



FLAT DETAILS

TOTAL NUMBER OF FLATS: 64

1 BHK FLATS - 32 FLATS
425-540 SQ.FT.

2 BHK FLATS - 16 FLATS
1175-1280 SQ.FT.

3 BHK FLATS - 16 FLATS
1300-1655 SQ.FT.



PRIMER
CREDAI
REGISTERED

REDDI
KPA
WARRANT

**PROJECT
PROGRESS**
POSSESSION BY
AUGUST 2017



ವಿಜಯ ನಿಸರ್ಗ VIJAYA NISARGA

CLOSE TO NATURE..... CLOSE TO DIVINITY

1, 2 & 3 BHK APARTMENTS



ADDRESS

No. 1643, Sy No. 151/2, Pipeline Road, off Kanakapura Road, Udayapura, Bengaluru



DEVELOPED & PROMOTED BY

**VIJAYA
ENTERPRISES**
Since 1975

www.vijaya.in

vijaya1973@gmail.com

7676 555 444 / 98458 55622



Special offer for
THE ART OF LIVING
devotees



500 mtrs from
THE ART OF LIVING
off. Kanakapura Road



APPROVED
By Leading Banks

POSSESSION BY AUGUST 2017

Meditation Hall • Swimming Pool • Gym • Children's Play Area • Intercom • 24 Hrs Security • STP
Solar Water Connection for Toilets • 24 Hrs Power Back-up • Visitors Car Parking

Disclaimer: This brochure is subject to approval by all relevant authorities. All specifications, plans and drawings are subject to change without prior notice. The actual project may vary from the information provided in this brochure. The developer reserves the right to change any detail of the project without prior notice.



CALM

Vijaya Nisarga is a residential apartment project in South Bangalore, located off KANAKA PURA ROAD, adj. THE ART OF LIVING. The project is nestled in a serene spot conveniently close to Bangalore's central spots.

BEAUTY

Vijaya Nisarga is situated in the midst of idyllic natural setting that features greenery around and lush designer landscaping. Its location adds to the beautiful panorama, ensuring every resident always feels on top of the world.

FINE LIVING

A selection of Vastu Compliant 1 BHK, 2 BHK & 3 BHK flats, Vijaya Nisarga employs top-of-the-line materials to deliver superior construction quality. Made in consultation with leading architects and designers, it ensures high standards of modern living, while also giving due importance to Vastu tradition.

BLESSED & DIVINE

Vijaya Nisarga is located at just 400 mtrs from the SHI SHI ART OF LIVING and seekers of the ashram may blessed by the vibrations of the Ashram.

CONNECTED

Vijaya Nisarga is connected via NICE Road and Metro station at 5 kms that ensures high intra-city travel comfort. Other easily accessible areas include Sri Sri Art of Living Ashram, key industrial institutions, hospitals, recreation zones and urban hotspots of South Bangalore.

BLISS

The architecture of Vijaya Nisarga is thoughtfully planned for luxury and comfort. From open balconies that bring in ample sunlight and air, to well-planned interiors that make plenty of room for pleasure, Vijaya Nisarga is designed for a life of sheer bliss.

FAB PACKAGE

Vijaya Nisarga is replete with the best comforts that a property can offer to a discerning cosmopolitan, including great pricing. This quality package comes at an equally attractive rate, while no compromises are made on the modern amenities that today's lifestyle demands. A home at Vijaya Nisarga bears everything you expect from a top-class builder, without a heavy price tag.

SPECIFICATIONS

STRUCTURE:

RCC frame structure with solid concrete block masonry walls
No of Floors: Stilt + Ground + 3 upper floors
Covered car parking in Stilt Floor

FLOORING:

Vitrified tile flooring and skirting

KITCHEN:

18 mm thick black polished granite platform with Stainless Steel Sink
2 feet tile dado above granite platform
Provision for water purifier

UTILITY:

Ceramic tiles flooring & skirting
Provision for washing machine & vessel washing

TOILETS:

Ceramic tiles flooring & glazed tile dado upto 7 feet for walls
False ceiling with grid panels
Jaquar or equivalent chromium plated fittings
Hardware / Cera or equivalent sanitary fixtures

DOORS & WINDOWS:

Main Door: Sal wood frame with factory molded shutter
Other Doors: Sal wood frame with GST flush shutters
Three-track powder coated aluminum sliding windows with provision for mosquito mesh

PAINTING:

Acrylic emulsion paint for internal walls
All balcony walls painted as per architect design

ELECTRICAL:

Sufficient BESCOM power supply with individual meters
Concealed copper wiring with circuit breakers for safety
Modular switches with 5 & 15 amp points as per drawing
Provision for air conditioner in master bedroom
Provision for geyser, exhaust fan, television & telephone points
Power back-up for entire flat (upto 1 KW)

WATER SUPPLY:

Borewell water supply through UG sump & OH tanks
Treated water for flushing & gardening

COMMON AREA / LOBBY:

Ceramic tile flooring & skirting as per architect drawing
24 hrs power back-up for lift, pump, lobbies & all common areas

LIFTS:

Johnson or equivalent make

VASTU COMPLIANT

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TOTAL NUMBER
OF FLATS **64**

AMENITIES

Meditation Hall

Swimming Pool

Well equipped Gymnasium

Children's Play Area

Intercom facility

24 Hours Security

Sewage Treatment Plant

Rainwater Harvesting

Visitors Car Parking

24 hrs Power Back-up for all
common areas and entire flat
(upto 1 KW)

Solar Water Connection
for Toilets