

**GERMAN
STANDARD
LIVING,
NOW IN
NORTH
BANGALORE**

ZRICKSCOM



Unishire Belvedere

Unishire Belvedere

premia

ZRICKS.COM

3 & 4 Bed Premium Condominiums
Off International Airport Road,
behind Manyata Tech Park (Hebbal);
North Bangalore

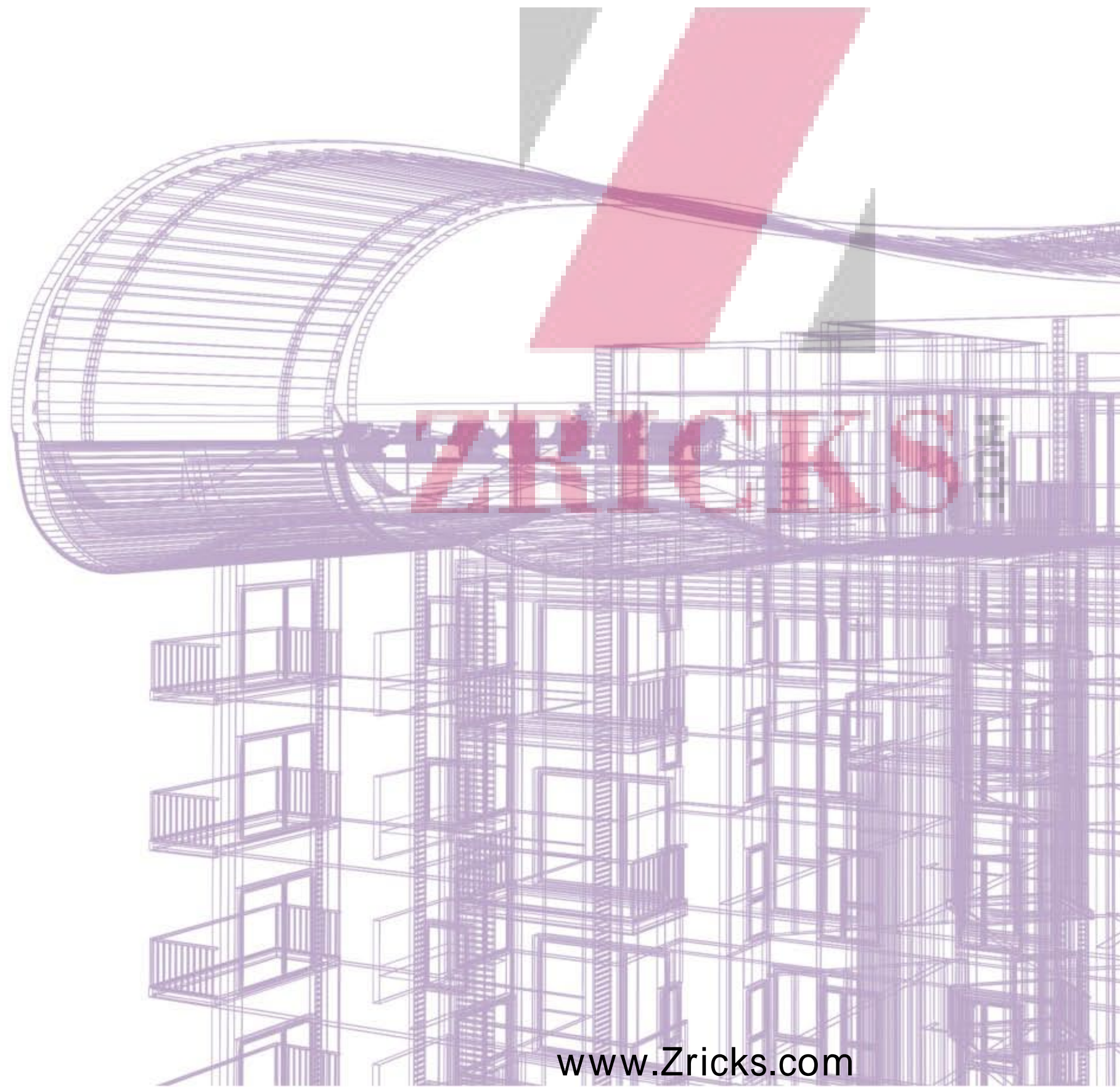
Die Kunst und Wissenschaft der deutschen Architektur...

The Art and Science of German Architecture...



Wundervoll verinnerlicht an Unishire Belvedere Premia

Wonderfully internalised at Unishire Belvedere Premia



What's so special about German architecture you may ask? Is it design? Is it aesthetics? Is it planning? Is it function or form?

Simply put, German architecture is known for connecting urban living with simple human needs like joy, delight and the eternal need to stay in tune with nature.

A union of tradition with modernity

Most modern German architecture found its roots in the Werkbund movement of 1907. An association of artists, architects, designers and industrialists, Werkbund was started with an aim to integrate traditional arts with emerging modern living. This gave way to a distinctive style which uses design to solve functional problems simply, yet elegantly.

Where innovation meets intuition

No matter how urban the living becomes human beings try to stay connected to their roots. At Unishire Belvedere Premia, the German architects have understood the Indian need for Vaastu in living spaces. Hence, the ultra-modern design is Vaastu compliant.

Quality ahead of time

Design may be unique or aesthetic but it's incomplete if its execution does not include respect for time. The design process in German Architecture includes complete coordination between the architects, the landscape designer, the air conditioning, electrical, plumbing and energy consultants who work as a team to address all aspects of building including system planning, design and construction to ensure on-time delivery at site. Needless to say compromise is a word that does not find a place in the entire process.

Respect for environment

One of the challenges of urban living is to meet mankind's need to stay connected to natural living. German architecture appreciates and respects the fact that traditional architecture was always green - in terms of design or the material used. Hence it puts an emphasis on ample natural light and ventilation. There is also the practice to design buildings that optimize on local ecology, use of local materials and most importantly that are built to cut power, water and material requirements.

Design that delights

German architecture believes that a building should be designed such that its occupants must have a reason to smile every day. This is evident at Unishire Belvedere Premia. Here the versatile and modernistic design approach gives shape to the wave-like form for the roof top swimming pool which will be the main attraction of the building that will greet occupants and visitors with its sheer visual appeal.



Chief Architect - Mr Martin Geskes, Planquadrat



“Architekten” behind Unishire Belvedere Premia



Based in (Darmstadt) Frankfurt, Germany, Planquadrat was founded in 1994 by three aspiring architects - Herbert Elfers, Martin Geskes and Jörg Krämer, with a vision to create landmarks which will inspire creativity, passion, optimism and fun.

Since then, Planquadrat has made its presence felt with their stunning planning and flawless execution.

Planquadrat India Private Limited was established in 2010 to usher in a wave of modernistic designs and solutions in the realms of architecture and urban planning.

Today Planquadrat operates from Frankfurt, Dubai, Abu Dhabi, Mumbai and Bangalore with more than 200 plus architects on board and numerous projects in their kitty across the Globe.

With their innovative thinking, meticulous planning, design aesthetics, Planquadrat promises to make Unishire Belvedere Premia, a living experience that's easily one of the finest in North Bangalore.

A few of Planquadrat's Global Works Showcase

Over the last 20 years Planquadrat has handled vast profile of projects and created landmarks across Europe, Middle East, Asia and India.

Design Philosophy

Modern thinking process in design solves functional problems simply and elegantly, resulting in honest timeless forms. Planquadrat believes in uncompromising performance centric designs with effective space utilization. It also understands client's aspirations for the space to ensure the delivery of a built environment which stems directly from the requirements of the occupants. Architectural Design is a journey and Planquadrat constantly strives to improve human living comforts through it.



Design Approach towards Unishire Belvedere Premia

Function follows form..!

Each space has been designed very minimalistic yet elegantly, providing functions of each space the utmost importance. Spaces have been crafted in a manner to use the maximum natural light and ventilation. Balconies/decks have been placed to give maximum interaction with the natural surroundings. The extra large balcony spaces for each home add to the luxury.



Redefining modern Indian living the German way

Welcome to truly international living, right here in the heart of North Bangalore. Discover a neo-luxury lifestyle brought to life by German Architects. Embrace the luxury of open spaces within and outside your home. Live an urban life which is close to natural surroundings. Let the aesthetics of planned spaces delight you on an everyday basis. Welcome to Unishire Belvedere Premia.

With just 68 units on 15 floors and spread over 1.15 acres, Unishire Belvedere Premia gives a new meaning to the luxury of privacy and your own space. The project further raises the luxury lifestyle quotient by offering Penthouses with large roof terraces.

A superb location, exactly on the wide New Jakkur Double Road (Model Road), the fact that it's equidistant from NH 7/International Airport Road and Thanisandra Main Road, Unishire Belvedere Premia puts you in a neighbourhood that is connected to everything that you desire.

Unishire Belvedere

premia



Eco-friendly German thinking for natural Indian living

Each Home is designed with your lifestyle and the environment in mind.

The Green Initiative

Built on the principle that what's good for the environment is good for you, too.

High quality, low energy consuming infrastructure to maximise cost savings to residents.

Each apartment makes the most of natural ventilation and sunlight, while reducing the heat gain from the sun with the use of Reduced Heat Gain Glazing.

Use of Porotherm Clay Blocks for external Walls – for ensuring thermal resistance, very high durability, all-weather proof, better finish and sound absorption, etc.

Efficient Lighting Systems for the Common Areas including Basements: Leading to Reduction in Connected Lighting Load from standards by 30%.

Solar Power for Common Areas as an energy saving measure and to conform to the standards of eco-friendly living.

Water Efficiency at Individual Home Level: Each Home will consume at least 45% less water just by installation of High Quality, Low Flow Water Fixtures like Dual Flush WCs, Faucets, Kitchen Sink Faucets, Showers.

Low VOC product ensures Each Home breathes clean, fresh air.

All these above Green Initiatives at Unishire Belvedere Premia seek to attract Gold Rating by Indian Green Building Council (IGBC).

Apart from Eco-living concept, the project is also designed keeping in mind the convenience of the Differently Aabled. Entire common area is designed for easier access and manoeuvrability, with the help of non-slippery finishes and handrails. All the Lifts are provided with Braille and Audio assistance. Reserved Restrooms in common areas designed as per standards.



por emla



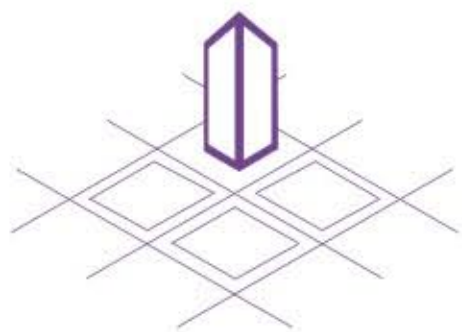
**Equidistant from NH 7/Bangalore
International Airport Road and
Thanisandra Main Road**



In compliance with nature and your heart

Thanks to German planning, all material used at Unishire Belvedere Premia is eco-friendly. The entire design is meant to be a part of the natural surroundings. With 82% open spaces and just 18% building footprint, you will feel abundance of natural light, air and openness all around. Besides, features like rain-water harvesting and solar power charging for common areas you will always feel that you are contributing to the preservation of resources even as you revel in luxurious living.

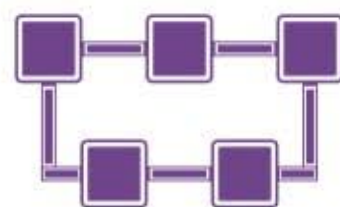
Salient Features



82% Open Space
18% Building Footprint



Vaastu Compliant
Design



Only 5 Homes per floor -
keeping your privacy intact



Spacious Homes -
for your maximum comfort



Large Balconies/Deck
attached to Living/
Master Bedrooms



Automation Ready Homes,
conforming to the
global Indian's living standard



Where innovation meets thoughtful planning

With 5 units on each floor, living at Unishire Belvedere Premia really takes privacy to another level. The provision of three lifts promises smooth movement at all times. All homes offer excellent finish and spacious interiors. They are automation ready and replete with other convenient features.

Salient Features



Convenience in Vertical Movement - 3 Lifts for just 68 families



Wheel Chair access for all the areas



Centralized Gas Banking



Car Charging Points/Bays



Parking Facility - 2 Cars per home



Boom Barriers, Access Control, Vehicle & Gate Management System

premia

Designed to delight you daily

Designed by German architects, Unishire Belvedere Premia has a unique crowning glory. Its wave like top of the roof-top infinity pool is a unique attraction that will greet you every day. The spacious balconies attached to all living rooms will give the real feel of extended living spaces as you bask in the comfort of your home. Additionally the unit design will delight you with plenty of spaces within each area of your home.



Unishire Belvedere

premia

for
remla

Leisure unleashed

What do you want to do when you are free? Be indoors and enjoy a game of cards or pool? Head to a gym or the rooftop pool to beef up your muscles? Play basketball? Or simply gather with your like-minded neighbours in common meeting areas. You can have it all at Unishire Belvedere Premia.



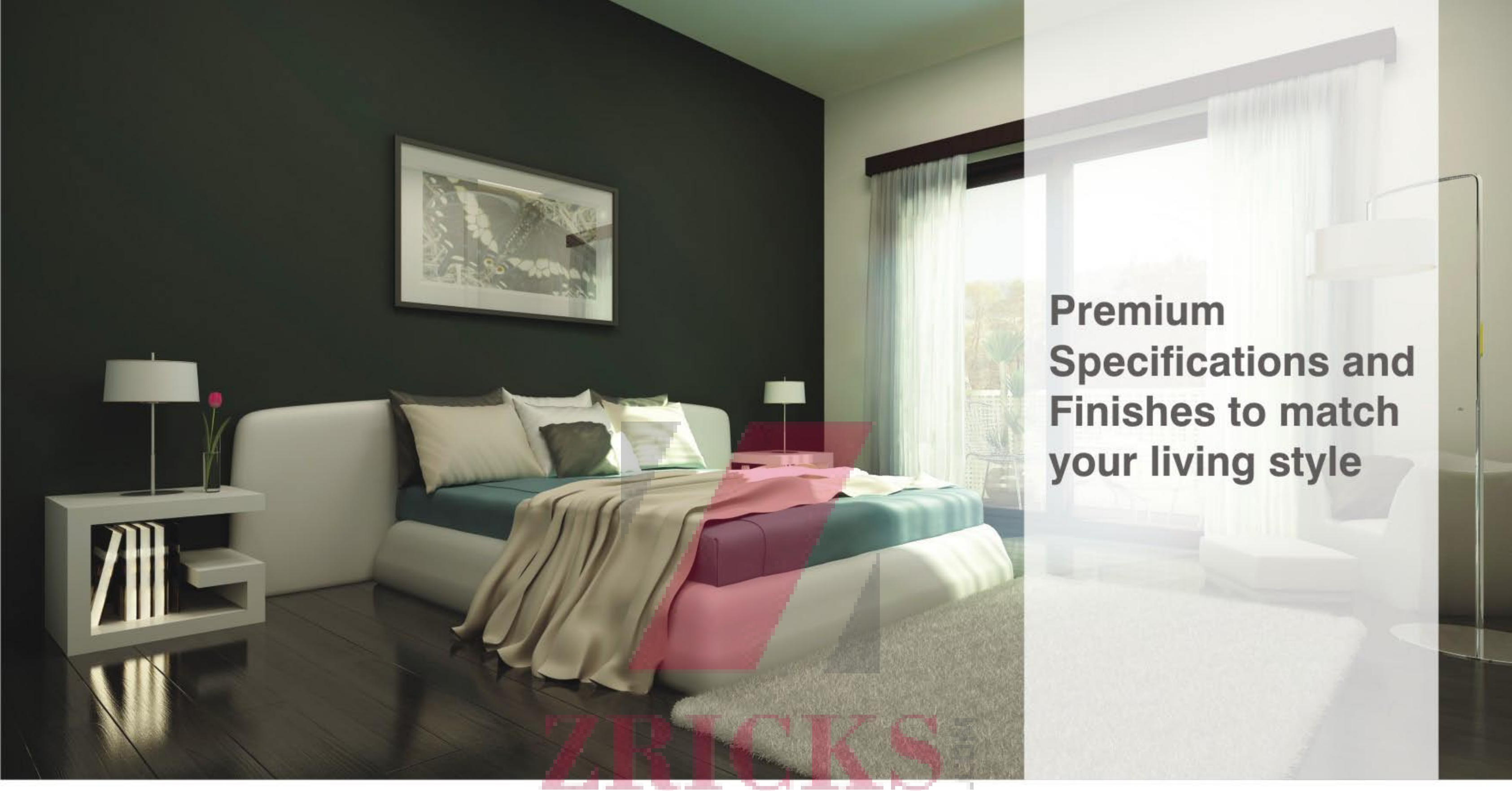


Club Facilities and Amenities



Fully equipped Fitness Center
Indoor Games - Snookers, Table Tennis, Board Games
Basketball Pole | Party Hall | Business Center
Kids Play Area | Creche

Car Charging Point | Multi-level Car Parking in basement
Centralized Gas Banking | Rain Water Harvesting
Grey Water Recycling | Solar Power for Common Areas
Garbage Chute | High Security Automation Facility
Boom Barriers & Access Control



Premium Specifications and Finishes to match your living style

ZRICKS

Structure & Walls

RCC Framed Structure with Concrete Block Masonry for internal walls / Porotherm Clay Blocks for the external Walls – Thermal resistance, Very high durability, All-weather Proof, Better Finish, Sound Absorption, etc

Flooring

Master Bedroom - premium laminated wooden flooring
Living / Dining - vitrified tiles (premium series)
Kitchen / Bedrooms - vitrified tiles
Toilets / Balconies - anti-skid ceramic tiles
Utility - ceramic tiles

Doors

Main Door - Teak Wood frame with flush shutters
Other Doors - Hard Wood Frame with flush shutters
Toilet Doors - Hard Wood Frame with Water-proof flush shutters

Windows

Powder Coated Aluminium / UPVC Windows; single low-emissivity hard coated glass

Kitchen

Granite counter with stainless steel sink; Dado upto 2'0" above counter top

Bathrooms

Ceramic tiles dadoing upto false ceiling height;
Water closet, Concealed Tank, Wash Basin & Faucet, Health Faucet - ROCA / JAQUAR / ARTIZE / HINDWARE or equivalent

Master Bathroom

Wash Basin with counter

Lifts

3 Nos. Lifts (2 Nos. passenger and 1 No service lift)
Braille and Audio assistance

Staircase and Common Areas

Flooring - Tiles / Granite
Designed for Differently Abled - non slippery finish; handrails; ramps; reserved restroom

Electrical

Anchor Roma / Finolex or equivalent switches & wires; Suitable safety measures like ELCB & MCB for each unit; Adequate number of light & fan points in all rooms;
Efficient light systems - Occupancy sensors and astronomical switches proposed

Painting

Low VOC paints, adhesives, sealants and finishes only

Green Initiatives

IGBC Gold Rating standard; Grey Water Recycling; Rain water harvesting; Solar power for Common Areas; Low flow water fixtures; 2 Bathrooms of each home supplied with Solar hot water; Car charging points; Outdoor lighting powered by Solar PV Panels; Insulated roof terrace; Solid waste management

Master Plan

1. Entry / Exit
2. Entrance Lobby
3. Car Parking
4. Roof-top Swimming Pool
5. Pool Deck
6. Children's Play Area
7. Security Office
8. Services



Meticulous Space Planning,
keeping your maximum
comfort in mind

Typical Floors



Unishire Belvedere
premiada

Floor Plans



KEY PLAN

TYPICAL APARTMENT NOS
101 301 501 701 901 1101 1401
4 BHK SIMPLEX
4 BEDROOM + 4 TOILET
SUPER BUILT UP AREA 2196 SQFT



KEY PLAN

TYPICAL APARTMENT NOS
104 304 504 704 904 1104 1404
3 BHK SIMPLEX
3 BEDROOM + 3 TOILET
SUPER BUILT UP AREA 1747 SQFT



KEY PLAN

TYPICAL APARTMENT NOS
102 302 502 702 902 1102 1402
4 BHK SIMPLEX
4 BEDROOM + 4 TOILET
SUPER BUILT UP AREA 2286 SQFT



KEY PLAN

TYPICAL APARTMENT NOS
105 205 305 405 505 605 705
805 905 1005 1105 1205 1405
3 BHK SIMPLEX
3 BEDROOM + 3 TOILET
SUPER BUILT UP AREA 1782 SQFT



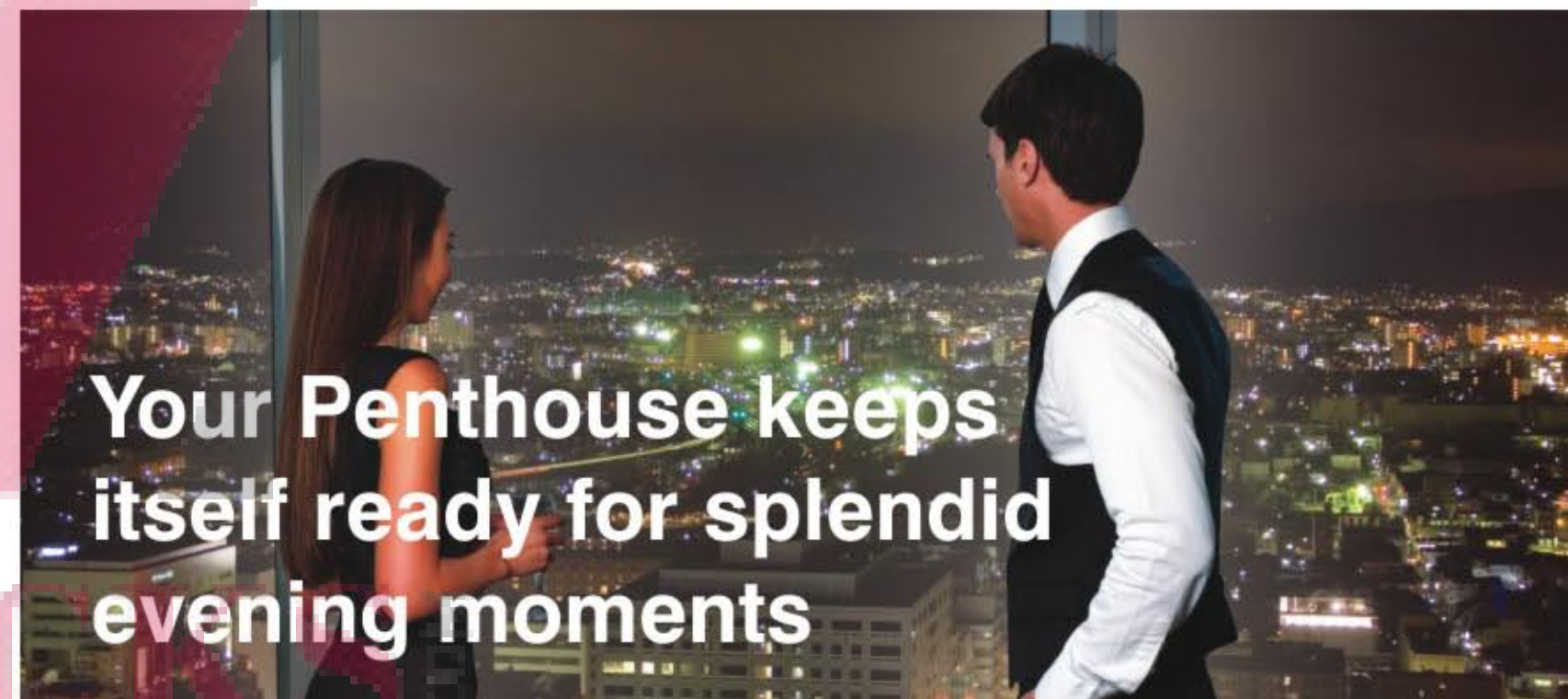
KEY PLAN

TYPICAL APARTMENT NOS
103 203 303 403 503 603 703
803 903 1003 1103 1203 1403
3 BHK SIMPLEX
3 BEDROOM + 3 TOILET
SUPER BUILT UP AREA 1806 SQFT



KEY PLAN

TYPICAL APARTMENT NOS
201 401 601 801 1001 1201
4 BHK SIMPLEX
4 BEDROOM + 4 TOILET
SUPER BUILT UP AREA 2158 SQFT



The most coveted locale

premia



Key Distances



To Hebbal Flyover/Columbia Asia Hospital/
Esteem Mall/RMZ Latitude/Godrej/
Brigade/Prestige/Bearys/Embassy -
8 min. drive



Main Road to Manyata
Tech Park - 3 mins. drive,
Back Road to Manyata
Tech Park - 2 mins. drive



To NH-7/
Airport Road -
3.5 mins. drive



Bangalore International
Airport - 20 mins. drive



Proximity

Work Place

Situated in a locale which is
considered as the future Central Business
District of Bangalore.

IT/ITES - IBM, Philips, Fidelity, NXT,
Tech Mahindra and many other MNCs -
all housed in Manyata Tech park;
Kirkoskar Business Park
Pharma - Astra Zeneca
Public Sector - BEL Corporate Office

Apart from the above, there are quite a
good number of under development and
proposed large SEZs in close vicinity

Healthcare

Columbia Asia Hospital,
Baptist Hospital,
Dhanvantri Hospital in
the near vicinity.

Utilities

Banks & ATMs, Petrol Pumps,
Places of worship etc too are
in close vicinity

Educational Institutions

Various reputed institutes of
North Bangalore such as
Euro School (Now VIBGYOR),
Vidya Shilp Academy, DPS,
Canadian Intl. School, Ryan Intl. School,
Vidya Niketan School, Diana College,
ICICI Manipal Academy,
KNS Institute of Technology,
Reva Institute of Technology &
Management etc are easily accessible

Shopping & Entertainment

Present in the neighbourhood,
for your lifestyle needs, are
Esteem Mall, MSR Regalia Elements,
RMZ Mall, Lumbini Garden, Cafes &
Restaurants, Star Hotels like
Hyatt, Oberoi, Four Seasons etc

Developed Residential Proximity

Well developed residential localities like
Sadashivnagar, RMV, HRBR Layout,
Kamanahalli, R T Nagar, Hennur etc
are just few kilometers away

Spreading acres of joy



Unishire Homes. Where every storey tells a happy story.

Right from our inception in 1987, under the guidance of Mr Kirti Mehta, we have always believed in redefining real estate and creating benchmarks for others to follow. From the word "go" we have made our customers the centre of our universe and our *raison d'être*. Whatever we do is driven by the needs, dreams and aspirations of our customers.

UNISHIRE as the name states, stands for Unique Communities (UNI - Unique | SHIRE - Community).

This is the reason why we think beyond four walls and beyond brick and mortar. We understand that when someone buys a house, he or she also lays a foundation for being part of a community.

At Unishire, we think of the individuals as well as everything that surrounds their daily lives.

This has helped us create and offer international living standards to the global Indian who aspires to provide the best to their loved ones.

Where "U" Comes Before "I"

We exist for our customers. Our planning is born out of their dreams. Our innovations are inspired by their aspirations. Our ethics are based on the values our customers cherish. Our attention to detail is driven by their wish to offer the best to their loved ones.

Designing Delights

At Unishire, we invest considerable time and effort in achieving architectural finesse in each of the projects that we conceive and implement. We focus on achieving trend setting aesthetics without compromising on quality and the functional convenience of our structures.

Most of our designs are Vaastu compliant, besides adhering to all applicable standards of construction and quality. Our designs proactively address concerns such as privacy, the need for natural light, ventilation and durability.

Most importantly, we believe in being unique.

Current Projects



Unishire Terraza
Homes with Private Terraces
Behind Manyata Tech park;
North Bangalore



Unishire Atrium
2/3 Bed Room
Luxury Apartments
At Jakkur, off NH 7;
North Bangalore



Unishire Esplanade
Ultra-modern Townhouses
Off Thanisandra Main Road
near Manyata Tech park;
North Bangalore



Unishire Porte Fenetre
3/4 Bed Room Duplex Homes
At HSR Layout, Sector 2;
South Bangalore



Unishire Belvedere - Signature
Super Luxury Condominiums
Off International Airport Road,
behind Manyata Tech park;
North Bangalore



Unishire Skyvillas
High-rise Premium Condos
On Thanisandra Main Road
near Manyata Tech park;
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Approvals

All relevant NOC's received (AAI, KSPCB, FIRE, BWSSB, BESCOM, BSNL)

BBMP Approved
(BBMP/Addl.Dir/JD NORTH/0399/12-13)

Home Loans available from leading
National & Private Housing Financial
Institutions(HFI's) / Banks

CREDAI
BENGALURU



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Visual representations are indicative only. 3D views are
artist's impressions only. Developer reserves the right to
change/modify any plan, feature without prior notice.



Spreading acres of joy

A Project by

UNISHIRE SKYSCAPES LLP
36, Railway Parallel Road
Nehru Nagar, Kumarapark West
Bangalore - 560 020
Tel: +91(0) 80 2346 1715/16

Site Address

Sy. 24/3, Srirampura Village
Yelahanka Hobli
Bangalore North Taluk

www.unishire.com

Contact

+91 9243 555 755

www.unishirebelvedere.com/premia

www.Zricks.com