



SPACIO

LIVE LARGE

ZRICKS

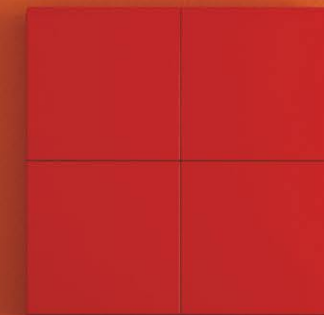
 **UNISHIRE**<sup>®</sup>  
Spreading acres of joy

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

## Welcome to a Larger Life

Life is good when it's lived large. And home being the central aspect of an elevated lifestyle, it's only natural for it to accommodate all that you cherish. Made possible with Spacio's super-efficient design that provides more carpet area at no extra cost, keeping in mind the true parameters of a lifestyle that is "large".

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## A Landmark Home

Basking sunshine, sylvan surroundings and dollops of happiness greets you at **Unishire Spacio**. Elegantly crafted **2 & 3 BHK** homes, located off **Bannerghatta Road**, near **IIM** in **South Bangalore**. An address that spells both class and luxurious living. The thoughtful design behind the creation of these homes renders them with exclusivity and intimate privacy. Abodes of serenity and peace, this is one residential enclave that will exceed your expectations.

### Project Highlights:

High Efficiency Homes

Efficient Circulation Cores

Minimum Shared Common Walls

A good number of homes are almost 270° open for Ample Light & Ventilation

Ceremonious Entry and Lush Landscaping

Nearly 80% Open Space

Luxury Clubhouse with Top-class Amenities

Ample Parking in Basement & Stilt Floors

**SPACIO**  
LIVE LARGE



## Grand Entrance for a lush lifestyle

Sprawling Green Landscaping | Planting Strip with Trees | Water Wall | Water Cascade on both sides | Large Paving | Green Walls on both sides | Plaza with Trees & Benches



## Live to play

Each feature in Spacio is designed around your pleasure; translating into a happier life, and a healthier lifestyle.

### Proposed Amenities at Spacio:

A well-equipped Health Club with Gymnasium, Steam/Sauna/Jacuzzi/Massage Room

Squash Court  
Table Tennis  
Pool Table  
Board Games

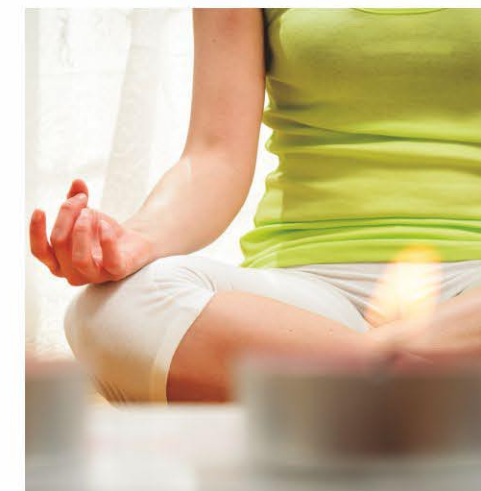
Miniplex  
Library/Reading Room  
Meditation Hall/Yoga Room  
Party Hall  
Reception/Lounge  
Healthcare Centre  
Business Centre  
Courier & Travel desk  
Unisex Parlour  
Convenience Store

Large size Swimming Pool with Toddler Pool  
Pool-side Cafe  
Beautifully Landscaped Gardens  
Jogging/Walking Trail  
Outdoor Exercise Area  
Children's Play Area  
Outdoor Party Area  
Half Basketball Court/Mini Cricket Pitch

Common Toilets for Servants/Drivers

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*Amenities mentioned above are tentative and subject to change.*



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## Proposed Specifications

### Structure & Walls

Seismic Zone II compliant RCC Framed Structure;  
Solid Concrete Block Masonry.

### Flooring

Vitrified Tile Flooring for Living, Dining and Family Areas;  
Master Bedroom - Laminated Wooden Flooring/Wood-finish Vitrified Tiles;  
Other Bedrooms - Vitrified Tile Flooring;  
Kitchen - Vitrified/Anti-skid Tile Flooring;  
Utility & Balcony - Anti-skid Ceramic Flooring;  
Anti-skid Tiles in Terrace Area;  
Toilets - Anti-skid Ceramic Tiles.

### Doors & Windows

**Main Door** - Solid Wood/Engineered Wood Door Frame. Good quality Hardware; **Other Room Doors** - Pre-engineered Wood Door Frame. Good quality Hardware; **Toilet Doors** - Pre-engineered Wood Door Shutter. Good quality Hardware;  
**Balcony Doors** - UPVC/Aluminium Sliding Doors with clear glass and mosquito mesh; **Windows & Ventilators** - UPVC/Aluminium Sliding Windows with clear glass and mosquito mesh.

### Kitchen & Utility

Granite Platform with Stainless Steel Sink; Cladding - Ceramic Tile Cladding in Kitchen and Pantry; Provision for water purifier point in Kitchen; Provision for washing machine point in Utility; Centralized Gas Bank at Utility for each apartment.

### Toilets

EWC & Wash Basin in all Toilets of Jaquar/Hindware or equivalent make; Single Lever Hot & Cold Water Mixer unit for shower of Jaquar or equivalent make in all the Toilets; Health Faucet in all Toilets; Master Control Cock (Ball Valve) in each Toilet, from inside, for easier maintenance; Provision for geyser points in toilets. Toilet Ventilators made of UPVC/Aluminium. *Shower Cubicle in toilets at additional cost.*

### Painting

Interior - Acrylic Emulsion Paint; Exterior - Maintenance free Texture Paint or other equivalent solution as per elevation features.

### Plumbing

All Plumbing lines are pressure tested; All Water Supply lines are of CPVC of reputed make; PVC sewer lines.

### Lifts

Large Capacity Lifts of reputed make for each Tower and Clubhouse.

### Electrical

One TV point & Data point in the Living and all Bedrooms; Fire Resistant Electrical Wires of Finolex/Anchor or equivalent make; Branded Modular Switches; MCB & ELCB for each apartment; Telephone points in Master Bedroom, Living room; Provision for split AC points in all Bedrooms, Living & Dining; Solar Power for a portion of Common Area Lighting; 100% Generator Backup for common areas.

### Water Treatment Plant

Fully Treated Water through an exclusive Water Purification Plant within the project.

### Rain Water Harvesting

Rain Water Harvesting pits would be provided as per norms.

### Sewage Treatment Plant

A Treatment Plant of adequate capacity as per norms would be provided inside the project.

### Premium Additions exclusively for Tower-C

Living/Dining/Foyer - Marble finish premium Tiles; Premium Imported Sanitaryware and Bath Fittings of Grohe/Duravit or equivalent make; Private Garden/Terrace for all Units of 2156 sq.ft.; Only 3 Apartments per core with 2 High Speed Elevators of reputed make, for exclusive living standard; Separate Servant's Quarters & Toilet in all Units of 2156 sq.ft.

### Other Conveniences at Spacio

#### iREVO assisted Home Automation System

A Smart Entertainment & Home Automation system from iREVO - designed in the US.

#### Cable TV

An exclusive network of Cable TV will be provided with centralized control room (users to pay monthly charges).

#### Telephone with Intercom Facility

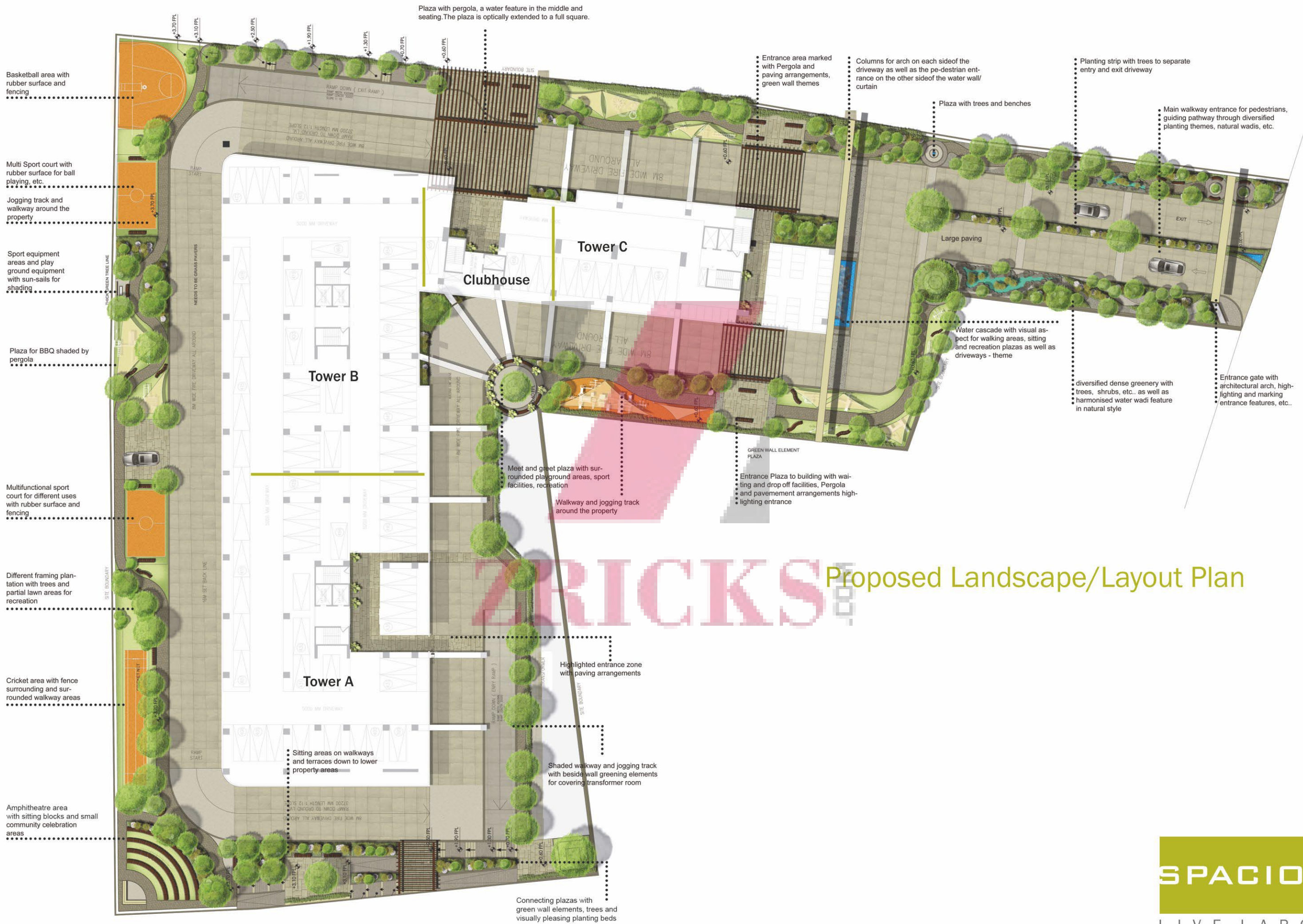
Intercom Facility (within Centrex) from each apartment to Security Room, Clubhouse and other apartments.

#### Security

Trained security personnel; CCTV Surveillance at adequate areas.

## Efficiency on par with luxury

Spacio offers you a lifestyle that is beyond the mundane. With every element of Spacio being planned & designed with passion, precision, intelligence and efficiency; life here could surely be more opulent than your imagination.



Plaza with pergola, a water feature in the middle and seating. The plaza is optically extended to a full square.

Entrance area marked with Pergola and paving arrangements, green wall themes

Columns for arch on each side of the driveway as well as the pedestrian entrance on the other side of the water wall/curtain

Planting strip with trees to separate entry and exit driveway

Main walkway entrance for pedestrians, guiding pathway through diversified planting themes, natural wadis, etc.

Plaza with trees and benches

Large paving

Water cascade with visual aspect for walking areas, sitting and recreation plazas as well as driveways - theme

diversified dense greenery with trees, shrubs, etc. as well as harmonised water wadi feature in natural style

Entrance gate with architectural arch, high-lighting and marking entrance features, etc..

GREEN WALL ELEMENT PLAZA  
Entrance Plaza to building with walling and drop off facilities, Pergola and pavement arrangements high-lighting entrance

Meet and greet plaza with surrounded playground areas, sport facilities, recreation

Walkway and jogging track around the property

Highlighted entrance zone with paving arrangements

Shaded walkway and jogging track with beside wall greening elements for covering transformer room

Connecting plazas with green wall elements, trees and visually pleasing planting beds

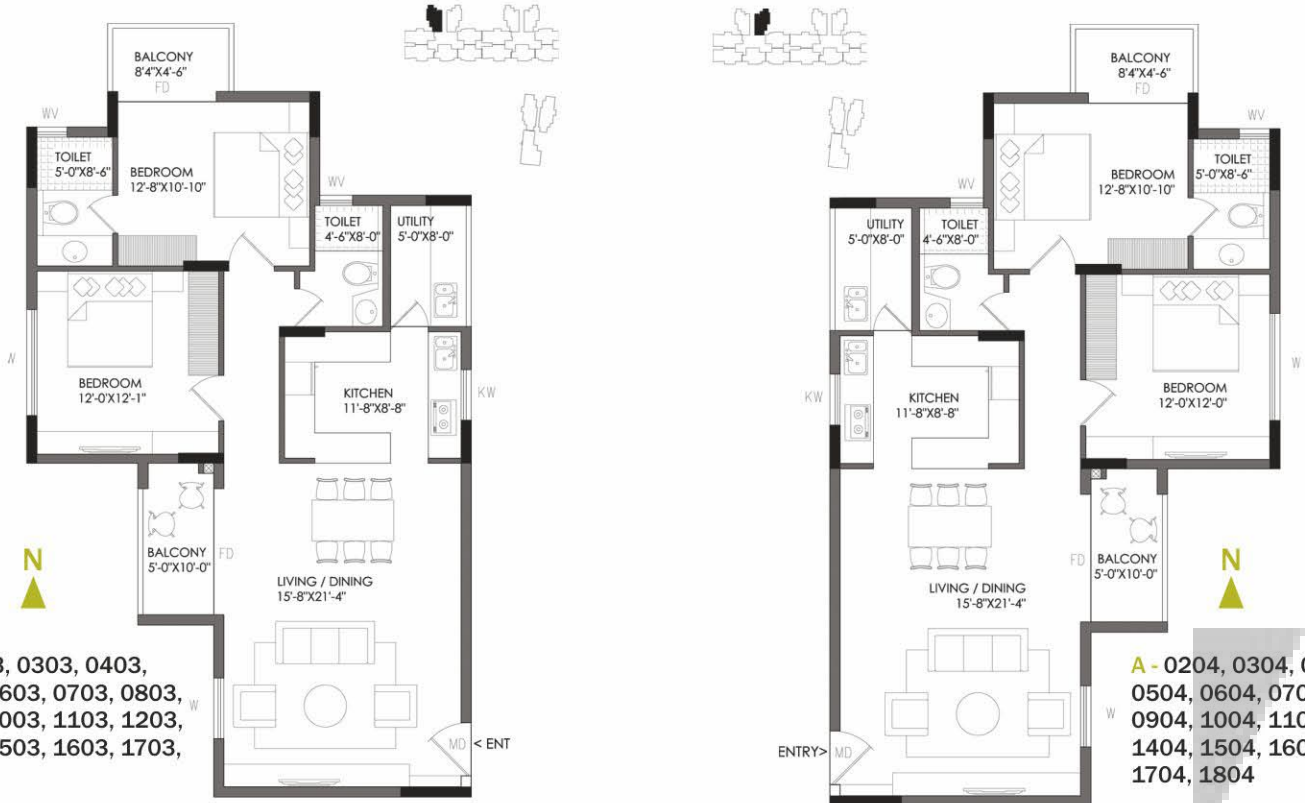
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Proposed Landscape/Layout Plan



Landscape features mentioned above are tentative and may subject to change.

**2 BHK Units at Spacio**



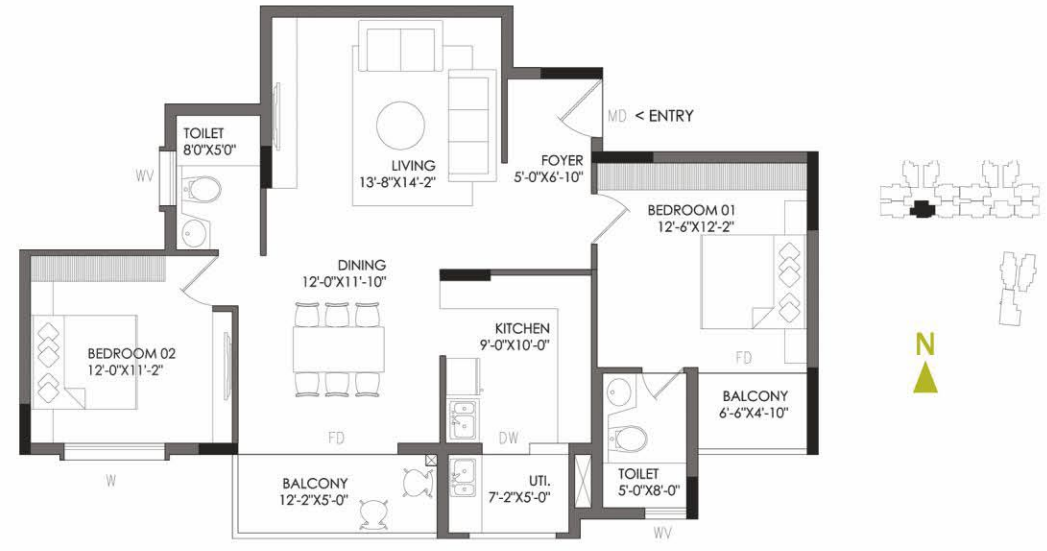
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**1294 sq.ft. / 120 sq.mtr.**



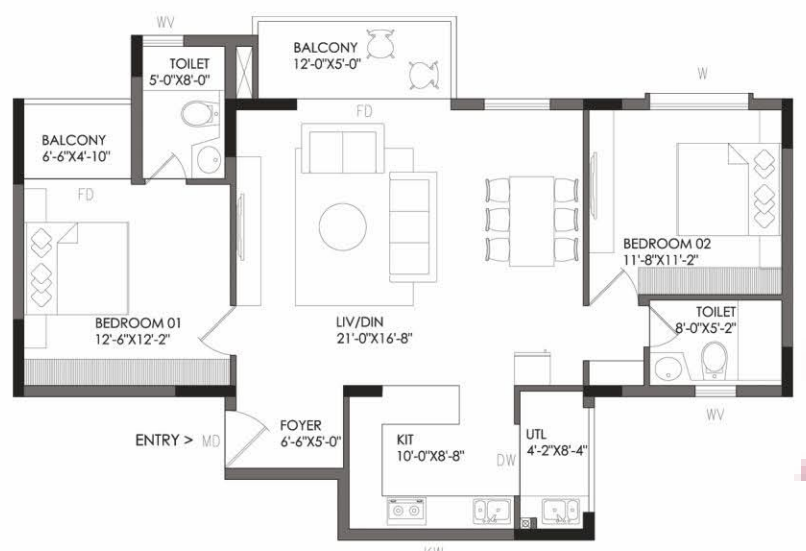
**A - 0204, 0304, 0404, 0504, 0604, 0704, 0804, 0904, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804**

**1293 sq.ft. / 120 sq.mtr.**



**A - 0207, 0307, 0407, 0507, 0607, 0707, 0807, 0907, 1007, 1107, 1207, 1407, 1507, 1607, 1707, 1807**

**1268 sq.ft. / 118 sq.mtr.**



**A - 0205, 0305, 0405, 0505, 0605, 0705, 0805, 0905, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805**

**1266 sq.ft. / 118 sq.mtr.**



**B - 0203, 0303, 0403, 0503, 0603, 0703, 0803, 0903, 1003, 1103, 1203, 1403, 1503, 1603, 1703, 1803**

**1294 sq.ft. / 120 sq.mtr.**



**B - 0204, 0304, 0404, 0504, 0604, 0704, 0804, 0904, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804**

**1293 sq.ft. / 120 sq.mtr.**



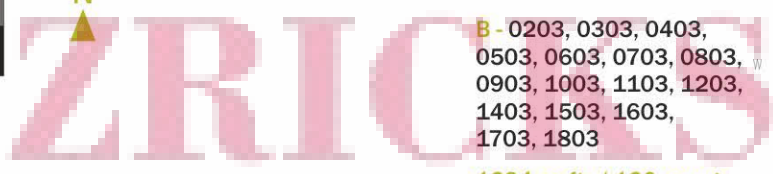
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**1268 sq.ft. / 118 sq.mtr.**



**B - 0205, 0305, 0405, 0505, 0605, 0705, 0805, 0905, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805**

**1266 sq.ft. / 118 sq.mtr.**



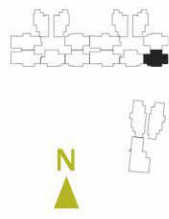
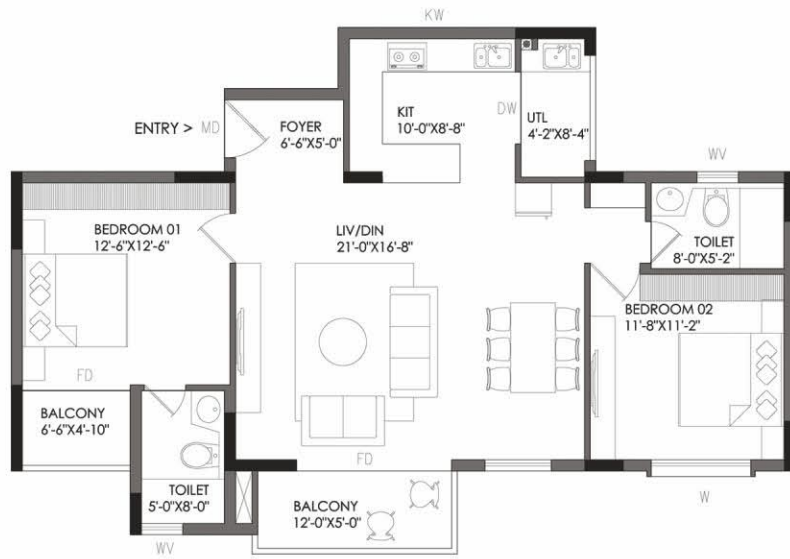
Floor plans may subject to change.

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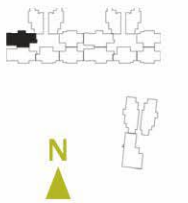
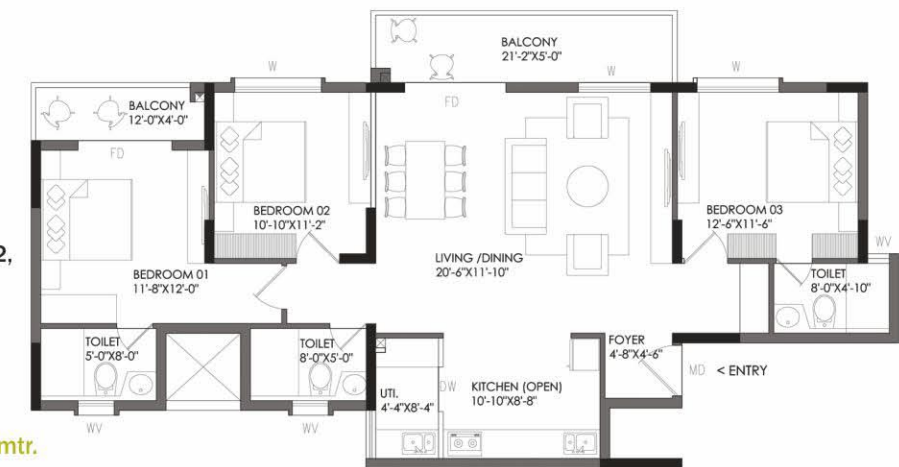
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1266 sq.ft. / 118 sq.mtr.



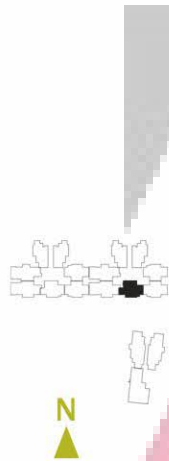
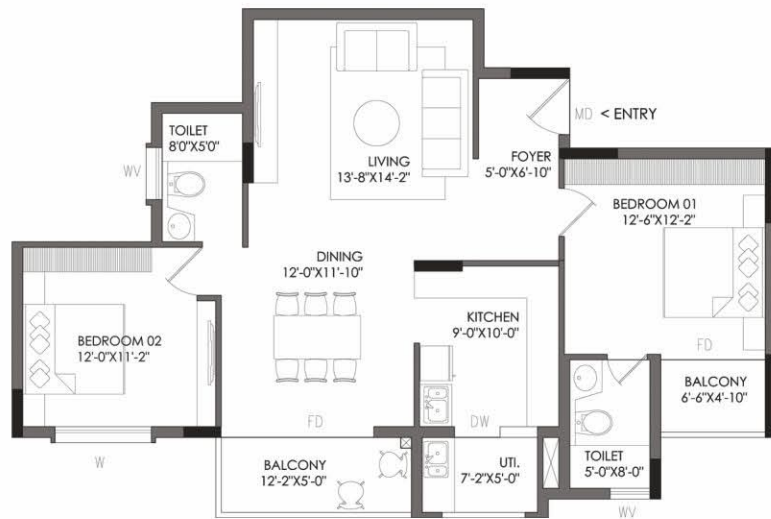
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1639 sq.ft. / 152 sq.mtr.



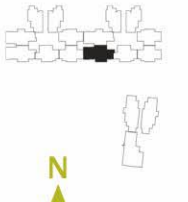
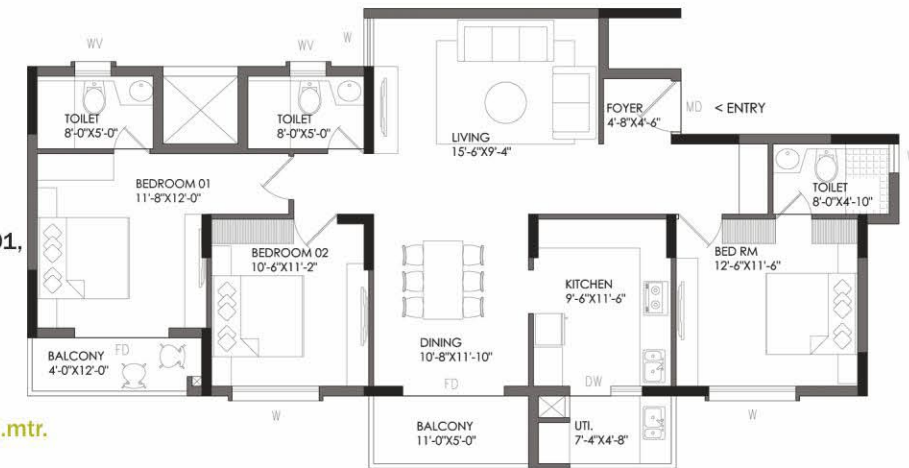
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1268 sq.ft. / 118 sq.mtr.

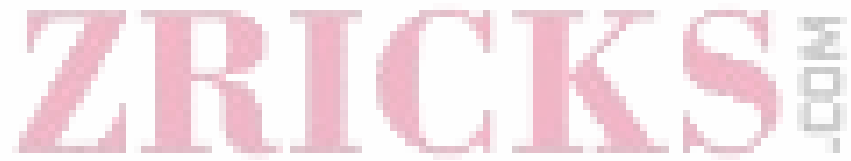


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1701, 1801

1640 sq.ft. / 152 sq.mtr.

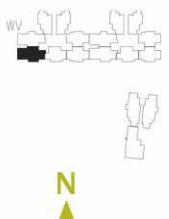
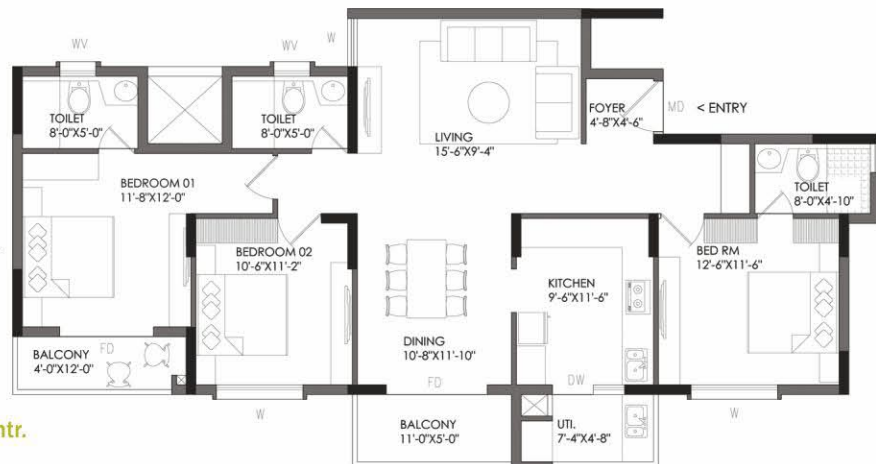


**3 BHK Units at Spacio**



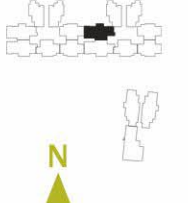
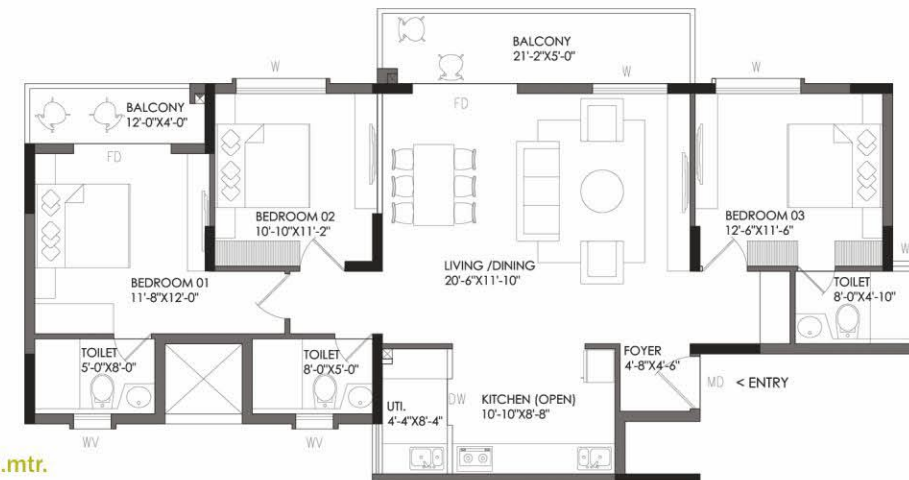
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1640 sq.ft. / 152 sq.mtr.

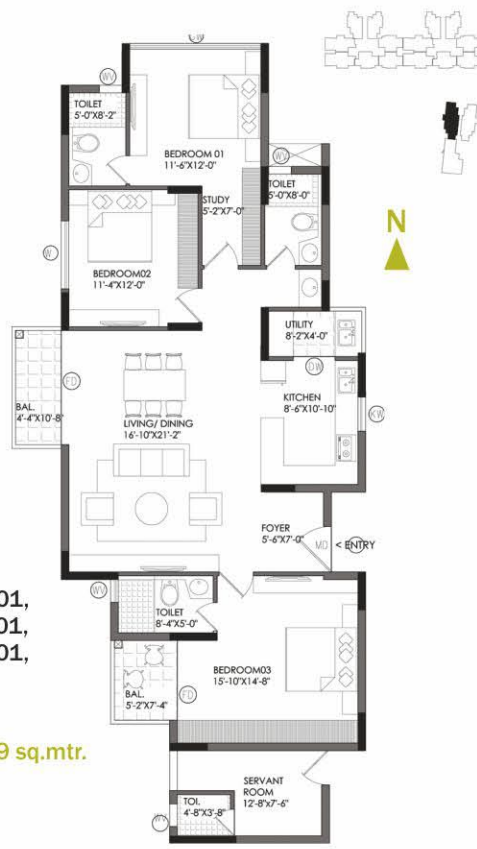


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0702, 0802, 0902,  
1002, 1102, 1202,  
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1702, 1802

1639 sq.ft. / 152 sq.mtr.



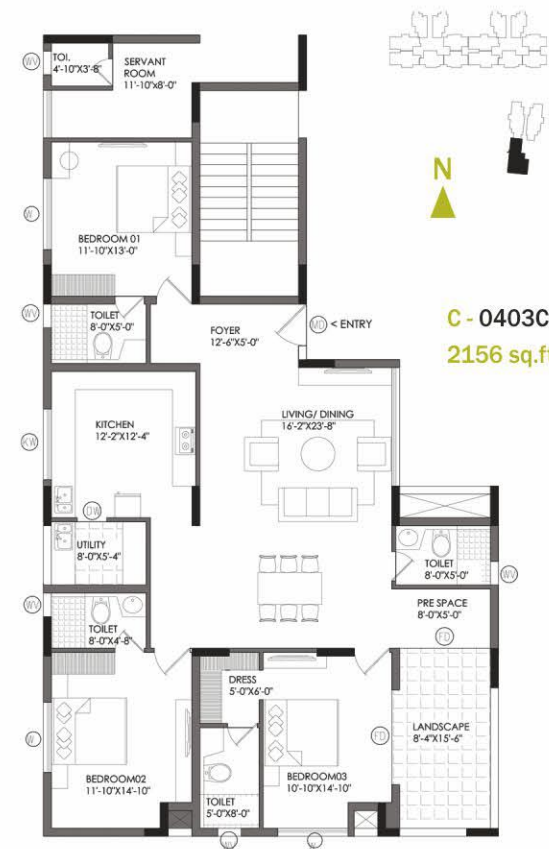
C - 0201, 0301,  
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0701, 0801, 0901,  
1001, 1101, 1201,  
1401, 1501,  
1601, 1701  
1818 sq.ft. / 169 sq.mtr.



C - 0202, 0302, 0402,  
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1402, 1502, 1602, 1702  
1811 sq.ft. / 168 sq.mtr.



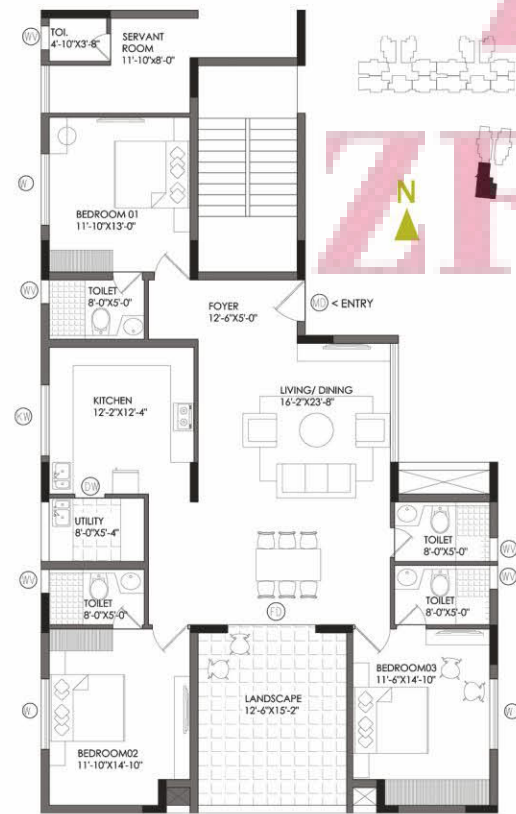
C - 0403C, 0703C, 1003C, 1403C, 1703C  
2156 sq.ft. / 200 sq.mtr.



1 sqmtr = 10.763 sqft. Square Feet & Square Meter values mentioned in the respective plans are rounded off to the nearest digit.



C - 0203A, 0503A, 0803A, 1103A, 1503A  
2156 sq.ft. / 200 sq.mtr.



C - 0303B, 0603B, 0903B, 1203B, 1603B  
2156 sq.ft. / 200 sq.mtr.



Floor plans may subject to change.

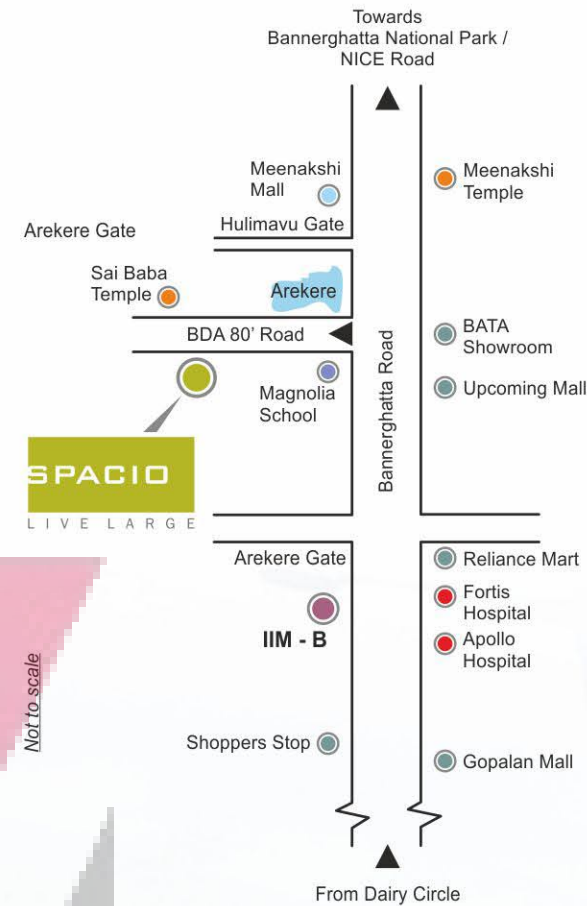
Floor plans may subject to change.

## The Joy of Appreciation tomorrow

Bannerghatta Road, which houses the premier IIM-Bangalore, has been witnessing a significant number of real estate developments. The locality and its surrounding areas have gradually undergone an all-round development to become the hub of commercial and residential space. Well-known companies which have set-up base in its periphery have acted as growth drivers for the development of Bannerghatta Road. This has made the location one of the most preferred areas of Bangalore.

Presence of some of Bangalore's prominent healthcare facilities, shopping & entertainment centres, accessibility to the city centre, the NICE Corridor, Electronic City/Hosur Road, Kanakapura Road etc. have factored in evincing end-users' interest and expected to propel further growth in this region.

Considering all the above analysis, you could be rest assured of high appreciation or return on your investment.



## Location highlights

**80 ft. Wide Road**

**Neighbouring Incentives** - Plant Nursery next door, Arakere Lake is a walk away

**Locality** - Purely Residential

**Connectivity** - Close Proximity to NICE Road, Kanakapura Road, Electronic City, Jayanagar, J.P. Nagar, BTM Layout, Hosur Road etc

**Schools Nearby** - PSBB, Kumaran's School, DPS, Brigade School, BGS International School, Edify School, Janak Group of Institute, Aradhna School, Divya Jyothi School, Shri Sharda Vidhyaniketan, Ryan International School, Sri Chaitanya Techno School, etc

**Hospitals Nearby** - Fortis Hospital, Apollo Hospital, Jaydeva Institute of Cardiology, Vasan Eye Care, etc

**Malls Nearby** - Royal Meenakshi Mall, Gopalan Mall, Upcoming Vega Mall, Coupon Mall, Shoppers stop, etc

**Others in close proximity** - Food World, Reliance Digital, Reliance Mart, Bata Showroom, BP Petrol Bunk, Canara Bank ATM, Medical shops, etc



# ZRICKS.COM

# The joy is spreading thick and fast

Over 10 Million Sq.Ft. of development underway & proposed



## The Beginning of Joy

The founding years began almost 3 decades ago under the dynamic leadership of Mr. Kirti Mehta, a man widely acknowledged for his meticulous planning and innovation in combining modern aesthetics & architectural norms. The Mehta Group harmoniously blended experience of the old and exuberance of the new to evolve into the Unishire Group in 2008.

## Where Customer is the Center of the Universe

Unishire is all about its customers with planning born out of their dreams and innovations inspired by their aspirations. It is this very ideology that inspires Unishire's vision to evolve into one of the most people-friendly real estate companies that believes in delivering unparalleled customer joy by making every individual's dream of owning a quality home a simple, trouble-free, speedy and a joyful affair.

## Innovation – The Key to Success

Unishire is defined by innovation. Innovation in design, specifications and amenities have paved the way for Unishire to redefine living spaces and create benchmarks in the form of unique offerings which enhance the way people live, work and play. Be it residential and commercial projects, leisure, retail or industrial and IT facilities.

## Partnering renowned International Architects, Consultants and Designers

In order to bring world-class projects to Bangalore, Unishire works with some of the most reputed architects nationally as well as globally. Expanding the horizons of design, features and thereby providing cutting-edge solutions to enhance both luxury and lifestyle. Uniqueness is a fact that is most easily visible in all the projects coming out from the stables of the Unishire Group.

## Great Locations mean Great Value

At Unishire, the focus is on acquiring the most sought after locations that give customers the benefit of both convenience as well as future appreciation. Thereby providing an unmatched value proposition that justifies the worth of every hard-earned rupee invested.

## One Team. One Dream.

People are the greatest asset at Unishire. With a team of dedicated, committed and passionate professionals motivated by the will to excel, Unishire promises to grow to further heights in the near future with their collective expertise and efforts. At Unishire, it's one team with one dream.

# Advantage Unishire

Established since 1987.

Hundreds of satisfied Customers, Owners and Investors.

Wide range of projects for different asset categories.

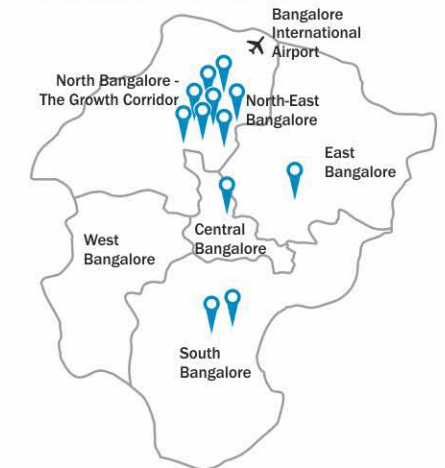
Tie-ups with major Banks / HFI's, Investment Houses, Channel Partners.



## Flexibility of Floor Layouts

Every project has multiple options to ensure **vaastu, light & ventilation, good design with optimum space utilisation, maximum privacy and high efficiency.**

## Best Locations



# ZRICK

## Modern Home Automation & Smart Entertainment



## Green Homes



A green building is one which uses less water, optimises energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, as compared to a conventional building. At Unishire, the constant endeavour is to follow Green Building principles. And that is why most of the Unishire Projects are proposed to receive IGBC Gold Certification.





A Project by:

**UNISHIRE BUILTECH LLP**

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

| ISO 9001 : 2008 Certified |

 +91 9243 555 755  [sales@unishire.com](mailto:sales@unishire.com)

In Joint Venture with:

Krishna Reddy & Pushpa Krishna Reddy

Loans from  
Leading Banks



Green  
Homes  
GOLD

Featuring Lifestyle by

**iREVO**



**CREDAI**  
BENGALURU



Indian  
Green  
Building  
Council



Spreading acres of joy

 **UNISHIRE**<sup>®</sup>

3D perspective views are an artist's impressions only and subject to change. Visuals of various features, facilities, interiors are indicative only. Developer reserves the right to change Plans, elevations, specifications, facilities without prior notice. Loans are at the sole discretion of Banks. IGBC Gold rating proposed in most of Unishire projects and are designed as per requirements. Plans sanctioned upto 15th levels as on July 2014. E & O E.

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