



Introducing Villapartments

Villa like apartments



Klassik Exotica

Sarjapura - Attibele Main Road
Overlooking Azim Premji University





Why it feels like a villa?

- No common walls
- Villa- like privacy, up to 20 feet space between homes
- Large windows ensure ample natural lighting
- Excellent cross ventilation



It's an apartment, but it feels like a villa. You get 15 to 20 feet of space between homes, so you're not sharing walls or awkward glances. Just open greenery, sunlight that actually reaches you, and breezy air all day. It's villa living without the villa headaches — and with all the convenience of an apartment. Basically, the best of both worlds, minus the drama



*No tiny homes here.
Only 3 & 4 BHKs.*



- Exclusive 3 & 4 BHKs
- Just 117 apartments
- Overlooking 110 acres of greenery



This community doesn't believe in small spaces. It's strictly 3 and 4 BHKs, made for people who like a little extra elbow room. Think bigger rooms, bigger views, and way more comfort. Once you experience this kind of space, you'll wonder how you ever lived any other way.



Overlooking 110 acres of Azim Premji University

A healthier, sustainable lifestyle

- Built with sustainability in mind
- Equipped with rainwater collection systems
- Features lighting that saves energy

Large balconies with expansive green views.



Step out onto your balcony and forget the usual building-to-building staring contest. Here, you get big, breezy balconies that look out over 110 acres of pure green. Morning tea, evening sunsets, lazy weekends, everything feels better when your view is this wide, this calm, and this beautifully uninterrupted.

1. Seismic zone compliance
2. RCC-framed structure
3. Elevators for each block/tower
4. DG backup power for common services such as lifts, motors, etc.
5. Vitrified/granite flooring for all common areas, such as lifts and lobbies, as per architectural design
6. Landscaped garden
7. Basement car parking
8. Clubhouse
9. Swimming pool
10. Children's play area
11. Borewell water supply
12. Sewage treatment plant
13. Rainwater harvesting
14. Fire safety system
15. Organic waste converter system



Life's better with a pool, a gym and more.

From a cool clubhouse and sparkling pool to a fully loaded gym, gardens, and kids' play zones - we've packed in everything. Fun, fitness, and chill time for every age, every day.



Master plan



LEGENDS

- | | |
|----------------------------|----------------------|
| 1. Indoor gym | 10. Waiting area |
| 2. Dining area | 11. Electrical room |
| 3. Multipurpose hall | 12. Store room |
| 4. Gents and ladies toilet | 13. Security room |
| 5. Landscaped garden area | 14. Transformer yard |
| 6. Indoor Games | 15. DG unit |
| 7. FCC room | 16. STP below |
| 8. Communication room | 17. Kids Play Area |
| 9. Admin room | 18. Swimming Pool |

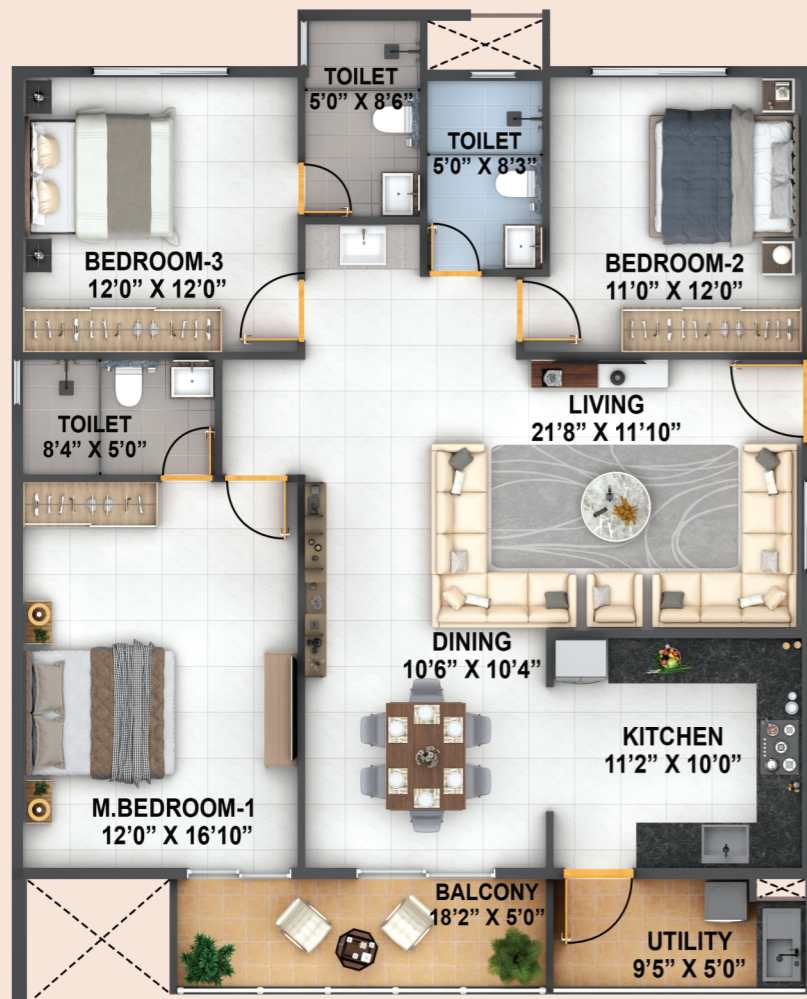
Tower 1



**Unit - 1 :
SBA - 1780 Sq.Ft.**



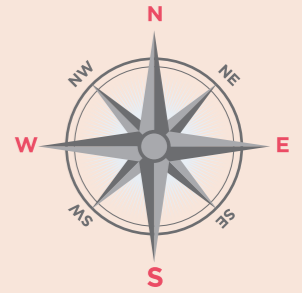
**Unit - 3 :
SBA - 2000 Sq.Ft.**



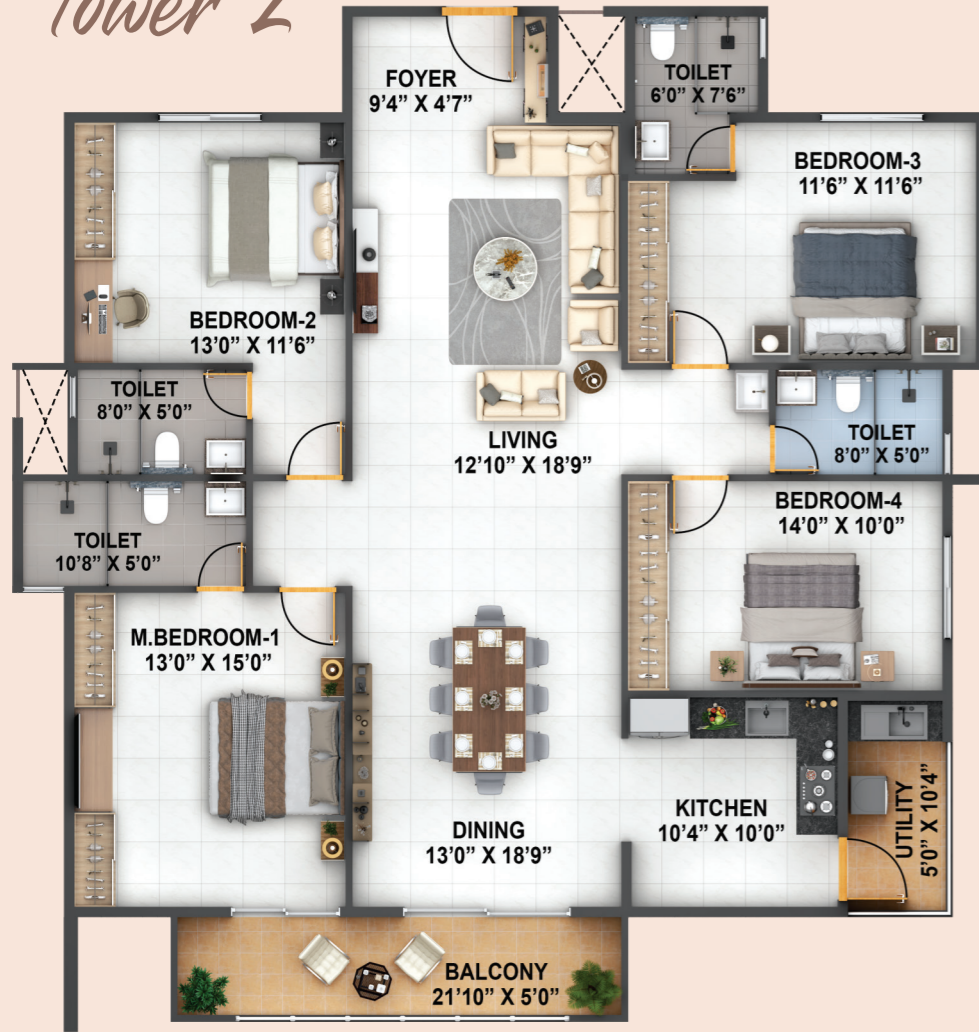
**Unit - 2 :
SBA - 1820 Sq.Ft.**



**Unit - 4 :
SBA - 2100 Sq.Ft.**



Tower 2



Unit - 1 :
SBA - 2430 Sq.Ft.



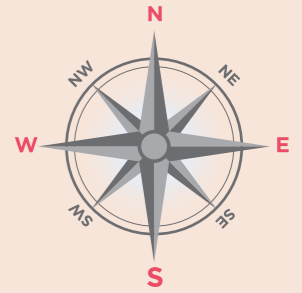
Unit - 2 :
SBA - 2420 Sq.Ft.



Unit - 3 :
SBA - 2000 Sq.Ft.



Unit - 4 :
SBA - 1830 Sq.Ft.



*If location is everything,
this home is a winner.*

- In the heart of the Sarjapur-Attibele Innovation Belt, positioned between Infosys' upcoming HQ and Hosur's industrial powerhouse.
- Along Bengaluru's next Tech-Logistics Growth Spine - seamlessly connecting ORR, Whitefield, and Electronic City to Tamil Nadu's manufacturing corridor.
- A rare campus-corridor address - minutes from Infosys' 270+ acre SEZ, Wipro's planned campus, SABIC Technology Centre, and top international schools

Location Highlights

Schools and Colleges

- » Azim Premji University
- » Cambridge Public School
- » Indus International School

Healthcare

- » Motherhood Superspecialty Hospital & Diagnostics
- » Spandana Hospital
- » Town Hospital


Retail


- » D Mart
- » Reliance Trends

IT Hubs

- » RGA Tech Park
- » Wipro Technology Campus
- » Global Technology Park
- » Vaishnavi Tech Park
- » Wipro SEZ, Kodathi
- » Upcoming Infosys Campus



 Sarjapur - Hebbal Phase 3 Metro line (upcoming)

 Bommasandra - Attibele 15 mins Metro extension (upcoming)

Specifications – 3BHK, Tower A & B

STRUCTURE SPECIFICATIONS

1. Structure shall be a framed structure of RCC columns, beams, and slab.
2. 6” & 4” thick Porotherm clay bricks shall be used for masonry work.
3. The main entrance door shall be of engineered wood frame of 125 mm × 40 mm section with 38 mm thick veneer shutter of approved quality. All exposed sides shall have polyurethane polish. Fixtures shall include SS hinges, door stopper, two nos. of tower bolts, and one set of door handles. Locking system shall be of Dorset or equivalent make.
4. Internal doors shall be of engineered wood frame of 100 mm × 40 mm section with 32 mm thick veneer shutter and polyurethane polish finish. Fixtures shall be SS hinges. Lock shall be of cylindrical type with key of Dorset or equivalent make.
5. Toilet doors shall be of engineered wood frame of 100 mm × 40 mm section with 32 mm thick laminate shutter of approved quality. Fixtures shall be SS hinges. Lock shall be of cylindrical type without key of Dorset or equivalent make.
6. Sliding doors and windows shall be of UPVC.
7. Staircase and balcony railings as per approved design by the architect.
8. First-quality vitrified tiles shall be provided for flooring in living, dining, bedrooms, kitchen, and ceramic tiles in balconies and utilities.
9. First-quality vitrified tile skirting of 4” height shall be provided in living, dining, bedrooms, and kitchen, and ceramic tiles in balconies and utilities.
10. First-quality ceramic wall tiles (dadoing) shall be provided in toilets up to a height of 7’-0”.
11. Internal walls shall be painted with two coats of emulsion paint of architect-approved quality and colour over a coat of primer and two coats of putty. External walls shall be painted with two coats of waterproof cement paint of architect-approved quality and colour.

ELECTRICAL SPECIFICATIONS

1. Living room shall be provided with:

- (a) One ceiling fan point
- (b) One chandelier point
- (c) Two wall/ceiling light points
- (d) One TV point
- (e) One telephone point
- (f) Three nos. of 5 amps sockets with switch

2. Dining shall be provided with:

- (a) One ceiling fan point
- (b) One ceiling/wall light point
- (c) One no. of 5 amps socket with switch
- (d) One no. of 15 amps socket with switch for AC (living/dining)

3. Kitchen shall be provided with:

- (a) 15 amps socket with switch for:
 - (i) Refrigerator
 - (ii) Exhaust fan/chimney
 - (iii) Wet grinder/coffee maker
- (b) 5 amps socket with switch for:
 - (i) Aqua Guard
 - (ii) Stove hob
 - (iii) Mixer
- (c) One ceiling/wall light point

4. Bedrooms shall be provided with:

- (a) Two wall/ceiling light points (one with two-way control switch and one normal)
- (b) One ceiling fan point
- (c) Two nos. of 5 amps sockets with switch
- (d) One TV point (master bedroom only)
- (e) One no. of 15 amps socket with switch for AC (one bedroom)

5. Utility shall be provided with:

- (a) One no. of 15 amps socket for washing machine
- (b) One ceiling/wall light point

6. Toilets shall be provided with:

- (a) One wall light point
- (b) One mirror light point
- (c) One exhaust fan point
- (d) One 5 amps socket with switch
- (e) One 15 amps socket with switch for geyser (for three toilets)

7. Intercom facility

8. Multi-strand FRLS copper wiring

9. 5 kW power supply with 1 kW DG backup

SANITARY SPECIFICATIONS

1. Each toilet shall consist of:

- (a) One glazed floor-mounted European water closet with in-built dual flush tank, plastic solid seat, and cover
- (b) Wash basin with or without pedestal
- (c) CP shower unit comprising diverter with overhead shower
- (d) Health faucet
- (e) Provision for geyser
- (f) Wash basin hot and cold water provision in master bedroom

2. Each kitchen shall consist of:

- (a) Provision for sink
- (b) Provision for Aqua Guard point
- (c) Provision for piped gas

3. Each utility shall consist of:

- (a) Stainless steel sink
- (b) Provision for washing machine point
- (c) Utility black polished granite slab (18 mm thickness)

COMMON SERVICES

1. Seismic zone compliance
2. RCC-framed structure
3. Elevators for each block/tower
4. DG backup power for common services such as lifts and motors
5. Vitrified/granite flooring for all common areas, such as lifts and lobbies, as per architectural design
6. Landscaped garden
7. Basement car parking
8. Clubhouse
9. Swimming pool
10. Children’s play area
11. Borewell water supply
12. Sewage treatment plant
13. Rainwater harvesting
14. Fire safety system

Specifications – 4BHK, Tower B

STRUCTURE SPECIFICATIONS

1. Structure shall be a framed structure of RCC columns, beams, and slab.
2. 6” & 4” thick Porotherm clay bricks shall be used for masonry work.
3. The main entrance door shall be of engineered wood frame of 125 mm × 40 mm section with 38 mm thick veneer shutter of approved quality. All exposed sides shall have polyurethane polish. Fixtures shall include SS hinges, door stopper, two nos. of tower bolts, and one set of door handles. Locking system shall be of Dorset or equivalent make.
4. Internal doors shall be of engineered wood frame of 100 mm × 40 mm section with 32 mm thick veneer shutter and polyurethane polish finish. Fixtures shall be SS hinges. Lock shall be of cylindrical type with key of Dorset or equivalent make.
5. Toilet doors shall be of engineered wood frame of 100 mm × 40 mm section with 32 mm thick laminate shutter of approved quality. Fixtures shall be SS hinges. Lock shall be of cylindrical type without key of Dorset or equivalent make.
6. Sliding doors and windows shall be of UPVC.
7. Staircase and balcony railings as per approved design by the architect.
8. First-quality vitrified tiles shall be provided for flooring in living, dining, bedrooms, kitchen, and ceramic tiles in balconies and utilities.
9. First-quality vitrified tile skirting of 4” height shall be provided in living, dining, bedrooms, and kitchen, and ceramic tiles in balconies and utilities.
10. First-quality ceramic wall tiles (dadoing) shall be provided in toilets up to a height of 7’-0”.
11. Internal walls shall be painted with two coats of emulsion paint of architect-approved quality and colour over a coat of primer and two coats of putty. External walls shall be painted with two coats of waterproof cement paint of architect-approved quality and colour.

ELECTRICAL SPECIFICATIONS

- 1. Living room shall be provided with:**
 - (a) One ceiling fan point
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 - (c) Two wall/ceiling light points
 - (d) One TV point
 - (e) One telephone point
 - (f) Three nos. of 5 amps sockets with switch
- 2. Dining shall be provided with:**
 - (a) One ceiling fan point
 - (b) One ceiling/wall light point
 - (c) One no. of 5 amps socket with switch
 - (d) One no. of 15 amps socket with switch for AC (living/dining)
- 3. Kitchen shall be provided with:**
 - (a) 15 amps socket with switch for:
 - (i) Refrigerator
 - (ii) Exhaust fan/chimney
 - (iii) Wet grinder/coffee maker
 - (b) 5 amps socket with switch for:
 - (i) Aqua Guard
 - (ii) Stove hob
 - (iii) Mixer
 - (c) One ceiling/wall light point

- 4. Bedrooms shall be provided with:**
 - (a) Two wall/ceiling light points (one with two-way control switch and one normal)
 - (b) One ceiling fan point
 - (c) Two nos. of 5 amps sockets with switch
 - (d) One TV point (master bedroom only)
 - (e) One no. of 15 amps socket with switch for AC (two bedrooms)
- 5. Utility shall be provided with:**
 - (a) One no. of 15 amps socket for washing machine
 - (b) One ceiling/wall light point
- 6. Toilets shall be provided with:**
 - (a) One wall light point
 - (b) One mirror light point
 - (c) One exhaust fan point
 - (d) One 5 amps socket with switch
 - (e) One 15 amps socket with switch for geyser (for three/four toilets)
7. Intercom facility
8. Multi-strand FRLS copper wiring
9. 6 kW power supply with 1 kW DG backup

SANITARY SPECIFICATIONS

- 1. Each toilet shall consist of:**
 - (a) One glazed floor-mounted European water closet with in-built dual flush tank, plastic solid seat, and cover
 - (b) Wash basin with or without pedestal
 - (c) CP shower unit comprising diverter with overhead shower
 - (d) Health faucet
 - (e) Provision for geyser
 - (f) Wash basin hot and cold water provision in master bedroom
- 2. Each kitchen shall consist of:**
 - (a) Provision for sink
 - (b) Provision for Aqua Guard point
 - (c) Provision for piped gas
- 3. Each utility shall consist of:**
 - (a) Stainless steel sink
 - (b) Provision for washing machine point
 - (c) Utility black polished granite slab (18 mm thickness)

COMMON SERVICES

1. Seismic zone compliance
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14. Fire safety system
15. Organic waste converter system



The Group is a professionally run organisation with expertise across design, architecture, engineering, finance, legal, strategy, PR, and sales. Since inception, it has focused on world-class quality, sustainable green concepts, vastu-friendly planning, and durable homes and commercial spaces.

Over the years, the Group has earned a niche for transparency, uncompromised quality, global design sensibilities, innovative construction technologies, and eco-friendly materials. This customer-first approach has made it a preferred choice in the mid-segment real estate market.

With a strong legacy of 7 completed projects in Bangalore, the Group have become a trusted choice for over 1,100 families seeking their dream homes.



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