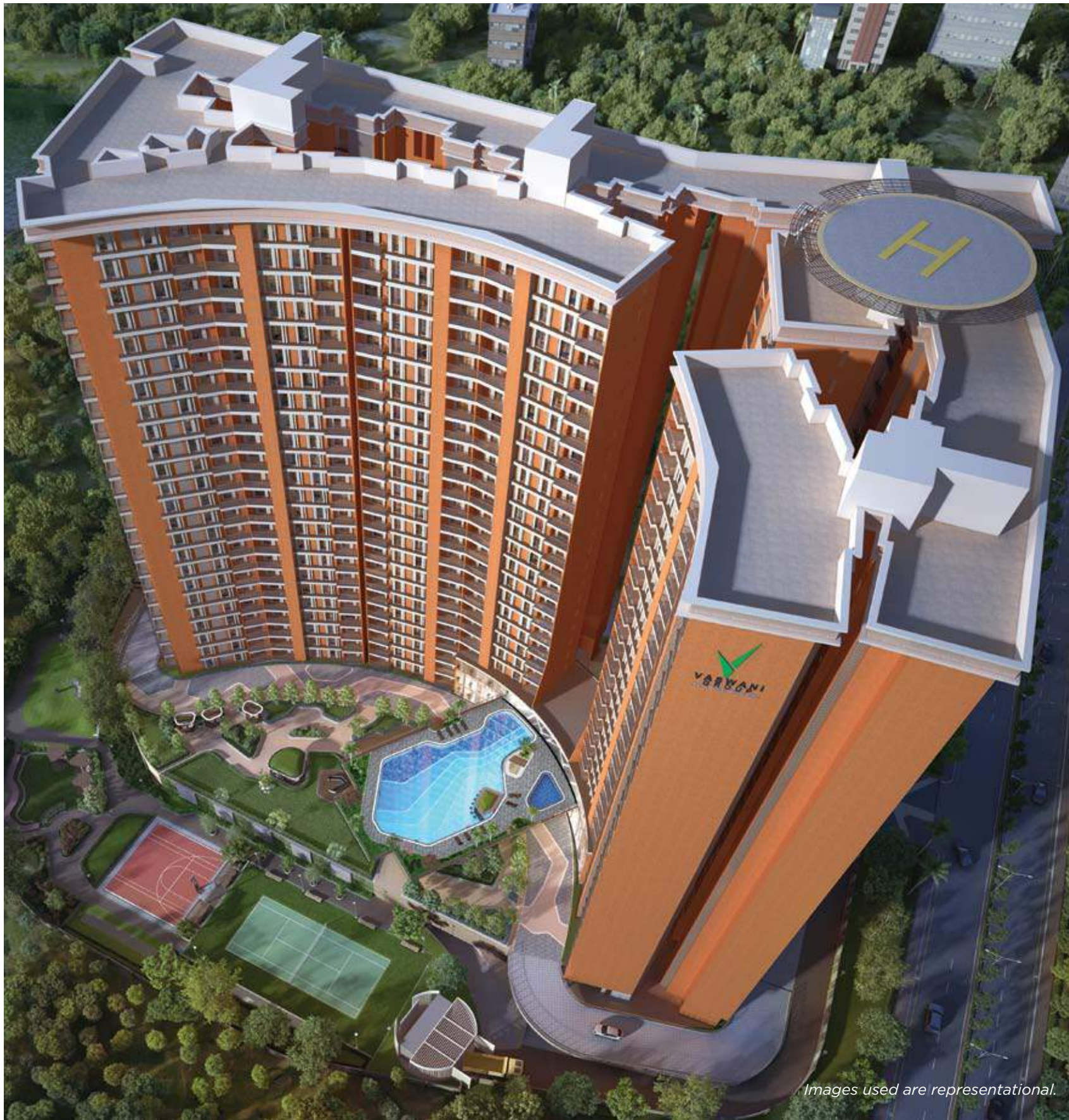


# THE WORLD AT YOUR FEET



**Lake facing 3 & 4 bedroom luxury homes.  
Next to The Zuri, ITPL Main Road, Whitefield**

*Images used are representational.*



## WHAT COULD WE CALL THIS HOME BUT EXQUISITE?

This is a home that celebrates that heady feeling of success. Slim towers rise in a graceful semi-arc up into the skies. On one side is the beautiful Hoodi Lake. While on the other, is the chrome and glass of multinational offices.

On the ground floor are landscaped gardens, an outdoor swimming pool, clubhouse, health club and more.

It truly feels great to live above it all - and to have the world at your feet!

*Images used are representational.*



## EXQUISITE ON THE OUTSIDE. AND INSIDE AS WELL.

Only a select few would be privileged to call these exquisite apartments, home. 4 sleek 24-storey towers rise in an arc overlooking Hoodi Lake. Within are 3 & 4 bedroom, expansive homes ranging from 1820 to 2850 square feet, thoughtfully designed with every luxury you could possibly want.

Take a look at the finer details: the extra-high ceilings, hand-picked marble, the glass on the balconies, and many more. These homes are as luxurious as the Zuri Hotel next door. Only they come with your personal touch.

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**LUXURIOUS SWIMMING POOL**

*Images used are representational.*



**LANDSCAPED WALKWAYS**

*Images used are representational.*



**SERENE GARDENS**

*Images used are representational.*



**WHAT'S MORE  
EXQUISITE  
THAN A SUPER  
GAME?  
A SOOTHING  
MASSAGE AFTER.**

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Way below your home in the sky, on the ground level, is a spacious, international-style clubhouse, a luxurious outdoor swimming pool, a gym and a health club.

Lob a tennis ball with a friend. Play basketball with the kids. Unwind after, with a fresh lime at our clubhouse. Or book yourself in for a relaxing massage.

When you need 'me-time', take a stroll in the gardens. Enjoy music, overlooking the placid waters. Or do a headstand at our yoga class. And literally have the world at your feet.



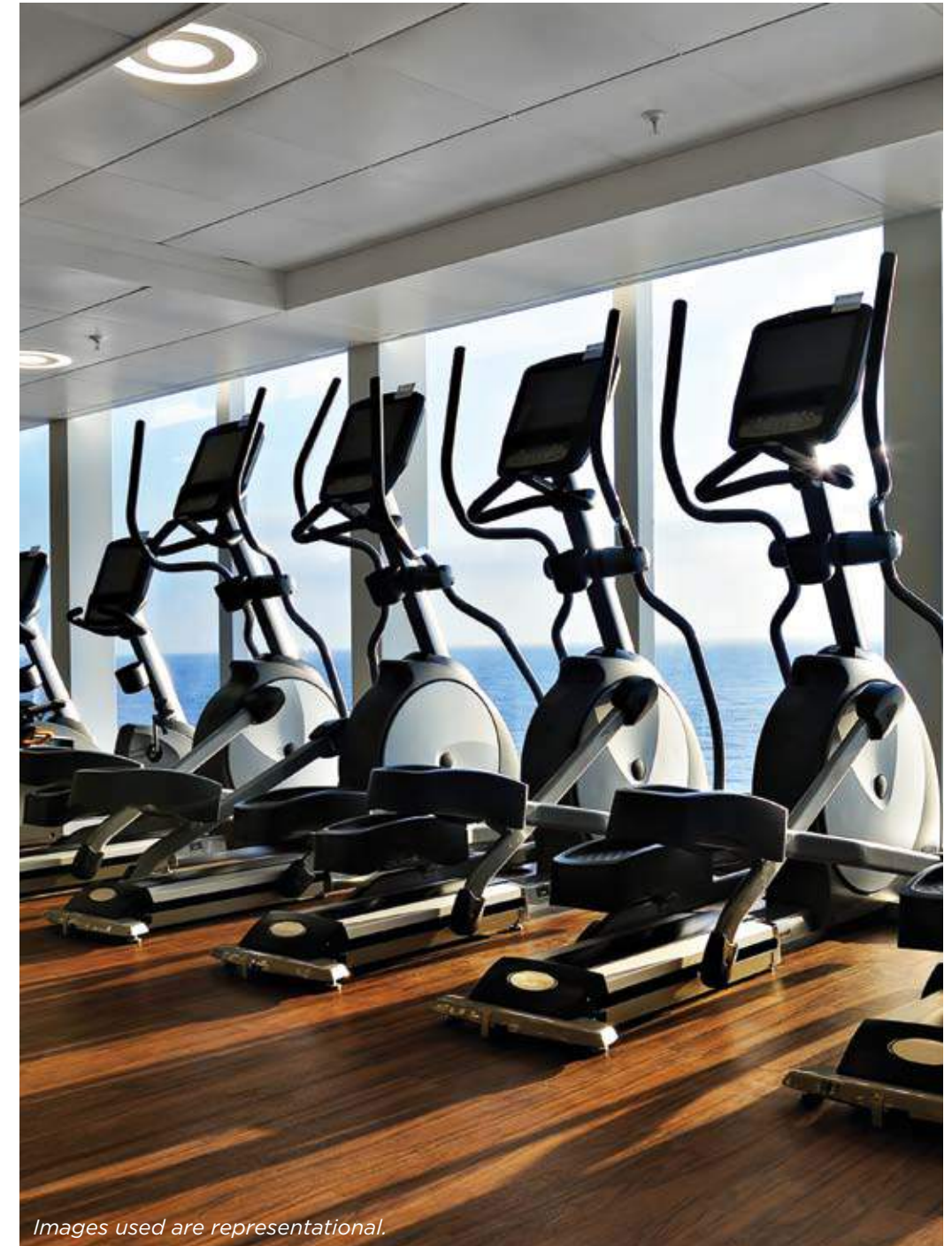
*Images used are representational.*

Vaswani Exquisite has been conceived so that you can enjoy the best the world has to offer, under your roof.

But in case you need to step out, you have work (ugh!) close by. As is world-class entertainment, shopping and more.

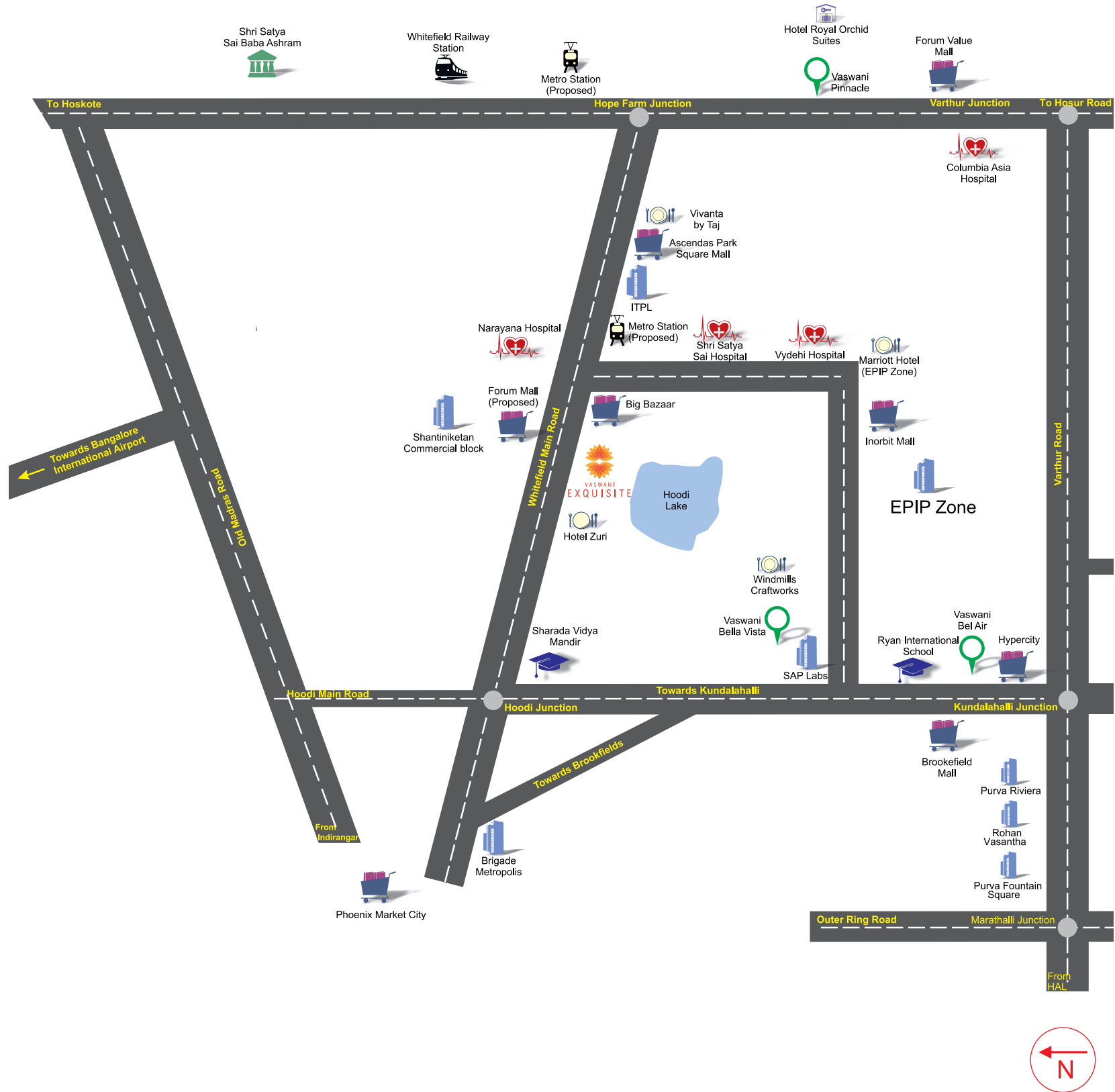


*Images used are representational.*



*Images used are representational.*

# LOCATION MAP\*



\* Map not to scale.

# DISTANCES TO KEY LANDMARKS\*

Your home is accessible to commuting points, entertainment options, the CBD and more.

## OFFICES

Shantiniketan Commercial Block	1.3 kms
ITPL	1.5 Kms
IBM	1.7 Kms
TCS	2.4 Kms
Oracle	3.4 Kms
Cessna Business Park	10.2 Kms

## SCHOOLS

Sharada Vidya Mandir	0.28 Kms
Gopalan School	2.5 Kms
Brigade School	3.1 Kms
Ryan International School	5.4 Kms
The International School, Bangalore	15 Kms

## SHOPPING MALLS

Ascendas Park Square Mall	1.5 Kms
Inorbit Mall	2.8 Kms
Phoenix Market City	3.4 Kms
Brookefield Mall	4.8 Kms
Forum Value Mall	6.1 Kms

## HOTELS

The Zuri	Right next door
Vivanta by Taj	1.8 Kms
The Marriot	2.1 Kms
The Alila	6.6 Kms

## HOSPITALS

Narayana Hospital	1.4 Kms
Satya Sai Hospital	2.1 Kms
Vydehi Hospital	2.7 Kms
Brookefield Hospital	5.1 Kms
Columbia Asia Hospital	6 Kms
Yashomati Hospital	6.3 Kms

## IMPORTANT LANDMARKS

Proposed ITPL Namma Metro Station	1.5 Kms
MG Road	13.5 Kms
Bangalore International Airport	43.3 Kms

\* Distances mentioned are indicative.



# KEY PLAN



\* 10.76 sq. ft. = 1 sq. m.

# Typical Floor Plan

B103-B2403: 1830 Sq.ft.

B104-B2404: 1830 Sq.ft.

C101-C2401: 1830 Sq.ft.

C102-C2402: 1820 Sq.ft.

D102-D2402: 1830 Sq.ft.



**Configuration: 3 bedrooms + 3 Toilets**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# Typical Floor Plan

A101-A2401: 1890 Sq.ft.



**Configuration: 3 bedrooms + 3 Toilets**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# Typical Floor Plan

## D106-D2306: 1950 Sq.ft.



**Configuration: 3 bedrooms + 3 Toilets**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# Typical Floor Plan

## D105-D2305: 1980 Sq.ft.



**Configuration: 3 bedrooms + 3 Toilets**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# Typical Floor Plan

**B101-B2401: 2290 Sq.ft.**

**B302-B2402: 2280 Sq.ft.**



**Configuration: 3 bedrooms + 3 Toilets + Servant Room + Servant Toilet**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# Typical Floor Plan

**C403-C2303: 2300 Sq.ft.**  
**D104-D2304: 2310 Sq.ft.**

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**Configuration: 3 bedrooms + 3 Toilets + Servant Room + Servant Toilet**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# Typical Floor Plan

**A103-A2303: 2330 Sq.ft.**

**A404-A2304: 2330 Sq.ft.**

**C104-C2304: 2330 Sq.ft.**

**D103-D2303: 2330 Sq.ft.**

**D104-D2304: 2310 Sq.ft.**



**Configuration: 3 bedrooms + 3 Toilets + Servant Room + Servant Toilet**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.



# Typical Floor Plan

## D101-D2401: 2850 Sq.ft.



**Configuration: 4 bedrooms + 4 Toilets + Servant Room + Servant Toilet**

Note: Areas mentioned are subject to change based on site conditions/Architect's recommendations.

# AMENITIES: A WORLD APART

We have thoughtfully added everything you could possibly need:

- Ultra modern, spacious Club House with state-of-the-art amenities such as fully equipped designer gymnasium, indoor multipurpose hall, professionally designed health club, sauna, steam and changing areas
- Indoor games room with – Billiards / Pool, Table Tennis, Cards Table, Carrom and Chess
- Outdoor flood-lit tennis court
- Indoor badminton court
- Outdoor practice court for Basketball
- Outdoor Cricket practice net
- Jogging Track
- Kid's Play area with child friendly equipment
- Large size outdoor swimming pool, toddler's pool and pool deck
- Beautifully landscaped gardens & walkways
- Large landscaped gathering spaces
- Rainwater harvesting system – Recharge pits & Rooftop harvesting
- Well-designed automatic lifts



*Images used are representational.*

# BEST-IN-CLASS SPECIFICATIONS

## SUBSTRUCTURE & SUPERSTRUCTURE:

Foundation	RCC footing
Super Structure	RCC Framed Structure confirming with Seismic zone II detailing
Internal Walls	100 mm Solid Concrete Blocks
External Walls	150 mm Solid Concrete Blocks
Roof	Reinforced Cement Concrete
Waterproofing	As per Architect & structural consultant details
Retaining Walls	RCC walls

## FLOORING FINISHES:

Reception Lobby at Ground Floor	Imported Marble
Lift lobby/Corridor in all floors	Designer lift lobbies at individual floors - Combination of Marble and Vitrified Tiles
Staircase	Polished Granite

### **Inside the Flat**

Living & Dining area	Imported Marble
Master Bedroom	Imported Laminated wooden flooring
Guest Bedroom	Imported Laminated wooden flooring
Children Bedroom	Imported Laminated wooden flooring
Kitchen	Vitrified Tiles
Utility	Anti-skid Ceramic Tiles
Master Bathroom	Anti-skid Vitrified Tiles
Other Bathrooms	Anti-skid Vitrified Tiles
Balcony	Anti-skid Vitrified Tiles
Servant Room	Ceramic Tiles
Servant Toilet	Anti-skid Ceramic Tiles

## DADOING:

Kitchen/Utility	Ceramic Tiles up to 5' high from the floor
Master Bathroom	Vitrified Tiles/Designer tiles up to false Ceiling
Other Bathrooms	Vitrified Tiles/Designer tiles up to false Ceiling
Servant Toilet	Ceramic Tiles up to 7' high

## BEST-IN-CLASS SPECIFICATIONS (CONTD.)

### COUNTERS:

Master Bathroom	Polished Granite Counter
Other Bathrooms	Polished Granite Counters

### DOORS & FITTINGS:

Main Entrance Door	8' Teak or Mahogany door frame with designer door shutter and PU lacquer finish
Bedroom Doors	8' high Teak or Mahogany door frame with matching veneer designer door shutter with PU lacquer finish
Toilet doors	8' high Teak or Mahogany door frame with laminated door shutter

### WINDOWS & VENTILATORS:

Windows	3 track Aluminium or UPVC sliding windows with clear glass and bug screen, except in kitchen/utility
Ventilators	Aluminium or UPVC ventilator with provision for exhaust fan

### RAILINGS:

Balcony Railings	Glass Railing with Aluminium Balustrade & Handrail
General Staircase	MS Handrail & Balustrade

### PLASTERING:

Internal walls	Smooth Cement Plaster
External walls	Sponge finished Plaster
Basement Ceiling & Retaining Walls	Exposed concrete finish

### PAINTING:

Interior Ceiling & walls	Acrylic Emulsion Paint
Exterior walls	Weatherproof Paint
Main door	PU Lacquer Finish
Bedroom doors	PU Lacquer Finish
MS Grills and Railings	Enamel paint

## BEST-IN-CLASS SPECIFICATIONS (CONTD.)

### TOILETS & FITTINGS:

EWC	Wall mounted EWC with concealed cisterns - Kohler/Toto or equivalent
Wash basin	Counter Wash basins - Kohler/ Toto or Equivalent
CP fittings	Single lever mixer - Kohler/Jaquar or Equivalent
Glass Shower partition	In Master Bedroom toilet
Water supply	CPVC of reputed make
Sewer Lines	UPVC pipe of reputed make
MS Grills and Railings	Enamel paint

### ELECTRICAL:

Wiring	Concealed Conduiting & PVC insulated copper Wiring
Switches	Modular Switches & Switch Plates - Anchor/Legrand/Schneider or Equivalent
MCB's	One number for each circuit
Service cabling	Wi-Fi, Data, Telephone & TV point will be provided in the living /family room & all bedrooms
BESCOM Power	8 KVA for 3 BHK, 10 KVA for 4 BHK & Penthouse
Generator	3KW for all apartments & 5KW for Penthouse
Security system	Video door phone in all the apartments
AC Provisions	Split A/c power point in the living & all Bedrooms

*Images used are representational.*



**VIEW OF THE HOODI LAKE**

At the Vaswani Group, we persevere to create homes that are built around the needs of those living in them. Homes crafted with such thought and expertise, that they become living and breathing entities.

With several million square feet of built area including Homes, Offices, Technology Parks, Malls, Hospitality projects and a list of clients including Wipro, Sasken, Future Group, SAP Labs and Toyota, Vaswani has established strong foundations across Bangalore, Mumbai, Goa and Pune.

*Images used are representational.*



**ENTRANCE VIEW**

*Images used are representational.*



**TRIPLE HEIGHT CEILING IN LOBBY**

Across our projects, we invest our signature attention to detail and set the standard in design and aesthetics. From luxurious apartments, garden flats and penthouses, to townhouses - a concept we introduced in Bangalore - and signature home projects, every Vaswani address echoes comfort and sensibility. So that when you step in for the first time, you'll know in your heart you have come home.



*Site Office:* Vaswani Exquisite, ITPL Main Road, Next to the Zuri Hotel, Whitefield, Bangalore - 560 048.

*Corporate Office:* Vaswani Victoria, 30 Victoria Road, Bangalore - 560047.

☎ 080 - 4911 0000 | Email: [sales@vaswanigroup.com](mailto:sales@vaswanigroup.com)

**[www.vaswanigroup.com](http://www.vaswanigroup.com)**

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Investment Partner

**J. P. MORGAN INDIA PROPERTY FUND II**

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