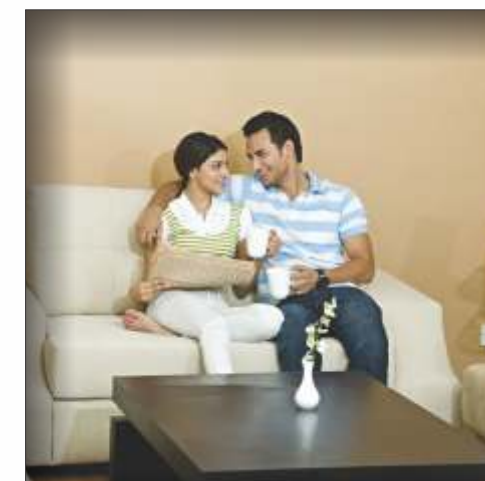
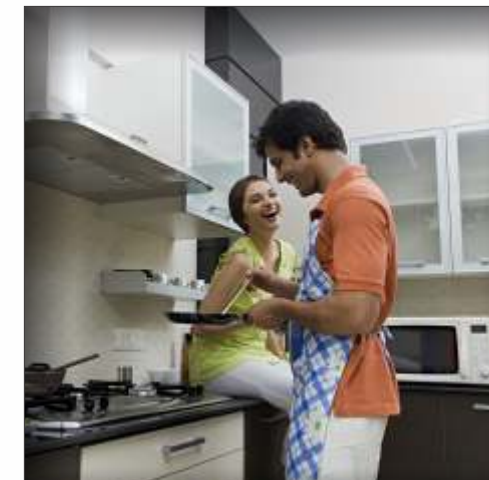




Office : Hita Infra, 88, Margosa Avenue,  
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Mobile: 84960 21222, 80950 00171



THE BEST IS FINALLY HERE

Location map  
Not to scale



PROXIMITY

MALLS & HOSPITALS

Forum Value Mall	- 1.5 km
D-Mart	- 2.0 km
Columbia Asia Hospital	- 1.5 km

TECH PARKS

ITPL	- 6.0 km
Sigma Tech Park	- 1.5 km
Kundalahalli Junction	- 4.5 km
J P Morgan	- 5.0 km
Ecospace	- 7.0 km
Wipro Head Office	- 10.0 km
Marathahalli Bridge	- 6.0 km

SCHOOLS

Vagdevi Vilas School	- 1.5 km
Chrysalis High	- 1.5 km
Global International School	- 5.0 km
Greenwood High School	- 5.0 km
TISB	- 5.5 km
Delhi Public School - East	- 10.0 km



Site Address- Hita Lirio, Ayappa Swamy Temple Road,  
Opp. Sub-Registrar Office, Varthur, Bengaluru, Karnataka- 560087.



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Architect:  
Fluid Grid, Jubilee Hills, Hyderabad.  
www.fluidgrid.in

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer / owner reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and / or a contract of any type between the developer / owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions of the Agreement for Sale / Lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transactions. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variances.



COME, EXPERIENCE  
THE BEST IN ALL ITS GLORY



PRESENTING A ONE-OF-A-KIND  
RESIDENTIAL HAVEN AT VARTHUR



1BHK & 2BHK - 691 sft to 1180 sft

BBMP APPROVED  
NO COMMON WALLS | NO DEVIATION  
VAASTU COMPLIANT HOMES



Get addicted to perfection

Hita Infra is a part of Malibu Projects, a prolific pioneer in shaping lifestyle communities. The goodwill we enjoy is the result of a dedicated outlook and a willingness to go the extra mile to distinguish ourselves. Excellent service and an open work culture has helped us to evolve into a trusted name that stands for quality and timely delivery. With over 20 completed projects on the ORR, Whitefield, Kundanahalli and BTM Layout, we have been fulfilling the aspirations of our clients. All our projects ooze sophistication, futuristic planning, great finishing and above all present an excellent investment potential.

We now bring to you, Hita Infra Lirio, which offers an elegant compilation of the finest homes that are a perfect blend of comfort and convenience. Every home here, has been created with your needs in mind, with spacious living areas and free flow of pure air along with stunning views of the landscape around....

You are bound to get the feel of an independent home at Hita Infra Lirio !!





## HOMES THAT SPEAK OF THE GOOD LIFE



**Hita Infra Lirio** offers you a lifestyle that is unmatched in its ability to bring happiness and contentment. It is for those who desire the best of modern living in Bangalore along with a life of tranquility, comfort and peace.

Hita Infra Lirio, is a Basement + G + 3 stories building designed with 2BHK homes and top of the line finishes. It promises to lift your lifestyle to a whole new level. Elegantly planned, this 37 apartments project is like a breath of fresh air, meticulously envisioned and masterfully designed.

Located in one of the most prime locations at Varthur, Hita Infra Lirio enjoys unmatched connectivity to work places, educational institutions, shopping, dining and entertainment zones as well as the best of health care options.



## A complete lifestyle

This residential property exudes a serene environment ..... an entire setting filled with a balance of green and built spaces. The secure community has a host of amenities and leisure areas, offering much more than just a home to its residents. A fully equipped gym for the fit and fabulous along with a jogging track, a children's play area for the tiny tots and a multipurpose hall for all your entertaining ensure you can indulge in all your passions to your heart's content.

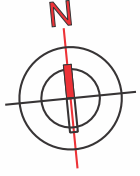


# Ground floor plan





# Typical floor plan 1st, 2nd & 3rd Floor





# Amenities



CCTV Camera



Car Parking



Jogging track



Children's Play Equipment



Power Backup



## Terrace floor plan

Well equipped gym @ Terrace



Multi Purpose Hall @ Terrace



## Specifications

### Facilities:

- ◆ Rain water harvesting
- ◆ Generator power backup for each flat, lift & common areas
- ◆ CCTV & intercom
- ◆ Security
- ◆ 24 hrs water supply
- ◆ Car parking
- ◆ 8 passenger top branded lift



#### STRUCTURE:

Seismic Zone complaint R.C.C framed structures designed as per relevant I.S codes, using M20 grade concrete.



#### WALLS:

External walls of 6" solid cement concrete blocks in 1:6 C.M with intermediate R.C.C. bed and internal walls with 4" solid blocks.



#### PLASTERING:

Sponge finish for external and internal walls.



#### FLOORING:

Vitrified 2'x2' tiled flooring with 3" skirting. Granite for lift area and staircase.



#### DOORS & WINDOWS:

Teak wood main door frame with designer skin door. Sal wood for all other door frames with flush doors. Aluminum windows with safety grills.



#### KITCHEN:

Granite kitchen platform with stainless steel sink and 2 feet height glazed tile dado above the platform.



#### TOILET:

Anti skid tiled flooring and glazed tiles upto 7 feet height with superior quality sanitary fittings and CP fittings.



#### ELECTRICAL:

Concealed copper wiring with Anchor Roma / Great White or equivalent modular switches with adequate light, fan and geyser points. AC point in Master Bedroom.



#### PAINTING:

Emulsion for internal walls with putty finish. Apex & Stucco or equivalent for exterior walls.



#### WATER SUPPLY:

Adequate water supply through borewell.