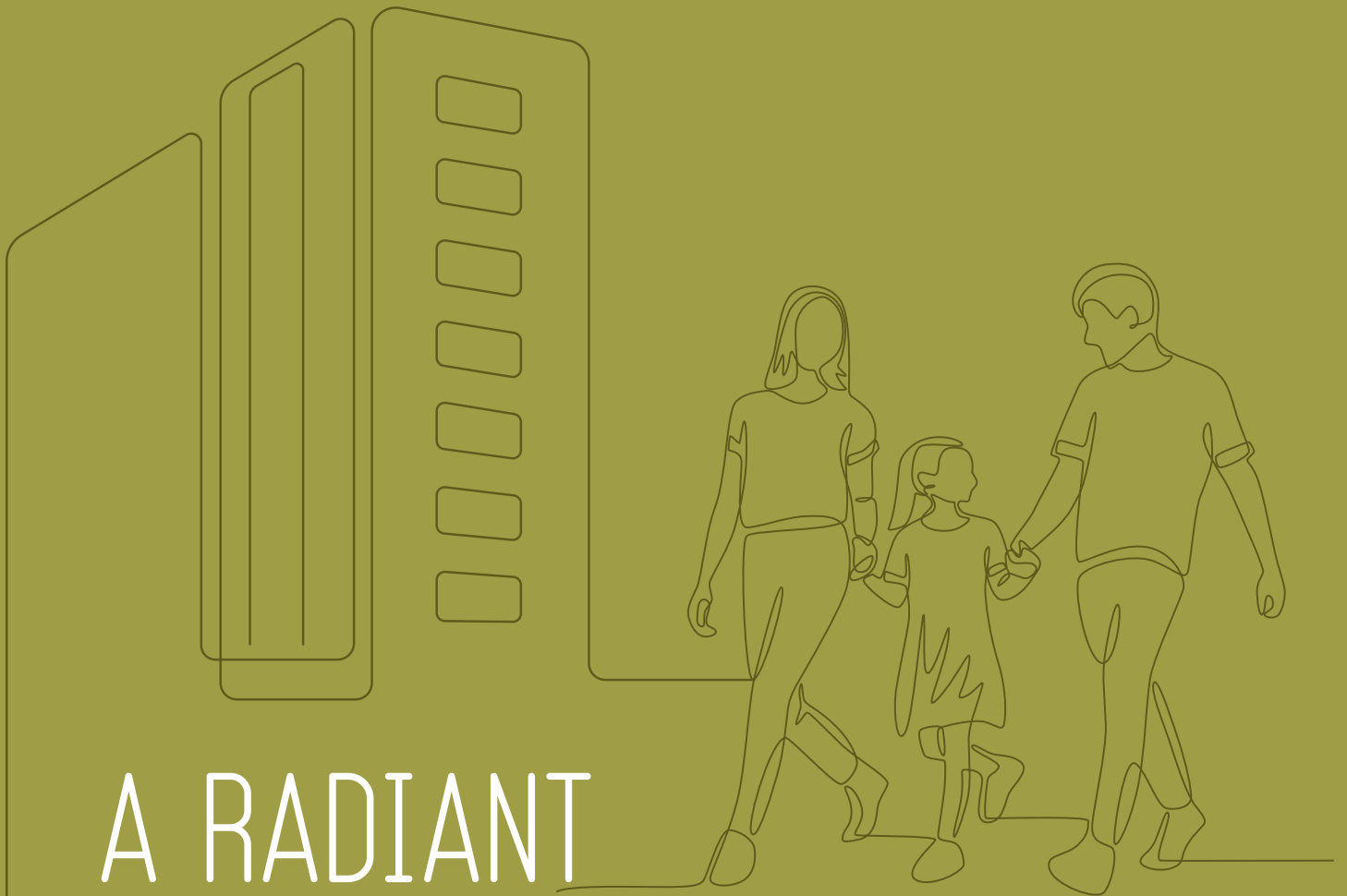




neon



A RADIANT
WAY TO LIVE

modernspaces.com



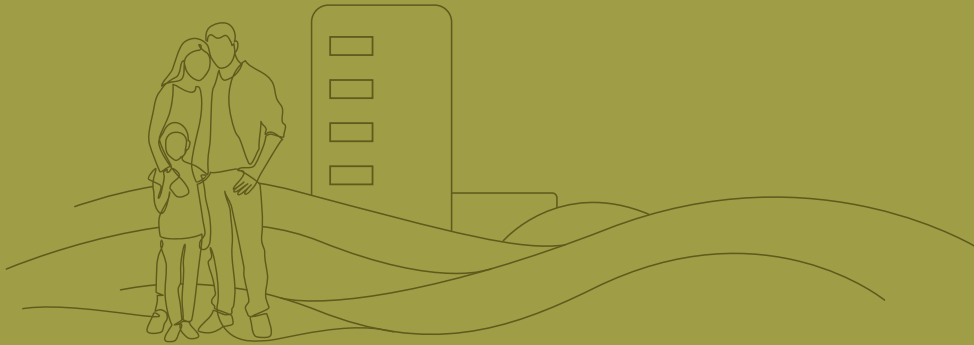
NEON IS NOT JUST A LANDMARK IN THE MAKING;

it is like a guiding light in the skyline, it stands tall in a neighbourhood, ready for a transformation. A symbol of what's next, Neon sets you apart, lighting the way to a brighter tomorrow.

SPREAD ACROSS

4.19

ACRES



292

UNITS

SIZE

1,230 - 1,740 Sq. ft

CONFIGURATION

2 & 3 BHK

STRUCTURE

2B+G+13 | 2B+G+14

POSSESSION

Dec 2029 Onwards*

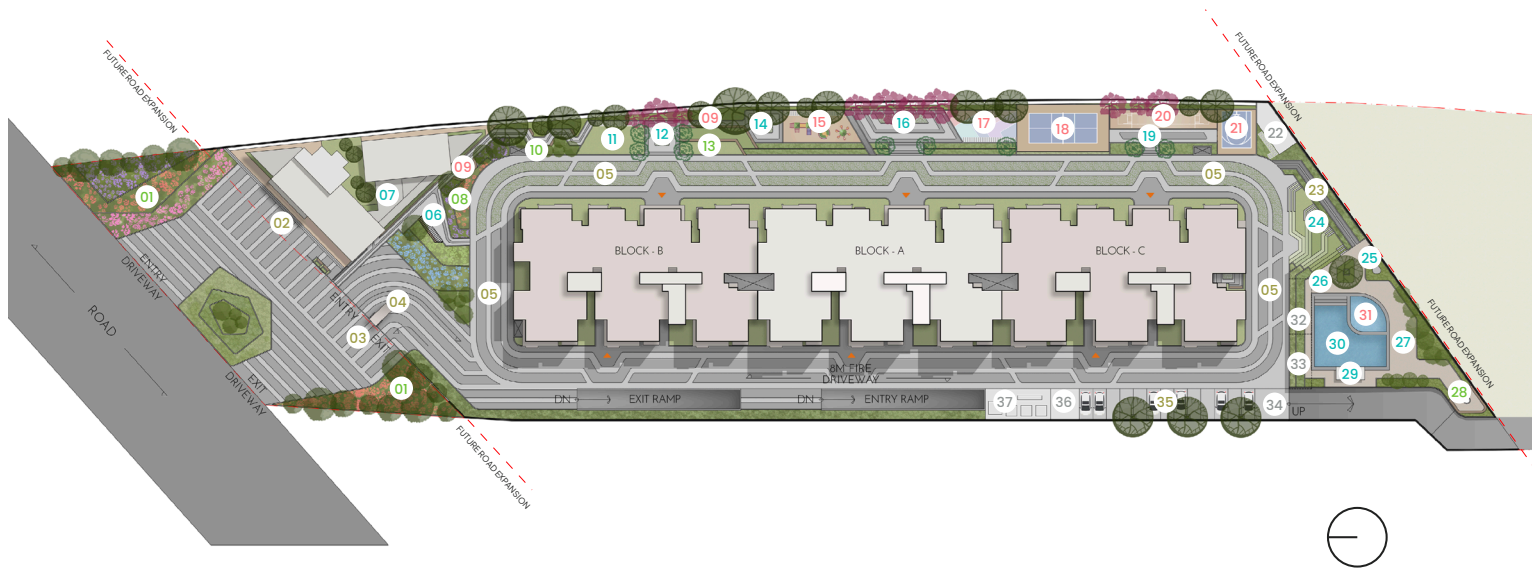
CONSTRUCTION

Aluminium Formwork

LEGAL COMPLIANCE

BMRDA Sanction, RERA Approved

MASTER PLAN



ACCESS ZONE

- 02 Store Parking
- 03 Apartment Drop Off
- 04 Security Cabin
- 05 8M Fire Driveway (Pedestrian)
- 23 Pedestrian Ramp
- 35 Visitor's Parking

GREEN ZONE

- 01 Layered Bloom
- 08 Flower Meadow
- 10 Tree Bosquet
- 13 Stepped Lawn
- 28 Ember Narium (Tree Grove Bonfire Plaza)

ACTIVE ZONE

- 09 Jogging Track
- 15 Kids' Play
- 17 Toddlers' Play
- 18 Pickleball Court
- 20 Cricket Pitch
- 21 Basketball Court
- 31 Kids' Pool

SOCIAL & LEISURE ZONE

- 06 Waiting Kiosk
- 07 Clubhouse
- 11 Party Lawn
- 12 Cyan (Plaza 1)
- 14 Azure (Plaza 2)
- 16 Fuchsia (Plaza 3)
- 19 Amber (Plaza 4)
- 24 Open Air Theatre
- 25 Zest
- 26 Pool Lounge
- 27 Pool Deck
- 29 Changing Rooms
- 30 Pool

UTILITY ZONE

- 22 DG Yard
- 32 Gas Bank
- 33 Dry Waste Garden Waste
- 34 Dry Waste Loading Bay
- 36 OWC Shed
- 37 Transformer Yard

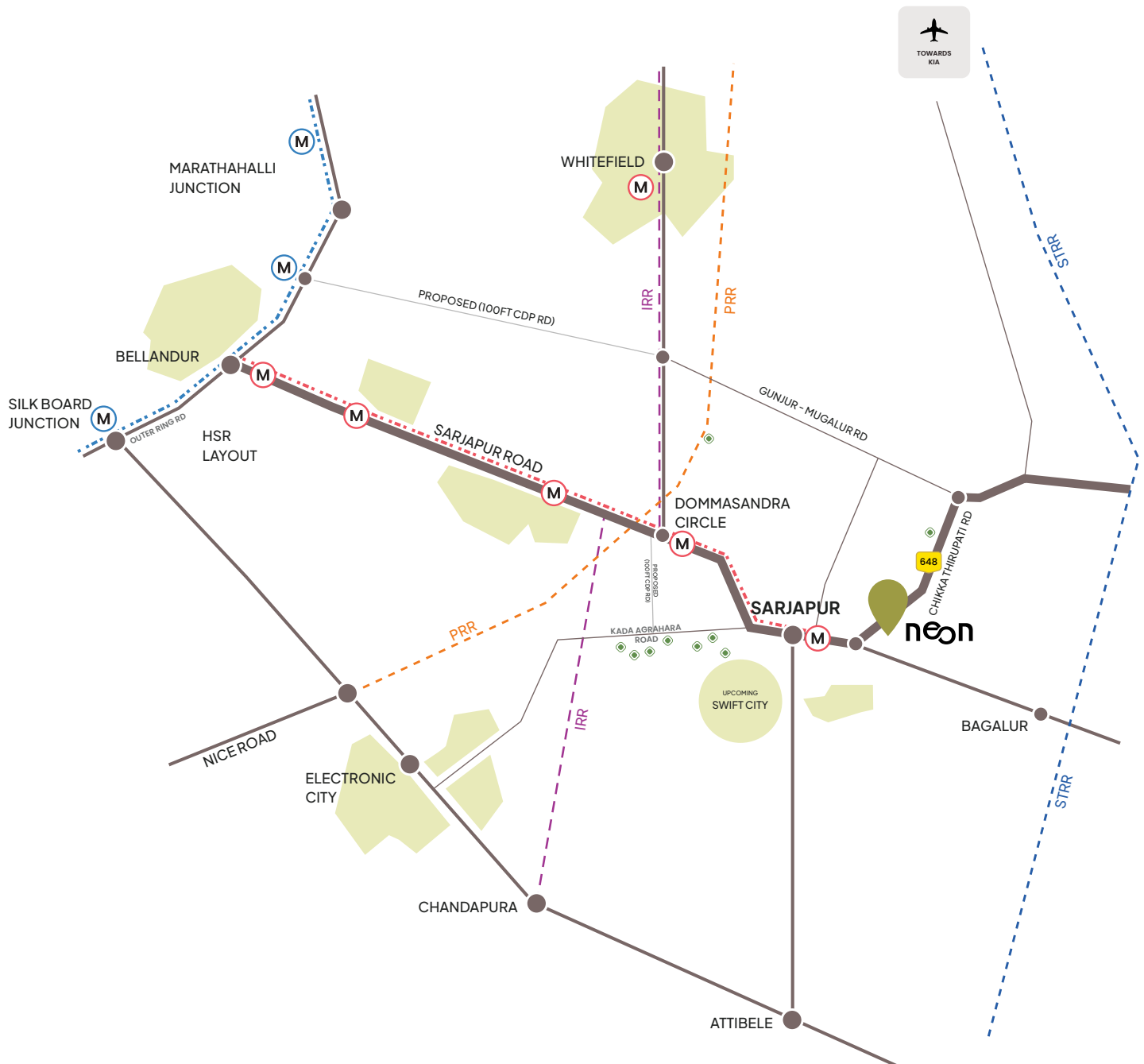


NEON IS TUCKED ALONG NH 648

Near **Sarjapur Road**, letting you escape
the city rush without ever losing touch with it.

IN THE CENTRE OF IT ALL

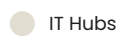
With direct access to **NH 648** and **STRR**, and proximity to **Sarjapur Road**, this location is primed for accessibility and future growth.



Metro



Airport



IT Hubs

--- STRR (Satellite Town Ring Road)

--- PRR (Peripheral Ring Road)

--- IRR (Intermediate Ring Road)

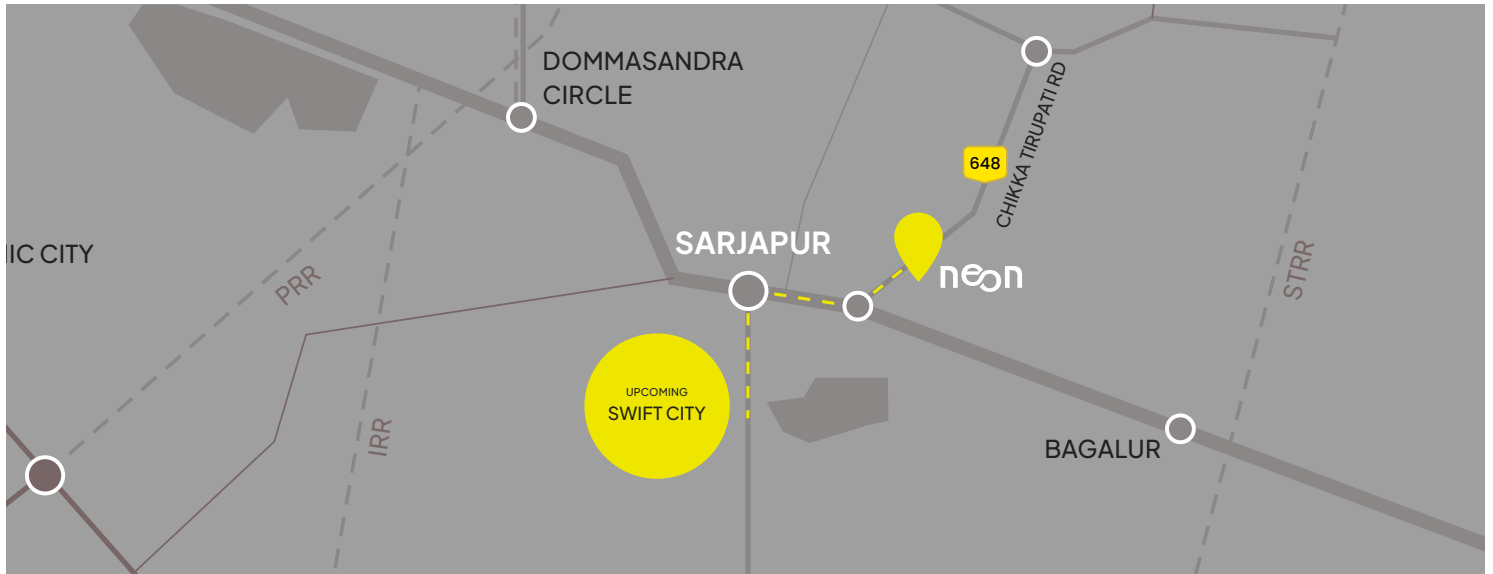
● Modern Spaces Projects



GET DIRECTIONS

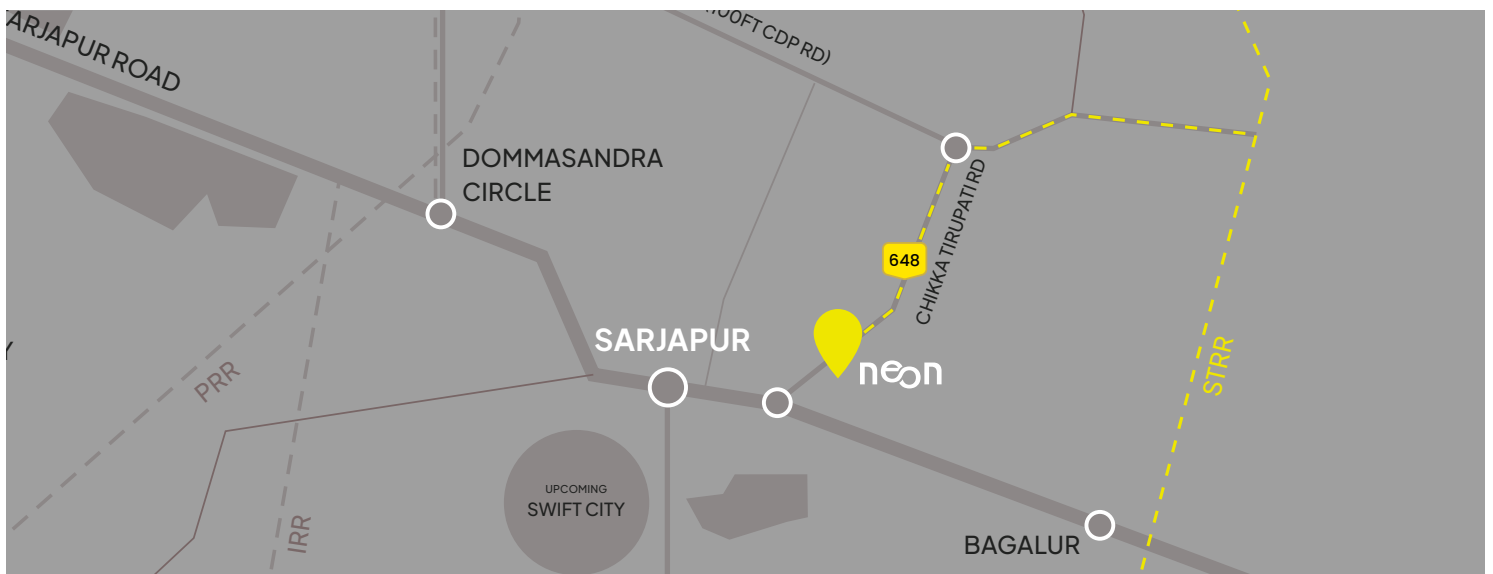
LOCATED NEAR SWIFT CITY

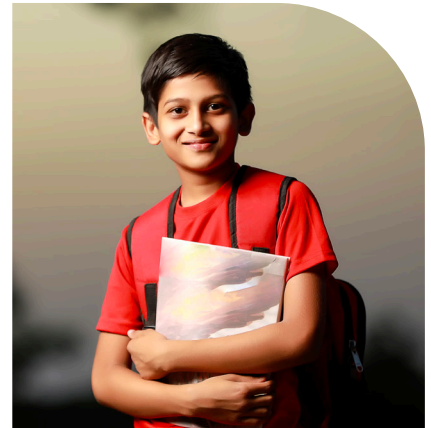
Karnataka's upcoming smart hub, which is all set to become the future of IT.



STRR CONNECTIVITY

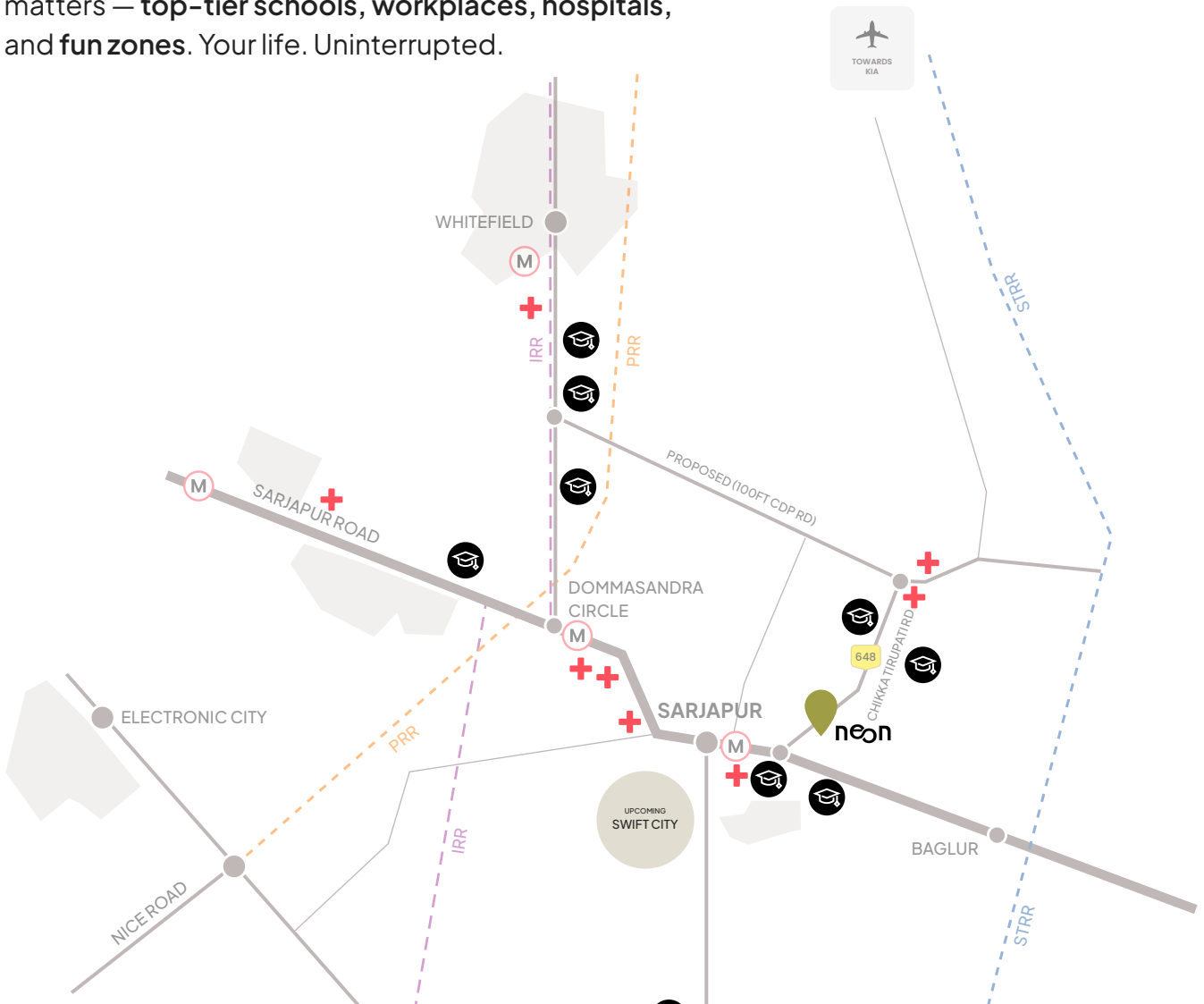
Makes Neon your gateway to city life and seamless travel, perfectly placed in a booming neighbourhood set for strong appreciation. Nearing completion by September 2025.





ALL YOU NEED.
RIGHT WHERE YOU ARE.

Neon isn't just well-connected. It is synced with what matters — **top-tier schools, workplaces, hospitals,** and **fun zones.** Your life. Uninterrupted.





KEY FEATURES



70% OPEN SPACE

More greenery, more room to breathe, more space to live fully.



OPEN LAYOUT

Spacious homes with seamless interiors for effortless flow and easy living.



WELCOMING ENTRANCE

Well-lit corridors with skylights create a bright, inviting path to every home.



NATURALLY COMFORTABLE ROOMS

Cross-ventilated spaces with abundant sunlight for breezy, everyday comfort.



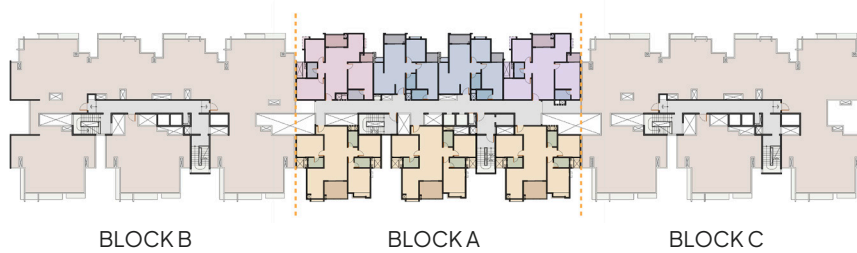
A COMMUNITY-CENTRIC LAYOUT

Green spaces and sit-outs are placed mindfully across the community.



TOWER PLAN

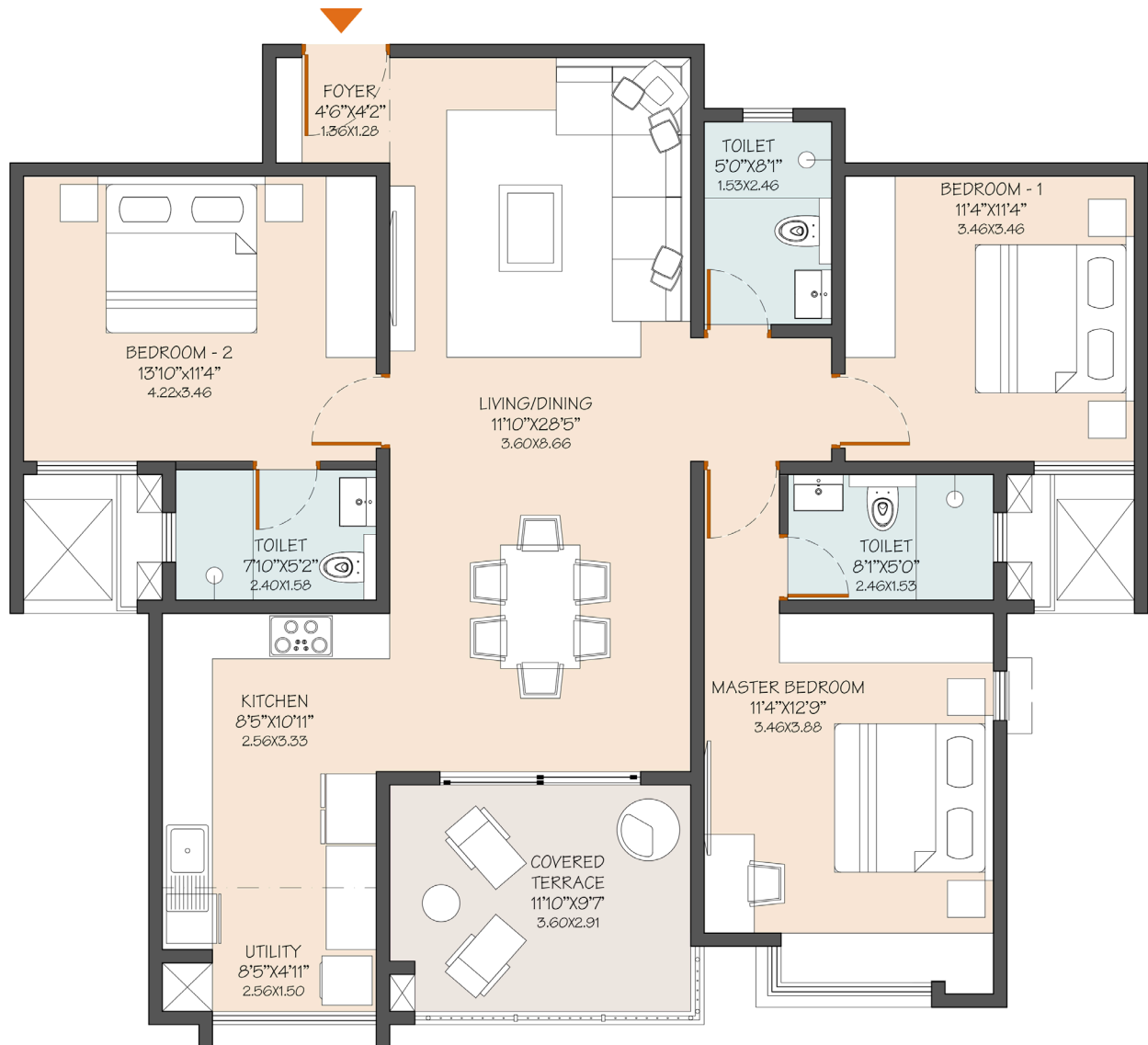
KEY PLAN - TYPICAL FLOOR



UNIT PLAN

3-BHK TYPE 01

EAST FACING



RERA AREA
1,150 Sq.ft

CARPET AREA
1,113 Sq.ft

CARPET + BALCONY AREA
1,225 Sq.ft

BUILT-UP AREA
1,359 Sq.ft

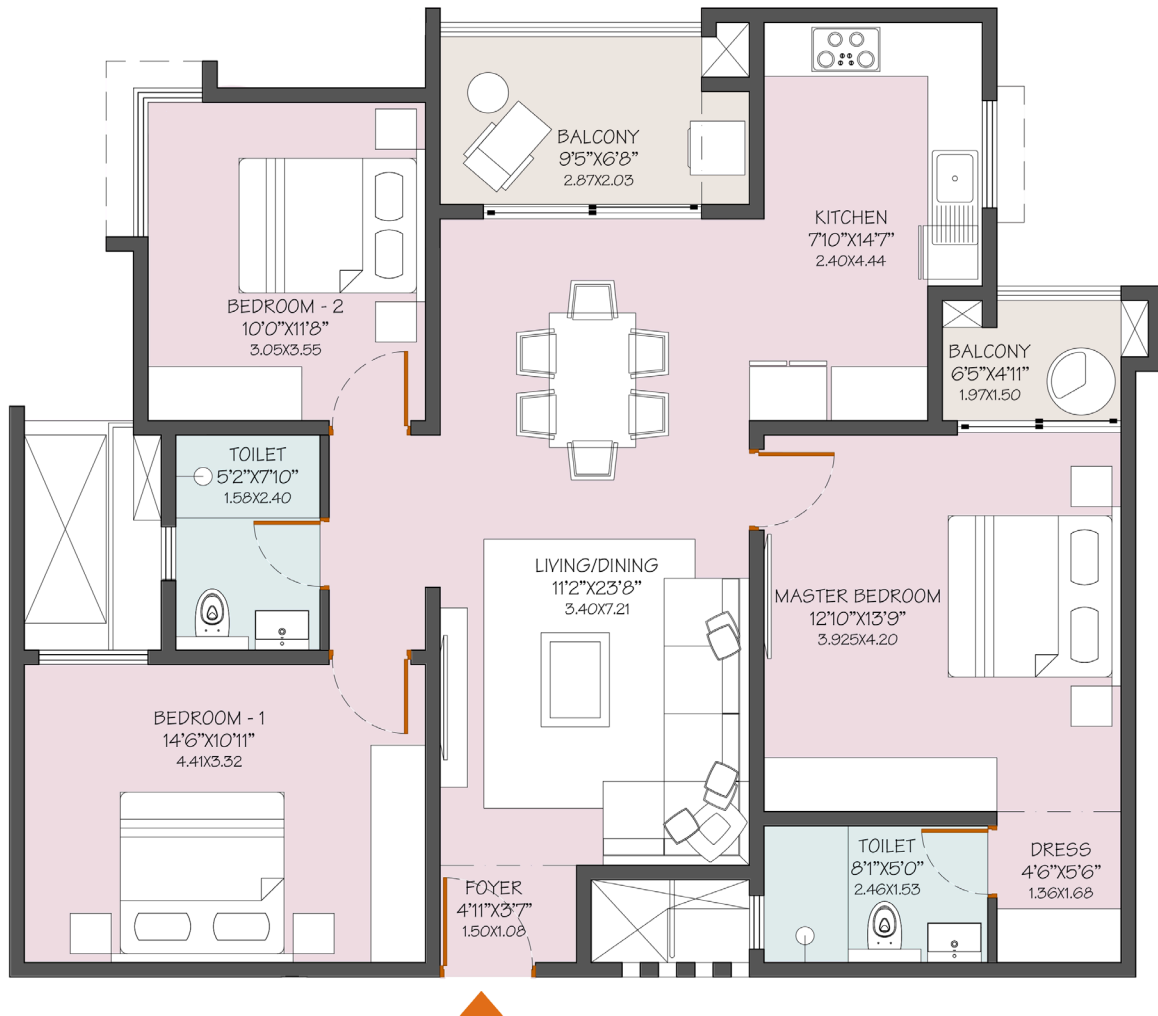
SUPER BUILT-UP AREA
1,740 Sq.ft



UNIT PLAN

3-BHK TYPE 02

WEST FACING



RERA AREA
1,020 Sq.ft

CARPET AREA
992 Sq.ft

CARPET + BALCONY AREA
1090 Sq.ft

BUILT-UP AREA
1,213 Sq.ft

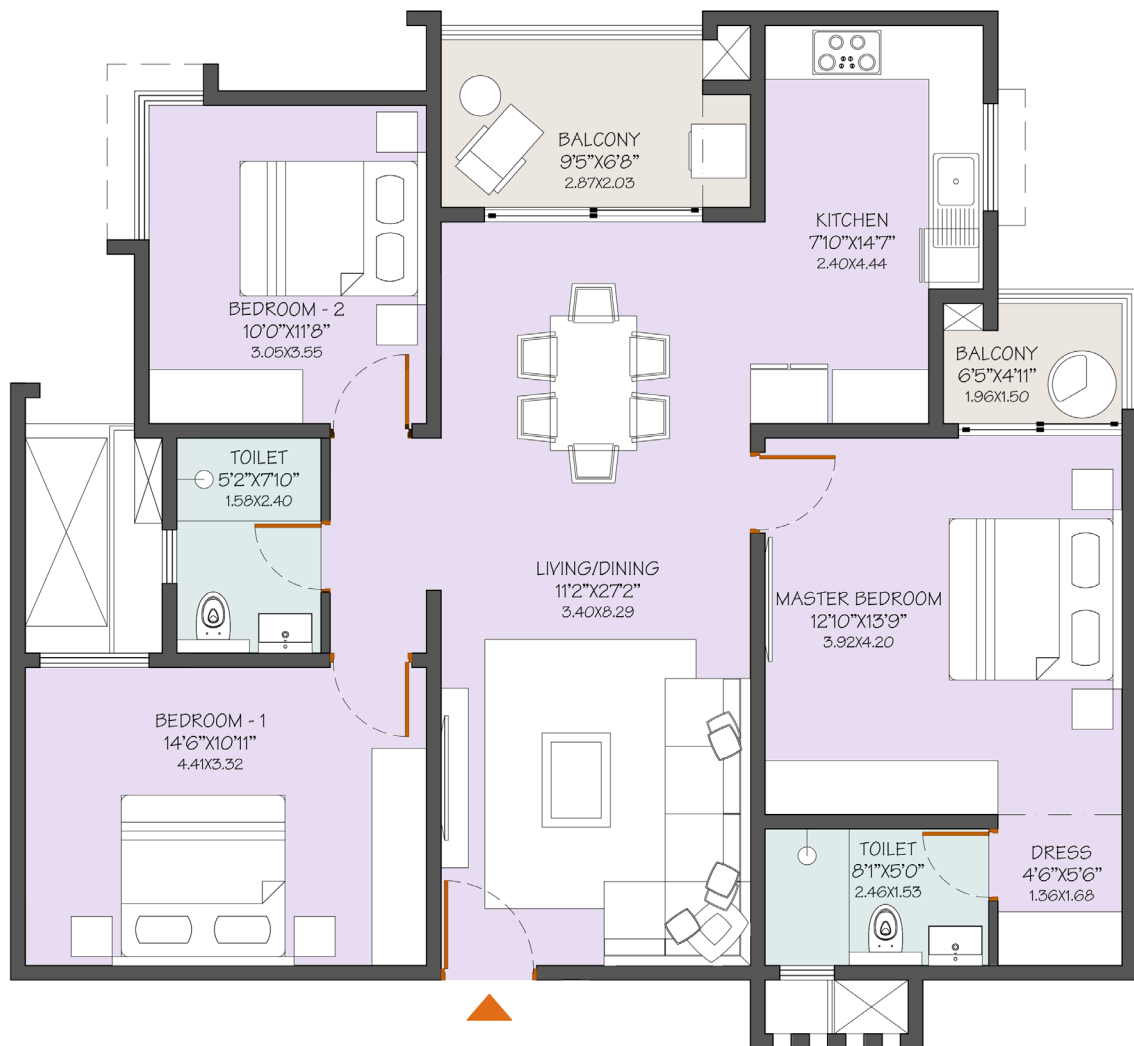
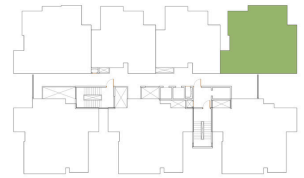
SUPER BUILT-UP AREA
1,553 Sq.ft



UNIT PLAN

3-BHK TYPE 03

WEST FACING



RERA AREA
1,044Sq.ft

CARPET AREA
1,014 Sq.ft

CARPET + BALCONY AREA
1,115 Sq.ft

BUILT-UP AREA
1,237 Sq.ft

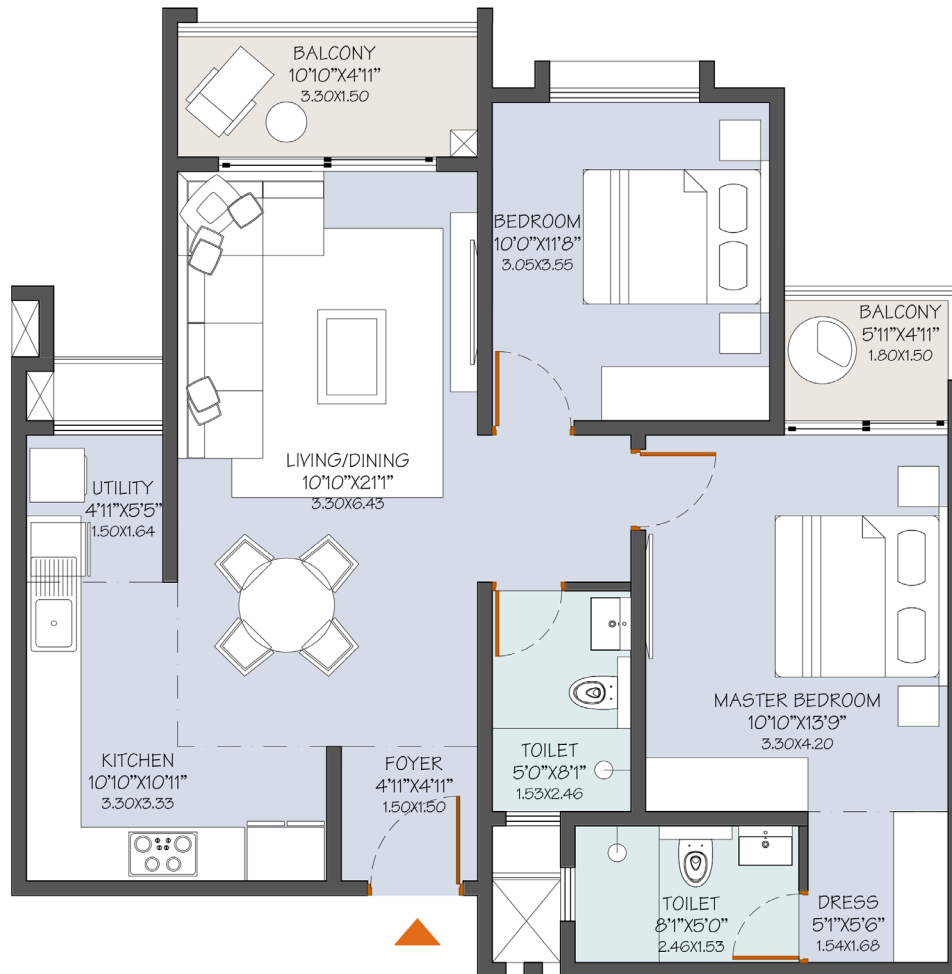
SUPER BUILT-UP AREA
1,583 Sq.ft



UNIT PLAN

2-BHK

WEST FACING



RERA AREA
806 Sq.ft

CARPET AREA
775 Sq.ft

CARPET + BALCONY AREA
857 Sq.ft

BUILT-UP AREA
961 Sq.ft

SUPER BUILT-UP AREA
1,230 Sq.ft





CLUB HOUSE

15,000 Sq.ft. of pure energy, a buzzing clubhouse where fitness, work, and leisure seamlessly come together.



Gym



WFH Space



Training Room



Library



Table Tennis



Badminton



Multi-purpose Hall



Cards Room

FOR THE PLAYFUL, THE PEACEFUL,
AND EVERYONE IN BETWEEN!



Kids' Play
Toddlers' Play
Jogging Track
Cricket Pitch
Basketball Court
Bonfire Plaza
Pickleball Court

THE FINER DETAILS



SPECIFICATIONS

Architecture



Doors & Windows

Main Door: 8 ft high engineered door frame & threshold with granite, olefin finish and hardware with a smart lock.

Internal Doors: Engineered door frame with engineered wooden flush doors, olefin finish, and hardware.

Windows: UPVC frames with sliding shutters, clear glass, and mosquito mesh. In the kitchen, provision for mesh will be provided.

Balcony Access: UPVC sliding doors with mosquito mesh shutter.



Wall Finishes

Internal walls: Smooth putty with emulsion paint.

Toilets: Ceramic tiles up to false ceiling (Matt finish).

External Walls: Texture finish with external grade weatherproof paint.

Balcony/Terraces: External grade weatherproof paint.



Ceiling

All internal ceiling: Smooth putty with emulsion paint.

Toilets: Modular grid false ceiling & white wash above false ceiling.

Balcony: Painted with weatherproof exterior paint.



Flooring

All Corridors and Lobbies: Matt vitrified tiles.

Living/Dining, Bedroom, Kitchen & Utilities: Glazed vitrified tiles.

Toilets: Ceramic tiles (Matt finish).

Balconies: Ceramic tiles (Matt finish).

SPECIFICATIONS

Electrical & Plumbing



Electrical Works

EB Power: Min. 3KW for 2BHK and 4KW for 3BHK.

DG Power Backup: Min. 1KW DG backup for individual units and 100% for common area & utilities.

AC: Provision and drain outlet for AC in all bedrooms and living areas.

Ethernet: One point provided in the living room (Near TV). One more point at a centralised location.

TV: Wired TV connection only for living room & IP in master bedroom.

Switches: Panasonic/Anchor/ Legrand or Equivalent.

Water Heater: Provision in all toilets.

Kitchen Power: For chimney, hob, refrigerator, microwave oven, mixer/ grinder & water purifier in the kitchen.



All Bathrooms

EWC: White coloured wall mounted EWC with seat cover, concealed cistern, health faucet (American Standards/Toto or Equivalent).

Wash Basin: Wall hung wash basin (white color) with pillar cock.

Shower: Shower with single lever diverter.



Utility

Plumbing & electrical lines for washing machine & dishwasher.



Elevators

*Kone/ Otis/ Equivalent

SPECIFICATIONS

Other Services



CCTV

Provided in all entry & exit of the blocks



Fire And Safety

Fire systems will be provided as per the fire norms.

Sprinklers for all parking spaces & driveways.

Hydrants provided at every floor.



EV Charging

Car Charging Points: Provision in guest parking for EV charging



Gas Bank

Gas bank with reticulated exposed piped gas system to individual apartment inside utility, monitored with gas meters from any private agency.

LET'S BE ON THE RIGHT PATH



Solid Waste Management

Segregation at source.

Organic waste converter.



Solar Rooftop Power Plant

On grid 3KW (Peak) in every tower, only for common area.



Water Treatment Plant

Treated water supply through water softening and purification plant.



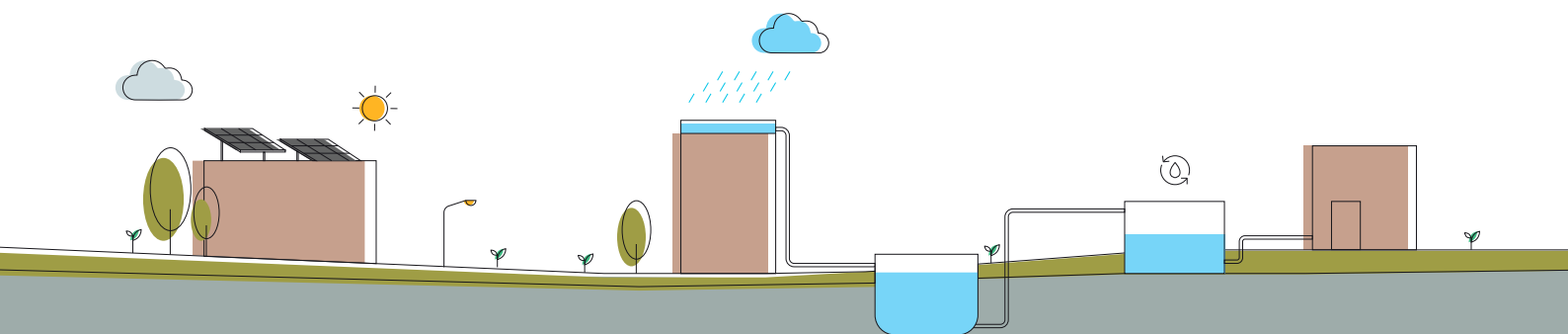
Water Conservation

Dual piping system for water supply.

All landscapes are maintained through recycled water.

Rain water harvesting.

Ground water recharge.



FASTEST GROWING REAL ESTATE DEVELOPER



2

Million Sq.ft

Area Developed

5.5

Million Sq.ft

On-Going

20⁺

Million Sq.ft

In the Pipeline

At Modern Spaaces, we do more than build homes; we create places that matter, blending functionality with human centric design. Since opening our doors in 2019, we have rapidly grown to become a major force in Bangalore's real estate market.

DEVELOPED PROJECTS



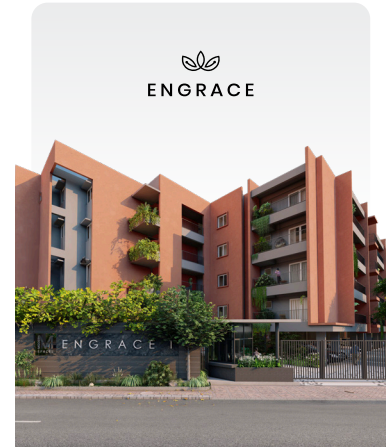
Soul tree

Soul tree an affordable housing project with **564 units** consisting of **1, 2, & 3 BHK** apartments. Project was completely handed over in **Dec 2023**.



Urbanest

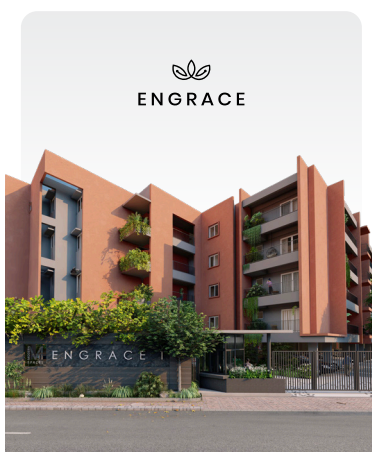
Urbanest consists of **331 units** of **1, 2 & 3 BHK** across four blocks. Successfully completed and possession started from **March 2022**.



Engrace 1, 2 & 3

Engrace **1, 2 & 3** together comprise a total of **484 apartments**, offering **2, 2.5, and 3 BHK** configurations with sizes ranging from **1304 to 2091 sq. ft.** With handover completed in **March 2024**.

ONGOING PROJECTS



Engrace 4

Engrace **4** features **145** spacious **3 BHK units**, ranging from **1620 to 2244 sq. ft.** The project is fully sold out and is slated for handover in **March 2026**.



Soulace

Soulace, a premium Villa project of **266 units** offering **4 & 5 BHK** with modern amenities. The first phase handover is scheduled to commence from **June 2025***.



Engrace Vista

Engrace Vista is Sarjapur's exclusive community that offers only **3 BHK** residences, ranging from **2116 to 2200 sq. ft.** featuring premium specifications and world-class amenities.

ONGOING PROJECTS

SERENE HEIGHTS



Serene Heights

Designed for multi-generational living, Serene Heights spans **7.5 acres** and offers spacious **2 & 3 BHK** homes on Sarjapur Road. Planned in two phases, it features the grand Icon Tower, dual clubhouses, and abundant green spaces for a balanced life.

Green Storeys



Green Storeys

Green Storeys is a boutique community offering exclusive **2 & 3 BHK** homes, ranging from **1,349 – 1,851 sq. ft.** With only **135 units** and 80% open space, this sustainable development stands out as an eco-conscious living experience.

WINDMERE

By The Lake



Windmere

Windmere, located off Harlur –Sarjapur Road, in a premium gated enclave featuring just **24** exclusive **3 & 4 BHK** homes ranging from **1,750 to 3,620 sq. ft.**

ONYX



Onyx

2 & 3 BHK spacious homes located on **Chikka Tirupati Road, Sarjapur**; the city's next big hotspot. Spread across **10 acres** with **624 units**, ranging from **1634–2030 sq. ft.**

IN THE PIPELINE



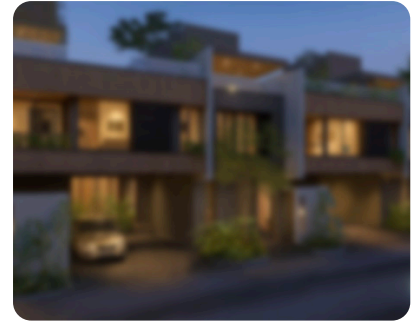
Crown Crest

10.78 Acres – High Rise Apartment
Sarjapur Main Road



Nova Towers

14–16 Acres – Premium Skyscraper
Sarjapur Main Road



Soulace Phase 2

20 Acres – Premium Villas
Kada Agrahara Road, Sarjapur



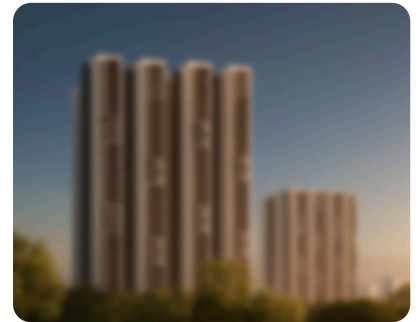
Urban Oasis

32.5 Acres – Villas
Kada Agrahara Road, Sarjapur



Lakeside Prive

46 Acres Villas
Gunjur–Mugalur Road



Urban Heights

14 Acres – High Rise Apartments
Kada Agrahara Road, Sarjapur



The Cloudfield

20 Acres – Hotel + Luxury Villas
Nandi Hills Rd, North Bangalore



Earth Tones

68.5 Acres – Resort + Aspirational Villas
Skandagiri Hills, North Bangalore



Building **Spaces** with
People at Heart.

neon

PRM/KA/RERA/1251/308/PR/050725/007897

Contact

+91 900 800 73 74

+91 900 800 67 68

Disclaimer: All provided details, including but not limited to floor plans, are dynamic and may undergo modifications. These changes are made at the sole discretion of Modern Spaces, strictly following the regulatory framework and guidelines prescribed by the Real Estate Regulatory Authority (RERA)



Project is Mortgaged with and Funded by

BAJAJ HOUSING FINANCE LIMITED

No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats.