

# VAJRAM NEWTOWN

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2 & 3 BHK PREMIUM APARTMENTS

THANISANDRA MAIN ROAD

RERA NO: PRM/KA/RERA/1251/309/PR/190913/002885




# VAJRAM NEWTOWN


**100% Fresh Lifestyle** - The perfect statement that sums up the lifestyle on offer at Vajram Newtown. The location is at the heart of one of the real estate hot spots in Bangalore and just 4 Km from Manyata Tech Park on Thanisandra main road. Spread across 3 acres, the project comprises of 272 units consisting of 2 towers with 18 floors each and 3 levels of parking. The triple height podium landscape and amenities provide grandeur to the building at the entrance level. The units have very good spatial quality. Designed in such a manner so that it opens up on 3 sides and provides good ventilation. The corridors connecting the units on each floor are very efficient and well ventilated. A central clubhouse acts as a connection between the 2 towers at the 18th floor. Intricate spaces carved out in the landscape with many play courts adds on to premium living.








 Luxurious  
Sense Of Arrival

 Community Living  
Spaces

 Pedestrian  
Pathways

 70% Open  
Spaces


 Minimized  
Vehicular Movement

 Well Ventilated  
Lobbies


 Experiential  
Landscapes

 Sky Lounge

 New Edge  
Construction


 Roof Top  
Swimming Pool




 2 Balconies  
Per Unit

 Vaastu  
Compliant

 Bay  
Windows

 Good Spatial  
Quality

 Walk In  
Wardrobes

 Well Crafted  
Spaces

 Good  
Ventilation

 Inside - Out  
Visuals





Walkway



Flower Garden



Sand Bed Walking Track



Reflexology Walkway



Oxygen Plaza



Seating Alcoves



Outdoor Gym



Plantation



Feature Wall



Library





Multi Sport Court



Skating Rink



Children Play Area



Basketball Hoop



Roof Top Swimming Pool



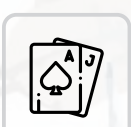
Indoor Gym



Cricket Net



Outdoor Chess



Indoor Games



Toddler Play Area



Traditional Games



Aerobics





Multi-pupose  
Hall



Party Lawn



Barbeque  
Area



Sky Lounge



Open Air  
Theatre



Hobby  
Pavilon





- 1. Entry
- 2. Driveway
- 3. Plantation
- 4. Entrance To Podium
- 5. Feature Wall
- 6. Arrival Court
- 7. Skating Rink
- 8. Oxygen Plaza
- 9. Toddler's Play Area
- 10. Outdoor Chess
- 11. Outdoor Gym
- 12. Party Lawn
- 13. Reflexology Walkway
- 14. Traditional Games
- 15. Library
- 16. Walkway
- 17. Transformer Yard
- 18. Ramp - Entry/Exit
- 19. Children's Play Area
- 20. Seating Alcoves
- 21. Hobby Pavilion
- 22. Basket Ball Hoop
- 23. Multi Sport Court
- 24. Open Air Theatre
- 25. Barbeque Area
- 26. Flower Garden
- 27. Cricket Net
- 28. Sand Bed Walking Track

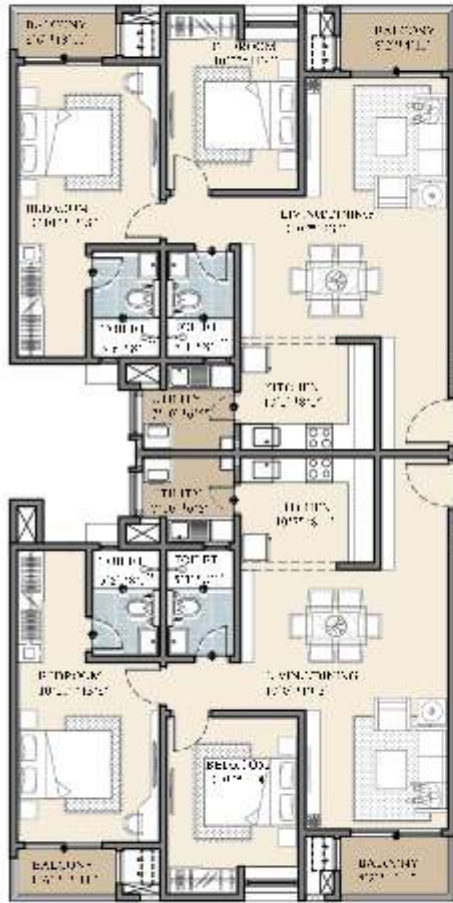




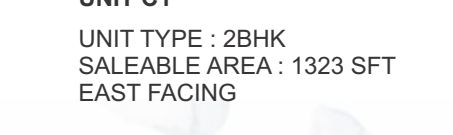




UNIT C2  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1323 SFT  
EAST FACING



UNIT C1  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1323 SFT  
EAST FACING



UNIT D1  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1244 SFT  
EAST FACING



UNIT B2  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1244 SFT  
NORTH FACING



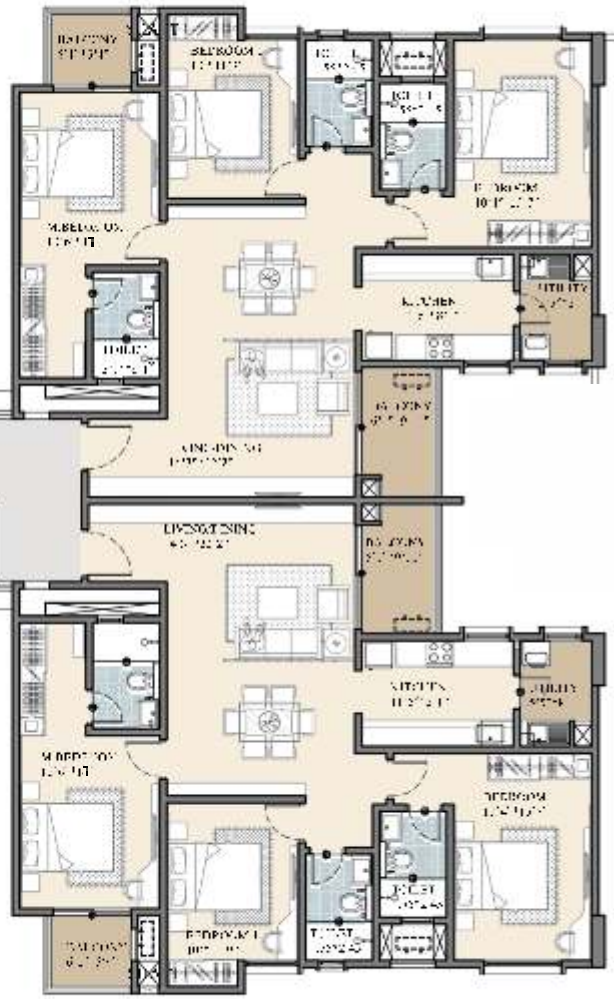
UNIT D2  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1178 SFT  
WEST FACING



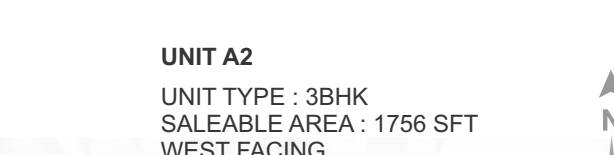
UNIT B1  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1323 SFT  
NORTH FACING



UNIT A1  
UNIT TYPE : 3BHK  
SALEABLE AREA : 1756 SFT  
WEST FACING



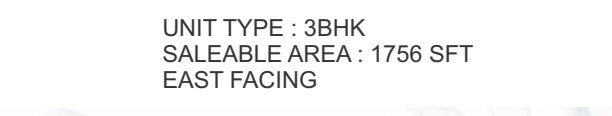
UNIT A2  
UNIT TYPE : 3BHK  
SALEABLE AREA : 1756 SFT  
WEST FACING



UNIT A1  
UNIT TYPE : 3BHK  
SALEABLE AREA : 1756 SFT  
EAST FACING



UNIT A2  
UNIT TYPE : 3BHK  
SALEABLE AREA : 1756 SFT  
EAST FACING



UNIT D2  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1178 SFT  
EAST FACING



UNIT B2  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1244 SFT  
NORTH FACING



UNIT D1  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1244 SFT  
WEST FACING



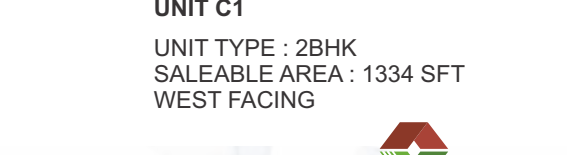
UNIT B1  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1323 SFT  
NORTH FACING



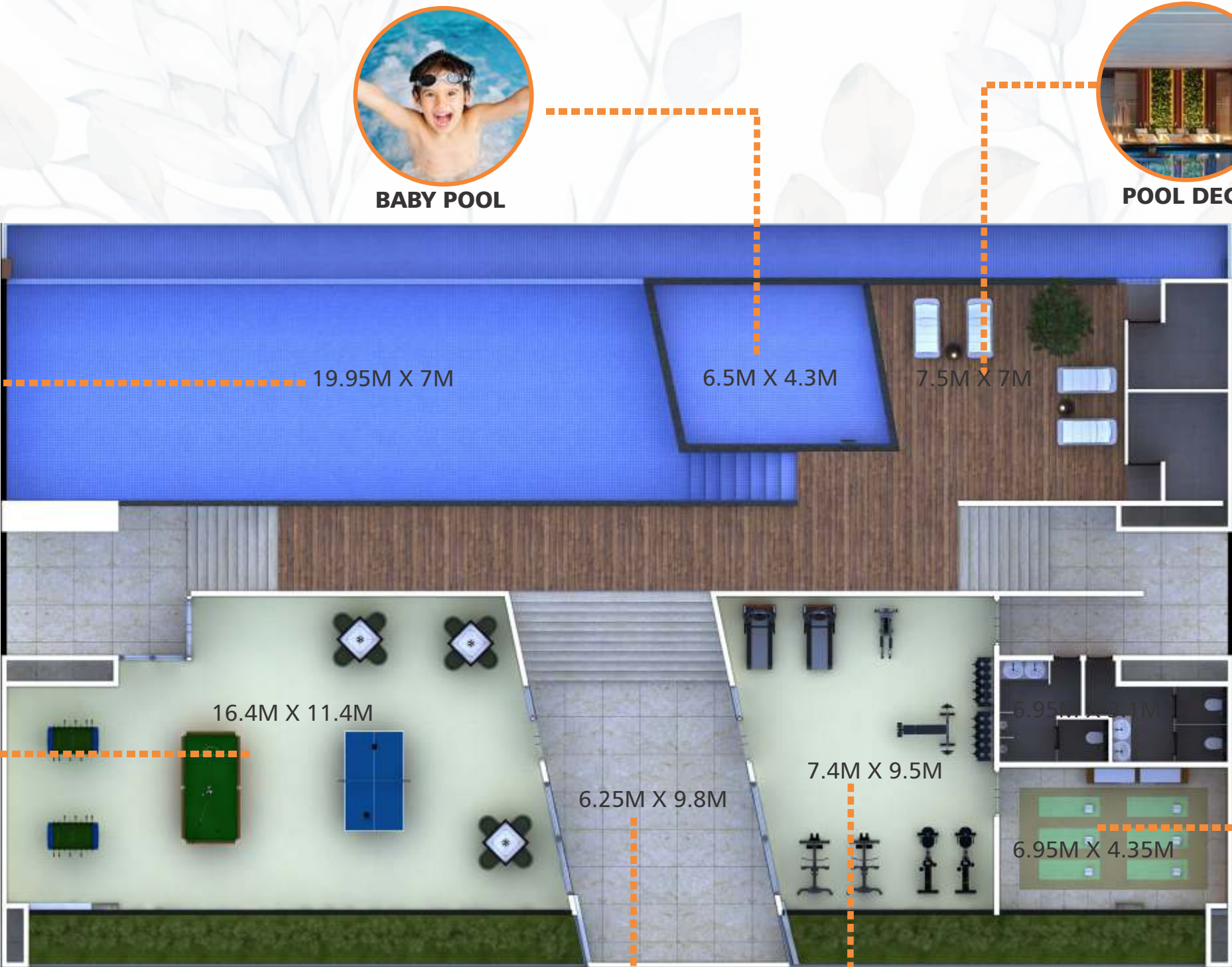
UNIT C2  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1334 SFT  
WEST FACING



UNIT C1  
UNIT TYPE : 2BHK  
SALEABLE AREA : 1334 SFT  
WEST FACING







BABY POOL



POOL DECK



ROOF TOP SWIMMING POOL



AEROBICS / YOGA



INDOOR GAMES ROOM



CLUBHOUSE LOBBY AREA

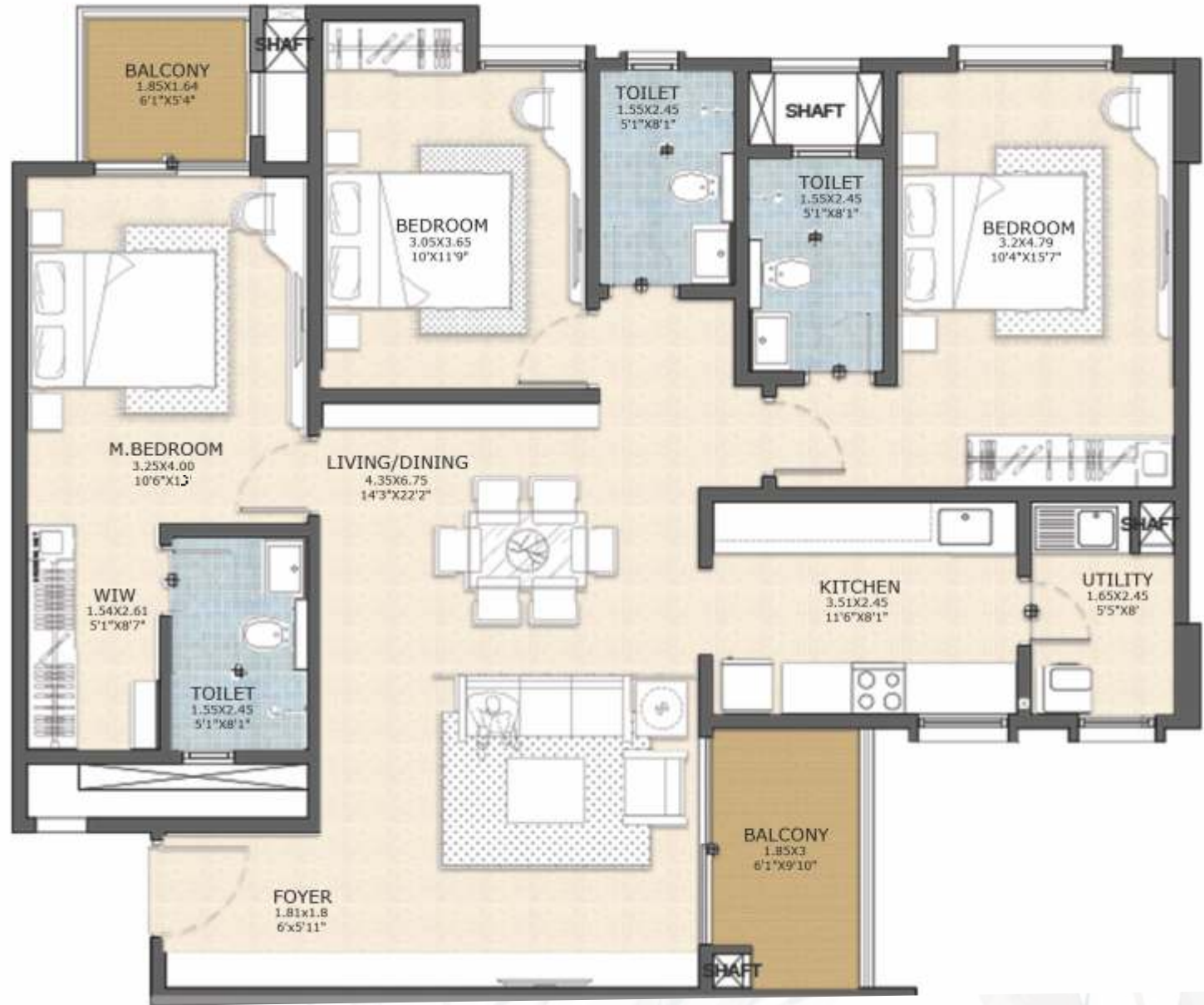


GYM

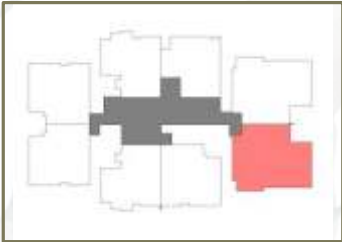
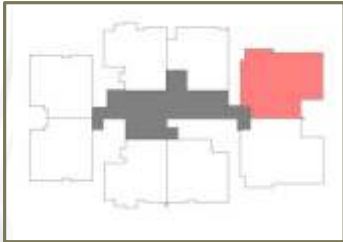




T1 - A1 - 3BHK



SBA : 1756 Sft  
RERA CARPET : 1205 Sft



T1 - A2 - 3BHK

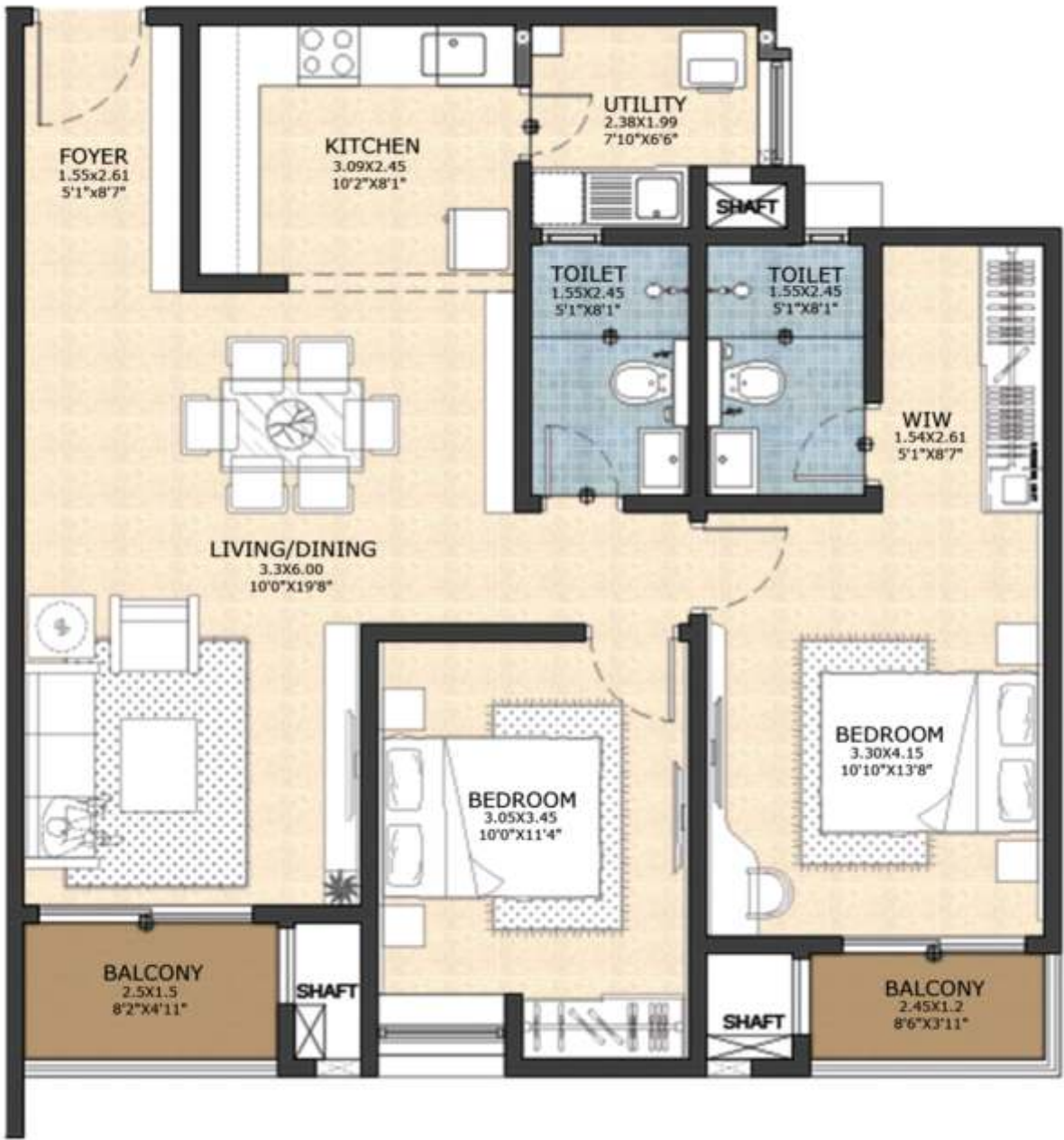


SBA : 1756 Sft  
RERA CARPET : 1205 Sft

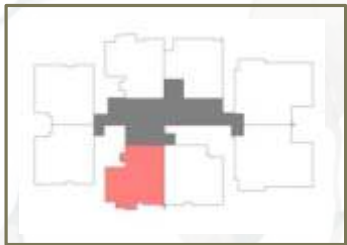
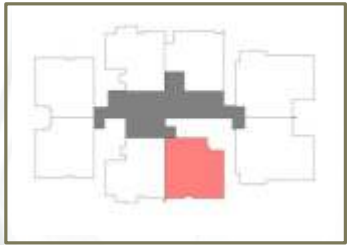




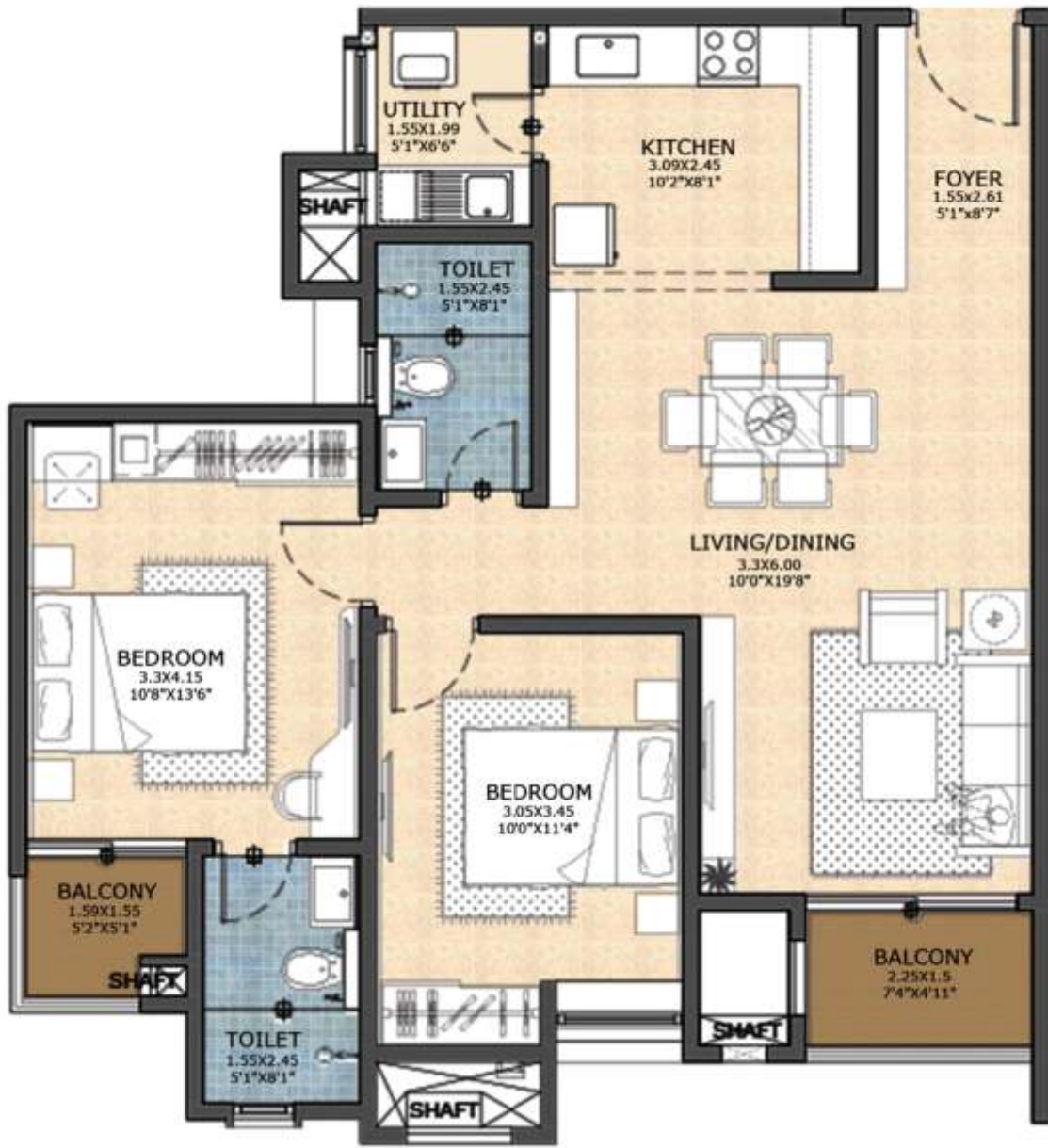
T1 - B1 - 2BHK



SBA : 1323 Sft  
RERA CARPET : 918 Sft



T1 - B2 - 2BHK



SBA : 1244 Sft  
RERA CARPET : 858 Sft

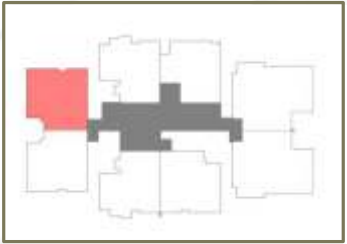
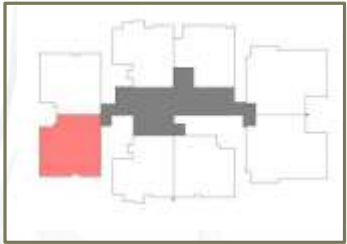




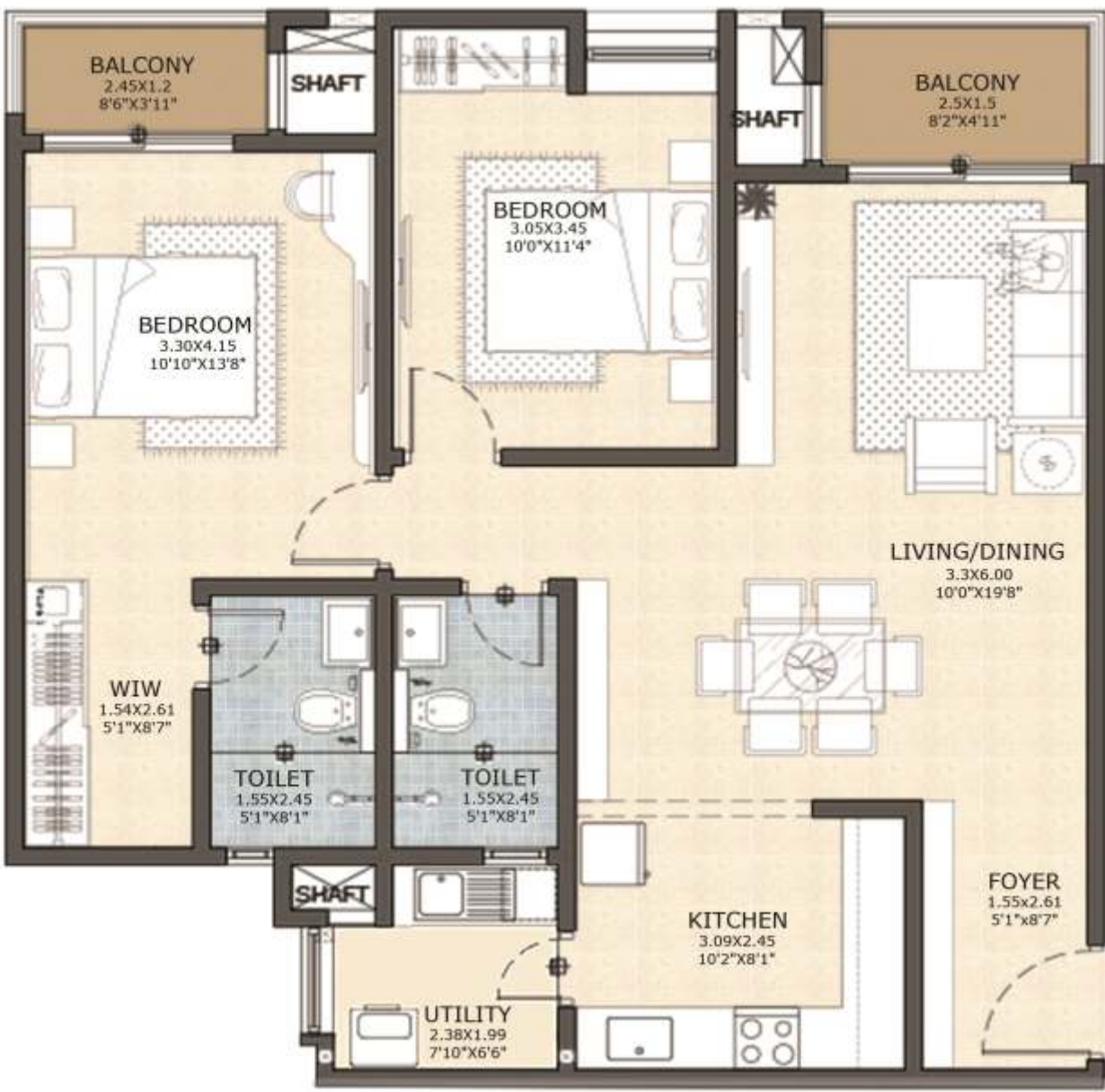
T1 - C1 - 2BHK



SBA : 1323 Sft  
RERA CARPET : 917 Sft



T1 - C2 - 2BHK



SBA : 1323 Sft  
RERA CARPET : 917 Sft

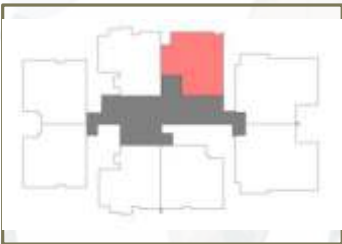
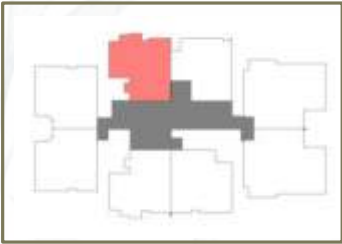




T1 - D1 - 2BHK



SBA : 1244 Sft  
RERA CARPET : 858 Sft



T1 - D2 - 2BHK

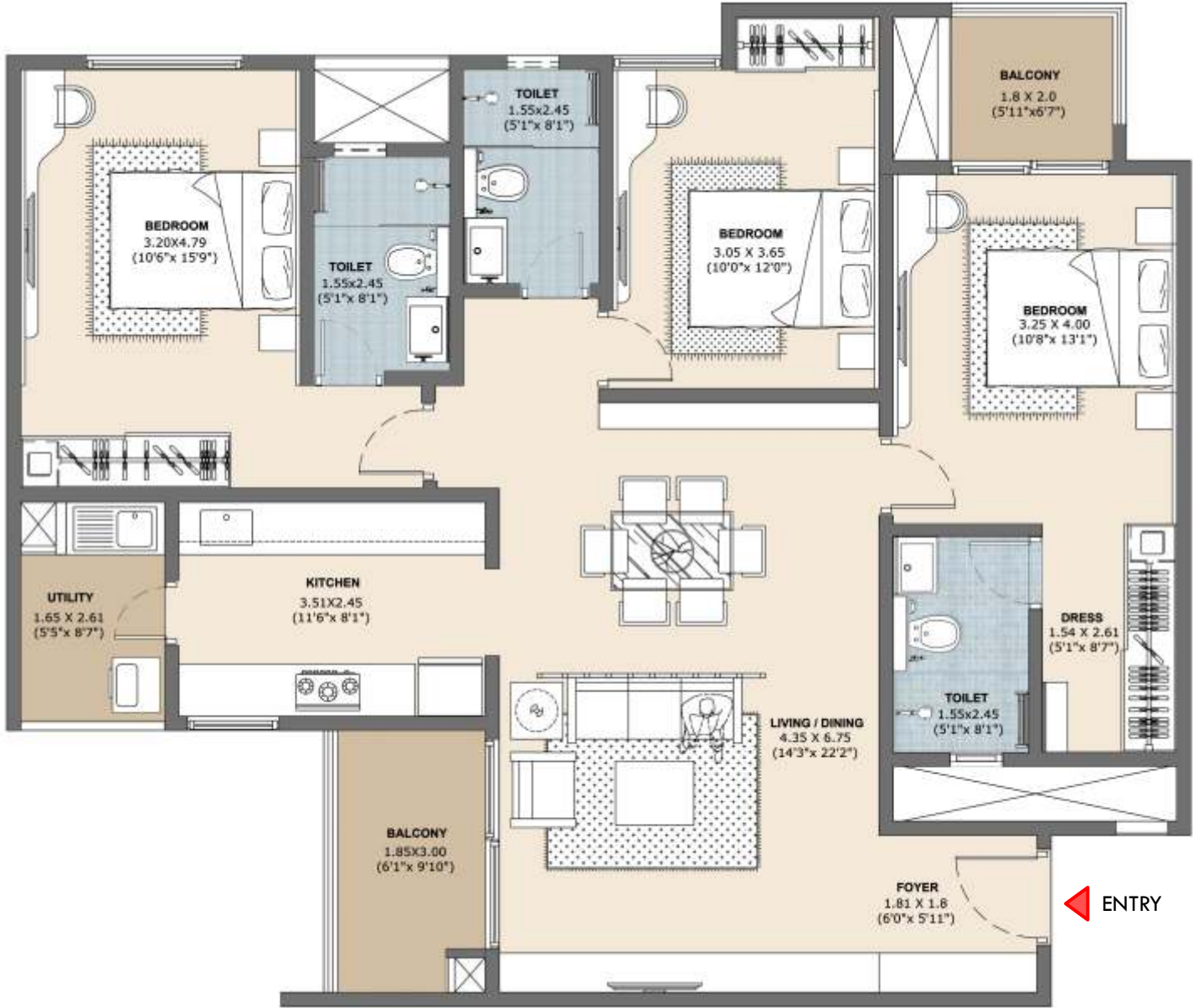


SBA : 1178 Sft  
RERA CARPET : 835 Sft

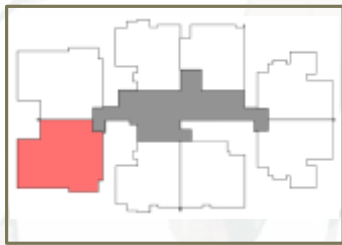
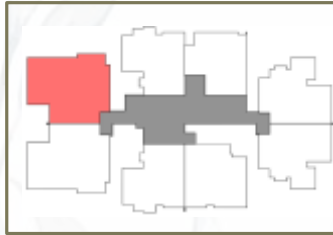




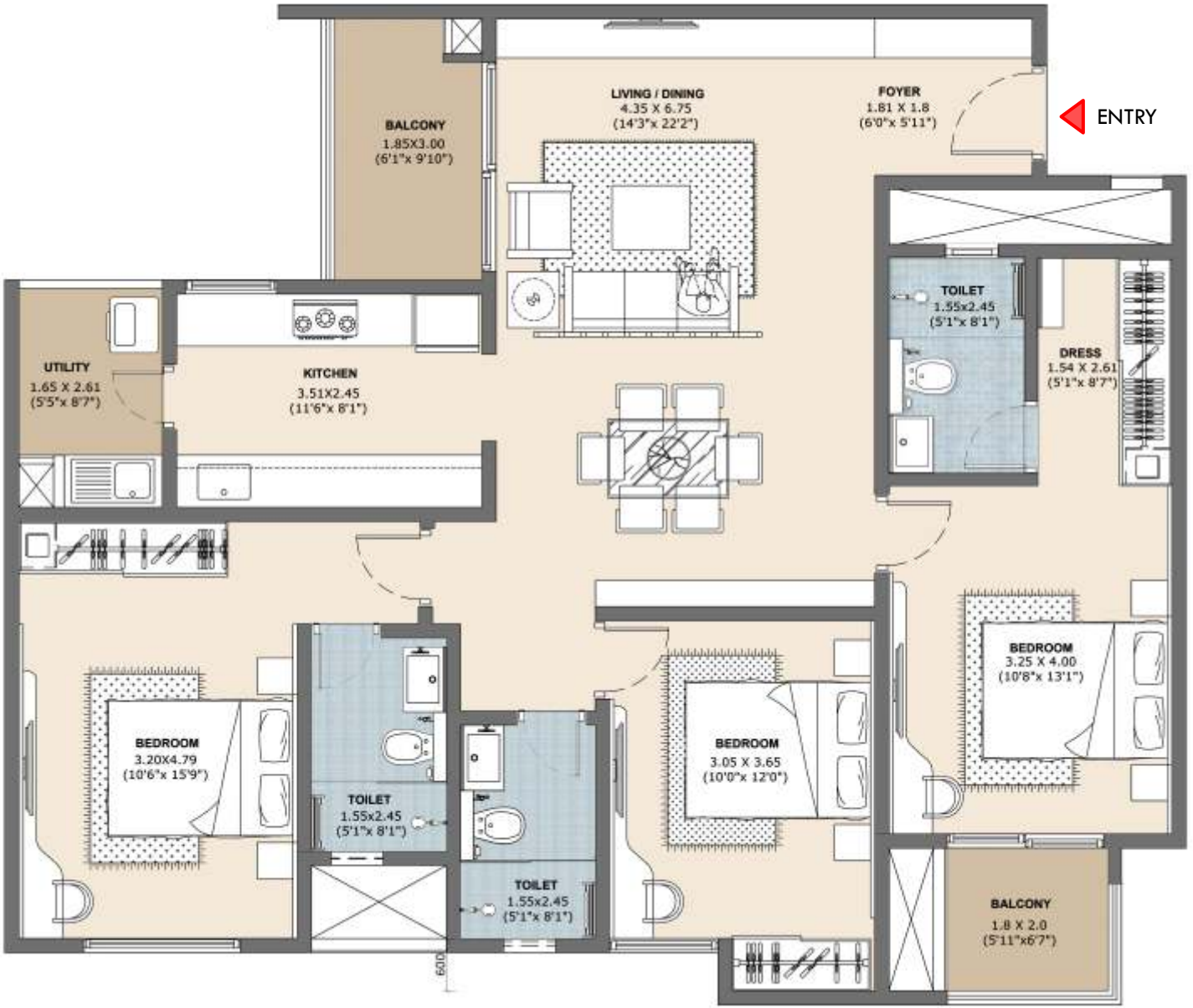
T2 - A1 - 3BHK



SBA : 1756 Sft  
RERA CARPET : 1205 Sft



T2 - A2 - 3BHK



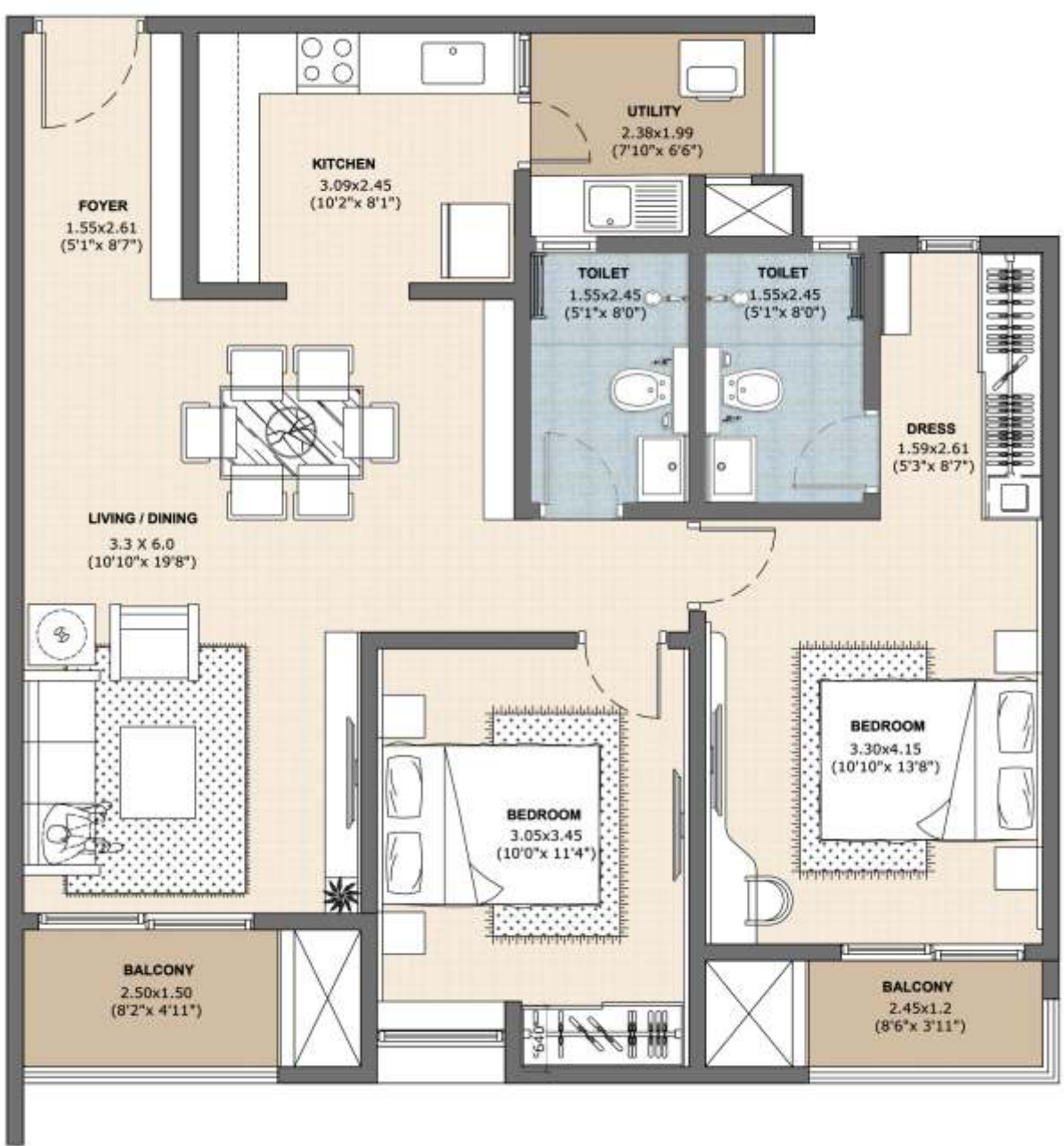
SBA : 1756 Sft  
RERA CARPET : 1205 Sft



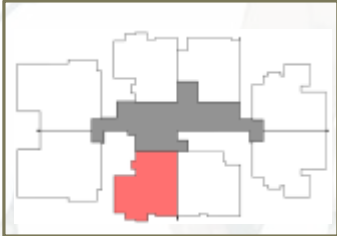
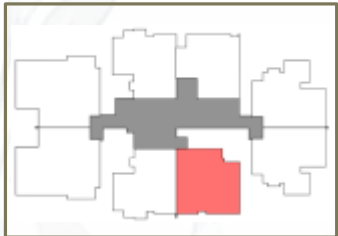




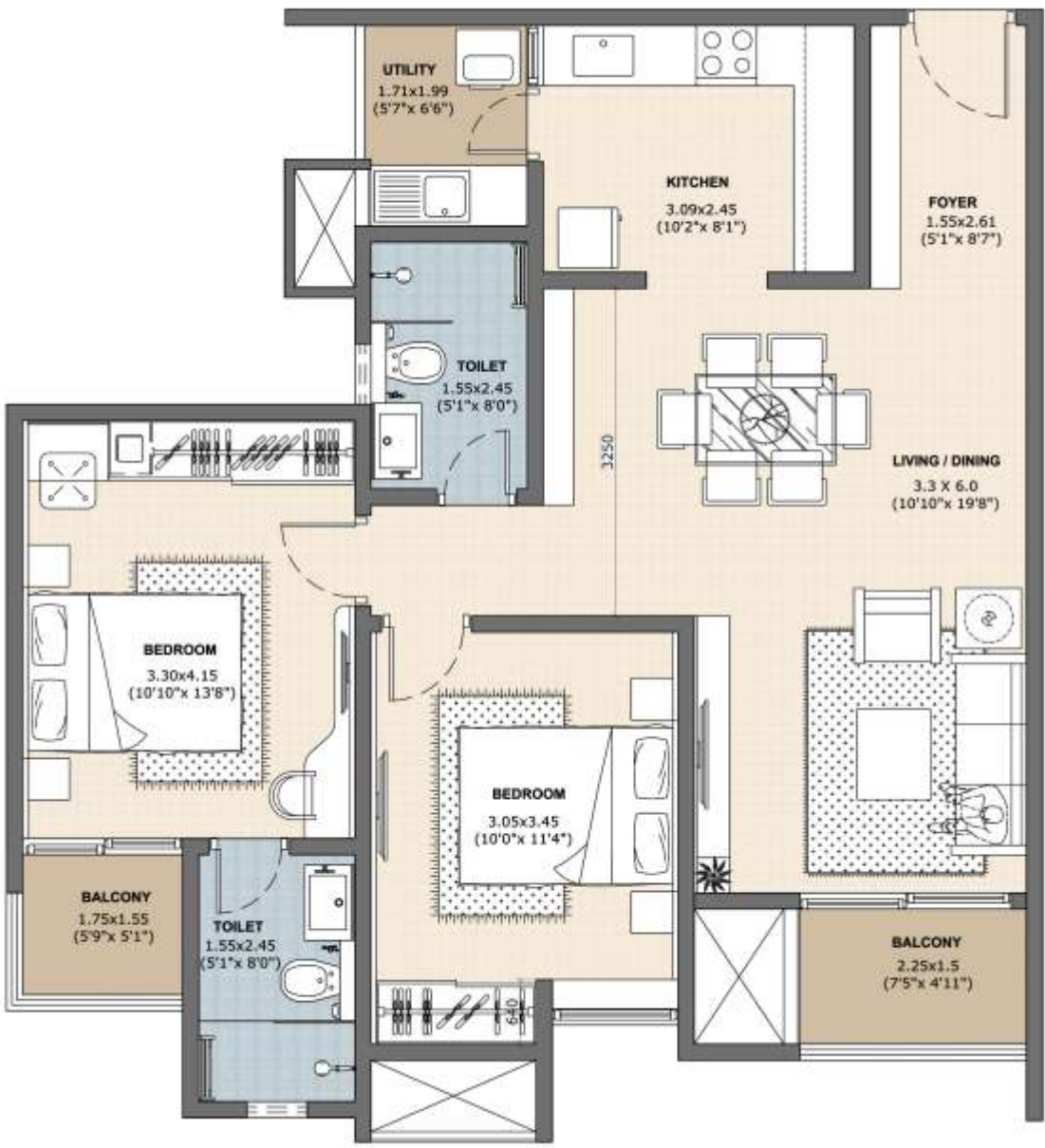
T2 - B1 - 2BHK



SBA : 1323 Sft  
RERA CARPET : 918 Sft



T2 - B2 - 2BHK

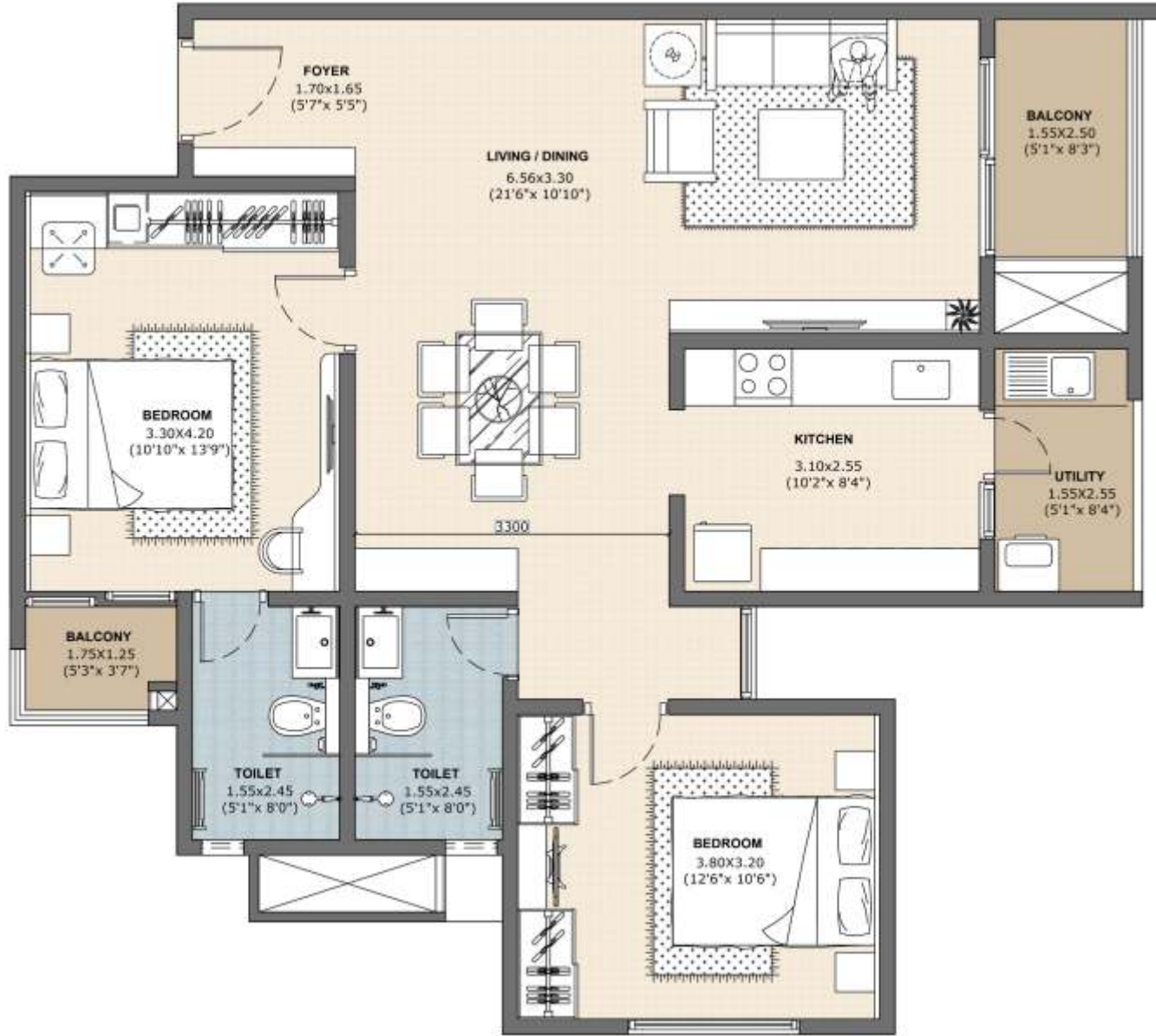


SBA : 1244 Sft  
RERA CARPET : 858 Sft

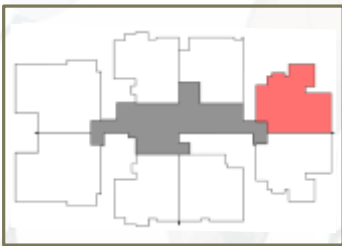
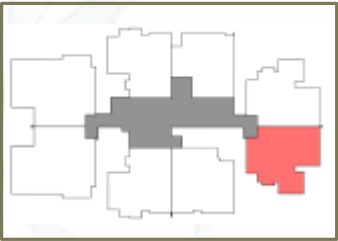




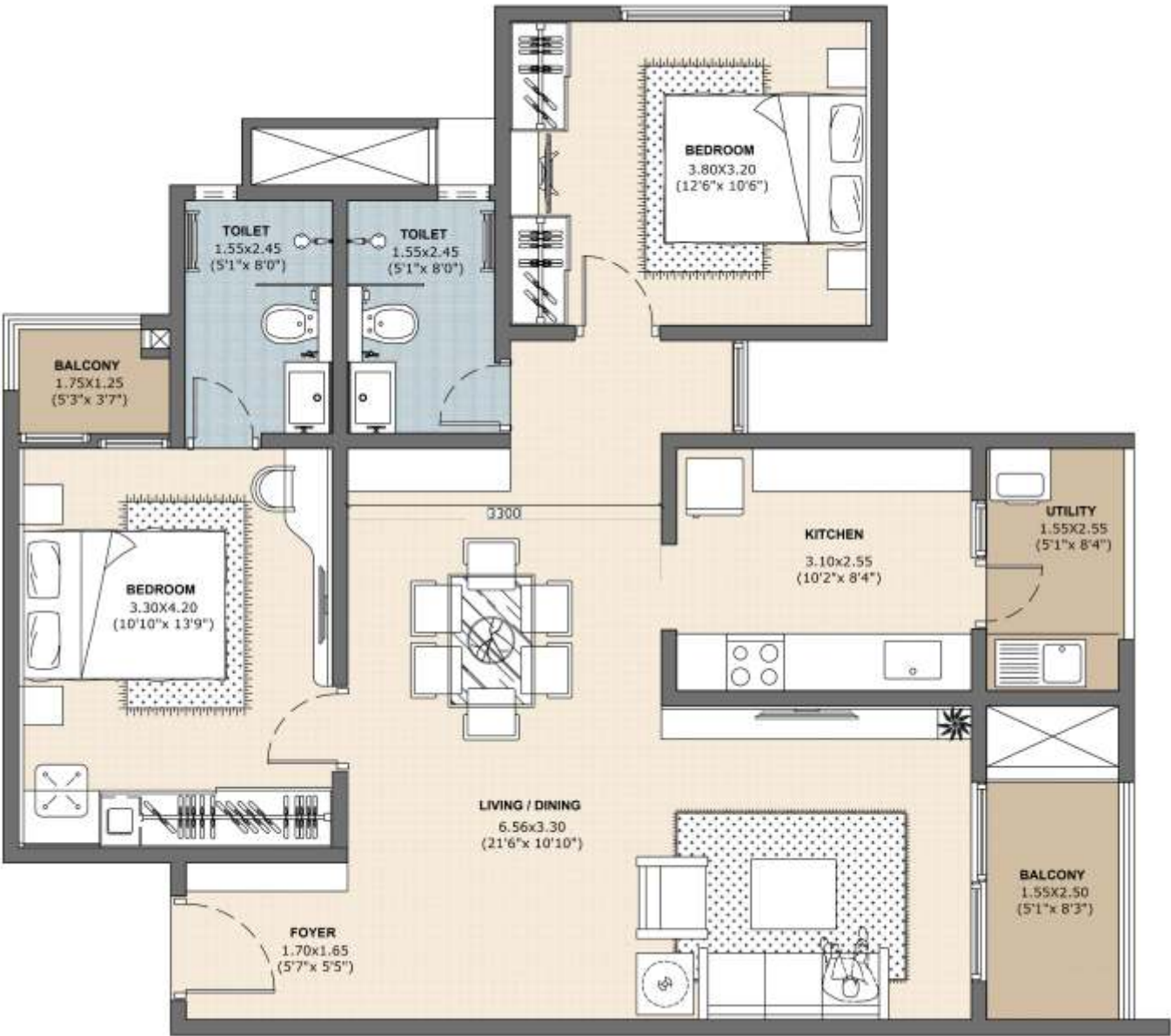
T2 - C1 - 2BHK



SBA : 1334 Sft  
RERA CARPET : 917 Sft



T2 - C2 - 2BHK



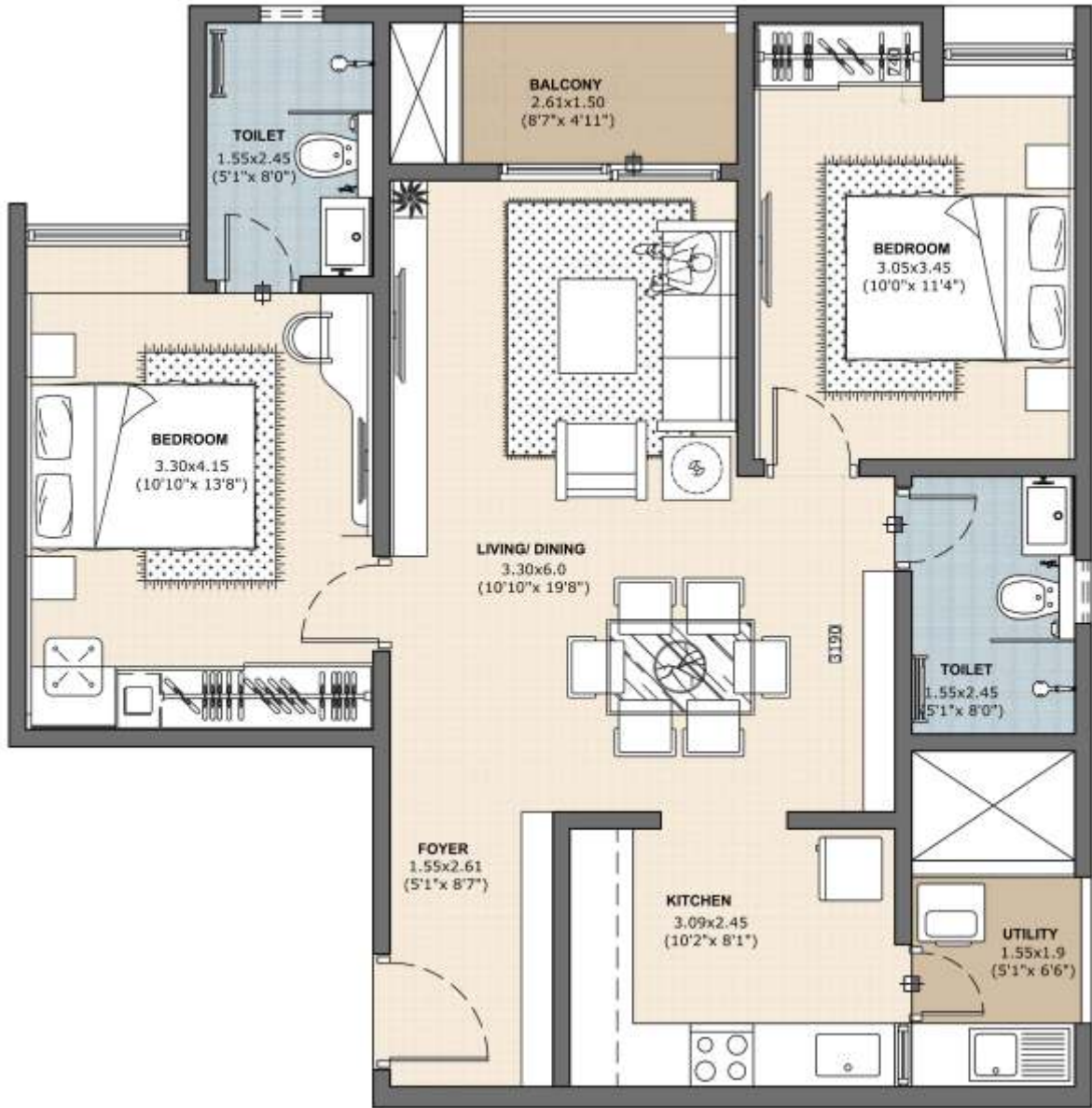
SBA : 1334 Sft  
RERA CARPET : 917 Sft



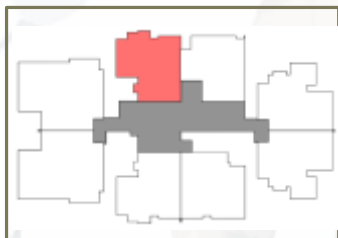
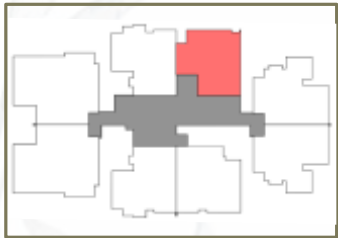




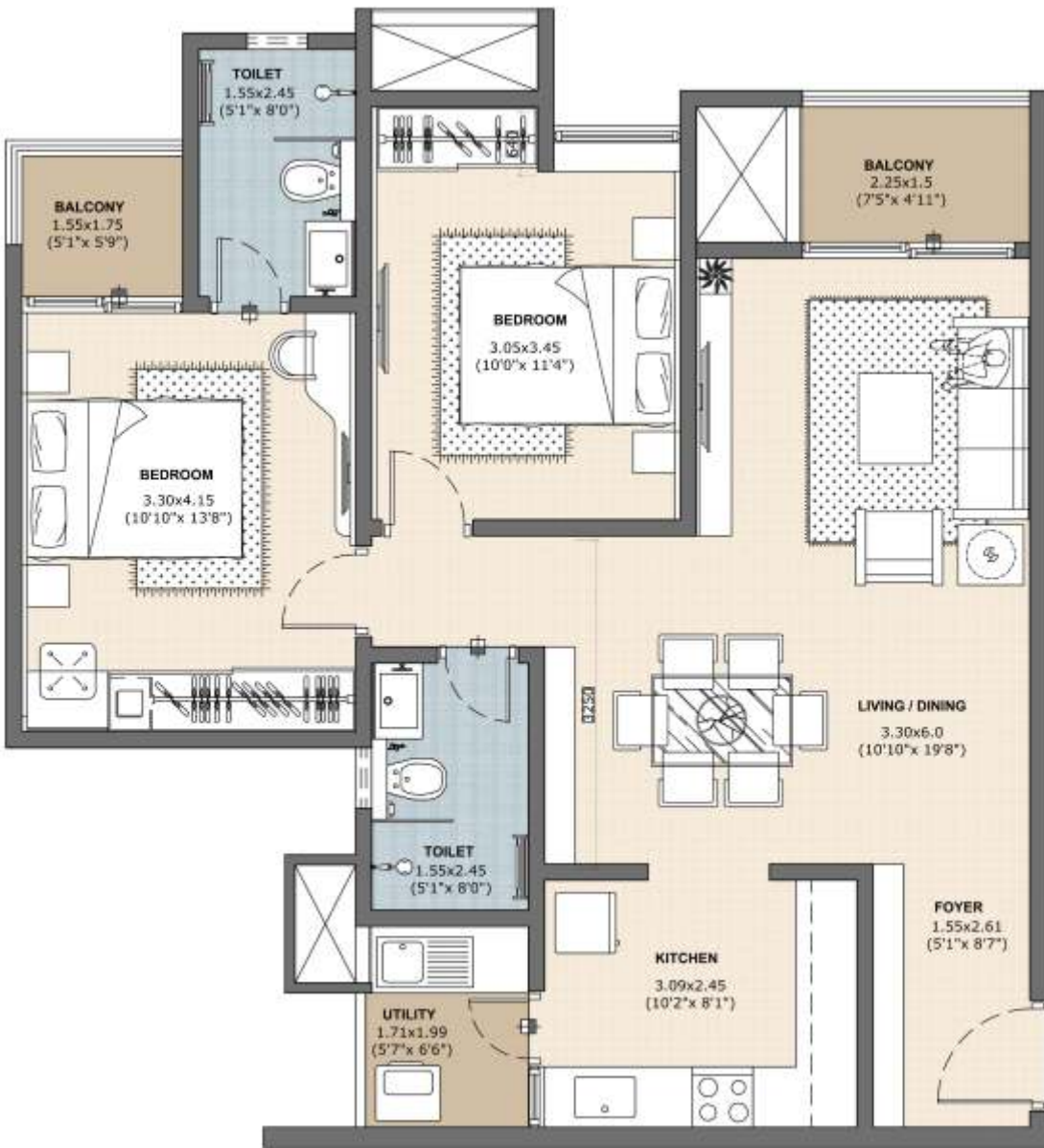
T2 - D1 - 2BHK



SBA : 1244 Sft  
RERA CARPET : 858 Sft



T2 - D2 - 2BHK



SBA : 1178 Sft  
RERA CARPET : 835 Sft







STRUCTURE

- Two Basements + Ground Floor + 18 Upper Floor, compliance to seismic zone II.
- Walls – RCC / Blockwork.

FOYER / LIVING / DINING / BEDROOMS

- Superior quality 600 X 600 double charge vitrified tiles by leading brands.
- Premium Emulsion paint finish for walls.

KITCHEN

- Provision for chimney exhaust in kitchen
- Reticulated Gas provision

BALCONY & UTILITY AREA

- Superior quality 300 X 300 anti-skid ceramic tiles for balcony & utility areas.
- MS handrail with paint finish as per design in all balconies.
- Utility with parapet wall and UPVC window as per design.

TOILETS

- Superior quality 300 X 450 / 300 X 600 ceramic tile wall dadoing up to false ceiling.
- Superior quality 300 X 300 anti-skid ceramic flooring.
- False ceiling with grid panels.
- Granite counter for master bedroom wash basin.

DOORS AND WINDOWS

- Main Door – Engineered wood frame with veneer finish shutter with architrave.
- Internal Door – Engineered wood frame with laminate finish shutter with architrave.

- Windows – 2.5 track UPVC sliding with mosquito mesh provision.
- Superior quality door hardware accessories.
- Balcony – 2.5 track UPVC sliding with mosquito mesh provision.

ELECTRICAL

- BESCOM power supply – 2 BHK 4 KW & 3 BHK 5 KW
- Generator power backup – 1 KW for each apartment.
- 100 % Power backup for common facilities.
- Superior quality modular switches from reputed brands.
- Television points in living and bedrooms.
- Telephone points in living and master bedroom.
- Intercom facility from security cabin to individual apartment.
- Split AC provision in living and bedrooms.

PLUMBING & SANITORY

- CP Fittings and sanitary wares from reputed brands.
- Water supply & drainage pipes from reputed brands.

COMMON AREA

- Flooring – Granite / Vitrified
- Premium emulsion paint finish.
- MS Handrail as per design.

LIFTS

- 2 – Passenger lifts for each tower.
- 1 – Service lift for each tower.



# VAJRAM NEWTOWN

## COLLEGES

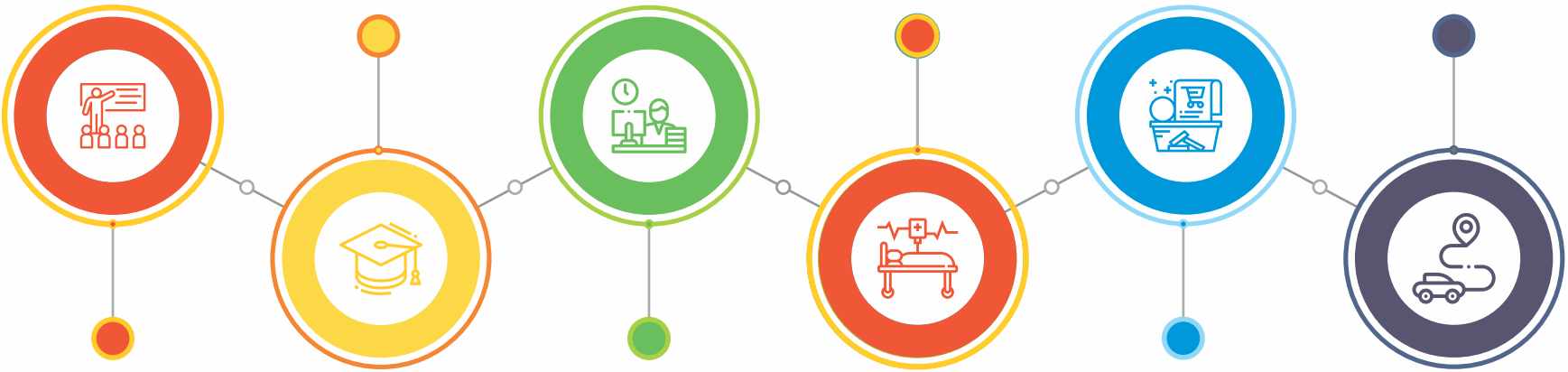
- KNS Institute of Technology: **1.5 km**
- Karnataka College of Management: **2 km**
- Reva University: **4 km**
- Manipal Academy of Higher Education: **1 km**

## HOSPITALS

- Regal Hospital: **0.5 km**
- Re Live Hospital: **10 km**
- Icon Hospital: **6 km**
- Colombia Asia: **8 km**
- Aster CMI Hospital: **10 km**
- Trinity Hospital **0.5 Km**
- Baptist Hospital: **08 Km**
- North Side Hospital: **09 Km**

## OTHER

- International Airport : **20km**
- MG Road : **15km**
- Bellary Road : **6Km**
- ORR : **5Km**
- Jakkur Aerodrome : **6.5 Km**



## SCHOOLS

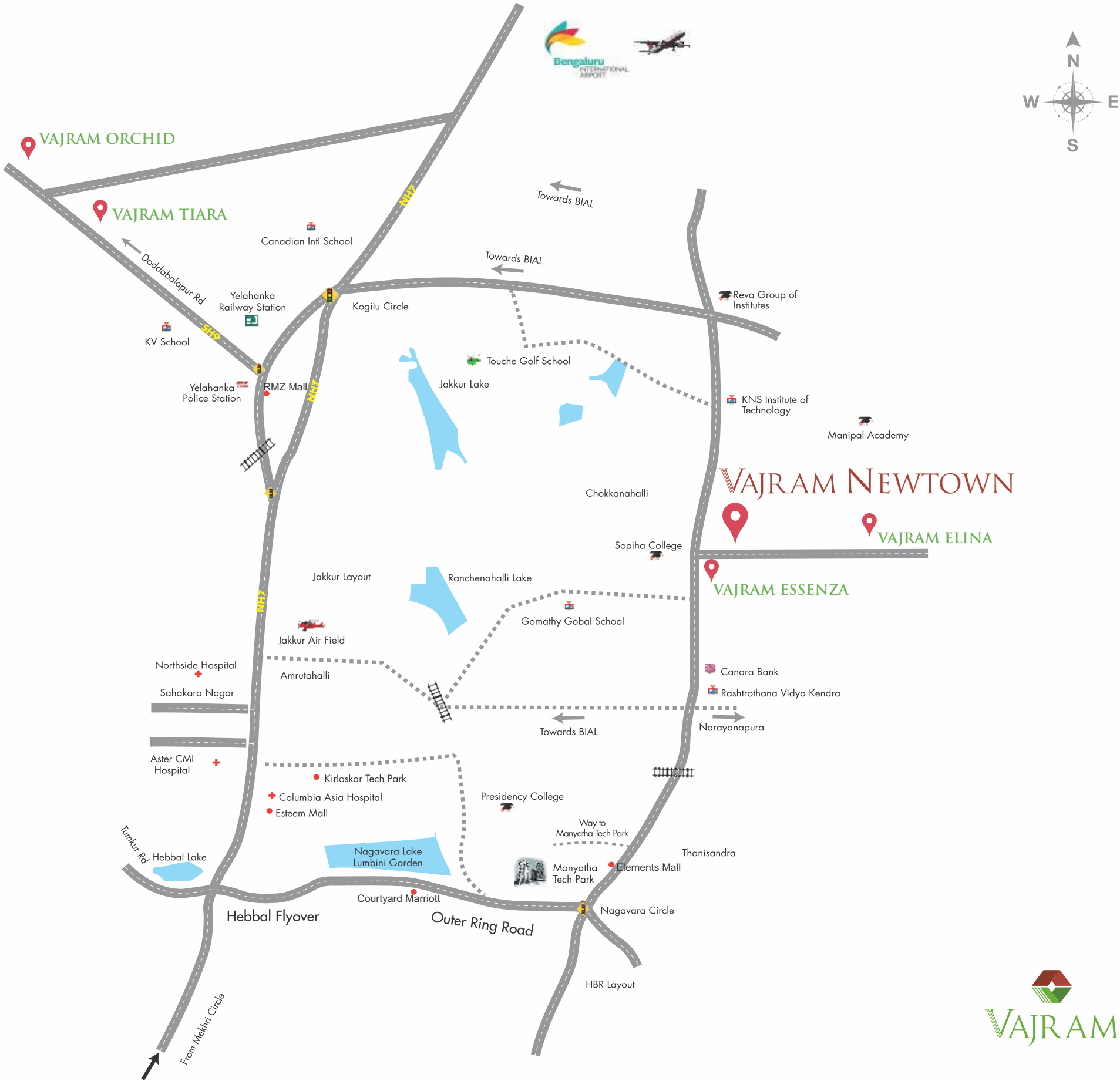
- Rashtrothana Vidya Kendra: **1 km**
- Federal Public School: **1.5 km**
- Bangalore International School: **4.5 km**
- Delhi Public School: **7 km**
- Vidya Shilp Academy: **8 km**
- Aditi Mallya: **9 km**
- Ryan International School: **9 Km**
- Canadian International School: **9 Km**

## IT PARKS

- Bharathiya City: **1 km**
- Manyata Tech Park: **4 km**
- Karle SEZ: **6.5 km**
- Kirloskar Tech Park: **8.5 km**

## SHOPPING MALLS

- Lulu Shopping Mart: **1.5 km**
- Elements Mall: **4 km**
- Esteem Mall: **9 km**
- RMZ Galleria Mall : **7.5 km**





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### CORE VALUES



**QUALITY**



**INTEGRITY**



**COMMITMENT**



**PROFESSIONALISM**

Vajram Group is a new generation, Bangalore-based, real-estate development company transcending conventions in design, quality, construction and customer relationships based on its founding principles of Integrity, Quality, Commitment and Professionalism. Vajram's experience in delivering residential, hospitality and commercial projects is built on these four core values that are embedded in us from blueprint to brick. We believe that the key element of all our projects is always the CUSTOMER - a view shared by one of the most dedicated teams in the industry. We're about building more than just concrete structures and buildings – we want to build homes and great working environments that will inspire and last the test of time.



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

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