





## Distinguished. Distinctive. Different. Presenting Unishire Pálazzo.

Unishire Group takes legitimate pride in presenting yet another feature-rich project Pálazzo on New 80 Ft. Jakkur Double Road, North Bangalore.

Exuberant as it sounds Pálazzo means *impressive private residences*. With well laid-out plans stretching out to wide over-hanging balconies that overlook vast green expanses, Pálazzo promises to meet every contemporary whim of the new-age home buyer.

A short drive from Manyata Tech Park or for that matter International Airport Road/ NH 7, Pálazzo offers homes in a variety of 2, 2.5 & 3 BHK configurations.

105 spacious homes (approx 1214 - 2376 sft) | great panoramic views | top-of-the-line features | vastu compliance | sky-lit central atrium | "Gold" standard green homes | tranquil location are just a few key highlights among many that are in store.

*Isn't it time to indulge early?*

*You deserve it!*

# ZRICKS



Front perspective view





## Lifestyle at a high - “Panorama balconies”

Located in one of the most happening parts of North Bangalore, **Unishire Pálazzo** has the privilege of being nestled amid very serene surroundings and no high-rise clutter around to mar the skyline. The views are simply breathtaking!

Relax with your loved ones in the “panorama balconies” once you are back home. And yes, take life to a different high altogether.

*You deserve it!*



*Actual shot of the surrounding*

[www.Zricks.com](http://www.Zricks.com)



# Blending trend and design to create Unishire Pálazzo

Aesthetic elevation design, meticulous space planning, sky-lit central atrium, ample natural light & ventilation, beautifully designed roof-top gardens & sit-outs, attention to finer details, automation-ready homes are some of the most appealing features at Unishire Pálazzo.

*Shift gear to move into the exuberant mode. And get value for your money.*

*You deserve it!*



Corner perspective view



Aerial view

UNISHIRE  
Pálazzo

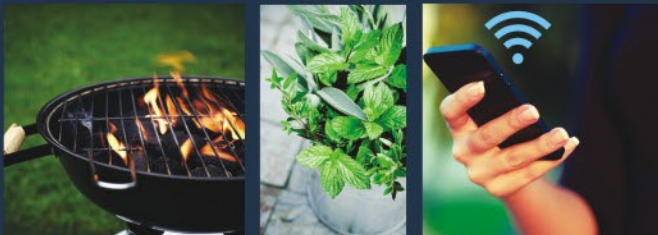




Swimming pool view



## Proposed Amenities

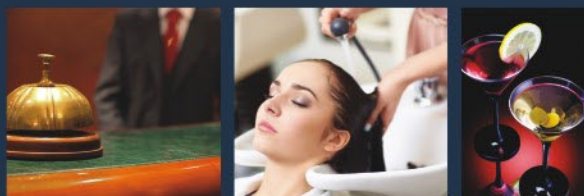


**Front Office:**  
Grand Entrance with visually connected spaces and well designed Reception Lounge with Concierge & Bell Desk

**Club House:**  
Infinity Swimming Pool with large deck area  
Fully-equipped Gym  
Indoor Play area  
Squash Court area  
Snooker club  
Table Tennis  
Chess & Carom Board  
Provision for Spa & Salon

**Terrace Sky-lounge:**  
Herbal/Organic garden  
Skywalk  
Barbeque area  
Bar Counter  
Outdoor Gathering & Relaxation area

Wi-Fi Enabled Spaces



## Proposed Specifications

**Structure & Walls**  
Seismic Zone II complaint RCC Framed Structure with Concrete Block Masonry for Internal Walls & Porotherm Clay Blocks for External Walls

**Flooring**  
Master Bedroom - Laminate Wooden Flooring;  
Living/Dining/Bedrooms/Foyer/Kitchen - Vitrified Tiles;  
Toilets/Utility - Anti-skid Ceramic Tiles

**Doors**  
Main Door - Teak Wood Frame with Flush Shutters;  
Other Doors - Sal Wood Frame with Flush Shutters;  
Toilet & Terrace/Balcony Doors - Sal Wood Frame, Water-Proof Flush Shutters;  
Hardware - Brush finish Hardware for all doors

**Windows**  
Powder Coated Aluminium/UPVC Sliding Windows with provision for Mosquito Shutters

**Kitchen & Utility**  
Granite Platform with Stainless Steel Sink; Dado 2'0" above Platform; Provision for Water Filter and Electric Chimney Points; Provision for washing machine point in Utility

**Toilets**  
Grohe/Jaquar/equivalent C.P. Fittings; Elegant Sanitaryware of reputed make

**Lifts**  
Large Capacity Lifts of reputed make

**Staircase**  
Granite/Kota risers and steps with MS railing

**Electrical**  
Anchor Roma/Finolex/equivalent Switches & Wires; Suitable safety measures like ELCB & MCB for each unit; Adequate number of light & fan points in all rooms; 1 TV, 1 Telephone point in Bedrooms and Living Room; Adequate Generator Back-up for common areas and individual units

**Painting**  
Weather-proof Paint for External Walls; Emulsion for Internal Walls; Enamel for MS Grill

**Solar & Water Harvesting**  
Provision for Solar Water Heater & Rain Water Harvesting as per Statutory Approvals

Intercom Facility for each apartment

Automation-ready Homes

Green Initiatives as per "IGBC Gold standard" norms

Amenities and specifications are tentative and subject to change. Visuals are representative only.



A prized location,  
minutes away from  
Manyata  
Tech Park



Manyata Tech Park



International Airport Road / NH 7  
(Elevated Expressway)





*all that you deserve*

**ZRICKS**

**UNISHIRE SKYSCAPES LLP**

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

[www.unishire.com](http://www.unishire.com)

| ISO 9001 : 2008 Certified |

Site Address:

Sy No. 24/2, Srirampura Village  
Yelahanka Hobli  
Bangalore North Taluk

**+91 9243 555 755**

[sales@unishire.com](mailto:sales@unishire.com) | [www.unishire.com](http://www.unishire.com)

Spreading acres of joy



The brochure is purely conceptual and not a legal offering. 3D views are artist's impressions only. Other visuals are representative only. Elevation, plans, areas, facilities & amenities, specifications are tentative and may be subject to change at the discretion of Developer. Location time mentioned are approximate. \*IGBC Gold rating proposed on completion, subject to various parameters.



**[www.Zricks.com](http://www.Zricks.com)**