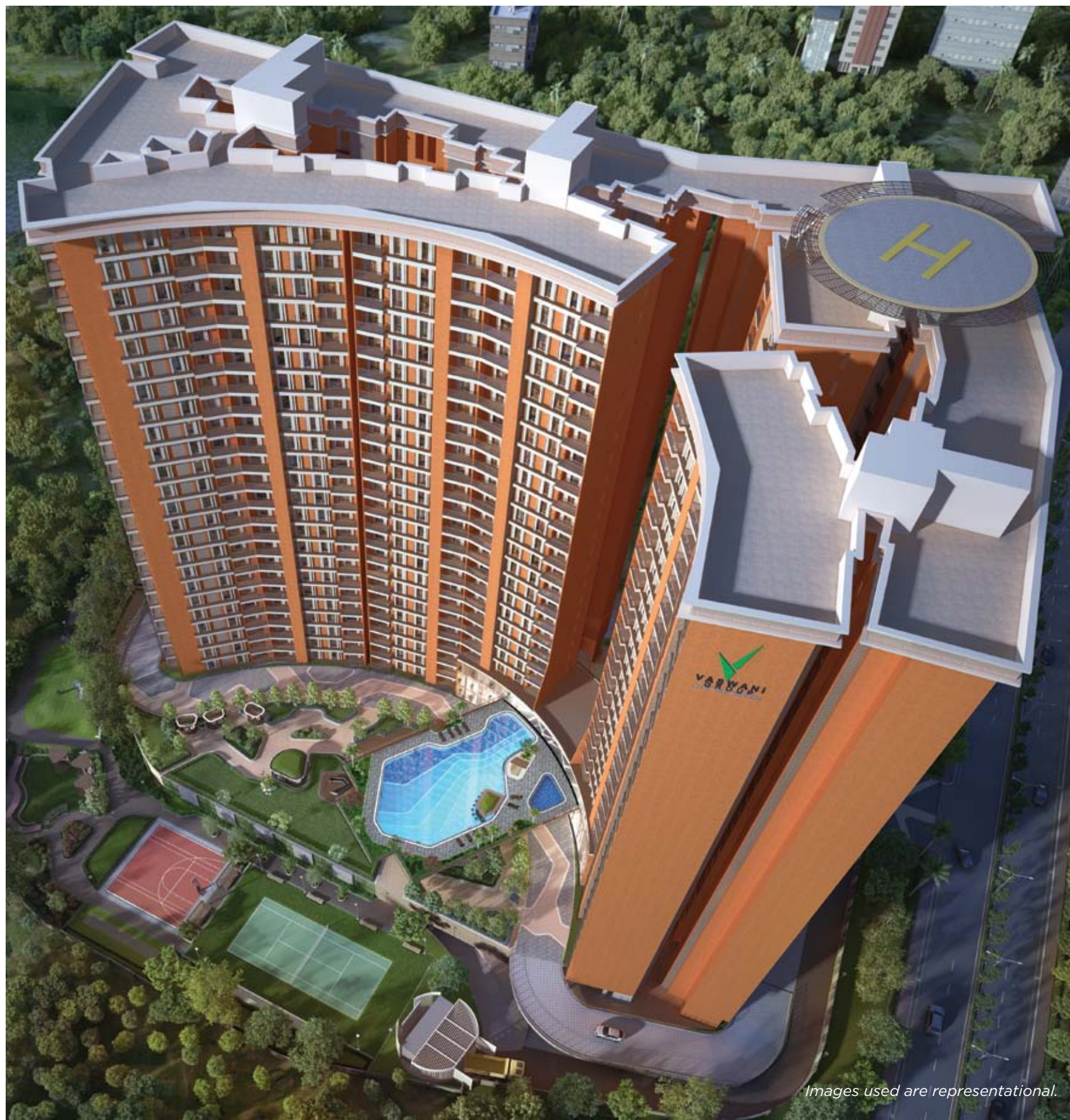


# THE WORLD AT YOUR FEET



Lake facing 3 & 4 bedroom luxury homes.  
Next to The Zuri, ITPL Main Road, Whitefield





## WHAT COULD WE CALL THIS HOME BUT EXQUISITE?

This is a home that celebrates that heady feeling of success. Slim towers rise in a graceful semi-arc up into the skies. On one side is the beautiful Hoodi Lake. While on the other, is the chrome and glass of multinational offices.

On the ground floor are landscaped gardens, an outdoor swimming pool, clubhouse, health club and more.

It truly feels great to live above it all - and to have the world at your feet!

*Images used are representational.*





*Images used are representational.*

## EXQUISITE ON THE OUTSIDE. AND INSIDE AS WELL.



*Images used are representational.*

Only a select few would be privileged to call these exquisite apartments, home. 4 sleek 24-storey towers rise in an arc overlooking Hoodi Lake. Within are 3 & 4 bedroom, expansive homes ranging from 1820 to 2850 square feet, thoughtfully designed with every luxury you could possibly want.

Take a look at the finer details: the extra-high ceilings, hand-picked marble, the glass on the balconies, and many more. These homes are as luxurious as the Zuri Hotel next door. Only they come with your personal touch.

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**LUXURIOUS SWIMMING POOL**

*Images used are representational.*



**LANDSCAPED WALKWAYS**

*Images used are representational.*



**SERENE GARDENS**

*Images used are representational.*





**WHAT'S MORE  
EXQUISITE  
THAN A SUPER  
GAME?  
A SOOTHING  
MASSAGE AFTER.**

---



Way below your home in the sky, on the ground level, is a spacious, international-style clubhouse, a luxurious outdoor swimming pool, a gym and a health club.

Lob a tennis ball with a friend. Play basketball with the kids. Unwind after, with a fresh lime at our clubhouse. Or book yourself in for a relaxing massage.

When you need 'me-time', take a stroll in the gardens. Enjoy music, overlooking the placid waters. Or do a headstand at our yoga class. And literally have the world at your feet.





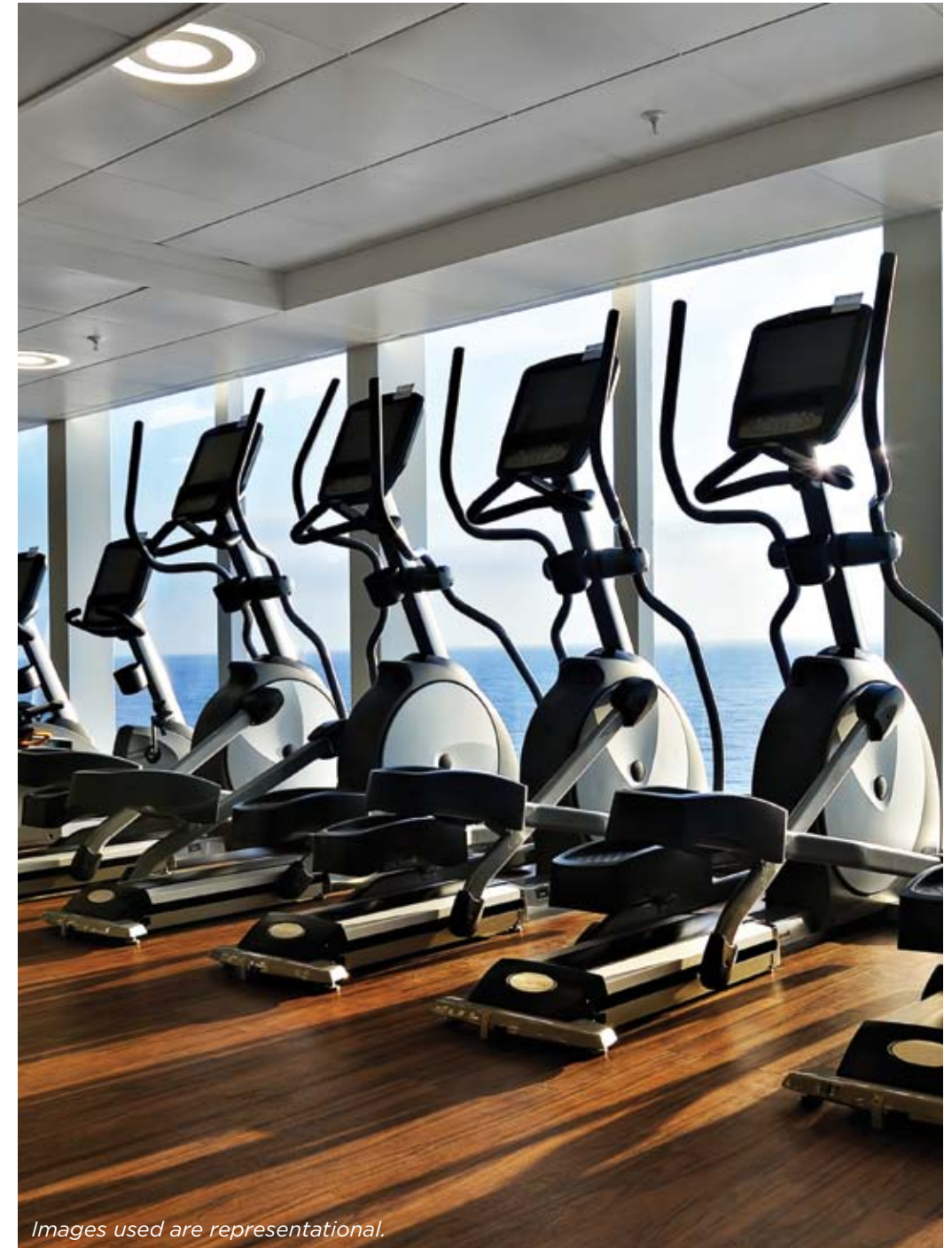
*Images used are representational.*

Vaswani Exquisite has been conceived so that you can enjoy the best the world has to offer, under your roof.

But in case you need to step out, you have work (ugh!) close by. As is world-class entertainment, shopping and more.

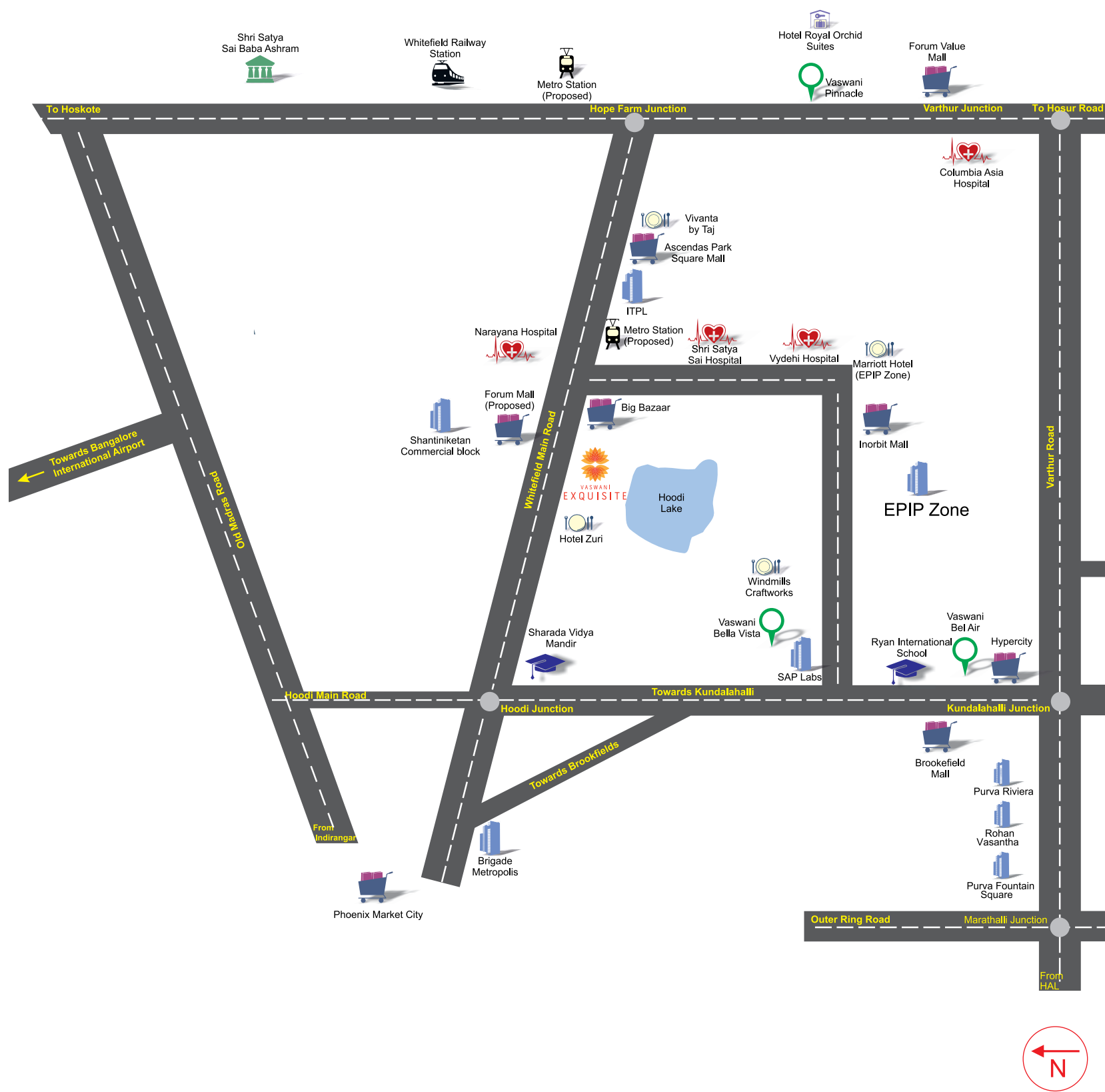


*Images used are representational.*



*Images used are representational.*

LOCATION MAP\*



\* Map not to scale.

# DISTANCES TO KEY LANDMARKS\*

Your home is accessible to commuting points, entertainment options, the CBD and more.

## OFFICES

|                                |          |
|--------------------------------|----------|
| Shantiniketan Commercial Block | 1.3 kms  |
| ITPL                           | 1.5 Kms  |
| IBM                            | 1.7 Kms  |
| TCS                            | 2.4 Kms  |
| Oracle                         | 3.4 Kms  |
| Cessna Business Park           | 10.2 Kms |

## SCHOOLS

|                                     |          |
|-------------------------------------|----------|
| Sharada Vidya Mandir                | 0.28 Kms |
| Gopalan School                      | 2.5 Kms  |
| Brigade School                      | 3.1 Kms  |
| Ryan International School           | 5.4 Kms  |
| The International School, Bangalore | 15 Kms   |

## SHOPPING MALLS

|                           |         |
|---------------------------|---------|
| Ascendas Park Square Mall | 1.5 Kms |
| Inorbit Mall              | 2.8 Kms |
| Phoenix Market City       | 3.4 Kms |
| Brookefield Mall          | 4.8 Kms |
| Forum Value Mall          | 6.1 Kms |

## HOTELS

|                |                 |
|----------------|-----------------|
| The Zuri       | Right next door |
| Vivanta by Taj | 1.8 Kms         |
| The Marriot    | 2.1 Kms         |
| The Alila      | 6.6 Kms         |

## HOSPITALS

|                        |         |
|------------------------|---------|
| Narayana Hospital      | 1.4 Kms |
| Satya Sai Hospital     | 2.1 Kms |
| Vydehi Hospital        | 2.7 Kms |
| Brookefield Hospital   | 5.1 Kms |
| Columbia Asia Hospital | 6 Kms   |
| Yashomati Hospital     | 6.3 Kms |

## IMPORTANT LANDMARKS

|                                   |          |
|-----------------------------------|----------|
| Proposed ITPL Namma Metro Station | 1.5 Kms  |
| MG Road                           | 13.5 Kms |
| Bangalore International Airport   | 43.3 Kms |

\* Distances mentioned are indicative.



# KEY PLAN



\* 10.76 sq. ft. = 1 sq. m.



## Typical Floor Plan

B103-B2403: 1830 Sq.ft.

B104-B2404: 1830 Sq.ft.

C101-C2401: 1830 Sq.ft.

C102-C2402: 1820 Sq.ft.

D102-D2402: 1830 Sq.ft.



**Configuration: 3 bedrooms + 3 Toilets**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.



# Typical Floor Plan

## A101-A2401: 1890 Sq.ft.



**Configuration: 3 bedrooms + 3 Toilets**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.



# Typical Floor Plan

## D106-D2306: 1950 Sq.ft.

---



**Configuration: 3 bedrooms + 3 Toilets**

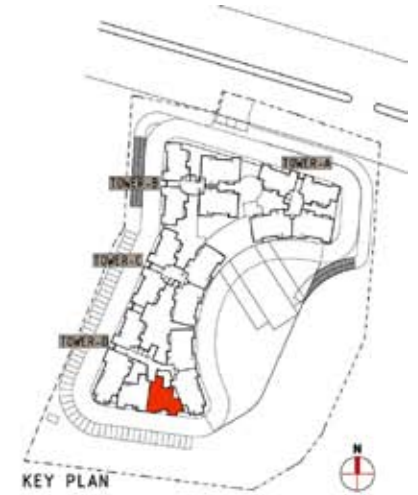
Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.



# Typical Floor Plan

## D105-D2305: 1980 Sq.ft.

---



**Configuration: 3 bedrooms + 3 Toilets**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

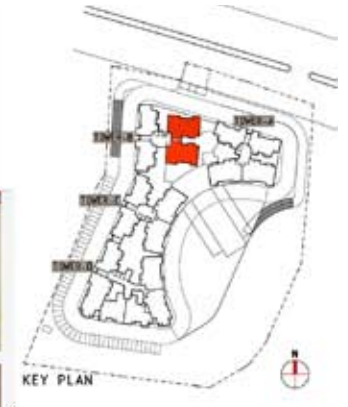


# Typical Floor Plan

**B101-B2401: 2290 Sq.ft.**

**B302-B2402: 2280 Sq.ft.**

---



**Configuration: 3 bedrooms + 3 Toilets + Servant Room + Servant Toilet**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# Typical Floor Plan

## C403-C2303: 2300 Sq.ft.

## D104-D2304: 2310 Sq.ft.

---



**Configuration: 3 bedrooms + 3 Toilets + Servant Room + Servant Toilet**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.



## Typical Floor Plan

**A103-A2303: 2330 Sq.ft.**

**A404-A2304: 2330 Sq.ft.**

**C104-C2304: 2330 Sq.ft.**

**D103-D2303: 2330 Sq.ft.**

**D104-D2304: 2310 Sq.ft.**



Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# Typical Floor Plan

## D101-D2401: 2850 Sq.ft.



**Configuration: 4 bedrooms + 4 Toilets + Servant Room + Servant Toilet**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.



# AMENITIES: A WORLD APART

We have thoughtfully added everything you could possibly need:

- Ultra modern, spacious Club House with state-of-the-art amenities such as fully equipped designer gymnasium, indoor multipurpose hall, professionally designed health club, sauna, steam and changing areas
- Indoor games room with – Billiards / Pool, Table Tennis, Cards Table, Carrom and Chess
- Outdoor flood-lit tennis court
- Indoor badminton court
- Outdoor practice court for Basketball
- Outdoor Cricket practice net
- Jogging Track
- Kid's Play area with child friendly equipment
- Large size outdoor swimming pool, toddler's pool and pool deck
- Beautifully landscaped gardens & walkways
- Large landscaped gathering spaces
- Rainwater harvesting system – Recharge pits & Rooftop harvesting
- Well-designed automatic lifts



*Images used are representational.*

# BEST-IN-CLASS SPECIFICATIONS

## SUBSTRUCTURE & SUPERSTRUCTURE:

|                 |  |
|-----------------|--|
| Foundation      | RCC footing  |
| Super Structure | RCC Framed Structure confirming with Seismic zone II detailing |
| Internal Walls  | 100 mm Solid Concrete Blocks                                   |
| External Walls  | 150 mm Solid Concrete Blocks                                   |
| Roof            | Reinforced Cement Concrete                                     |
| Waterproofing   | As per Architect & structural consultant details               |
| Retaining Walls | RCC walls  |

## FLOORING FINISHES:

|                                   |  |
|-----------------------------------|--|
| Reception Lobby at Ground Floor   | Imported Marble  |
| Lift lobby/Corridor in all floors | Designer lift lobbies at individual floors – Combination of Marble and Vitrified Tiles |
| Staircase                         | Polished Granite   |

### Inside the Flat

|                      |                                    |
|----------------------|------------------------------------|
| Living & Dining area | Imported Marble                    |
| Master Bedroom       | Imported Laminated wooden flooring |
| Guest Bedroom        | Imported Laminated wooden flooring |
| Children Bedroom     | Imported Laminated wooden flooring |
| Kitchen              | Vitrified Tiles                    |
| Utility              | Anti-skid Ceramic Tiles            |
| Master Bathroom      | Anti-skid Vitrified Tiles          |
| Other Bathrooms      | Anti-skid Vitrified Tiles          |
| Balcony              | Anti-skid Vitrified Tiles          |
| Servant Room         | Ceramic Tiles                      |
| Servant Toilet       | Anti-skid Ceramic Tiles            |

## DADOING:

|                 |  |
|-----------------|--|
| Kitchen/Utility | Ceramic Tiles up to 5’ high from the floor         |
| Master Bathroom | Vitrified Tiles/Designer tiles up to false Ceiling |
| Other Bathrooms | Vitrified Tiles/Designer tiles up to false Ceiling |
| Servant Toilet  | Ceramic Tiles up to 7’ high                        |



## BEST-IN-CLASS SPECIFICATIONS (CONTD.)

### COUNTERS:

Master Bathroom  
Other Bathrooms

Polished Granite Counter  
Polished Granite Counters

### DOORS & FITTINGS:

Main Entrance Door

8' Teak or Mahogany door frame with designer door shutter and PU lacquer finish

Bedroom Doors

8' high Teak or Mahogany door frame with matching veneer designer door shutter with PU lacquer finish

Toilet doors

8' high Teak or Mahogany door frame with laminated door shutter

### WINDOWS & VENTILATORS:

Windows

3 track Aluminium or UPVC sliding windows with clear glass and bug screen, except in kitchen/utility

Ventilators

Aluminium or UPVC ventilator with provision for exhaust fan

### RAILINGS:

Balcony Railings  
General Staircase

Glass Railing with Aluminium Balustrade & Handrail  
MS Handrail & Balustrade

### PLASTERING:

Internal walls  
External walls  
Basement Ceiling & Retaining Walls

Smooth Cement Plaster  
Sponge finished Plaster  
Exposed concrete finish

### PAINTING:

Interior Ceiling & walls  
Exterior walls  
Main door  
Bedroom doors  
MS Grills and Railings

Acrylic Emulsion Paint  
Weatherproof Paint  
PU Lacquer Finish  
PU Lacquer Finish  
Enamel paint

## BEST-IN-CLASS SPECIFICATIONS (CONTD.)

### **TOILETS & FITTINGS:**

|                        |  |
|------------------------|--|
| EWC                    | Wall mounted EWC with concealed cisterns – Kohler/Toto or equivalent |
| Wash basin             | Counter Wash basins – Kohler/ Toto or Equivalent                     |
| CP fittings            | Single lever mixer – Kohler/Jaquar or Equivalent                     |
| Glass Shower partition | In Master Bedroom toilet   |
| Water supply           | CPVC of reputed make   |
| Sewer Lines            | UPVC pipe of reputed make  |
| MS Grills and Railings | Enamel paint   |

### **ELECTRICAL:**

|                 |  |
|-----------------|--|
| Wiring          | Concealed Conduiting & PVC insulated copper Wiring   |
| Switches        | Modular Switches & Switch Plates – Anchor/Legrand/Schneider or Equivalent                    |
| MCB's           | One number for each circuit  |
| Service cabling | Wi-Fi, Data, Telephone & TV point will be provided in the living /family room & all bedrooms |
| BESCOM Power    | 8 KVA for 3 BHK, 10 KVA for 4 BHK & Penthouse  |
| Generator       | 3KW for all apartments & 5KW for Penthouse   |
| Security system | Video door phone in all the apartments   |
| AC Provisions   | Split A/c power point in the living & all Bedrooms   |



*Images used are representational.*



**VIEW OF THE HOODI LAKE**

At the Vaswani Group, we persevere to create homes that are built around the needs of those living in them. Homes crafted with such thought and expertise, that they become living and breathing entities.

With several million square feet of built area including Homes, Offices, Technology Parks, Malls, Hospitality projects and a list of clients including Wipro, Sasken, Future Group, SAP Labs and Toyota, Vaswani has established strong foundations across Bangalore, Mumbai, Goa and Pune.

*Images used are representational.*



**ENTRANCE VIEW**

*Images used are representational.*



**TRIPLE HEIGHT CEILING IN LOBBY**

Across our projects, we invest our signature attention to detail and set the standard in design and aesthetics. From luxurious apartments, garden flats and penthouses, to townhouses - a concept we introduced in Bangalore - and signature home projects, every Vaswani address echoes comfort and sensibility. So that when you step in for the first time, you'll know in your heart you have come home.



*Site Office:* Vaswani Exquisite, ITPL Main Road, Next to the Zuri Hotel, Whitefield, Bangalore - 560 048.

*Corporate Office:* Vaswani Victoria, 30 Victoria Road, Bangalore - 560047.

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

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Investment Partner

**J. P. MORGAN INDIA PROPERTY FUND II**

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