

CONTEMPORARY HOMES IN THE HEART OF NEW BANGALORE.

Located just 5 minutes from Manyata Tech Park.



KSR
PROPERTIES



KSR 
Cordelia





Walk into
your new
home

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KSR
PROPERTIES

KSR PROPERTIES..... The science of Real Estate, perfected.

We believe that the art and science of Real Estate is about choosing a great location, designing a fantastic project, delivering and exceeding customer expectations. At KSR, we use scientific methods to carefully select properties based on a broad range of parameters that include ease of access, proximity to commercial and social hubs, quick accessibility to medical facilities and educational institutions, amongst many more. We design for the future, plan well ahead to exceed expectations and deliver a refreshing project to our customers.

Our journey began in 1999 with an exclusive "Florida-styled" villa community in Vizag, called Sunny Isles and since then we have executed many projects in Bangalore, Chennai and Vizag. Our management style ensures that our employees and partners grow with us.

The genesis of KSR Properties has been nurtured by Mr. Ramana Reddy who has been an entrepreneur par excellence. His passion for architecture and construction is demonstrated through the development of the "Florida-styled" exclusive villa commune in Vizag - Sunny Isles. Global Entropolis, a 6 million sft development is a joint venture with the Shriram Group and is the brain child of Mr. Reddy. For this development, he inducted JURONG International Pte Ltd., a Singapore based international Realty firm.



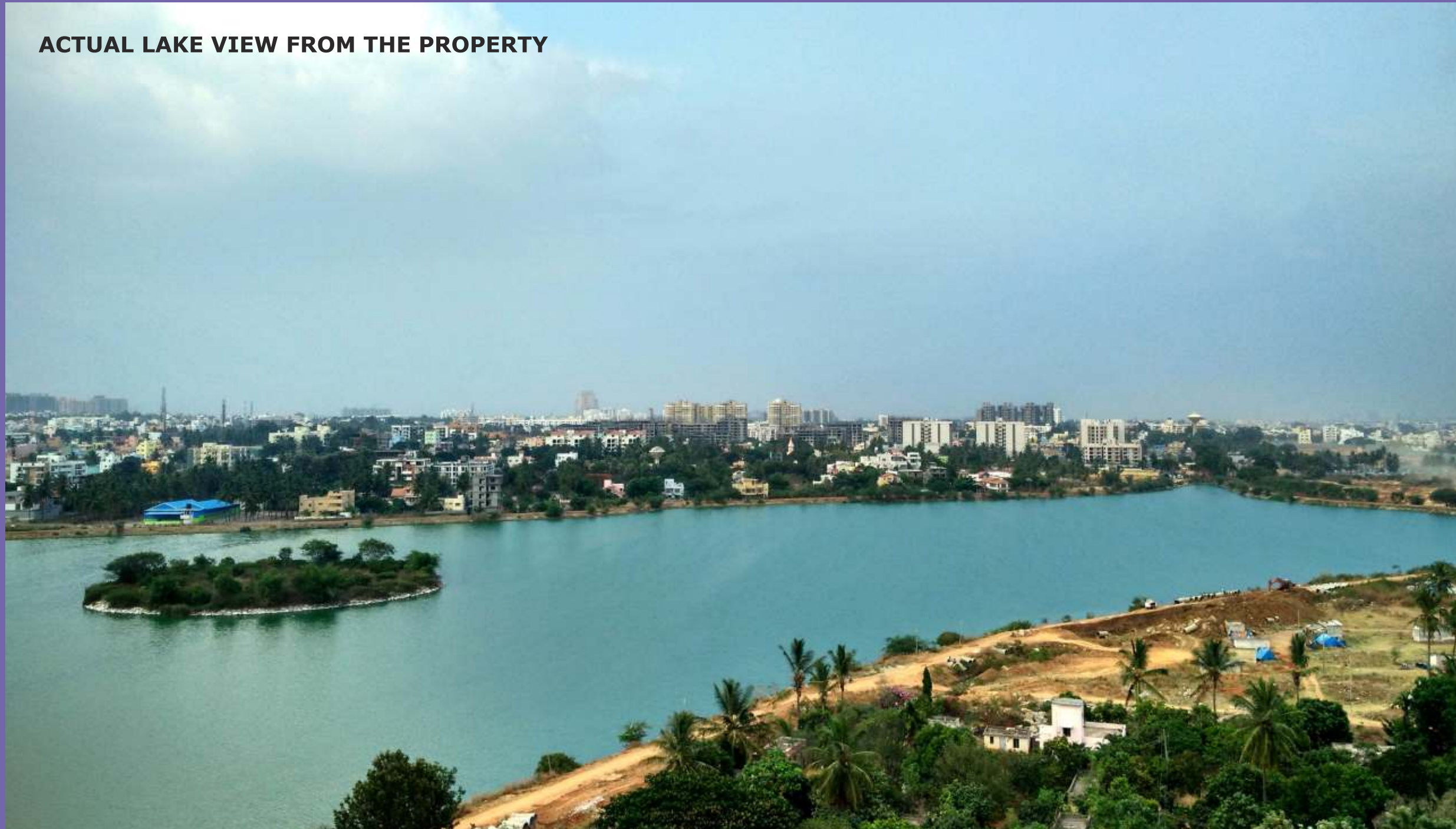
A luxurious community made for you.

In Real Estate, it's all about location. Cordelia from KSR Properties is a well planned urban neighbourhood of 2, 2.5 and 3 BHK located at Dasarahalli, Off Hebbal Ring Road in Bangalore North. Built on a total land area of 2.5 acres, Cordelia has stilt parking with Ground + 11 Floors.

Almost ready for possession, Cordelia is a community of great people who have chosen the best of all that a home can offer: quality, price and location.



ACTUAL LAKE VIEW FROM THE PROPERTY



Lake facing homes.

Some unique features are: close to the Rachenahalli Lake, space dedicated for leisure, just 30 minutes' drive to the airport and a 5 minute drive to Manyata Tech Park. Cordelia is not just that dream home in a dream location, but is also one of the best investment opportunities in North Bangalore.





A refreshing world of premium amenities.

- Club House
- Swimming Pool
- Indoor Games
- Jogging Track
- Library
- Children's Play Area
- Basketball Court





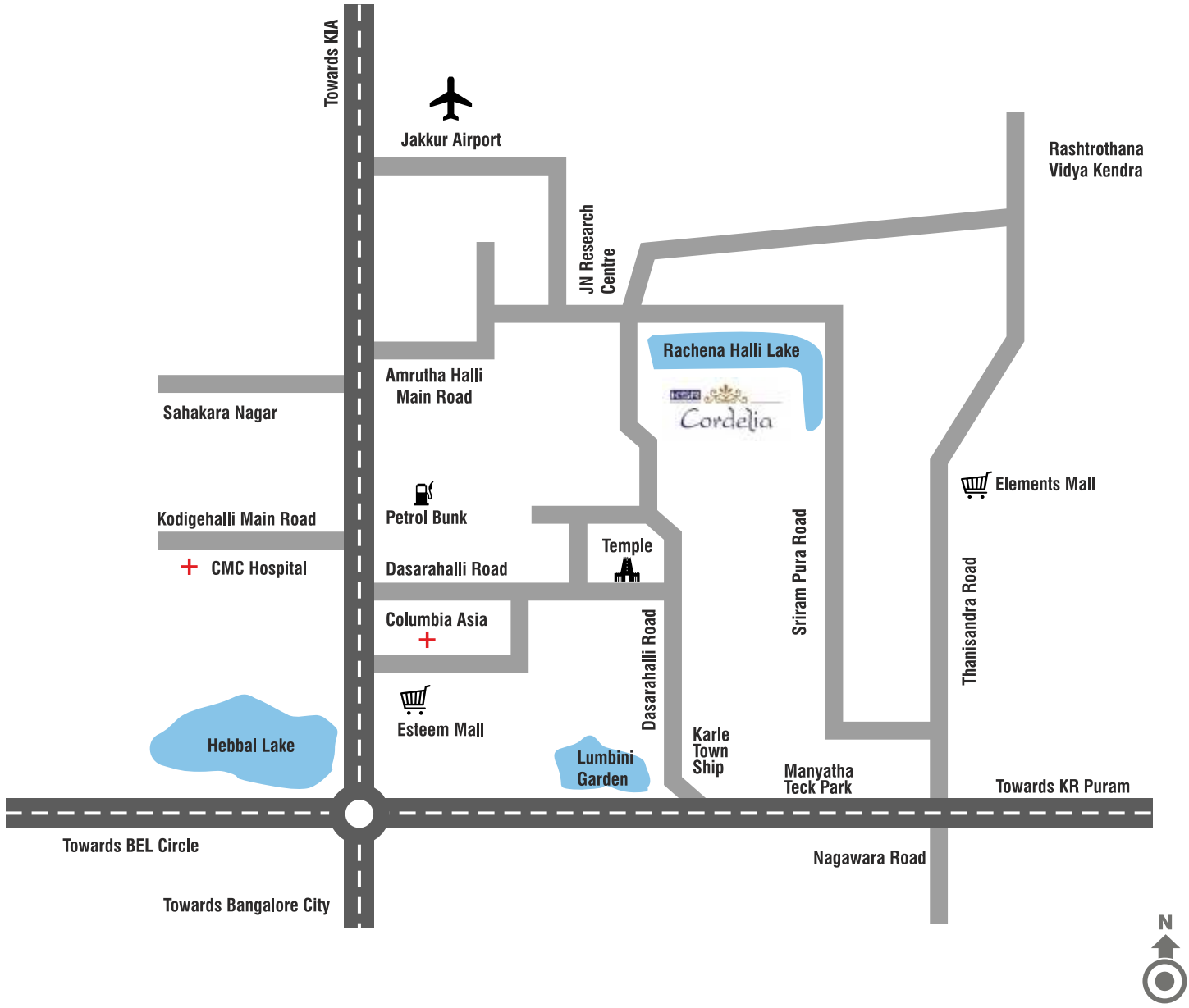
KSR
Cordelia

Master plan

LEGEND

- 1 Staircase and lift well
- 2 Hop-sotch
- 3 Open area with seating
- 4 Kids play zone
- 5 Lawn with seating
- 6 Multi purpose area
- 7 Stage
- 8 Stepped planter
- 9 Swimming pool
- 9.1 Kids Pool
- 10 Reading zone with seating
- 11 Deck
- 11.1 Changing rooms
- 12 Giant chess
- 13 Elder's exercise zone

Location Map



In Real Estate, it's all about location.

Dasarahalli, the fastest developing corridor of Hebbal Ring Road in Bangalore North, is a convenient neighborhoods that is home to some of the most reputed schools, offices, malls and hospitals. The locality is only a 30 minutes’ drive to the airport and a 5 minute drive to Manyata Tech Park. and is well-connected to the rest of the city.



SCHOOLS



SHOPPING MALLS



HOSPITALS



BANKS















TYPICAL FLOOR PLAN - A BLOCK



TYPICAL FLOOR PLAN - B BLOCK



Specifications

	Structure	: RCC Frame.
	Walls	: Solid Block Masonry for internal and external walls.
	Flooring & Skirting	: Vitrified tiles for living, dining, bed Rooms & Kitchen. Anti-skid ceramic tile flooring for Toilets, Balcony & Utility.
	Main Doors	: Teak Wood frame with Both Side Teak(BST) flush shutters with polished finishing.
	Other Doors	: Sal wood frame with ply wood or modern shutter duly with paint finish.
	Kitchen	: 20mm thick black slab with SS sink with drain board & 2ft dadoing above the slab and provision for water purifier. Provision for Washing Machine in utility area.
	Windows	: UPVC/Aluminium with 4 MM Thick Glass.
	Water Supply	: 24 hours supply from corporation water/ bore well.
	Electrification	: Fire retardant concealed copper wires with modular switches. provision for A/C, TV & Telephone points in living room and master bed room.
	Painting	: Plastic emulsion for walls & Ceiling in living, Dining, Bed Rooms & Kitchen.
	Generator	: Stand by generator for common areas, pumps & lifts and one KW backup for each apartment
	Lift	: Kone make of Passenger lift & Service lift.
	Toilets	: Counter wash basin in MBR and Wash basins in other bedrooms. Ceramic tile dado up to 7 feet height. Provision for geysers and exhaust fan in all toilets along with standard shower, Hot and Cold mixer Units.



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1 square metre = 10.764 square feet. E&OE.