

*Elegant Emporium*

@ Akshayanagar, Bannerghatta Main Road, Bangalore



**ELEGANT**  
Builders & Developers

## ABOUT US

“Elegant Emporium” is promoted and developed by “Elegant Builders & Developers” with an impeccable reputation for quality, integrity and on schedule delivery.

For most people, a home is the most important investment they will ever make. Understanding the magnitude of the task of creating a lifetime dream for a customer, we at “Elegant Builders & Developers” developed every residential project as if it were our own. For us, it's not just a business, but also pleasure to deliver dreams and to delight our customers. And our commitment does not end there.

## LOCATION HIGH LIGHTS:

Welcome to “Elegant Emporium” located within IT corridor and easily accessible to all the places from Bannerghatta Road and other sides in close proximity to Hosur Road, NICE Road & Mysore Road. Temples, educational institutions, hospitals, Schools, Colleges, Shopping Malls are very close.

## PROXIMITY :

Close to leading

- ♦ Shopping malls - Reliance Mart, Shoppers stop, Hyper city, Meenakshi Mall.
- ♦ Schools - Ryan International school, BGS, Sarla Birla International, Delhi Public schools etc.
- ♦ Hospitals - Wockardt, Appollo, Jayadeva.

## FACILITIES :

- ♦ Budget prices, spacious and quality construction by reputed builders.
- ♦ Architecturally sound structure with provision for good Interior & 100% vastu achieved by reputed Architects.
- ♦ Just 3.0 Kms. from Bannerghatta Main Road to inside 80 feet road approach.
- ♦ Continuous and round the clock water supply.
- ♦ Adequate parking facility for 4 wheelers and 2 wheelers in the stilt floor.
- ♦ Loan facility arranged by leading financial Institutions.
- ♦ Generator and Lift facilities available.
- ♦ Provision for Childrens play area, Jogging track, Swimming pool and Multi purpose hall.
- ♦ Club house, Multi speciality gym, billiards room, table tennis / board games with chess, carrom and other indoor games.

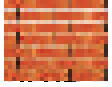
# Specifications



## Structure

R.C.C framed structure designed for zone II regulations.

---



## Walls

6" thick external walls and 4" thick internal walls of solid block masonry.

---



## Plastering

Smooth finish with lime rendering for interior to receive OBD and sponge finish for exterior to receive ACE paint.

---



## Doors

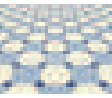
- Main & pooja doors of teakwood with polished Finish.
  - Sal wood frame & flush shutters for other doors.
- 



## Windows

Window frames with Sal wood , shutters with teak wood panels.

---



## Flooring

Vitrified tiles for living, bedrooms & dining. Semi vitrified tiles for other areas.  
Master Bedroom with wooden flooring and common area with granite.

---



## Kitchen

40 mm Granite counter top with granite sink and 4'6" height cladding of glazed tiles above counter. Provision for washing machine in utility.

---



## Electrical

Concealed type conduits, fire retardant Anchor wire and with Anchor Roma or other equivalent Switches. T.V., telephone and AC points in living and all bedrooms.

---



## Toilets

Flooring with antiskid tiles & glazed tile dado upto 7' height with hindware/jaguar fittings.  
Provision for geyser point.

---



## Painting

Internal : O.B.D.  
External : Weather proof Cement Based paint.  
Doors and windows : Enamel paint.

---

## Generator

Power backup to any 5 points in each flat.

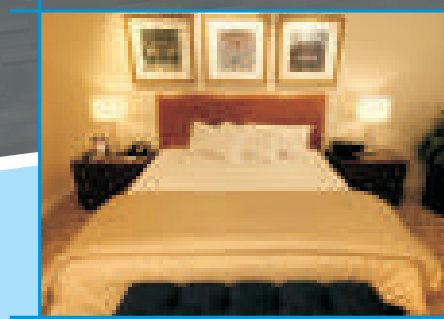
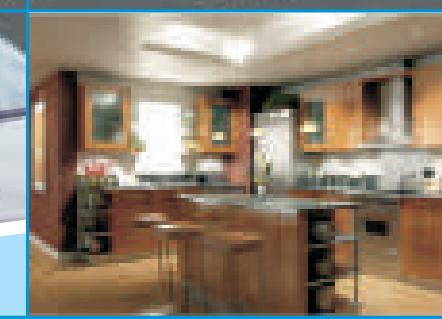
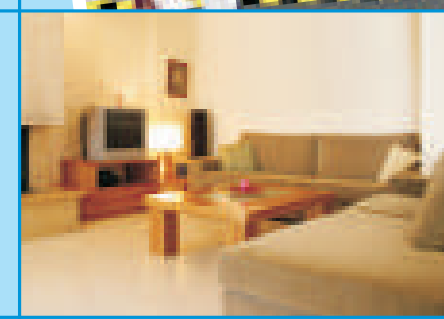
---

## Lift

2 nos. of 6 passenger of johnson or equivalent make.

# *Elegant Emporium*

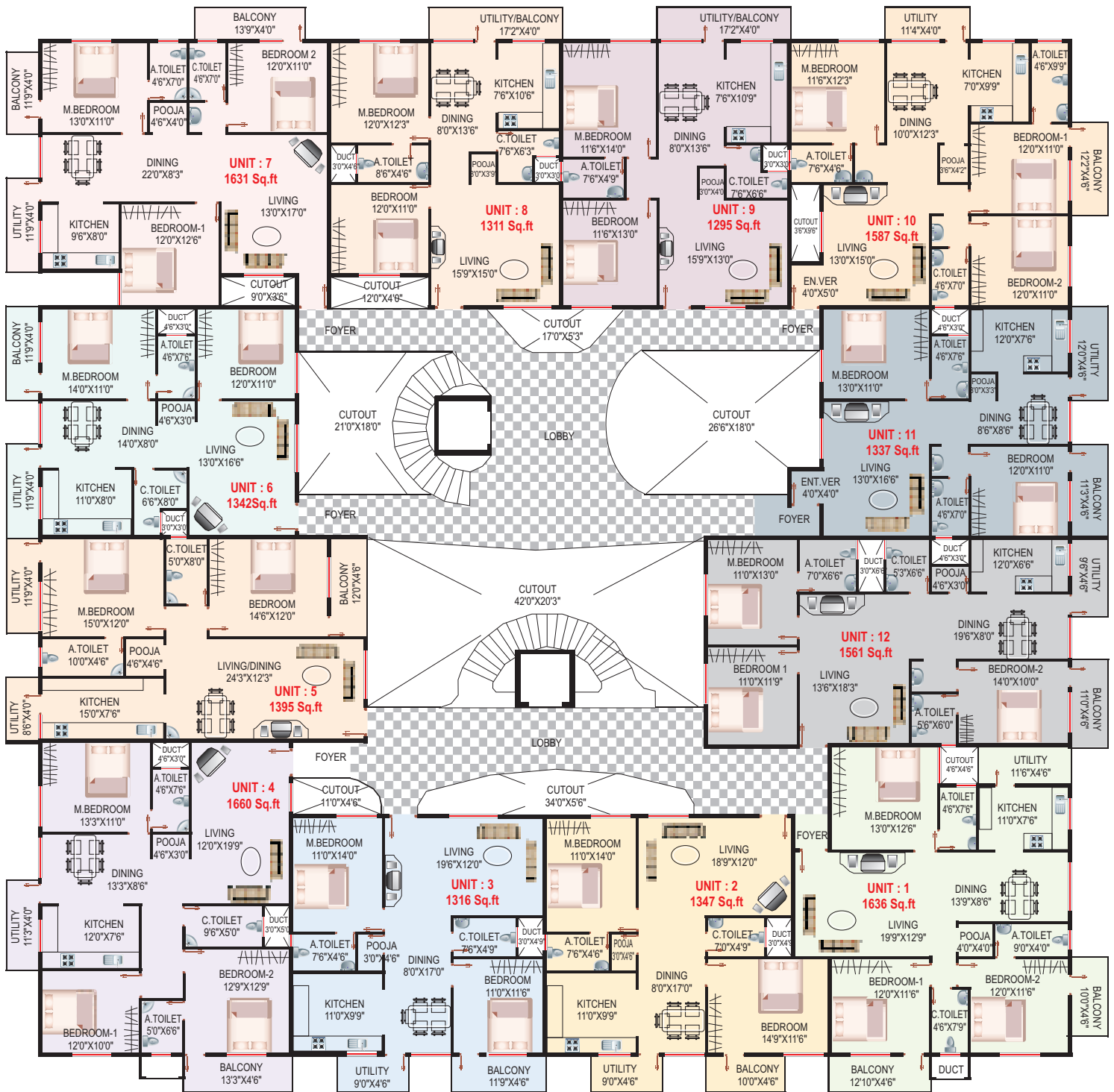
@ Akshayanagar, Bannerghatta Main Road, Bangalore



**ELEGANT**  
Builders & Developers



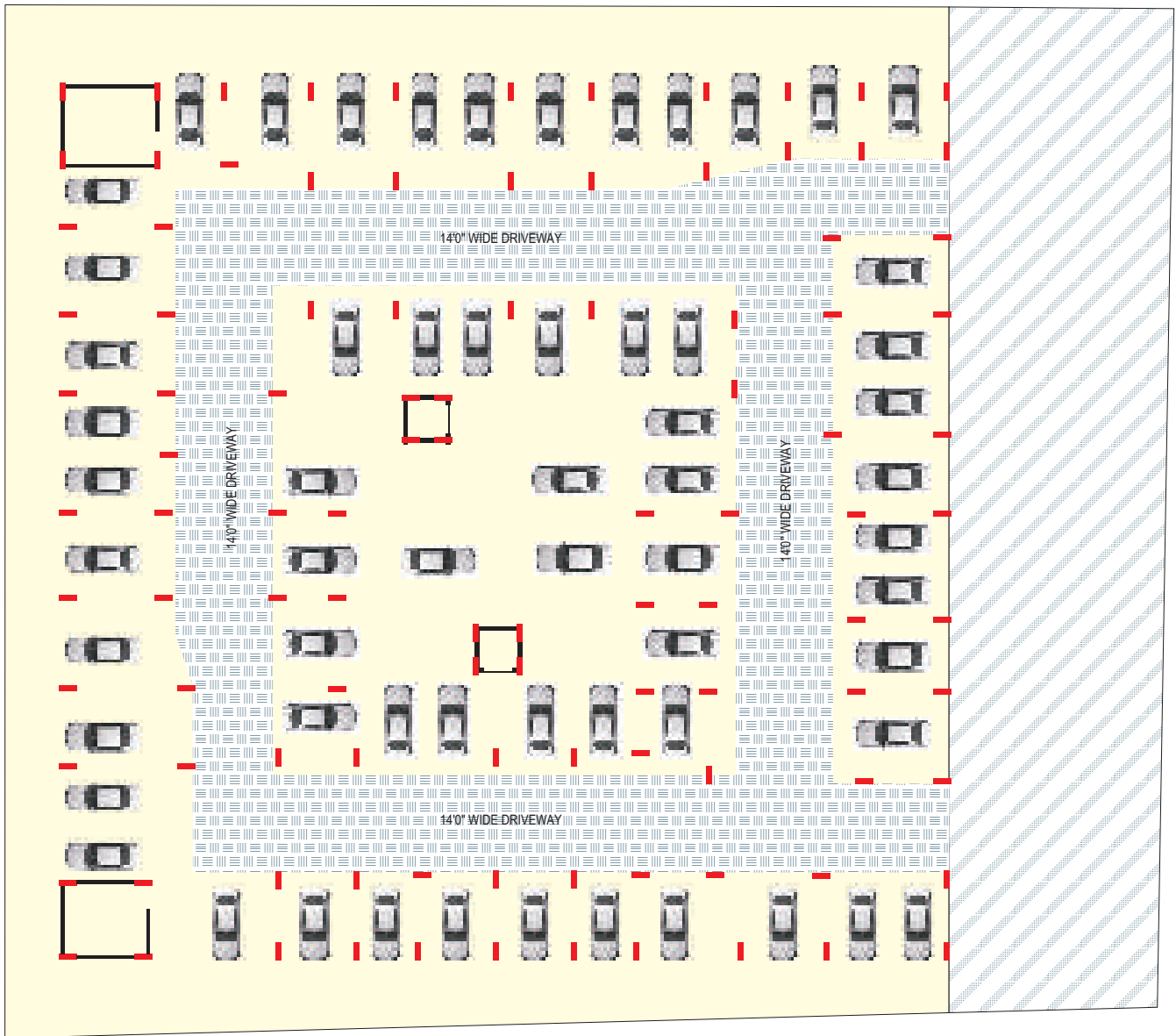
# Typical floor plan



EAST BY ROAD



# Car parking floor plan



EAST BY ROAD

## AREA STATEMENT

SL. No.	FLOORS	SALEABLE AREAS IN S.F.T.											
		GF 01	GF 02	GF 03	GF 04	GF 05	GF 06	GF 07	GF 08	GF 09	GF 10	GF 11	GF 12
1.	Ground Floor	1636.00	1347.00	1316.00	1660.00	1395.00	1342.00	1631.00	1311.00	1295.00	1587.00	1337.00	1561.00
2.	First Floor	FF 01	FF 02	FF 03	FF 04	FF 05	FF 06	FF 07	FF 08	FF 09	FF 10	FF 11	FF 12
		1636.00	1347.00	1316.00	1660.00	1395.00	1342.00	1631.00	1311.00	1295.00	1587.00	1337.00	1561.00
3.	Second Floor	SF 01	SF 02	SF 03	SF 04	SF 05	SF 06	SF 07	SF 08	SF 09	SF 10	SF 11	SF 12
		1636.00	1347.00	1316.00	1660.00	1395.00	1342.00	1631.00	1311.00	1295.00	1587.00	1337.00	1561.00
4.	Third Floor	TF 01	TF 02	TF 03	TF 04	TF 05	TF 06	TF 07	TF 08	TF 09	TF 10	TF 11	TF 12
		1636.00	1347.00	1316.00	1660.00	1395.00	1342.00	1631.00	1311.00	1295.00	1587.00	1337.00	1561.00

## Location Map



**ELEGANT**  
Builders & Developers

No. 00, Akshayanagar, Bannerghatta Main Road.  
Bangalore.

Architects :  
**YUKTI**  
Phone : 080 - 26713029

Structural Engineers :  
**Prakash V**  
Mobile : 98452 70919

Site Address :  
**Elegant Palace**  
No. 00, Akshayanagar,  
Bannerghatta Main Road,  
Bangalore.

**For Booking Contact :**  
Mobile : 98450 73572  
99728 15449