

PRESENTS



3 & 4 BHK ULTRA LUXURY CONDOMINIUMS

YELAHANKA MAIN ROAD

RERA APPROVED PR/KN/170729/000144





A solitary word that personifies Lifestyle, Influence, Prestige, Luxury, Convenience, Comfort, Beauty, Perfection, Majesty and Affluence.

A Mark of Distinction, a Symbol of Power and a Potent Manifestation of Stature.





First impressions are the foundation of an identity, and on approach, Tiara paints a truly remarkable picture.

Pristinely set on 4.5 acres in the bustling community of Yelahanka, Tiara epitomises a luxurious sense of arrival and tranquil yet lavish living with its 237 spacious, 3 BHK and 4 BHK premium apartments.

Inspired by the natural environment, Tiara promotes sprawling landscapes and a dynamic, sustainable residential structure that ensures less ground coverage yet creates barrier-free surroundings for its occupants.

Meticulous zoning and a clear distinction between private and public areas within the apartment complex invokes a sense of security and comfort.

All of these unique facets effortlessly come together to form the single harmonious entity that is Tiara.



## ASCEND TO THE PINNACLE OF PRIVILEGE

The elegant façade is embellished with prioritised terraces and large spacious balconies that immediately capture the onlookers' attention while enhancing the inside-out experience for the residents.

The meticulous design of the individual apartments allows the interiors to be bathed in natural light during the day and caressed by cool breezes 24/7 thanks to the layouts' ingenious cross ventilation features. While the interior of the building compound consists of almost ¾ open space, each apartment block is also interlaced with aesthetic green landscapes and water bodies – giving its 237 families a veritable paradise of living space.

Ambient faceted lighting on the building's exterior lends an ethereal appeal to the edifice at night, while its pronounced verticality gives it an air of ascension – as if the building itself is gracefully rising to the heavens.







## BE WELCOMED BY THE EMBRACE OF OPULENCE

As you enter the premises, a grand lobby located in the central experiential landscape podium opens out to serene settings, soothing water bodies, picturesque lawns and lush greenery fringed by aromatic walkways.

When you make your way to the premium apartments, you will find that we have aimed to create a living concept that promotes family culture. To enhance the family living experience, our designers have taken special care to provide distinctive areas for the family and for outside visitors to enjoy.

As you walk past the spacious foyer, take a stroll through the living area and attached balcony dedicated to visitors. Once you are done entertaining your guests, retire to the family space, featuring the dining room and kitchen built in coherence with each other to create a harmonious retreat for personal bonding. The kitchens are also insightfully diversified into 'dry' and 'wet' formats wherein the dry kitchen can be used by the family and the wet kitchen can be utilised by the staff.

Finally, step into your corner of tranquillity as you enter the luxurious master bedroom that is also quipped with spacious walk-in closets. Glide across the plush wooden flooring out on to the attached balcony and be greeted by a spectacular 270° view.

Revel in this moment, for you have arrived Home.







Land Area: 4.5 Acres

G+14 Floors with 2 levels of Basement Car Park

237 Exclusive 3 & 4 BHK Condominiums with Studio Apartments

Four Blocks – A,B,C & D

1 Acre Clubhouse with all Major Amenities

70% Open Space Dedicated for Designer Landscape

Grand Entrance Plaza

Large Corridor Area on Each Floor

Spacious Balconies

Only 4 Apartments in Each Block

2 Lifts & 2 Staircases shared by just 4 Apartments

Separate Living & Family Space

Exclusively Designed Family, Dining & Kitchen Space

Intelligently Designed Floor Plans for Inside Outside Connect

Laminated Wooden Flooring in Master Bedrooms with Walk-in Closets

Separate Dry & Wet Kitchen

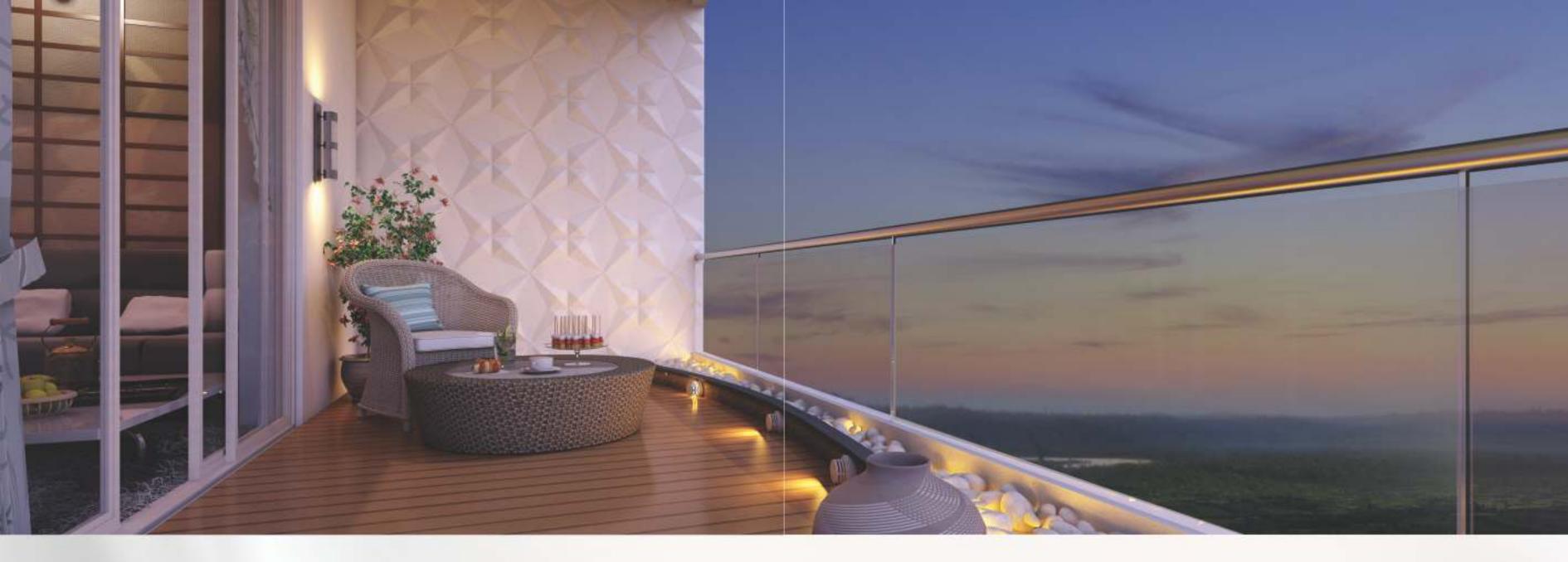
Servant Room with Separate Entrance





\*\*BUTTERFLY & AROMATIC GARDEN \*\* SHADED HOBBY AREA \*\* OLD FOLKS CORNER

\*\*TREE PLAZA \*\*\* LILY POND IN INTERNAL COURTYARD





# A HARMONIOUS CONNECTION

Every aspect of Tiara has been conceptualised to enhance the inside-out experience for the residents, from the well thought-out landscapes to the premium living spaces. The apartments' larger living balconies being recessed within the building line creates privacy for the dwellers, making it a more active space any time of day while also functioning as an extension of the living area. Spaces like the living room, family rooms and bedrooms are fashioned on the periphery of the building enabling them a better connect with the dynamism of the external surroundings.





# A FAMILY RETREAT AT HOME

Your family comes first, no matter what you do. Whether it is looking for a home, your next profession, or picking up the week's groceries. You are constantly thinking about the well being of your loved ones. And where else can you actually spend an abundance of quality time with your family if not in your own home? This is why we gave our planning special thought to create an exclusive family and living area dedicated to the privacy, proximity and intimacy needed to develop strong family bonds.





# THE BEST VIEW IS AT YOUR DOORSTEP

Your boudoir is a place that is all your own, where you can truly unwind, leave behind all the chaos of your busy schedule and recharge your batteries. We have dedicated ample amount of space to ensure that you revel in your element, not to mention be surrounded by the very best in quality. The large walk-in closets, the luxurious wooden flooring and a balcony with breathtaking panoramic views are just few of the treats waiting to pamper you at your Tiara abode.





The kitchens are also insightfully segmented into 'dry' and 'wet' formats wherein the dry kitchen can be used by the family and the wet kitchen can be utilised by the staff. This style of diversifying aims to encourage family bonding in a dedicated area.





# NO JEWEL MORE PRECIOUS THAN TIME

Because the concept of 'free time' seems harder to come by these days, we want to at least ensure you have the freedom to spend yours with a plethora of options. For that we bring you the exclusive and varied amenities of the 24,000 square feet Clubhouse spread across an acre of land.

Built on 1 Acre of Land | 24,000 square feet | G+3 Floors

Ground Floor: Waiting Lounge, AV Room, Banquet Hall: Capacity of 100 Guests with attached Green Room, Indoor Badminton Court

First Floor: Half Olympic Size Swimming Pool with Deck & Changing Rooms, Cafe Area, Separate Gents & Ladies Spa

Second Floor: Fully Equipped Gymnasium & Aerobics Area with Changing Rooms

Third Floor: Library, Indoor Game Zone, Open Terrace

Terrace Floor: Open Air Barbecue & Terrace











**SOLD FOLKS AREA SOLD WALK-WAY SOLD FOLKS AREA SOLD WALK-WAY SOLD FOLKS AREA SOLD FOLKS A** 

♦♦ HOBBY AREA

♦♦ OPEN AIR BARBECUE DECK









★ CHILDREN'S PLAY AREA

★ INDOOR GAMES

★ CRECHE

**☆**CCTV SECURITY **☆** SECURED WI-FI **☆** VIDEO DOOR PHONE









♦ HALF BASKETBALL COURT ♦ SKATING ♦ BEACH VOLLEY BALL

★ TABLE TENNIS ★ SOCCER TABLE





**SWIMMING POOL AEROBICS INDOOR & OUTDOOR GYMNASIUM** 

**₩**ACUPRESSURE WALK-WAY **₩** JOGGING TRACK





## OUR BLUEPRINT OF EXCLUSIVITY

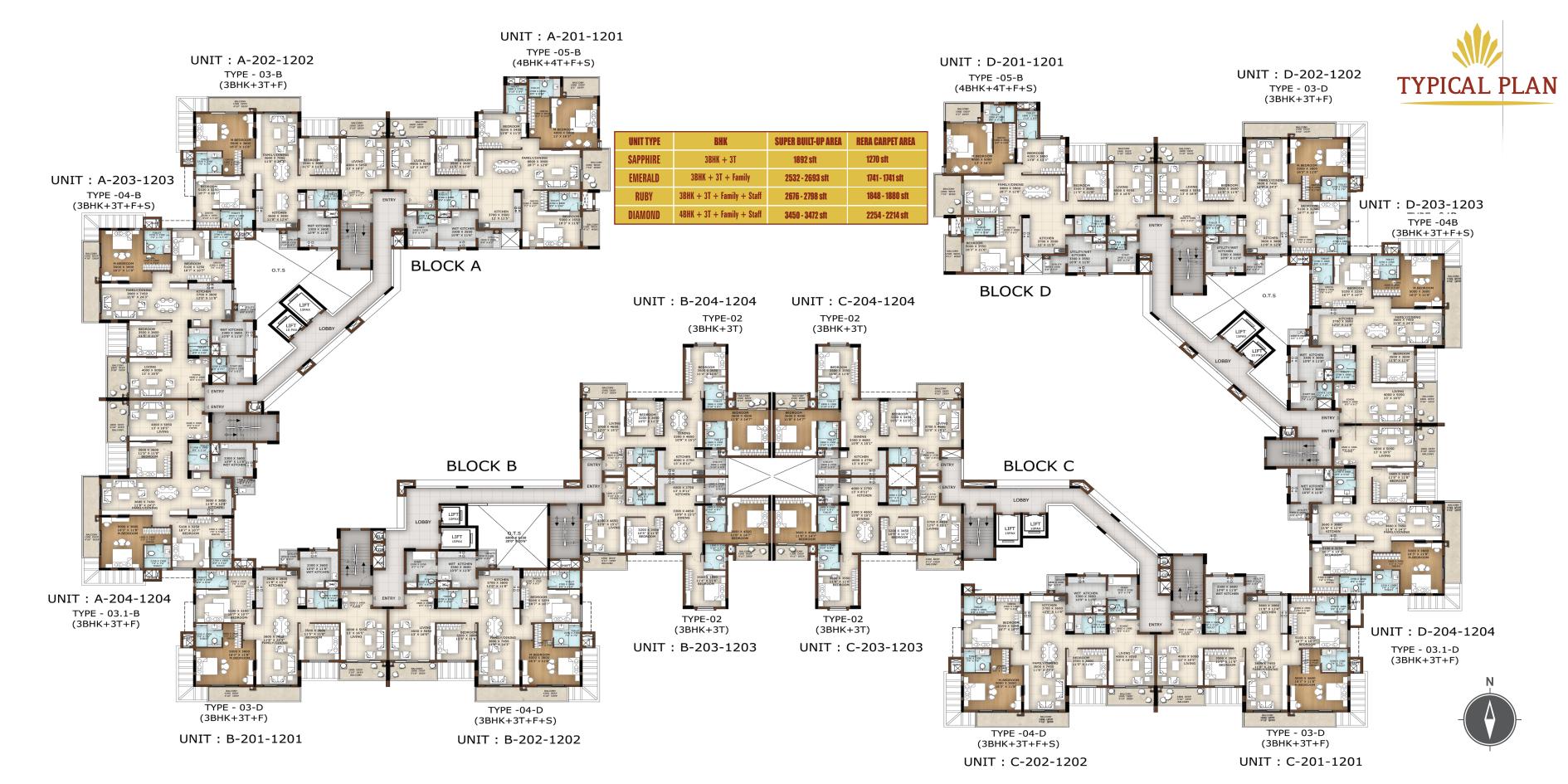
Apart from the prime location, Tiara has perfected the concept of idealistic living spaces for you and your family. Sprawled across 4.5 acre area with 1 acre dedicated to the Clubhouse, each section of the project is intelligently designed to cater to every unique aspect of your lifestyle and give your family adequate space. We realise the importance of security without the feeling of confinement, so we dedicated an open area of 70% for designer landscapes interspersed with just 4 residential blocks of G+14 floors and only 4 apartments in each floor. There is also dedicated entry and exit, not to mention 24/7 Security for your peace of mind.

One gets a feeling of this spaciousness almost immediately as they proceed down a wide driveway for cars which ends at a convenient dropoff porch. The front entrance of the property welcomes visitors and residents alike to a grand lobby with serenely charming water features. The individual apartments are also designed in such a way that the interiors are bathed in natural light during the day and caressed by cool breezes throughout, thanks to ingenious cross ventilation features.





- Meditation/Yoga Garden
- Old Folks Area
- 3 Acupressure Walkway
- 4 Walkway
- **5** Aromatic Garden
- Butterfly Garden
- Water Feature
- 8 Cascade Wall
- Jogging Track
- Children's Play Area
- Party Lawn
- Skating Arena
- Shaded Hobby Area
- 4 Half Basketball Court
- Outdoor Gym
- 6 Lawn Tennis Court
- Beach Volley Ball
- Tree Plaza
- Oricket Practice Net
- 20 DGR
- 21 Transformer
- 2 Drop-Off Porch
- Entrance Lobby





# 3 BHK | 1892 SFT(SBA),1270 SFT(RERA)

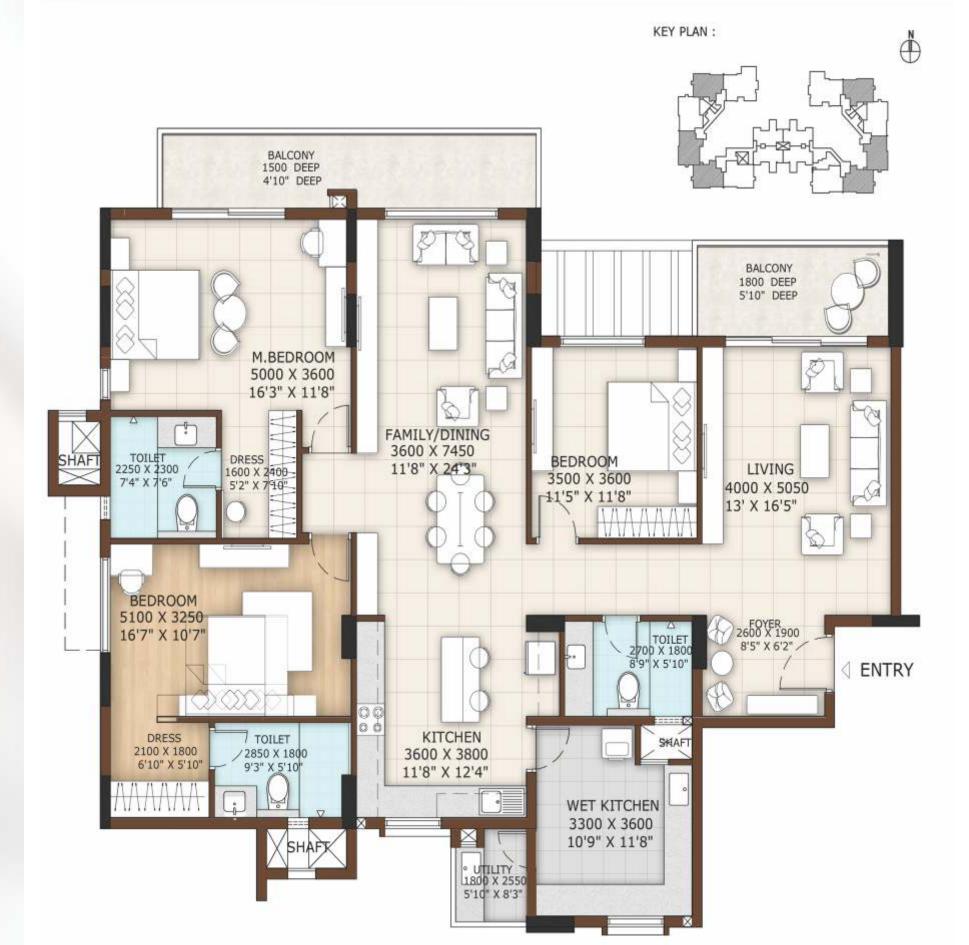
A cosy, minimalistic abode for your family, equipped with all the essentials required for a spacious and comfortable lifestyle. Indulge in the luxury of premium living without the excess in our Sapphire category apartments.





# 3 BHK + FAMILY | 2532 - 2693 SFT(SBA),1741-1741 SFT(RERA)

Family living acquires a new dimension in the Tiara Emerald apartment. Based on a concept that encourages family bonding, the apartment features a family room for personal time together and a separate living room where visitors and guests can be entertained.





# 3 BHK + FAMILY + STAFF | 2676 - 2798 SFT(SBA),1848-1880 SFT(RERA)

As exquisite and delightful as its namesake, the Tiara Ruby apartment is a 3-bedroom plus family room haven that comes with an added convenience of a staff room. Enjoy great features like a wet and dry kitchen as well as top notch specifications that make an impression.





4 BHK + FAMILY + STAFF | 3450 - 3472 SFT(SBA),2254-2214 SFT(RERA)

As the name suggests, the Tiara Diamond apartments are all about grandeur and luxury with numerous facets and features to appreciate. With 4 bedrooms, a family area and staff space, this apartment provides ample space for a big family.

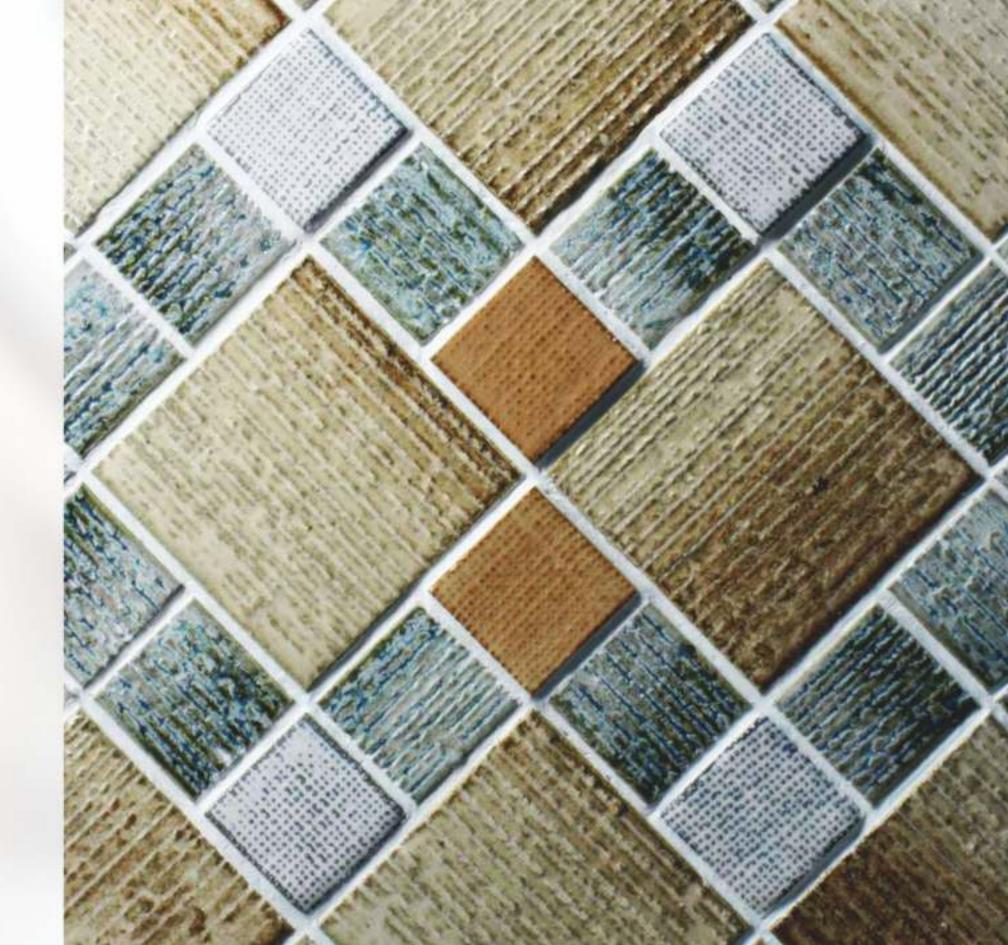




# BRILLIANCE IN THE FINEST MINUTIA

When you are accustomed to settling for the best, we don't expect you to settle for less. Just as the finest details, when crafted to perfection, create a masterpiece – we believe in precision in every square inch.

From the quality of bathroom fittings to the finish of wood veneers on the doors and windows, God, as they say, is in the details.



## **SPECIFICATIONS**

#### **STRUCTURE**

- Two Basements + Ground Floor + 14 Upper Floor, Seismic Zone to compliant RCC Frame structure.
- Walls Concrete Eco friendly light weight bricks with smooth finish plastering.
- Two basements with all safety norms including fire truck load etc.
- Superior Quality Steel reinforcement with high quality Ready Mix Concrete using leading brands.
- The structural design validation confirmed by the structural design to the entire project done by Civil Aid.

#### FOYER / FORMAL LIVING / FAMILY ROOM / DINING

- Superior quality 800 x 1200 double charge Imported vitrified tiles/ by leading brands.
- · Plastic Emulsion paint for walls and ceiling

#### **BEDROOMS**

- Super Quality Laminated Wooden Flooring for Master Bedroom.
- Superior quality 800 x 1200 double charge Imported vitrified tiles/ by leading brands for other bedrooms.
- · Plastic Emulsion paint for walls and ceiling

#### **KITCHEN**

- Superior quality 800 x 1200 double charge Imported vitrified tiles/Leading brands.
- Superior quality ceramic tile dadoing up to 2'-0" above counter level.
- Plastic emulsion paint for ceiling.
- Polished granite slabs (20 mm thick) shall be provided for the counter tops.

#### WET KITCHEN & STAFF ROOM

- Superior Quality 800 x 1200 Ceramic/Verified tiles for the wet kitchen.
- · Superior quality anti skid ceramic tile flooring and skirting for staff room.
- Plastic emulsion paints for walls & ceiling.
- Ceramic tile dadoing up to 2'-0" above counter level
- Polished granite slabs (20 mm thick) shall be provided for the counter tops.

#### **TOILETS**

- Superior quality ceramic/Porcelain tile flooring.
- Superior quality ceramic wall dadoing up to false ceiling.
- False ceiling with grid panels.
- Granite vanity counter in Master bed room and common toilet.
- Shower partition in master bed room.

#### SIT OUTS & TERRACE AREA

- Superior quality ceramic tile flooring and skirting.
- Granite coping for parapet/MS handrail as per design.
- Plastic emulsion paint for ceiling.

#### **DOORS & WINDOWS**

- Main Door-engineered door with veneer finish on both surfaces (BST).
- Internal Door-engineered door with veneer finish on both surfaces (BST).
- Toilet Door-engineered door with veneer finish on one side & paint on other surface.
- Balcony sliding door- 3 track UPVC sliding for living & others with 2.5 track UPVC sliding.
- Windows 2.5 track UPVC sliding.

#### **ELECTRICAL**

- Split AC provision in living room and all bedrooms.
- BESCOM power supply: 5 kW for Flats.
- Generator power back up for all lighting Points, TV Units, Refrigerator and 100% power back up for common facilities.
- Exhaust fans in kitchen and toilets.
- Television points in living and all bedrooms.
- · Telephone points in living and all bedrooms.
- · Intercom facility from security cabin to each Flat.

#### **PLUMBING & SANITARY**

- · Sanitary fixtures of reputed make in all toilets.
- Chromium Plated fittings of reputed make in all toilets.
- Stainless steel single bowl sink drain board in utility.

#### **COMMON AREAS**

- Granite / vitrified flooring.
- Superior quality ceramic tile cladding for the walls.
- Plastic emulsion for ceiling.
- · MS handrail as per design.

#### **JOINERY**

- · Main door and Bedroom doors with both sides high quality Masonite skin shutters, wood frame & architraves.
- All windows & the door cum windows etc., to be manufactured in specially designed high quality
- multichambered, heavy-duty UPVC frames & shutters with bug screen.
- Toilet door of wood frame and architraves. Shutter with Masonite skin on the external side and water proof laminate on the internal side.
- Superior quality ironmongery and fittings for all doors.

#### LIFTS

- Total No. of 2 lifts of Premium make for each block.
- Capacity -1 No. of 10- passengers and 1 No. of 15-passengers.
- Two staircases per core.

#### LANDSCAPE

Designer landscaping with water bodies, paved drive ways & lightings etc



THE ARCHITECTS OF GRANDEUR



The Vajram Group is passionately driven to deliver on its dream to transform the face of residential and business properties. In a market fooded with uninspired design and products, Vajram's vision is to build high-quality properties with inspiring designs that will stand out clearly on any city's skyline."

The Vajram Group acquires and develops high-quality properties based on realistic values. The vision of the company is being delivered in selected and targeted markets throughout North Bangalore and other parts of South India. Its diversified operations have investments in residential, commercial and hospitality segments. The foray into residential property development started in 2009 under the dynamic leadership of Mr. Pavan Vajram.

#### **OUR MISSION**

"The mission of the Vajram Group is to rise above the competition and provide the best-in-class living and working spaces that are contemporarily designed with an eye for detail, ergonomic practicality, sustainable environmental standards, and constructed using materials of the highest quality and engineering excellence with a commitment to timelines. We rely on Quality, Integrity, Commitment and Professionalism to build long-lasting properties and relationships and equally long-lasting impressions."

The Vajram Group is a new generation, Bangalore-based, real-estate development company transcending conventions in design, quality, construction and customer relationships based on its founding principles of Integrity, Quality, Commitment and Professionalism. Vajram's experience in delivering residential, hospitality and commercial projects is built on these four core values that are embedded in us from blueprint to brick. We believe that the key element of all our projects is always the CUSTOMER - a view shared by one of the most dedicated teams in the industry. We're about building more than just concrete structures and buildings – we want to build homes and great working environments that will inspire and last the test of time. The best interests of our clients always come first and we place your concerns ahead of our own in each and every transaction, as we are dedicated to the development of long-term client relationships. Our unified customer-centric philosophy ensures that our clients' investment and time are of paramount important to each and every member of our organization. We combine regional culture with international experience and our clients value this mix.

**ARCHITECTS** 

SPACE MATRIX

**PMC** 

DESBuilder Kriscooper PMC STRUCTURES

M/s Prasad

Consultants (PRC India)

PHE

JR SERVICE

CONSULTANTS

ELECTRICAL

LANDSCAPE

Design Milieu

Tirumala
Associates



### THE DAIS OF PRESTIGE

We believe your abode should be the centre of your world and all your needs should therefore revolve around it.

North Bangalore, although perceived as the city 'outskirts', is rapidly becoming the preferred site for many potential home buyers as it possesses all the necessary features of an ideal location including land availability, excellent connectivity and top-of-the-line public amenities.

The Bangalore International Airport is at the epicentre of the major infrastructural development taking place in this area. The airport has various expressways and wide roads connecting it to the city, making it a veritable hub of activity.

The growth in this area can also be attributed to various infrastructure initiatives undertaken by the government like the BDA Peripheral Ring Road and the widening of Bellary Road from 6-lane to 18-lane with an elevated section. A proposed High Speed Rail Link will see enhanced connectivity from the city to the International Airport, covering a distance of 33 kilometres with four stations including Yelahanka and ending at Bangalore International Airport (Terminal Station).

Major residential projects are also underway by well known developers like ISKCON, Hinduja Realty and Brigade Group in addition to commercial projects taking shape such as the 190 acre Embassy Knowledge Park consisting of IT/ITES work spaces, residential, recreational, entertainment and hospital amenities.

Other notable projects in the vicinity include existing infrastructure like major schools namely Vidyashilp, DPS, Canadian International and TRIO World school, plus institutions of higher education like VIT and MS Ramaiah. Upcoming developments include several five-star properties in the pipeline, ITIR in Devanahalli, an Aerospace SEZ planned near the International Airport, the Devanahalli Business Park, Airport city and a Race course near Chikkajala on the way to Andhra Pradesh.

Whether it is your daily work commute, dropping the kids to school or stopping by one of the nearby shopping centres for some retail therapy, Tiara will make you feel effortlessly connected with the hustle and bustle of the city life, yet worlds away from it.



MG Road - 20 km | International Airport - 20 km | Manyata Tech Park - 15 km | Canadian International School - 9 km | NH Dental Hospital - 14 km

Esteem Mall - 10 km | Embassy Knowledge Park - 14 km | Kirloskar Tech Park - 10 km | Hinduja Tech Park - 19 km | Lumbini Park - 12 km

KR Puram Railway Station - 23 km | Columbia Asia Hospital - 10 km | Baptist Hospital - 12 km | MS Ramaiah Memorial Hospital - 15 km



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