

# 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





THINK FRESH



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







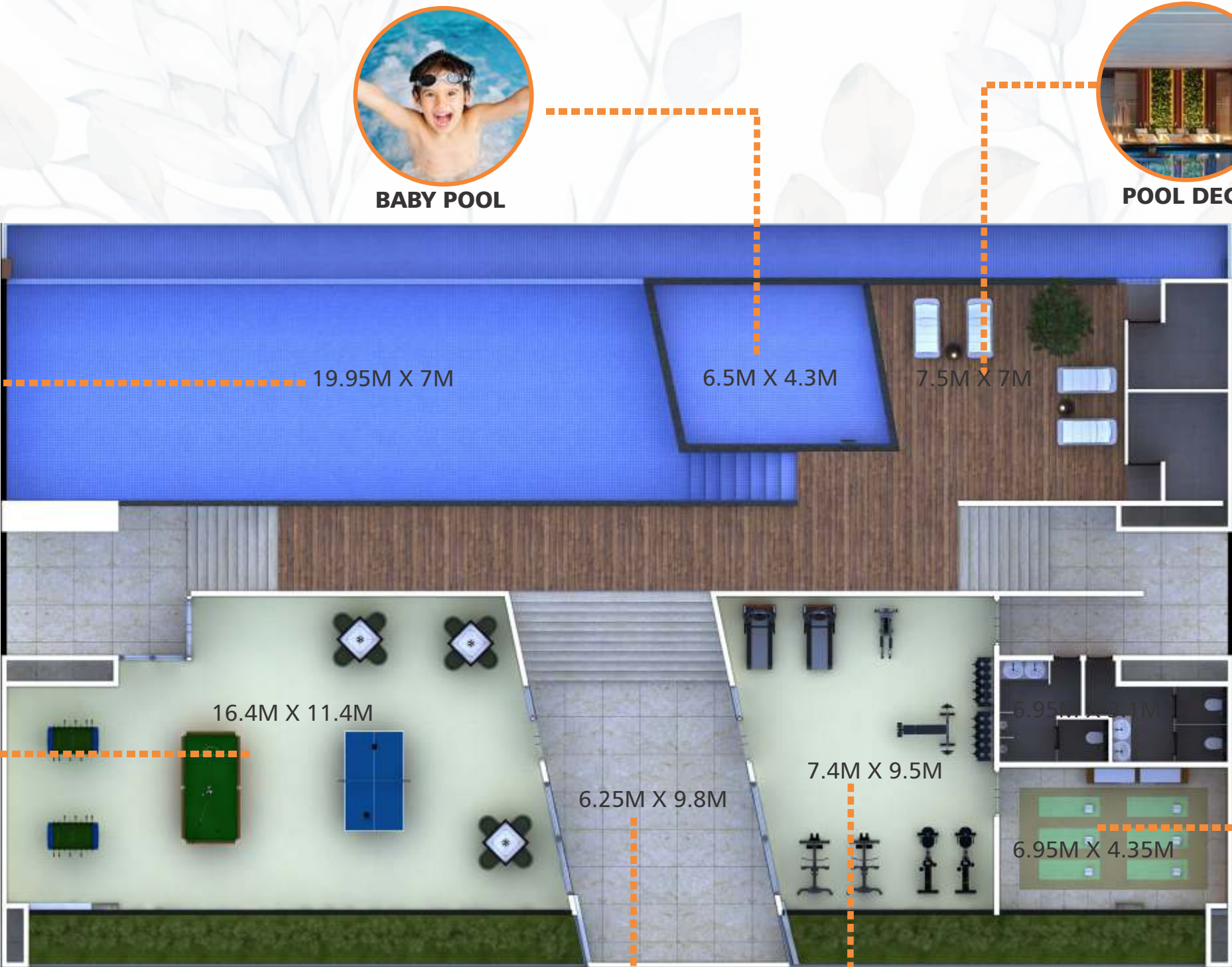




TOWER 1

3 BHK				
TYPE	SBA	RERA CARPET	FACING	FLOOR
A1	1756	1205	WEST	4 TO 17
A2	1756	1205	WEST	4 TO 17
2 BHK				
TYPE	SBA	RERA CARPET	FACING	FLOOR
B1	1323	918	NORTH	1 TO 18
B2	1244	858	NORTH	1 TO 18
C1	1323	917	EAST	1 TO 18
C2	1323	917	EAST	1 TO 18
D1	1244	858	EAST	1 TO 18
D2	1178	835	WEST	1 TO 18





ROOF TOP SWIMMING POOL



BABY POOL



POOL DECK



INDOOR GAMES ROOM



CLUBHOUSE LOBBY AREA



GYM

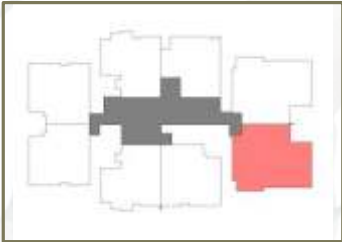
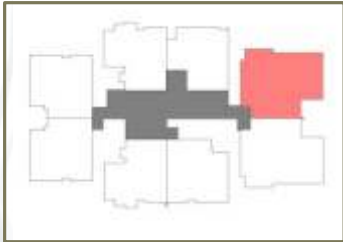
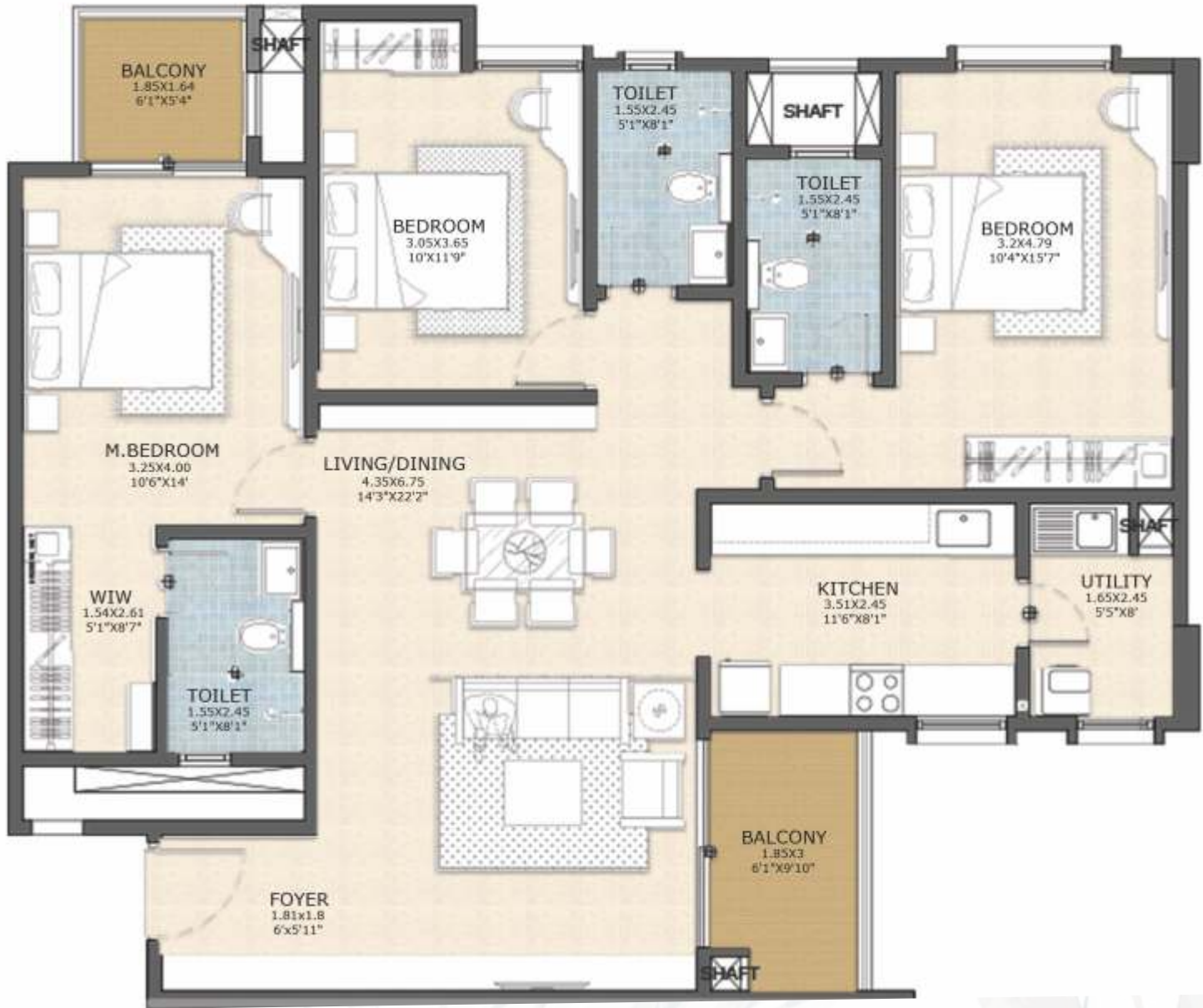


AEROBICS / YOGA





A1 - 3BHK



A2 - 3BHK



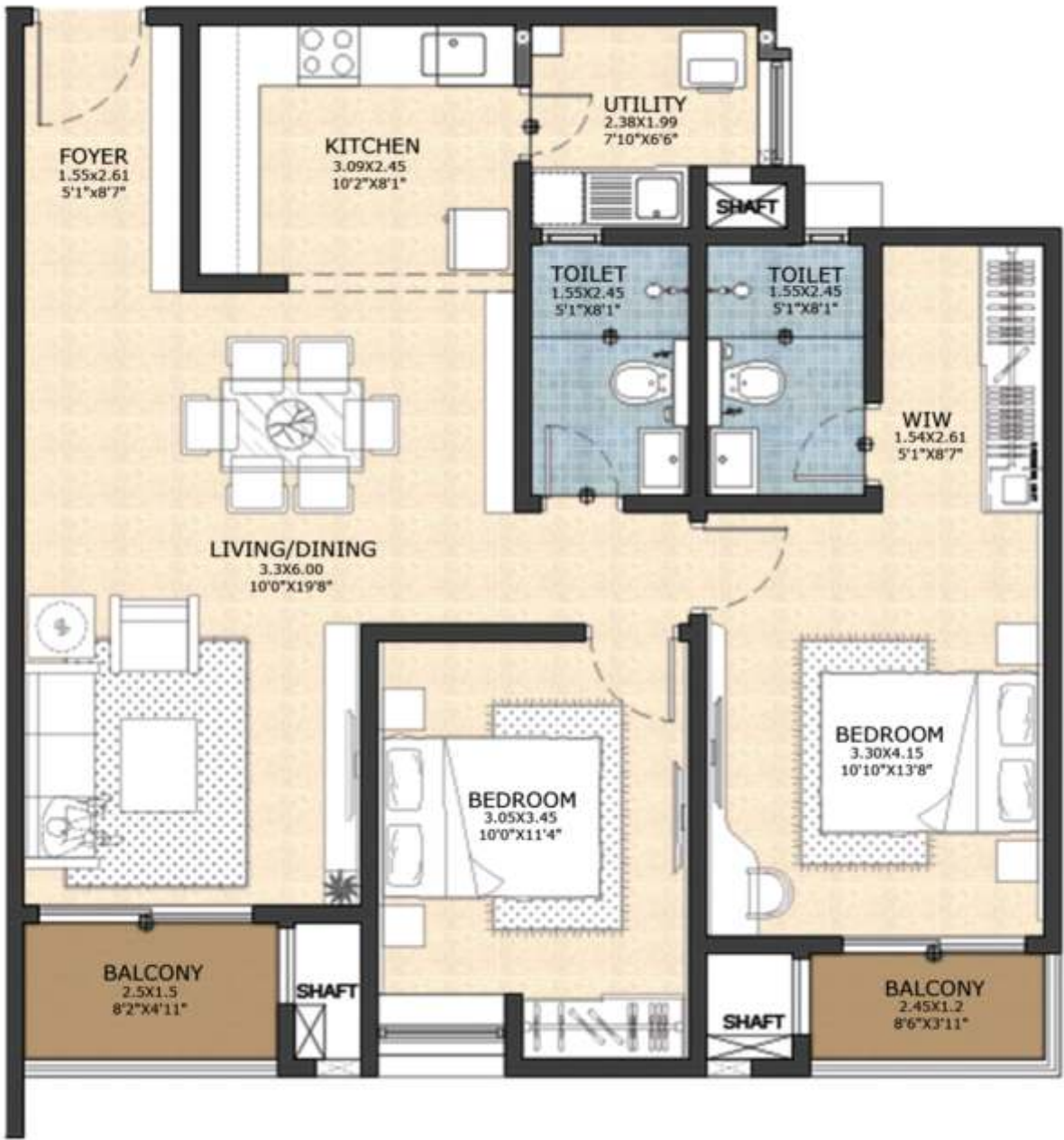
SBA : 1756 Sft  
RERA CARPET : 1205 Sft



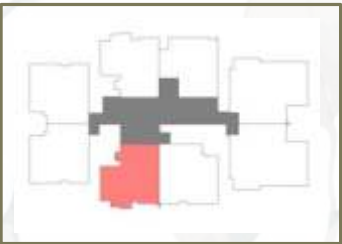
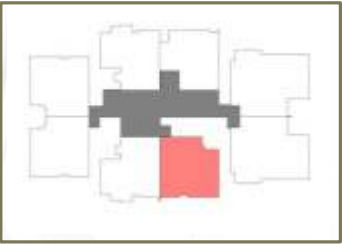
SBA : 1756 Sft  
RERA CARPET : 1205 Sft



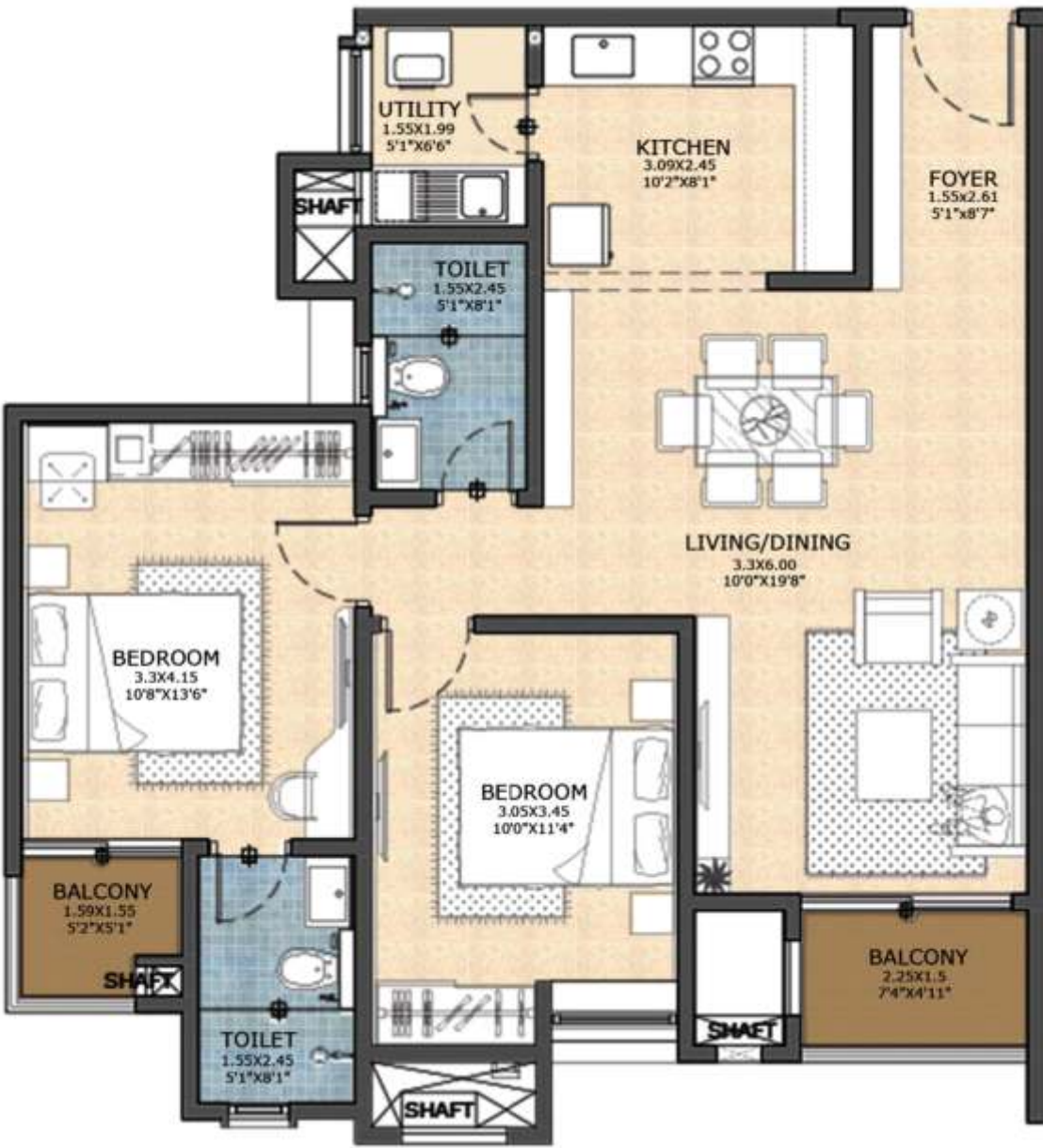
B1 - 2BHK



SBA : 1323 Sft  
RERA CARPET : 918 Sft



B2 - 2BHK



SBA : 1244 Sft  
RERA CARPET : 858 Sft

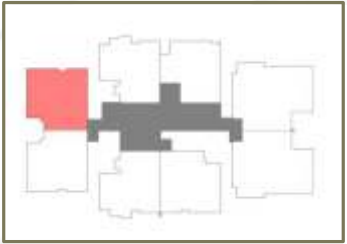
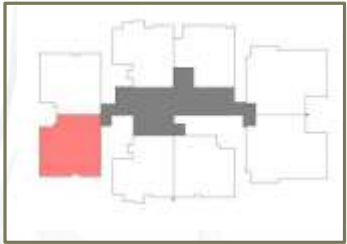




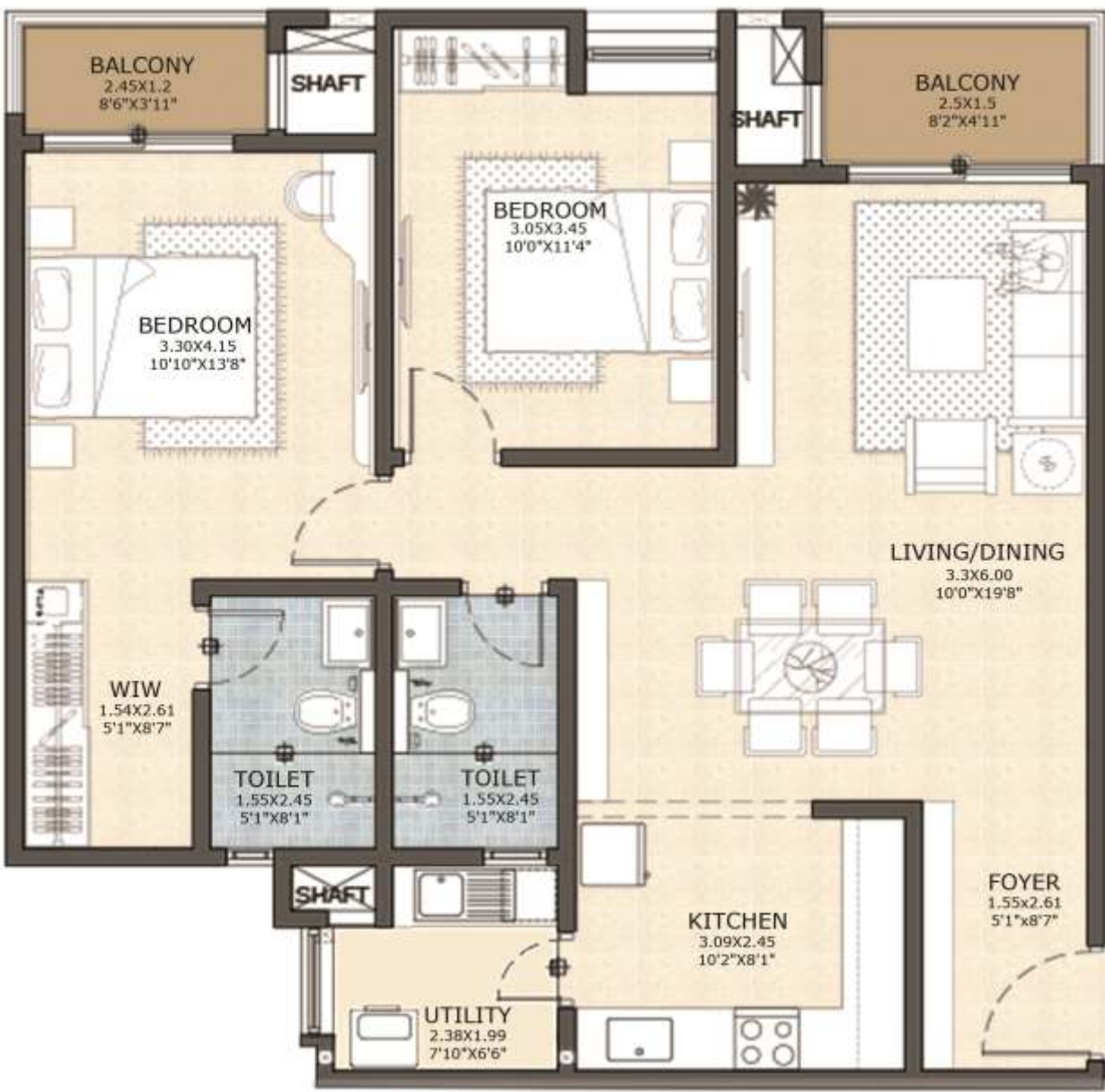
C1 - 2BHK



SBA : 1323 Sft  
RERA CARPET : 917 Sft



C2 - 2BHK



SBA : 1323 Sft  
RERA CARPET : 917 Sft



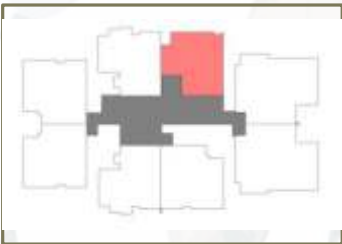
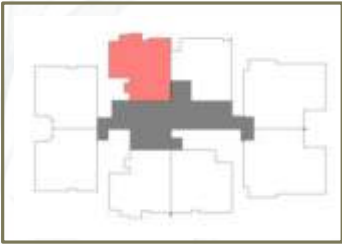




D1 - 2BHK



SBA : 1244 Sft  
RERA CARPET : 858 Sft



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

- Superior quality 600 X 600 double charge vitrified tiles by leading brands.
- Superior quality ceramic tile dadoing up to 2 feet.
- 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 grill as per design.

TOILETS

- Superior quality 300 X 450 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.
- MS Grills for windows

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

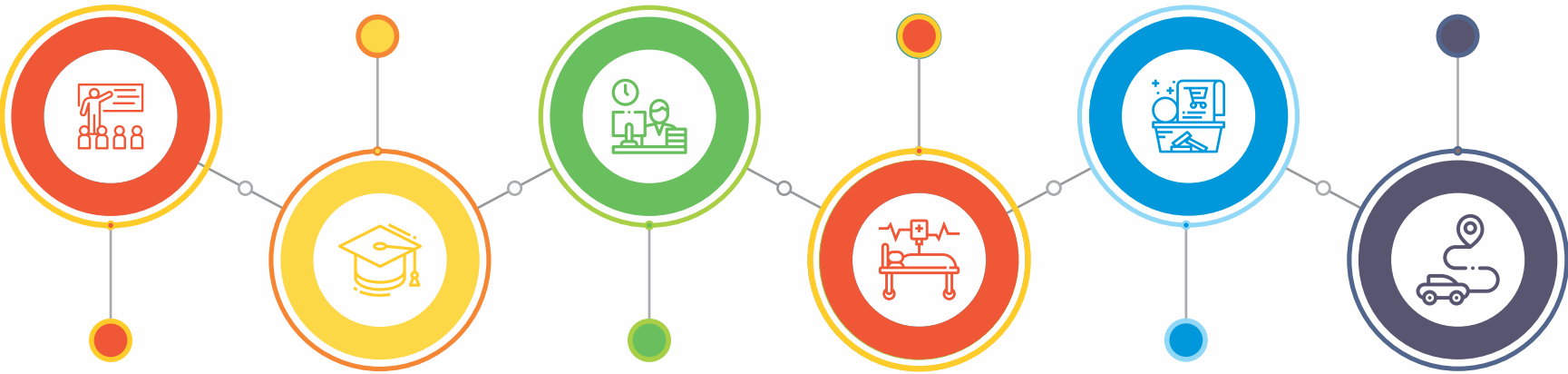
- KNS Institute of Technology: 1.5 km
- Karnataka College of Management: 2 km
- Reva University: 4 km
- Manipal Academy of Higher Education: 1 km

## 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

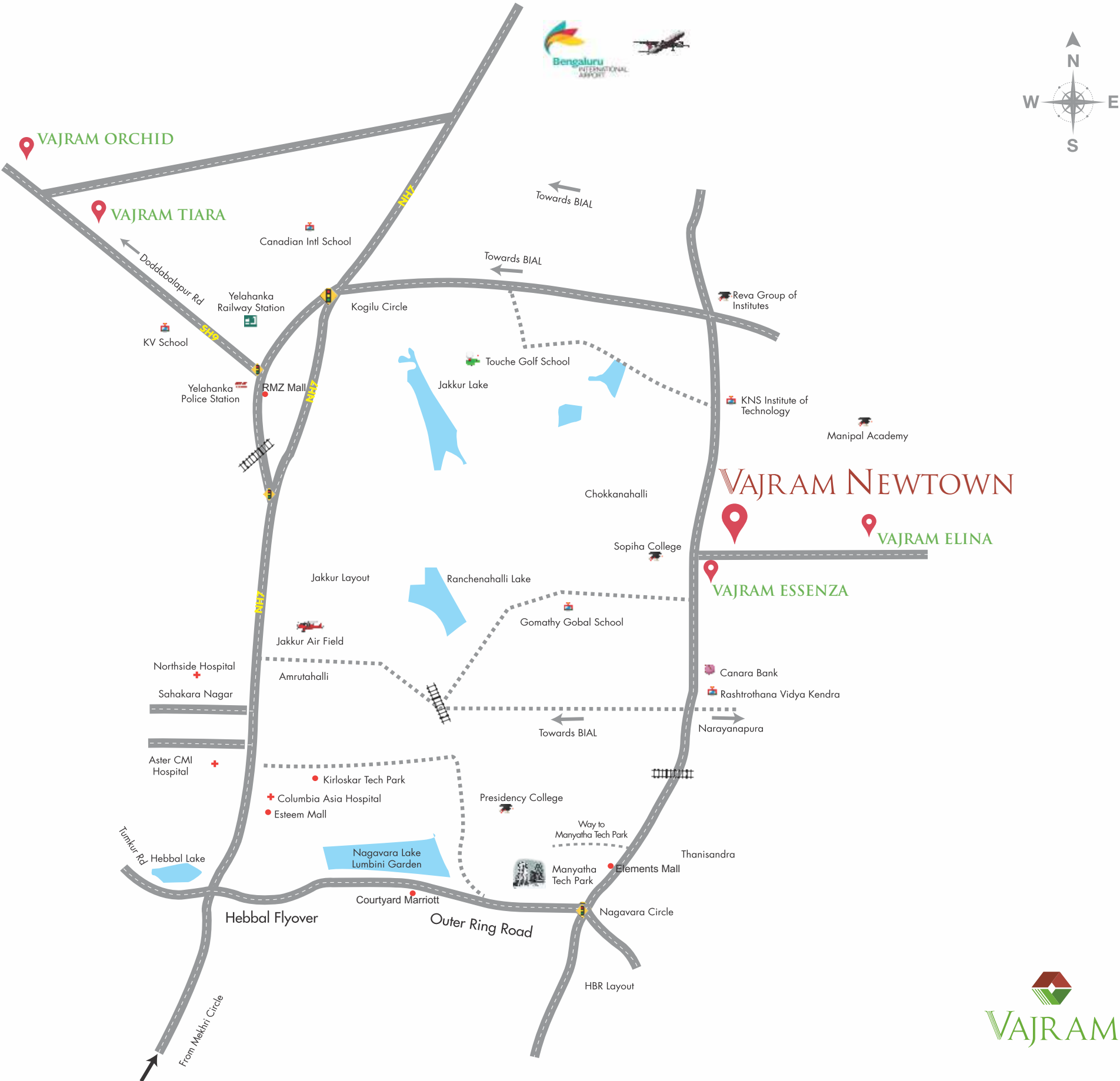
- Rashtrothana Vidya Kendra: 1 km
- Federal Public School: 1.5 km
- Bangalore International School: 4.5 km
- Delhi Public School: 7 km
- Vidya Shilp Academy: 8 km
- Aditi Mallya: 9 km
- Ryan International School: 9 Km
- Canadian International School: 9 Km

## 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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