

A PROJECT BY

**ELITE
INFRASTRUCTURES**
QUALITY REDefined

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SITE OFFICE
ELITE BROOKVALE
#61/1A7, Near ST.Mary's Nirmalagiri
School Uttarahalli-Kengeri main Rd,
Adjacent to BGS HOSPITALS
Bangalore -560060

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**ELITE
BROOKVALE**
LUXURY & CONVENIENCE
UTTARHALLI - KENGERI MAIN ROAD

A PROJECT BY

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RERA NO:

2 & 3 BHK PREMIUM FLATS

WELCOME TO ELITE INFRASTRUCTURES



ABOUT ELITE INFRASTRUCTURES

Elite group is a name that resonates among the prominent residential and commercial developers in Bangalore. Our ability to deliver on-time luxurious and affordable housing projects in Bangalore has ensured a continual interest from our customer's, we have been at the forefront of crafting exceptional real estate projects that redefine luxury, comfort, and sustain ability, We expertise in design & acquisition of land, construction and after sales service has helped us to be counted among Bangalore forerunners in real estate development. Redefining urban living with luxury apartments crafted with passion, precision, and sustain ability elevate your lifestyle with us, Your dream home awaits Our core values and organizational culture are rooted to the vision of building trend-setting urban homes that provide the luxury of a superior quality of life for our home buyers, Welcome to excellence

WHY ELITE GROUP

With over two decades of experience in the real estate sector, Elite Group has established itself as a premier residential property developer in the country with significant presence in Bangalore, Our unique customer centric business model has a proven track record of innovation and quality, and has been instrumental in the group's rapid growth, Transparency in our operations has been an effective strategy for achieving highest levels of customer satisfaction.

- | | |
|--|--|
| ● Mission
Developing Trust, building relationships with elite service. | ● Vision
One stop destination for your Habitat living. |
| ● Vastu Guidelines
Harmonizing spaces with its significance.. | ● Values
Timeliness, Transparency, Quality & compassion. |

DESIGN ATTRIBUTES OF ELITE BROOKVALE

A home in the bosom of nature with all conceivable amenities would be a truly luxurious abode. and we chose an ideal location that would reflect our view. as we consolidated the idea for Brookvale - a property where no trees would be cut down to make way for the homes, but be transplanted within the premises. the homes are crafted to complement the beauty of the often exteriors. every home has been designed to offer views of the in-campus woods. couple them with walkways through the landscaped exteriors and many outdoor amenities have been expertly tuned to blend with the different levels and slopes of the landscape.

Elite Brookvale is located in Uttarahalli - Kengeri Main Road Adjacent to BGS Global Hospital's, a quint essential part of old-Bangalore and is one of the premium neighbourhoods of the city. The Mysore Road Metro Station takes you to all corners of the city without hassle and the world-class NICE expressway, Plus the proximity of the project to several renowned educational institutes, Global It Tech Park, and shopping centres like Gopalan Arcade Mall, National Hill View Public School, DPS, BGS, RNS International, Rashtrathana Vidya Kendra makes it the perfect place to call it home.



NO COMMON WALLS

Our secret to adding more privacy to your life is the construction of No common walls. Now your thoughts, feelings, ideas, opinions are all shielded and accessible to you alone. It also makes your life more peaceful and frees you from the noise next door.

PRIVACY IN EVERY ROOM

All rooms are designed with contemporary vestibules to enable privacy inside your home, You can now enjoy a calm, relaxing and uninterrupted nap time even when there are guests at home.

ELITE BROOKVALE

UTTARHALLI - KENGERI MAIN ROAD

CC & OC
with Rera
Approved



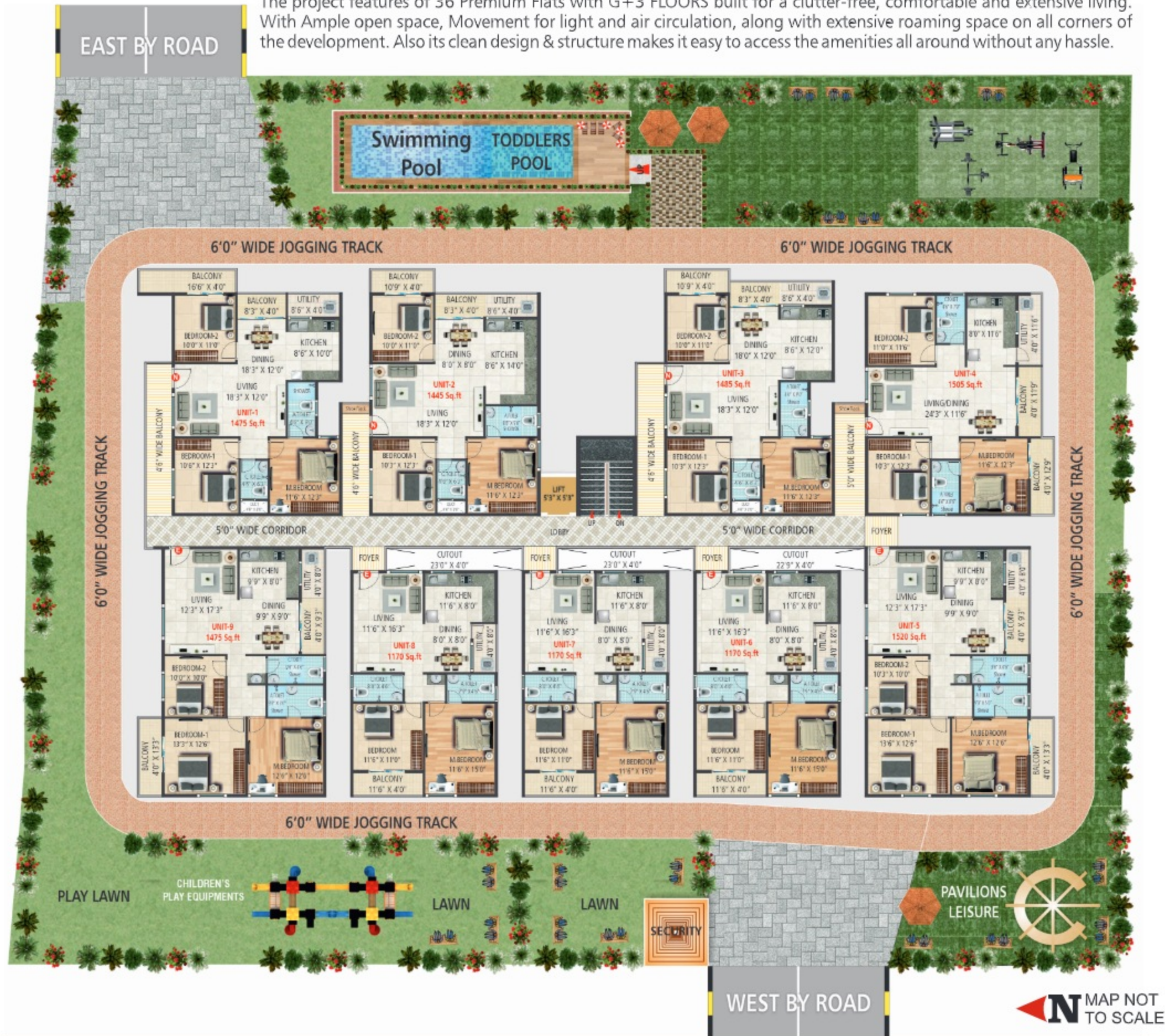
RERA NO :

BBMP
Approved

ARTISTIC RENDERING

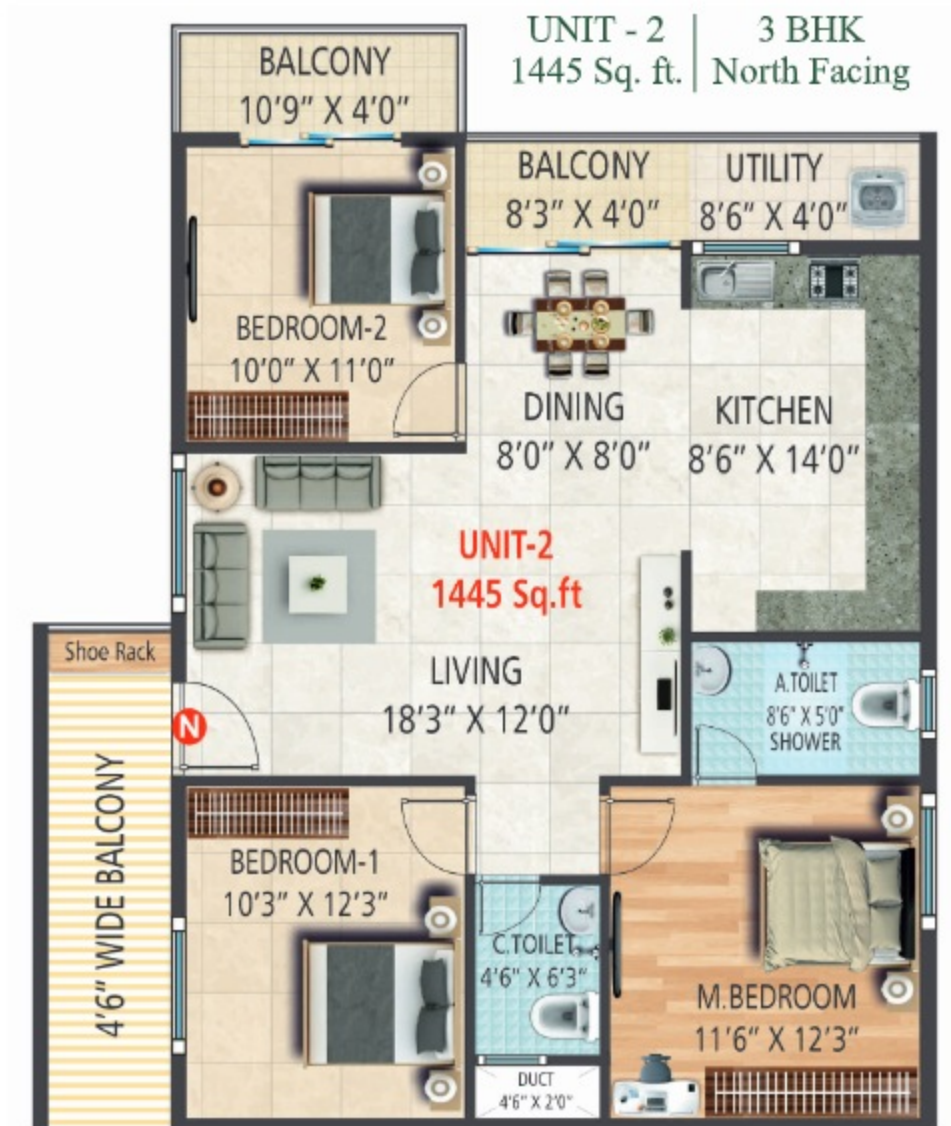
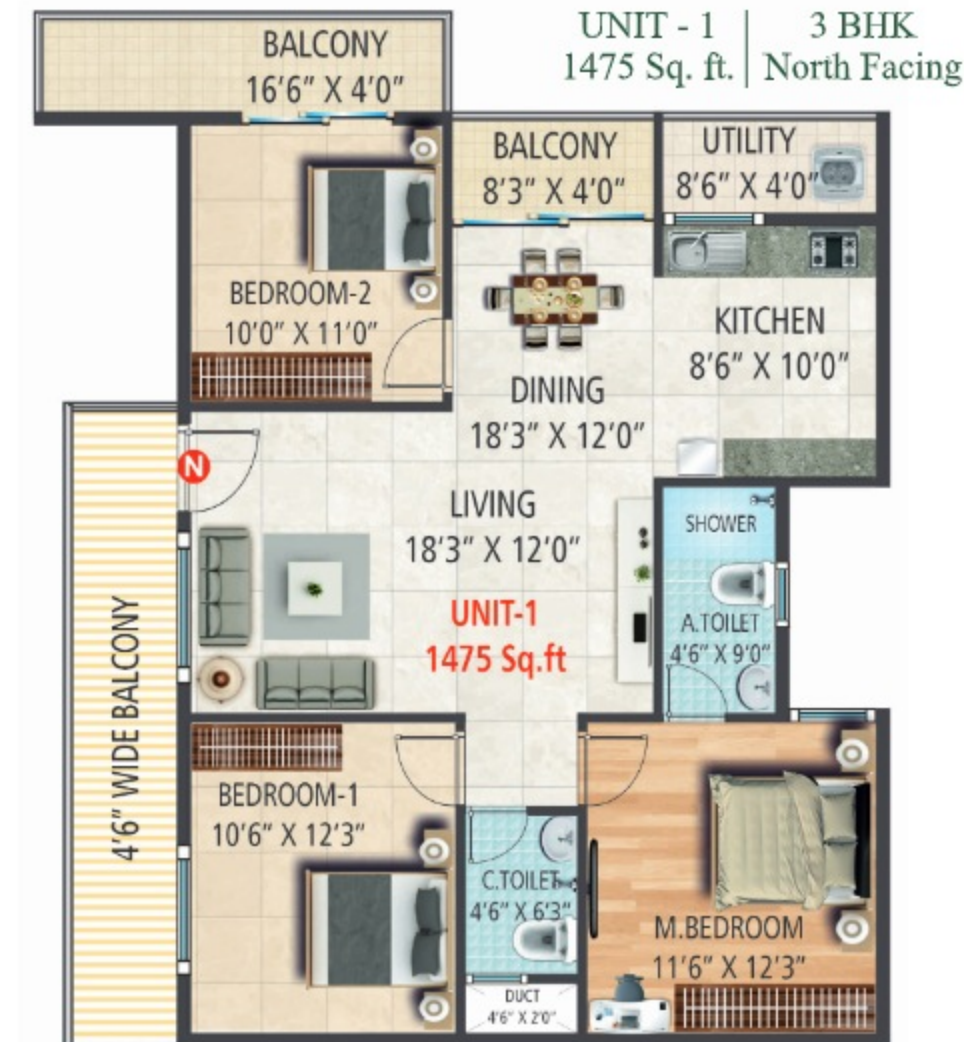
Master Plan

The project features of 36 Premium Flats with G+3 FLOORS built for a clutter-free, comfortable and extensive living. With Ample open space, Movement for light and air circulation, along with extensive roaming space on all corners of the development. Also its clean design & structure makes it easy to access the amenities all around without any hassle.

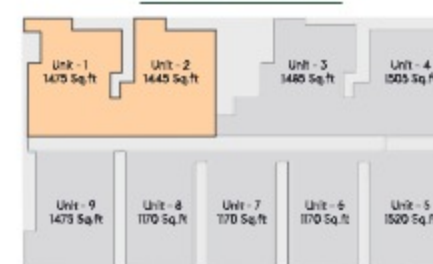


Typical Units

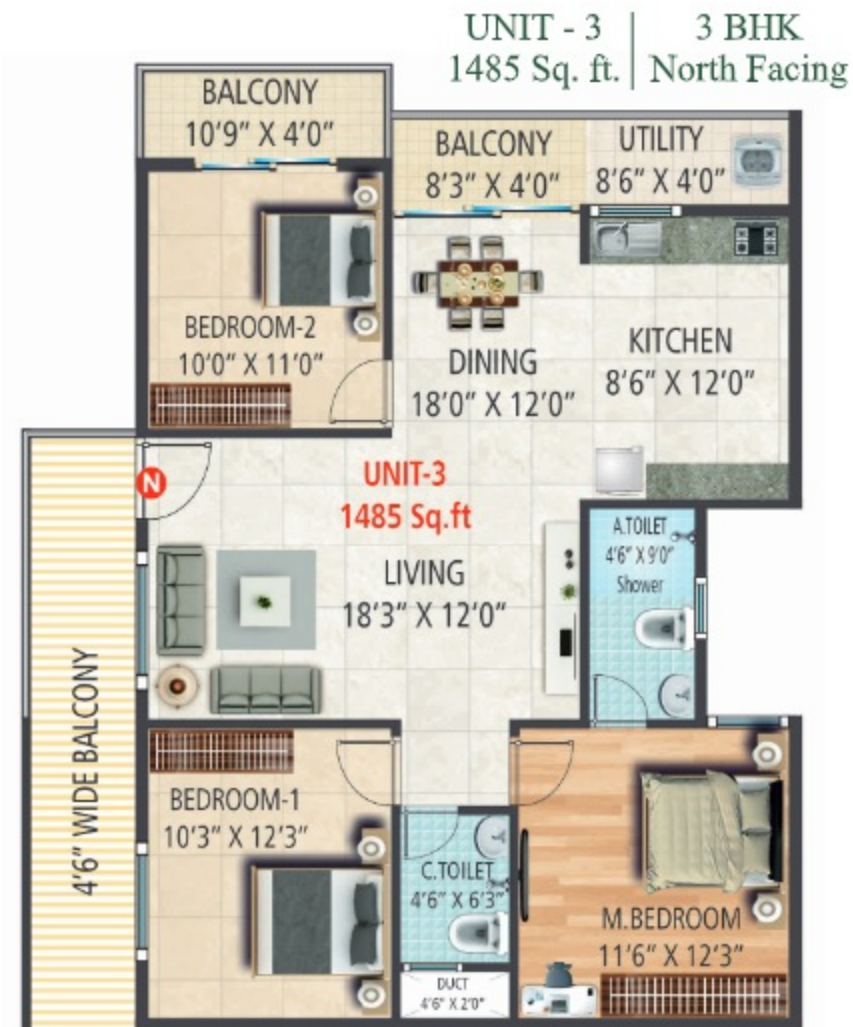
Our 4 to a-core layout allows for maximum circulation of fresh air and ample daylight across all units. The added advantage of having No Common Walls enable complete privacy from both inside and outside the apartments. Also, all homes are structured as per Vastu guidelines to create a safe & happy home for your family.



KEY PLAN

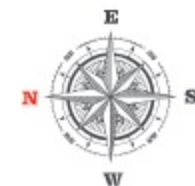


Typical Units



UNIT - 4 | 3 BHK
1505 Sq. ft. | North Facing

KEY PLAN



LIVING ROOM

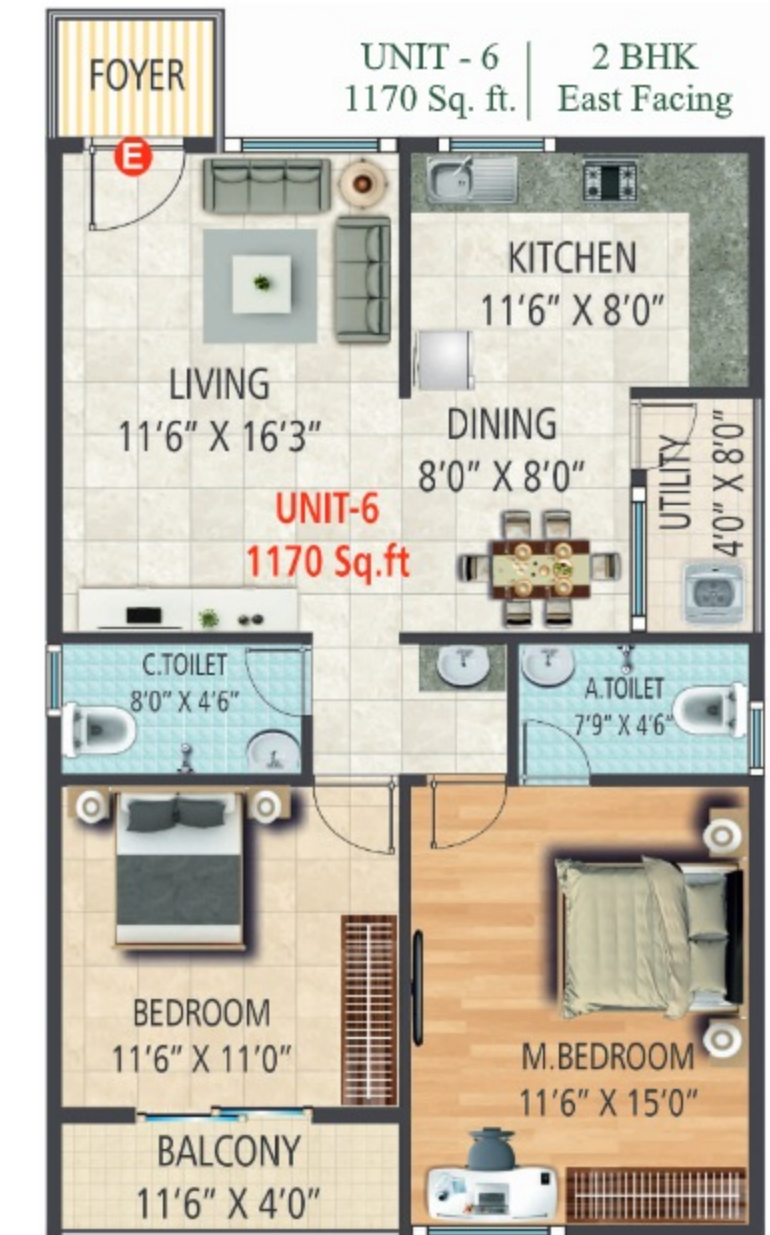
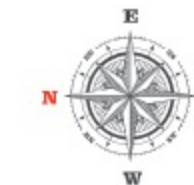
Designed For Comfort And Ease To Make Daily Activity Relaxed. It's A Space That Defines The Inner You And Lightens The Mood Every Time You Return Home



Typical Units



KEY PLAN



BEDROOM

Clutter-free Bedrooms Shaped To Impact Well-being And Rejuvenate The Mind & Body Combined. It Also Makes Cleaning Efficient And Effortless.



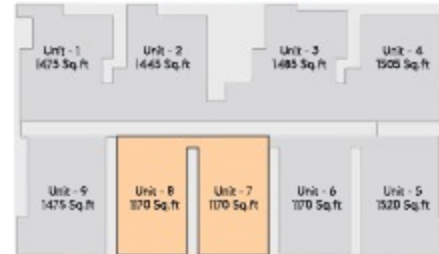
Typical Units



UNIT - 7 | 2 BHK
1170 Sq. ft. | East Facing



KEY PLAN



UNIT - 8 | 2 BHK
1170 Sq. ft. | East Facing



UNIT - 9 | 2 BHK
1475 Sq. ft. | East Facing



KEY PLAN



SPACIOUS BALCONIES

Your Balcony Is A Magical Third Space With Ample Room, That Feels Like A Mini-rooftop With A Spectacular Night View Of The City. It's Large Enough To Host Your Entire Kitchen Garden, And Still Leave Plenty Of Room For The Coffee Table, Finer Chairs, Sofa, Hammock And Much More.

Unit-5 | 3 BHK
1520 Sq.ft | East Facing

Unit-6 | 2 BHK
1170 Sq.ft | East Facing



NO UNLIT CORNERS

Every corner in your home will have sufficient natural- light, thanks to our innovative layout design & modern engineering. The homes are thoughtfully designed to eliminate the need for artificial light as long as the sun is up





AMENITIES

INDOOR AMENITIES

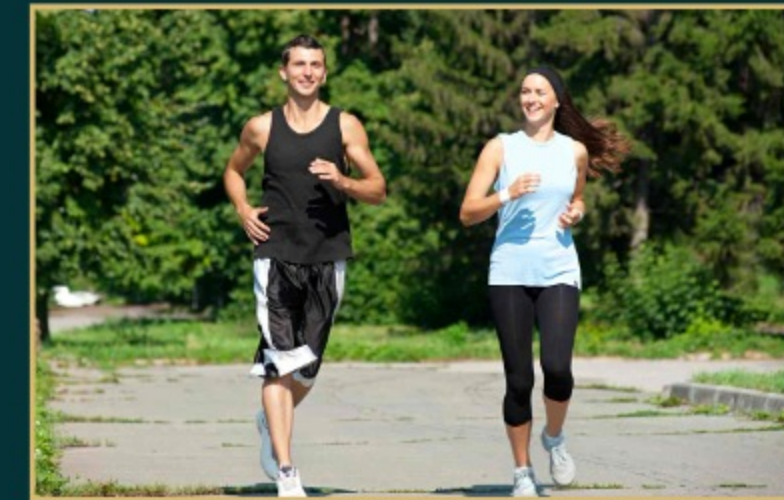
- Multi-purpose Hall.
- Gym Room With Equipments.
- Gas Line From Utility.
- Provision for App Based Security System.
- Intercom For Each Flat.
- Generator Back Up For Common Area Lifts, Pumps & Each Flat For 1.0 Kw.
- Association Community Hall.

OUTDOOR AMENITIES

- Swimming Pool.
- Toddlers Pool.
- EV Charging Provision For Each Flat In The Car Parking.
- Children Play Area.
- Senior Sit-out Place.
- Walking Track.
- Gardening / Landscaping.

OTHER AMENITIES

- CCTV Surveillance.
- Rain Water Harvesting.
- Sewage Treatment Plant.
- Security Kiosk
- 6 Passengers 1 Nos Automatic Lifts.



THANKFUL LOCATION

Elite Brookvale Is Located on Uttarahalli-Kengeri Main Road Adjacent to BGS Global Hospitals, well developed corner of Bengaluru which pockets itself into zones like serene, shopping, residential, official and religious. We found a blend of all these in between which is neatly cocooned the place where we have decided to make milestone residential structure that is elegant yet away from the busy life surrounding it, something like a Brookvale. True to its definition, we named it Elite Brookvale is waiting for you to discover. Elite Brookvale Apartment is tucked away almost 30 feet inside from main road thereby avoiding noise, dust and pollution. Project is walkable to the bus stand, very close to Mysore Road Metro Station as well as Kanakpura Road Metro Station. Here you are close to premium neighbourhoods daily needs, work places, leisure, night life, entertainment, and education institutions and everything that you may need is just couple of minutes away. Wide 80 feet double Road that integrates Mysore Road, Kanakpura Road, Nice Road, and short journeys to Bengaluru Town Centre. Direct access to the NICE Road which connects easily to the Electronic City, Kanakpura Road, Bannerghatta Road and Tumkur Road. It is also perfect for commuters travel by Metro rail. It takes You To All Corners Of The City Without Hassle. Plus The Proximity Of The Project To Several Renowned Educational Institutes, Global IT Tech Parks, And Shopping Centres Like Gopalan Arcade Mall, National Hill View Public School, Dps, Bgs, Rnsit, Rashtrathana Vidya Kendra Makes It The Perfect Place To Call It Home.

SPECIFICATIONS



STRUCTURE

RCC framed structure with necessary footing columns and beams. All of Reinforced cement concrete as per structural design. Walls of solid concrete blocks.



FLOORING

Living, Dining, Bedroom, Kitchen – Vitrified 2' X 2' Tiles
Balconies / Utility / Bathrooms – Anti skid Ceramic tiles
Bathrooms Walls – ceramic tiles dado up to 7'0"
Lobby & Stair case area – Granite



PLASTERING

All internal walls are smoothly plastered.
External walls - Sponged finished plastering.



KITCHEN

Black polished granite with stainless steel sink.
Ceramic tiles 2ft. above the granite platform.
Provision for aqua-guard & Refrigerator.
Provision for washing machine in utility.



BATHROOM FITTING

Fitting & fixtures – Hindware or equivalent.
Cp fitting – Jaquar or equivalent.
Provision for exhaust fan & geyser.



SECURITY SYSTEMS

Security personnel to patrol the community round the clock.



PAINTING

Interior - 2 coat Tractor
Emulsion paint with roller finish and OBD for ceiling.
Exterior - Water proof colored cement based and textured paint at selective places.
Grills - Enamel paint for grills.



ELECTRICAL

Fire resistant electrical wires. Concealed copper wiring with adequate light points of anchor 'ROMA' make or equivalent.
Telephone point at living room.
Cable point at living & master bedroom.
AC point provisions in master bedroom.



RAILINGS

All the Balconies have 4" Concrete Block work with M S Railings.



DOORS

Main Door - Teak wood Door & frame
Internal doors - hard wood frame and Skin Doors



WINDOWS

2 & 3 track UPVC frames with glass panel sliding shutters with safety grills.



POWER BACKUP

Power Back-up for Common Area with water sump and lift Including Flats with 1.0 Kw.



LIFT

Automatic standard make lift of 6 passanger.

PROXIMITY



ELITE CONNECTIVITY

Connectivity

- NICE Expressway.
- Kengeri Railway Station.
- Mysore Road Metro Station (Nayandahalli).
- Outer Ring Road.
- Mysore Road.
- Banashankari 6th Stage Bus Stop.

Shopping

- Gopalan Arcade Mall.
- BEMEL Shopping Complex.
- Food World.
- Star Bazar.
- Family Mart.

Institutions

- PES University.
- NPS School.
- Kumarans School.
- RNSIT College.
- Sri Jnanakshi Vidyaniketan.
- R V College.
- Bangalore University.
- JSS College.

Hospitals

- BGS Global Hospital.
- P M Santhosh Hospital.
- Sparash Hospital.

Corporates

- Global Village Tech Park.
- Oracle Pvt Ltd.