

The Midsummer Rain

capstoneLIFE

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

CAPSTONE HOUSE

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

capstoneLIFE

The Midsummer Rain

*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



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



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

Adventure unfurls, thrill awaits

Craft memories, soak in every scene

Aerial view of the Clubhouse



Co-working space by the lake



Infinity Pool With
Children's pool

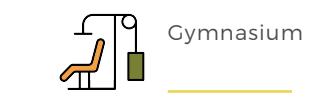
Community
Kitchen

Health
Club

Business
Centre



Convenience
Stores



Gymnasium



Poolside Party
Area



Guest
Rooms



Badminton
Court



Indoor Games
Room



Banquet Hall
With Lawn



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.



- Regenerative Agriculture
- Mini Soccer
- Butterfly Garden & Fruit Orchards
- Pet Zone
- Walking Trail
- Open Amphitheatre
- Outdoor Gym
- 20+ Other Outdoor Amenities



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.







**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.



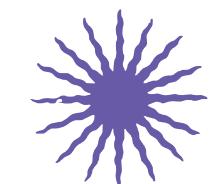
NET METERING

Grid tie system



EV CHARGING

Parking space will support EV charging capabilities



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.



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



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.



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



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

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.



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.

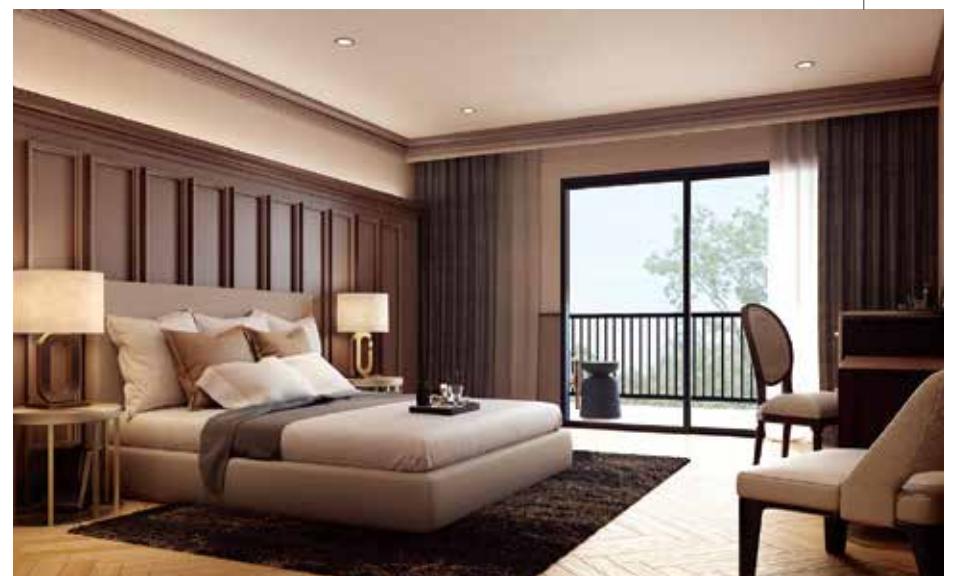


Kid's Bedroom is an open and imaginative space crafted to accommodate the dynamic needs of growing children.

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.



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.



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.





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 UPVC/ 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 -

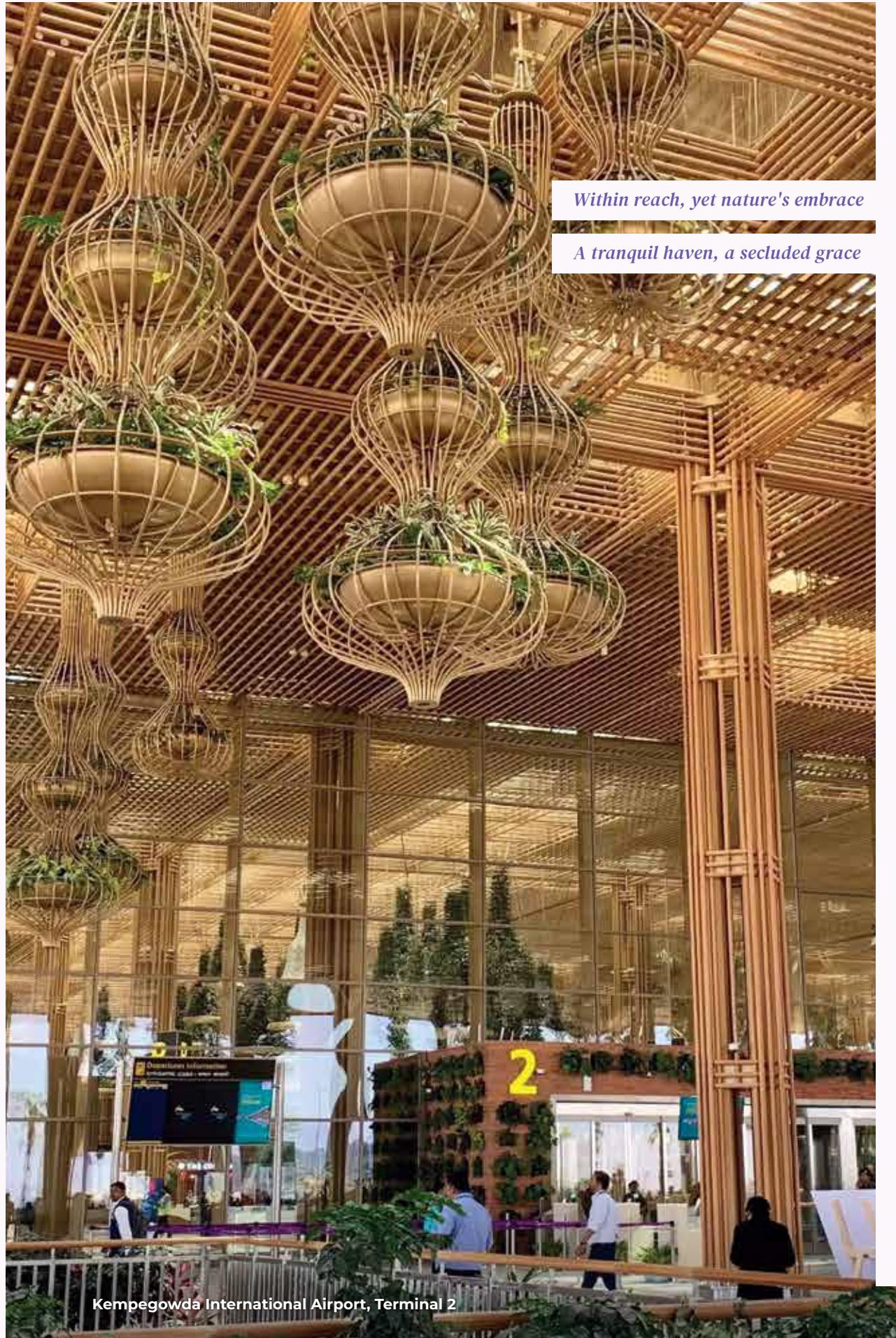
- Solar PV setup for heat pump
- Smart water meter
- Water efficient fixtures
- EV car charging provision
- Smart building monitoring system

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



In the gentle
grasp of the
city

1Km

off Airport Road

10min

from KIAL
(Kempegowda
International Airport)

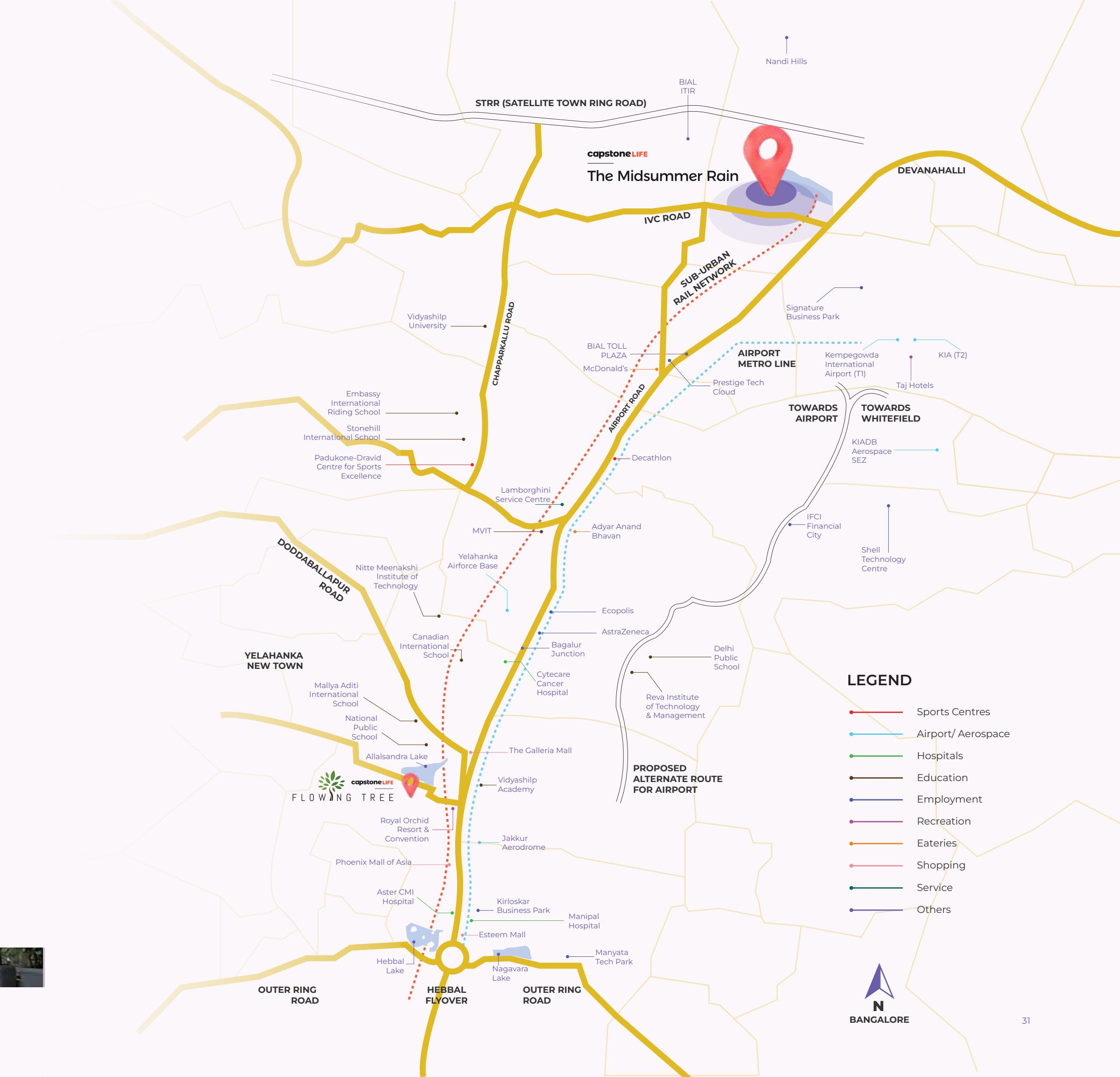
The Midsummer Rain resides in North Bengaluru which has emerged as one of India's prime investment destinations, boasting rapid appreciation and a burgeoning real estate landscape. Renowned for its robust infrastructure, connectivity, and proximity to key facilities, this region has garnered significant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

CONNECTIVITY
(5-10 min)

- Airport Road
- KIAL Airport
- ORR-Airport Metro line
- Suburban Rail
- STRR

BUSINESS HUB
(10-15 min)

- BIAL IT Investment Region (ITIR)
- Signature Business Park
- IFCI Financial City
- Hardware Park
- KIADB Aerospace SEZ
- Prestige Tech Cloud





#a new way to live

The Midsummer Rain

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