

THE KEY TO YOUR FOREVER HOME





Club and Serviced Residences

IN THE END, IT'S NOT THE YEARS IN YOUR LIFE THAT COUNT. IT'S THE LIFE IN YOUR YEARS.

-ABRAHAM LINCOLN

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HOW OLD IS OLD?

The desire to learn something new has no age. The curiosity to try your hand at something new has no age. The rush of attempting something for the first time knows no age. The joy of making new friends knows no age. The indulgence of spending hours over a coffee knows no age.

You are representative of this new generation of active agers who are constantly redefining how ageing should be. You approach your time-rich years with anticipation and bucket-lists to be completed. It is only natural you would want to make this time the most active and fulfilling years of your lives.

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YOU ARE THE CENTRE OF YOUR WORLD

Stop for a minute and look around. Look closely, with eyes wide open and you will find that 60 is the new 50, or 40 or even 30! Today, age is well and truly just a number. What defines us are not the years we've clocked, but the experiences we've had and the adventures we seek. A shift in perspective opens up new vistas, all geared to expand, enrich and fulfill. Like you, we reject the stereotype of a retired life, that rocking chair, those strictly scheduled meals, the same routine, day after day after day. Live your life to the fullest, we say; find new hobbies, start new businesses, grow new networks. There are worlds waiting for you to explore, with arms wide open.



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A FRESH PERSPECTIVE, A DISTINCT VIEW.

At Columbia Pacific Communities, we look at 'senior living' differently. It means building a community abundant in caring and serving. We focus on delivering a stimulus-rich environment, through green spaces and superlative amenities, offering the highest standards in dining, sports, recreation and healthcare. Through The Virtuoso Club and Serviced Residences (pronounced Ver-chu-oso), we hope to help you live a life without compromise. A life that is complete in every way.





THE PEOPLE BEHIND THE VISION





DAN BATY

With a sharp sense of business, young Dan Baty was destined to be a prodigy. A degree in Law from Harvard and an intuitive ability to do the right thing at the right time, led to an illustrious corporate career. His stint at PwC and qualification as a CPA laid the ground for the success of Columbia Pacific Management.

Baty has been involved in the senior care business for 45 years across the US, UK and France. His company – Columbia Pacific Management is the largest developer of senior housing in the US, with around 12-15 new constructions a year.

Baty is confident that India offers a huge opportunity for senior care/living owing to the rapidly changing cultural relationship between parents and children. He is also excited by the almost blank canvas to paint on, with very few developers focusing on senior living in India. Having been in the healthcare business in India for over a decade through Columbia Asia Hospitals, Baty wants to replicate the saga of success for Columbia Pacific Management in India.

BRADFORD PERKINS

Bradford Perkins is the Co-founder and Chairman of Perkins Eastman, a New York-based global architecture firm. The firm has a vast portfolio of projects across industries including healthcare, senior living, civic and culture, planning and urban design. Brad has directed a wide variety of projects in each of the firm's primary practice areas across 30 countries, including US and Canada. His work has been critically acclaimed for design and planning excellence in prestigious award shows and features regularly in design books and trade publications.

His firm practices human design which is founded on the idea that design can have a direct and positive impact on people's lives. Their designs achieve this by focusing on user experience, questioning status-quo and understanding the client's mission and operations. Perkins Eastman is a prized partner of Columbia Pacific Communities.



ROOTED, STRONG, STEADFAST.

The banyan tree (*Ficu* is one of the most ve Indian subcontinent a In ancient scriptures, as the Tree of Immor thrive for centuries. If the fulfiller of all wish Lord Buddha is believ a banyan tree to conf enlightenment makin Buddhists as well. Fo tree is a natural meet of dark green leaves out the sun and rain.

The value of the banyan tree runs as deep as its roots; no wonder then that we found resonance in this magnificent symbol, in our corporate values of constancy, stability and permanence. In our contemporary adaptation of the tree as our corporate logo, the vibrantly coloured intersecting arcs represent the intersection of hospitality, wellness and real estate; the three pillars of Columbia Pacific Communities. The colours are a combination of fuchsia, amber, aqua and lavender which are representative of the zest for life and an ode to the spirit of positive ageing.



The banyan tree (*Ficus benghalensis*) is one of the most venerated trees in the Indian subcontinent and with good reason. In ancient scriptures, it is sometimes described as the Tree of Immortality, known to survive and thrive for centuries. It is also called Kalpavriksha, the fulfiller of all wishes.

Lord Buddha is believed to have sat under a banyan tree to contemplate his new-found enlightenment making it sacred to the Buddhists as well. For the rest of us, the banyan tree is a natural meeting place, a giant umbrella of dark green leaves that block out the sun and rain.

THE VIRTUOSO HAS MULTIPLE LAUDS TO ITS RING

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It can be articulated as a personification of exceptional skills. It can rhyme as an ode to praise the ingenuity of masterful engineers and architects who are busy sculpting the beauty of modern India. Synonymous with the ones who believe in doing the right thing, The Virtuoso instills confidence and pride in associates, affiliates, and stakeholders.

So here's an ovation to those who have ascended to the throne of being virtuous — may you carry the flame of virtue and fortune for the everlasting fabric of time.





LIVING **BY DESIGN**

A strong and thoughtful philosophy informs every aspect of The Virtuoso. It is designed specifically to create a self-sustaining, premium community for senior living. Our choice to partner with Perkins Eastman and Venkataramanan Associates was taken after careful evaluation of capabilities to ensure the successful delivery of our philosophy. Together, they have conceived and developed spaces that are mindful of the smallest details. These include the big, such as the L-shaped structure that maximises light, ensures privacy while minimising noise and dust. The mindful, such as the non-slip vitrified tiles that are used not just in the bathroom and pool areas but also in several places within the residences. And the small, such as handrails for support. The aesthetic appeal is maintained with a rich autumn palette. All of which evoke and instill a sense of warmth and peace. The public areas, the master bedrooms and master bathrooms of the

project have been designed with reference to NBC (National Building Code, 2016) standards for accessible housing, as well as ADA (The Americans with Disabilities Act, 1990) Guidelines for Buildings and Facilities (ADAAG).

Headquartered in New York, Perkins Eastman is a global architecture firm with one of the largest interior design and workplace consulting practices in the United States. It is renowned for its expertise in the design of senior living communities, active adult care developments, independent and assisted-living residences, long-term care and memory support environments, geriatric healthcare and short-term rehabilitation facilities.

Venkataramanan Associates was founded in 1969 and has earned a reputation for innovative and responsive design solutions that are sensitive to local culture and context. Venkataramanan Associates was recognised as 'India's Top Architect 2018' at the 'CONSTRUCTION WORLD Architect and Builder' Awards.



Sameer Relan Nirupa Pulivel





Tania Phillips Deepa Prasath



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Bradford Perkins



Naresh Narasimhan

FIRST OF ITS KIND

The Virtuoso is Bengaluru's first independent senior living community designed to international standards. With emphasis on greenery and openess, it forms a living lung in the heart of East Bengaluru. The Virtuoso is potential realised, and the advantage is yours.

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THE FREEDOM TO CHOOSE

At The Virtuoso, revel in the knowledge that you have the freedom to choose. From how your day unfolds and who you spend it with, to the cravings you have for food, fun or solitude. This is a pact that we make with you, a commitment to create an environment that is dynamic and responsive to your needs, a community that fosters social interaction, recreation and relaxation, now and tomorrow.





As you walk in through the main porch at The Virtuoso, you will be awed by its imposing ceiling height. Attentive valet and staff welcome you with warmth and cordiality. The distance to the guest elevators is less than 30 metres.

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LIVE THE CLUB LIFE

Just as in ancient Greece, where the agora was the centre of the athletic, artistic, spiritual and political life of the city, so it is at The Virtuoso; the Club is the axis of community and connection. Discover new interests, cultivate new friendships, there's so much to explore and enjoy. The facilities and amenities we offer are of the highest global standards, and their purpose is manifold; to entertain and stimulate, to nurture and encourage.

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TribalTuesday



ENJOY THE GREAT INDOORS

Competition and camaraderie go hand in hand. Our Games Room unleashes the child within. Stacked with a vast array of games and puzzles, it's a great place to bond with your grandchildren. Get them to teach you jenga and then beat them at it. Learn something new or rediscover the familiar. The choice is yours. Try carrom or other board games. Keep your wits about you at cards. Challenge someone at the pool table or reminisce about days gone by with your spouse over a game of rummy.

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MAKE THE MOST OF IT

High-energy zumba, then strength training, followed by a discourse over lunch; our multi-purpose hall is just that, transforming from an aerobics centre to an event venue or even a stage. It is as versatile as our activities are varied. Exhibitions, plays, concerts, talks, events and gatherings; the space resounds with applause and encores.

FIRST REFRESH, THEN REJUVENATE.

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Our spa is staffed by qualified therapists trained to administer various forms of massages. The sauna and changing room facilities are thoughtfully located close to the swimming pool.

WORK IT ALL OUT

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Our holistic schedule includes every aspect of wellness. The spacious, well-maintained gymnasium combines state-of-the-art cardiovascular and strength training equipment, aerobics and a calm yoga deck that rejuvenates.

GET ACTIVE, STAY HEALTHY.

Increase your stamina, fitness and strength with fun exercises conducted by our aerobics and fitness instructors. Designed specifically for senior adults, they have the added benefit of being run in an outdoor area.

FIND SANCTUARY IN STILLNESS

Yoga on the rooftop meditation-deck opens the mind and the senses. Breathe in deeply from the fresh air that surrounds you. Luxuriate in the sight of all that lush greenery.

Vera Nazarian, an acclaimed Armenian-Russian fantasy author, said, "Whenever you read a good book, somewhere in the world a door opens to allow in more light". Our library is extensive and every book is well within reach. Even for residents using mobility devices. Naturally well-lit and with reading lamps, the space is designed for maximum comfort and offers a quiet place for reading and contemplation. Open spaces with fixed shelving, sliding and folding doors make it a perfect space for individual reading or coming together for a book club.

READING BRINGS US UNKNOWN FRIENDS

BOOST YOUR BODY AND MIND

Follow up that vigorous swim with a selection of natural fruit juices and supplements from the well-stocked nutrition counter.

CONNECT TO SUCCEED

Our Business Centre is completely fitted out with its well-appointed meeting room, ergonomic chairs and printing facility. The state-of-the-art Business Centre takes care of your business and meeting essentials, while ensuring complete seclusion for enhanced productivity.

BIG SCREEN BONDING

Epic movies, season finales and important matches demand big-screen viewing in the company of friends at the plush 26-seater AV Theatre.

ONE RUN CAN CHANGE YOUR DAY

Our jogging track has a rubberized, non-slip surface which makes it safe for you to walk or run. Seating has been provided at thoughtful and convenient intervals so that you can catch your breath and pace yourself.

REKINDLE SHARED PASSIONS

All our community spaces, including the garden, are designed to facilitate interaction. Vibrant and welcoming, they offer innumerable opportunities to strike up a conversation or form a lasting bond.

MAKE MEMORIES

Drink in the sunset with friends and loved ones from The Rooftop, as dusk slowly gives way to starlit skies. The Rooftop at The Virtuoso has stretches of shade, with a barbecue area and free-flowing lounge seating.



PICK YOUR FOREVER HOME

Built with care and close attention to the smallest detail, the exclusive residences at The Virtuoso span just ten floors across two wings. Employing universal design principles, each of these 157 residences is a celebration of space and light.





PREMIER RESIDENCES

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With the carpet area of 558.2 sq.ft. and a balcony, our Premier Residences are efficiently planned 1-bedroom serviced apartments that manage to pack in a large living room, a big balcony and an open plan kitchen. With dimensions of 11'11" x 16'7", the master bedroom of the Premier Residence is truly the best-in-class.

BOUTIQUE RESIDENCES

Our Boutique Residences are beautifully designed 1-bedroom apartments with a carpet area of 455.5 sq.ft. and a balcony. The focus here is high functionality to make optimal use of space and minimise waste. The open plan kitchen and L-shaped counters create a sense of space and harmony. The master bedroom of the Boutique Residence is a class-defying 10'11" x 13'5".



Note: All dimensions are exclusive of finishes/plastering and measured from block-work.

GRANDE RESIDENCES

Best-in-class space planning is what sets our Grande Residences apart. These 2-bedroom serviced apartments with a carpet area of 826.6 sq.ft. and a balcony, offer a grand living and dining room. Here, many a delicious meal can be had in the company of friends. The L-shaped kitchen is spacious without being wasteful and it's open plan is senior-friendly. The master bedroom is thoughtfully designed to include not just a working area but also a cosy bay window to soak in the morning sun.

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With a carpet area of 1102.1 sq.ft. and a balcony, just ten 3-bedroom Presidential Residences have been developed at The Virtuoso. An expansive living and dining room fronted by French windows offers unparalleled views of the surrounding greens. The kitchen is open-plan, with generous spaces allotted for storage and utilities. The large master bedroom accommodates not just a king-sized bed but is also flexible enough for you to set up a workspace. A distinctive design feature that immediately adds character is the quaint balcony, which makes for a wonderful sit-out. Safety features are built in to all the washrooms, maximising accessibility and harnessing natural light.

PRESIDENTIAL RESIDENCES

CONVENIENCE, COMFORT, CARE,

The Virtuoso is located in Bengaluru's heart, nestled in 2.09 acres of quiet, exclusive and lush surroundings. A small part of the upcoming area of Budigere Cross has slowly transformed into India's first international senior living community, known for its spatial planning and intuitive service delivery for senior citizens. With breathtaking views of the lake and gardens, it offers an oasis of serenity to its



To International Airport (KIAL)

THE MANY FACES OF HAPPINESS

Our master plan design delivers on every senior's primary desire, the need to make and find connections. It offers open views, the feeling of freedom and many avenues to experience both solitude and community. There is a sense of joy and warmth in the main areas, crafted carefully through contemporary, vibrant colours and small touches like the expansive lobby and the multi-purpose hall. Curated amenities like the Bistro and restaurant are blessed with abundant natural light which makes these spaces all the more inviting. The beautifully designed residences and selected offerings in sports, fitness, recreation and dining, give seniors the confidence of being connected with their friends and family as they age.

Disclaimer: The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities, and facilities, etc., are subject to change without notifications as may be required by the relevant authorities or the Developer's architect, and cannot form a part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information is subject to variations, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE.

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THOUGHTFUL FEATURES FOR COMFORTABLE LIVING





The flooring has been carefully chosen, keeping in mind the varying needs of mobility, vision and ageing. To ensure easy, hassle-free mobility, we have provided for no level-changes within each floor and on the rooftops. Contrasting colours on walls and floors are not only easy on the eye but also intuitively help our residents understand and navigate their space better. Flush transitions in levels and flooring material offer a hindrance-free walking experience. Especially for residents on mobility devices. The rubberized flooring and sports vinyl in the walking track and fitness areas, minimise fatigue while being soft on the knees.

CONSIDER IT DONE

Your lifestyle is our pride. And to keep it that way, you'll always have access to our concierge service – anytime, anywhere. We handpick this team of planners and helpers, who are insightful and intuitive, so that you're not just taken care of, but also understood.

NOT JUST ELEVATORS

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It goes without saying that an enviable haven exclusively designed for your care deserves machines that are programmed for extra comfort. You don't need to rush to catch that elevator as soon as the doors open. All six elevators stay open for longer and have Automatic Rescue Devices. They can all accommodate wheelchairs, while two can also fit stretchers.

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SPREAD YOUR WINGS

We understand your need for space and flexibility. A spacious lobby and corridors that span a vast 2.1 metres in width ensure enough space for easy manoeuvrability of two mobility devices at the same time, easy turning around of stretchers and so on. However, we only wish for you to enjoy these open corridors to invite your friends over for a reunion of the class of '69!

YOU'LL NEVER NEED AN AMBULANCE. BUT STILL.

The Virtuoso is designed to give you all the comforts that you'll ever need. And, should there be an emergency, we've got you covered! A 24x7 ambulance service is just a call away. Though, we wish that you never have to use it.

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GROUND FLOOR PLAN

A RECIPE FOR FINE DINING AND GOOD LIVING

The restaurant at The Virtuoso is a new benchmark in dining experiences. The open plan design and high ceilings transform this space into a lively hub of conversations over food. The 80-seater restaurant is dressed in beams of natural light with fantastic views of the garden and trees to stimulate conversations as fresh as the coffee. The private 10-seater dining area plays the perfect host for intimate celebrations with family and friends. The chairs have wheels on the front legs to facilitate easy movement. The cuisine is delectable Asian, Continental and local favourites. The restaurant provides the perfect ambience for three chef-prepared meals a day – an indulgent breakfast, a laid-back lunch or a pampering dinner.



SPIC AND SPAN. FRESH AS FARM.

The heart and soul of our efficient kitchens are the loading and receiving bays. Designed by 5-star hotel chefs and facility managers, these bays unload and receive supplies under the watchful eyes of our chefs. Equipped with pre-wash areas for vegetables, platform trolleys and flush hoses, they are designed to maintain the highest levels in food hygiene. Our stores are staffed with special areas like deep-freeze sections, refrigerated and general stores, which allow cleaned and inspected supplies to be stored to retain freshness. Our drinks and tableware pass through a pre-rinse unit, a conveyor-based dedicated dish wash machine and a dish landing table that meet global hygiene standards.



Our chefs understand the importance of proper preparation. We have a dedicated vegetarian preparation area where vegetables are cleaned, prepped, and magically transformed into delicious salads, snacks and meals by our experts.

The kitchen has a special grinding area for all masalas, sauces, batters, chutneys and any other grinding needs. It also has kneading machines essential for bread making as well as the coconut processing machines for delicious condiments.

HELLO HYGIENE!

OUR CHEFS ARE ARTISTS. COME, EXPLORE THEIR CANVAS.

Feel like a smoothie for lunch? Our beverage station is equipped with state-of-the-art centrifugal juicers, coffee machines and milk boilers to indulge your every beverage whim.



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THE EVERYTHING PLACE

Whether you need to accommodate 81 guests or prefer a quiet dinner with friends and family, our multi-purpose hall is versatile enough to cater to both. Flexible in design, it can host not just events and gatherings but also plays, performances, talks and exhibitions. The gypsum ceiling with acoustic panels gives you crystal-clear sound and vision for a full experience. A haven for music, arts and culture aficionados.

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At The Virtuoso, your health and wellness or consultations, the Centre has it all under one roof. Staffed by qualified nurses and a 24x7 ambulance service, there is very records of all our residents are kept at the Medical Centre itself. A practice helpful during consultations as well as in monitoring the daily medication needs of our residents.

are our lookout. Our Medical Centre offers services focused on senior care. Be it screenings, assessments little for which we are not prepared. The medical

YIN AND YANG. BODY AND SOUL.

SPORTS AND WELLNESS

As you strive to improve your quality of life, we know that you will benefit from wellness programmes tailored to your unique needs. Our wellness facilities are curated by the best consultants in the industry to help seniors maintain a healthy and active lifestyle. Our dedicated team of professionals specialises in coaching older adults and works with them to build mobility, flexibility, endurance and strength.

Seniors can enjoy customised aerobics, zumba and strength training at the state-of-the-art gymnasium. Here, advanced cardiovascular, strength and free-weights equipment ensures that our residents get the required support for their health and physiotherapy needs. While the Nutrition counter refreshes and rejuvenates you, the swimming pool can be used to unwind or invigorate. The non-slip vitrified tiles in the deck-area make the pool safe, easy and so much fun.

IF COOKING IS AN ART, DINING IS A TREAT.

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Food has become an increasingly significant part of our lives. We know that the setting and atmosphere in which you eat your meals can completely define your dining experience. Our all-day Bistro offers a wide variety of Asian and Continental favourites, light snacks and desserts and the all-day restaurant presents the finest global and Indian fare. Its plush detailing and warm service makes every meal truly memorable.



LIBRARY



BISTRO



SALON



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1 BHK Small - Boutique Residences 1 BHK Large - Premier Residences

- 2 BHK Grande Residences
- 3 BHK Presidential Residences





Soak in the sun, clock laps or strengthen those muscles in a swimming pool that is friendly at 4 feet deep, and with a challenging length to give your heart a great workout. And owing to its therapeutic effects, it will be a blessing for people with connective tissue problems, joint disorders or arthritis. Our pool is especially designed to be senior-friendly with non-slip vitrified tiles on the steps and railings are provided on the deck. Hit the pool to kick-start your morning or unwind gently at the end of a hectic day.

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SWIM YOUR WAY TO HEALTH
GREENS, TREES, FLOWERS AND BEES.

The beautifully designed gardens come alive with the riotous colours of the summer. They provide quiet, contemplative spaces as well as social, active ones. Their enchanting beauty and fragrance makes them a haven for birds. Our community gardens have raised garden beds, especially suited for those who don't want to bend or prefer to hone their gardening skills from the comfort of their chair.

FOR THAT ALLURING AERIAL VIEW

Watch the sun set as you rustle up delights at the barbecue. Laugh till your sides split over a comedy on the outdoor movie screen or spend some quiet time in the garden. The rooftop is a carefully curated mélange of experiences that lets you embrace rooftop living.



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1 BHK Small - Boutique Residences

- 1 BHK Large Premier Residences
- 2 BHK Grande Residences
- 3 BHK Presidential Residences



WALKWAY WITH RUBBERIZED FLOORING



THEATRE



SWIMMING POOL



NUTRITION COUNTER



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GYM

SPA



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TERRACE **FLOOR PLAN**

GARDENS

from the comfort of their chair.

ROOFTOP

rooftop living.



BARBECUE AREA

YOGA DECK



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COMMUNITY PLANTING PATCH



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ROOFTOP GARDEN



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OUTDOOR MOVIE SCREEN



SPACE FOR SOLAR PANELS



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DIMENSION DETAILS



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Boutique Residences

- 1. Living/Dining Room: 9'6" x 20'0"
- 2. Balcony: 9'6" x 2'0"

3. Master Bedroom: 10'11" x 13'5" 4. Ensuite Bathroom: 10'11" x 7'5" RERA Carpet Area: 455.5 sq.ft. RERA Balcony Area: 17.8 sq.ft. Saleable Area: 736.9 sq.ft.



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Premier Residences

- 1. Living/Dining Room: 10'10" x 21'4"
- 2. Balcony: 10'10" x 4'5"

3. Master Bedroom: 11'11" x 16'7" 4. Ensuite Bathroom: 11'4" x 7'5" RERA Carpet Area: 558.2 sq.ft. RERA Balcony Area: 46.9 sq.ft. Saleable Area: 931.3 sq.ft.



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Grande Residences

1. Living/Dining Room: 10'10" x 21'6"

2. Balcony: 10'11" x 5'5"

3. Master Bedroom: 11'11" x 16'7"

4. Ensuite Bathroom 1: 11'7" x 7'5"

- 5. Bedroom 1: 10'8" x 11'4"
- 6. Toilet: 5'0" x 7'5"

RERA Carpet Area: 826.6 sq.ft.

RERA Balcony Area: 57.6 sq.ft.

Saleable Area: 1331.7 sq.ft.

Presidential Residences

1. Living/Dining Room: 12'9" x 23'4"

- 2. Balcony: 12'9'' x 5'1"
- 3. Master Bedroom: 12'0" x 17'7"
- 4. Ensuite Bathroom 3: 11'8" x 7'5"
- 5. Bedroom 1: 10'2" x 12'4"
- 6. Toilet: 4'11" x 7'5"
- 7. Bedroom 2: 11'10" x 11'6"
- 8. Ensuite Bathroom 2: 6'0" x 8'6"
- RERA Carpet Area: 1102.1 sq.ft.

RERA Balcony Area: 63.9 sq.ft.

Saleable Area: 1754.9 sq.ft.

COMPLETED PROJECTS



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LEGACY OF SERVICE

We are Columbia Pacific Management, a Seattle-based company with presence across healthcare, senior living, agriculture and much more. We acquired Serene Senior Care in India in 2017, so that we could offer unmatched value to our partners, residents and communities we serve. Today, we are India's largest senior living community with nine communities, five cities and 1600 homes.

Founded in 1989 by Seattle-based entrepreneur Daniel R. Baty and his sons, Stanley L. Baty and Brandon D. Baty, our 40+ years of experience in senior living and healthcare is well-established. Our hospital companies operate 28 hospitals and three clinics across India, China, Malaysia, Vietnam, Indonesia and Kenya. Columbia Asia, our hospital company in India, Malaysia and Indonesia, opened its first hospital here in 2005 and now has 11 modern, efficient multi-specialty hospitals in the country.



UNIT PLANS

ТҮРЕ	:	1 BHK SMALL (BOUTIQUE RESIDENCES)
RERA CARPET AREA	:	455.5 sq.ft
RERA BALCONY AREA	:	17.8 sq.ft
SALEABLE AREA	:	736.9 sq.ft



FLOOR PLANS

Disclaimer: The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities, and facilities, etc., are subject to change without notifications as may be required by the relevant authorities or the Developer's architect, and cannot form a part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE.

The brochure is conceptual and has been prepared based on the inputs given by the project architect, this may vary during execution. Project specifications, as in the final agreement, shall be considered binding for the buyers as well as the promoter. External colour schemes and landscape detailing may vary from the illustrations considering site conditions. Interior images and views of the surrounding neighbourhood may not represent the actuals as these could be digitally enhanced/altered. Furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All interior views do not depict the standard wall and ceiling colours, finishes, and also are not part of the offering. Dimensions mentioned in the brochure do not consider plastering thickness and there could be a marginal variation in the carpet area.

UNIT NOS.

WING B - 103-1003 WING B - 104-1004 WING B - 207-1007 WING B - 108-1008

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- 03 FURINTURE LAYOUT IS INDICATIVE ONLY
- OF SKIRTING / RAILING WIDTH
- 02 INDICATED BALCONY DEPTHS ARE INCLUSIVE
- NOTE 01 DIMENSIONS AND AREAS ARE EXCLUSIVE OF FINISHES AND PLASTERING AND ARE MEASURED FROM BLOCKWORK

UNIT PLANS

TYPE	:	1 BHK LARGE
		(PREMIER RESIDENCES)
RERA CARPET AREA	:	558.2 sq.ft
RERA BALCONY AREA	:	46.9 sq.ft
SALEABLE AREA	:	931.3 sq.ft



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OF SKIRTING / RAILING WIDTH

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UNIT NOS. WING A - 105-1005 WING A - 106-1006 WING B - 201-1001 WING B - 102-1002 WING B - 105-1005 WING B - 206-1006

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UNIT NOS. WING A - 103-1003 WING A - 104-1004 WING A - 207-1007 WING A - 108-1008

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UNIT PLANS

TYPE	:	2 BHK TYPE 1 (GRANDE RESIDENCES)
RERA CARPET AREA	:	826.6 sq.ft
RERA BALCONY AREA	:	57.6 sq.ft
SALEABLE AREA	:	1331.7 sq.ft





UNIT PLANS

TYPE	:	2 BHK TYPE 2
		(GRANDE RESIDENCES)
RERA CARPET AREA	:	826.6 sq.ft
RERA BALCONY AREA	:	57.6 sq.ft
SALEABLE AREA	:	1331.7 sq.ft



NOTE 01 DIMENSIONS AND AREAS ARE EXCLUSIVE OF FINISHES AND PLASTERING AND ARE MEASURED FROM BLOCKWORK 02 INDICATED BALCONY DEPTHS ARE INCLUSIVE OF SKIRTING / RAILING WIDTH 03 FURINTURE LAYOUT IS INDICATIVE ONLY



UNIT NOS. WING A - 102-1002

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UNIT PLANS

TYPE	:	3 BHI
		(PRESIDENTIAL RESIDENCES
RERA CARPET AREA	:	1102.1 sq.f
RERA BALCONY AREA	:	63.9 sq.f
SALEABLE AREA	:	1754.9 sq.f





UNIT NOS. WING A - 101-1001

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NOTE

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- OF SKIRTING / RAILING WIDTH
- 03 FURINTURE LAYOUT IS INDICATIVE ONLY



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RERA Registeration No.: PRM/KA/RERA/1251/446/PR/190809/002770. Website: https://rera.karnataka.gov.in

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