



*Building from the heart*

VAISHNAVI  
**NORTH 24**  
Hebbal, Bangalore - 560 024

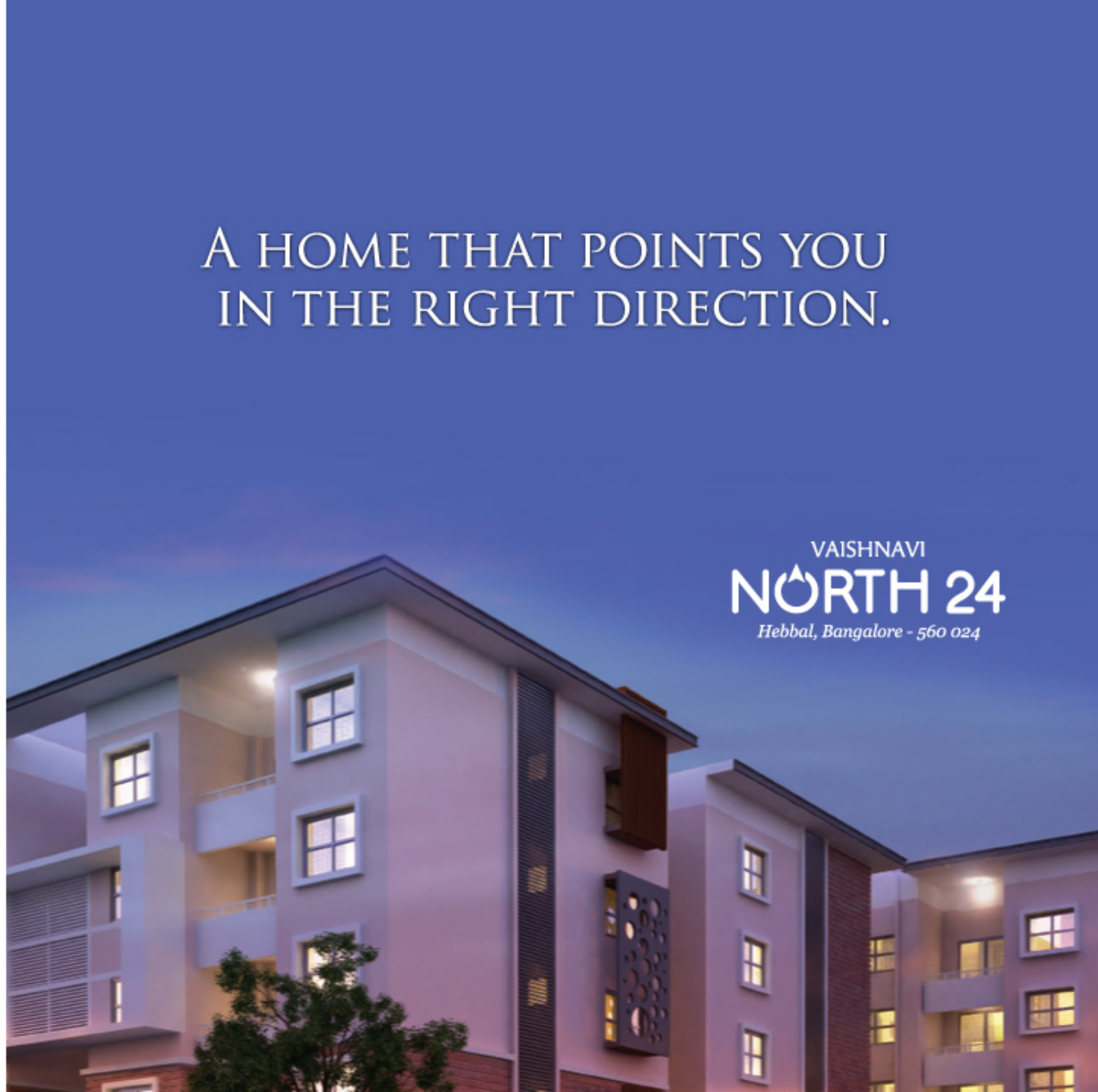
080 6696 6696

[www.vaishnavinorth24.com](http://www.vaishnavinorth24.com) | [www.vaishnavigroup.com](http://www.vaishnavigroup.com)

#2/2 Walton Road, Off Vittal Mallya Road, Bangalore - 560 001

A HOME THAT POINTS YOU  
IN THE RIGHT DIRECTION.

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**NORTH 24**  
Hebbal, Bangalore - 560 024





NORTH 24 EPITOMIZES A RISING BANGALORE.

The very name is a tribute  
to the direction Namma Bengaluru  
is growing in – the north.

North 24 brings together the  
hope and dynamism that symbolizes  
North Bangalore and the pincode  
of Hebbal – the epicenter of development  
in the city. And what else could best  
represent all the aspiration and growth of this city  
than a home in this most sought after locality: Hebbal!

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**NORTH 24**  
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Just 1 km from the Hebbal flyover,  
North 24 puts you right in the thick of  
action – from coming home soon from work,  
to visiting places of convenience around  
the city to ultimately owning a property  
that will witness phenomenal appreciation,  
there's a lot that works in your favour here.





## THE HEBBAL FACTOR



Hebbal was once the city's northernmost limit, with its claim to fame being a pristine lake. Today, its rise has been meteoric, mirroring Bangalore's own growth story. This once quaint neighborhood has today transformed into a bustling commercial and business hub, resulting in a rise in demand for quality and well-designed residential projects.

Given its unique geography, Hebbal is not only an ideal place for a home, but also a location where investments grow at an appreciable rate. One of the key reasons for this is its connectivity to the airport, making it the spearhead of development in the north. Moreover, Hebbal and Vaishnavi North 24 are well connected to the Central Business District, NH 7 and just about anywhere in Bangalore. Now, doesn't all this reassure you that this is the perfect place to buy a home?





## A BLUEPRINT FOR CONTENTMENT



Vaishnavi North 24 has been thoughtfully and meticulously planned in terms of unit sizes, specifications and amenities. Here, every feature is chiseled to form a perfect home. And, this is where your soul meets its craving to live a full life.

The 3-sides open homes facilitate optimal cross ventilation and the flow of natural light into your home. The project has been designed to be environment friendly and has its own sewage treatment plant and rain water harvesting system. The homes are all Vastu compliant.

### HIGHLIGHTS OF THE PROJECT

- » 3 blocks of G +4 buildings
- » 3 bedroom units – 1628 sq. ft. to 1939 sq. ft.
- » 2 bedroom units – 1160 sq. ft. to 1190 sq. ft.
- » 3 sides open, Vastu compliant units
- » Signal-free access to KIAL
- » Tech parks, healthcare centres, educational institutions and shopping malls in the vicinity





## A HANDPICKED LOCATION FOR A HOME

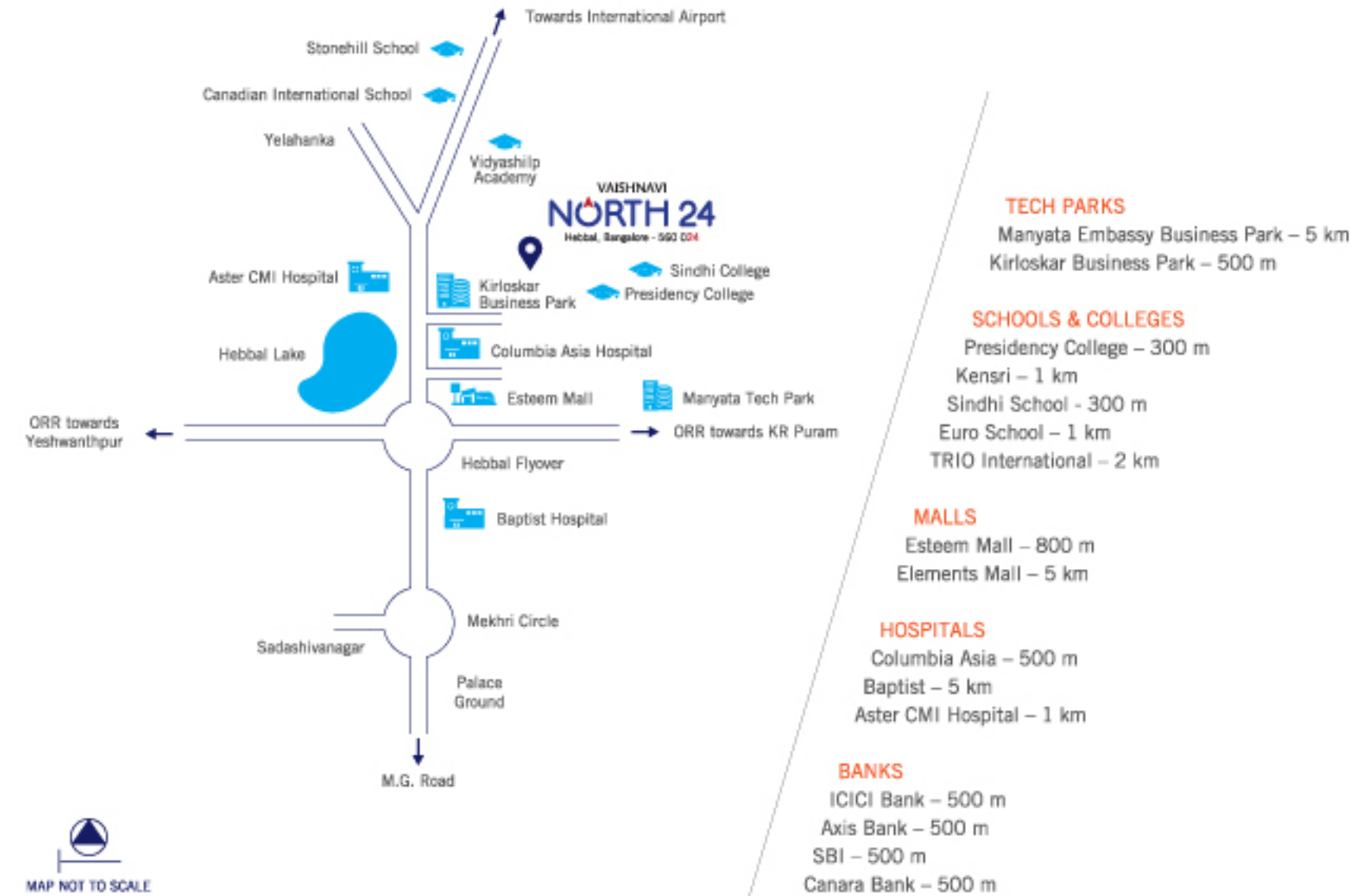


The mind is seldom satisfied. When it comes to real estate, your mind constantly seeks to make the right choice of location. Factors such as proximity, pricing, appreciation and lifestyle values must come together. At Vaishnavi North 24, it does so with aplomb. Located less than a kilometer from the Hebbal Flyover, North 24 is quite simply the best possible home you could have at that location.





## KEY DISTANCES







## AMENITIES: ON PAR WITH THE BEST.



Comfort – a very tangible, very physical factor. At Vaishnavi North 24, this factor becomes more. It becomes luxury with good sense. In this day and age, when your home and community become your retreat from the world, we ensure that the amenities compliment your home.

We leave no stone unturned to deliver remarkable and thoughtful amenities worthy of a fulfilling lifestyle to keep you content.

### AMENITIES

- Covered Swimming Pool with Toddlers Pool
- Badminton Court
- Children's Play Area
- Jogging Track
- Extensively Landscaped Gardens
- Gymnasium
- Games Room with Table Tennis, Chess & Carrom
- Multipurpose Hall
- Space for Yoga & Aerobics
- TV / Reading Room





## SPECIFICATIONS

**STRUCTURE:** All elements of structure are designed for earthquake resistance compliance.

**PLASTERING:** Internal walls - Cement mortar plastering gyp rock smooth finish.  
External Walls - Cement mortar plastering / texture finish / stone cladding.

**DOORS / WINDOWS:** Main doors: Teak wood frame and veneer finished designer flush shutter with ss finish hardware. Both frames and shutters finished with melamine polish.  
Internal doors: Hardwood frame and flush shutters with paint finish and ss finish hardware.

**FLOORING:** Main & staircase lobby at ground floor: Combination of polished granite and vitrified tiles  
Master Bedroom – Laminated wooden flooring  
Living, Dining, Kitchen & Bedrooms – Vitrified tiles. Balconies & Utility – Anti-skid ceramic tiles.

**KITCHEN:** Supply of granite slab for kitchen counter.  
Supply of stainless steel – single bowl sink of reputed make.  
Provision (electrical & plumbing) for water purifier. Provision (electrical & plumbing) for washing machine in utility area.  
CP fittings of Grohe or an equivalent make.

**ELECTRICAL:** 2 bedroom unit – 5KW power single phase supply & 1KW DG back-up. 3 bedroom unit – 6KW power, 3 phase supply & 1KW DG back-up. 100% backup for lifts, pumps & common area lighting. Concealed PVC conduits with copper wiring.  
Modular switches: Schneider / Legrand or equivalent.  
AC Points: Conduits with wiring, sockets and control switch for master bedroom.

**SECURITY** CCTV at strategic locations for security and monitoring of common areas. Security Room.



MASTER PLAN & FLOOR PLANS

MASTER PLAN





2 BEDROOM NORTH FACING UNIT  
(ISOMETRIC VIEW)



2 BEDROOM NORTH FACING UNIT  
(1190 SQ. FT.)





3 BEDROOM EAST FACING UNIT  
(ISOMETRIC VIEW)



3 BEDROOM EAST FACING UNIT  
(1712 SQ. FT.)





3 BEDROOM EAST FACING UNIT  
(1628 SQ. FT.)



3 BEDROOM EAST FACING UNIT  
(1687 SQ. FT.)





3 BEDROOM  
EAST FACING UNIT  
(1911 SQ. FT.)



3 BEDROOM  
EAST FACING UNIT  
(1939 SQ. FT.)





3 BEDROOM NORTH FACING UNIT  
(ISOMETRIC VIEW)



3 BEDROOM NORTH FACING UNIT  
(1628 SQ. FT.)





3 BEDROOM NORTH FACING UNIT  
(1687 SQ. FT.)



3 BEDROOM NORTH FACING UNIT  
(1712 SQ. FT.)









VAISHNAVI  
Orchids



VAISHNAVI  
Splendour



VAISHNAVI  
Nakshatra



VAISHNAVI  
Prime



## ABOUT US

### SETTING A BENCHMARK FOR HAPPINESS

It has been nearly two decades now and our passion to build from our heart has only grown over the years. We take pride and get an immense sense of satisfaction in building happier, vibrant communities. Today, our residential projects house over 2000 happy families. Our customers are our biggest brand ambassadors who spread the word and share their joy with friends and family.

Our commercial projects have gained an excellent reputation for the standards they have set in housing marquee and renowned national and multinational organizations.

### AWARDS & ACCOLADES

Vaishnavi Group has been recognized on national and international platforms for its impeccable quality, innovative quotient of its projects and best corporate practices.

- » "Popular choice – Best Residential Developer of the year 2011": Realty Plus
- » "Industry Choice – Developer of the Year (Residential) – 2012": Realty Plus
- » "Best Residential Developer of the Year 2013 (Vaishnavi Sarovar – Mysore)": CARE Awards by CREDAI
- » "Developer of the Year 2016": Real Estate Leadership Awards 2016 organised by CMO Asia in association with Vijayavani
- » "Developer of the Year 2016 (South)": Estrade Real Estate Awards, Singapore
- » "Most Admired Upcoming Project of the Year 2016 (Vaishnavi Gardenia)": Estrade Real Estate Awards, Singapore





## TESTIMONIALS

“ I initially visited another project of Vaishnavi, but my needs were quite different, their sales team proactively directed me to precisely what I required, Nakshatra. I like the fact that it is on the main road and yet away from the din of traffic. They instilled confidence in me with their level of professionalism; be it in the quality of construction or in sharing the right information.

**SANJAY MAIND,**  
IT Professional - Home Owner - Vaishnavi Nakshatra

“ For me the pivotal attribute of trust was what impelled my interest in evaluating Vaishnavi Orchids.

The regular and transparent communication from Vaishnavi's team is what set my mind at rest. Apart from this, the detail and innovation of a basement car park that leads from the main gate to my house ensures the safety of children and sets the mood for a "green" environment. Amazingly all this came at a price point that was truly affordable.

**BENAZIR HUSSAIN,**  
Proprietor - Artifacts - Home Owner -  
Vaishnavi Orchids

“ My sister and I have bought an apartment each in Vaishnavi Sarovar. We believe that we have found a trustworthy builder in Vaishnavi. Their properties are a perfect mix of location, layout and people who are comfortable to deal with. I am happy to pass on this legacy to my children in the heritage city of India. I have in fact, advised my friends & relatives to buy Vaishnavi homes.

**VALLI SRIKANTH,**  
Homemaker - Home Owner - Vaishnavi Sarovar