marble with designer tiles and built in niches
- Instant geysers provided in bathrooms
- Enclosable outdoor bathroom spaces
- Outdoor Bathroom area flooring in flamed granite
- Staff Bath flooring: Anti-skid vitrified tiles
- Kohler or equivalent make chrome plated fittings and sanitary fixtures with concealed flush tanks
- Glass shower cubicles provided in bathrooms

APARTMENT FINISHES

- Slab to slab height 10'10"
- Internal walls finished with POP and Royale Emulsion paint
- G.I. meshes embedded along corners of all walls to provide resilient plaster finish
- Intelligent gypsum false ceiling designed to provide maximum flexibility and height; finished height of 9'7"
- Internal 2.4 m doors provided with hard wood frames and flush shutters; polished veneer on both sides
- German technology powder coated aluminum sliding windows with toughened glass and mosquito mesh provision

AC AND ELECTRICAL

- 10 HP silent VRV unit with internal controls
- Intelligently designed AC vents for all areas in apartment
- 13 kW power per apartment
- Modular switches – Legrand/equivalent
- Fire resistant electrical wiring – Havells/equivalent
- Ample power outlets with concealed wiring and PVC insulated copper wires
- TV points in Family Room, Kitchen, Master Bath Suite and all Bedrooms including Staff Room
- Telephone points in all areas with internal and building intercom systems
- Provision for concealed routing of TV and speaker wires
- Strategic internet points in living areas for Wi-Fi connectivity throughout the apartment

COMMON AREA AND FAÇADE

- Maintenance free stone flooring in service lift lobby
- Weather proof textured paint on all external surfaces

FIRE SAFETY

- Fire sprinkler system in all apartments and common areas
- Smoke detectors in all apartments and common areas
- Fire hydrant system in common areas
- Manual call points with hooters near staircase landing on all floors
- Reticulated gas system

EXTERNAL SECURITY

- 24-hour manned security
- Biometric controlled lift access
- CCTV at strategic points for surveillance – lift, lobby, ramp, basements and building perimeter
- Visitor management with access control at gate and lobby levels

GENERATOR BACKUP

- 100% power back-up for all apartments, common areas and services

LIFTS

- 2 private passenger lifts of 15-person capacity that opens into apartment with multi-layered security
- 1 shared service elevator provided with key card security and independent staff access to homes

ABOUT MAIA ESTATES LLP

Our team brings together individuals with diverse skill-sets and abilities. While each member of the team contributes with their own valuable dimension, they all relentlessly work towards a common goal of creating remarkable work that is unmatched in form, finish and experience. Brimming with integrity and enthusiasm, the endeavours of each team-member, stakeholder, consultant and investor are irreplaceable. And finally, what drives the team, is their tireless pursuit to give the customer the best experience at every touch-point, all through their association with MAIA Estates LLP.

DISCLAIMER:

The material contained in this brochure/document is conceptual in nature that is provided for informational purposes only, and should not be construed as a prospectus or notice which is binding. The Company has made best efforts to provide accurate details and specifications of the apartment units being offered for sale. However, please note that the contents on this brochure may not be definitive and can be modified in terms of the stipulations / recommendations under the Real Estate (Regulation and Development) Act 2016, and Rules made thereunder ("RERA"). The Company reserves the right to change, delete or add any specification, amenity or plan mentioned herein based on site conditions, construction necessities or acting on directions/ notifications from authorities, without serving you any notice or intimation. All plans, images, soft furnishing/furniture building colours displayed are representational only and do not form part of any agreement and are not legally binding on the Company. The specifications, measurements and other particulars that shall be set out in the Agreement To Sell to be entered into with you, will be final and binding upon the Parties. This Brochure is indicative only. You are thus required to verify all the details including area, amenities, services, terms of sale and payments and other relevant terms of the project independently with the Company.

We at MAIA Estates LLP operate on a set of core principles, which can be found in every aspect of the development and construction of Pelican Grove. We believe in excellent planning, followed by seamless and timely execution. The strong work ethic and diligence of our team is reflected in every space that we present at Pelican Grove. All design is completed before a single brick is laid, ensuring our focus is on delivering an excellent product with tireless attention to quality and detail.

The holistic perfection of our product is essential. Applying an unwavering focus on value, we design and develop with the mind-set of the homeowner. Right from working with the best collaborators to using responsible and cutting edge construction materials and methodologies, we make sure we are developing the highest quality product and providing the best possible value to our customers. Replacing traditional work practices with the help of technology, we're able to mitigate human error at each stage of the building process and provide the finish a home deserves; so you can call it your home.

Obtainable only through handpicked individuals collaborating with each other at MAIA, we seek to create developments with innate longevity and durability, while nurturing the land from conceptualisation to construction with creativity and intrinsic beauty. Finally, everything we do stands on the strong backbone of integrity and transparency, from our partners to our practices. Pelican Grove is a strong source of pride for us, the pinnacle of the MAIA ethos.

Rishad Khergamwala
DIRECTOR - DEVELOPMENTS

MAIA™

ESTATES LLP

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