



ADARSH ASTRIA

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Banashankari



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Artistic Impression

REMEMBER  
THE GUITAR THAT IS  
ADORNING YOUR  
LIVING ROOM'S WALL,

IT'S  
CALLING  
YOU.



Artistic Impression

REMEMBER  
THE BICYCLE THAT  
IS LOCKED BY  
THE STAIRS,  
IT'S  
CALLING  
YOU.

Hobbies and Habits begin to gather dust when you become busy with life. Your office has consumed most of your time, and the remaining has gone in commuting. Presenting Adarsh Astria, 39 exclusive soulful residences, conveniently located on the Outer Ring Road at Banashankari Stage II. It negates your commuting hours and gives you the soulful exclusivity to indulge in your favourite hobbies. It's time you find your calling, only at





The facade, colour schemes, furniture and landscaping is purely indicative and for representative purposes only.





## A HAVEN FOR YOUR SOUL

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You call it home. More than a place you retire, more than a roof over your head, your home is the only place where you can be yourself, and your soul can be at ease. It's where memories are made, special moments are cherished and life itself unfolds.



## THE LUSH OUTDOORS

Astria is surrounded by nature all around. Now, your morning walk and evening meditation sessions can take place in the midst of lush green nature sprinkled with freshness.

- Thick and lush greenery all around apartments and vehicle-free open space/garden on ground floor.
- Efficiently planned and vastu-compliant apartments.
- Ambient lighting and thorough ventilation.





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## | **A WORLD** OF YOUR OWN

Refresh your soul with a nature walk. Celebrate in the party lawns and enjoy the exotic beauty of the bamboo garden. With a gym for the fitness conscious, a multi-play court for the sports fans, a play area for tiny tots and a multipurpose hall for one and all. Let your soul choose what it wants. There is something in Astria for everyone.

### **APARTMENT HIGHLIGHTS**

Natural ventilation | Ample sunlight | Well planned floor spaces | 60% green spaces\*

### **AMENITY HIGHLIGHTS**

Gym | Multi-play court | Children's play area | Multipurpose hall

### **LANDSCAPE HIGHLIGHTS**

Nature walk | Bamboo garden | Party lawn

## LEGEND

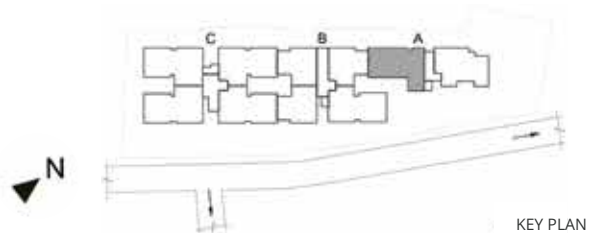
1. Entry/Exit
2. Security Cabin
3. Ramp to Basement
4. Pedestrian Entry
5. Building Entry
6. Activity Zone
7. Kids Play Area
8. Gravel Bed
9. Graffiti Wall
10. Pavilion
11. Jogging Track/Walkway
12. Seating Area
13. Floral Walk
14. Multi Play Court
15. Meditative Zen Garden
16. Seating Alcove
17. Youth Corner
18. Party Lawn
19. Gym/Multipurpose Hall Entry
20. Bamboo Garden
21. Nature Walk
22. Services





Artistic Impression

SERIAL NO	APT. NUMBER
1	A002
2	A102
3	A302



### TYPE A2 3 BHK

SBUA		CARPET AREA	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
182.2	1960	124.7	1342

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SERIAL NO	APT. NUMBER
1	B103
2	B203
3	B303



### TYPE B3 2 BHK

SBUA		CARPET AREA	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
125.9	1355	87.8	945

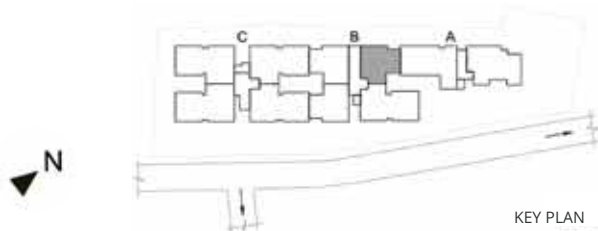
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SERIAL NO	APT. NUMBER
1	B004
2	B104
3	B304



### TYPE B4 2 BHK

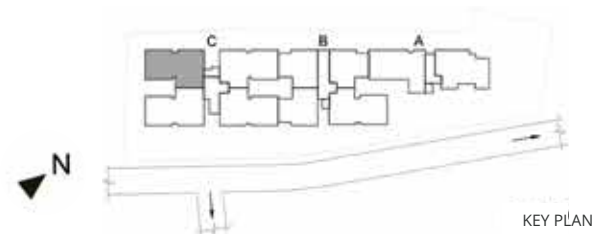
SBUA		CARPET AREA	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
123.1	1325	85.1	915



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SERIAL NO	APT. NUMBER
1	C003
2	C103
3	C303



### TYPE C3 3 BHK

SBUA		CARPET AREA	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
191.4	2060	131.9	1420

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SERIAL NO	APT. NUMBER
1	C104
2	C204
3	C304



### TYPE C4 3 BHK

SBUA		CARPET AREA	
SQ.MTS.	SQ.FT.	SQ.MTS.	SQ.FT.
185.4	1995	128	1377



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# SPECIFICATIONS

## STRUCTURE

- Seismic zone II compliant RCC framed structure.
- Masonry-walls with 8"/6"/4" solid concrete blocks.

## PLASTERING

- All internal walls smoothly plastered with lime rendering.
- External plastering with sponge finish.

## FLOORING

- Vitrified tiles in living, dining, kitchen and all other bedrooms except master bedroom of all apartments.
- Laminated wooden flooring in master bedroom.
- Ceramic tiles in toilets, balconies and utility area.
- Granite flooring in ground floor lift lobby and vitrified tiles flooring in all other floor lift lobbies.
- Kota / Tandoor Stone for staircase.

## TOILETS

- Ceramic tile dado up to 7 feet (2.1m) height in all toilets.
- White color EWC, washbasin with granite counter top & mirror for all toilets.

- Toughened glass shower partition with openable shutter in master bedroom toilet.
- Single lever mixer with shower rail & hand shower for all showers and single lever mixer for all washbasins.
- Health faucet in all toilets.

## DOORS

- All doors with engineered door frames & skin paneled shutters.
- UPVC sliding doors with 3-track (one with mosquito mesh) for living room to balcony & bedroom to balcony doors.

## WINDOWS

- UPVC sliding windows with three tracks (one with mosquito mesh).
- M.S. grills (from inside) for windows in all the units.
- UPVC ventilators with translucent glass in toilets.

## KITCHEN

- Granite platform with stainless steel sink & drain board with sink mixer.
- 2 feet (0.6m) dado above platform area with ceramic glazed tiles.

- Provision for water purifier point in kitchen.
- Provision for washing machine in utility area.

#### ■ PAINTING/POLISHING

- Interior: Plastic Emulsion Paint.
- Exterior: Acrylic Emulsion Paint.
- Enamel painting for MS Grills / Railings.

#### ■ PLUMBING

- Good quality CP fittings.
- Good quality PVC drainage & storm water pipes.
- Water metering for water supply.
- Dual piping for fresh water in shower/washbasin /toilet faucet/kitchen and recycled treated water for toilet flushes.

#### ■ ELECTRICAL

- TV, telephone, networking and electrical AC points in all bedrooms & living area.
- Geysers and exhaust fans in all toilets.
- Provision for instant geyser in utility.

- Individual metering for both BESCOM and DG power.
- Good Quality Electrical Wires and Switches.
- Provision for Ceiling fan points in living/dining and all bedrooms.
- Connected power - 2 BHK apartment - 5 KVA  
- 3 BHK apartment - 6 KVA.

#### ■ LIFTS

- Lifts for each block.

#### ■ OTHERS

- FTTH - Fiber to the home (Data & Voice).
- Internal Telephone cabling/wiring in all apartments.
- CCTV surveillance at access controlled entry & exit.
- 100% DG back up for the entire apartment.

#### ■ RAIN WATER HARVESTING

- Rain water harvesting system as per municipal guidelines.

# LOCATION MAP



Map not to scale

Map is not to scale. The roads and various locations are approximate and indicative only.

..... Namma Metro Line



# LOCATION ADVANTAGE

5 mins to JP Nagar Metro Station

10 mins to NICE Road, Banashankari

PES University, JSS College, Schools, Eateries and Hospitals are within 5 km radius

Excellent connectivity to Mysore Road, JP Nagar, Kanakapura Road and easy commute to Electronic City via NICE Road



## EDUCATIONAL INSTITUTIONS

JSS Public School - 2 kms

Dayanand Sagar - 2 kms

PES University - 3.5 kms

RV Dental College - 3.5 kms

Delhi Public School - 4 kms



## HOSPITALS

Sagar Hospitals - 1.7 kms

Mahaveer Jain Hospital - 4.5 kms

Manipal Hospital - 5 kms

Jaydeva Hosiptal - 6 kms



## NEAREST METRO STATION

JP Nagar - 2 Kms



## LEISURE

Jaynagar 4th block - 4 kms

Central Mall - 5 kms

Gopalan Mall - 6 kms

The heart is where the home is. And home is where the soul is. Your soul deserves a space to call it's own. Somewhere you can retreat to, and just be you. Someplace you can call home.

Homes don't get any more soulful than at Astria by Adarsh.

IT'S  
CALLING  
YOU.



## | THE LEGACY

Adarsh Group was founded in the year 1988 and is headed by Chairman & Managing Director, Mr. B M Jayeshankar. Over the past three decades, Adarsh Group has transformed the skyline of the city and can be credited with pioneering the concept of gated communities in India. Homes crafted by Adarsh Group are a true showcase of finest architecture and best luxury amenities developed in pristine natural surroundings. Adarsh Group also boasts of an excellent in-house team consisting of 800 professionals in the design, procurement, project management, quality execution, and facility & property management departments. Backed by this dedicated and professional team, every property developed by Adarsh Group is a testament to their commitment to world-class quality and fine living that helps them stand the test of time.

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This commitment to quality also fuels all practices at Adarsh Group and is the base for their three brand pillars

### TRUST

Customer satisfaction is the cornerstone of all efforts as the company endeavours to craft homes for lifelong happiness.

### QUALITY

This is a pivotal philosophy that defines every Adarsh home with quality standards that define industry benchmarks.

### CONSISTENCY

Every home built is a product of meticulous planning and fine attention to detail to meet customer expectations.

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Today, Adarsh Group has developed and marketed over 16.51 million sq. ft. of high-end residential, commercial and hospitality spaces and over 26.84 million sq. ft. of projects are in various stages of development.

## COMPLETED PROJECT - ADARSH PALM RETREAT CONDOMINIUMS



Actual Shot at Site



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Sales Lounge - Adarsh Premia

No. 60/61-1, Kadirenahalli, Outer Ring Road,

Banashankari II Stage, Bengaluru - 560 070

+91 63663 70407 | [sales@adarshdevelopers.com](mailto:sales@adarshdevelopers.com)

[www.adarshdevelopers.com](http://www.adarshdevelopers.com)   

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