

AHAD

*Euphoria*

The jolly-good world called home.



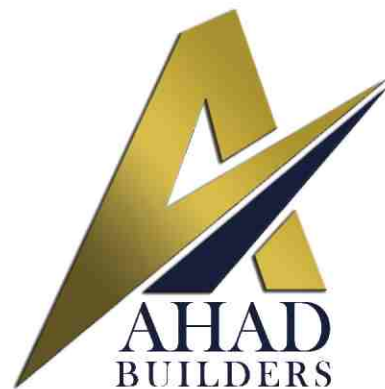
Behind Decathlon, Sarjapur Road

1 - 2 - 3 - 4 BHK | PENTHOUSE





POORNAKRITI



*Your Trust Our Legacy*

## PROMOTERS

AHAD Builders is an entity that is driven by Values. Experienced in Construction since 1975, the promoters lay emphasis on three important things. Building only the best quality homes. Being a 100% debt-free company. And honouring the promised deadline of delivery at any cost. It is these traits that have made AHAD the trusted choice of growing middle-class home owners of Bengaluru city. AHAD Euphoria is the finest example of luxury living at its most affordable avatar yet.











*Sunlight.  
Fresh air.  
Greenery all around.  
Welcome to  
resort living  
@ Ahad Euphoria.*



Garden City Bengaluru is growing. The fantasy of a green Bengaluru is still intact, in a tucked away spot that is well within the city's buzz. "Ahad Euphoria" is one of those select havens that offer you the space and the splendor you need for living the good life. Located at "Sarjapur Road", the latest corporate hub, Ahad Euphoria has more than what it takes to become your chosen home. More space, more light, more fresh air, more amenities and of course, more happiness.

Green Open Amenities ● Viewing Lawn ● Gazebos with water bodies ● Pergola with resting benches  
Open amphitheater ● Theme Park ● Alfresco Outdoor Dining ● Cascading Stream

*More than  
78%  
green  
open space.  
Park here!*





CLUB HOUSE

KA01MP9990



*Spend  
Quality time  
at the Club.  
With your  
family!*

A home is not complete if it doesn't have the provision for entertainment and health. With changing lifestyles, you need to have those entertainment spots close to where you live. Even better if it is right where you live! The grand club house inside Ahad Euphoria can well become the center of your universe. Especially on weekends. Equipped with a state-of-the-art gym that spans the entire floor length, the club house is also punctuated with a Spa, Jacuzzi, Steam Sauna etc. to make your leisure a pleasure. You and your family can also indulge in indoor sports like Chess, Carrom, Table Tennis, Billiards and Squash as you walk up to the higher floors. With a Café and a hi-tech Home Theater (for a group of 10) this is truly a 'family' club.



Provision for Departmental Store ● Laundry ● ATM ● Pharmacy ● First-aid Center ● Concierge Services







Swimming Pool View with Alfresco Outdoor Dining



Indulge in  
laps of luxury.  
And fitness!

You can start your day with a swim or end your day with one. Our huge swimming pool with ozone system makes it a perfect spot for fun, frolic and fitness in one go. As you take long lazy laps you can also use the services of the Poolside cafeteria or take breaks on the vast Poolside Wooden Deck while your kids splash around in the separate kids swimming pool alongside. It's a private luxury that doesn't ask you to drive out in search of a clean pool inside the city. Just walk out of your home and take the plunge into the high life.









*Family  
that plays  
together,  
stays together!*



Spending quality time with the family will take a whole new meaning at Ahad Euphoria. Apart from indoor games like chess, Carrom, Table Tennis, Billiards and Squash you and your family can also enjoy outdoor sports.

A demanding game of basketball or a power game of badminton, you can work your muscles the 'play' way. You can jump-start your day with a brisk walk or a spirited jog along the jogging track that has Pergola shaded resting benches all along. That's not all.

Evenings can be spent well, with a round of drama or a talent contest at the open amphitheater that can hold an audience of up to 100. As you see, ideas are aplenty for the entire family at Ahad Euphoria.



TULIP  
WING-2

AHAD  
*Euphoria*  
The jolly-good world called home.

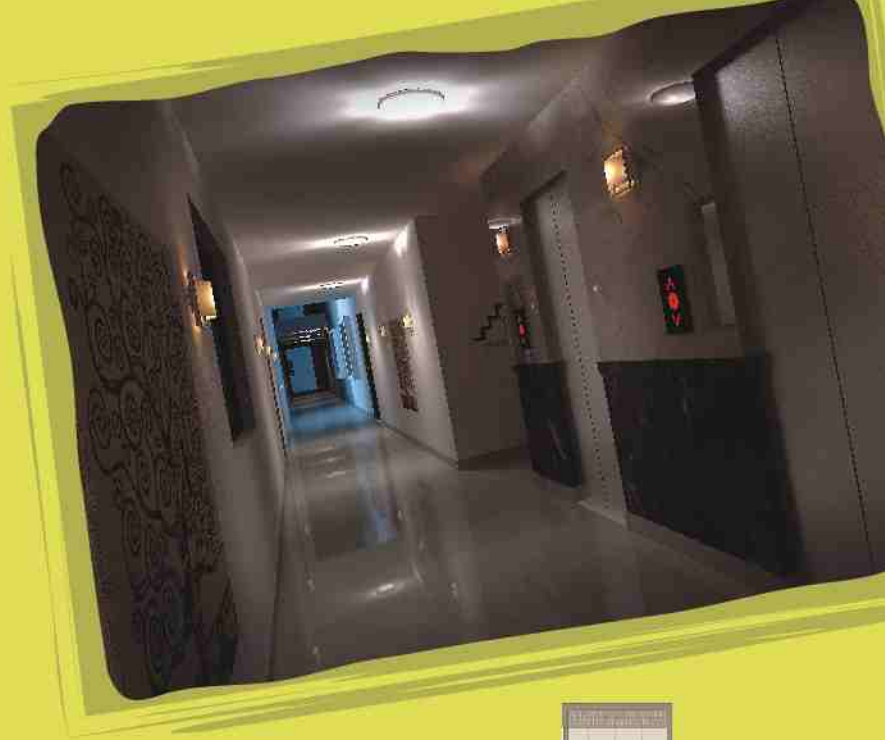
DAFFODIL  
WING-1





*Just  
4 apartments  
per floor.  
The Euphoria  
of privacy -  
just 4 you.*

Not just on the outside, Ahad Euphoria is thoughtfully build from the inside too. Every block is as stylish and planned as much as it is built to be strong and durable. With the best Architects putting their experience in the design of every single block and every single apartment you will welcome the amount of privacy the carefully planned apartments offer you. A double-height entrance lobby at ground floor will give you the feeling of having your home in a star hotel and the double hi-speed lifts will transport you and even your new fridge and TV and wardrobe to the higher floors in a jiffy. With top-notch construction specifications that are of the best standards and quality, you can rest assured of a home that will truly be your legacy for your future generations to come.





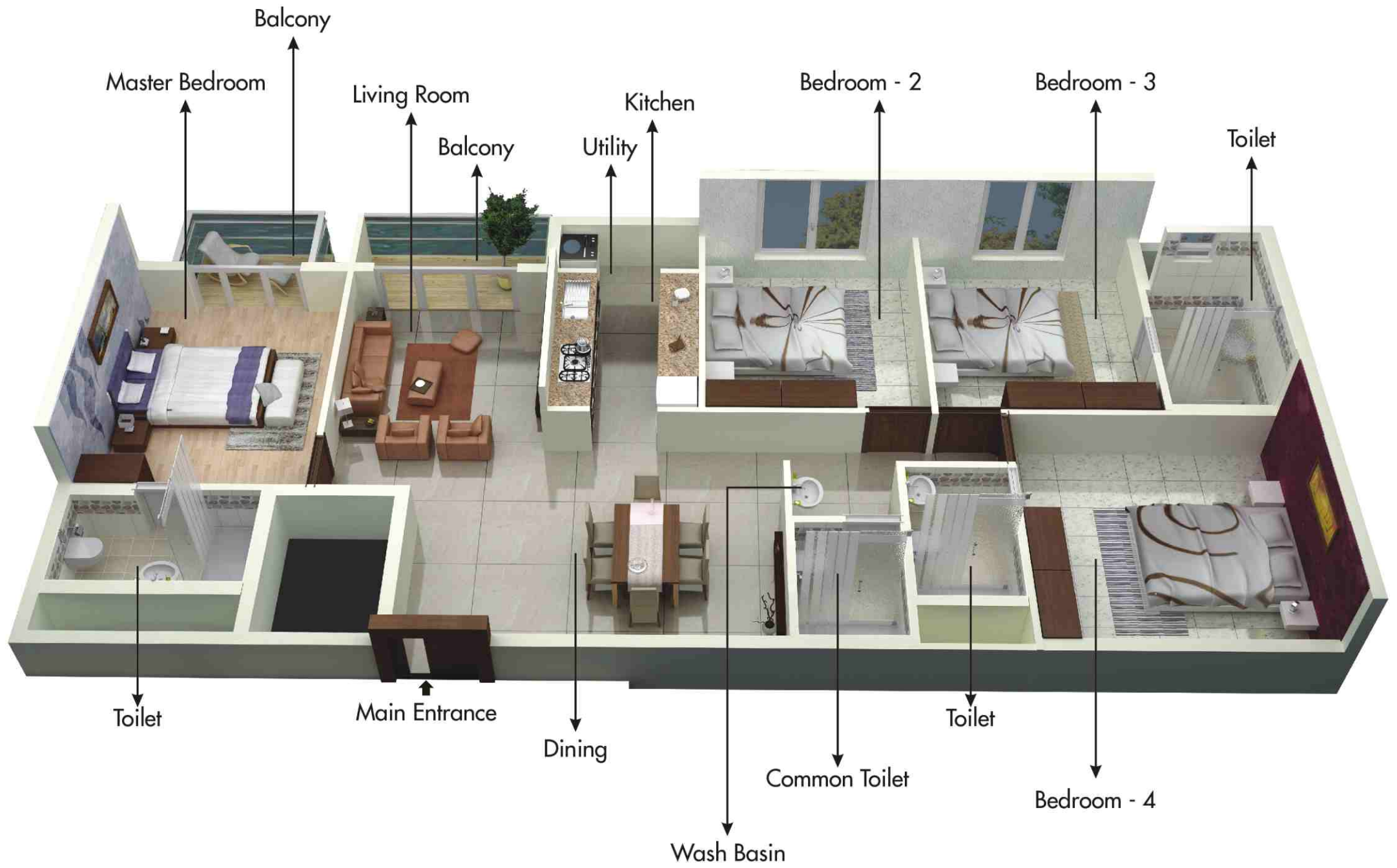
# MASTER PLAN

## Tower Names

-  1. Daffodil
-  2. Tulip
-  3. Orchid
-  4. Iris
-  5. Sunflower
-  6. Primrose
-  7. Jasmine
-  8. Hibiscus
-  9. Lily
-  10. Lotus
-  11. Daisy
-  12. Golden Shower



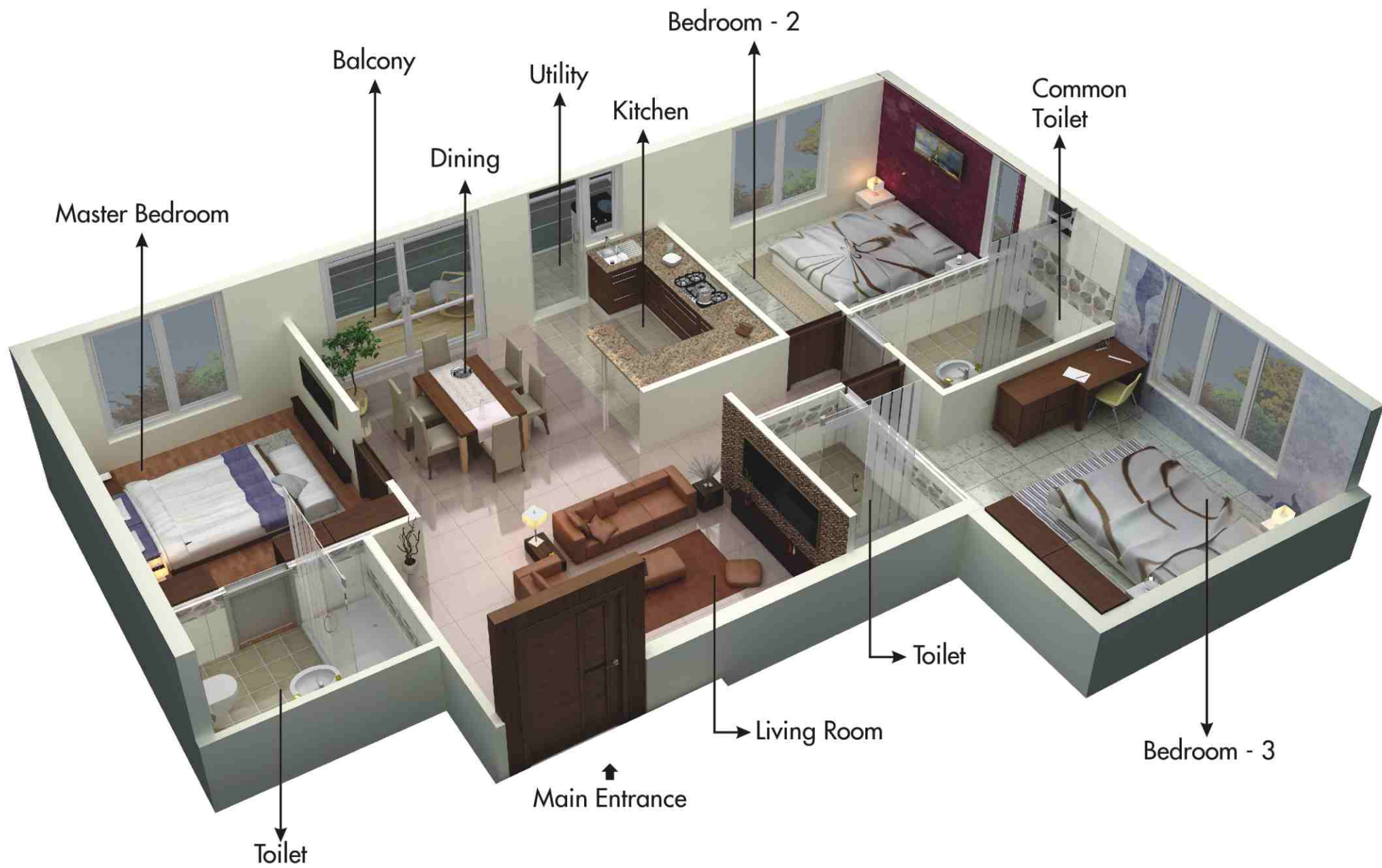




NOTE : Furniture, Cabinets, Wardrobe, Glass Partition in toilets etc., are not part of this project.

**4 BHK**





**3 BHK**

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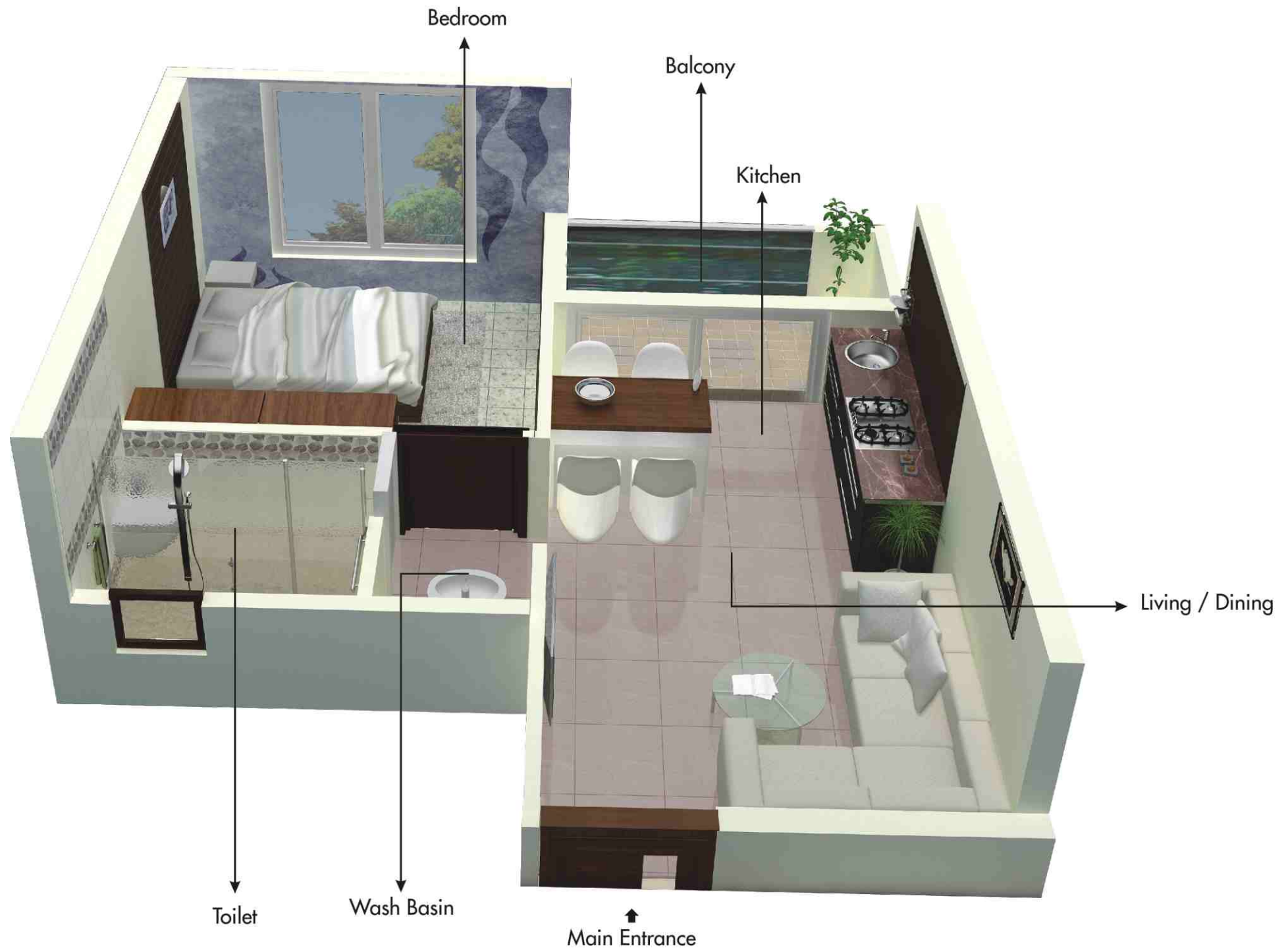




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**2 BHK**

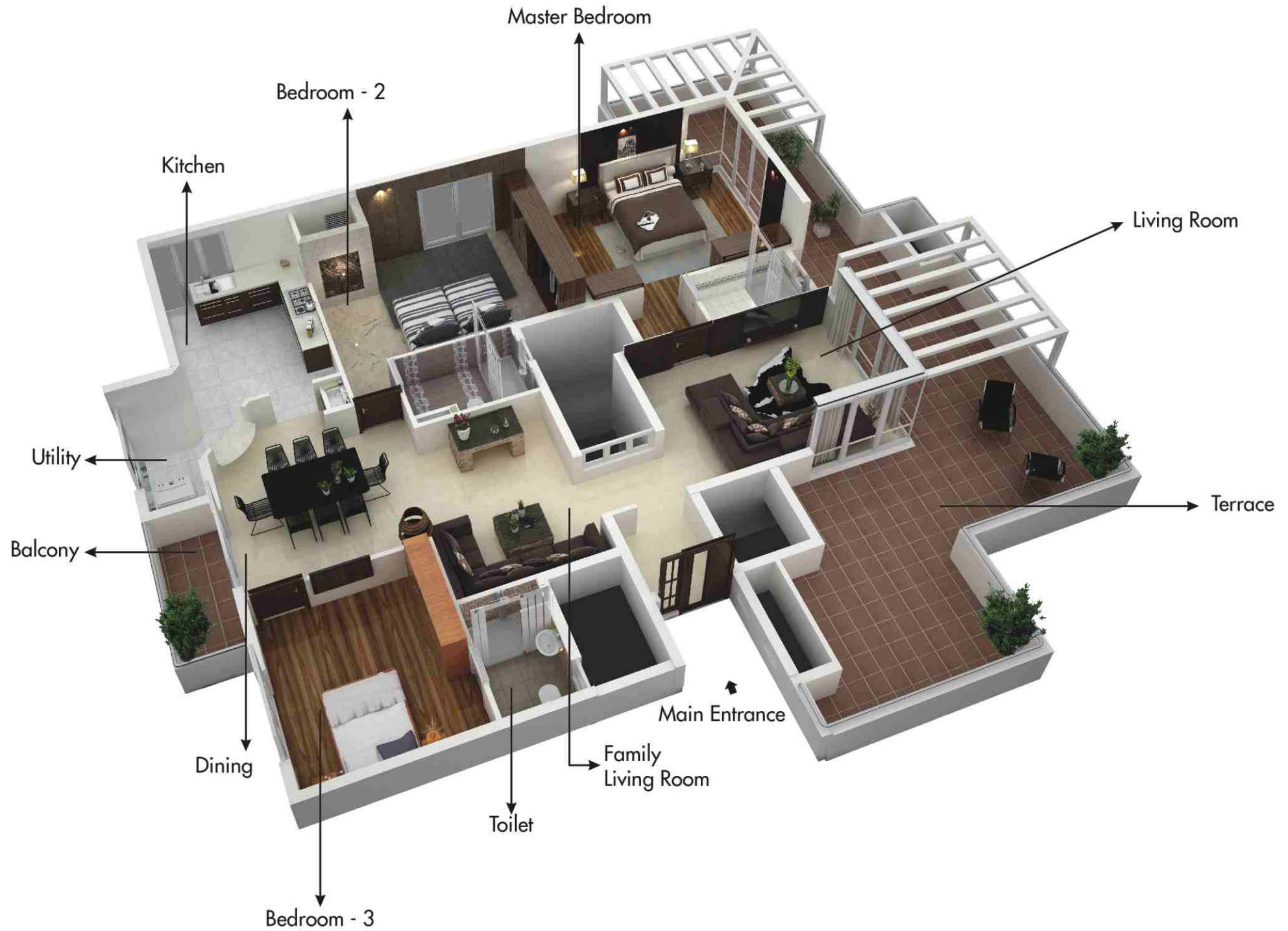




# 1 BHK

NOTE : Furniture, Cabinets, Wardrobe, Glass Partition in toilets etc., are not part of this project.





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# SPECIFICATIONS

- **STRUCTURE:** R.C.C Frame with columns and beams designed for Earthquake resistance (seismic zone - 2).
- **MASONRY:** External : 8" Cellular Concrete Block. Internal : 4" solid Concrete Block.
- **FLOORING:** Vitrified Double Charged (Nano Technology) Tile of 32" x 32" in living/dining room and 24"x 24" in Bedrooms.
- **WINDOWS / SLIDING DOORS:** MRF Vapour Coated Aluminium Windows and Sliding Doors with 5mm Clear glass.
- **DOORS:**
  - Entrance Engineered Wood Frame with designer laminate shutter along with SS handle and safety lock etc.,
  - Bedrooms: Engineered Hard Wood Frame with Mezzanite solid core 32mm thick B.S. laminated shutter with SS accessories.
  - Toilets: Hardwood frame & shutter with laminated cladding on both sides.
- **KITCHEN:**
  - Polished Granite platform with S.S. Sink and drain board
  - Designer tiles 2'-0" high above platform and sink
  - Wash basin in common area with designer tiles
- **BATHROOM:**
  - Chromium plated fittings with single lever diverter for shower in Master Bed (Jaguar Continental or equivalent brand)
  - Designer tiles dadoing up to Lintel level.
  - Wash basin and Wall hung closet (White) with seat cover by (Hindware or equivalent make)
- **PAINTING:**
  - Acrylic emulsion for internal walls and Oil bound distemper for ceiling
  - Texture on external wall of the building with acrylic water based paint



- **ELECTRIFICATION:** Modular Switches (Anchor Roma or equivalent make).
  - Concealed circuit wiring with Finolex / Anchor / Havells wires.
  - RCCB in individual flat for safety.
  - Fan points in living room and bedroom.
  - AC points in master bedroom.
  - TV, Telephone point in living and master bedroom.
  - 1 BHK - 3 KVA, 2BHK - 4 KVA, 3BHK - 5KVA, 4BHK - 8 KVA, Pent House - 8 KVA.
  
- **GENERATOR FACILITY:** Branded silent generator for common area, lift, water pumps, common passages, club house, basements, drive ways / garden area and for individual apartments:  
(1 BHK - 0.75 KVA, 2 BHK - 1 KVA, 3 BHK - 1.5KVA, 4 BHK - 3 KVA, Pent House-3KVA)
  
- **PLUMBING:** ISI brand CPVC, UPVC and G.I. piping.
  
- **SANITARY:** UPVC, SWR Grade types A & B pipes.
  
- **LIFTS:** Two high speed automatic elevators of Johnson / OTIS or equivalent for each block.
  
- **ENTRANCE:** Entrance Arch with Security system, CCTV, Centralised security system @ entrance lobbies.
  
- **DRIVEWAY:** Well designed pavior block / roads.
  
- **ANTITERMITE :** Antitermite treatment for buildings at basement level.
  
- **ENTRANCE LOBBY:** High ceiling interior with reception desk.  
Backlit SS Name plate of the project and blocks.
  
- **RAIN WATER HARVESTING:** As per design.
  
- **STP:** As per design.

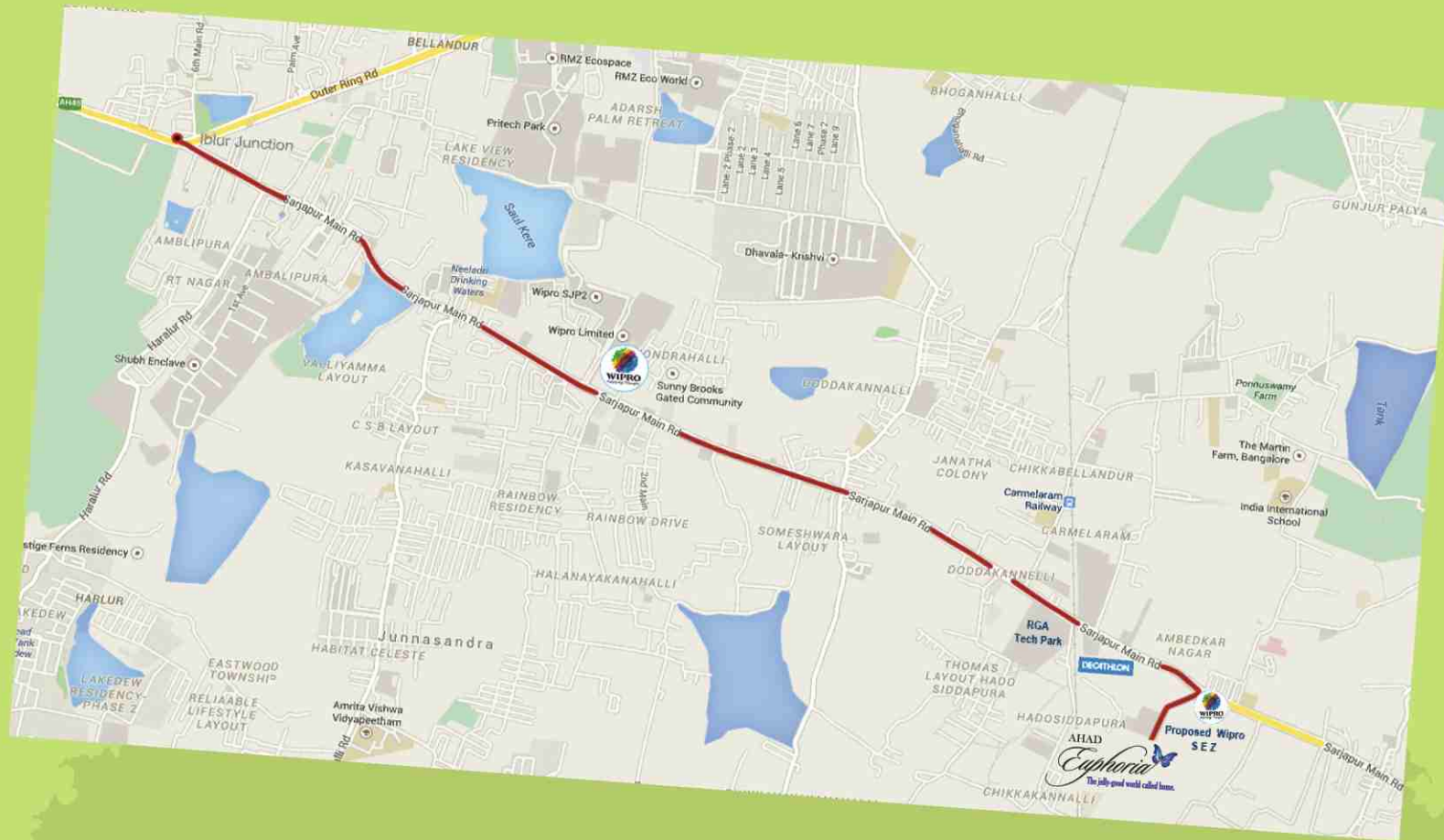


# AMENITIES

- Swimming Pool: Main Pool 100feet long with ozone system, Children's Pool.
  - Pool Deck.
    - Cafeteria Inside club house and around pool.
    - Health Club: With Gym, Spa, Jacuzzi, Steam Sauna etc.
    - Indoor Games: Chess, Table Tennis, Snooker Room etc.
    - Squash Court: High end Squash Court with viewing gallery.
    - Outdoor Games: Basket Ball Court, Volley Ball, Badminton Court & Cricket Pitch.
    - Party Hall (2nos).
    - Alfresco outdoor dining with designer chair & table.
    - TV Lounge for family of 10nos (2nos).
    - Amphitheatre.
    - Gazebo's facing fountain.
    - Jogging track with resting benches.
      - Provision for Departmental Store, Laundry, ATM, Pharmacy, First Aid Center, Concierge Services.
      - Water features at various points.
        - Theme Park.
          - Cascading stream.
          - Children play area.







## LANDMARKS

### Schools & Colleges

Bangalore Technological Institute, Amrita Vishwa Vidyapeetham, New Horizon College Of Engineering, PES Institute of Technology, Harvest International School, Prakriya Green Wisdom School, Primus Public School, Delhi Public School - East, Prakriya, GEAR Innovative Intl. School, St. Peters.

### Markets & Shopping Malls

Mega Mart, Total Mall, Cafe Coffee Day - Total Mall Sarjapur Road, Cosmos Mall, Brand Factory, Bangalore Central, Motherhood.

### Banks & ATMs

Corporation Bank ATM, SBI ATM, Canara Bank, Canara Bank ATM, South Indian Bank ATM, HDFC Bank, ICICI Bank ATM, Dhanalakshmi Bank ATM, Corporation Bank Branch, State Bank of India, Axis Bank, ICICI Bank, State Bank of Travancore.



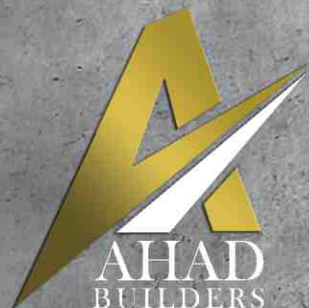


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7676-901-901



[www.ahadeuphoria.com](http://www.ahadeuphoria.com)



Your Trust Our Legacy

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NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.