



LIMITED EDITION DUPLEX HOMES
AT NORTH BANGALORE



**UNLIMITED
HAPPINESS
IN STORE**

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WELCOME TO PANAMERA

UNISHIRE PANAMERA is a boutique 32 home Limited Edition residential enclave spanning 8 floors, comprising of Duplex 3 & 4 BR Apartments situated on a beautiful 60 feet wide road behind Manyata Tech Park, North Bangalore. All homes are large, spacious, airy, well-lit and efficiently designed to offer maximum livable space and unhindered views of the beautiful environs. A modern Club House "neo" with its unique façade & design is equipped with the best of amenities one could desire. Additionally, every home boasts of top-of-the-line specs and finishes to bask you in complete luxury.

Situated behind the IT SEZ 'Manyata Tech Park', this location is one of the most sought-after neighbourhoods in Bangalore that is developing at a very rapid pace. Numerous Commercial Establishments, Entertainment Hubs, Malls, Educational Institutions and Health-care Centers are at immediate vicinity and several under development. The most important facet of this location is its close proximity to the Hebbal Flyover, Outer Ring Road (ORR), Bangalore International airport (BIA) and the Peripheral Ring Road (PRR) which entails easy access to all parts of Bangalore. With several infrastructural development activities under progress, this location is the destination of tomorrow.

UNISHIRE
panamera

Behind Manyata Tech Park,
North Bangalore





**PLUSH DUPLEX
RESIDENCES WITH
DOUBLE HEIGHT SPACES**

Double height in select apartments only.

www.Zricks.com



**OPULENT HOMES
BEFITTING YOUR
LIFESTYLE**



KEY FEATURES AT PANAMERA FOR YOUR CONVENIENCE & COMFORT



Charging Point in the basement

Considering the ever increasing fuel prices and depletion of natural resources, in the near future electric/hybrid vehicles would garner prominence and hence the foresight. Additionally, this socket could also be used to power ancillary devices required for vehicular maintenance and care.

Images are representative only.



Business Centre

Be it weekdays or weekends, odd hours or regular hours, you might require an urgent printout or send/receive email or fax; the business center is fully equipped to offer all.



Laundrette

A common laundry facility for residents to wash clothes; a community amenity unlike other for your convenience.

Crèche

Fully equipped child-care centre to take care of your children while you are away and let them frolic in an array of fun things on offer.



Panic Switch/Button

There might be instances when children/older/handicapped might be at home alone without any assistance and they could make use of this facility when the need arises whereby the security room/neighbours could be alerted.



DTH & Internet Connection Provision

Wiring for DTH and Internet have been built-in to ensure that none of the DTH dish antennas/peripherals intrude into your private balconies and are located only on the common terrace above.

CCTV Surveillance

Cameras are located at key points to monitor and ensure round the clock security and surveillance.



High Railings for Safety

Safety is of utmost importance and to ensure the same, all balcony railings are designed in a manner that they are of adequate height and mishap-free.



Organized Garbage Collection

Special garbage bins/niches are provided on every common corridor which would be cleared on a regular basis helping you maintain, manage and effectively dispose waste without personal intrusion.



Minimum Split-Level Landscaping

In order to ensure easy and trouble-free access to older/handicapped residents, majority of the areas are designed in a manner that there are very few split levels and adequate ramps are provided for effortless movement.



Mosquito Mesh in Windows

Ample open spaces and adorning green zones are fine but the evenings could attract mosquitoes and hence the provision of a mesh for all major windows.



No Utility or Kitchen facing External Façade

All kitchens and utilities are designed internally without any external visibility in-order to avoid the ugly sight of clothes being hung for drying, washing or any other convenience facility that might blemish the beautiful façade.



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**KEY FEATURES AT
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French Windows

Large, eco-friendly, noise-reduction, ease-of-use and zero-maintenance windows adorn all homes to ensure ample natural light & ventilation and above all, append the overall aesthetic proportion.



Wooden Staircase Treads

The treads for all internal staircases would be of wooden finish/timber imparting a soft, natural and a warm feel which not only reduces tiredness while climbing but also enhances the aesthetics of the home.



Every Room with a View

Be it from the living or the bedrooms, every home has been designed to offer beautiful unhindered views of the serene environs enveloping Panamera.

Hometheatre/Personal Space

An exclusive family zone has been integrated on the upper levels of each home* and could be used as a Home-Theatre Space, Library, Gaming Room, Bar, Music Room or of any other personal interest.



Additional Hardwares in all Doors for Convenience

All doors would encompass supplementary hardware fittings to ensure safety, ease of use and superior handiness.

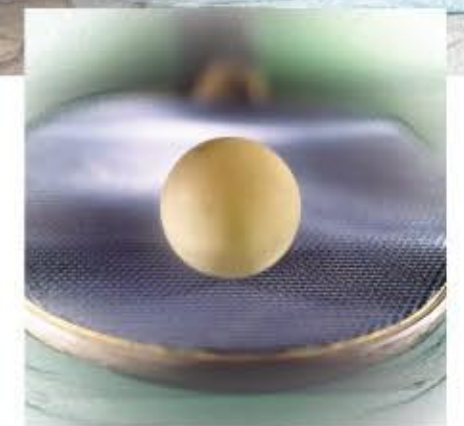


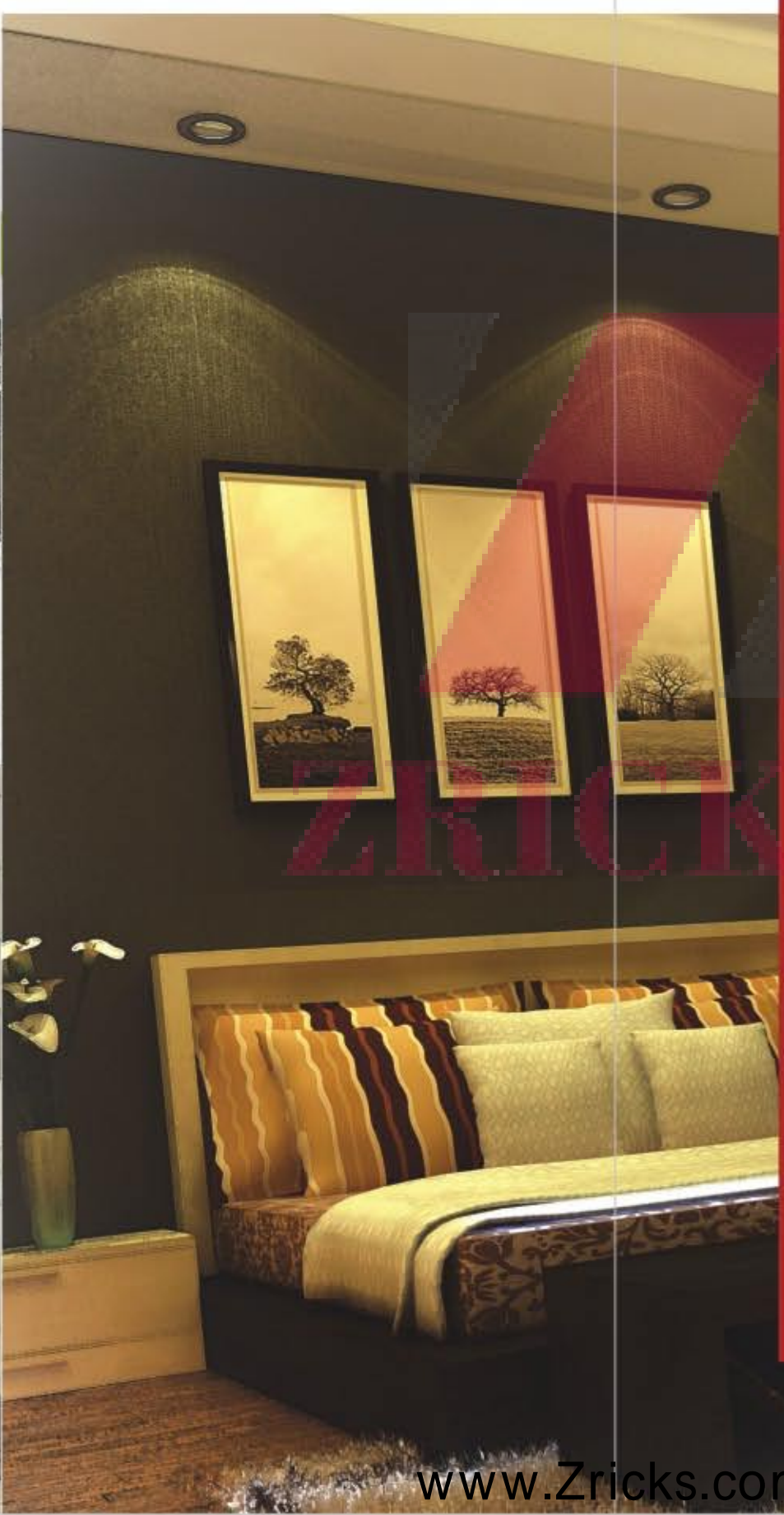
Provision For Chimney Exhaust Outlet

Every kitchen has the convenience of a chimney point with an exhaust pipe outlet to offer convenience.

AMENITIES FOR YOU

- ▶ Sparkling Swimming Pool
- ▶ Fitness Center
- ▶ Steam, Sauna & Jacuzzi
- ▶ Crèche
- ▶ Launderette
- ▶ Business Centre
- ▶ Virtual Gaming Zone
- ▶ Dedicated Jogging Track
- ▶ Indoor Games
- ▶ Table Tennis
- ▶ Snooker/Pool Table
- ▶ Internet, Intercom & DTH Connection
- ▶ CCTV Surveillance with 24/7 Security
- ▶ Children's Play Area
- ▶ Party Area with Covered, Semi-covered & Open Space
- ▶ Elegant Entrance Gate-way
- ▶ Generator Back-up
- ▶ Organized Garbage Collection Spaces
- ▶ Driver/Servant Toilets





PREMIUM SPECIFICATIONS



Structure & Walls
Seismic Zone II complaint RCC Framed Structure with consideration of Wind load.
Walls - Concrete Block Masonry with smooth finished plastering.
Basement with all safety norms including fire truck load, etc.



Flooring
Master Bedroom - Laminate Wooden Flooring
Living/Dining/Bedrooms/Foyer/Kitchen - Vitrified Tiles 2'x2' paper joint
Toilets - Designer schemed Ceramic Tiles
Utility - Ceramic tiles



Doors
Main Door - Teak Wood frame with teak finishes paneled shutters
Bedrooms/Toilet Doors - Sal Wood/Hard Wood with membrane pressed shutters
Common area Doors - Both side laminated doors



Hardware
Brass/steel hinges with brass-made required hardware for doors, with essential additional safety



Windows
UPVC Sliding Windows with mosquito mesh shutters



Kitchen
Granite platform, flexible to suit individual needs, with stainless steel sink;
Dado 2'6" above platform. Provision for Water Filter, Instant Water Heater and Electric Chimney Points and Exhaust pipe; including additional Points required for appliances.



Toilets
Jaquar/equivalent C.P. Fittings;
Sanitary Ware - White/off white colored well finished.
Designer scheme Ceramic Tile Dado upto 7'0" height.



Large Capacity Lifts
8/10 passenger capacity lifts of reputed make - 2 numbers
With all safety norms and elegant interior panels



Staircase
Common - Granite/Kota risers and steps with MS railing; Internal with Wooden finish/Timber treads



Electrical
Anchor or equivalent wires with fire proof quality; Anchor or equivalent make switches with fire safety
Provision of DB with Havell or equivalent MCB and main switch, With master bed AC point and geyser point in every toilet. Adequate number of light & fan points in all rooms; 1 TV, 1 Telephone point in Bedrooms and Living Room



Generator Backup
100% for common areas; Average 1 KW for 3 bed and 1.25 KW for 4 bed units



Painting
Weather-proof paint for external walls; Emulsion for internal walls;
Enamel for MS Grill; Polish for main door shutters



Solar & Water Harvesting
Provision for Solar water heater;
Rain water harvesting for utility purpose or bore recharge

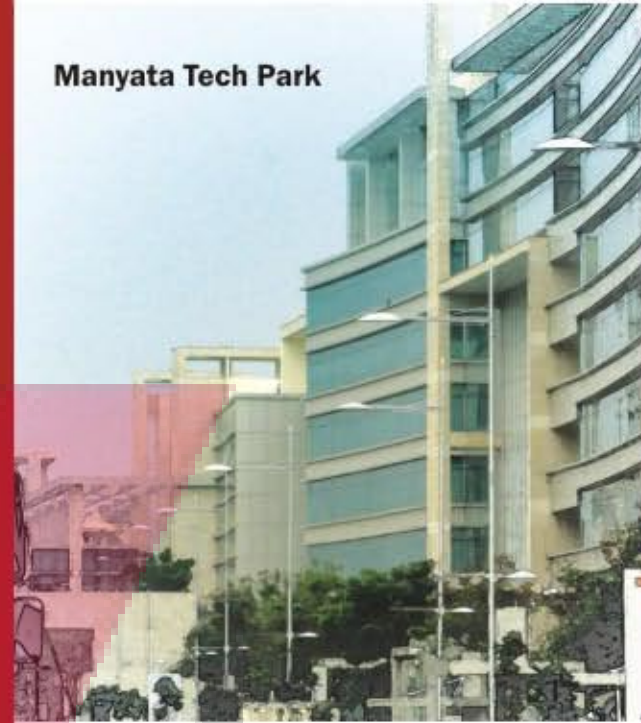


Intercom/TV/Phone/Internet facility
Extension in every flat, connected to security/club house/every flat.
Same instrument for phone line.
Option of using same telephone line for internet.
Provision of DTH TV Connection wiring in every flat with dish provision on terrace

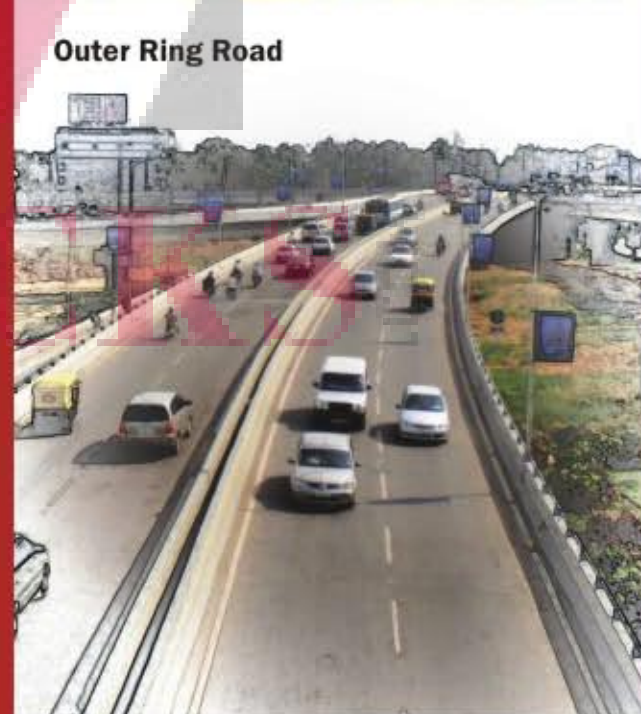
LOCATION MAP



Manyata Tech Park



Outer Ring Road



LOCATIONAL HIGHLIGHTS

- ▶ Located just behind IT SEZ 'Manyata Tech Park' which houses premier MNC's such as IBM, Phillips, Cognizant Technologies, Fidelity Services, Alcatel-Lucent and many more
- ▶ Minutes away from the Outer Ring Road (ORR), Thansandra Main Road, NH-7 and the proposed Peripheral Ring Road (PRR)
- ▶ Easy and convenient access to the Bengaluru International Airport (BIA) and also the City Center which are just minutes away
- ▶ Premier Educational Institutions in the vicinity such as Vidyashilp Academy, Euro School, Vidya Niketan School, Ryan International School, Canadian International School, Delhi Public School, BMS Institute of Technology, Jain Heritage School, Seshadripuram College, Sindhi School, ICICI Manipal Academy, Reva Institute of Technology & Management and many more
- ▶ Hospitals in the vicinity comprising of Columbia Asia, Kaveri, Baptist and Dhanvantri



An artist's impression.

**EXQUISITELY DESIGNED
FAÇADE**

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CLUB **neo** AT PANAMERA

An architectural delight with amazing features



MASTER PLAN

1. Entrance Plaza
2. Clubhouse
3. Swimming Pool
4. Jogging Track
5. Drive-way
6. Paved Path-way
7. Kids Play Area
8. Landscaping
9. Security Cabin



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PANAMERA FLOOR PLANS



Lower Level

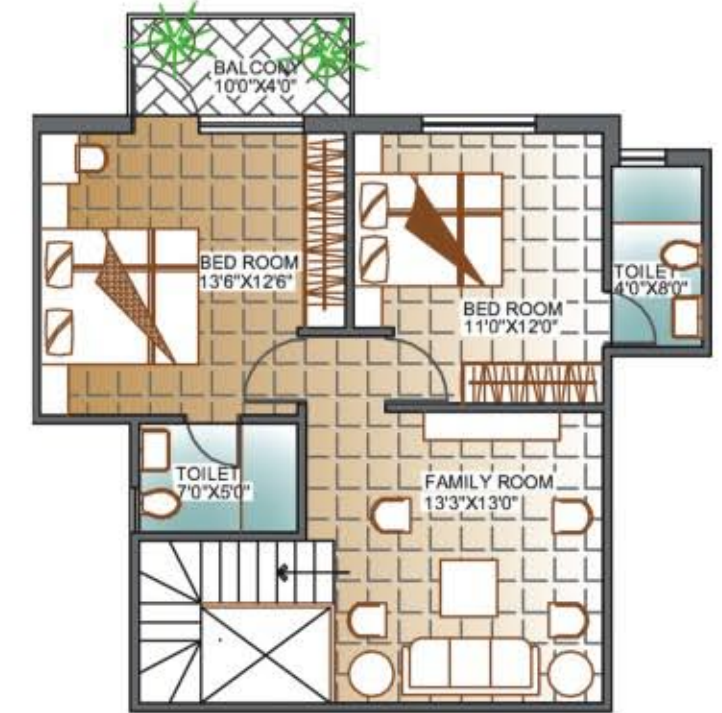


Upper Level

A 001/201/401/601
4 BR + 4 Toilet & Family Room
Area : 2243 sq.ft.



Lower Level



Upper Level

B 001/201/401/601
3 BR + 3 Toilet & Family Room
Area : 1772 sq.ft.



Lower Level



Upper Level

A 002/202/402/602
4 BR + 4 Toilet & Family Room
Area : 2243 sq.ft.



Lower Level



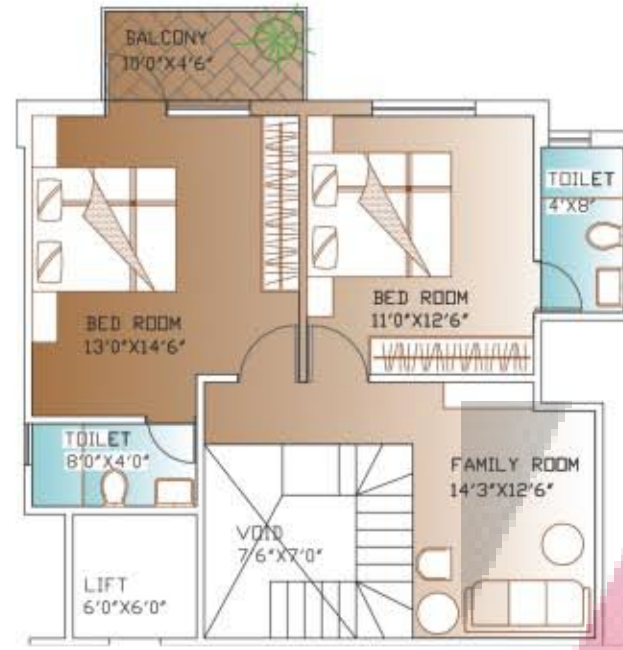
Upper Level

B 002/202/402/602
3 BR + 3 Toilet & Family Room
Area : 1772 sq.ft.

PANAMERA FLOOR PLANS



Lower Level



Upper Level

C 001/201/401/601
3 BR + 3 Toilet & Family Room
Area : 1798 sq.ft.

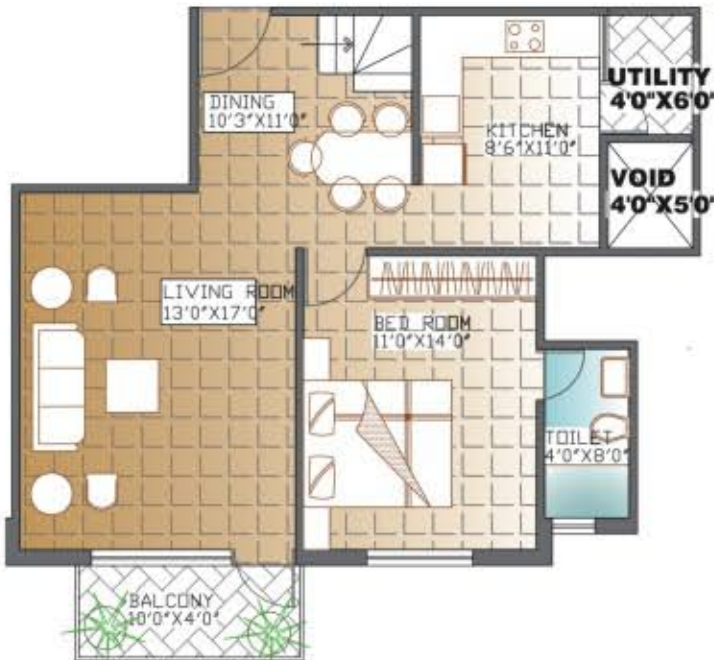


Lower Level



Upper Level

D 001/201/401/601
3 BR + 3 Toilet & Family Room
Area : 1837 sq.ft.



Lower Level



Upper Level

C 002/202/402/602
3 BR + 3 Toilet & Family Room
Area : 1811 sq.ft.



Lower Level



Upper Level

D 002/202/402/602
3 BR + 3 Toilet
Area : 1711 sq.ft.



Happily delivering happiness, always.

At UNISHIRE, we strive to develop distinctive projects by thinking different, thinking ahead and breaking out of the clutter to offer the best one could desire, in terms of lifestyle and living standards. We are constantly widening our horizon by making a holistic contribution to lives across.

Developing communities since 1987

Hundreds of satisfied customers

Timely delivery of all past projects

Principles based on integrity, transparency & ethics



Projects in the Pipe-line

The Ledge II

Jakkur (Yelahanka), North Bangalore

The Ledge III

Jakkur (Yelahanka), North Bangalore

UNI AVALON

Nehru Nagar, Central Bangalore

UNI NILAYAM

Vijay Nagar, Central Bangalore

High-rise 3/4 Bed Apartments

Nagavara, Opp. Manyata Tech Park, North Bangalore

Value 2/2.5/3 Bed Homes

Thanisandra Main Road, North Bangalore

High-rise 2/3/4 Bed Apartments

Hennur Main Road, North Bangalore

On-going Projects

Unique Features



Go Karting



Miniplex



Tree House



Luxury 2/3/4 BR Apartments & Duplexes at Jakkur (Yelahanka)
www.theledge.in



Exclusive 4 BR Townhouses behind Manyata Tech Park



CONSULTANTS BEHIND

UNISHIRE PANAMERA is backed by a team of highly reputed and well established consultants with a host of projects to their credit.

Architect : Kunal Bhatt

Landscape Design : Unishire Consultancy Services LLP

Structural & Services : Kinetix Solutions Pvt Ltd

Project Management : Unishire Constructions LLP

Legal : JayPee Associates Law Firm

Digital Media Consultants : Orange Info Media

Branding & Advertising : Ubiquitas

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