

FOR ENQUIRIES

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ABHIKALPAN ARCHITECTS AND PLANNERS, MUMBAI

RCC AND MEP CONSULTANTS
POTENTIAL SEMAC PVT LIMITED, BANGALORE

PROJECT VENTURED BY



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PROJECT VENTURED BY



Aurum is Latin for Gold, and we are that most revered and precious metal when it comes to construction, for whatever we make for you, is Gold, after you have touched it with your Midas touch! Indeed, each Aurum construction, be it commercial or residential, and in this case uber luxurious, we can assure you that it is Pure Gold.

As you know Gold appreciates with time, so will your investment in an Aurum nonpareil project. We have successfully delivered a number of high-profile real estate wonderments. And can proudly state that not only have we adhered to the best in industry standards, but have been trend setters for others to follow, a trait that comes naturally to a leader.



We at Veeru Constructions Pvt. Ltd. are a professionally managed organization with a stable and confident business base.

Our uniquely diverse multi-domain portfolio involves the development of quality in architectural on both residential and commercial properties in Bangalore and around Nandi Hills. At the moment we are totally focused on responding to the growing need for quality homes and commercial buildings in green city of North Bangalore... the fastest developing location in Asia.

All our endeavors at Veeru Constructions Pvt. Ltd., revolve around just one entity to our customers. It is their needs, ideas and demands that drive us. That is why our name is associated with fine living environment offering transparency, highest quality standards and unmatched value for money.

We are conscious in protecting the environment for all our projects.



Bangalore is India's pioneer IT hub city on International map.

You are at the right place, close to the city yet within greens, a short drive from the International airport and neighboring the Karnataka Housing Board, your very own classy retreat, a unique 90 villa project with a convenient shopping at your entrance!

Be entranced!

What more can you ask for!



MASTER PLAN



**BUILT ON 2,60,000 SQ.FT.
OF PRIME LAND**

Aurum Four Seasons has over 40,000 Sq.Ft. of green belt and parks forming the gateway to the complex. Ample space to exercise, jog, play or just amble in peace away from the madding crowd. Landscaping that innovatively use natural elements to bring unmatched beauty, peace and harmony with clean, healthy and modern lifestyle. Various kinds of amenities are available within the project itself.

A shopping complex, Baby Pool, Multipurpose hall, Childrens Play Area, Elderly Zone, Reading Corner, Gazebo etc... facilities are provided for the satisfaction of the residents.

LAYOUT LEGEND

1. MAIN ENTRANCE 2. ENTRANCE GATE 3. SECURITY CABIN 4. WATER FEATURE WALL 5. MULTIPURPOSE HALL (WITH RECREATIONAL FACILITIES)
6. CONVENIENCE STORES 7. TREE LINED AVENUE 8. PATHWAY 9. CHILDREN PLAY AREA 10. READING CORNER 11. ELDERLY ZONE 12. GAZEBO
13. MEANDERING PATHWAY 14. JOGGING TRACK 15. BUTTERFLY GARDEN 16. SAND PIT 17. LAWN MOUNDS



BUNGALOW TYPE	PLOT NOS.
TYPE (A) 1200 EAST	8 TO 17, 27 TO 36, 47 TO 58
TYPE (B) 1200 WEST	18 TO 26, 37 TO 46
TYPE (C) 1200 NORTH	59 TO 62
TYPE (D) 1500 EAST	1 TO 7

GRAND ENTRANCE



GRAND ENTRANCE

The awesome gates that open up
to eternal happiness.
It's like come to your own heaven,
not haven every day! Beauty,
class and bliss all rolled in one
goodness package!

COMMERCIAL AREA



2000 Sq. Ft. of convenient shopping center



CHOOSE YOUR SEASON!

ALL HAVE GREAT REASONS!



TYPE (A)

Plot Size: 1200 sq. ft.

Saleable Area: 2215 sq. ft.

Bedroom : Three



TYPE - (A)

Plot Size: 12,00 sq. ft.
Saleable Area: 2215 sq. ft.
Bedroom : Three



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN





CHOOSE YOUR SEASON!

ALL HAVE GREAT REASONS!



TYPE (D)

Plot Size: 1500 sq. ft.

Saleable Area: 2645 sq. ft.

Bedroom : Three



TYPE - (D)

Plot Size: 15,00 sq. ft.
Saleable Area: 2645 sq. ft.
Bedroom : Three



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN





TREE LINED AVENUE

This is the wow factor.
You'll gasp with joy at the first look, and
imagine the pride that will well up
in your heart when you own it.

Wow it is!

TREE LINED AVENUE

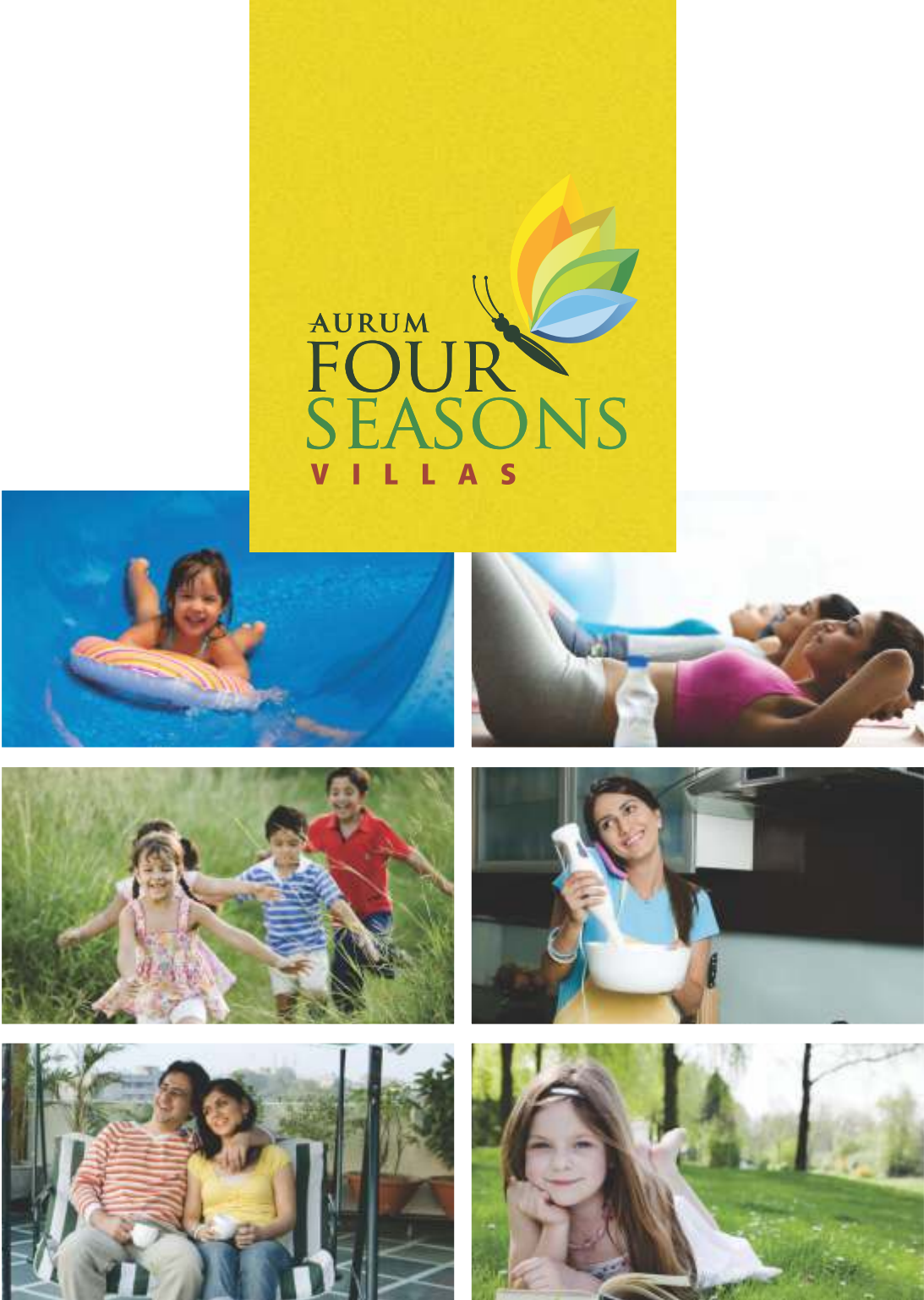


MULTIPURPOSE HALL
WITH RECREATIONAL FACILITIES



PROJECT AMENITIES

- ✓ Grand entrance plaza
- ✓ Decorative entrance wall feature.
- ✓ Water feature at entrance .
- ✓ Multipurpose hall with recreational facilities.
- ✓ Well stocked convenience stores.
- ✓ Tree lined driveway.
- ✓ Paved pathways.
- ✓ Children Play area.
- ✓ Serene and quiet reading corner.
- ✓ Elderly Zones.
- ✓ Landscaped garden with gazebo.
- ✓ Compound wall with attractive gate.
- ✓ Well defined jogging track.
- ✓ Butterfly Garden.
- ✓ Sand Pit.
- ✓ Palm tree avenue.
- ✓ Sewage treatment plant.
- ✓ Transformer & DG backup for common area.
- ✓ Underground water tank with auto water level controller for overhead water tank for each villa



VILLA SPECIFICATIONS

STRUCTURE

- ✓ Seismic proof RCC framed structure (G+1 Floors)

WALLS

- ✓ External 6" masonry wall
- ✓ Internal 6" masonry wall

PAINTS:

- ✓ Plastic emulsion on all internal walls and ceilings
- ✓ External weather sheild texture paint on external walls

DOOR & WINDOWS

- ✓ Decorative laminated door frame with safety door at the entrance
- ✓ Decorative laminated door frame for bedrooms
- ✓ Aluminium sliding door / windows with fly mesh
- ✓ Aluminium ventilators with provision for exhaust fan in toilets
- ✓ M.S. grill for windows

HARDWARE

- ✓ Premium quality hardware for main door and bedroom doors

FLOORING

- ✓ Vitrified flooring in entrance lounge & passages
- ✓ Premium quality vitrified tile flooring in living,dining,bedroom areas and kitchen
- ✓ Premium quality ceramic tile flooring in balconies
- ✓ Premium quality antiskid ceramic tile flooring and dado in toilets upto 7' height
- ✓ Paver tiles in car porch
- ✓ Wooden design ceramic floor for dining decks

KITCHEN

- ✓ Polished granite platform with good quality ss sink
- ✓ Provision for water inlet near kitchen sink for water purifier
- ✓ Premium quality ceramic tile dado above the kitchen platform up to 2 feet

PLUMBING & SANITARY FIXTURES

- ✓ EWCS/wash basins toilet of Hindware / parryware or equivalent make
- ✓ Jaguar/ESS/equivalent make of bath fixtures in all toilets
- ✓ Good quality PVC drainage & storm water pipes
- ✓ Good quality CP fitting
- ✓ Natural stone vanity top complete with basins & mixers
- ✓ Mirror/ toilet paper holder / towel rack
- ✓ Solar water heater system for each villa
- ✓ Overhead water tank
- ✓ Superior quality waterproofing

ELECTRICAL FIXTURES

- ✓ PVC insulated wires of Anchor/Havell/Finolex or equivalent make
- ✓ Premium electrical switches of Anchor/Havell or equivalent make
- ✓ Concealed conduits for power, lighting and fans
- ✓ TV point in living and master bedroom
- ✓ Telephone point in living, master bedroom and kitchen
- ✓ Intercom facility from villas to security room to ensure screening of visitors
- ✓ Split A/C point in living and master bedroom
- ✓ ELCB and circuit breakers of suitable capacity
- ✓ Internal wiring for cable or DTH TV
- ✓ 3 Phase power connection

SECURITY

- ✓ 24 hour security with intercom facility from security cabin to each villa
- ✓ Safety main door for each villa
- ✓ 24 hour security at main entrance

HIGHLIGHTS

- Location at Yelahanka - Doddaballapur Highway & near 360 Ft. wide IVC Road
- 12 Kms from Bangalore International Airport
- 15 Kms from Hebbal Flyover
- Near BMS Engineering College and Sir M Visvesvaraya Institute of Technology
- Near Stone Hill International School
- Near Embassy Horse Riding School
- Nearest Railway Station 7 Kms Doddaballapur & 9 Kms Yelahanka
- Majestic 28 Kms

LOCATION MAP

