

ALL
THINGS
GRAND
AND
BEAUTIFUL...





IF YOU DREAM GRAND DREAMS
IF YOU REACH FOR THE HIGHEST STAR
IF YOU BELIEVE IN NEVER COMPROMISING...
WE HAVE THE PERFECT HOME FOR YOU



BECAUSE A GOOD HOME IS TRULY TIMELESS....

A home is not just where you live. A home is where your dreams, your hopes and your ambitions also reside. A home is where your memories reside. The laughter, the shared smiles, the joys and celebrations, the satisfaction derived from every small achievement... We understand that a home is not just a financial investment but an emotional one too. Which is why, we at Elite Projects, are committed to creating homes that are as rich, as vibrant and as enduring as your fondest dream.

For a home to be timeless, you need enough space to accommodate not just your aspirations but those of your family too! You need thoughtful, future-proof designs, you need quality construction, you need attention to the smallest detail... In short, you need Elite Grandeur! Homes where happy memories will be created for generations to come!

Elite Grandeur comprises carefully crafted 2 Bedroom and 3 Bedroom Homes that come with the best of amenities and top-notch specifications. And here's the best part – the location is one of the most vibrant neighbourhoods of Bangalore – close to the Vijaya Bank Layout, near Bannerghatta Road! Now, isn't that grand?



A LOCATION AS GRAND AS YOUR HOME!

Just off Bannerghatta Road, close to the Vijaya Bank Layout and adjoining BTM 4th Stage, Elite Grandeur boasts of an address that is one of the most coveted neighbourhoods of Bangalore. Being close to Bannerghatta Road means you are close to all conveniences and facilities.

The best of educational institutions are here – from reputed International Schools to the prestigious IIM-B. You have access to excellent healthcare facilities. In the vicinity are Fortis Hospital, Sagar Hospital, Apollo Hospital, Jayadeva Institute of Cardiology, etc.

You'll never run out of exciting things to do here! You have plenty of entertainment, shopping and leisure options just a hop, skip and jump away. Reliance Mart, Gopalan Innovation Shopping Mall, Royal Meenakshi Mall and more! Take in a movie, shop, dine or simply catch the trends in these buzzing-with-activity places.

Need some spiritual rejuvenation? The Meenakshi Temple and the Sai Baba Temple are also nearby.

Elite Grandeur is in close proximity to the NICE Corridor. Which means an easy, comfortable commute to Electronics City, Jigani Industrial Estate, Sarjapur Road and a host of Tech Parks.



ENJOY A GRAND LIFESTYLE!

Who says that you can enjoy a good lifestyle only if you live in large, gated communities? At Elite Grandeur, we believe that the number of apartments should not dictate the lifestyle of the residents. Which is why, though there are only 60 homes in Elite Grandeur, we have not compromised on the amenities we have designed. Here's a quick look at what we have to offer, to help you enjoy a luxurious lifestyle both within the four walls of your home as well as within this exclusive community.

A temperature-controlled, open-to-the-sky terrace Swimming Pool for hours of clean, happy, healthy fun!

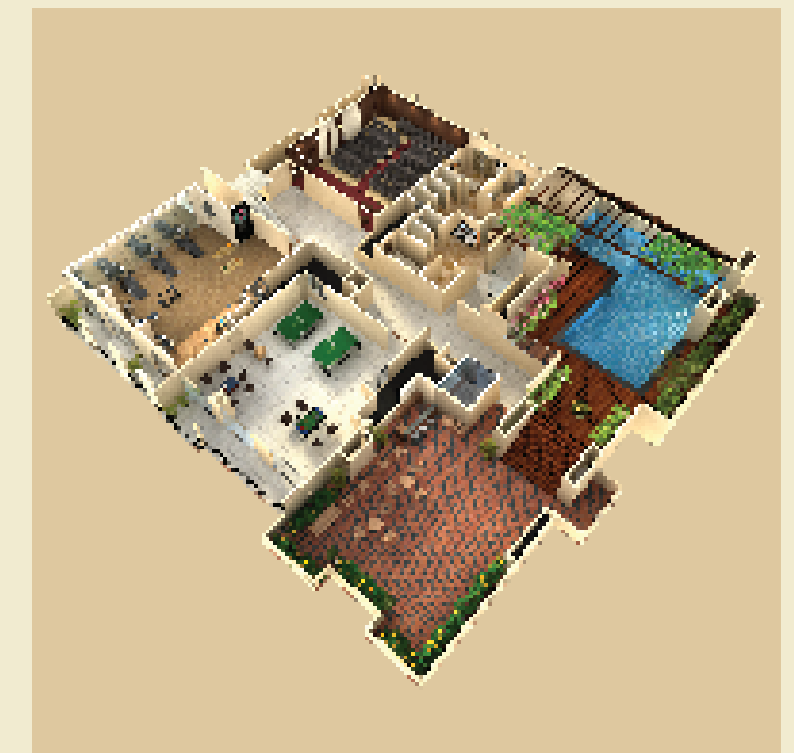
A Party Area with a Bar Counter to celebrate the many joyous occasions in your life.

A modern, well-equipped Gymnasium to keep you fit and fine with regular work-outs.

A gender-segregated Massage Room where you can relax and get those tired, sore muscles pampered.

A well-designed Home Theatre where you can build stronger bonds with your neighbours as you watch the latest movie.

An Indoor Games Room with Table Tennis, Carroms and Chess.







Typical Floor Plan
3 BHK - 1665 sft (West Facing)



Unit Nos.
001
101
201
301
401



Typical Floor Plan
3 BHK - 1665 sft (East Facing)



Unit Nos.
002
102
202
302
402



Typical Floor Plan
2 BHK - 1431 sft (East Facing)



Unit Nos.			
003	005	007	009
103	105	107	109
203	205	207	209
303	305	307	309
403	405	407	409

Typical Floor Plan
2 BHK - 1413 sft (East Facing)



Unit Nos.			
004	006	008	010
104	106	108	110
204	206	208	210
304	306	308	310
404	406	408	410



Typical Floor Plan
3 BHK - 1809 sft (West Facing)



Unit Nos.
011
111
211
311
411



Typical Floor Plan
3 BHK - 1827 sft (East Facing)



Unit Nos.
012
112
312
412



GRAND SPECIFICATIONS

Structure:

- RCC framed structure suitable to withstand wind and seismic loads

Super Structure:

- Solid cement concrete blocks for external walls of 6" thickness and internal walls of 4" thickness

Plastering:

- Sponge finished plastering for external walls and neeru/ lime-punning plastering for internal walls

Water Proofing:

- Water-proof cement plaster for toilets, sunken wash areas and terrace

Doors And Windows:

- Main Door: Burma teak wood frames and solid core flush door shutter with aesthetically designed veneer with melamine polish and SS hardware of reputed make
- Internal Doors: Burma teak wood frames, flush door shutters and standard SS coated hardware of reputed make

Windows Shutters:

- 3-Track Aluminum with fire-proof Saint-Gobain shutters and provision for mosquito mesh

Painting:

- Exterior: Two coats of apex exterior emulsion paint on one coat of exterior wall primer
- Interior: Smooth finished with Putty or equivalent material over a coat of wall primer and top finish with two coats plastic emulsion from Asian Paints
- M S Grills: 2 coats of enamel paint over base coats for flush doors and safety grills

Flooring:

- Vitrified tiles of size 24"x 24" with 4" height skirting for living, dining and all bedrooms
- 12"x12" Anti-skid ceramic tiles flooring for toilets, utility areas
- 16"x16" Anti-skid ceramic flooring tiles for kitchen

Cladding And Dadoing:

- Glazed ceramic tiles dadoing up to lintel height in bathrooms and 5' height dado in utility/washrooms
- 4' height dado in kitchen above the granite platform
- 20 mm thick granite cladding for the lift exterior

Kitchen:

- 19 mm thick polished granite with round nosing

- Provision for fixing water purifier and electric chimney

- Gas Leak Detectors*

Sanitary Ware/ CP Fittings:

- Sanitary fittings: EWC, porcelain wash basin. All sanitary fittings shall be of Parryware 'Cascade' series or equivalent
- Soil connection pipes of ISI-make, supreme pipes and fittings or equivalent
- All CP fittings are of Jaquar or equivalent-make

Water Supply:

- Water supply through ISI-make CPVC pipes and fittings of reputed make
- 24-hour supply of Cauvery and borewell water
- Pneumatic water pumps for water supply with equal pressure for all floors

Plumbing Works:

- Concealed pipeline work for internal and open-type for external pipeline work

Electrical Works:

- Concealed copper wiring through PVC conduit pipes for internal works of standard make
- Adequate electrical points provided for living, dining, bedroom, kitchen and bathrooms
- Modular switches and fittings provided Single Phase 3 kW power supply for each apartment

Lifts:

- Lifts of eight passenger capacity of Johnson or equivalent-make

Power Back-up:

- Back-up power through acoustic power generator for services and common areas lighting
- Generator back-up of .5 kW for 2 BHK and .75 kW for 3 BHK

Security:

- Intelligent building management and security systems
- All apartments interconnected with intercom and also with the security
- Biometric/Password entry to homes*
- Video door phone*
- Motion sensor and auto lighting for common areas
- Round-the-clock security

*At additional cost

