

**A home that
loves you back.**

CoEVOLVE
Florenza
OFF SARJAPUR ROAD

**Energy-efficient
water positive
earth-conscious.
Step up to
tomorrow.**

CoEvolve Estates is a leader in building beyond sustainability, where every detail, every benchmark, and every technology is optimised to the fullest. With a track record of award winning green projects, and a credo that is built on ethics, you can be assured of a future that is greener, brighter and more intelligent.

With CoEvolve Florenza, you will discover a seamless experience where transparency and value for money come together with love for the environment, earth-conscious construction, and brilliantly designed homes.



Bengaluru's only apartment with everyday countdown to handover.



Handover on

31

DECEMBER
2026

CoEvolve Florenza is a landmark project in Sarjapur. We could call it a new era of transparency, with total accountability. However, at CoEvolve, we believe in creating a seamless, open process, allowing you to have complete information at all times.



All statutory
documents
made public.



Zero topsoil loss.



Live streaming
of construction.



A dream home where luxury, privacy, and sustainability converge.



At CoEvolve Florenza, you can enjoy luxury living without breaking the bank. We have redefined high-end features that are perfectly aligned for you, offering a stunning lifestyle. This project is equidistant to the tech hubs of ORR, Whitefield and Electronic City so you will never waste hours stuck in traffic.

And for those who value privacy, there can't be a better choice. With no vehicular movement at ground level, every apartment is wrapped in serenity without any disturbance.

Just 10 minutes away from the upcoming Swift City, CoEvolve Florenza offers unparalleled connectivity to one of Bangalore's most anticipated business districts.

- ◆ Built to be a beacon of sustainable community living
- ◆ Designed to align with Vaastu principles.
- ◆ Beautifully landscaped for enhanced aesthetics.
- ◆ No common walls, no intrusions.
- ◆ Better quality build with lesser maintenance costs.

To heal the earth we start with conscious conservation and efficient use of resources.

At CoEvolve Florenza, fall in love with eco-living where every detail is thoughtfully designed to care for you and the environment. No resource is wasted, ensuring long-term benefits for everyone. CoEvolve Estates is committed to creating homes that not only cater to your needs but are also a step towards a brighter and greener future.

ENERGY EFFICIENCY

Efficient energy management reduces carbon footprint considerably.

Thermal Comfort – reduces artificial cooling

- High-performance glass for windows from Saint Gobain.
- Heat reflective paint on external walls.
- Cool roof treatment on the terrace.

Efficient Systems - reduces power consumption

- Zero power consuming sewage treatment plant.
- Solar power plant produces electricity.
- Gearless elevators.
- Corridor and parking lights that respond to your presence.
- Power free organic waste composter - Turning trash to treasure.
- EV charging hubs for all the earth loving futuristic rides.



WATER EFFICIENCY

Instead of a water-guzzler, your dream home at CoEvolve Florenza is water conscious.

- Low flow plumbing fixtures - every little drop counts.
- Turn raindrops to riches with our rainwater harvesting system.
- Pneumatic pumps breathe life into recycled water for flushing and irrigation.
- A robust water management infrastructure ensuring zero water discharge from the community.



A world of amenities awaits you at every corner.

Indulge in a world of amenities that are a match for your every desire. From a sparkling pool and state-of-the-art gym to lush gardens and a bustling clubhouse, your dream lifestyle beckons.

CLUBHOUSE

- | | | |
|---|--|---|
|  Party hall |  Leisure lawn |  Gulmohar tree court |
|  Air-conditioned gymnasium |  Pets park |  Gazebo |
|  Indoor games room |  Garden of senses |  Kids' play area |
|  Maintenance office |  Bamboo grove |  Nanny's corner |
|  Swimming pool |  Open air theatre |  Basket ball dribbling court |
|  Toddlers pool |  Futsal |  Seating booths |
|  Steam room |  Cricket pitch |  Multipurpose play court |
|  Massage room |  Lawn |  Swing cabana |
| |  Seating alcove | |

ON GROUND AMENITIES

- | | | |
|---|--|--|
|  Entrance plaza |  Jogging track | |
|  Security kiosk |  Mini forest | |
|  Bus bay |  Seating gallery | |
|  Accent tree boulevard |  Skating arena | |
|  Floral garden |  Community garden | |
| |  Hammock garden | |
| | |  Outdoor gym |
| | |  Loop walkway/Jogging track |
| | |  Palm seating plaza/ Party deck |
| | |  Tot-lot |
| | |  Play lawn |

- Nanny's corner
- Meditation island
- Seating corner
- Reading corner
- Hobby court
- Board games plaza
- Community gathering event plaza
- Remote toy car racing track
- Solar working pods
- Yoga deck
- Aroma garden
- Exercise lawn
- Senior citizen gazebo
- Reflexology walkway
- Table Tennis play deck

Innovation, convenience and much more.

FACILITIES

- Organic waste composter
- Sewage treatment plant
- Water softener plant
- 5 high-speed passenger elevators of reputed make
- 3 high-speed service elevators of reputed make
- Surveillance camera (CCTV)
- 100% DG back up for common areas
- Provision to connect DTH of your choice (clutter free)
- Advanced water treatment plant
- Restrooms for support staff



Bengaluru's new high street is just a walk way.

Nestled in Sarjapur road, the new buzzing hub of Bengaluru, CoEvolve Florenza offers the perfect blend of urban convenience and modern living. It is also equidistant from ORR and Whitefield. Step into a world where every night out is an adventure, and the trendiest shops and gourmet restaurants are just around the corner. Make your home where you can savour the spirit of this beautiful city and make most of every moment.



Our vision for you.

ON GROUND AMENITIES

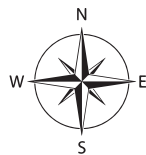
1. Entrance Plaza
2. Security Kiosk
3. Bus Bay/ Waiting zone
4. Accent Tree Boulevard
5. Floral Garden
6. Leisure Law
7. Pets Park
8. Garden of Senses
9. Bamboo Grove
10. Open Air Theatre
11. Futsal
12. Cricket Pitch
13. Lawn
14. Seating Alcove/ Bonfire
15. Jogging Track
16. Mini Forest
17. Seating Gallery
18. Skating Arena
19. Community Garden
20. Hammock Garden
21. Gulmohar Tree Court
22. Gazebo
23. Kids Play Area
24. Nanny's Corner
25. Basketball Dribbling Court
26. Seating Booths
27. Multipurpose Play Court
28. Swing Cabana
29. Swimming Pool
30. Clubhouse
31. Spa

PODIUM AMENITIES

32. Outdoor Gym
33. Jogging Track/ Loop Walkway
34. Palm Seating Plaza/ Party Deck
35. Tot-Lot
36. Play Lawn
37. Nanny's Corner/ Chit-Chat Plaza
38. Meditation Island
39. Seating Corner
40. Reading Corner
41. Hobby Court
42. Board Games Plaza
43. Community Gathering Even Plaza
44. Remote Toy Car Racing Track
45. Solar Working Pods
46. Yoga Deck
47. Aroma Garden
48. Exercise Lawn
49. Senior Citizen Gazebo
50. Reflexology Walkway
51. Table Tennis Play Deck



First Floor Plan



Aster

Basil

Cassia

Daisy



Second to Twelfth Typical Floor Plan



Aster

Basil

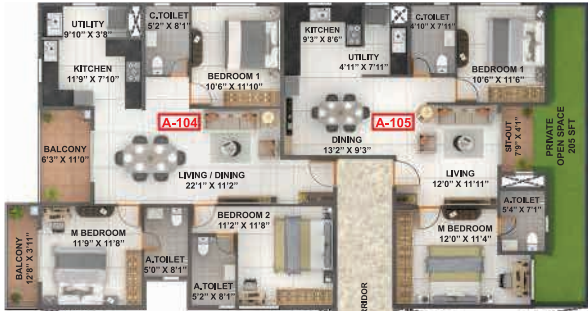
Cassia

Daisy

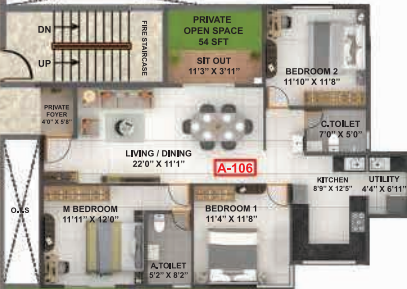


Aster

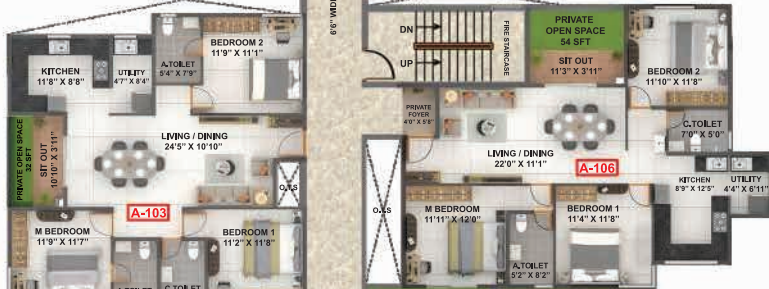
3BHK+3T
(1573 Sq.ft)



2BHK+2T (1158
Sq.ft)



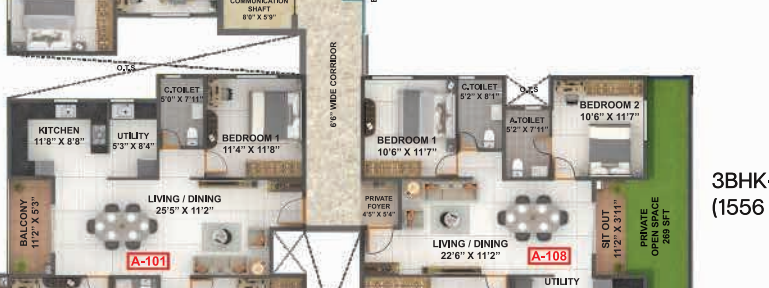
3BHK+2T+Powder
Room (1526 Sq.ft)



3BHK+2T
(1479 Sq.ft)



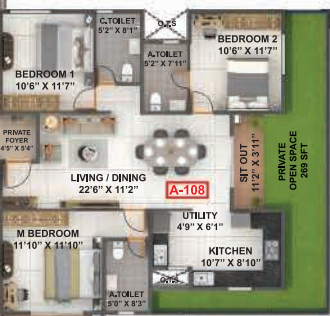
3BHK+2T+Powder
Room (1425 Sq.ft)



3BHK+3T
(1643 Sq.ft)



3BHK+3T
(1556 Sq.ft)



1st

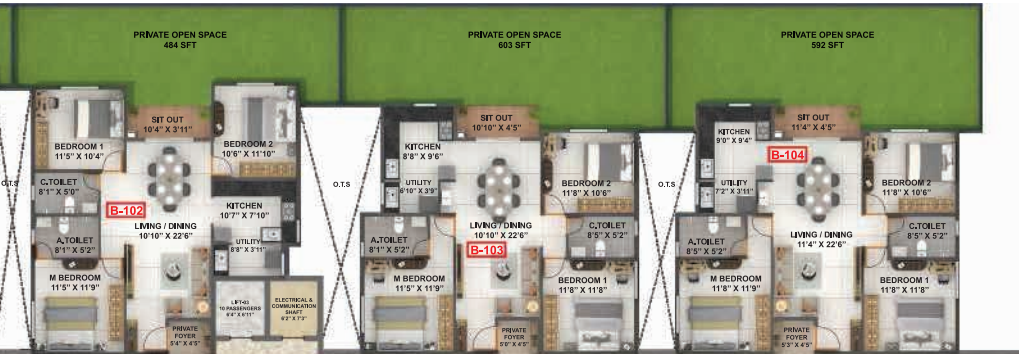
Floor Plan

Basil

3BHK+3T
(1663 Sq.ft)



3BHK+2T
(1377 Sq.ft)



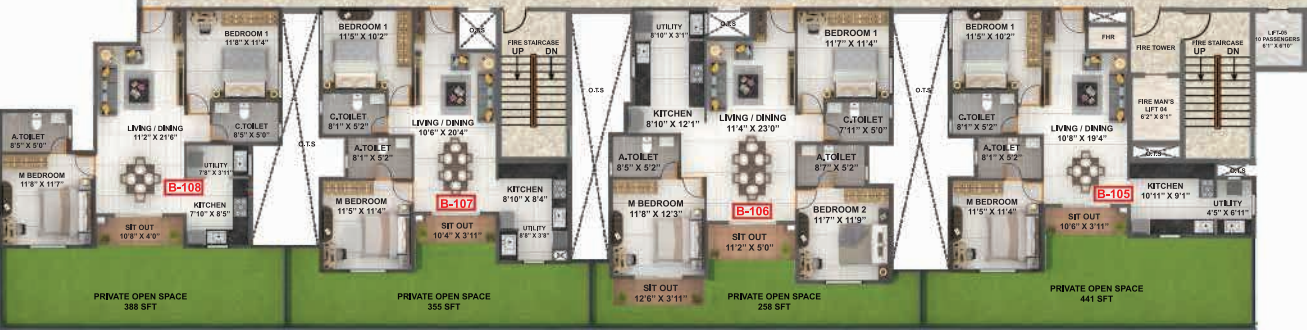
3BHK+2T
(1398 Sq.ft)



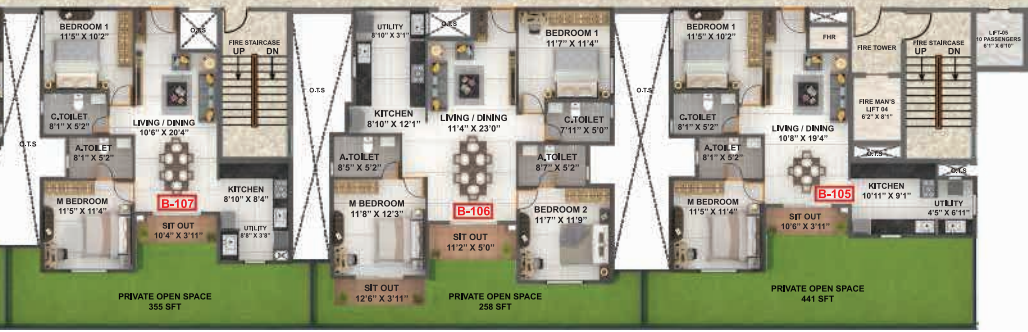
3BHK+2T
(1432 Sq.ft)



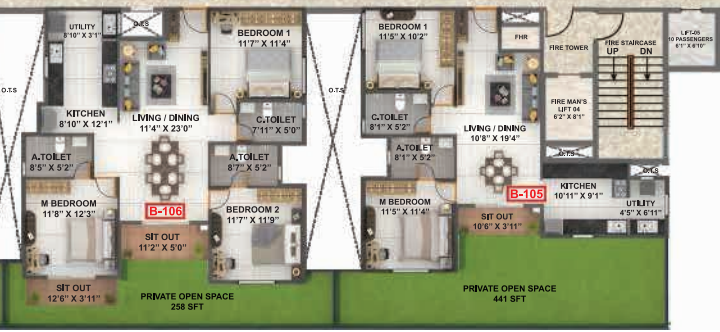
2BHK+2T (1139
Sq.ft)



2BHK+2T
(1079 Sq.ft)



3BHK+3T
(1601 Sq.ft)



2BHK+2T
(1106 Sq.ft)



1st

Floor Plan

1st

Floor Plan

Cassia

Daisy



3BHK+3T
(1562 Sq.ft)



1st

Floor Plan

Aster

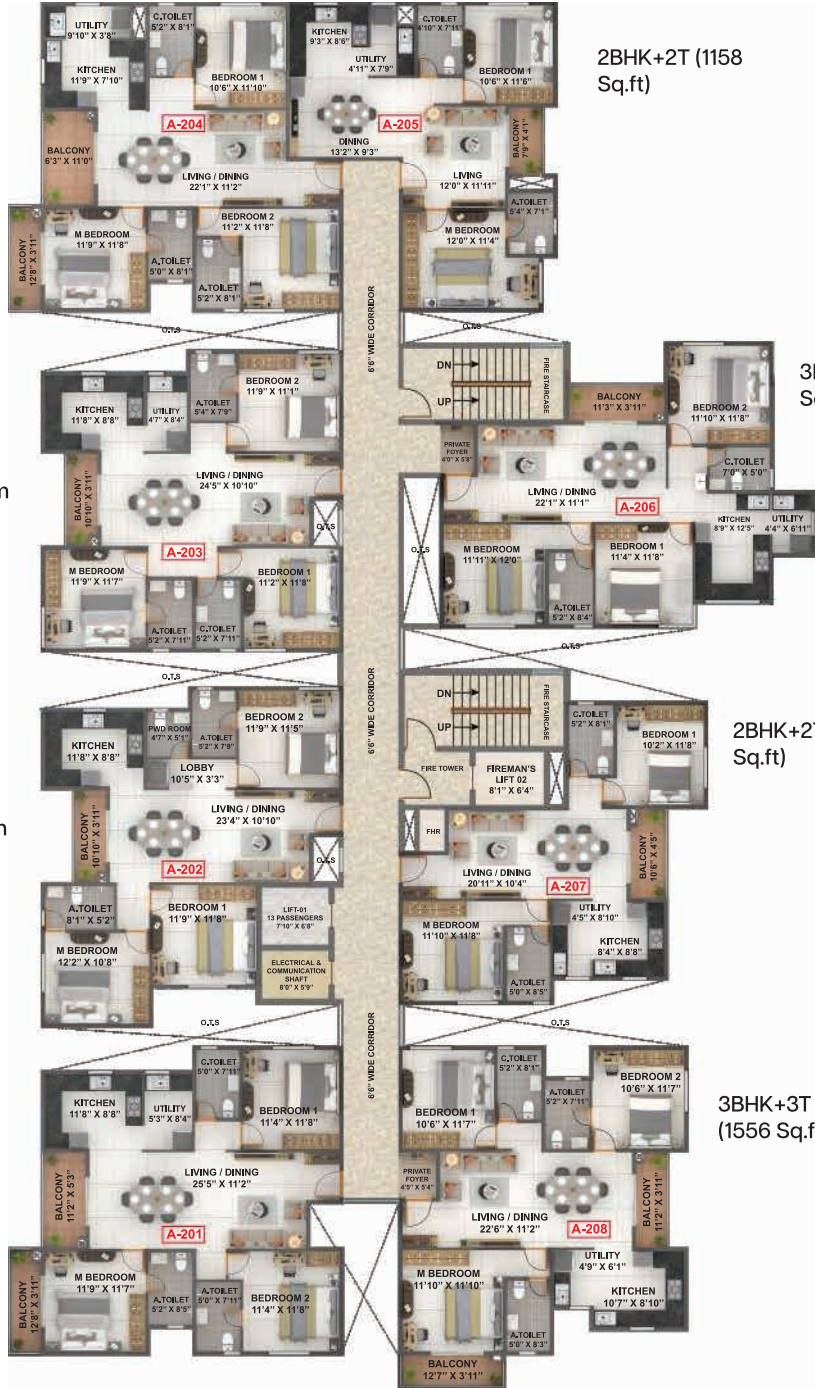
2nd to 12th
Floor Plan

3BHK+3T
(1573 Sq.ft)

3BHK+2T+
Powder Room
(1526 Sq.ft)

3BHK+2T+
Powder Room
(1425 Sq.ft)

3BHK+3T
(1643 Sq.ft)



2nd to 12th
Floor Plan

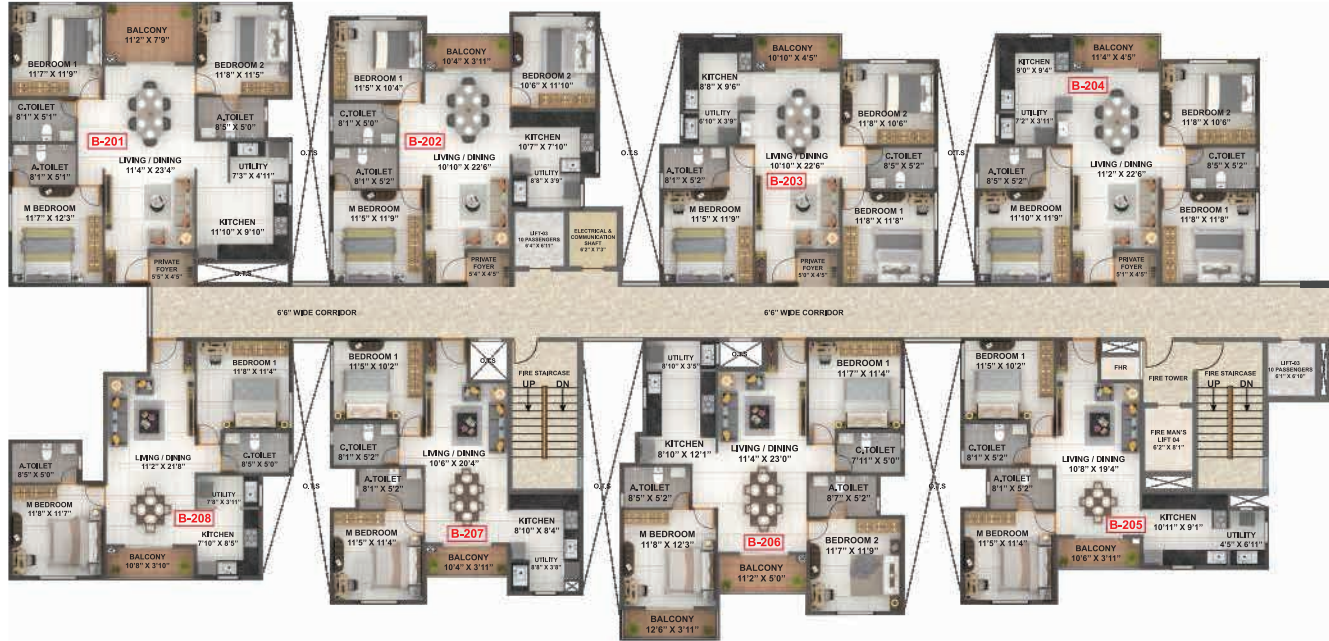
Basil

3BHK+3T (1663 Sq.ft)

3BHK+2T (1377 Sq.ft)

3BHK+2T (1398 Sq.ft)

3BHK+2T (1432 Sq.ft)

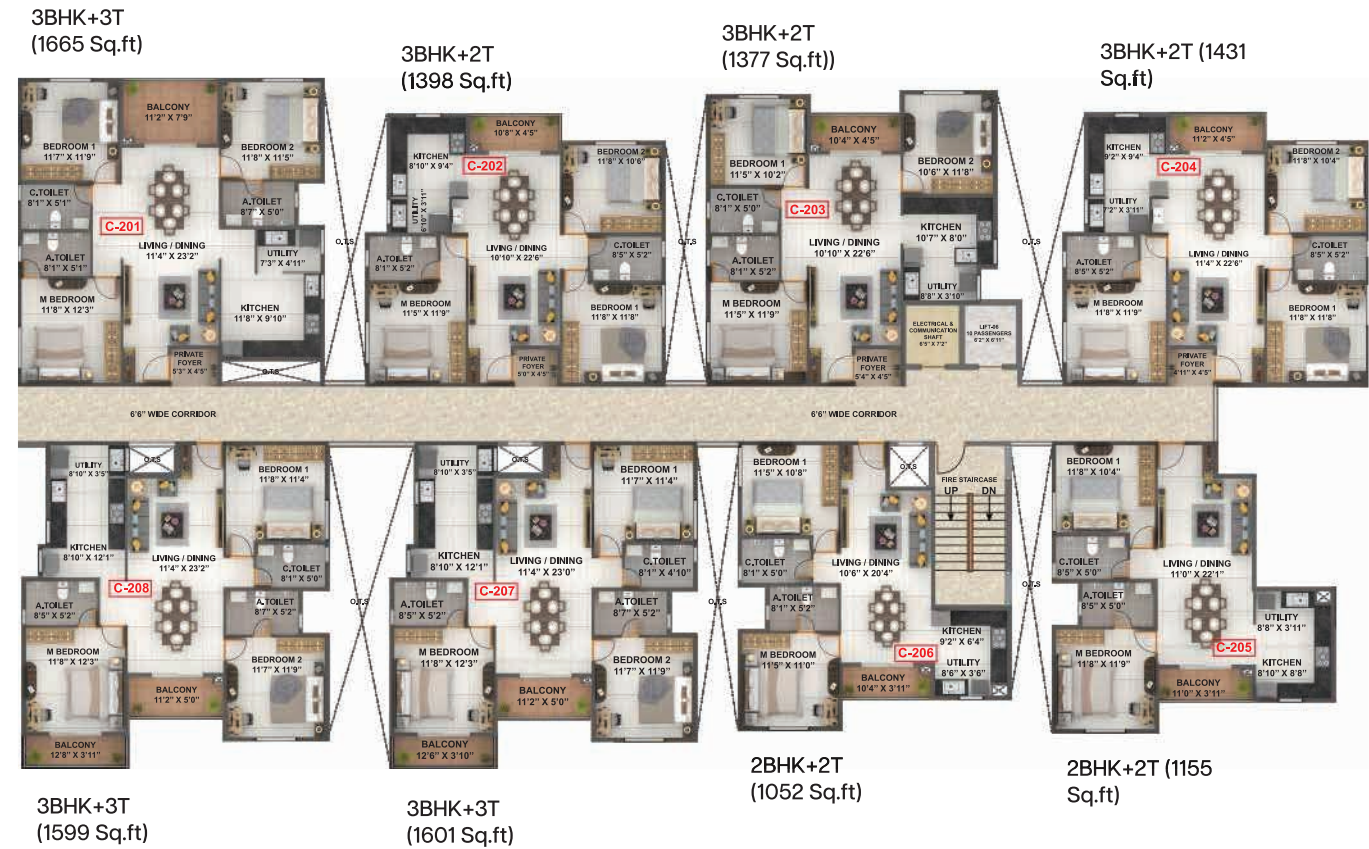


2nd to 12th

Floor Plan

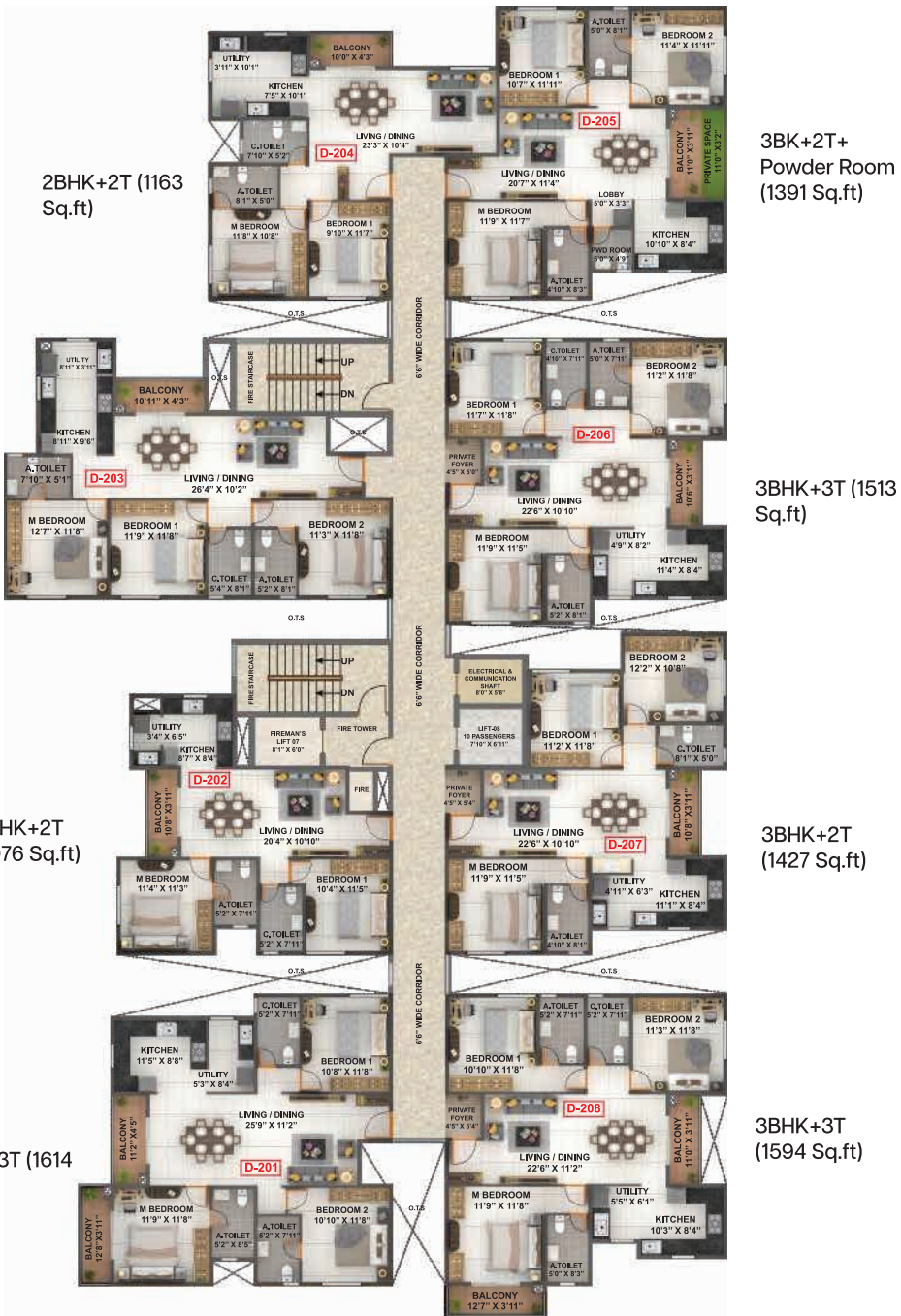
Cassia

Daisy



2nd to 12th

Floor Plan



Location Map

In Close Proximity & on Sarjapur Road

Proposed Sarjapur Metro Station -5km
Sarjapur Police Station -5km
Proposed Dommasandra Metro Station-6.5km
Carmelaram Railway Station -12km
Whitefield -12km

Distance to Important Locations of Bangalore:

MG Road -27km
Majestic BMTC Bus Station -32km
Kempe Gowda International Airport- 49km

Educational Institutions:

Azim Premji University -6km
Indus International School -7km
Oakridge International School -6km
Global Indian International School -8km

Hospitals

Spandana Hospitals -5km
Manipal Hospital Sarjapur road-15km
Manipal Hospital Varthur road -12km

Business/Tech Parks

Infosys Proposed Head Quarter -6km
Upcoming Prestige Tech Park -2.5km
Bio Techpark -16km
Wipro Corporate Office-13km

Sports/Entertainment/Shopping Malls

D-mart Sarjapur -4km
Decathlon -10km
The Forum Neighbourhood Mall -12km



Specifications



Flooring

- Vitrified tiles in living, dining, bedrooms & kitchen.
- Ceramic tiles in balconies and utilities.
- Anti-skid ceramic tiles in bathrooms.



Doors

- Frame : A robust Melamine-wrapped LVL frame with wall jamb architrave and door seal, creating a haven for acoustics and climate control.
- Main door shutter : The grand 8ft stature, 40mm thick flush door delights with textured laminate, stainless steel accents, and a futuristic biometric lock from Godrej.
- Bedroom / Bathroom door : Standing at 7ft and 32mm thick, these doors scream finesse with laminate finishes on both sides and the trusty ball lock.
- Balconies: UPVC French doors that slide open in style with glass shutters and provision for mosquito mesh.



Windows

- UPVC windows: 2.5 track with provision for mosquito mesh shutters with high-performance glass from Saint-Gobain.
- UPVC ventilators in bathrooms.



Kitchen

- Electrical points for water purifier, refrigerator, microwave and chimney in kitchen.
- Plumbing provision for water purifier in kitchen and washing machine in utility area.



Electrical

- POLYCAB / equivalent fire resistant copper cables.
- Legrand /equivalent modular switches.
- One ELCB (Earth Leakage Circuit Breaker) for every apartment’s safety.
- AC point in master bedroom for 2 BHK & 2 bedrooms for 3 BHK.
- Adequate light, fan and plug points with DTH point in living room.
- Electrical point for TV in all bedrooms & provision for internet in living rooms.
- DG backup: 3 kw for each apartment.



Bathrooms

- Full - height (false ceiling height) dado with ceramic tiles for toilets.
- 4 - feet high dado with ceramic tiles in powder rooms.
- Hindware basins & commodes.
- Kohler CP fittings and health faucets. Single lever diverter for shower.



Paint

- Weatherproof paint on external walls.
- Oil-based distemper paint on internal walls and ceilings.
- Enamel paint for all MS works.

Let's Coevolve.

Established in 2005 we began our first phase as Asset Builders. After a decade of brilliant successes and unwavering trust from our customers in 2016, we solidified our commitment to sustainability and rebranded to CoEvolve Estates. As we embark on an exponential journey ahead we are committed to our mission that is embodied in our tagline - “Built on Ethics. Built to Last.”

We strive to build a world with awareness of the interconnected nature of our existence, where vibrant, safe, communities are full of naturally enriching options and inspiring possibilities.

At CoEvolve Estates we are building a future that's greener, cleaner, and more advanced than ever before, a future beyond sustainability.

A testament of our commitment to building a better future.

CoEvolve has set a benchmark in building the future by winning international recognition for its excellence in sustainable design, winning the Leadership in Sustainable Design and Performance Award (Residential) at the WGBC Asia Pacific Awards 2020. The project's innovative approach to sustainable development was also featured in a United Nations Report, showcasing our commitment to creating developments that set new benchmarks in eco-conscious urban living.



Best Residential Developer-
Green Building In India



IGBC Platinum
Rated
- Aura



IGBC Platinum
Rated
- CoEvolve
Northern Star



Amongst the top 3
Green Building
Projects in Asia
Pacific Region



Best Sustainable
Smart Community
(South India)



“Most Environment
Friendly Project -
Residential” in
NDTV Property
Awards - 2015
Asset Aura



WINNER

CoEvolve Northern Star by CoEvolve Estates

Leadership in Sustainable Design and Performance Award - Residential



Leadership In Sustainable Design and
Performance Award– Residential
WGBC Asia Pacific Awards 2020

ENABLING POLICIES FOR FINANCING
WATER-RELATED SUSTAINABLE
DEVELOPMENT GOALS





CoEvolve Northernstar was featured in a United Nations Report, showcasing our commitment to creating developments that set new benchmarks in eco-conscious urban living.

PRM/KA/RERA/1251/308/PR/171023/006333



☎ **94486 94486**

🌐 **www.coevolveflorenza.com**

📍 **Sy. Nos. 90/2A, 90/2B, 90/3, 90/4, 90/5, 90/6, 90/7, 90/8, 90/9, 91/4, 91/5, 91/6, 91/7, 91/8 & 91/9, Kutaganahalli- Neriga Road, Gonighattapura Village, Sarjapura, Bangalore-562125**

CoEVOLVE
| ESTATES

Built on ethics Built to last

The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and/or mentioned and the image renders used herein are purely indicative and for representational purposes and may differ from the actuals. The purpose of this brochure is to indicate to the customers the extent of the amenities and facilities that may come up in the project as per the present approved layout. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the parties.