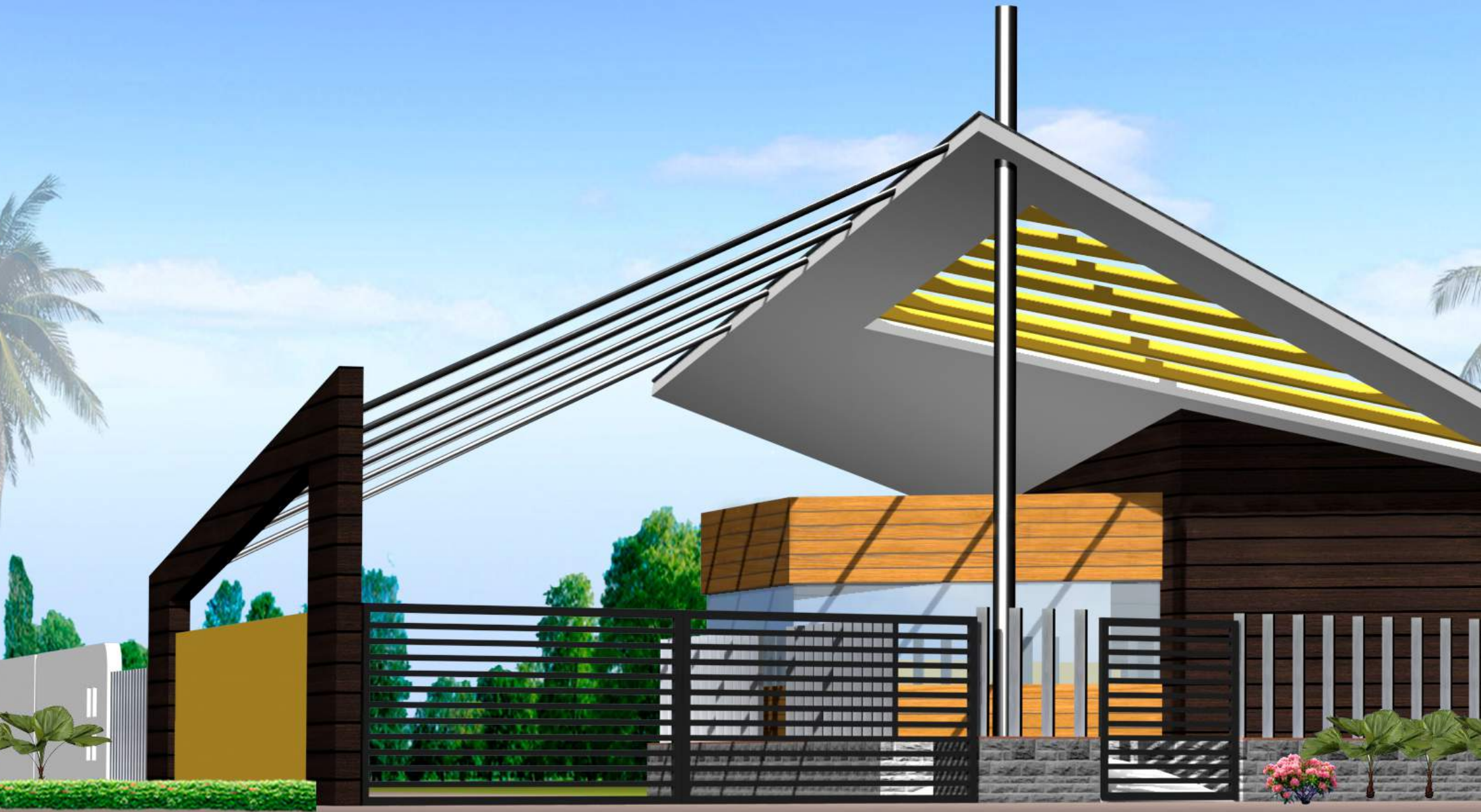


**Smart
Neighbourhoods**



Be Smart, Live Smart



SMART NEIGHBOURHOODS

Smart Neighbourhoods - Offers an oasis of peace and tranquility within a secure gated community with 3 acre in an highly desirable development of bespoke houses by - Melange Prime Properties. Smart Neighbourhoods is a superb collection of a 3 bedroom, Home Theater with exclusive private terrace homes, destined only for the privileged few.

Well designed with architecture reflecting local homes of best grandeur, the properties at Smart Neighbourhoods is aesthetically attractive and sensitively designed row houses enjoys a superior specification, ensuring satisfaction for even the most discerning homebuyer.



Location Highlights:

Daily Convenience/Shopping Malls:

- › Total Mall
- › Forum Value Mall
- › Hyper City
- › Nilgiris
- › Spencer's Hyper Market
- › Soul Space Spirit Mall



Educational Institutes:

- › Gear Innovative International School
- › Delhi Public School
- › Greenwood High International School
- › Indus International School
- › Close to proposed World Class Azim Premji University



Health Care:

- › Narayana Hrudayalaya
- › Sparsh Hospital



IT Corridor:

- › Wipro Main Campus
- › Infosys has acquired land in Sarjapura to set up an IT SEZ
- › Easy connectivity to main IT corridors like Whitefield, Marathahalli, Bellandur, Electronic City, etc.,



Connectivity:

- › 5 minutes away from Main Bus Stop
- › Multiple access road links to International Airport
- › 10 minutes drive to Railway Station
- › Easy access to schools, markets, places of worship and health facilities.







East Classic First Floor



East Classic Ground Floor



East Classic Second Floor

FLOOR PLAN

Highlights

Spacious Living Room
with Italian floor's
Including Stairs



East Classic Ground Floor



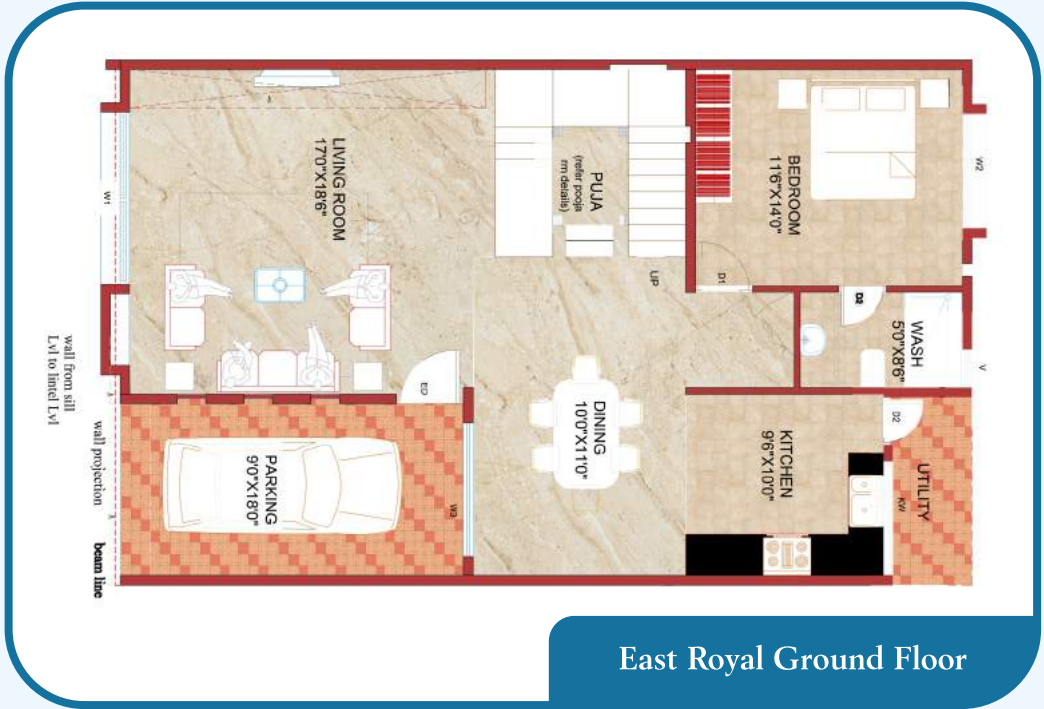
East Classic First Floor



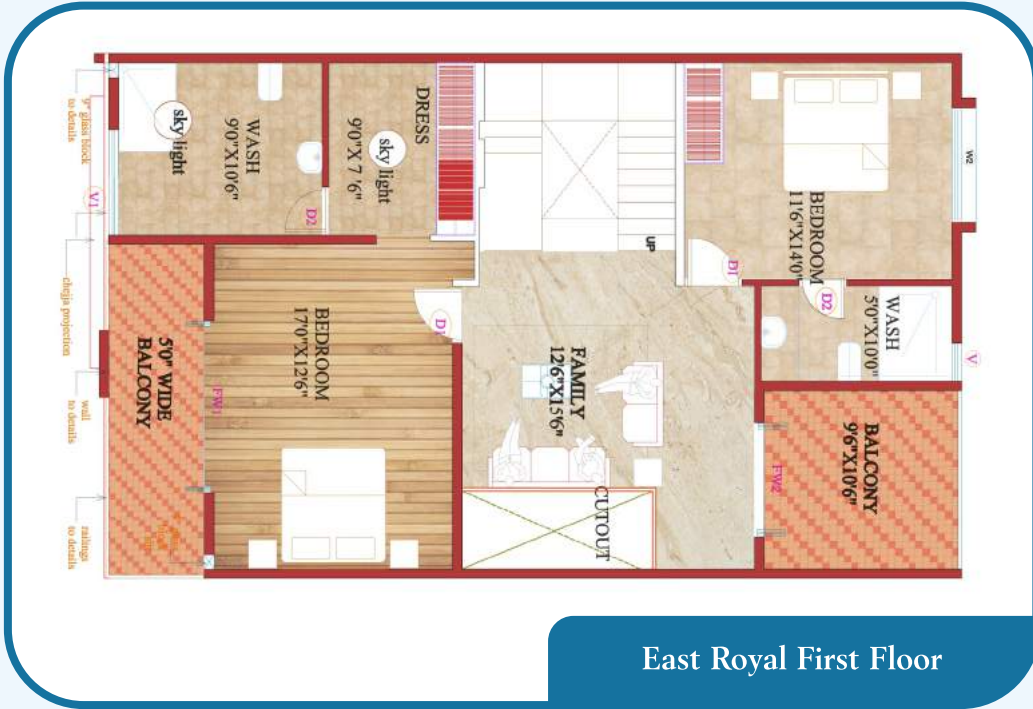
East Classic Second Floor

Total
Built Up Area
2550 Sqft

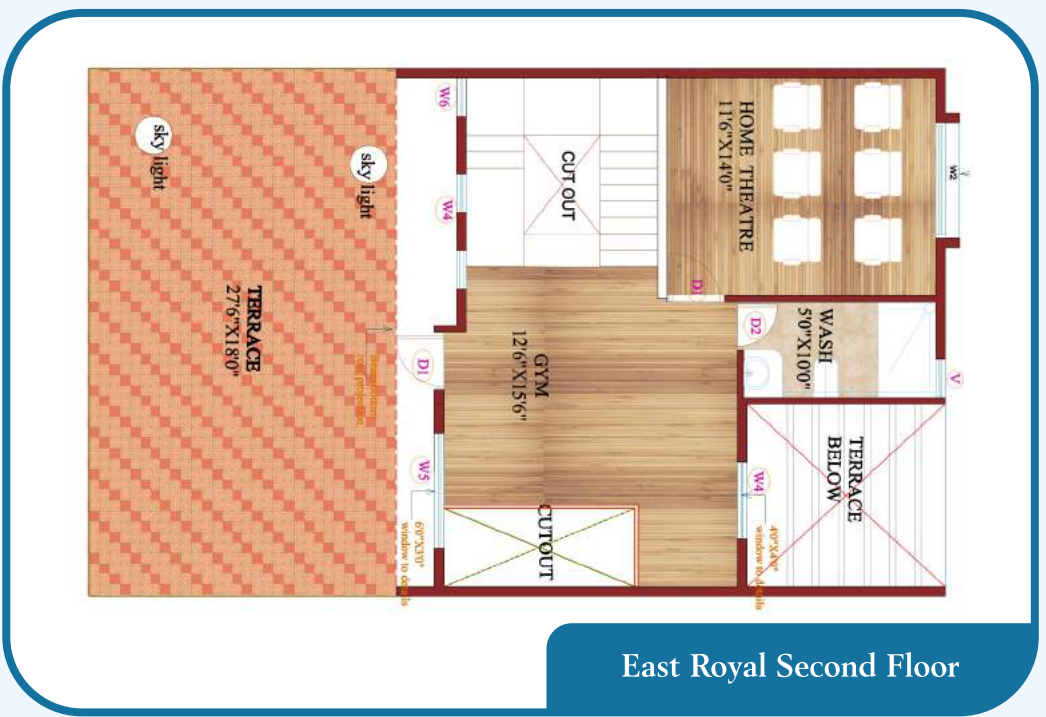
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East Royal Ground Floor



East Royal First Floor



East Royal Second Floor

FLOOR PLAN

Highlights
Spacious Master Bedroom
with Huge Toilet & Balcony



East Royal Ground Floor



East Royal First Floor

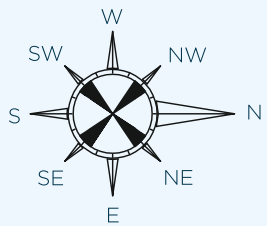
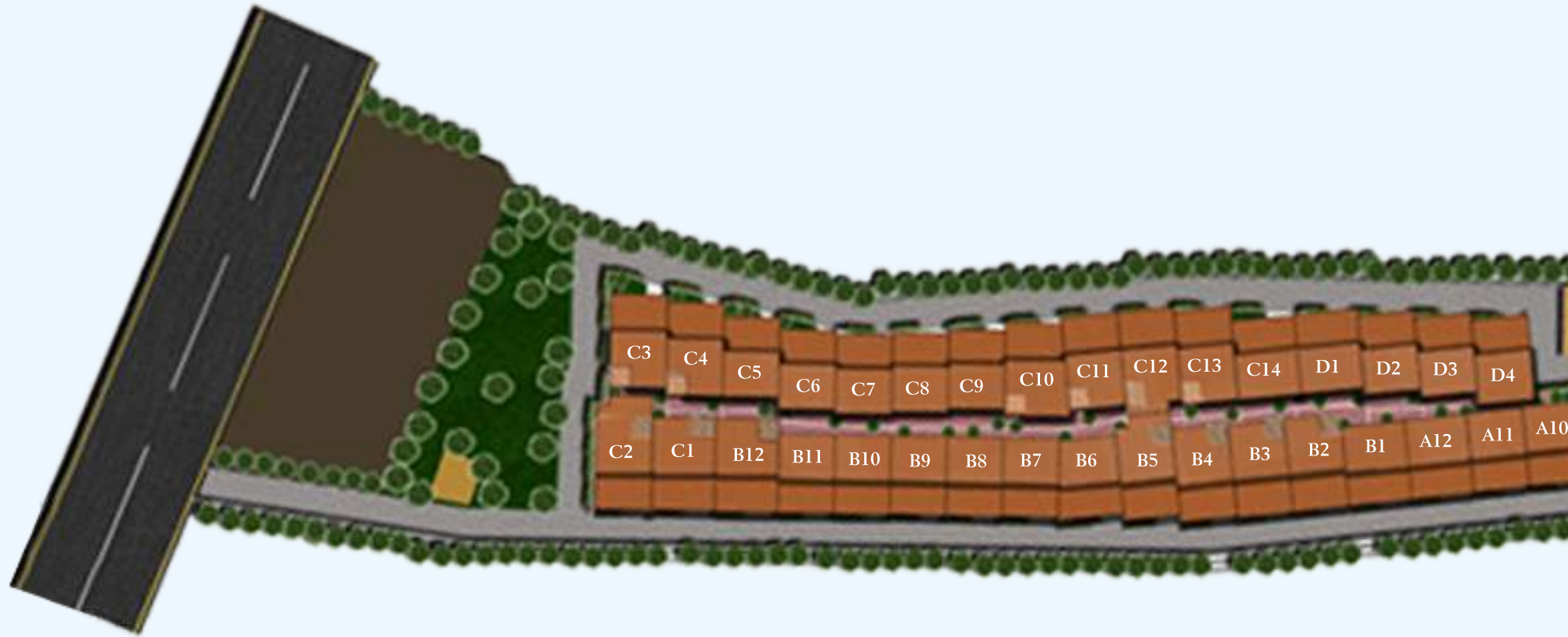


East Royal Second Floor

Total
Built Up Area
2820 Sqft

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Masterplan



Club House



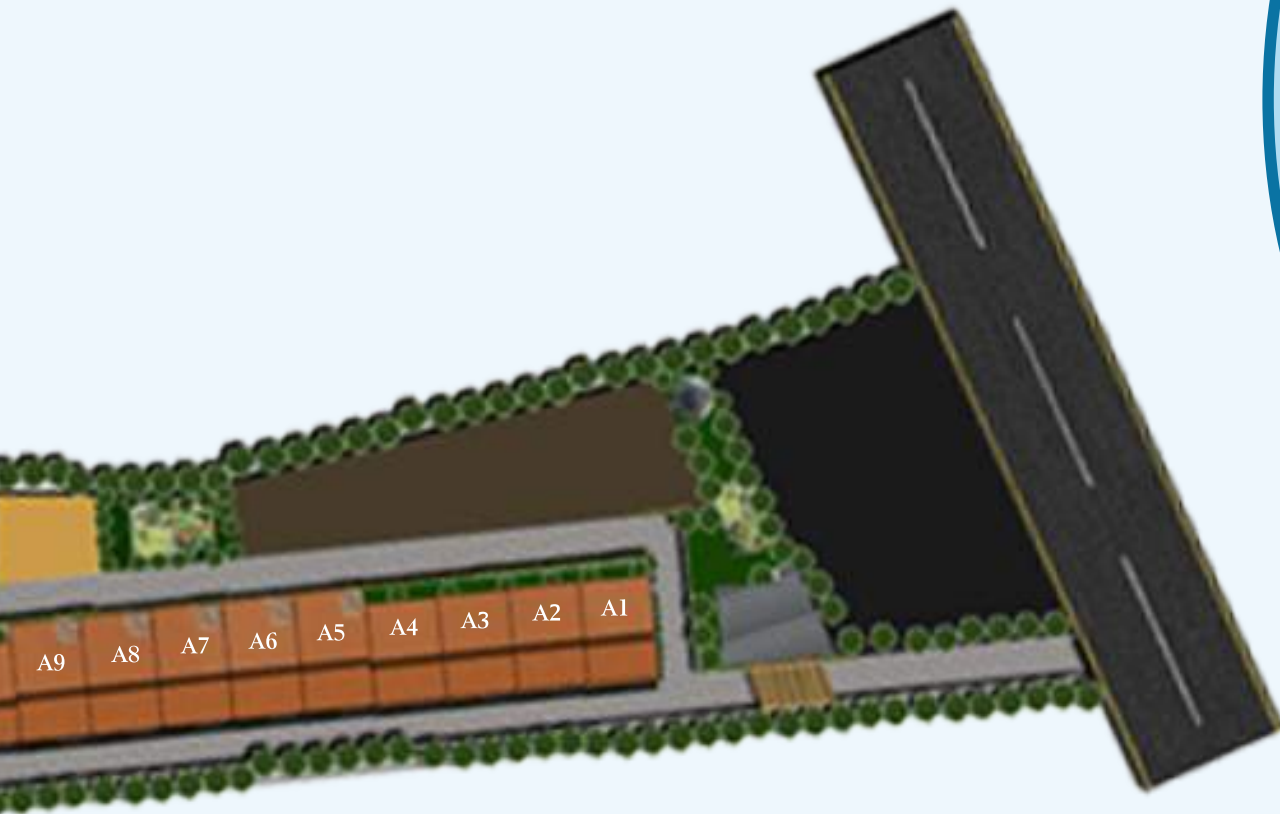
Gymnasium



Multipurpose Hall



Toddler's Pool



Amenities:

- Club House - Gymnasium, Multipurpose Hall, Toddler's Pool, Children Play Area
- Round The Clock Security
- Power Back Up - 24/7
- CCTV Surveillance
- Intercom Facility
- Solar Powered Street Lights
- Landscaped Garden Area
- Rain Water Harvesting
- Wifi Zone
- STP



Children Play Area



Round The Clock Security



Power Back Up - 24/7



CCTV Surveillance



Intercom Facility



Solar Powered Street Lights



Landscaped Garden Area



Rain Water Harvesting



Wifi Zone

West Classic Ground Floor

West Classic First Floor

West Classic Second Floor



Highlights

Huge Private Terrace

Highlights

Huge Private Terrace



West Classic Ground Floor



West Classic First Floor

Total
Built Up Area
2550 Sqft



West Classic Second Floor

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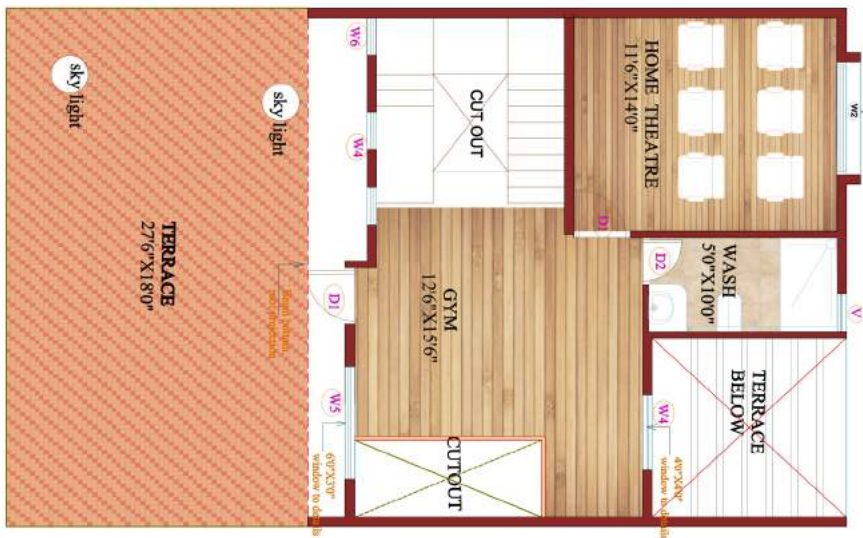
FLOOR PLAN



West Royal Ground Floor



West Royal First Floor



West Royal Second Floor

Highlights

Ample Space of Private GYM area World for Entertainment in the form of Home theater room



West Royal Ground Floor



West Royal First Floor



West Royal Second Floor

Total
Built Up Area
2820 Sqft

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Specifications:

Structure:

- RCC framed structure. Earthquake Resistance.

Flooring Finishes:

- Living - Italian Marble
- Dining Kitchen & Bedroom - Vitrified Tiles
- Master Bedroom, Home theater & GYM - Vitrified Tiles (Wooden Flooring)*

Counters:

- Kitchen - 20 mm Granite platform with double bowl of Futura / Nirali or Equivalent

Doors & Windows:

- Main Door - Teak Wood
- Internal / Toilet doors – Flush doors
- Windows - UPVC 3 Track with Mosquito mesh in Living / Bedrooms
- Ventilators - UPVC with Exhaust fans

Staircase & Railings:

- Italian Marble & SS Railing with Glass

Dadoing Finishes:

- Kitchen - Digital Tiles upto the counter level
- Bathroom - Digital Tiles upto ceiling height

Painting:

- Acrylic Emulsion for Living, Dining, Bedrooms
- Emulsion for staircases, portico and all external & internal ceilings
- Texture paint for exterior walls, balconies
- Enamel paint for grills

Plumbing & Sanitary:

- EWC from - TOTO / Hindware / equivalent
- Washbasin - TOTO / Hindware / equivalent
- CP Fittings - Jaguar / Hindware / equivalent
- Concealed Diverters for showers in all Toilets - Jaguar / Hindware / equivalent
- Concealed Cistern for all Toilets - Gabrit / Hindware / equivalent
- Hot & cold water taps for all washbasins in Toilets
- Kitchen Sink – Hot & Cold water tap

Electrical:

- Power for each flat - 5 KW
- Generator Backup for each flat - 2 KVA
- Fire resistance Electrical wires
- TV & Telephone points for Living & all Bedrooms
- A/c points for Living & all bedrooms
- Switch Plates / Switches - Modular Switches - Anchor / Crabtree / equivalent
- Exhaust fan provision in all toilets
- Water purifier provision in Kitchen
- Instant Geyser provision for Kitchen
- Chimney / Hob point provision in Kitchen
- Washing machine provision in Utility
- Dish wash provision in Utility

*Conditions Apply





Melange Prime Properties - Is one of the fastest growing construction companies in Bangalore shaping some of the most successful homes in and around the city. We have been specialized in the strategic planning, property development and construction of individual properties of style and distinction. Being based in the fastest growing city – Bangalore, in the heart of a designated area outstanding in natural beauty, has been a great inspiration to our company. We believe providing our clients with exceptionally high standards of construction, design, craftsmanship and environmental care, creating period homes of the future that are a pleasure to live in and a delight to the eye. The company remains committed to maintaining the highest standards of quality at all times, in all its products and services. Our strong business fundamentals ensure its steady & sustainable growth. **"We are not just builders but visionaries of tomorrow."**

Vision

With larger expansion in mind and a dedication to achieving excellence taken to heart, we are working to make Melange Prime properties a recognized company as the authority in creating living communities and transforming ordinary settings into exquisite destinations. Together, we are committed to create a new concept for living, to building perpetual trust with our clients and to giving people the essence of what they need: a personalized ideal lifestyle. **"Our vision is to glorify your dreams into reality lifestyle".**

Mission

We are specialized town builders. Prime locations are spotted and long-term commitments are developed. Our aims are unconventional and our undertakings are creatively inspired. We work to provide the best value with a guaranteed mark of quality. **"We are not simply developers, we are community creators for better tomorrow".**

Smart Neighbourhoods

Location Map



Architects:
De-sara Architects
✉ arcsara@yahoo.com

Marketing Partner:
 **Power Hills**
Constructions Pvt. Ltd.
A Vision for your Life

☎ + 91 78488 19999
✉ sales@powerhills.in
🌐 www.powerhills.in

Site Location Map



Website



Site Address:
Smart Neighbourhoods
Sy no.310, Sarjapura Tindlu Road,
Sarjapura Village, Anekal Taluk
☎ +91 80 2782 3883



1153, 3rd Floor, 24th Main Road,
22nd Cross, HSR Layout,
2nd Sector, Bangalore - 560102
☎ +91 80 6444 8444 / +91 99002 63242
🌐 www.melangeprimeproperties.com