



Artist's impression of Pride Sunrise.

SMART HOMES FOR THE SMARTEST BUYERS.



RERA Reg No.:
PRM/KA/RERA/1251/308/PR/181103/002126

Pride Vatika, Off - Bannerghatta
Jigani road, Near Koppa gate

WHAT TO LOOK FOR IN A SMART HOME.

What should you look for when buying a home? Here are a few things to consider before you make the smartest decision.

01. _ SMART DESIGN
02. _ SMART QUALITY
03. _ SMART PRICE
04. _ SMART AMENITIES
05. _ SMART LOCATION



SMARTLY DESIGNED FOR COMFORT & LUXURY.

Homes at Pride Sunrise have been smartly designed in compact configurations which allow for maximum spaces optimization, designed by leading architects. Every apartment boasts premium polishes and finishes; and intelligent floor plans to suit all your home needs. Experience smart luxury at Pride Sunrise.



Efficient designs add greater value to compact spaces



Intelligent and smartly planned apartments with maximum area efficiency



Excellent natural light & ventilation in all apartments



Spacious living and utility areas with ample storage space & provisions



SMART QUALITY THAT IS BUILT TO LAST



Pride Sunrise is a project by Pride Group - a leader in developing state-of-the-art commercial and residential projects. The Group follows formalized techniques of construction management and a continuous feedback system that ranks it among the most efficient development firms in India. Pride Group is committed to design, develop, construct and market residential and commercial complexes that consistently deliver excellence. Our Group is dedicated to progressive practices at all levels and adopts the latest design and construction technologies as well as safety measures, as a matter of policy.

- Well-equipped on-site laboratory for material testing
- Experienced, professional, technically qualified Engineering teams for quality assurance
- Materials used in construction conform to IS Standards
- Quality audited through renowned External Quality audit agency

The purpose of Pride Group is to experience the sheer joy of creation thereby improving the standards of living.



SMART PRICES AND SMART INVESTMENTS, JUST FOR YOU.

With 1 & 2 BHK apartments at **unbeatable prices for unmatched value**, this is the smartest decision you will ever make, in Bengaluru's biggest growth corridor. Get the best of Amenities and Infrastructure with 10 years of free access* to over 20,000 sq ft of the state-of-the-art luxurious 'Pride Club', nestled in over 100 acres of lush greenery and panoramic views of Pride Vatika.

All these and more are in close proximity to Electronic City as well as Jigani Industrial Area, home to the best of International Work Spaces and Entertainment. Homes at Pride Sunrise also ensure **high appreciation potential**, being located in South Bengaluru's fastest growth corridor with excellent infrastructure and Metro connectivity all in close proximity.

- ^ Unbeatable prices
- ^ High appreciation potential
- ^ Fastest growing area for real estate



FUN, FAMILY & RELAXATION - THE SMART LIFESTYLE



Basket Ball Court



Banquet Hall



Yoga



Tennis Court



Kids Pool



Gymnasium



Cycling

AMENITIES & INFRASTRUCTURE

- ▶ Entrance Gate with Security Cabin
- ▶ Amphitheatre
- ▶ Banquet Hall
- ▶ Basket Ball Court
- ▶ Kids Play Area
- ▶ Kids Activity Room
- ▶ Kids Video Game Zone
- ▶ Club House of over 20,000 sq.ft
- ▶ Commercial Complex
- ▶ Cricket Practice Net
- ▶ Gymnasium
- ▶ Billiards/Snooker
- ▶ Table Tennis
- ▶ Multi Purpose Hall
- ▶ Party Lawn
- ▶ Landscaped Garden
- ▶ Pathways
- ▶ Steam Room
- ▶ Swimming Pool
- ▶ Kids Pool
- ▶ Temple Complex
- ▶ Tennis Court
- ▶ Visitors Parking
- ▶ Walking Track
- ▶ Conference Room
- ▶ Guest Room
- ▶ Outdoor Deck
- ▶ Carrom and Chess
- ▶ STP
- ▶ UG Sump Tank
- ▶ Senior Citizen Plaza
- ▶ Avenue Tree Plantation
- ▶ Wide Roads
- ▶ Cycling

LIVE IN BENGALURU'S SMARTEST LOCATION.

Located Off Bannerghatta-Jigani Road, close to Electronic City, Pride Sunrise is close to the important things in life. Live close to your work, but away from the noise and pollution of the city. Live close to medical, retail, educational, and entertainment centers, but away from traffic and crowds. Balance your work and life perfectly with homes in the smartest location.



COMPANIES

- HCL Technologies
- Honeywell
- Biocon
- Cipla
- Oracle
- SIEMENS Info Tech
- OTIS
- Toyota



SCHOOLS

- Sarala Birla Academy
- Candor international school
- Redbridge International Academy
- Christ Academy
- Sherwood High
- Presidency School
- Greenwood High



HOSPITALS

- Apollo Hospital
- Narayana Hrudyalaya
- Fortis Hospital
- Rainbow Children's Hospital
- Parimala Health Care
- Manipal Hospital



ENTERTAINMENT HUBS

- Vega City Mall
- Royal Meenakshi Mall
- Rasta Cafe
- The Oterra
- Golden Tulip Hotel
- Lemon Tree Hotels



Artist's impression of Pride Sunrise.



SPECIFICATIONS



STRUCTURE

- ▶ Framed RCC Structure with Block Work



FLOORING

- ▶ Superior Quality Vitrified Tile Flooring in Living, Dining, Kitchen & Bed Rooms
- ▶ Superior Quality Anti-skid Ceramic Tile Flooring Balcony & Toilets



KITCHEN

- ▶ Kitchen Platform with Granite Top
- ▶ Stainless Steel Sink
- ▶ Kitchen Dado Wall Tiles up to 2' Height above Counter Top
- ▶ Provision for Water Purifier
- ▶ Provision for Washing Machine



DOORS & WINDOWS

- ▶ Superior Quality Wooden Frame with Flush Door & Hardware for Main Door, Bed Room Door & Toilet Doors
- ▶ Powder Coated 3 Track Aluminum Sliding Door/Window with Provision for Mosquito Mesh Shutter



PAINTING

- ▶ All Interior Walls
 - Superior Quality O.B.D. Paint
- ▶ Exterior Walls
 - Superior Quality Exterior Emulsion Paint
- ▶ All Railings
 - Superior Quality Synthetic Enamel Paint



ELEVATORS

- ▶ Superior Quality Elevators



TOILETS

- ▶ Superior Quality Sanitary Wares
- ▶ Superior Quality Chrome-Plated Fittings
- ▶ Superior Quality Ceramic Tile Dadoing in Toilets
- ▶ Provision for Geyser for Toilets
- ▶ Powder Coated Aluminum Frame with Glass Ventilators

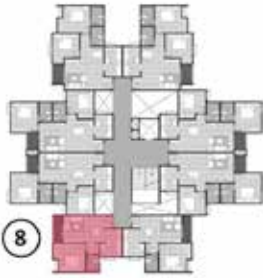


ELECTRICAL FITTINGS

- ▶ Superior Quality concealed Electrical Copper wiring with circuit breakers
- ▶ Superior Quality Modular Switches in all Rooms
- ▶ TV & Telephone points in Living Rooms
- ▶ Power Back-up for Common Areas

UNIT PLAN

1 BHK [TYPICAL]



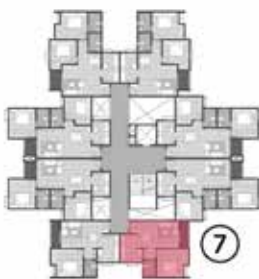
8

KEY PLAN

| | | |
|---------------|--------------------|--------|
| BLOCK NAME | A, B, C, D | |
| UNIT NO | 008, 108, 208, 308 | |
| FLAT TYPE | 1 BHK | |
| | SQ.M | SQ.FT. |
| CARPET AREA | 38.90 | 418.72 |
| BALCONY AREA | 3.25 | 34.98 |
| SALEABLE AREA | 53.0 | 570.00 |



1 BHK [TYPICAL]



7

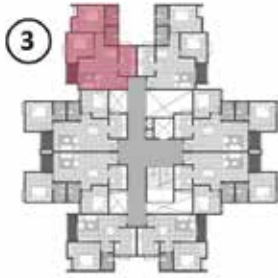
KEY PLAN

| | | |
|---------------|--------------------|--------|
| BLOCK NAME | A, B, C, D | |
| UNIT NO | 007, 107, 207, 307 | |
| FLAT TYPE | 1 BHK | |
| | SQ.M | SQ.FT. |
| CARPET AREA | 38.90 | 418.72 |
| BALCONY AREA | 3.25 | 34.98 |
| SALEABLE AREA | 53.00 | 570.00 |



UNIT PLAN

2 BHK [TYPICAL]

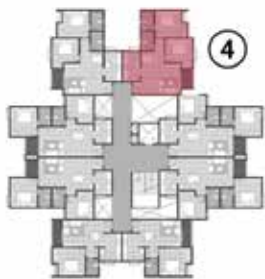


KEY PLAN

| | | |
|---------------|--------------------|--------|
| BLOCK NAME | A, B, C, D | |
| UNIT NO | 003, 103, 203, 303 | |
| FLAT TYPE | 2 BHK | |
| | SQ.M | SQ.FT. |
| CARPET AREA | 56.25 | 605.48 |
| BALCONY AREA | 2.9 | 31.22 |
| SALEABLE AREA | 73.90 | 795.00 |



2 BHK [TYPICAL]



KEY PLAN

| | | |
|---------------|--------------------|--------|
| BLOCK NAME | A, B, C, D | |
| UNIT NO | 004, 104, 204, 304 | |
| FLAT TYPE | 2 BHK | |
| | SQ.M | SQ.FT. |
| CARPET AREA | 56.25 | 605.48 |
| BALCONY AREA | 2.9 | 31.22 |
| SALEABLE AREA | 73.90 | 795.00 |



UNIT PLAN

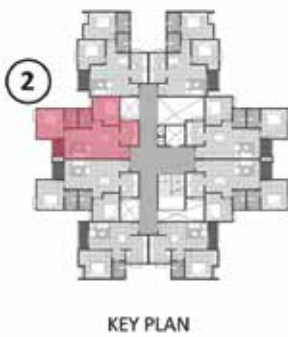
2 BHK - A [TYPICAL]



| | | |
|---------------|--------------------|--------|
| BLOCK NAME | A, B, C, D | |
| UNIT NO | 001, 101, 201, 301 | |
| FLAT TYPE | 2 BHK | |
| | SQ.M | SQ.FT. |
| CARPET AREA | 56.65 | 609.78 |
| BALCONY AREA | 2.54 | 27.34 |
| SALEABLE AREA | 74 | 797.00 |



2 BHK - A [TYPICAL]

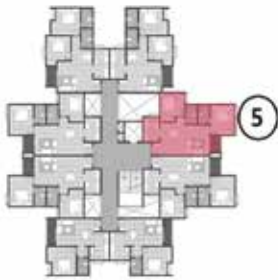


| | | |
|---------------|--------------------|--------|
| BLOCK NAME | A, B, C, D | |
| UNIT NO | 001, 101, 201, 301 | |
| FLAT TYPE | 2 BHK | |
| | SQ.M | SQ.FT. |
| CARPET AREA | 56.65 | 609.78 |
| BALCONY AREA | 2.54 | 27.34 |
| SALEABLE AREA | 74 | 797.00 |



UNIT PLAN

2 BHK - A [TYPICAL]

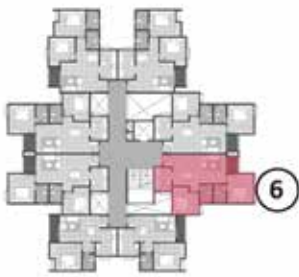


KEY PLAN

| | | |
|---------------|--------------------|--------|
| BLOCK NAME | A, B, C, D | |
| UNIT NO | 005, 105, 205, 305 | |
| FLAT TYPE | 2 BHK | |
| | SQ.M | SQ.FT. |
| CARPET AREA | 56.65 | 609.78 |
| BALCONY AREA | 2.54 | 27.34 |
| SALEABLE AREA | 74 | 797.00 |



2 BHK - A [TYPICAL]



KEY PLAN

| | | |
|---------------|--------------------|--------|
| BLOCK NAME | A, B, C, D | |
| UNIT NO | 005, 105, 205, 305 | |
| FLAT TYPE | 2 BHK | |
| | SQ.M | SQ.FT. |
| CARPET AREA | 56.65 | 609.78 |
| BALCONY AREA | 2.54 | 27.34 |
| SALEABLE AREA | 74 | 797.00 |





SITE OFFICE ADDRESS:

Off - Bannerghatta Jigani Road, near Koppa Gate, Bengaluru 560105



CORPORATE OFFICE ADDRESS:

Pride Hulkul, 901 9th Floor, No.116 Lalbagh Road, Bengaluru 560027

RERA Reg No.: PRM/KA/RERA/1251/308/PR/181103/002126

This brochure is conceptual and has been prepared based on the inputs given by the project Architect, this may vary during execution. The promoter reserves the right to change, alter, add or delete any of the specifications, as in the final agreement, shall be considered binding for the buyer as well as the Promoter. External colour schemes and landscapes detailing may vary from the illustrations considering site conditions. Interior images and view of the surrounding neighbourhood may not represent the actuals as these could be digitally enhanced / altered. Furniture shown in the plans is only for the purpose of illustrating a layout and does not form a part of the offering or specifications. All interior views do not depict the standard wall and ceiling colours, finishes and also are not part of the offering. Dimensions mentioned in the brochure do not consider plastering thickness and there could be a marginal variation in the carpet areas.