

VARIO
HOMES

Table of Contents

Progressive Layouts	6
Vario Lifestyles	
• Free Spirit	11
• Energizer Couple	16
• Nuclear Couple	22
• Nester Couple	29
Flexi-Wall Specifications	35
Gallery	36
Amenities	45
Karle Town Centre	44
Location	65
Green Urbanism Features	71
About Karle Infra	73

The future of living

HAS NO BARRIERS.



Flexi-Wall

At the heart of the Progressive Layout[®] is the Flexi-Wall. The L-Shaped Flexi-Wall between the living room, guest room and dining room can be easily opened and closed, creating a personalised space unique to your needs.

Progressive Layouts[™] at Vario Homes.

Our lifestyles are progressing. What we needed yesterday isn't what we need today. Our interests, habits and hobbies change. Our families grow. Our work evolves. Our friend-circle waxes and wanes. The progressive layouts at Vario homes try to keep pace with your ever-changing needs. Allowing you to decide what your home should be and when.



WALL CLOSED



WALL OPEN

Made of individual aluminium-framed panels filled with rock wool insulation, the Flexi-Wall is suspended on a ceiling-mounted track for easy operation.



The future of living

**HAS NO LIFESTYLE
BARRIERS.**



The Free Spirit

She's an explorer and a poet, capturing the world through her lens and with her pen. She works on her own time, from the comfort of home. An avid coffee lover, friends love coming over to experiment with her new blends. She espouses an organic lifestyle and practices yoga & meditation. Her home is filled with knick-knacks from her trips around the world.



Launch your start-up from the cosy confines of home.



Open the Flexi-Wall to create a large, spacious home office.



Asanas, mindfulness & a little bit of solitude.



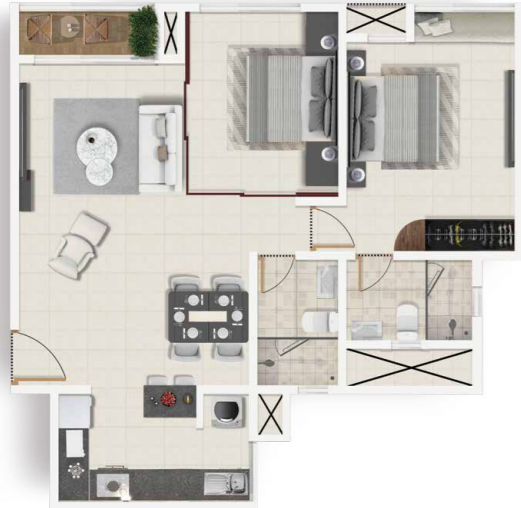
Open the Flexi-Wall for a larger studio space.

The Energizer Couple

A newly-married couple who share a love for good food & wine and love having friends over. She paints her visions; he spins artistry on authentic vinyl. They are Ying and Yang with a passion for life. House parties or cross-fit, it's the balance in life they value the most.



More is better when cheering for your team on sports night.



Open the Flexi-Wall to create a larger TV viewing area.





Close the Flexi-Wall to give your guest a cozy bedroom.



Help your friends skip the late night drive home.

The Nuclear Couple

A well-settled family of three that love doing things together. They do a lot as a family; take trips to exotic places or the nearest reserves to look for tigers. They help their kid with homework and play board games on weekends. They arrange play dates and teach their kid to share.



Make every night board game night.



Open the Flexi-Wall to create a larger living room.





Far, far away, there's a magical world, right next to the living room.



Close the Flexi-Wall to create a play area.



The Nester Couple

They've crossed the hills and everything else that stood in their way. Morning walks together, and evenings pursuing their interests, respecting each other's space. Grandkids and friends flow through the warmth of their home without making plans. They make up for lost time with their hobbies & interests. They know each other's quirks, their habits and how they take their tea.



Retirement is living it up.



Open the Flexi-Wall to create your personal dance floor.

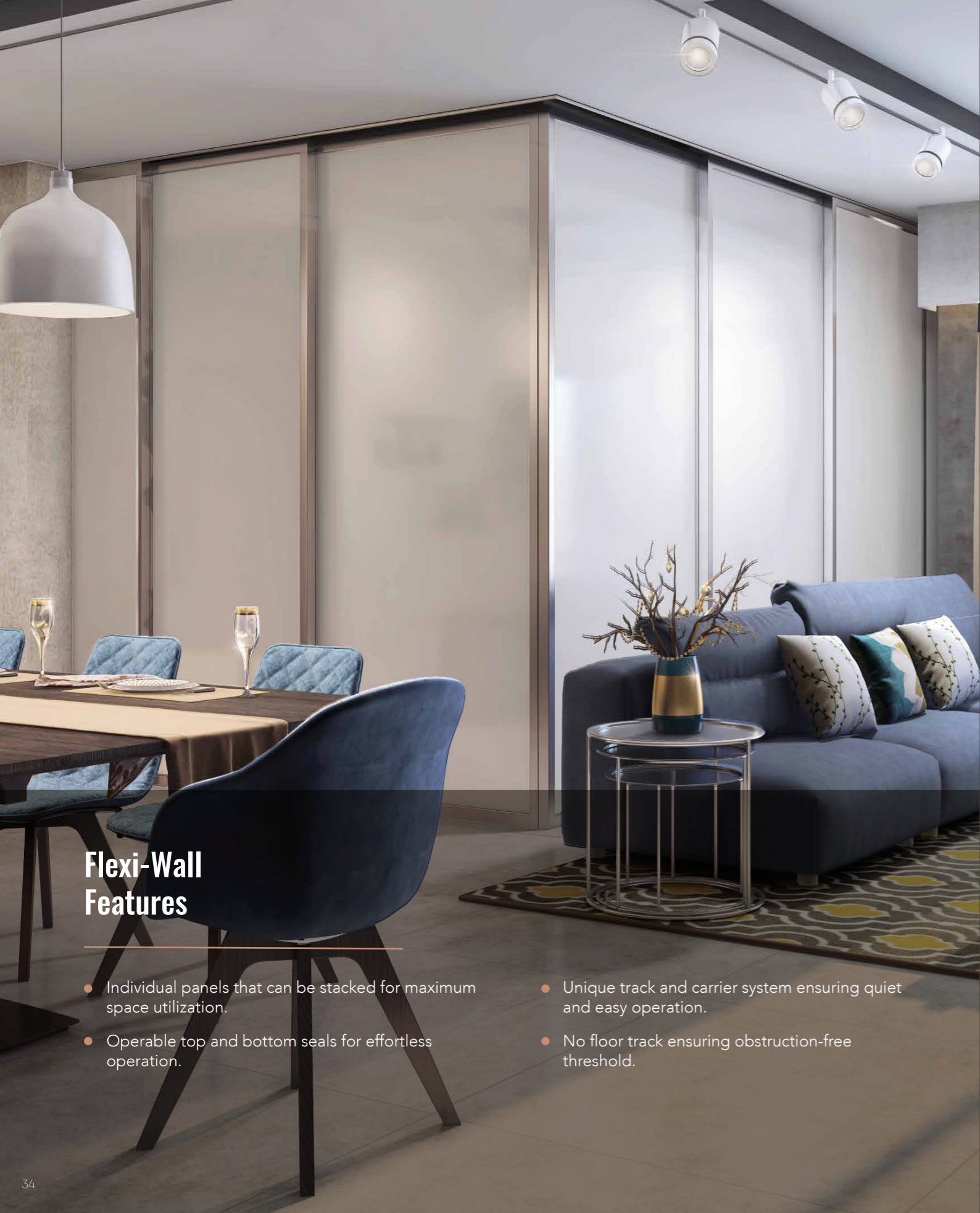


The secret to your infectious energy is your "me-time".



Close the Flexi-Wall to create a personal hobby room.





Flexi-Wall Features

- Individual panels that can be stacked for maximum space utilization.
- Operable top and bottom seals for effortless operation.
- Unique track and carrier system ensuring quiet and easy operation.
- No floor track ensuring obstruction-free threshold.

Flexi-Wall Specifications

- **Wall Structure:** Individual Aluminium-Framed Panels
- **Ceiling-Mounted Track**
- **Panel Thickness:** 86mm
- **Sound Insulation:** 42 dB
- **Infill Material:** Rock Wool Insulation
- **Weight:** 42kg/m²
- **Panel Numbers:** Total of 5 Panels; 1 Sliding Door Panel
- **Sliding Panel:** Fixed Panel Set on Rollers (can be used as door when wall is closed)
- **Locking Mechanism:** Lock with a detachable operating handle. Top & bottom seals are actuated via a mechanism within the panels.
- **Parallel Stacking on Two Sides**
- **Finish:** MDF (can be wallpapered, painted or laminated)
- **Track:** Painted Aluminium
- **Panel Profile:** Anodized Aluminium
- **Operation:** Twin Rollers Gliding along the Track



Living & Dining Room





Master Bedroom

The future of living

**HAS NO HEALTH &
ENTERTAINMENT
BARRIERS.**



The Urban Forest

Think of a space, spread over an entire acre. A tree-filled space forming a canopy, full of native flora & fauna and much more within.

Watch from the top as the forest slopes gently downward, dotted with features designed to delight. Scattered viewing areas and gabion decks for an unhindered view, seating areas under the shade and plenty more.










There are plenty of spaces for kids to play, from the spider net to the rope bridge. A cycling track weaves down the forest and through the trees. In the evenings, head to the amphitheatre or relax by the infinity edge pool.



Swimming Pool with Infinity Edge











Upper Forest

Features & Amenities:

-  Gym and Yoga Lawn
-  Party Hall and Lawn
-  Table Tennis Room
-  Learning and Hobby Room
-  Multi-Purpose Outdoor Court
-  Kids Play Area
-  Swimming Pool with Infinity Edge
-  Kids Pool
-  Multi-Use Deck (Barbeque, Viewpoint)

Lower Forest

Features & Amenities:

-  Adventure Cycle Track
-  Jogging Track
-  Reflexology Path
-  Exercise Station
-  Amphitheatre
-  Multi-Use Lawn
-  Fun Pond
-  Kids Spider Net
-  Mini Skate Park
-  Kids Slide



The Sky Lounge

Located on the 34th Floor, the Sky Lounge features a double-height ceiling to give residents a feeling of being out in the open air. You'll find friends having coffee, a band having a jam session or the residents hosting a workshop. The astounding view of the city draws you back, encouraging interactions with your neighbours over a warm & comfortable setting.

The Conservatory

A section of the Sky Lounge is dedicated to a conservatory where residents can embrace their love for decorative plants and flowers.

The Nature Farm Terrace

Located a flight of stairs up from the Sky Lounge is the Nature Farm Terrace, dedicated to those who love fresh, organic food.

It instils a sense of community participation and collective ownership, strengthening the bonds between residents. It is a fun way to learn new things, grow your favourite vegetables, herbs and more.



Elevation View

Room for everything.

- 3 Acres and 6 Guntas
- 2 Towers
- 4 Basements
- Ground + 34 Floors
- 400 Apartments
- 6 Apartments per Floor
- 2 & 3 BHK Apartments (1161.13 - 1662.71 sq.ft)

Vario Homes Site Plan



LEGEND

- A TOWER - A**
- B TOWER - B**

- | | |
|--------------------------------------|----------------------------|
| 1. Entry and Exit | 18. Barbeque Deck |
| 2. Lower Entrance Plaza | 19. Pavilion |
| 3. Entry/Exit to Basement | 20. Fun Pond |
| 4. Driveway Ramp to Podium Level | 21. Viewing Deck |
| 5. Drop-Off Plaza | 22. Adventure Cycle Track |
| 6. Lobby | 23. Kids Spider Net |
| 7. Table Tennis Room | 24. Kids Fun box |
| 8. Gym | 25. Exercise Station |
| 9. Yoga Lawn | 26. Multi-Use Lawn |
| 10. Party Area | 27. Peripheral Rain Garden |
| 11. Party Lawn | 28. Kids Slide |
| 12. Multi-Purpose Court | 29. Seating Island |
| 13. Children's Play Area | 30. Mini Skate Park |
| 14. Swimming Pool with Infinity Edge | 31. Reflexology Path |
| 15. Children's Pool | 32. Amphitheatre |
| 16. Water Wall | 33. Rope Walk |
| 17. Pool Side Deck | |



GREATNESS BEGINS.

We take inspiration from those around us, as we are drawn to things greater than us. The brainchild of collaborators and consultants from around the world, Karle Town Centre is an open community spread across 62 acres. The masterplan is a mix of commercial, retail, residential & community spaces that come together as one.



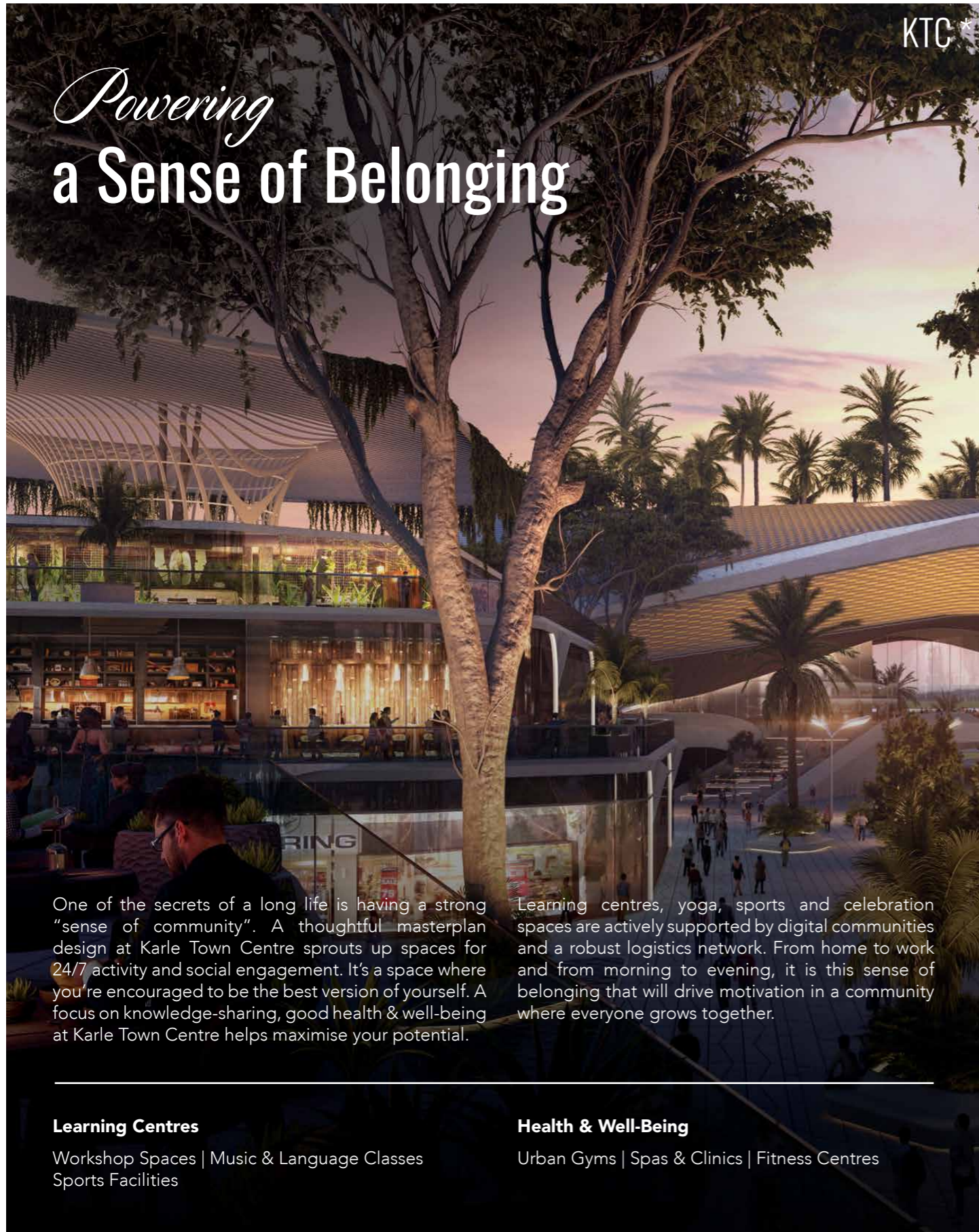
KTC *

Karle Town Centre Master Plan



*Map not to scale

Powering a Sense of Belonging



One of the secrets of a long life is having a strong "sense of community". A thoughtful masterplan design at Karle Town Centre sprouts up spaces for 24/7 activity and social engagement. It's a space where you're encouraged to be the best version of yourself. A focus on knowledge-sharing, good health & well-being at Karle Town Centre helps maximise your potential.

Learning centres, yoga, sports and celebration spaces are actively supported by digital communities and a robust logistics network. From home to work and from morning to evening, it is this sense of belonging that will drive motivation in a community where everyone grows together.

Learning Centres

Workshop Spaces | Music & Language Classes
Sports Facilities

Health & Well-Being

Urban Gyms | Spas & Clinics | Fitness Centres

Synchronizing Nature with Function



Capturing Bengaluru without including the garden-city aspect doesn't do justice to the true ethos of the city. Great cities have always given the utmost importance to designing enough spaces for citizens to interact and experience nature. The gardens and open spaces at Karle Town Centre, built on strong principles of sustainability, are designed to enrich people's lives.

Public spaces and buildings balance function with nature and encourage people to spend time outdoors while also creating a carefully managed environment. The neighbouring 100-acre lake becomes an integral part of people's daily lives by offering views and reducing the temperature at Karle Town Centre.

Green Urbanism

Vertical Gardens | Functional Green Spaces
Year-Long Outdoor Experiences

Sustainability

Smart Facades | Rainwater Harvesting
Efficient Water & Waste Management



KTC *

Enriched by Culture

Expression is unique to every individual and it helps them grow when they are able to do so freely. Every person at Karle Town Centre is able to find that freedom to express through performance opportunities, workshops, events, museums, art galleries, interactive story telling and more.

Entertainment is also unique to an individual, even when shared. At Karle Town Centre you find those experiences at movie theatres, concerts, over 50 restaurants, pubs, lounges, retail high streets and edutainment spaces. Bengaluru has always been diverse and the spaces here encourage that diversity, while remaining inclusive.

Cultural Exchange

Interactive Storytelling | Performance Theatre
Museums

Entertainment & Dining

Marquee Dining Destinations | AI-Fresco Cafes |
Multiplex | Child-Centric Edutainment | Comedy Club

Art

Art Galleries & Installations | Music Studios

Retail Therapy

Traditional Retailers | Pop-Up Retail
Experiential Retail



KTC *

Inspiration by Design

The urban design of Karle Town Centre's masterplan creates a lifestyle that encourages free thinking, ideation and innovation. Interactive, responsive and

smart experiences support this philosophy, allowing cross pollination between buildings through physical and digital collaboration.

Smarter Living

Smart Buildings | Embedded Technologies
Internet of Things | Digital Social Networks
Ease of Mobility



Views, hues and lakeside blue.

The 100-acre Nagavara Lake right on the doorstep adds a new dimension to life at Karle Town Centre. Health & entertainment take center stage, as you and your family interact with the lake in a myriad of ways.

A sweeping, lake-facing boulevard runs around its shores and various jogging tracks, outdoor decks and Al-Fresco dining options dot its surroundings.

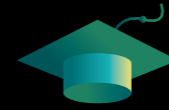
Enjoy the sunsets that gleam gold over the lake and the fresh breeze that washes over every few seconds, cooling the entire town centre.

The future of living

HAS NO DISTANCE BARRIERS.



Accessibility



Educational Institutes

- Vidya Niketan School
- Jain International School
- Vidyashilp Academy
- Mallya Aditi International School
- Ryan International School
- Delhi Public School
- Ramaiah Institute of Technology
- Stonehill International School
- Trio World Academy



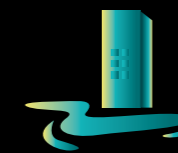
5 Star Hotels

- Lalit Ashok
- Shangri-La
- Le Meridien
- Taj West End
- Sheraton
- Windsor Manor
- Gokulam Grand Hotel



Healthcare

- Columbia Asia
- Baptist Hospital
- Ramaiah Hospital
- Aster CMI Hospital
- Motherhood Hospital



Economic Hubs

- Offices at Karle Town Centre
- Manyata Embassy Business Park
- Kirloskar Business Park

The future of living

**HAS NO
DESIGN
BARRIERS.**



Privacy Features

- Residential Precinct Tucked Away from the Main Road
- No Ground Floor Apartments
- Limited Car Access on Podium
- Towers Positioned to Protect Privacy
- Lifts Set Facing Away From Main Apartment Doors



Green Urbanism Features - IGBC Certified

- Peripheral Rainwater Harvest Garden
- Garbage Waste Converter
- Garbage Chutes on Every Floor
- Zero Discharge - Wastewater generated on site will be treated and reused for flushing and landscaping
- Easy access to public transportation - upcoming metro station and bus stops
- Provision of battery charging stations in basement
- Ample open and landscaped spaces are created to promote bio-diversity
- Apartments are designed to be naturally lit during the day, reducing the amount of artificial lightning required
- The entire building is a "no smoking zone", ensuring health and safety to all occupants
- Adhesives, sealants, paints and coatings used are low on V.O.C (Volatile Organic Compounds)
- The composite wood products used contain no potentially harmful Urea Formaldehyde, reducing organic emissions that maybe harmful to humans

The Team behind the Vision

MASTERPLAN

1. Master Plan Consultant : Ross Bonthorne, Sydney, Australia
2. Urban Planning & Design Consultant : UNStudio, Amsterdam, The Netherlands
3. Infrastructure Master Planning : Aurecon, Melbourne, Australia
4. Landscape Architect : Lodewijk Baljon Landscape Architects, Amsterdam, The Netherlands

VARIO HOMES

1. Architect : Zachariah Consultants, Bengaluru, India
2. Interior Design : Studio HBA, Singapore
3. MEP Consultant : LEAD Consultants, Bengaluru, India
4. Structural Consultant : RREN Consultancy Pvt. Ltd., Bengaluru, India
5. Landscape Consultant : Design Cell Consultants, Mumbai, India

About Karle Infra:


Karle Infra Pvt. Ltd. is a real-estate and urban infrastructure development company headquartered in Bengaluru, India. With over a decade long experience in developing properties in Bengaluru, Mysore and Goa, Karle Infra is now focused on developing a community-centric township in North Bengaluru.

Karle Infra is known for its imaginatively conceptualized living and office spaces, detail-oriented planning and energy efficient design. With sights set on creating benchmarks in the industry, the future will see many more sustainable and creative developments.

DEVELOPED BY KARLE HOMES PVT. LTD.*



Vario Homes at Karle Town Centre, 100 Feet Kempapura Main Road
Adjacent to Nagavara Lake, Bengaluru - 45, Karnataka, India

 +91 9743 918 918

 salesquery@variohomes.com

 variohomes.com

 | BDA & BBMP APPROVED | RERA REGISTRATION NUMBER: PRM/KA/RERA/1251/309/PR/190427/002539

For further details, please refer to <http://rera.karnataka.gov.in>

Disclaimer

- * The Developer is "Karle Homes Pvt. Ltd." and is an associate company of "Karle Infra Pvt. Ltd."
- * The brand names used are the properties of respective owners.
- * The pictures, layouts, interiors, colour, fittings, fixtures, tiles or any installations depicted/illustrated in this brochure are only shown as suggestion, without any obligation on the part of the Developer to provide the same.
- * The renders are suggested artists's impressions and is for vizualization only. Furniture, fixtures, fitting, tiles, false ceiling and lightings, etc. are for visualization purpose only and is not a part of the apartment offering.
- * KTC* - These images are conceptual of the future mixed use development in the neighborhood of VARIO HOMES known as Karle Town Centre.