

Urban lifestyle for those with fine taste

Klassik
Landmark



A project of Klassik Enterprises



BDA
APPROVED

Artist's impressions of Klassik Landmark.

Klassik *Landmark*



For those who have fine taste for urban lifestyle, Klassik Landmark is an ideal place to reside, in terms of comfort or luxury.

What you might miss, when we probably compare it with the countryside is the ambience. It's difficult though not impossible to create such setting. And we at Klaasik don't believe in impossibilities and hence have created a perfect ambience for you to relax after a hard day's work.

Klassik Landmark brings you all the modern day luxuries in a serene and exotic ambience that will not only refresh but also re-energize you to take up more challenges, everyday.

The project houses 590 residential units in 10 Acres 37 guntas of beautifully landscaped terrain with luxurious open spaces, spanning across seven blocks – **Aster**, **Blue Bell**, **Cosmos**, **Daisy**, **Euryops**, **Fennel** and **Gardenia** each with 15 stories that comprises of large and premium 3 BHK apartments and 4 BHK penthouses with terrace garden.

Vidhana Soudha, one of the classic landmarks of Bengaluru.



LOCATION MAP



Klassik *Landmark*

Connectivity at it's best.

Location, accessibility and connectivity. Things that can make life between work, school, shop and home either a veritable hell or a virtual heaven.

Today, commuting is the biggest challenge for any 'citizen'. At Klassik, we're well aware of the hassle and have located **Klassik Landmark** on Sarjapur main road from where commuting to most of the places will be a breeze.



Amritha College
50 m.



Bosch
3 Km.



Wipro
2.5 Km.



Beautiful life, by design



Klassik
Landmark

It all starts here. And you are the centre of it!

The most important thing about design is how it relates to people. For us design not only covers the aesthetics but all functionalities that are essential for good living.

We believe that God lies in detail. And attention to detail always results in good design. The engineering expertise, the domain knowledge and the people-centric approach all combine to create that perfect design. And perfectly designed homes mean near perfect life. Like the ones at **Klassik Landmark**.



Aster



Life extends beyond your home



Klassik *Landmark*

We know you wouldn't settle for less!

A home is just not some space to live. At Klassik we understand that life extends beyond the confines of the walls of home. Accordingly, we have created an eco-system around your home that addresses all matters concerning your life including security, health, sports, leisure & entertainment, nature, to name a few. The infrastructure and facilities created at **Klassik Landmark** addresses all the features essential to lead a luxurious, peaceful and contented life.

AMENITIES

HEALTH

- Health Club / Gym
- Swimming Pool
- Kids' Pool
- Meditation / Yoga Centre
- Jogging Track

SPORTS

- Basketball Court
- Tennis Court
- Table Tennis
- Snooker
- Cricket Net
- Badminton Court

NATURE & LANDSCAPE

- Lavish Landscape
- Landscaped Podium
- Garden Walkway
- Roadside Trees
- Dense Perimeter Landscape
- Senior Citizen's Corner / Park
- Leisure Pavilion

SECURITY & SAFETY

- CCTV
- Fire Fighting Systems
- Vehicle Free Zone
- Intercom Connectivity
- Power Backup
- Basement Car Park
- Parking Facility For Visitors

ENTERTAINMENT

- Clubhouse
- Common TV Room
- Library
- Children's Play Area
- Indoor board games
- Multipurpose Party Hall
- Festival Plaza
- Restaurant

ECO-FRIENDLY

- Homes Designed With Natural Light & Ventilation On All Sides
- Sewage Treatment Plant
- Rain Water Harvesting System
- Energy Efficient Equipment And Systems



Blue Bell



Celebrate life extraordinaire in all its splendor

CLUBHOUSE



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Meet your equals. And get ahead of them.

Exclusivity is the hallmark of **Klassik Landmark** clubhouse. It is not only exclusive but also like a second home. The plush interiors and facilities not only makes your socializing elegant but also relaxes you with fine options before you retire for the day. With everything you need for a good life available, happiness is never far from home.

Cosmos





SPECIFICATIONS



STRUCTURE & PLANNING

- RCC Framed Structure designed for seismic compliance with concrete blocks
- Building designed to International Standards
- Structural design proof checked
- Aesthetic design, elevation and landscape
- Vaastu compliance
- Designed with natural light and ventilation
- 80% green space
- Requisite approvals obtained
- Clear property titles

ENTRANCE LOBBY

- Elegant lobbies with granite / vitrified for flooring and lift cladding
- Ceiling with decorative lights in main entrance lobby
- Seating for residents at ground floor
- Designer name plate directory
- Letter box for each apartment

FLOORING

- Premium vitrified tiles in Living, Bedrooms, Kitchen and Dining
- Anti skid Ceramic Tiles in Bathroom and Balcony

DOORS & WINDOWS

- Entrance and internal doors with engineered wood frame and veneered shutters polished in teak / rose finish with premium fittings
- Toilet door with water proof laminated shutters
- UPVC sliding windows / doors with mosquito mesh

BATHROOMS

- Premium ceramic tiles
- White / Ivory sanitary ware
- Hot & cold mixer unit for showers
- Health faucets for all toilets
- Eco friendly water saving – dual type flush valve
- Provision for exhaust fan in all bathrooms
- Provision for fitting geyser in all bathrooms
- Hot water provision in wash basin of MBR Toilet

PAINTING

- All interior walls painted with emulsion
- Exterior facia of building is painted with weather proof acrylic paint
- All MS railings with enamel paint

PARKING

- Car parking at basement level
- Well lit parking bays
- Easy access from building lobbies with wide staircases, elevators and walkways to gardens / upper floors
- Sufficient visitors car parks

ELECTRICAL

- Concealed electrical copper wiring with circuit breakers
- Earth leakage circuit breakers in main electrical panel
- AC point in master bedroom
- TV points in Living and Master bedroom
- Telephone point in Living
- Premium quality modular switches in all rooms
- Sufficient light points provided
- 5 KW Power Supply
- 1 KW DG backup for apartment
- 100% DG backup for common areas, lifts, pumps etc

WATER

- Bore well / Cauvery

KITCHEN

- Kitchen platform with black granite top
- Stainless steel sink with drainboard
- Kitchen dado wall tiles up to 2 feet height
- High quality sink cock
- Plumbing point provisions for water purifier above sink
- Provision for wash basin in dining area
- Provision for exhaust fan opening
- Piped in gas connection

UTILITY

- Provision for additional sink
- Provision for washing machine

VALUE ADDITIONS

- Just 3 flats per floor
- 2 high speed automated lifts
- Fire fighting systems for each blocks
- Intercom / Video Door Phone
- Garbage Converter
- Provision for Crèche
- Water Softening Plant
- Rest room for servants / drivers
- Laundry



Daisy

MASTER PLAN



LEGEND

- | | |
|---------------------------------------|-----------------------------|
| 1. ENTRANCE PLAZA | 18. INTERACTIVE FEATURE |
| 2. ENTRANCE GATEWAY | 19. FLOATING PAVILION |
| 3. DRIVEWAY | 20. AMPHITHEATER |
| 4. PAVED PLAZA | 21. STAGE |
| 5. FEATURE PLANTING | 22. TRELLIS |
| 6. JOGGING TRACK / PATHWAY | 23. PATHWAY |
| 7. FIRE TENDER PATH | 24. CHILDREN'S PLAY AREA |
| 8. MAIN POOL SIZE_40 m x 15 m | 25. REFLEXOLOGY PATH |
| 9. KIDS POOL SIZE_18 m x 7m | 26. PLUMERIA COURT |
| 10. TIMBER DECK WITH TRELLIS | 27. FEATURE MOUND |
| 11. PLUNGE POOL | 28. MEDITATION / YOGA COURT |
| 12. FLOATING PLANTER | 29. SEATING AREA |
| 13. FEATURE WALL WITH ACCENT TREES | 30. TENNIS COURT |
| 14. PARTY LAWN | 31. BASKET BALL COURT |
| 15. FEATURE PLANTER WITH ACCENT TREES | 32. CRICKET PITCH |
| 16. PAVED PLAZA | 33. FEATURE PLANTER |
| 17. MULTI ACTIVITY LAWN | 34. STEPS |
| | 35. BREEZE COURT |
| | 36. BOUNDARY PLANTING |

BLOCK - ASTER, EURYOPS
TYPICAL FLOOR PLAN



Type A & F - 2170 sft.
Type B & D - 1787 sft.
Type C & E - 1917 sft.



BLOCK - BLUE BELL, COSMOS, FENNEL, GARDENIA
TYPICAL FLOOR PLAN



Type A & F - 2035 sft.
Type B & D - 1691 sft.
Type C & E - 1819 sft.



Type A&F





Type B&D



Type C&E





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