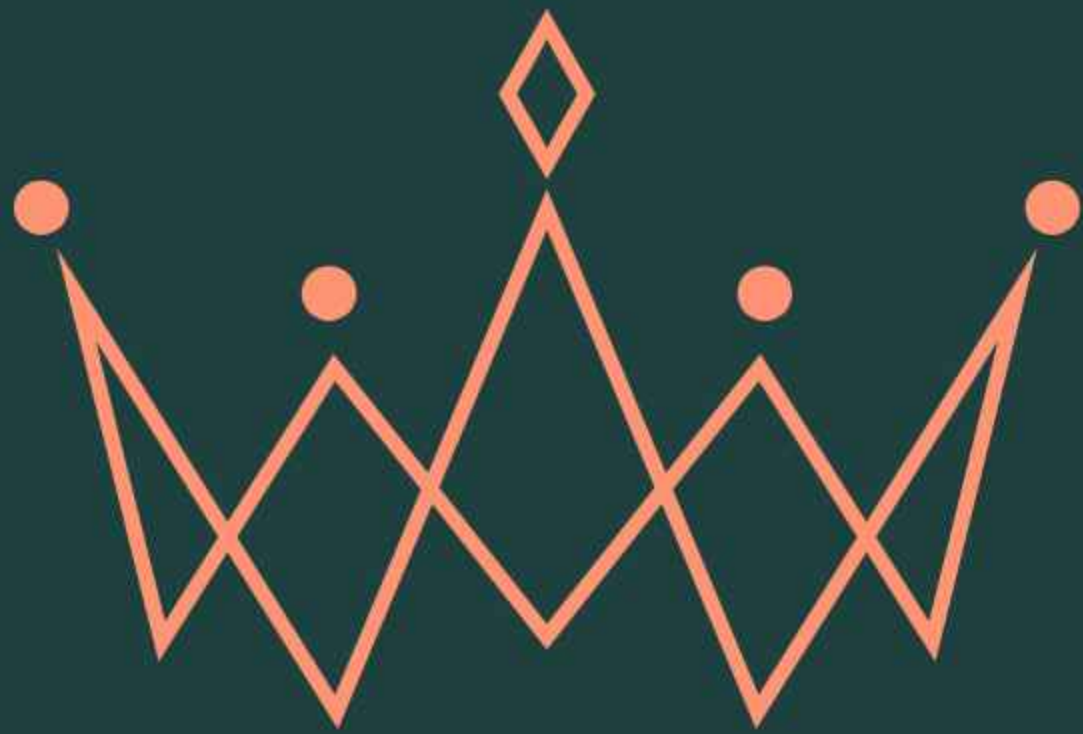


PROJECT BY
VVAISHNO VENTURES

A SYMPHONY OF
SPACE AND LUXURY.



V A I S H N O V E N T U R E S

LUXURIA

@ V A R T H U R , B E N G A L U R U

PRM/KA/RERA/1251/308/PR/180924/007042

www.vaishnoventures.com

and so it began...

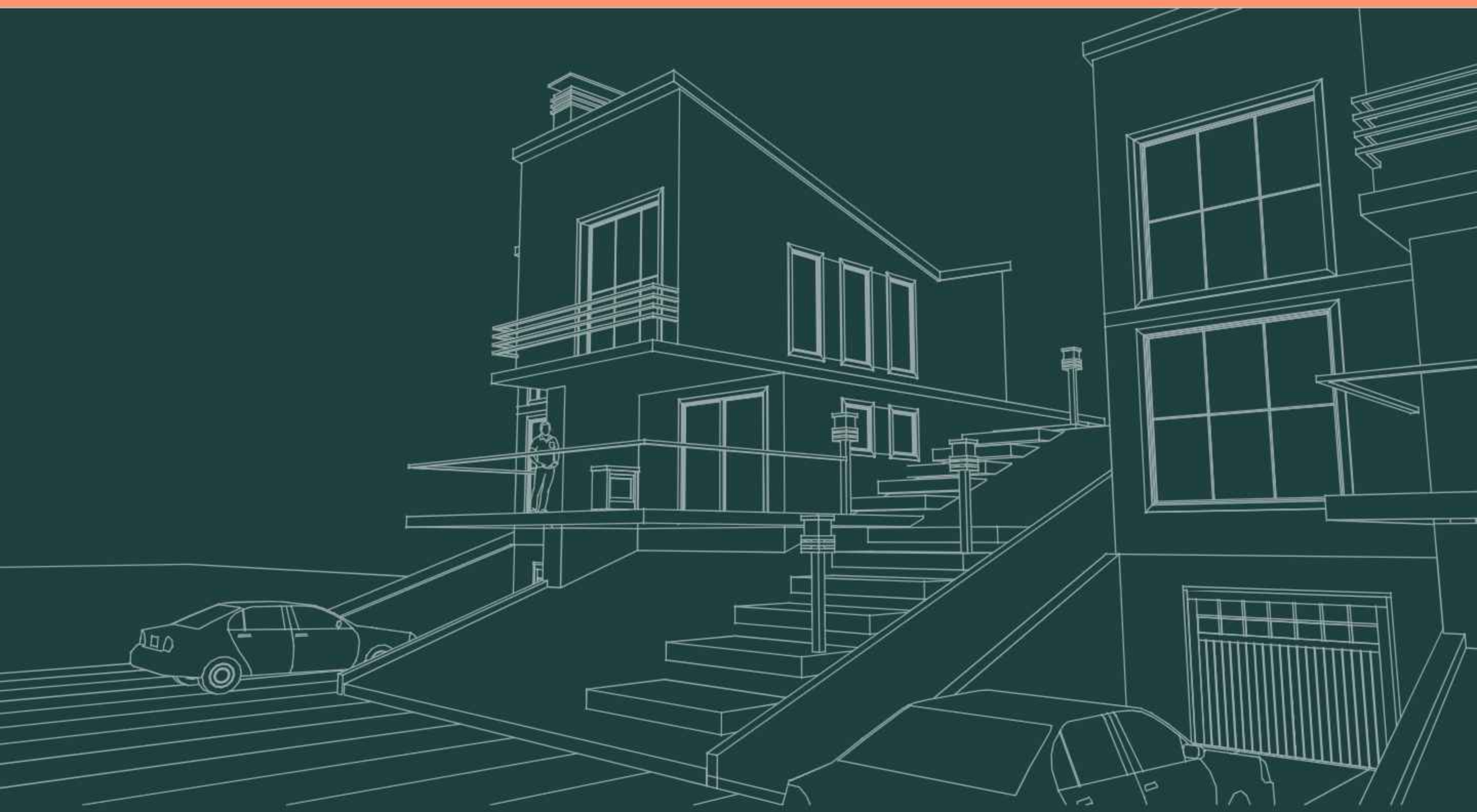
Natures whispers unfold, in Luxuria's gentle embrace.

In the thriving expanse of Varthur, a beacon of progress in Bangalore, lies a hidden sanctuary – Luxuria. In a city where space is a precious commodity, Luxuria defies expectations.

Step inside. Discover the unparalleled living experience crafted at Luxuria.

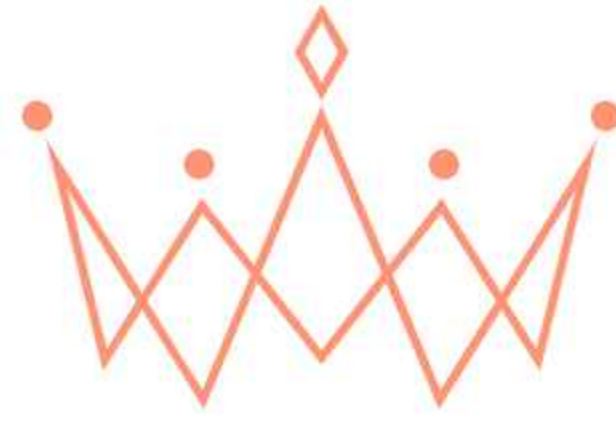


“a canvas
for your
discerning
taste.”

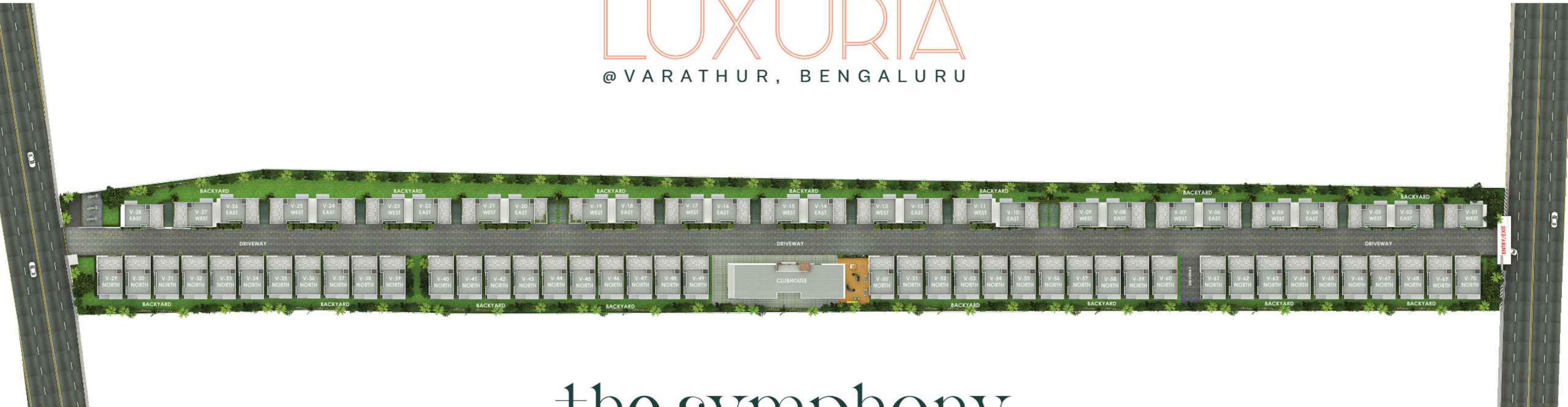


VVAISHNO
VENTURES

Vaishno Ventures reigns supreme in Bangalore's real estate landscape, renowned for its unwavering commitment to timely delivery and unmatched quality.



VAISHNO VENTURES
LUXURIA
@VARATHUR, BENGALURU



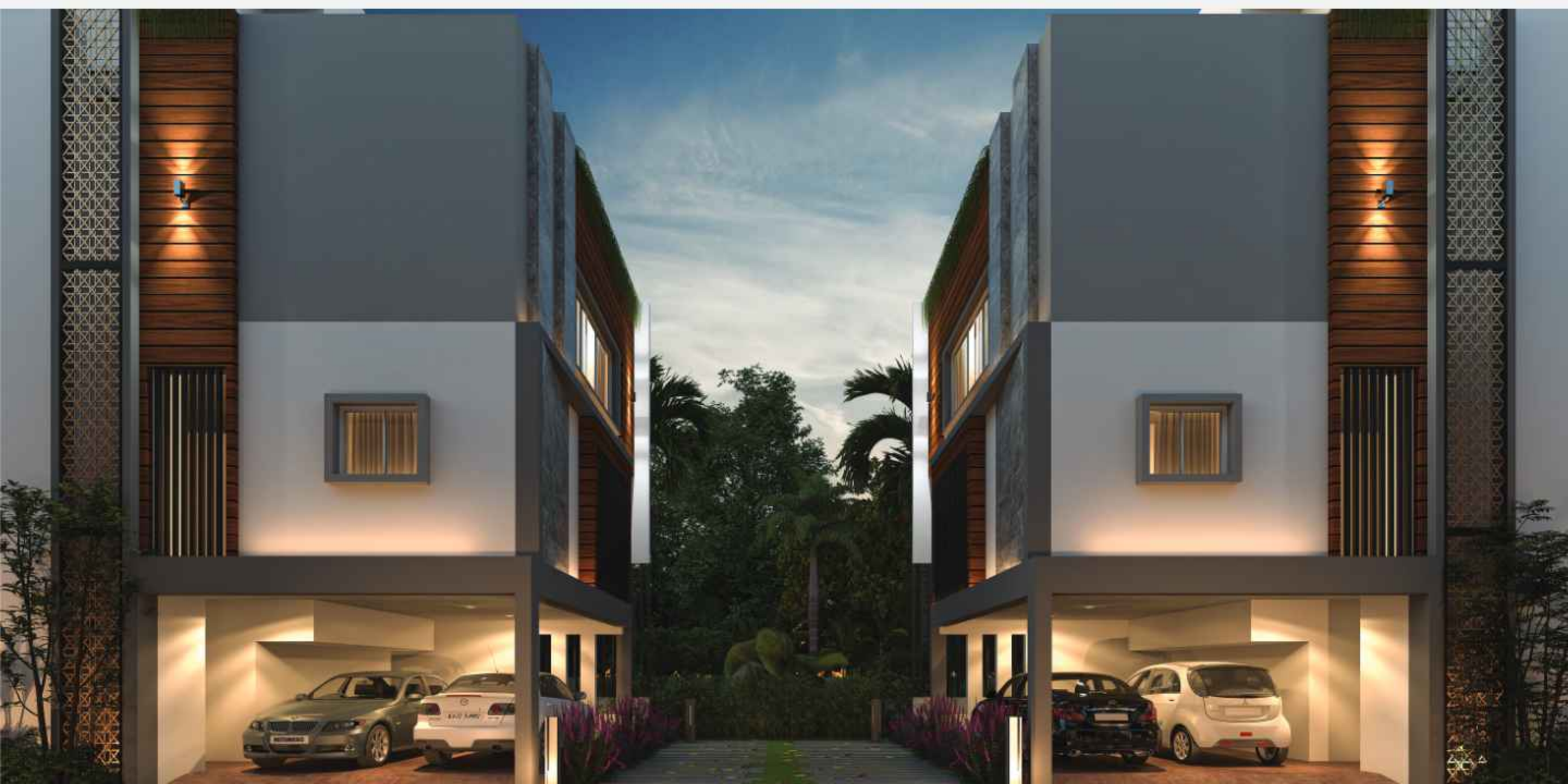
the symphony
of **luxuria**

a vision realized.

Luxuria presents a limited collection of 70 elegantly designed Villas, amidst 4.5 expansive acres. Each residence embodies the pinnacle of elevated living, with ultra-luxurious 4 BHK triplex villas boasting expansive living areas starting from 1550 Sq. Ft. These graceful homes are complete with their own private backyard where you can commune with nature's gentle whispers.

Beyond Expectations.

Witness the meticulous planning that elevates Luxuria to a new level of living



where paths and dreams unite

Beyond the expansive living spaces and nature's touch, Luxuria crafts an experience that elevates every moment. Our meticulously curated selection of amenities is designed to enrich your everyday life.



elevate your everyday

Beyond the expansive living spaces and nature's touch, Luxuria crafts an experience that elevates every moment. Our meticulously curated selection of amenities is designed to enrich your everyday life.

Imagine unwinding after a long day at our state-of-the-art spa, indulging in invigorating fitness pursuits at our world-class gymnasium, or fostering connections with your esteemed neighbors at our exclusive social gatherings.

But Luxuria extends beyond the expected. Here, exquisite living isn't a pursuit, it's a promise. Our 30+ curated amenities stand by that.



elevate your everyday

Beyond the expansive living spaces and nature's touch, Luxuria crafts an experience that elevates every moment. Our meticulously curated selection of amenities is designed to enrich your everyday life.

The clubhouse consists of ground floor, first floor, second floor and third floor of the building.

The amenities are as follows:

- Entrance Lobby And Reception
- Indoor Swimming Pool
- Grocery Store
- Indoor Games
- Cafeteria
- Open Cafe
- Gym
- Indoor Badminton Court
- Indoor Party Hall
- Semi Covered Party Hall
- Many More



East Facing Villa

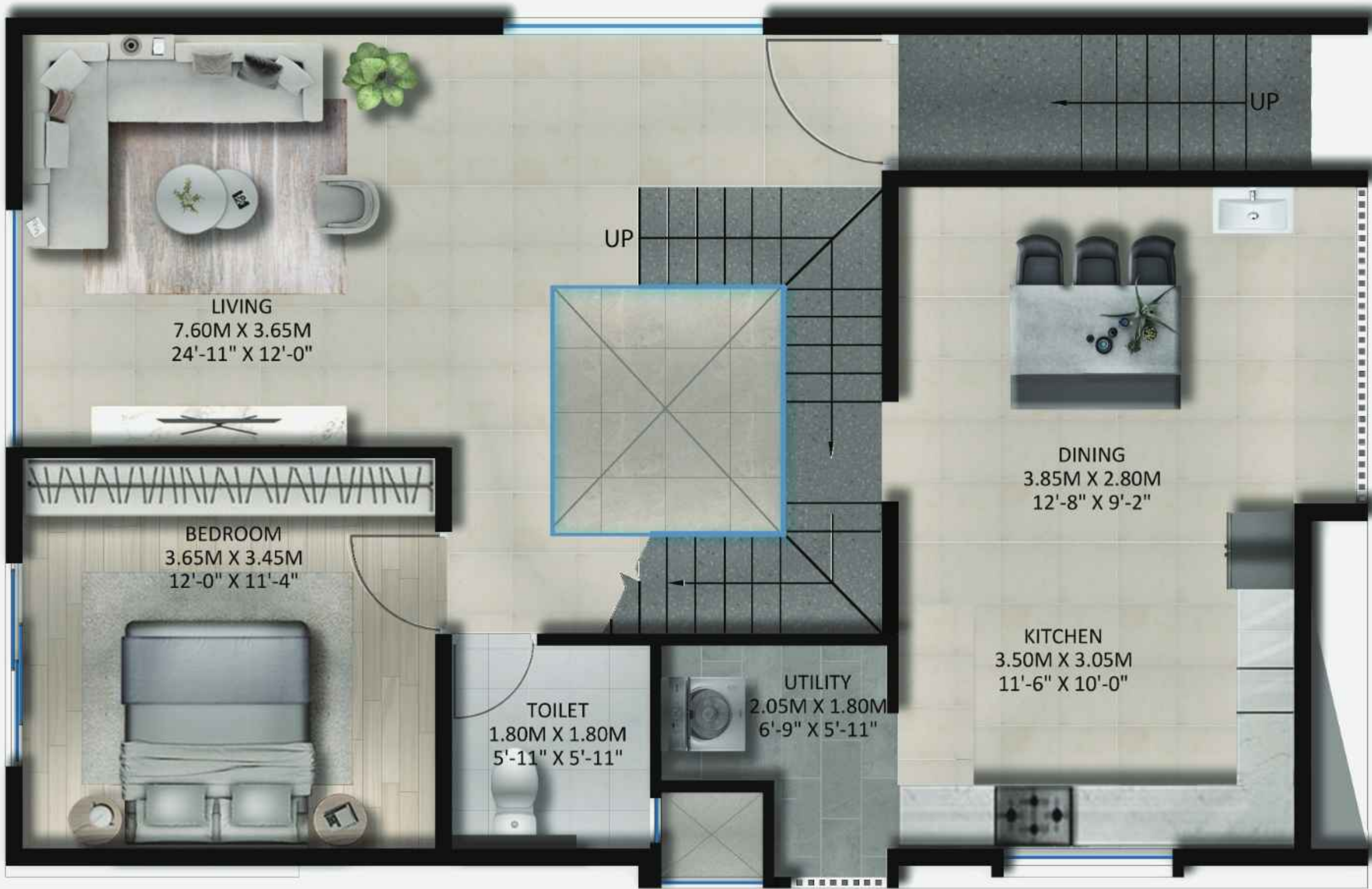
**Land Area : 1550 SFT.
Villa Built-Up : 3117 SFT.**



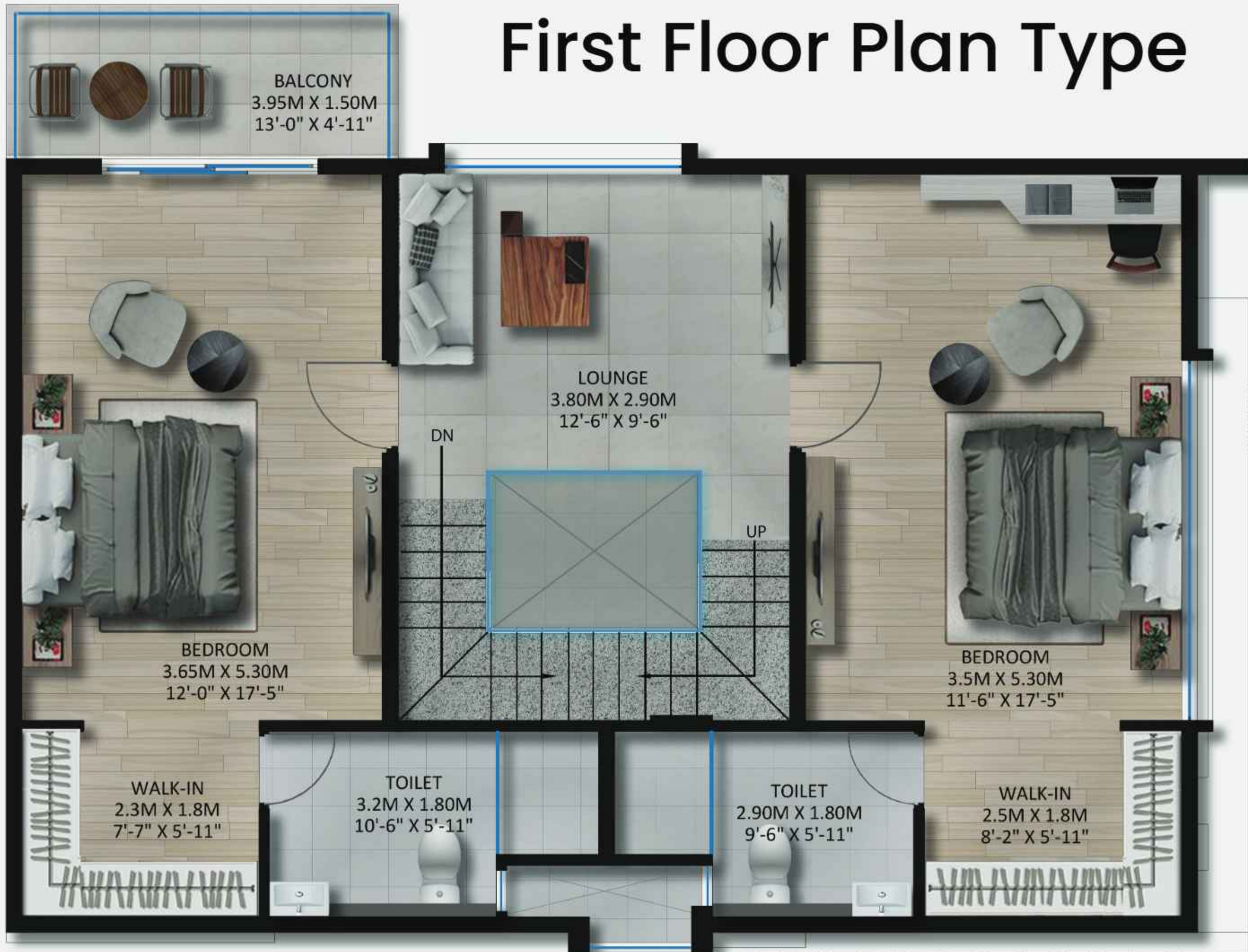
Lower Ground Floor



Upper Ground Floor



First Floor Plan Type



Terrace Floor Plan

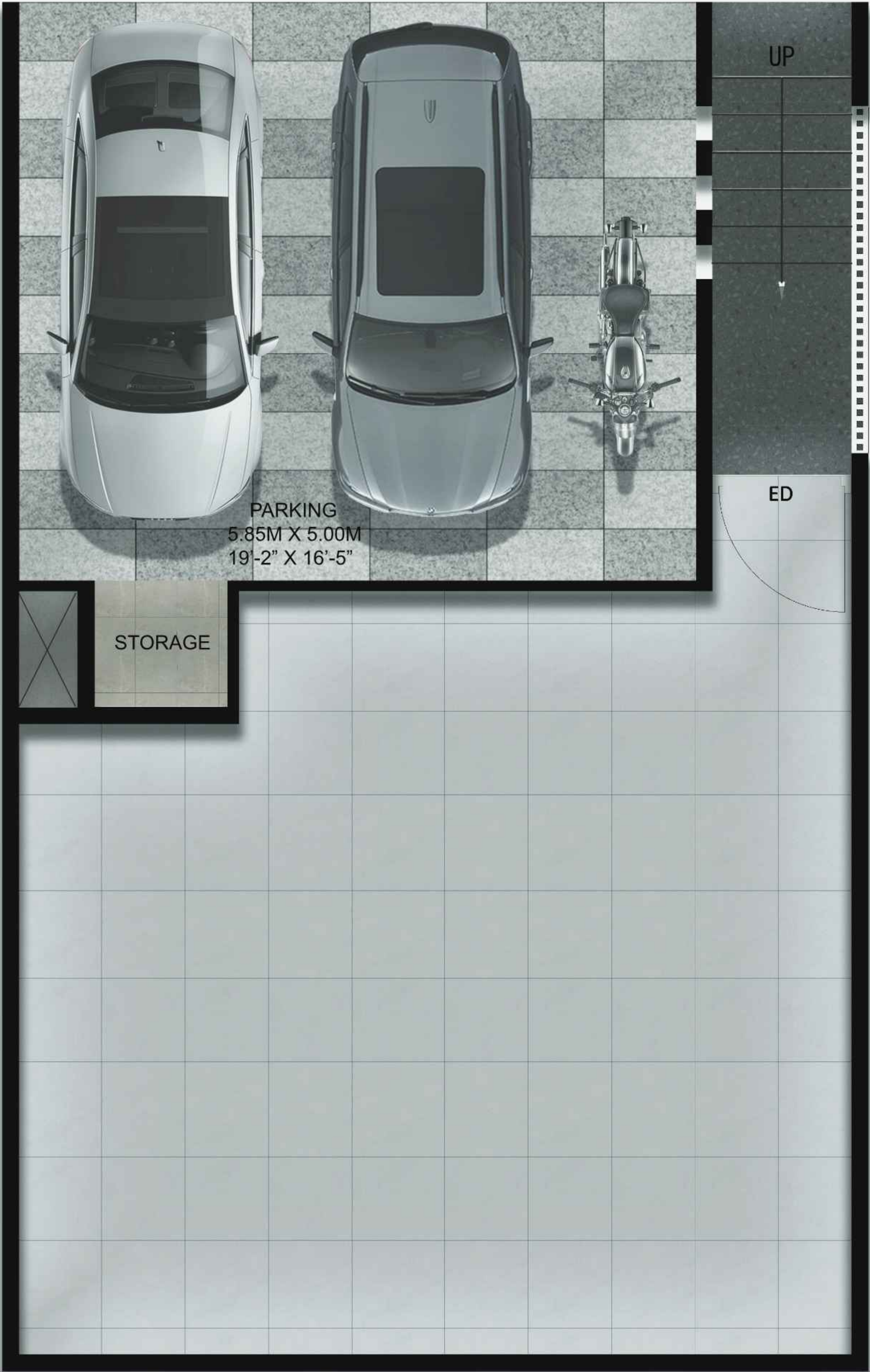


North Facing Villa

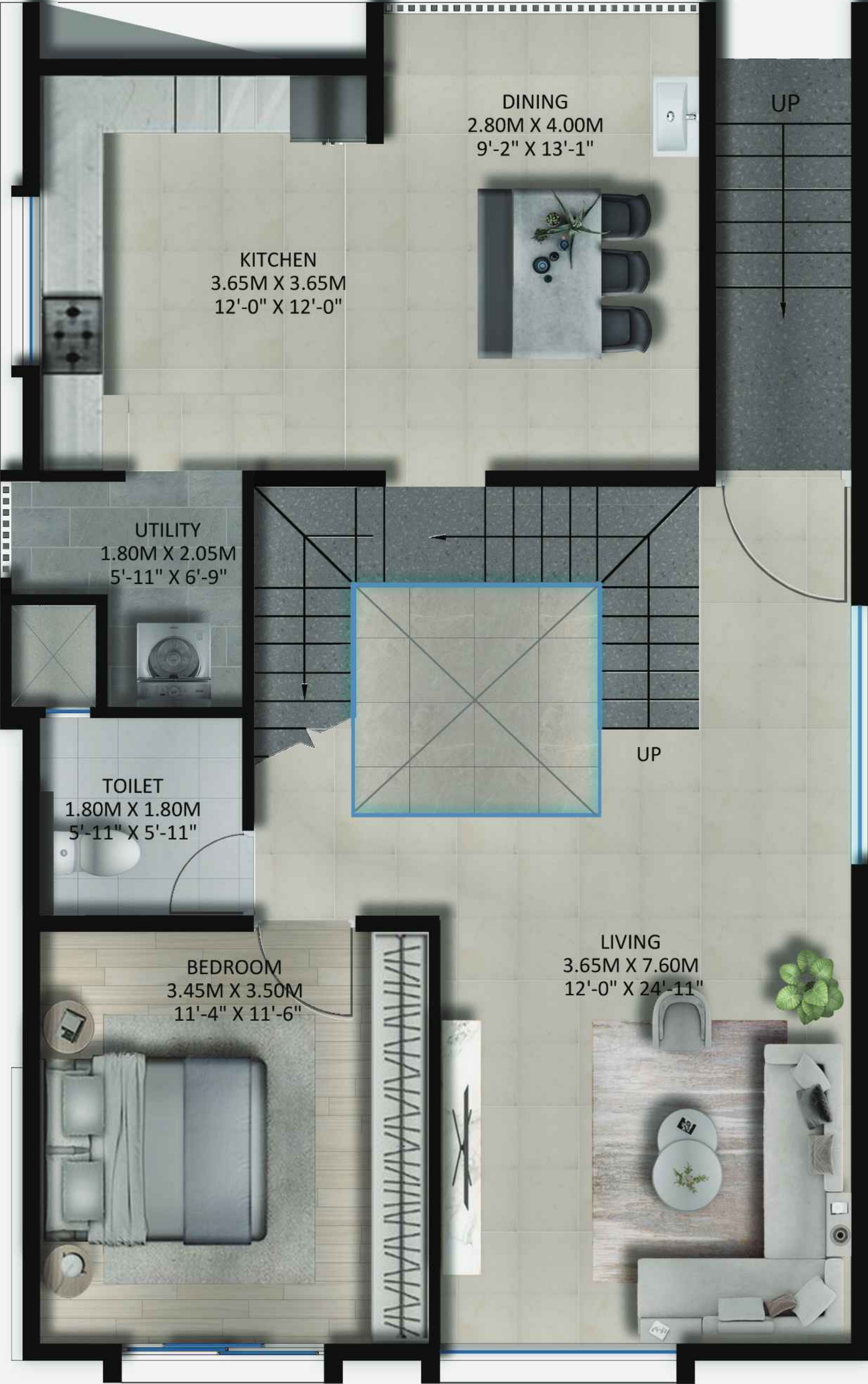
Land Area : 1550 SFT.
Villa Built-Up : 3126 SFT.



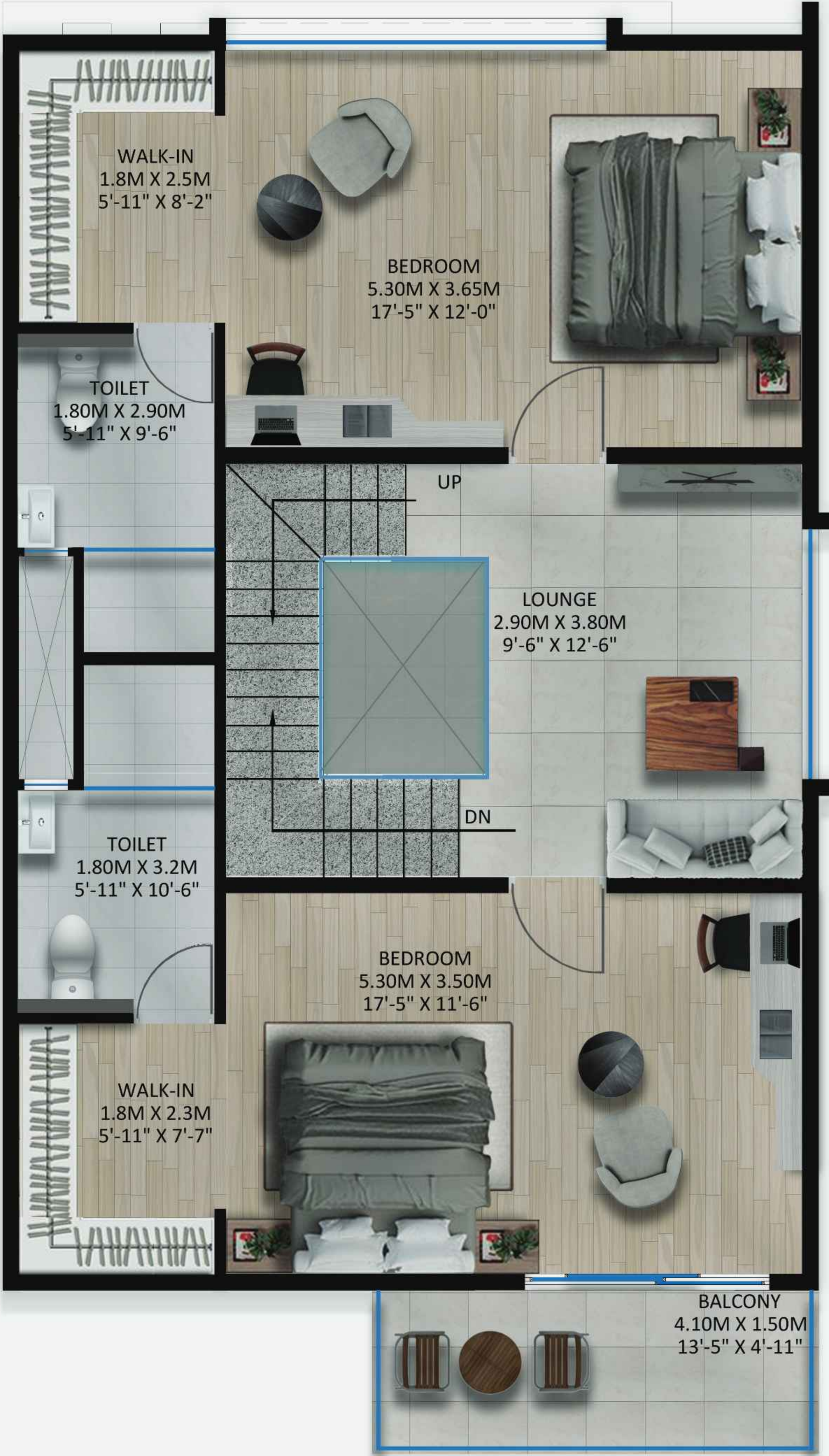
Lower Ground Floor



Upper Ground Floor



First Floor Plan Type



Terrace Floor Plan



West Facing Villa

**Land Area : 1550 SFT.
Villa Built-Up : 3115 SFT.**

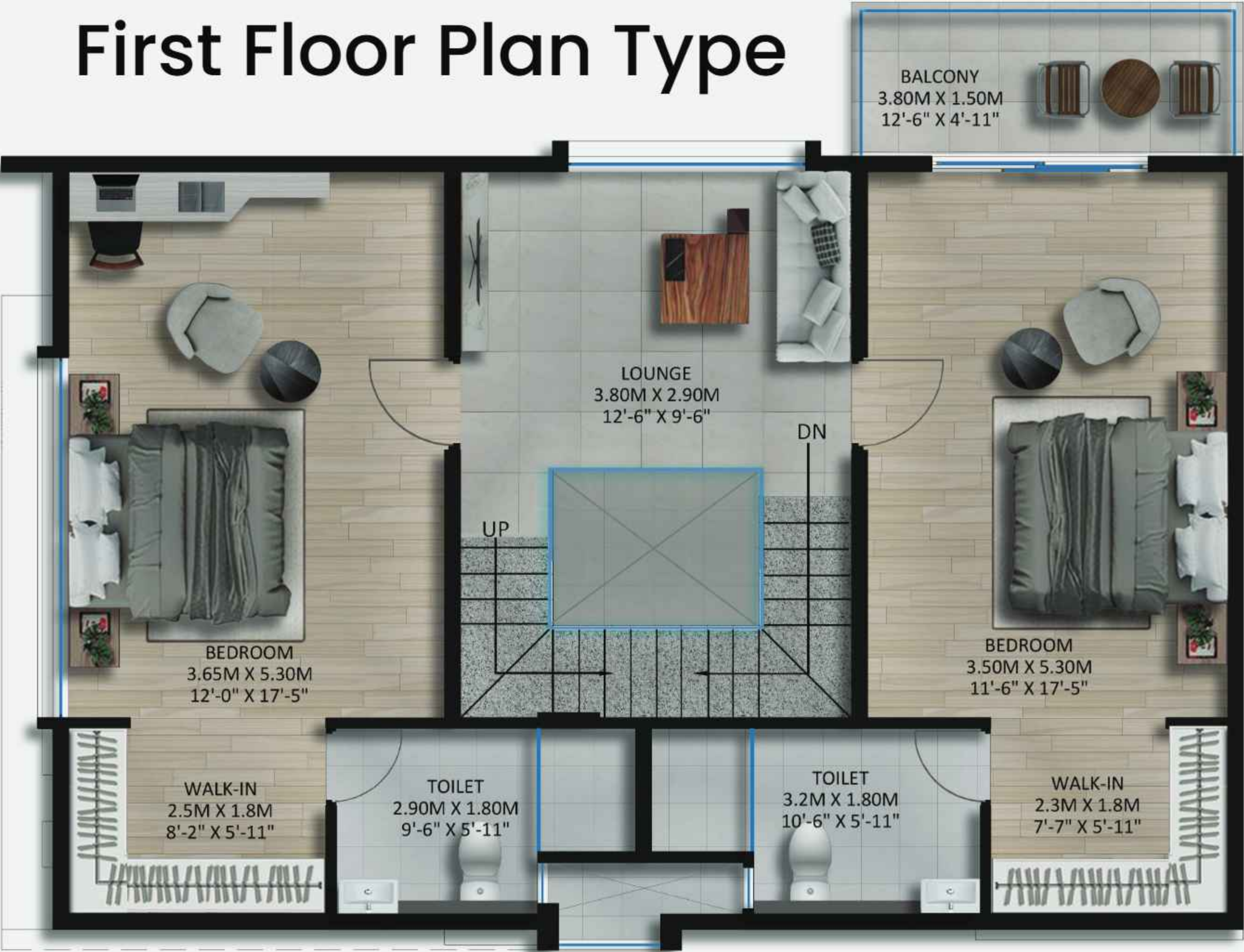


Lower Ground Floor



Upper Ground Floor

First Floor Plan Type

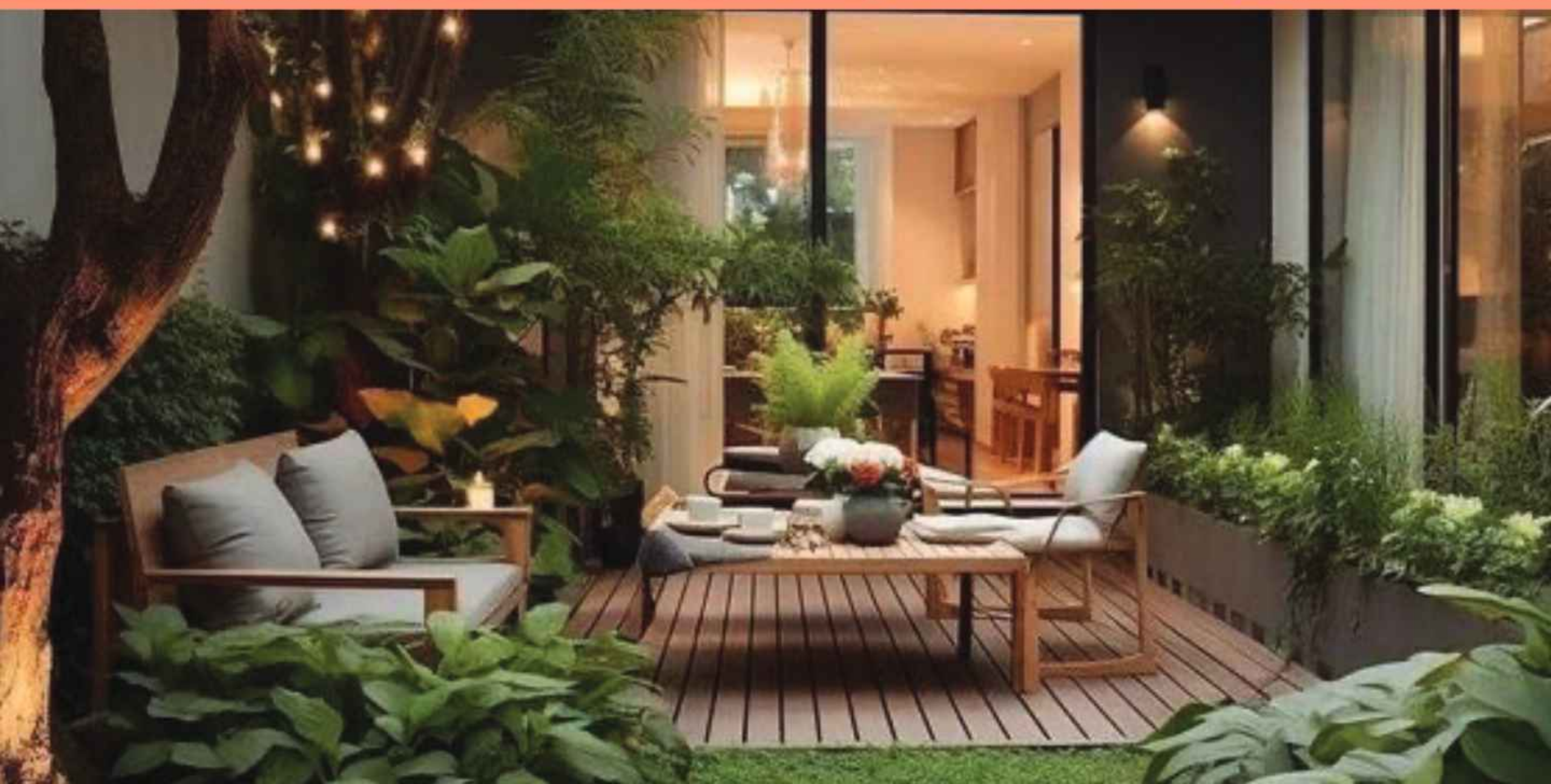


Terrace Floor Plan



whispers in the moonlight garden.

Imagine warm evenings spent under the stars. Our classy garden area offers a beautiful space to relax, chat with friends, and soak in the natural beauty.



“a haven
for creating
lasting
memories.”



luxury in every detail

STRUCTURE

- R.C.C framed structure to withstand wind & seismic loads.
- Super structure.
- 150mm Cement bricks 6 Inches for external walls.
- 100mm Cement bricks 4 Inches for internal walls.

DOORS/WINDOWS

- **Main door:** 8' height manufactured engineered veneered door frames & shutters with reputed hardware fittings with melamine finish, Smart Lock Yale or equivalent brand.
- **Internal door:** 8 Feet high manufactured engineered veneered door frames & shutters with reputed hardware fittings with melamine finish.
- **French door (if any):** High-end UPVC sections for frames and shutters with tinted float glass of reputed make.
- **Windows:** High-end imported UPVC frames and shutters with tinted float glass of reputed make.

PAINTING/CLADDING

- **External:** Combination texture & 1 coat weather primer and 2 coats of exterior emulsion.
- **Internal:** 1 coat coarse putty, 2 coats fine putty, 1 coat primer, 2 coats acrylic emulsion of asian paints.
- **Elevation:** concrete surface texture, wooden finish (WPC) rafters.

FLOORING

- Living, Drawing, Lobby, Children & Guest Room - Premium vitrified tiles of reputed make.
- Master Bedrooms - Wooden flooring.
- Bathroom Flooring - Premium vitrified tiles of reputed make.
- Balcony - Premium vitrified tiles of reputed make.
- Parking Area - Lapotra finish stone of good thickness or equivalent stone.
- Staircase - Marble/ Granite

KITCHEN

- Provision for fixing of water purifier, exhaust fan and chimney.
- Provision of geyser for hot water near the sink.
- No countertop. Open for modular kitchen.

UTILITIES/WASH

- Provision in the utility area for dishwashers or washing machine.

BATHROOMS & FITTINGS

- Vanity type wash basin with counter top EWC with connected flush tank of Grohe or American Standard.
- Single lever textures with wall mixer cum shower of Grohe or American Standard.
- Provision for geysers. Electrical points in all bathrooms.

INTERNET

- Internet cable line provision in every Villa.

LIFTS

- Provision for home elevator.

GENERATOR

- 100% D.G. set backup with acoustic enclosure & A.M.F.

ELECTRICAL

- Concealed copper wiring of reputed make Power outlets for air conditioners.
- Electrical points in all rooms.
- Power outlets for geysers in all bathrooms.
- Power plug points for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in utility area.
- Plug points for TV & audio systems etc.
- Miniature circuit breakers (MCB) for all distribution boards of reputed make
- Electrical Cables Anchor or Polycab.
- Electrical Switches L&T or Schneider.

STP

- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping and flushing purpose

SECURITY/BMS

- Sophisticated round-the-clock security/ surveillance system.
- Building Management System to monitor the billing and operations of all facilities.
- Solar power fencing all around the boundary wall of the project.
- Surveillance cameras at the main security.
- Intercom for every villa

SOLAR WATER HEATER

- Provision will be made at extra cost on the terrace floor for villas.

MAIN LANDSCAPING WORKS

- Beautifully designed landscaping with exclusive footpath, activity areas, lighting, Children's play area etc. is provided for the community.

CLUBHOUSE & GENERAL AMENITIES

- Entrance Lobby And Reception
- Indoor Swimming Pool
- Grocery Store
- Indoor Games
- Gym
- Cafeteria
- Open Cafe
- Indoor Badminton Court
- Indoor Party Hall
- Semi Covered Party Hall



a world within reach

Vaishno Luxuria is located in Varathur, Bengaluru. Its close proximity to highways, over eight reputed schools, marketplaces, malls, and commercial developments make it desirable for luxury home seekers and investors.

IT Company

- Wipro - 12 km
- Oracle Tech Hub-12 km
- Microsoft-13km

Connetivity Roads

- Whitefield - 8 km
- Sarjapur - 10km
- Marathalli - 11 Km
- STRR-16km
- PRR Hoskote - 21km
- Mejestic-27 km
- Hosur Attibele Road - 27 Km
- Airport -46 km

Schools

- Vasishta School of Excellence - 1 km
- Vishwa Vidyapeeth - 1.4km
- National Public School - 2.1km
- Vagdevi Vilas - 2.9km
- Foundation School - 4km
- Prathan International School - 4.1 Km.
- Gurukulam Vidya Mandir - 5.2 Km

Hospitals

- Varthur Silicon-4 km
- Svastha Hospital - 4.9km
- Manipal -6km
- Vydehi Hospital-11km
- Sathya Sai Hospital - 11km

Malls and Shopping

- More Mega Store 4.8km
- Vishal Mart - 4.7km
- Zudio - 5km
- Nexus Forum Mall -7km
- D-Mart-8.4km
- Arya Hub-9.7km
- KLM -12km
- Phoenix Market city -16km

Location

- Whitefield - 8 km
- Sarjapur Road - 12km
- Bellandur - 13 km



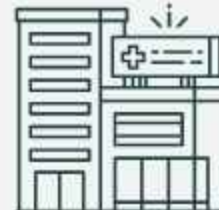
45 Kms
Airport



06 Kms
Offices



1.5 Kms
Education



4 Kms
Hospital

UPCOMING PROJECTS

Osman Nagar,
Tellapur, Hyderabad

Kukatpally,
Hyderabad

Kompally,
Hyderabad

PREVIOUS PROJECTS

VAISHNO

Signature

Make life happen

Hodi, Bengaluru

VAISHNO

PaLash

2 & 3 BHK Luxury Apartments

Bengaluru

VAISHNO

Seasons

Beautiful as it is

Bengaluru

VAISHNO

LOTUS

THE NEW BLOOM

Bengaluru

VAISHNO

SOLITAIRE

Beyond compare!

Bengaluru

VAISHNO

Silver Bells

2 & 3 Bhk Apartments

Bengaluru

ONGOING PROJECTS



ambaram

3 BHK SKY RISE RESIDENCES

Gunjur, Bangalore.





Reach out to us for more details &
any specific queries.

Our representative will call you back.

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