

## PRESENTING LUXURY SPACES FOR ALL

Every square foot is special and so is each one of us. Like each one of us, every square foot deserves the very best. At Zonasha we put our heart and soul to offer the best of living spaces, with the best of luxuries and amenities, to those wonderful souls that reside in them.

For beautiful spaces should be experienced by one and all. And that's our motto. Lead by our vibrant leader Mr. R. Nagaraj, a pioneer in Bangalore's realty segment, and the President of CREDAI Karnataka, Zonasha is transforming the realty canvas of Garden City across residential, commercial, hospitality and IT sectors. And also transforming the lives of the city's people, by offering beautiful, luxurious spaces for all.



No. 1075, 2nd floor, 12th Main, 8th Cross,  
Indiranagar, Bangalore, Karnataka 560038  
Ph: 080 4903 9999, +91 99000 79907  
sales@zonasha.com - www.zonasha.com

**Site Address:**  
Haralur Road, Off Sarjapur O.R.R.,  
Opp. Zonasha Vista, Behind Prestige Ferns Residency,  
Bangalore - 560102.

**Disclaimer:** This brochure is conceptual and not a legal offering. The promoter reserves the right to change, alter, add or delete any of the specifications & amenities mentioned herein without prior permission or notice.



*Elegance*  
ZONASHA  
Phase-1

Luxury...  
...you can afford

2, 3 & 4 BHK Apartments



www.zonasha.com



## Welcome to Luxury

It's a delight to possess something that's naturally elegant. In this case it's the home that'll make space for memorable moments. The more lavish the living space, the more wonderful the memories. You see it's the ambience that brings peace to the soul. It's the good vibrations that surround us, which make our day-to-day journey more cherished. It's the natural beauty of a home that bonds the entire family together. At Zonasha Elegance, our abodes come inbuilt with luxury. So, you can live a pleasant, peaceful life. Welcome to luxury.





## Well-connected Luxury

Without connectivity, luxury is pointless. A home becomes truly luxurious when it's well-connected with the world outside. A world that matters. A world where our friends, relatives and work space exists. It's only then we're close to happiness. Zonasha Elegance's superb connectivity makes it ultra-luxurious. Being just 2.5 Kms away from Sarjapur Outer Ring Road and in close proximity to leading IT parks, educational institutions, corporate offices, shopping malls, etc. The project connects your world, like no other.





## Blissful Luxury

Nature is the element that sugar-coats something that's already fabulous. From within, all Elegance homes are splendid to the last detail. Our luxuries aren't confined within the walls, they extend outside too. But on the outside we let nature take over some of our responsibility and do what it does best, keeping things naturally luxurious. For that's what you need, a perfect balance of manmade and God-made architecture. Our scenic landscape and open green spaces will fill your world with plenty of bliss.





## Unmatched Luxury

Unlike other high-rises this one is a low-rise project. Spread over ground plus four floors, every home opens to great views. Better still, every home here is so exclusive in character that privacy becomes part and parcel of these spaces. A positive, joyful energy circulates these homes. Abundant natural light, fresh air all day long, spacious rooms, design with a modern, minimalistic approach amplify the goodness of life here. Add to that high quality finishes and fixtures, state-of-the-art amenities and facilities, location advantages. In Zonasha Elegance you have the ultimate life cocoon you could ask for yourself and your loved ones.



SCHOOLS / COLLEGES



SHOPPING MALLS



## Project USPs

Zonasha Elegance is close to everything you want to be close to. Educational Institutes, Shopping Malls, Corporate Offices, Medical Centres, Restaurants, etc., surround this prime locale on Haralur Road. Koramangala Centre, Wipro Corporate Office, International Airport, Electronic City and other major places can be easily reached from Zonasha. While bringing you close to what you love, the location also makes your life wonderful, as it is away from the hustle and bustle of the congested Bangalore city.

Since this is an elite residential project, you can be certain that your neighbours in particular and your community in general, with whom you'll be spending some of your life's precious moments, will be gracious and keep you good company.

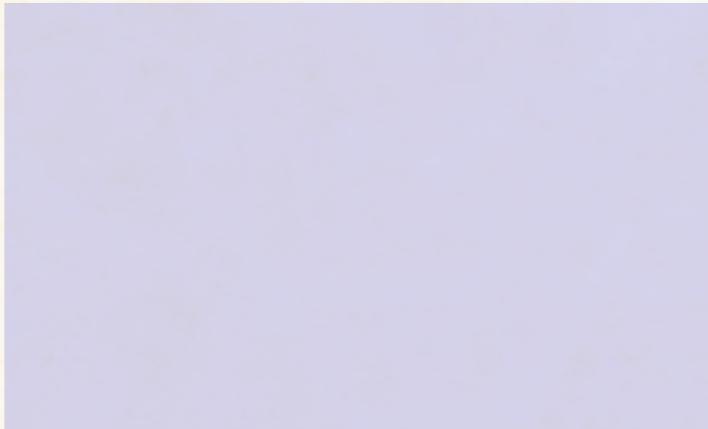
This excellent community advantage will help your kids the most. As they will be surrounded by other kids with a good background, they will be exposed to different facets of life, which will ultimately give them a well-rounded perspective on life.

Last but not the least, if investment is the only thing on your mind then you couldn't be making a better investment than this. As it stands today the area is prime, in the coming years the property value here will only go skywards. All these USPs and more will only end –up making your life more luxurious. And nothing but joy, your life will be filled with.

HOSPITALS



CORPORATE OFFICES



RESTAURANTS



# Master Plan



ZONASHA ELEGANCE - HARALUR

## LEGEND

1. Entrance Driveway
2. Exit Driveway
3. Signage Wall with Water Feature
4. Drop off Area
5. Entrance Lobby
6. Cascade Wall
7. Pedestrian Walkway
8. Water Feature-Hangout Area
9. Pedestrian Node
10. Jogging Track / Shaded Walkway
11. Gymnasium
12. Reflexology Path
13. Seating Enclosures
14. Yoga / Meditation Area
15. Private Gardens
16. Kitchen Gardens
17. Reflective Water Mass
18. Old Folks Pavilion
19. Outdoor Hobby Area
20. Lawn Expanse



## Facilities & Amenities

- ◆ Entry Plaza with Water Feature & Sculpture
- ◆ Driveway with Avenue Planting
- ◆ 60% Open Space
- ◆ Club house with Sporting Facilities
- ◆ Gymnasium
- ◆ Swimming Pool
- ◆ Multipurpose Hall
- ◆ Children's Play Area with Integrated Play Equipment
- ◆ Half Basketball Court
- ◆ Badminton Court
- ◆ Tennis Court
- ◆ Jogging Track
- ◆ Fountain Plaza
- ◆ Party Lawn
- ◆ Meditation Deck & many more...





## Specifications

### STRUCTURE

- ♦ RCC Walls.

### PAINTING

- ♦ External Walls - Cement Paint.
- ♦ Interior Walls - Emulsion Paint.
- ♦ Ceiling - Distemper.

- ♦ Common Area -Oil Bound Distemper.
- ♦ Railings - Enamel Paint.

### FLOORING

- ♦ Granite for Stairs and Common Areas.
- ♦ Vitrified Tiles in the Living, Dining Area, Bedroom & Kitchen.
- ♦ Anti-skid Ceramic tiles in Toilets and Balconies.

### DOORS

- ♦ Main Door – Solid Door Frame with Teak Veneered Skin Doors with PU Polish.
- ♦ Internal Doors - Solid Door Frame with 2 Panel Skin Door with enamel paint.
- ♦ Toilet Doors - Solid Door Frame with Flush Door (waterproof) with enamel paint.

### LOBBY

- ♦ Ground Floor Lobby flooring and wall cladding in granite, upper floors' lobby flooring in vitrified tiles.
- ♦ All lobby walls in texture paint.

### WINDOWS

- ♦ UPVC Window frames with sliding shutters fitted with clear glass and mosquito mesh.
- ♦ MS security grill(s) with enamel paint.

### TOILETS

- ♦ Wall tiles: Coloured glazed tiles upto 7' height.
- ♦ Fittings and Accessories: White Wall Hung EWC Commode and table top or cliff under / over counter Wash Basins of CERA/HINDWARE or equivalent make.
- ♦ Chrome plated Hot and Cold Wall Mixer with OH Shower, Pillar Cock, Health Faucet, Concealed Stop Cock in each toilet of CERA/HINDWARE or equivalent make.
- ♦ Toilet exhaust fan in wooden frame.
- ♦ Suspended pipelines in toilets concealed within the grid false ceiling.

### KITCHEN

- ♦ Black granite platform counter.
- ♦ Ceramic tile dado for 2 feet over a granite counter.
- ♦ Single bowl single drain steel sink with single lever tap.
- ♦ Provision for water purifier point and instant geyser.
- ♦ Provision for washing machine in utility area.

### ELECTRICAL

- ♦ Power Supply of 3KVA for 2 BHK and 4 KVA for 3 & 4 BHK apartments.
- ♦ Concealed conduits with good quality copper wire – Havells or equivalent make.
- ♦ Modular electrical switches –Schneider / Legrand or equivalent make.
- ♦ ELCB and individual meter for each apartment.
- ♦ MCB for each room.
- ♦ Geyser points in toilets, washing machine, refrigerator, microwave points in kitchen, utility.
- ♦ TV and Telephone Point in Living and Master Bed Room.
- ♦ Split AC provision in Master Bed Room.
- ♦ Sufficient power outlets and light and fan points will be provided.

### SECURITY

- ♦ Compound wall around the Complex.
- ♦ 24 hours security with intercom facility from each apartment to Security Room, Club House and other apartments.
- ♦ CCTV coverage around the Apartment Complex.

### POWER BACKUP

- ♦ Generator Backup for lights in common areas, lift and water pumps.
- ♦ 2 KVA power backup to each apartment.

### ELEVATORS

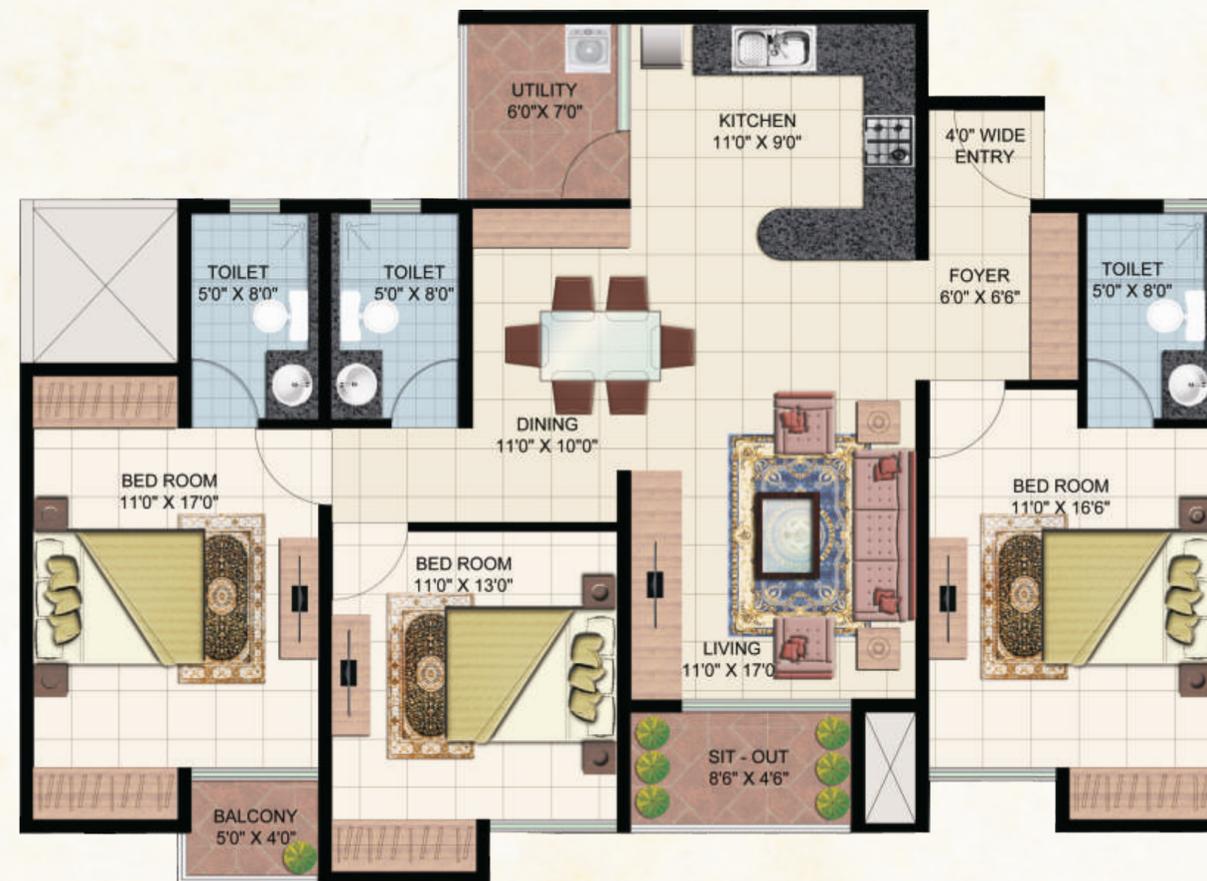
- ♦ 6 passenger automatic elevator of SCHINDLER or equivalent make.



# Floor Plans



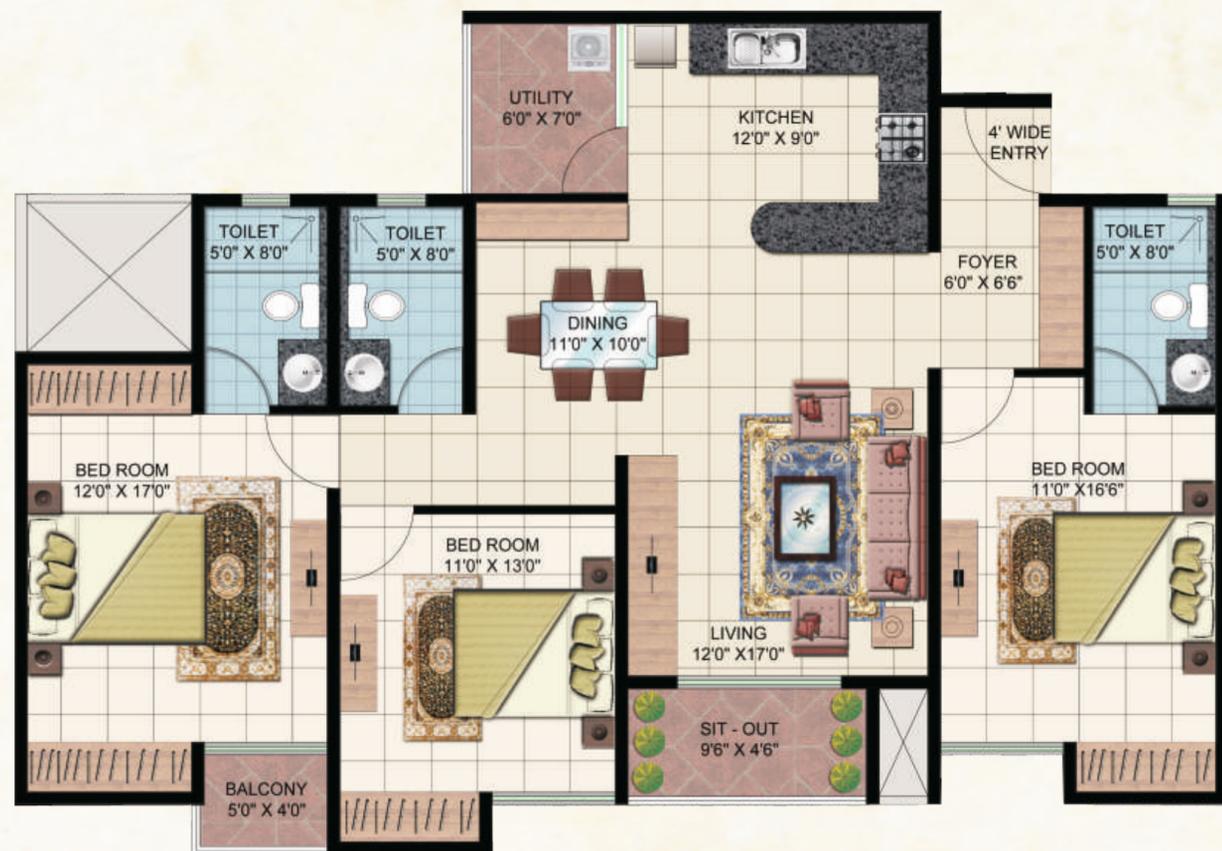
2 BEDROOM APARTMENT - 1164 SQ.FT.



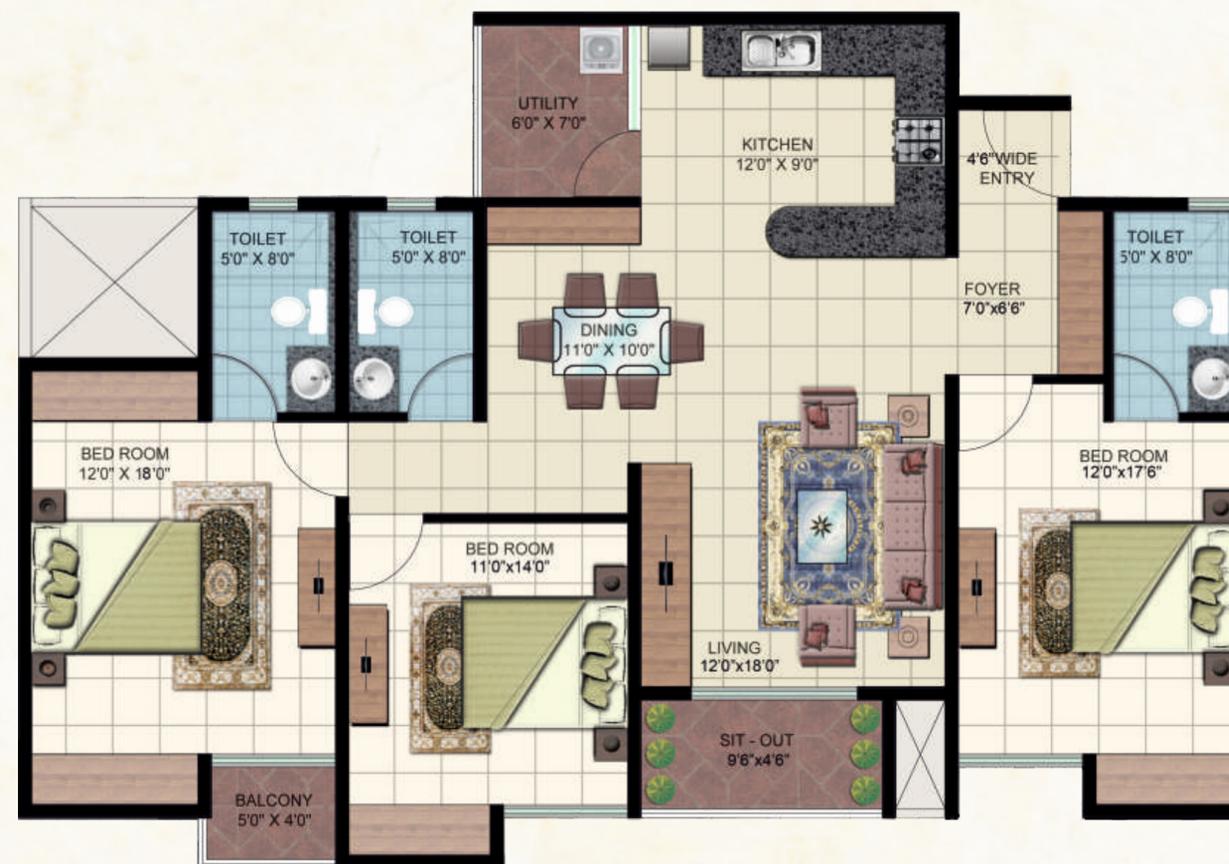
3 BEDROOM APARTMENT TYPE A - 1414 SQ.FT.



# Floor Plans



3 BEDROOM APARTMENT TYPE B - 1464 SQ.FT.



3 BEDROOM APARTMENT TYPE C - 1549 SQ.FT.





4 BEDROOM APARTMENT - 1884 SQ.FT.

# Route Map



## KEY DISTANCES

International Airport	:	45Kms
HSR Layout	:	3Kms
Koramangala	:	6Kms
Kudlu Main Road	:	3Kms
Freedom International School	:	3Kms
Vibgyor School	:	2Kms
BMAX Hospital	:	2Kms
Amrita School of Engineering	:	3Kms
Whitefield	:	8Kms
Electronic City	:	7Kms
Majestic (Kempegowda Bus Stand)	:	16Kms
K R Market	:	15Kms
K R Puram	:	10Kms