

Independence is a home you own

Pashmina  
**LAGOON**  
RESIDENCES

Off Budigere Cross, Old Madras Road

## Block 1



Above is an artistic image & may vary in actual.

## Live your independence

One of the biggest achievement in life is when you enter your home, gleaming with satisfaction that you bought it and are the proud owner. That emotion of independence is second to none. A Lagoon Residences home gives you the feeling of joy, pride & freedom. It is re-defining value and smart like never before.

From the well planned 1 & 2 BHK apartments with a spacious balcony to the various amenities on offer, Lagoon Residences is the perfect culmination of modern living and value. It gives you a practical, smart and happy lifestyle to look forward to.

To ease your commute and give you the utmost convenience, Lagoon Residences is situated just off the Old Madras Road – Budhigere Cross, the booking growth corridor of Bangalore. This ensures you are never away from the major landmarks in Bangalore while giving you a complete lifestyle experience.

Independence has arrived and it is in the form of Lagoon Residences. Your dream of owning your very own home is a joyful reality.

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## Block 2



Above is an artistic image & may vary in actual.

# Master Plan

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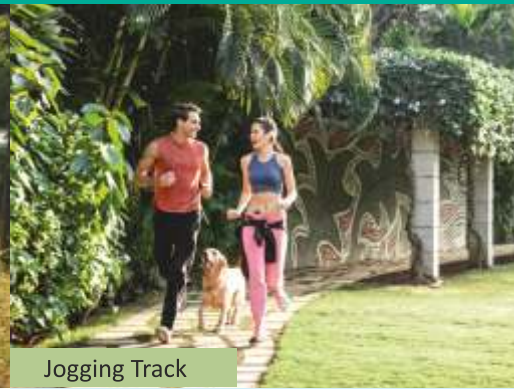
Total No. of Blocks : 3  
Total Land Area : 10A 8G  
Apartment Types : Studio / 1BHK / 2BHK



Canal Walk



Reflexology Path



Jogging Track



Seating Alcove



Children's Play Area



Meditation Lawn



Party Lawn



Swimming Pool



Basket Ball Court – Half Court

## Amenities

Main Entry Court with Special Paving

Viewing Deck

Reflexology Path

Trellis

Tea Deck

Water Feature Plaza

Play Lawn

Club House

Gymnasium

Canal Walk

Jogging Track

Seating Alcove

Children's Play Area

Meditation Lawn

Swimming Pool

Basket Ball Court – Half Court

Independence of  
living your way

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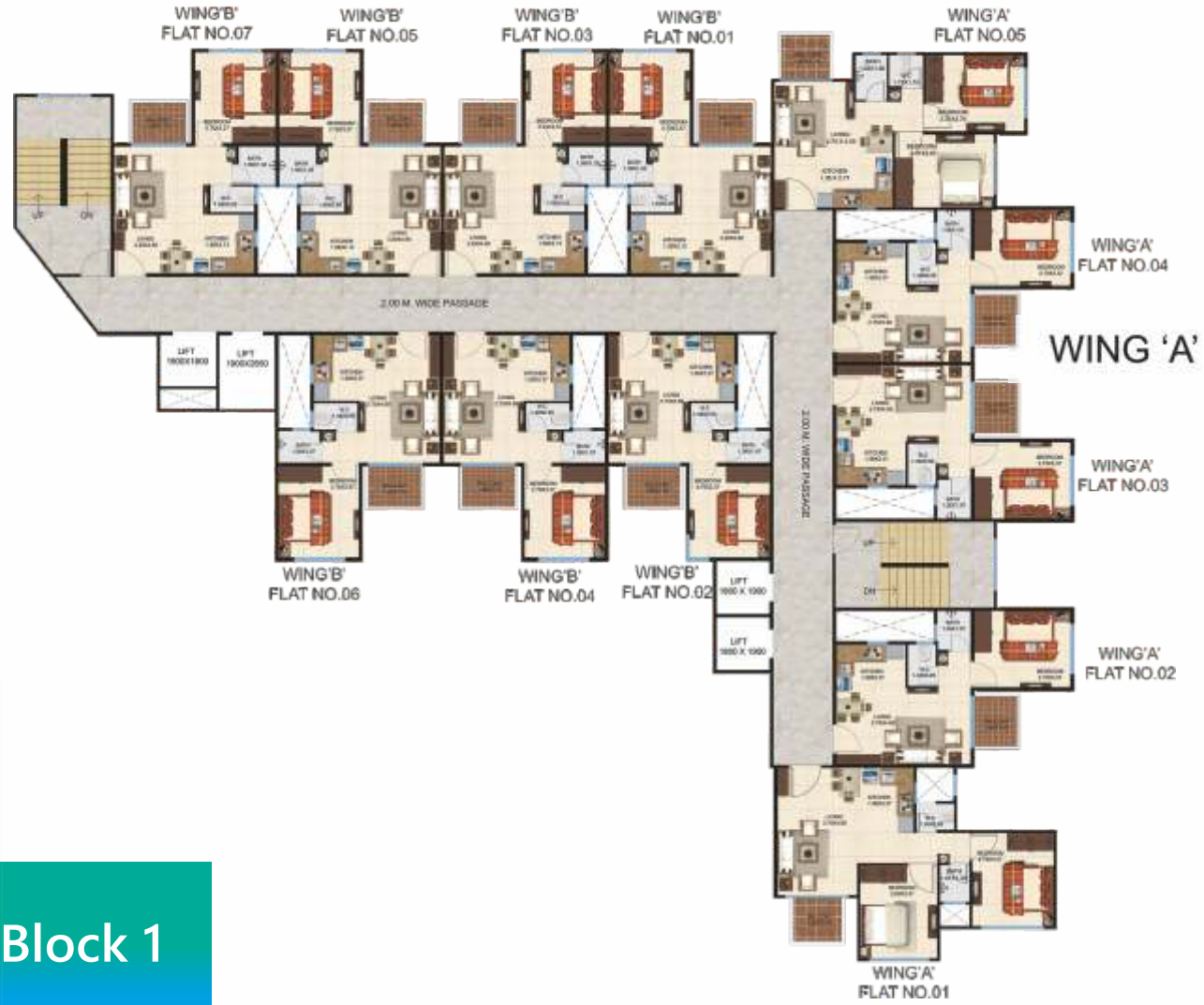
Brook View



Above is an artistic image & may vary in actual.

Canal Walk

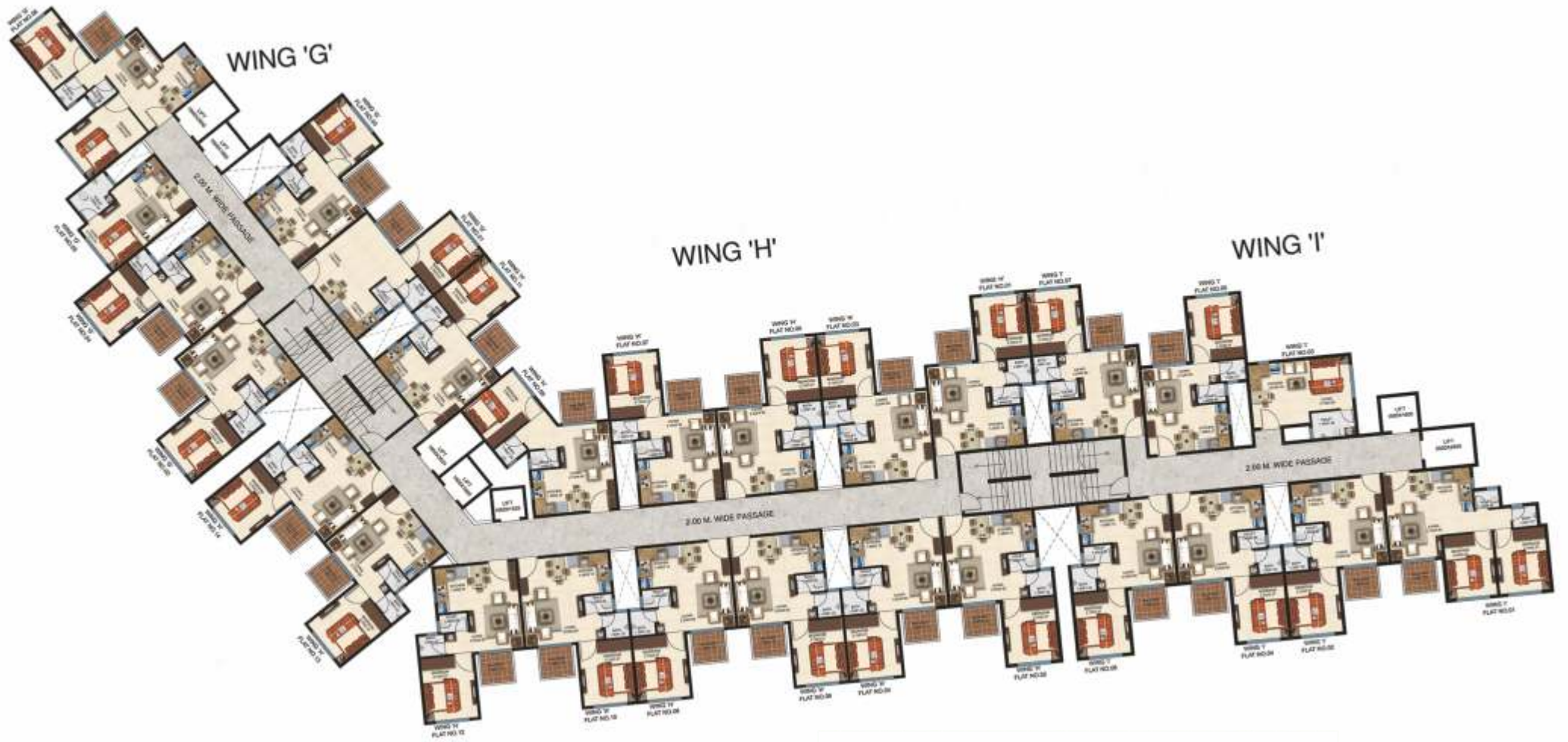
WING 'B'





Block 2





## TYPICAL STUDIO APARTMENT

Block 2 & 3

	sq.ft	sq.mts
Saleable Area	315	29.26
RERA Carpet Area	212.48	19.74
Saleable Area	311	28.87
RERA Carpet Area	213.66	19.85



# TYPICAL 1 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	550	51.09
RERA Carpet Area	348.75	32.34
Saleable Area	542	50.35
RERA Carpet Area	342.51	31.82

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## TYPICAL 1 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	525	48.77
RERA Carpet Area	328.40	30.5
Saleable Area	542	50.35
RERA Carpet Area	342.51	31.82



# TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	667	61.9
RERA Carpet Area	446.38	41.47
<b>1<sup>st</sup> Floor</b>		
Saleable Area	683	63.45
RERA Carpet Area	446.38	41.47
<b>Flat No.5 - A Wing</b>		
<b>2<sup>nd</sup> Floor - 14<sup>th</sup> Floor (Typical Plan)</b>		





## TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	713	66.23
RERA Carpet Area	460.16	42.75
Flat No.1 - A Wing, 1 <sup>st</sup> Floor - 14 <sup>th</sup> Floor (Typical Plan)		



## TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	696.48	64.70
RERA Carpet Area	458.54	42.06
Saleable Area	692	64.29
RERA Carpet Area	458.54	42.06
Flat No.8 - E Wing		
1 <sup>st</sup> Floor - 14 <sup>th</sup> Floor (Typical Plan)		



## TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	692	64.28
RERA Carpet Area	448.85	41.07
Saleable Area	696	64.70
RERA Carpet Area	448.85	41.07
Flat No.5 - D Wing		
1 <sup>st</sup> Floor - 14 <sup>th</sup> Floor (Typical Plan)		





## TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	667	61.9
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<b>Flat No.5 - A Wing</b>		
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## TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	692	64.28
RERA Carpet Area	448.85	41.07
Saleable Area	696	64.70
RERA Carpet Area	448.85	41.07

Flat No.5 - D Wing,

1<sup>st</sup> Floor - 14<sup>th</sup> Floor (Typical Plan)



## TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	696.48	64.70
RERA Carpet Area	458.54	42.06
Saleable Area	692	64.29
RERA Carpet Area	458.54	42.06
Flat No.8 - E Wing		
1 <sup>st</sup> Floor - 14 <sup>th</sup> Floor (Typical Plan)		

## TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	679	63.10
RERA Carpet Area	439.17	40.8
Flat No.5 - F Wing,		
1 <sup>st</sup> Floor - 14 <sup>th</sup> Floor (Typical Plan)		



# TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	690	64.05
RERA Carpet Area	441.96	41.05
Saleable Area	692	64.29
RERA Carpet Area	441.96	41.05
Flat No.7 - F Wing		
1 <sup>st</sup> Floor - 14 <sup>th</sup> Floor (Typical Plan)		





## TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	672	62.47
RERA Carpet Area	431.31	40.1
Flat No.6 - G Wing,		
2 <sup>nd</sup> Floor - 14 <sup>th</sup> Floor (Typical Plan)		



# TYPICAL 2 BHK APARTMENT

Block 1, 2 & 3

	sq.ft	sq.mts
Saleable Area	699	64.93
RERA Carpet Area	460.80	42.8
Flat No.1 - I Wing, 1 <sup>st</sup> Floor - 14 <sup>th</sup> Floor (Typical Plan)		



## Apartment Specifications

### Living /Dining/Bedroom

Floor	Vitrified Tiles.
Walls	Oil Bound Distemper.
Ceiling	Oil Bound Distemper.

### Master Bedroom

Floor	Vitrified Tiles.
Walls	Oil Bound Distemper.
Ceiling	Oil Bound.

### Kitchen

Floor	Anti-Skid ceramic tiles/Vitrified Tiles.
Fitting/Fixtures	Standard quality chrome Fittings, SS Sink (Single Blow).
Counter	Granite.

### Balcony

Floor	Anti-skid Ceramic Tiles, MS Hand rail.
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### Toilets

Floor	Anti-Skid Ceramic Tiles.
Walls	Dado up to 5 feet.
Sanitary	EWC with health faucet / Standard quality chrome fitting Washbasin with Mirror, False Ceiling.

### Bathroom

Floor	Anti-skid Ceramic Tiles
Walls	Dado up to 7 feet
Fitting / Fixtures	Standard quality chrome fitting, False Ceiling.

### Doors

Entrance	Teak Wood frame with decorative Flush door shutter
Bedroom	Sal Wood frame with painted flush door
Toilet	Flush Door painted from outside and laminated from inside.

### Windows

Powder coated aluminium  
windows with mosquito  
nets.

### Electrical

Anchor/Equivalent

We have partnered with the best to give you the best

*Designed by*  
**HAFEEZ CONTRACTOR**



**SIMPLEX**  
INFRASTRUCTURES LTD.





These are actual images of model flat. The interiors shown in the model flat will not provided.



# Independence by being connected

## **MNCS/BUSINESS PARKS**

CIPLA  
RMZ Infinity  
SIEMENS  
ITPL  
Grindwell Norton Limited  
Salapura GR Tech Park  
Brigade Tech Park  
SAP  
RMZ Centinnial  
Schneider  
GE  
Bagmane Tech Park  
Manyata Tech Park  
Narasapura Industrial Area.

## **EDUCATION INSTITUTES**

Garden City College  
Cambridge Institute of Technology  
BDA School  
East Point College  
Vibgyor International School  
New Baldwin International School  
Ryan International School  
PNC Cognito School

## **OTHER LANDMARKS**

Hoodi Junction  
K.R. Puram Metro (Proposed)  
K.R. Puram Railway Station  
Budigere Cross  
Byappanahalli Metro  
C.V Raman Nagar  
Indiranagar/CMH Road  
Marathalli  
M.G. Road  
Airport

## **SHOPPING MALLS**

Big Bazaar  
Gopalan Mall  
Decathlon  
Phoenix Mall  
Inorbit Mall  
100 ft. Street, Indiranagar  
Hypercity  
Upcoming Orion Mall

## **HOSPITALS**

East Point Hospital  
Sathya Sai Orthopaedic  
& Multispeciality Hospital  
Koshys Hospital  
Satya Sai Baba Hospital  
Vydehi Hospital  
Columbia Asia  
Manipal Hospital

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RESIDENCES

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**www.lagoonresidences.in**

Pashmina  
developers  
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**Pashmina Builders &**

**Developers Pvt. Ltd.**

2<sup>nd</sup> floor, Doddamane # 19/1,

Vittal Mallya Road, Bangalore 560001

**Site Address:** Pashmina Brookwoods, Survey No.22/1, 22/2, 22/3, 23/1 & 24. Kammasandra Village, Bidarahalli Hobli, Bangalore

Karnataka Real Estate (Regulation & development) rules, 2017 (RERA). Registration No. PRM/KA/RERA/1250/304/PR/171015/000556  
rera.karnataka.gov.in/



**CREDAI**  
BENGALURU

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