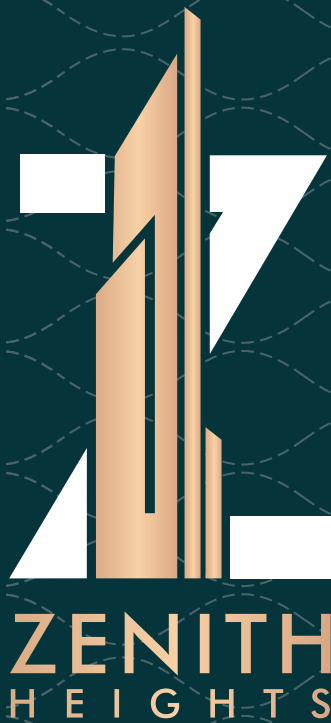
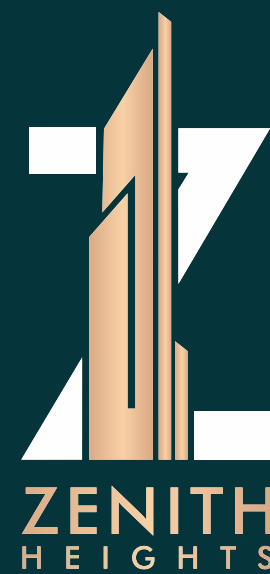


A New Identity Of Luxury



LUXURY 2 & 3 BHK APARTMENTS
@Gandhipuram, Whitefield, Bengaluru

RERA: PRM/KA/RERA/1251/310/AG/240715/004980



Rise Above. Live Beyond.

Zenith Heights is more than a residence—it's a statement of modern luxury. Thoughtfully designed homes, exceptional craftsmanship, and premium amenities come together to offer a lifestyle that rises above the ordinary.

1.75
ACRES

OF THOUGHTFULLY
PLANNED DEVELOPMENT

83%
OPEN SPACE

CREATES
A HEALTHIER LIFESTYLE

12k+
SFT CLUBHOUSE

G+20
FLOORS COMMUNITY

40+
LIFESTYLE AMENITIES

2&3 BHK

PREMIUM
FLATS
CRAFTED
FOR MODERN
LIVING

200
PREMIUM RESIDENCES

100%
VAASTHU COMPLIANTS

No Common Walls

MAXIMUM PRIVACY. ULTIMATE COMFORT.

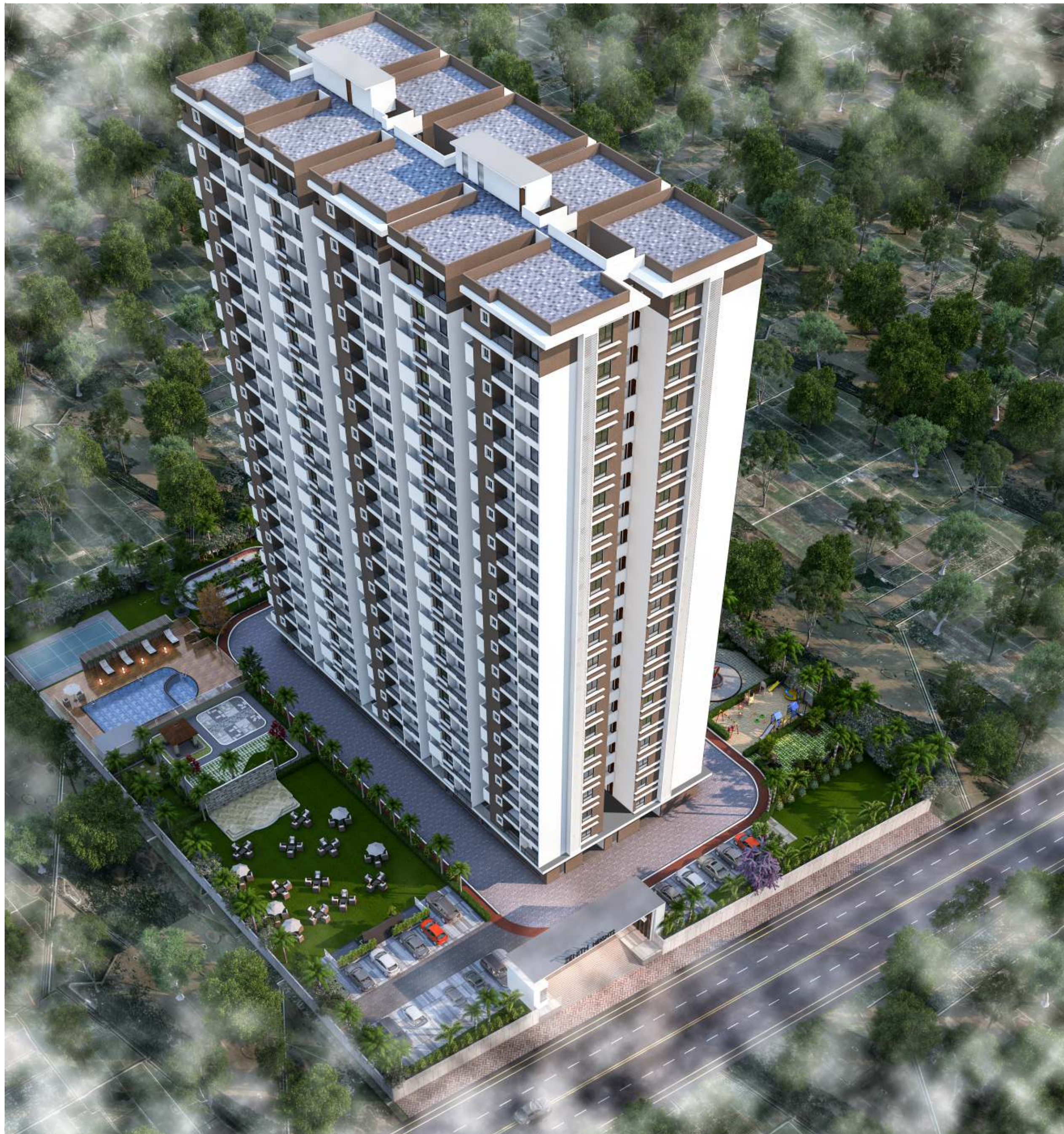


THE HEIGHT OF MODERN LIVING

A distinguished address, thoughtfully designed homes, premium amenities, seamless connectivity, and a lifestyle of comfort—these are the expectations of today's discerning homeowners.

At Zenith Heights, we have gone beyond fulfilling these expectations. Every residence is crafted to offer spacious living, contemporary elegance, and an elevated sense of belonging. From stunning architectural design to carefully curated lifestyle features, every detail enhances the experience of living at the top.





INSPIRED BY NATURE. DESIGNED FOR LIFE.

With beautifully landscaped surroundings and expansive open spaces, Zenith Heights offers a serene living environment where nature and modern comfort come together in perfect harmony.

Thoughtfully designed to create a refreshing and peaceful atmosphere, every corner invites you to unwind, reconnect, and embrace a healthier way of life. The lush green spaces not only enhance the beauty of the community but also provide a sense of tranquility amidst the rhythm of everyday living.

Because a truly elevated lifestyle begins with a deeper connection to nature, comfort, and well-being.





SWIMMING POOL

A Collection of Spaces, A World of Possibilities

Outdoor Amenities

- Swimming Pool +
- Kids Pool +
- Pool Deck +
- Party Lawn +
- Sculpture Garden +
- KOI Pond +
- Performance Stage +
- Gazebo +
- Community Garden +
- Pet Friendly Space +
- Acupressure Park +
- Tropical Forest +
- Aroma Garden +
- Flower Garden +
- Hammock Garden +
- Fountain +
- Jogging Track +
(Runs Around All 4 Sides)



KOI POND SCULPTURE



HAMMCK GARDEN



GYM

Indoor Clubhouse Facilities

- + Reception & Waiting Lobby
- + Party Hall
- + Indoor Games Room
- + Meditation / Zumba Studio
- + Common Toilets
- + Gym
- + Creche
- + Spa
- + Work Stations (CO-Working Space)
- + Vending Machines
- + Guest Rooms



AROMA GARDEN



PETS FRIENDLY SPACE



OPEN CAR PARKING



PARTY LAWN

UNBELIEVABLE



HAMMOCK GARDEN

Parking & Infrastructure

- + Open Car Parking
- + Visitor Parking (Two Sides)
- + Transformer, DG Yard & Garbage Area
- + Basement Parking (via Entry/Exit Ramp)
- + 8M Fire Tender Way (On All 4 Sides)
- + 3 Lifts (7'10" x 7'3") + 1 Lift (1.70M x 2.40M)
- + Wheelchair Access Ramps

LIFESTYLE

Sports & Fitness

- + Multipurpose Court
- + Cricket Practice Pitch
- + Skating Rink
- + Badminton Court
- + Pickle Ball Court
- + Outdoor Gym
- + Rock Climbing Wall
- + Gym (Indoor)



Guest & Support

- + Guest Room 1 & Guest Room 2 (With Attached Toilets)
- + Men's Toilet / Women's Toilet / Common Toilets
- + Shower Area & Changing Rooms (M & F)
- + Elderly Seating Area
- + Kids Play Area
- + Security Cabin



MULTIPURPOSE COURT

LIVE ACTIVE.
LIVE EXTRAORDINARY.



CRICKET PRACTICE NET



BADMINTON COURT



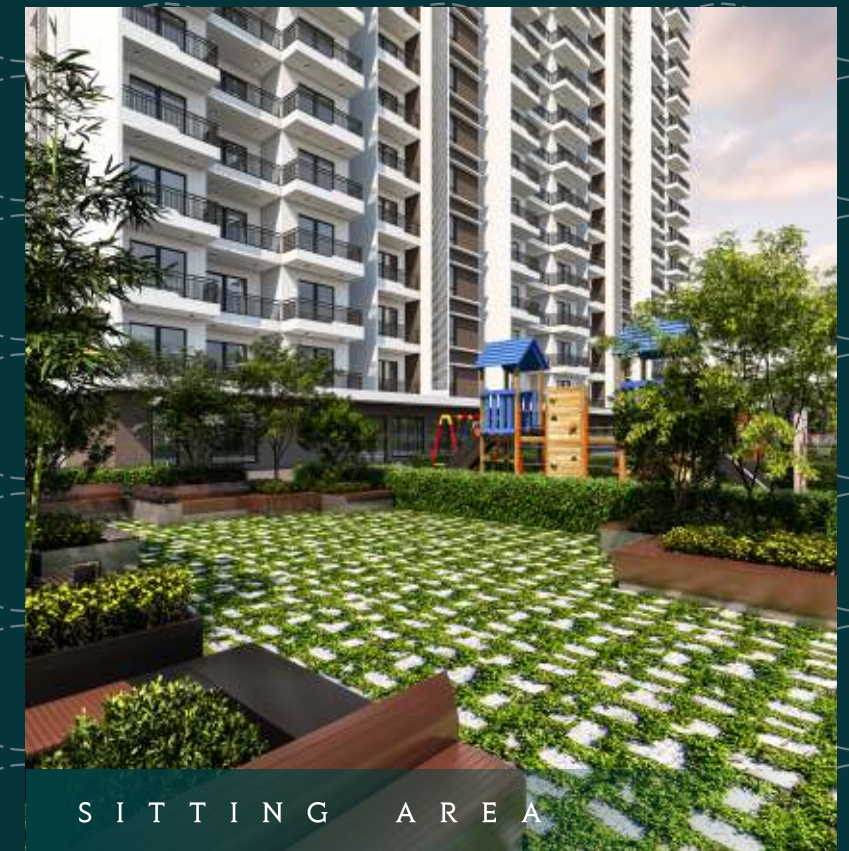
K I D S P L A Y A R E A

WHERE EVERY GENERATION FINDS THEIR HAPPY PLACE

From joyful play zones to peaceful gardens and active recreation, every amenity is designed to enrich your family's lifestyle.



A C U P R E S S U R E P A R K



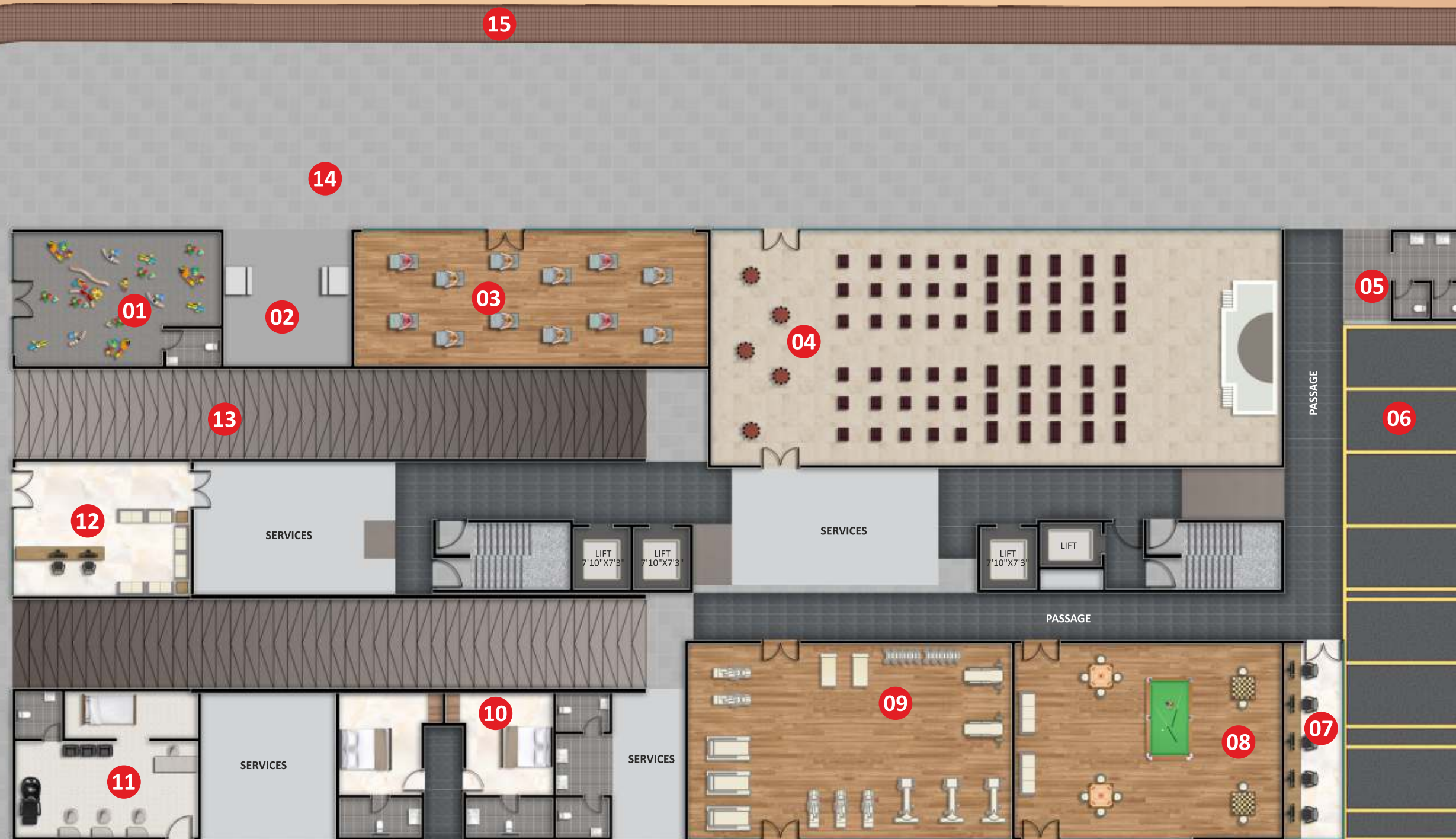
S I T T I N G A R E A



S K A T I N G R I N K

FRESH
MORNINGS
FRESHER DAY
AHEAD





GROUND FLOOR PLAN

- | | | |
|------------------------------|---------------------|------------------------------|
| 01 CRECHE | 06 VISITORS PARKING | 11 SPA |
| 02 VENDING MACHINES | 07 WORK STATION | 12 RECEPTION & WAITING LOBBY |
| 03 MEDITATION & ZUMBA STUDIO | 08 INDOOR GAMES | 13 RAMPS |
| 04 PARTY HALL | 09 GYM | 14 DRIVE WAY |
| 05 COMMON TOILETS | 10 GUEST ROOMS | 15 JOGGING TRACK |



CRAFTED FOR COMFORTABLE LIVING

The Ground Floor Plan is designed with efficient space utilization, abundant natural light, and excellent ventilation. Each apartment is strategically positioned to provide privacy while ensuring easy access to the building's key amenities.

TYPICAL FLOOR PLAN



AREA STATEMENT IN SFT

FLAT NO	01	02	03	04	05	06	07	08	09	10
SBA	1515 SFT	1225 SFT	1515 SFT	1225 SFT	1515 SFT	1690 SFT	1250 SFT	1690 SFT	1250 SFT	1690 SFT
TYPE	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK
FACING	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST



TYPICAL & FIRST FLOOR PLAN



**3 BHK
East Facing**

AREA: 1690 SQFT
UNIT NO: 06,08,10

ISOMETRIC VIEWS

01	LIVING/DINING	: 11'6"X25'7"
02	BEDROOM	: 11'X10'
03	TOILET	: 7'7"X4'
04	TOILET	: 7'7"X4'6"
05	BEDROOM	: 11'X11'7"
06	BALCONY	: 12'X4'
07	BALCONY	: 11'6"X6'
08	BALCONY	: 12'6"X6'
09	M.BEDROOM	: 11'6"X13'
10	TOILET	: 10'X5'
11	UTILITY	: 8'1"X4'
12	KITCHEN	: 11'6"X8'



TYPICAL & FIRST FLOOR PLAN



**3 BHK
East Facing**

AREA: 1515 Sqft
UNIT NO: 01, 03, 05

ISOMETRIC VIEWS

01	LIVING/DINING	: 11'6"X25'1"
02	M.BEDROOM	: 11'6"X13'
03	M.TOILET	: 8'1"X5'
04	UTILITY	: 11'6"X4'
05	KITCHEN	: 7'7"X11'
06	SITOUT	: 11'6"X6'
07	SITOUT	: 11'6"X4'
08	BEDROOM	: 11'X11'6"
09	TOILET	: 7'7"X4'6"
10	BEDROOM	: 11'X10'



TYPICAL & FIRST FLOOR PLAN



2 BHK EAST FACING

AREA: 1250 SQFT
UNIT NO: 07, 09

ISOMETRIC VIEWS

01	LIVING	: 15'6"X11'
02	TOILET	: 7'1"X4'6"
03	BEDROOM	: 10'6"X11'
04	BALCONY	: 11'X5'
05	A.TOILET	: 4'6"X9'
06	M.BEDROOM	: 11'7"X13'1"
07	DINING	: 12'X9'
08	UTILITY	: 8'6"X4'
09	KITCHEN	: 7'7"X9'



TYPICAL & FIRST FLOOR PLAN



2 BHK WEST FACING

AREA: 1225 Sqft
UNIT NO: 02, 04

ISOMETRIC VIEWS

01	LIVING/DINING	: 15'1"X11'6"
02	M.BEDROOM	: 12'X12'6"
03	M.TOILET	: 7'7"X5'
04	KITCHEN	: 8'X8'6"
05	UTILITY	: 7'7"X4'
06	DINING	: 8'6"X17'
07	BALCONY	: 10'6"X4'6"
08	BEDROOM	: 10'6"X11'
09	TOILET	: 7'1"X4'6"





STRUCTURE:

Shear Wall Technology



WALLS :

Solid Reinforced Concrete Walls



DOORS:

- **Main Door:** Premium engineered wooden door with engineered wood frame, fitted with a Digital Door Lock and quality hardware.
- **Internal Doors:** Premium engineered wooden doors with engineered wood frames and high-quality fittings.
- **Toilet Doors:** Waterproof engineered wooden doors with premium hardware.
- **Door Height:** All doors are 8 ft (2.44 m) high, providing enhanced aesthetics, better ventilation, and a spacious look.



WINDOWS:

UPVC sliding windows with mosquito mesh, ensuring better ventilation, durability, and low maintenance.



FLOORING:

- **Living Room, Dining & Kitchen:** Premium 2'0"x4'0" Vitrified tiles.
- **Bedrooms:** Premium 0'8"x4'0" wooden-pattern vitrified tiles.
- **Balconies:** Premium wooden-pattern tiles.
- **Utility Area & Toilets:** Anti-skid ceramic tiles for enhanced safety and durability.



KITCHEN:

Provision for Water Purifier with inlet and outlet points.



UTILITY:

- Provision for Washing Machine with inlet and outlet points.
- Utility Sink with inlet and outlet points.



PLUMBING:

Astral FlowGuard or equivalent make



TOILETS:

- Kohler or equivalent CP bath fittings in all toilets.
- Kohler or equivalent sanitary ware in all toilets.
- 2'0" x 2'0" anti-skid ceramic floor tiles.
- 2'0" x 4'0" glazed ceramic wall tiles (dado) with edge profiles up to 8'-0" height.
- Provision for an exhaust fan in all toilets.



ELECTRIFICATION:

- Concealed copper wiring of Finolex or equivalent make.
- Anchor, Havells, Schneider or equivalent make modular switches.
- Adequate electrical points for lighting, fans, geysers, exhaust fans, and power sockets.
- Air Conditioner (A/C) points provided in all bedrooms.
- TV, telephone/data, and sufficient power outlets provided at designated locations.
- All electrical installations shall comply with applicable safety standards and regulations.



PAINTING:

- Internal Walls: Premium Asian Paints Emulsion finish over two coats of cement-based wall putty.
- External Walls: Cement-based textured (Stucco) finish with premium weatherproof exterior emulsion paint.
- Doors: Premium Melamine finish on all wooden doors.



WATER SUPPLY:

Adequate water supply through borewells



COMMUNICATION:

- Telephone points provided in the Living Room and all Bedrooms.
- TV points provided in the Living Room and Master Bedroom.



GENERATOR BACKUP:

- 100% power backup for common areas.
- Power backup for each apartment covering lighting and essential circuits:
 - 2 BHK: 1 KVA • 3 BHK: 2 KVA



SECURITY:

24x7 Security with CCTV surveillance at the entrance, exit gates, and all common areas.



STP & Rainwater Harvesting:

- STP: Sewage Treatment Plant with recycled water for landscaping and flushing.
- Rainwater Harvesting: Rainwater harvesting system for groundwater recharge and water conservation.

PREMIUM & QUALITY SPECIFICATIONS





LOCATION PLAN

(Not to Scale)

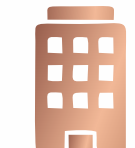


THE CONNECTION,
CONVENIENCE,
CENTER OF IT ALL



Transit & Connectivity

- Hopefarm Channasandra Metro Station (Purple Line) — 2.6 Km
- Kadugodi Tree Park Metro Station — 3.4 Km
- Whitefield (Kadugodi) Metro Station — 4.2 Km
- Whitefield Railway Station — 4 Km
- KR Puram Railway Station — 13.2 Km



IT & Employment Hubs

- International Tech Park Bangalore (ITPL) — 5.0 Km
- EPiP Zone, Whitefield — 5.5 Km
- Prestige Shantiniketan Business Park — 5.8 Km
- GR Tech Park — 5 Km
- Brigade Tech Park — 5 Km



Shopping & Lifestyle

- Forum Shantiniketan Mall — 5.8 Km
- Nexus Whitefield Mall — 3 Km
- Park Square Mall — 5 Km
- Decathlon Whitefield — 7.5 Km
- Phoenix Marketcity — 9.2 Km



Schools & Colleges

- MVJ College of Engineering — 2.2 Km
- Delhi Public School, Whitefield — 7.3 Km
- Chrysalis High School, Whitefield — 5.2 Km
- National Public School, Whitefield — 5.1 Km
- Vydehi Institute of Medical Sciences — 5.4 Km



Healthcare

- Sri Sathya Sai Super Speciality Hospital — 7 Km
- Aster Whitefield Hospital — 5.1 Km
- Manipal Hospital, Whitefield — 5.8 Km
- Cloudnine Hospital, Whitefield — 6.0 Km
- Vydehi Hospital — 6 Km



Recreation & Leisure

- Kadugodi Tree Park — 3.5 Km
- Inner Circle Park, Whitefield — 2.5 Km
- Whitefield Club — 2.5 Km
- Forum Shantiniketan Entertainment Zone — 4 km





For generations, Dwarakamai has been building milestones through thoughtfully crafted spaces defined by quality, trust, and lasting value. Every completed project reflects a strong commitment to modern construction, functional design, and customer satisfaction. More than just structures, our developments have become part of growing communities and countless family journeys. With every milestone achieved, we continue to shape a legacy that stands strong across generations.

ONGOING PROJECTS



2 & 3 BHK APARTMENT
@KANNAMANGALA, BENGALURU



3 & 4 BHK PREMIUM VILLAS
@KANNAMANGALA, BENGALURU



UPCOMING PROJECTS



**Building
milestones
through
generations**

COMPLETED PROJECTS



2 & 3 BHK APARTMENT
@PATHEBADHA, ELURU,
BENGALURU



2 & 3 BHK APARTMENT
@CHINTALAPUDI, ELURU,
BENGALURU



2 & 3 BHK APARTMENT
@MARATHAHALLI, BENGALURU



2 & 3 BHK APARTMENT
@HOODI, BENGALURU



2 & 3 BHK APARTMENT
@YEMPLUR, BENGALURU



3 & 4 BHK PREMIUM VILLAS
@KANNAMANGALA, BENGALURU



3 & 4 BHK PREMIUM VILLAS
@KANNAMANGALA, BENGALURU



2 & 3 BHK APARTMENT
@KANNAMANGALA, BENGALURU





DWARAKAMAI[®]

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Strategic Partner



Green Shoots

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Architect



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Bengaluru, Karnataka 560 016.
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Structural Engineers

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