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apas
A Valmark Project
Off Bannerghatta Road

**DISCOVER THE JOYS OF
LUXURY LAKEFRONT LIVING.**

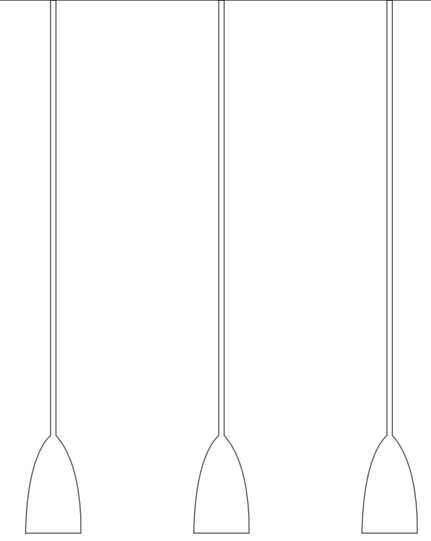


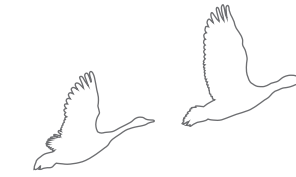
UBER-LUXURY WATERFRONT HOMES AS BEAUTIFUL AS THE LAKE OUTSIDE.

Just off Bannerghatta Road, on the shores of the Hulimavu Lake, you'll find Apas by Valmark, Bangalore's most luxurious waterfront apartments. With 29 floors of spacious 3, 4 and 5 bedroom apartments, each with gorgeous views of the 100-acre lake, Apas is set to become a much sought-after address. Located conveniently in one of the city's most serene and dynamic new areas, Apas lets you discover luxury lakefront living at its very best.

APAS AT A GLANCE

- 29 floors, 112 units
- 3, 4 & 5 BHK, 3035-7120 sq. ft.
- Sunrise views of the lake from every apartment
- Vaastu compliant
- Peaceful, green environment
- Close to Royal Meenakshi Mall
- Projected date of completion: December 2015





FAR FROM THE ORDINARY. CLOSE TO EVERYTHING ELSE.

Bangalore is a fast-growing cosmopolitan city that both large corporates and discerning individuals have chosen as their home. Bannerghatta Road is one of the city's booming IT zones offering a contemporary lifestyle that balances work and leisure perfectly.

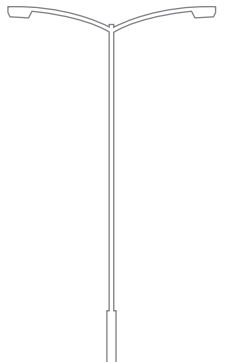
Leading IT companies like Oracle, Honeywell, Accenture and IBM, as well as the Electronic City campus are easily accessible from here. So you spend virtually no time commuting.

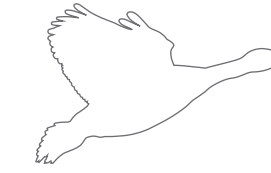
Premier educational institutions like BGS National Public School, IIM Bangalore, Alliance Business School, Ryan International School and Sarala Birla Academy are in the vicinity to ensure that your children receive the best in education.

Super-specialty medical institutions like Fortis Hospital, Sagar Hospital, Apollo Hospital, Jayadeva Hospital and Narayana Hrudayalaya are close by to offer high-quality medical care.

Shop, browse, play, eat and be entertained at nearby retail spaces like Gopalan Innovation Mall, Royal Meenakshi Mall, Shoppers Stop and Vega City.

Enjoy accessibility like never before with the BMIC NICE Road connecting Hosur and Kanakapura, and the proposed Peripheral Ring Road. Apas is also close to the proposed Metro that connects Bannerghatta Road (Gottigere) and Nagawara.





AMENITIES SO GOOD, YOU MIGHT NEVER LEAVE HOME AGAIN.

At Apas, a whole list of modern lifestyle features let you enjoy your time at home to the fullest. Lush landscaping, leisure amenities, sports facilities and more mean that you can be healthy and happy, while right at home.

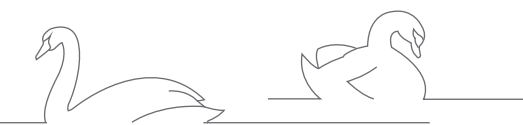
Home Automation System

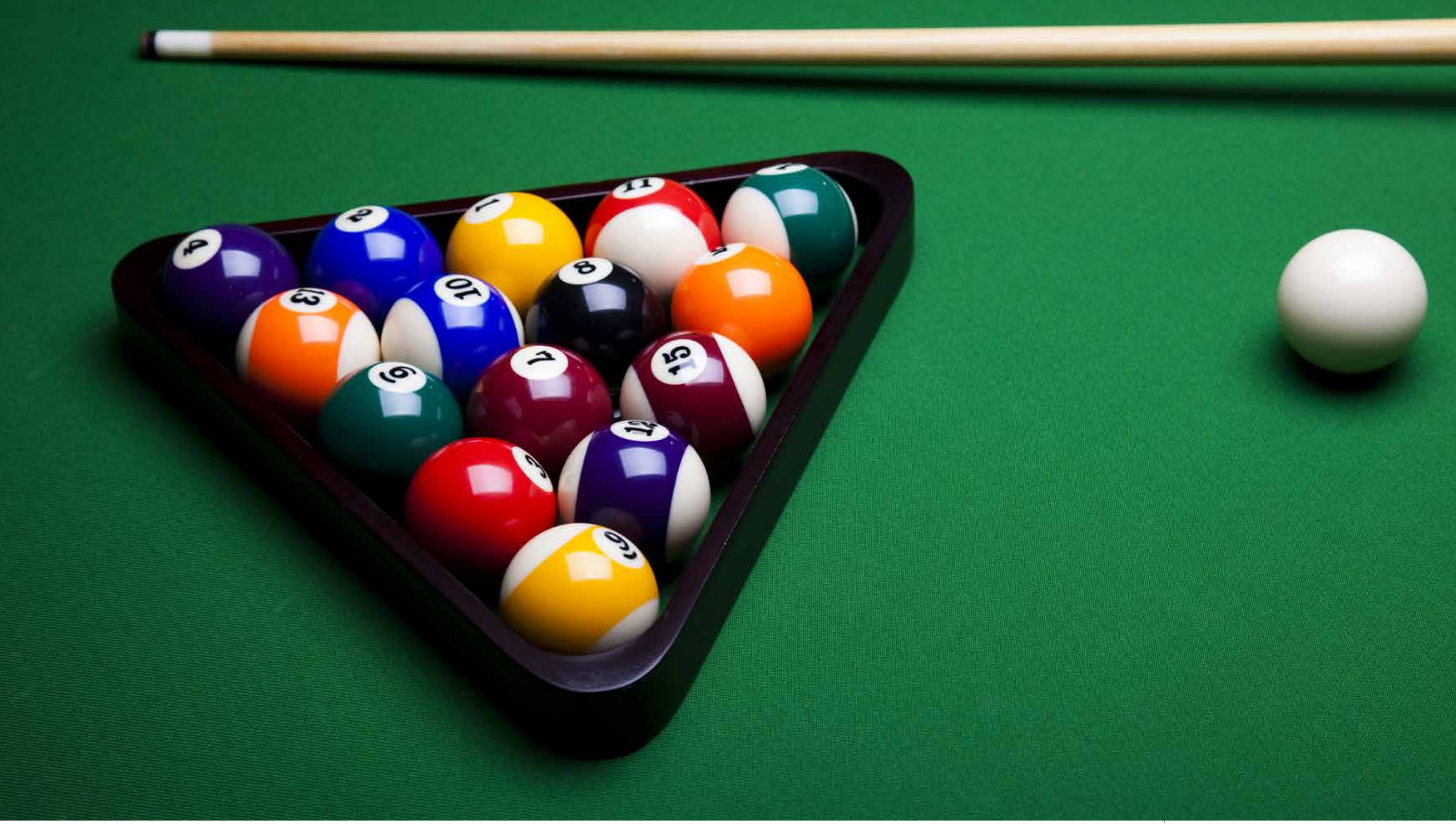
Automated Lighting

Provision for Remote-controlled Curtains

Video Door Phone

Gas Leak Detector





SPORTS AND WELLNESS FEATURES AT A GLANCE

Clinic

Fitness Centre

Indoor Badminton Court

Basketball Court

Cricket Pitch

Gaming Zone

Meditation and Yoga Room

Aerobics Hall

Jacuzzi, Steam and Sauna

Swimming Pools

Chess and Card Room

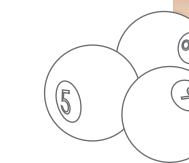
Table Tennis

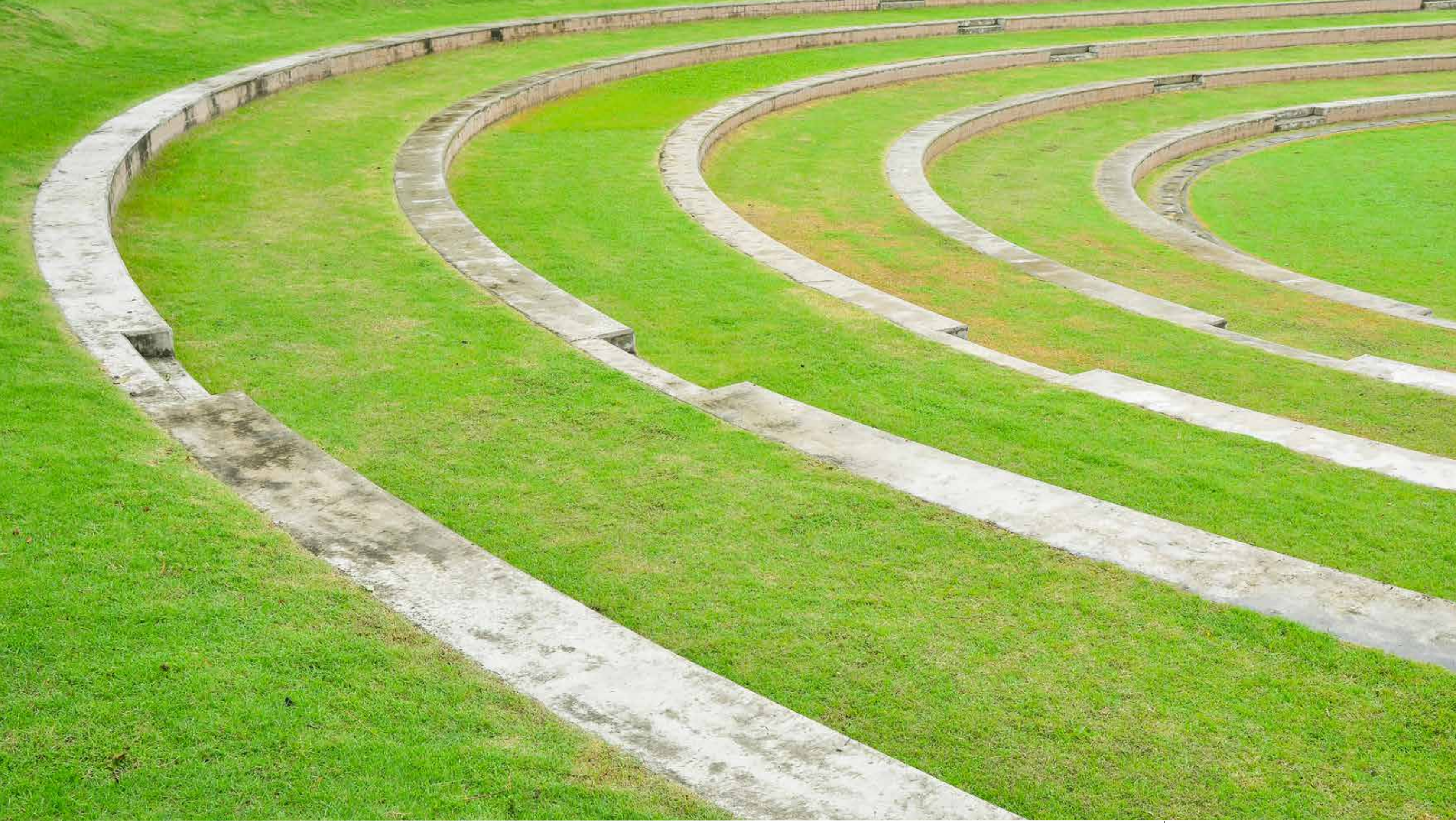
Billiards Room

Therapeutic Walkway/Green Walkway

Herbs and Spices Garden/Aroma Garden

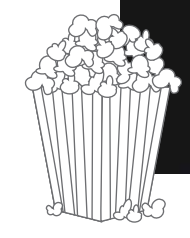
Children's Play Area





ENTERTAINMENT AND CONVENIENCE FEATURES AT A GLANCE

- Clubhouse
- Multi-purpose Hall
- Party and Barbeque Area
- Waiting Lounge
- Sky Lounge
- Amphitheatre
- Mini Theatre
- Library and Reading Room
- Association Rooms
- Crèche
- Concierge Services
- Security Surveillance
- Visitor Car Park
- Designated Staff and Driver Washrooms





THE APAS DIFFERENCE



- No common walls – share the joy of living, not your walls, with your neighbours.



- Korean construction quality – engineered to last forever.



- 5000 sq. ft. sky lounge on the 29th floor – party on cloud nine.



- Over 40,000 sq.ft. of amenities – you will never be bored again.



- Hitachi high-speed elevators – for those who don't like to wait.



- The latest in lighting technology – for a brighter life.



- Landscaping expertise from Singapore – so the grass is always greener.



- European plumbing systems from Turkey – enjoy bathrooms fit for sultans.



- Servant quarters and driver waiting area – designed for convenience.



- Fully Vaastu compliant – for homes blessed with positive energy.



- Fiber-to-the-home (FTTH) network connectivity – say goodbye to buffering.



- Centrally air-conditioned – stay cool wherever you go.



- Helipad on the roof – arrive in style.



- 112 customisable lake view apartments – for made-to-order lakefront living.



- A world of amenities and facilities – everything you need is right here.



SMART HOME FEATURES

Apas is smart home-enabled. So you can have your home automatically perform functions that spell safety, fun, convenience and ease.

FIBRE-TO-THE-HOME CONNECTIVITY

For high-speed internet access and high-quality broadband digital connections, direct to your home.

CURTAIN AUTOMATION

Provision is available to enable curtain automation, i.e., controlled by remote.

VIDEO DOOR PHONE SYSTEM

Allows you to view and talk to the person at the door without having to open the door.

MOOD SETTING

Choose from four different mood setting options for your lighting fixtures.

GAS LEAK DETECTOR

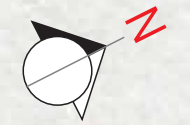
Sophisticated technology helps detect a gas leak and shuts off the gas immediately.

BATHROOM OCCUPANCY SENSOR

Occupancy detection sensors automatically switch the lights on and off as the door opens and closes.

You can opt for an upgrade that enables operations via smart devices like iPhone, iPad, Android smartphones, etc. This means you can benefit from the above features even when you are not at home (for example, you can see who is at the door wherever you happen to be).

MASTER PLAN



LEGEND

- Main Entry
- Amphitheatre
- Stage
- Kids Pool
- Swimming Pool
- Jacuzzi
- Timber Deck
- Driveway
- Pebble Walk
- Multi-purpose Court
- Sandpit
- Kids Play Area
- Cricket Practice Pitch
- Play Lawn
- Trellis
- Seating Enclosure
- Car Park
- Circular Waterfall

ORTHOGRAPHIC VIEW



4 BHK Unit - Types 1 & 3
3560 sq. ft.
3rd to 29th Floors

FLOOR PLAN



KEY PLAN TYPE A
1 2 3 4

LOBBY	A1 10'6"X7'0"	BED ROOMS	B1 13'7"X19'2"
LIVING	A2 15'8"X16'10"	B2 13'7"X14'3"	B2 13'7"X14'3"
DINING	A3 12'9"X13'1"	B3 12'1"X12'1"	B3 12'1"X12'1"
KITCHEN	A4 10'0"X14'3"	B4 11'1"X12'9"	B4 11'1"X12'9"
BALCONIES	E1 17'0"X5'2"	POWDER ROOM	W1 8'0"X8'10"
E2 15'8"X13'1"	POOJA ROOM	P1 4'9"X3'9"	
E3 14'5"X5'10"	TOILETS		
UTILITY	T1 6'2"X9'10"		
U1 19'10"X4'5"	T2 4'11"X7'10"		
SERVANT ROOM	T3 8'10"X5'10"		
S1 9'0"X4'5"	T4 4'10"X9'8"		
	T5 5'0"X4'10"		

4 BHK Unit - Types 1 & 3
3560 sq. ft.
3rd to 29th Floors

Note: Two units can be combined
to form one 7120 sq. ft. unit.

ORTHOGRAPHIC VIEW



3 BHK Unit - Types 2 & 4
3035 sq. ft.
3rd to 29th Floors

FLOOR PLAN

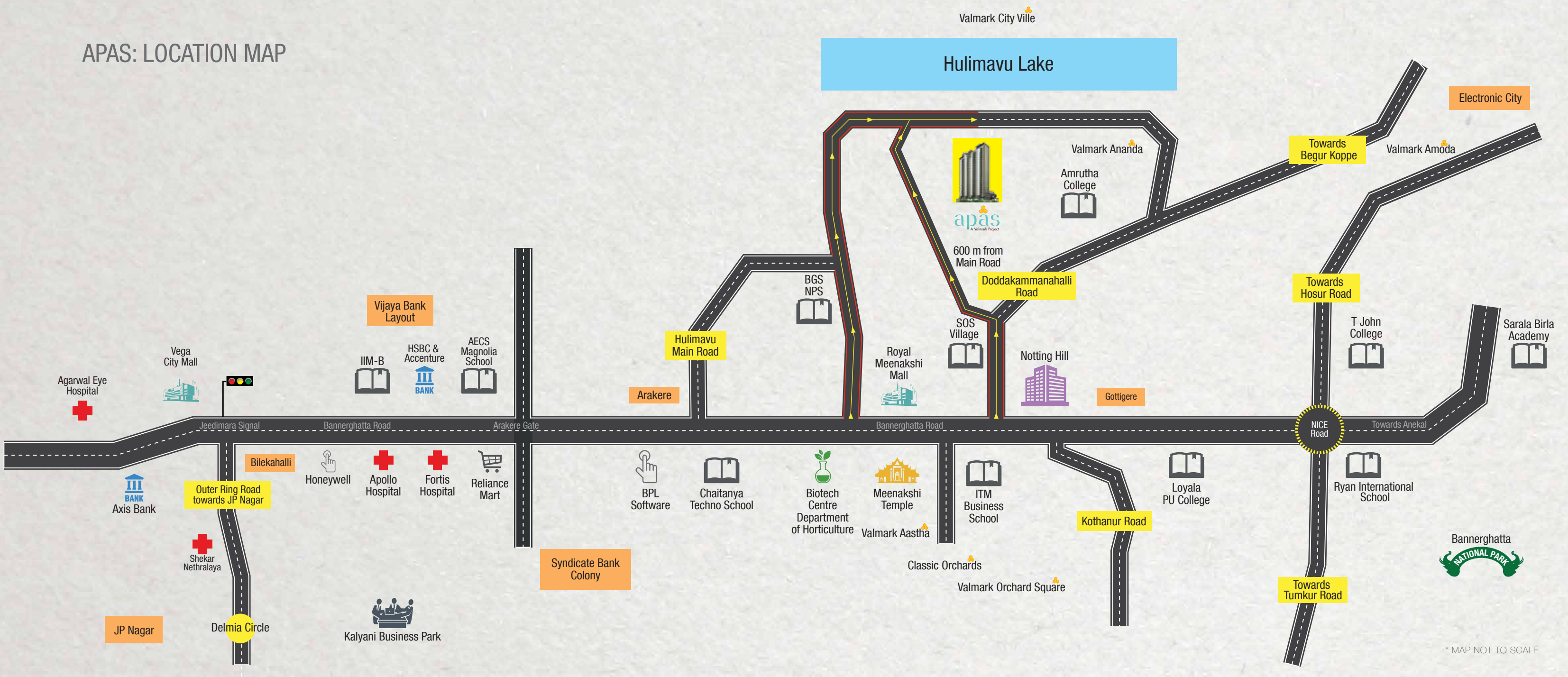


KEY PLAN	TYPE B
1	2
3	4

FOYER A1 8'8"X7'2"	UTILITY U1 8'2"X4'5"
LOBBY A2 6'2"X23'4"	BED ROOMS B1 13'7"X19'2" B2 14'1"X12'1" B3 10'11"X17'4"
LIVING A3 13'5"X17'6"	POWDER ROOM W1 8'0"X8'10"
DINING A4 13'5"X14'9"	TOILETS T1 6'2"X9'10" T2 4'10"X9'8" T3 7'10"X5'10" T4 5'0"X4'5" T5 5'0"X4'10"
KITCHEN A5 10'0"X14'3"	SERVANT ROOM S1 9'0"X4'5"
BALCONIES E1 5'2"X4'9" E2 13'3"X13'1" E3 5'2"X5'3" E4 9'6"X5'10"	

3 BHK Unit - Types 2 & 4
3035 sq. ft.
3rd to 29th Floors

APAS: LOCATION MAP



EDUCATIONAL INSTITUTIONS

- BGS National Public School
- IIM Bangalore
- Ryan International School
- Sarala Birla Academy

ENTERTAINMENT CENTRES

- Gopalan Innovation Mall
- Royal Meenakshi Mall
- Shoppers Stop
- Vega City

CONNECTIVITY

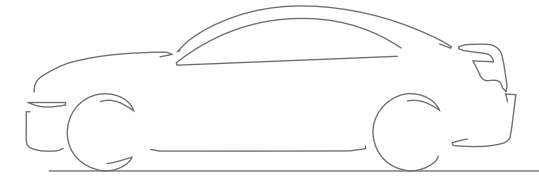
- BMIC NICE Road connecting Hosur and Kanakapura
- Proposed Peripheral Ring Road
- Proposed Metro from Bannerghatta Road (Gottigere) to Nagawara

MEDICAL INSTITUTIONS

- Fortis Hospital
- Sagar Hospital
- Apollo Hospital
- Jayadeva Hospital
- Narayana Hrudayalaya

IT COMPANIES

- Oracle
- Honeywell
- Accenture
- IBM
- Electronic City Campus



* MAP NOT TO SCALE

SPECIFICATIONS

STRUCTURE

- RCC framed structure – seismic II compliant with RCC peripheral walls

PLASTERING

- All internal walls smoothly finished with POP punning

PAINTING

- Interior: Plastic emulsion paint for walls and acrylic emulsion paint for ceilings
- Exterior: Textured finish with Apex exterior paint

FLOORING

- Imported marble flooring for living and dining areas
- Superior laminated wooden flooring/equivalent for master bedroom
- Superior quality vitrified tiles for all other bedrooms and kitchen area
- Superior quality anti-skid ceramic tiles for balconies and utility area
- Superior quality anti-skid ceramic tiles for flooring/glazed designer tile cladding in all toilets

DOORS

- Main door frame and panelled shutter with good quality teak wood
- All other door frames with good quality hardwood with designer flush doors
- Branded quality hardware for all doors

WINDOWS

- Heavy duty aluminum sliding windows with anti-bug screen
- Heavy duty aluminum ventilators with translucent glass in toilets

KITCHEN

- Provision for plumbing points for sink and electrical points to accommodate modular kitchen
- Provision for Aqua Guard point in kitchen
- Provision for washing machine and dishwasher points in utility area
- Centralised reticulated gas pipe line system with individual meters

FALSE CEILING

- False ceiling for all toilets
- False ceiling in passage area (to cover FCU)

SANITARY & PLUMBING

- Wall mounted EWC with dual flush concealed cisterns
- Wash basin with imported marble/granite counter for all toilets
- Single lever diverter for all showers
- Hot and cold water supply mixer for all wash basins
- Good quality CP fittings and sanitary ware
- IWC and wash area in servant's toilet
- Pressurised water supply - centralised automatic energy efficient pumping (with VFD controls) facility with standby pumps

- Centralised water treatment for domestic water supply with adequate water storage
- Centralised sewage treatment plant (STP)

ELECTRICAL

- BESCOM Grid Power: Provision for 13.75 kVA (11kW-3P) power for 4BHK units and 12.5kVA (10 kW-3P) power for 3BHK units
- Concealed conduit with fire retardant low smoke (FRLS) electrical wires
- Earth leakage protection at the MCB distribution at each apartment (protection against electrical shock)
- Good quality modular switches and sockets

BACK-UP POWER – DIESEL GENERATORS

- 100% stand-by generator back-up for all apartments, common areas and utilities/services with automatic mains failure start-up and synchronised operation of multiple DG for effective load sharing performance
- DGs with acoustic enclosures (Low noise operation)

AIR CONDITIONING SYSTEM

- Energy efficient VRF (Variable Refrigerant Flow) air conditioning system
- Dedicated fresh air supply systems (optional, and at an additional cost) for individual apartments to cater to all the air-conditioned areas for improved indoor air quality

SECURITY / AUTOMATION

- Integrated security system
- Integrated home automation system

ENTERTAINMENT

- IDTH connectivity provisions in living room and all bedrooms

TELEPHONE WITH INTERCOM FACILITY

- For telephone facility, cabling will be done up to each apartment. This will be operated by a national telecom operator for a one-time charge and monthly rental (to be borne by the apartment owners) which will also serve as intercom facility from each apartment to the security room and to the other apartments

LIFTS

- 2 high-speed passenger elevators and 1 service elevator of reputed make per block

FIRE FIGHTING

- Air extraction system for lift lobbies. Pressurised emergency staircases and lift-well for safety in the event of fire
- Sprinkler systems for covered common areas and apartments with dedicated pumping system as per norms
- Addressable fire detection and alarm system with annunciation panel in the security room
- Mechanical ventilation for basements
- Helipad provided as per norms



GREEN INITIATIVE – SUSTAINABLE BUILDINGS

- Rainwater harvesting and recharge pits
- Rainwater collection sumps and filtration for domestic usage
- Emergency lighting with solar hybrid back-up system
- Organic waste converters

DISCLAIMER

1. The views shown are representative in nature and are subject to change.
2. Valmark employs the highest standards. The materials used in the projects – including, but not limited to, marble, granite, wood, etc, are natural materials and these are subject to variations which are beyond our control. Despite using the appropriate quality materials available we are unable to guarantee that the product used in the building will match the samples shown with regard to these features.
3. Certain manufactured materials such as tiles, anodised/powder coated aluminum, sanitary ware etc are subject to color variations and warping due to manufacturing processes. The final product used in the building will therefore be subject to these color variations, which again is beyond our control.
4. Valmark relies on manufacturers and suppliers for its raw materials. There are possibilities that the materials specified and shown as samples may not be available at the time of construction. Valmark reserves the right to replace such unavailable material with suitable alternatives. Do note, such changes made will not, in any way be detrimental to the quality of the building. It is purely a substitution for unavailable materials.
5. Errors and omissions are expected.



THE VALMARK GROUP

Our group's heritage spans two decades with a proven track record in the real estate industry. With this expertise and experience backing us, the Valmark Group was formed in 2007. Since then, the group has developed several landmark corporate, residential and lifestyle spaces in Bangalore.

Today, we stand for excellence, superior quality and, as a result, are associated with some of the best-known names in the industry. With a large land bank and numerous projects in the pipeline, we are poised to transform the cityscape. Add to this our acute sense of identifying potential growth areas that offer great returns on investment for customers and partners.

Some of our landmark projects include residential and public utility spaces like Manyata Residency in Hebbal, Classic Orchards on Bannerghatta Road, Classic County in Kengeri, Nitesh Buckingham Gate on Lavelle Road, Vaishnavi Ratnam in Jalahalli, Brigade Orchards in Devanahalli, Mantri Lithos in Hebbal, National Market in Gandhi Nagar, Kempegowda Maharaja Complex in Majestic and The Residency on Residency Road. Each one of them built with the Valmark seal of quality, excellence and trust.

OUR OTHER PROJECTS





To experience life at Apas firsthand, please visit our model apartment. Call us on +91 8880313200 or 8880613200 for a private viewing.