



A HOME THAT TRULY REFLECTS YOUR
PERSONALITY

Artistic Image



Exclusive 3 & 4 BHK apartments
At HSR Extension, Iblur Lake, ORR.
Ranging from 1920 sqft to 3250 sqft



A REFLECTION OF LUXURY LIVING

PROJECT PROFILE BRIEF PERQUISITES

TOTAL EXTENT OF LAND : 3.5 ACRES
NUMBER OF FLOORS : 2B + G + 12
FLOORS NUMBER : 4
OF BLOCKS : 179
NUMBER OF FLATS

FORESIGHT : Thoughtfully planned project layout, very spacious and efficient floor plans. The Home of your dreams.

INDIVIDUALITY : 3 & 4 BHK Premium Condominiums with exclusivity in the vicinity. Live the deluxe life.

ATTRIBUTES : 2 basement floors for parking, ground floor + 12 floors

AESTHETICS : 25% ground coverage & extensive 75% green landscaped area. View serenity from the center.

QUALITY : Designed as per international standards by Space Matrix, Singapore. Experience unmatched excellence.

PROXIMITY : Well connected to major tech parks, international & national schools, hospitals, malls and motels. Save the hours spent in traffic.



D N R
REFLECTION
IDYLLIC CITY LIVING



DON'T JUST EXIST.. LIVE!

CLUB REFLECTION

- Half Olympic size swimming pool
- Kids' pool
- Sauna and Steam for men and women with changing rooms
- Jacuzzi
- Snooker
- Squash Court
- Fully functional large gym
- Multi Indoor Games room Table Tennis/ Chess/ Carom
- Multipurpose hall for social gatherings
- Outdoor Fitness Pod
- Kids' Play Zone
- Skating Rink
- Lawn Tennis Court & Half Basketball court
- Vehicle free Jogging & Cycling path
- Seating Alcove

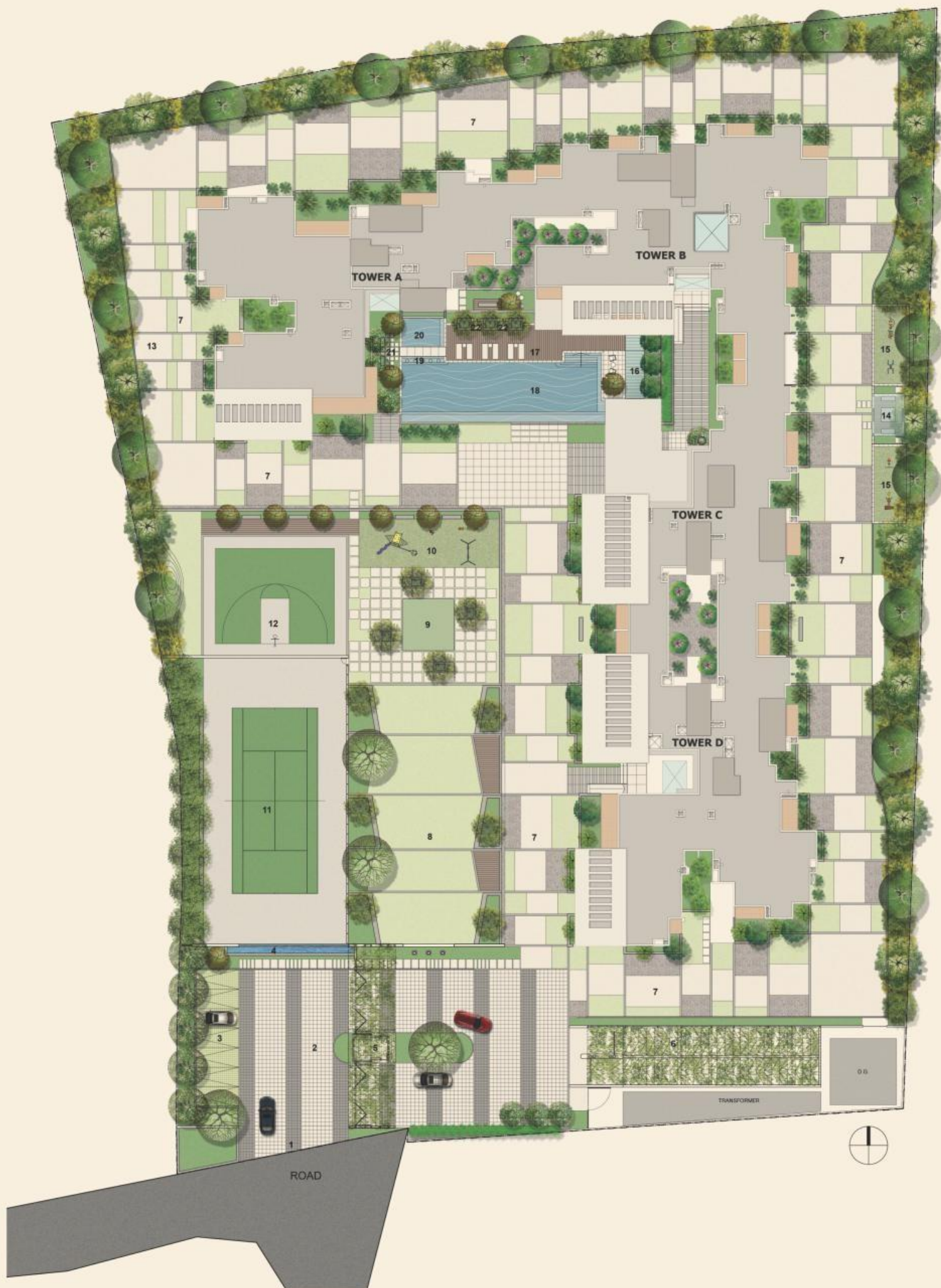
MASTER PLAN

GROUND FLOOR

- 1 MAIN
ENTRANCE
- 2 ENTRANCE
PLAZA
- 3 VISITORS'
PARKING
- 4 WATER WALL & FEATURE
WALL
- 5 GREEN FEATURE ABOVE
SECURITY
- 6 GREEN FEATURE ABOVE BASEMENT
RAMP
- 7 WALKWAY / FIRE ENGINE ACCESS
WAY
- 8 PARTY
LAWN
- 9 ENTERTAINMENT
PAVILION
- 10 CHILDREN'S PLAY
AREA
- 11 TENNIS
COURT
- 12 BASKETBALL
COURT
- 13 SKATING
RINK
- 14 YOGA
PAVILION
- 15 FITNESS
POD

SECOND FLOOR

- 16 COVERED
WALKWAY
- 17 POOL
DECK
- 18 25M LAP
POOL
- 19 JACUZZI
- 20 KID'S
POOL
- 21 SEATING
AREA
- 22 OUTDOOR
SHOWER



Artistic Image



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Artistic Image



SPECIFICATIONS

MATERIALS, FITTINGS AND FINISHES

Structure

- Seismic resistant RCC framed structure
- Cement blocks / light weight blocks for all walls

Lobby

- Elegant ground floor lobby with flooring and cladding in granite / marble
- Combination of vitrified tiles & marble / granite for upper floors lobbies and for cladding
- All internal lobby walls partially in texture paint and ceilings in OBD

Foyer, Living & Dining

- Larger format size premium quality vitrified tiled flooring (Kajaria, Nitco, Rak, imported or equivalent)

Master Bed Room

- Premium laminated wooden flooring

Other Bed Rooms

- Premium quality vitrified tiled flooring

Kitchen

- Premium vitrified tiled flooring
- Loose Granite counter with 2 feet good quality tile
- dado Single bowl steel sink with single lever tap
- Ceramic tiled flooring and tile dado in the utility
- Ceramic tiled flooring and dado for the servant's room and toilet

Utility

- Granite counter with single bowl steel sink with drain board

Toilets

- Designer / Rustic premium quality tiles for flooring and walls
- Granite counters with ceramic wash basin in all the toilets
- EWCs and chrome plated fittings
- Grohe / Kohler or equivalent single lever tap and shower mixer
- Provision for geysers in all toilets including the servant's toilet
- Grid false ceiling

Doors

- Main Door - Veneer finish door on both surfaces with hard wood frame
- Other Internal Doors - Polish finished flush doors with hard wood frame

External Doors and Windows

- UPVC / anodized aluminum frames and sliding shutters for all external doors
- 3 track UPVC / iodized aluminum framed windows with clear glass and mosquito mesh shutters
- MS designer grill, enamel painted for ground floor apartments only

SPECIFICATIONS

MATERIALS, FITTINGS AND FINISHES

Painting

- Exterior paint on external walls
- Internal Emulsion paint / Tractor Emulsion paint on internal walls and ceilings
- Enamel paint on all railings

Electrical

- Concealed electrical wiring with PVC isolated copper wires (Havells / Polycab or equivalent) with modular switches
- Sufficient power outlets and light points provided
- 6 KVA power will be provided for 3 BHK
- 7 KVA power will be provided for 3 BHK with servant
- 8 KVA power will be provide for 4 BHK
- TV and telephone points provided in the living area and bedrooms
- Provision to install split AC in living area and in bedrooms
- ELCB and individual meters will be provided for all apartments

Security System

- Security cabinets at all entrances and exits, with CCTV coverage
- Video door phone

DG Power

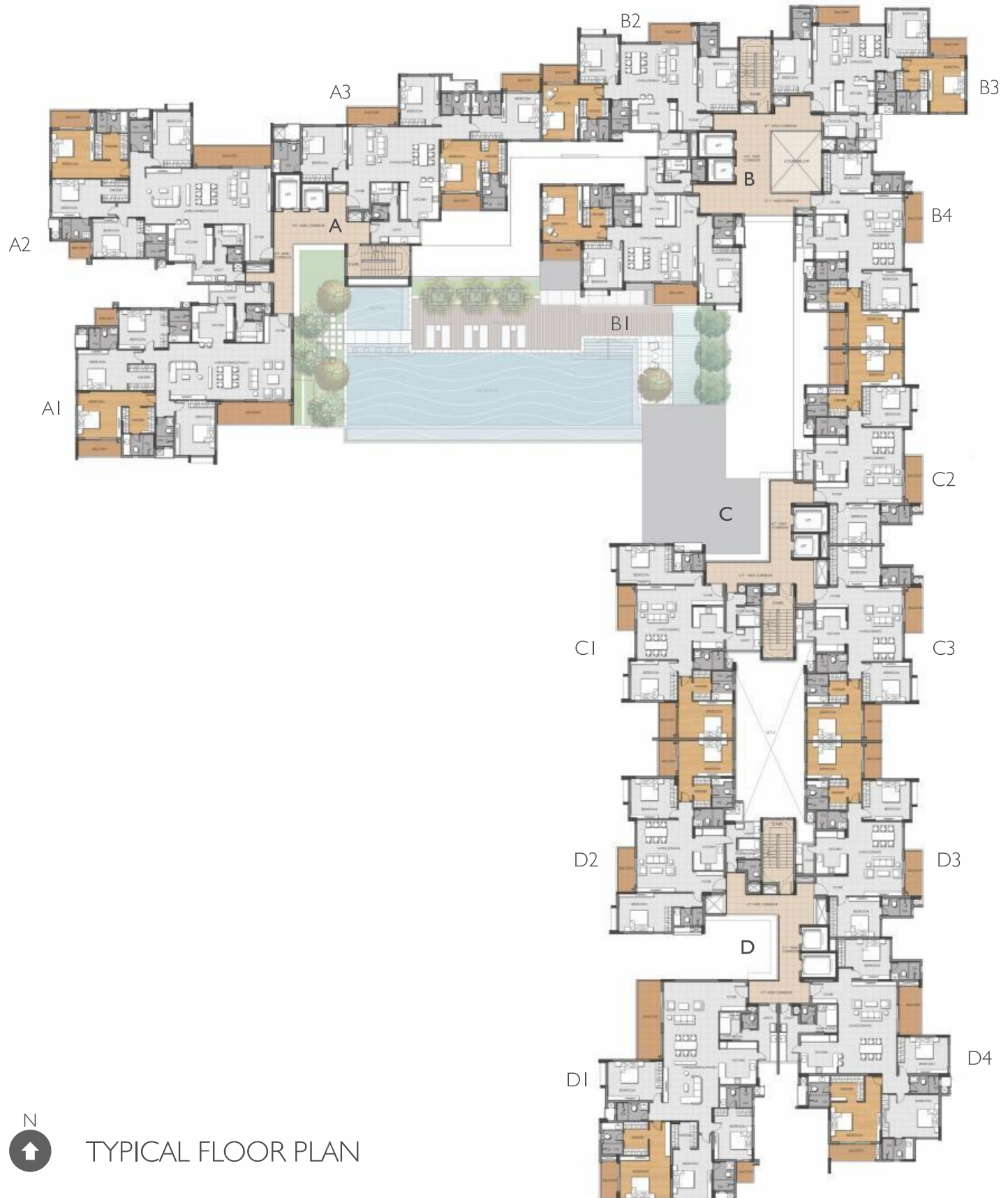
- Power backup will be provided for all common area / services and lighting for every flat

Fire

- External fire hydrants & sprinklers as per fire norms



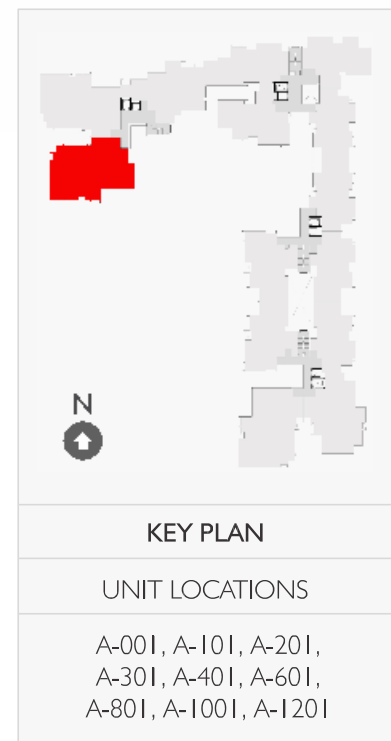
A1, A2 & D1 : 4BHK+FAMILY+4T+SERV
A3 & D4 : 4BHK+4T
B1,B3, C1 & D2 : 3BHK+SERV+3T
B2, B4, C2, C3 & D3 : 3BHK+3T



TYPICAL FLOOR PLAN



Area as Per RERA-2184 Sq FT
UNIT 01: A1
4BHK+F+4T+S
SALEABLE AREA: 3160 SFT



NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.
DIMENSIONS MENTIONED IN THE DRAWING ARE WITHOUT SURFACE FINISHES / PLASTERING THICKNESS.

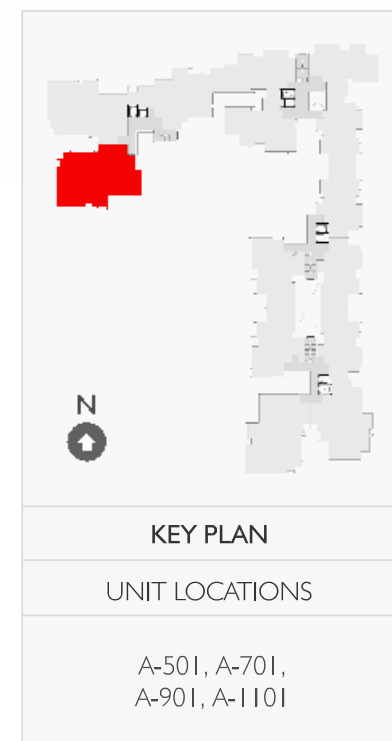


Area as Per RERA-2184 Sq FT

UNIT 02: AI (L-BALC)

4BHK+F+4T+S

SALEABLE AREA: 3250 SFT



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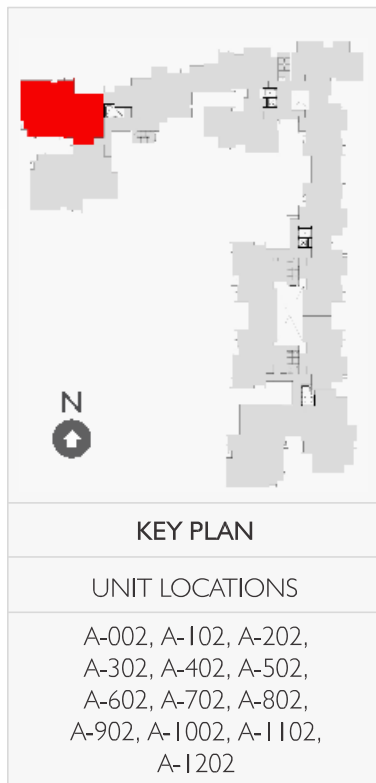


Area as Per RERA-2238 Sq FT

UNIT 03: A2

4BHK+F+4T+S

SALEABLE AREA: 3210 SFT



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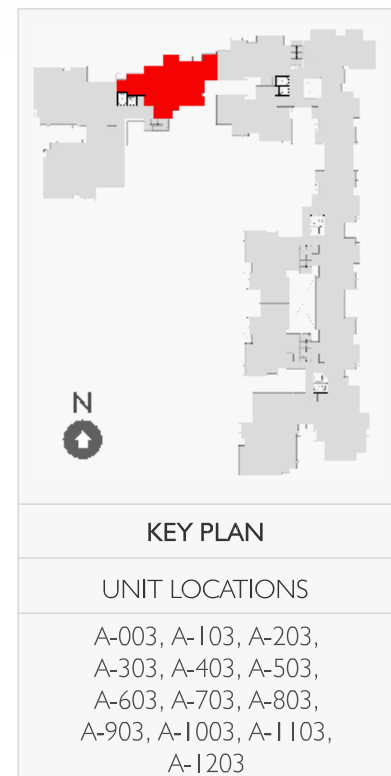


Area as Per RERA-1938 Sq FT

UNIT 04: A3

4BHK+4T+S

SALEABLE AREA: 2810 SFT



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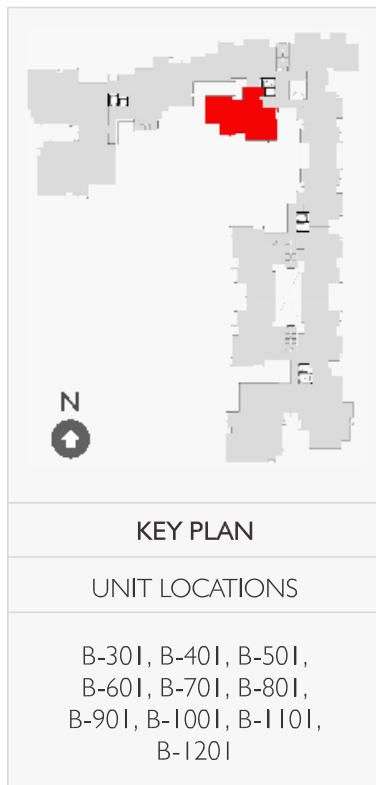


Area as Per RERA-1498 Sq FT

UNIT 05: B1

3BHK+3T+S

SALEABLE AREA: 2180 SFT



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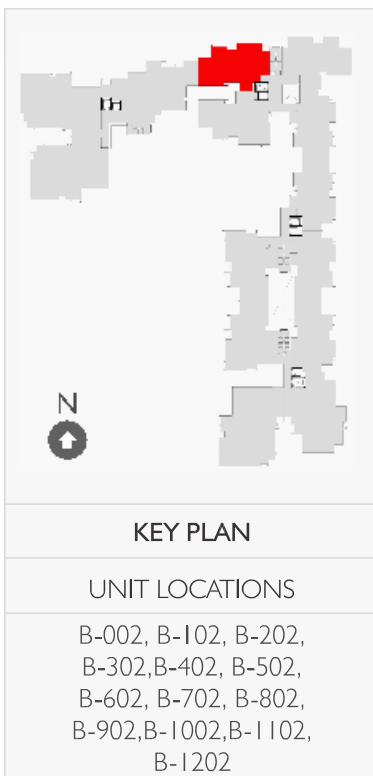


Area as Per RERA-1395 Sq FT

UNIT 06: B2

3BHK+3T

SALEABLE AREA: 1,995 SFT



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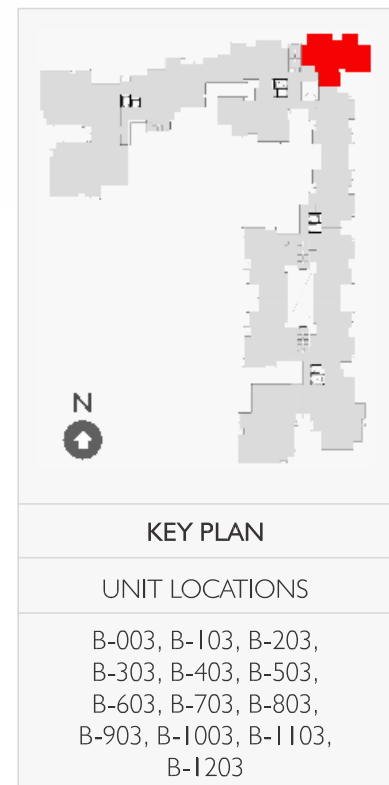


Area as Per RERA-1438 Sq FT

UNIT 07: B3

3BHK+3T+S

SALEABLE AREA: 2000 SFT



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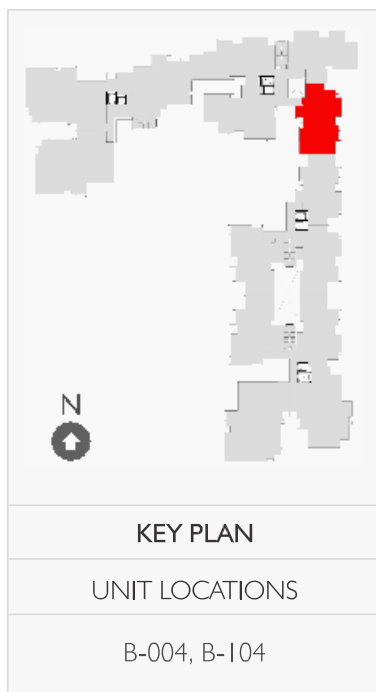


Area as Per RERA-1315 Sq FT

UNIT 08: B4 (L)

3BHK+3T

SALEABLE AREA: 1920 SFT



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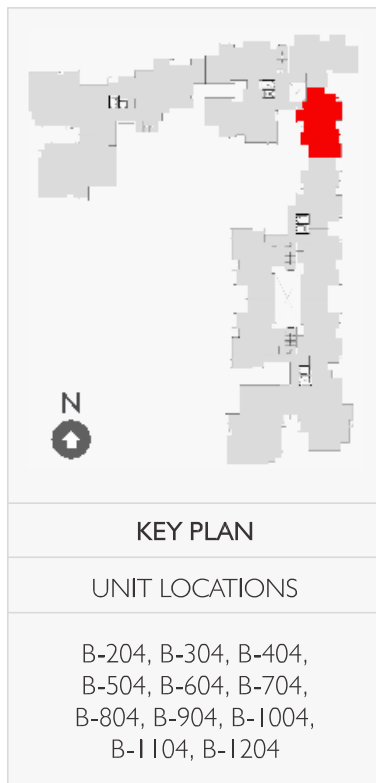


Area as Per RERA-1315 Sq FT

UNIT 09: B4 (U)

3BHK+3T

SALEABLE AREA: 1920 SFT



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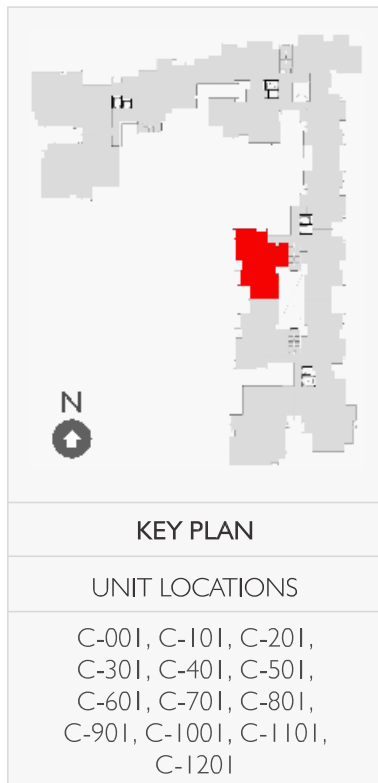


Area as Per RERA-1498 Sq FT

UNIT 10: C1

3BHK+3T+S

SALEABLE AREA: 2120 SFT



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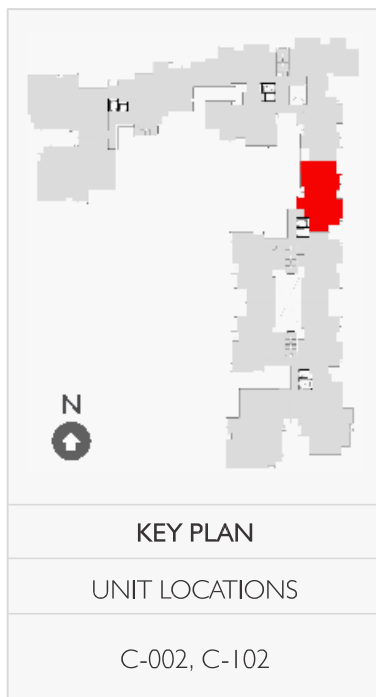


Area as Per RERA-1320 Sq FT

UNIT 11: C2 (L)

3BHK+3T

SALEABLE AREA: 1920 SFT



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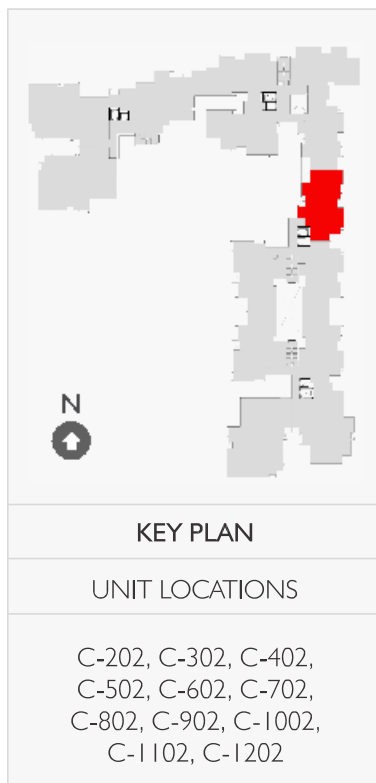


Area as Per RERA-1320 Sq FT

UNIT I2: C2 (U)

3BHK+3T

SALEABLE AREA: 1920 SFT



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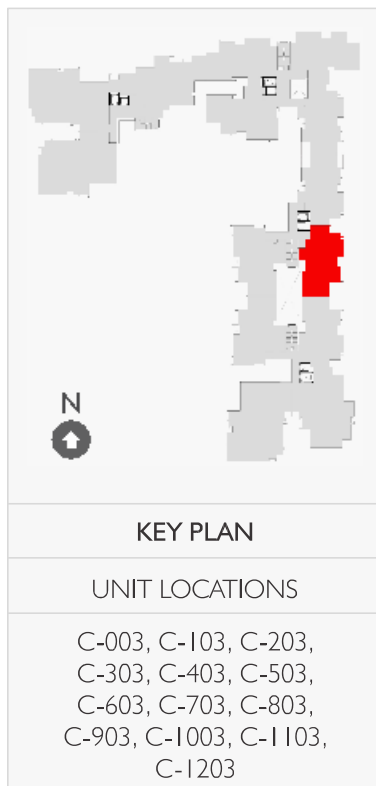


Area as Per RERA-1349 Sq FT

UNIT 13: C3

3BHK+3T

SALEABLE AREA: 1920 SFT



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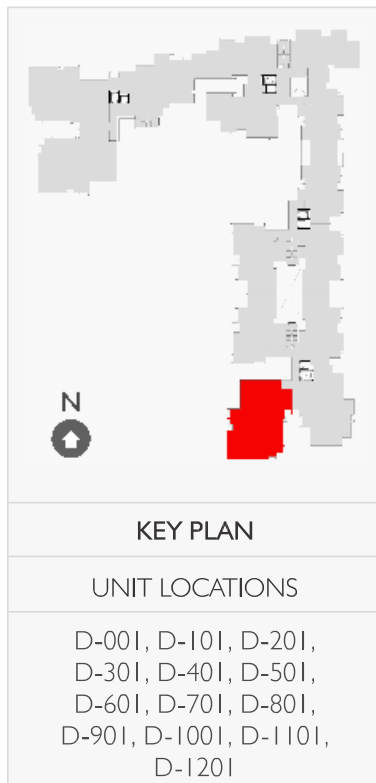


Area as Per RERA-2234 Sq FT

UNIT 14: D1

4BHK+F+4T+S

SALEABLE AREA: 3230 SFT



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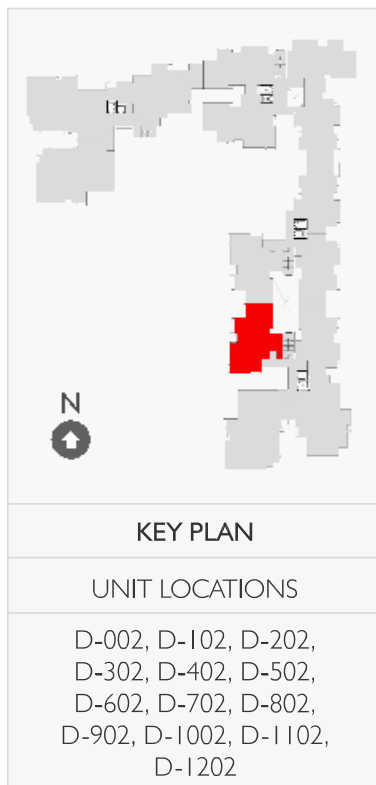


Area as Per RERA-1452 Sq FT

UNIT I5: D2

3BHK+3T+S

SALEABLE AREA: 2100 SFT



KEY PLAN

UNIT LOCATIONS

D-002, D-102, D-202,
D-302, D-402, D-502,
D-602, D-702, D-802,
D-902, D-1002, D-1102,
D-1202

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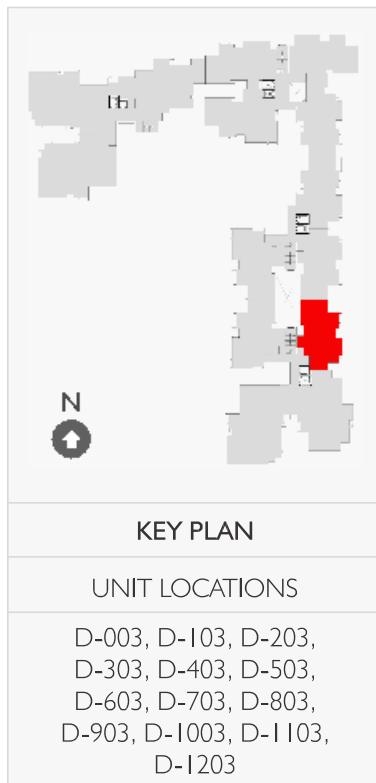


Area as Per RERA-1321 Sq FT

UNIT I6: D3

3BHK+3T

SALEABLE AREA: 1920 SFT



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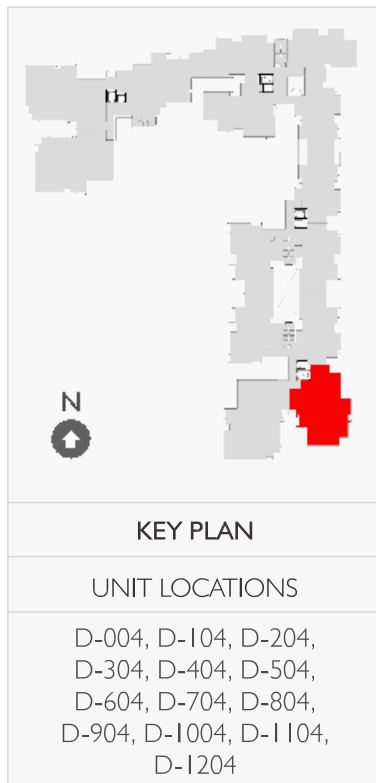


Area as Per RERA-1911 Sq FT

UNIT 17: D4

4BHK+4T+S

SALEABLE AREA: 2725 SFT

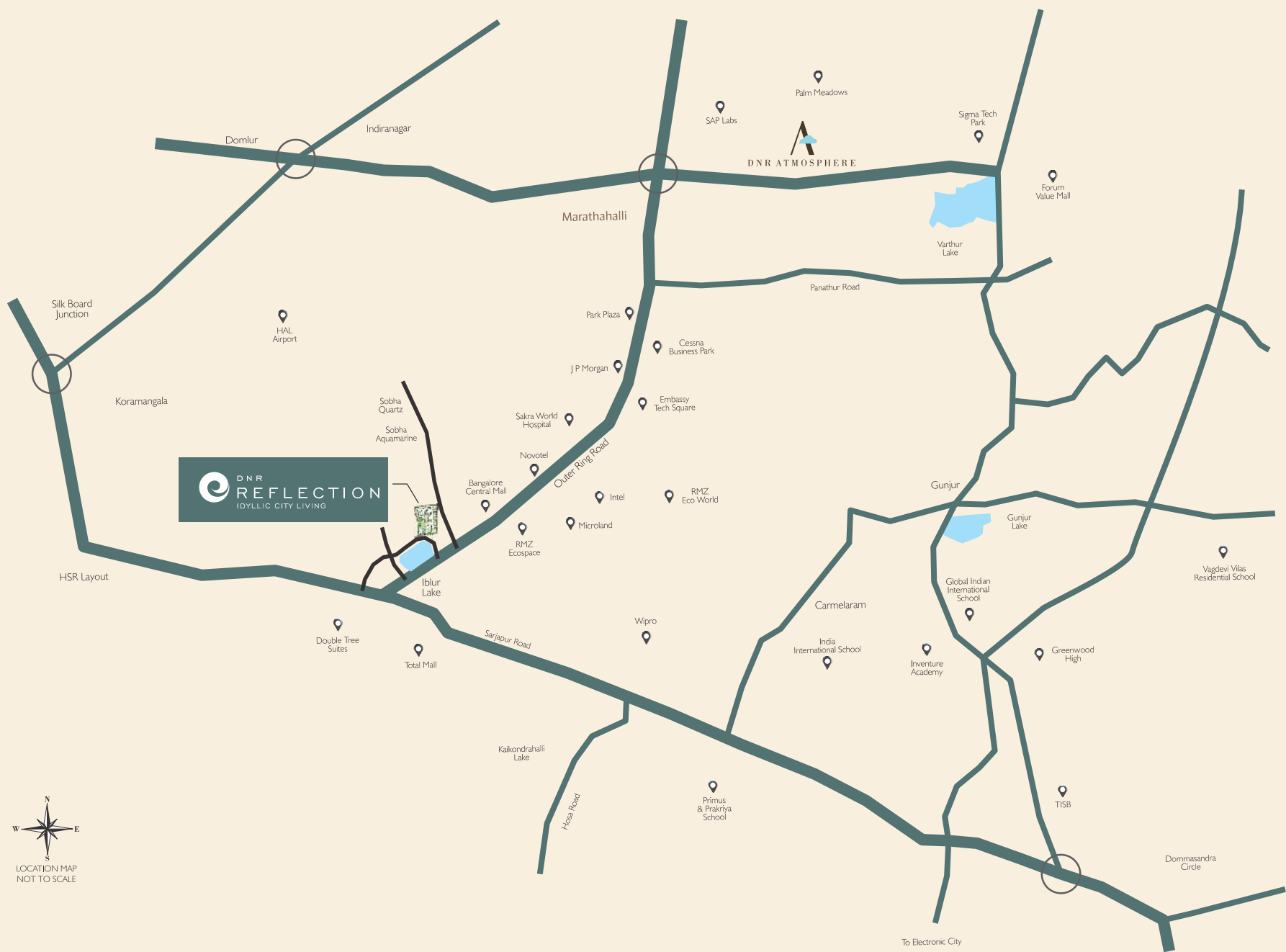


KEY PLAN

UNIT LOCATIONS

D-004, D-104, D-204,
D-304, D-404, D-504,
D-604, D-704, D-804,
D-904, D-1004, D-1104,
D-1204

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SITE ADDRESS: 833/33 (Survey No. 33), Iblur Village, Opposite Iblur Lake, HSR Extension, Bengaluru - 560103



DNR Corporation Pvt. Ltd.
Bengaluru



ART OF BUILDING SPACES

DNR is a young & dynamic real estate development group that enjoys creating spaces to live, work and play. Our passion lies in building life itself with signature experience. With our no compromise and transparent approach in every project, we seek to uplift people's life by providing innovative, contemporary & environmentally sensitive residential and commercial spaces.

WITH THE VISION

DNR Group has dedicated itself to creating environments in harmony with life and nature. Our core vision is to build spaces at extraordinary locations with best in class specifications, concept based designs, international standards and true value.

THE BUILDING BLOCKS OF REFLECTION

Architects

Space Matrix Design Consultants Pte Ltd.
Singapore | Sydney | Bangkok | **Bengaluru** | Mumbai | Delhi

Principal Contractor

New Consolidated Construction Co. Ltd. (Jasdanwalla Group)

Landscape Designer

La Conception Associates (s) Pte Ltd.,
Singapore

Legal Consultant

Jayanth Pattanshetti Associates,
Bengaluru.



**CORPORATE
OFFICE**

304, 'A Wing' Queen's Corner, #3, Queen's Road, Bengaluru - 560001,
India.

T +91- 8022268786, +91- 8022265647 | F +91- 8022269580

www.dnrgroup.in | facebook.com/dnrcorporation | info@dnrgroup.in

**DNR
REFLECTION**

Site Address

833/33 (Survey No. 33), Iblur Village, Opposite Iblur Lake, HSR Extension, Bengaluru -
560103.

For Enquiries

[T +91- 90199 66000 / 96327 34400](tel:+919019966000) | sales@dnrgroup.in | www.dnrgroup.in



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