



The Residency, 10th Floor,
#133/1, Residency Road,
Bangalore 560025



Off Bannerghatta Road,
opposite to Hulimavu Lake
BENGALURU - 560076

For site visit call: **7411003311** or write to us at: apassales@valmark.in



Disclaimer: This brochure is purely conceptual and does not constitute a legal offering.



Valmark
Apas.

Lakeside
living where
uber luxury
is at a new
high



Valmark Apas.
In one of the most coveted
areas in Bangalore.
Off Bannerghatta Road,
on the shores of
Hulimavu Lake.

The picturesque
beauty of
lakeside living.

The soaring
feeling of high
rise living.

The matchless
opulence of
luxury living.

The pulsating
tempo of active
living.

Valmark Apas is where all this is
evident in eloquent symphony.



Living by the lake
at Apas.
Surrender to the
serene.

Both sunrise and sunset are spectacular from your apartment by the lake. The view is just one of the allurements, there's much more.

For instance, there is nothing more relaxing than the gentle waves of the lake caressing the shore, lulling you into a deep, healthy sleep.

Research says that the air near a lake is charged with ions that have a positive impact on your body.

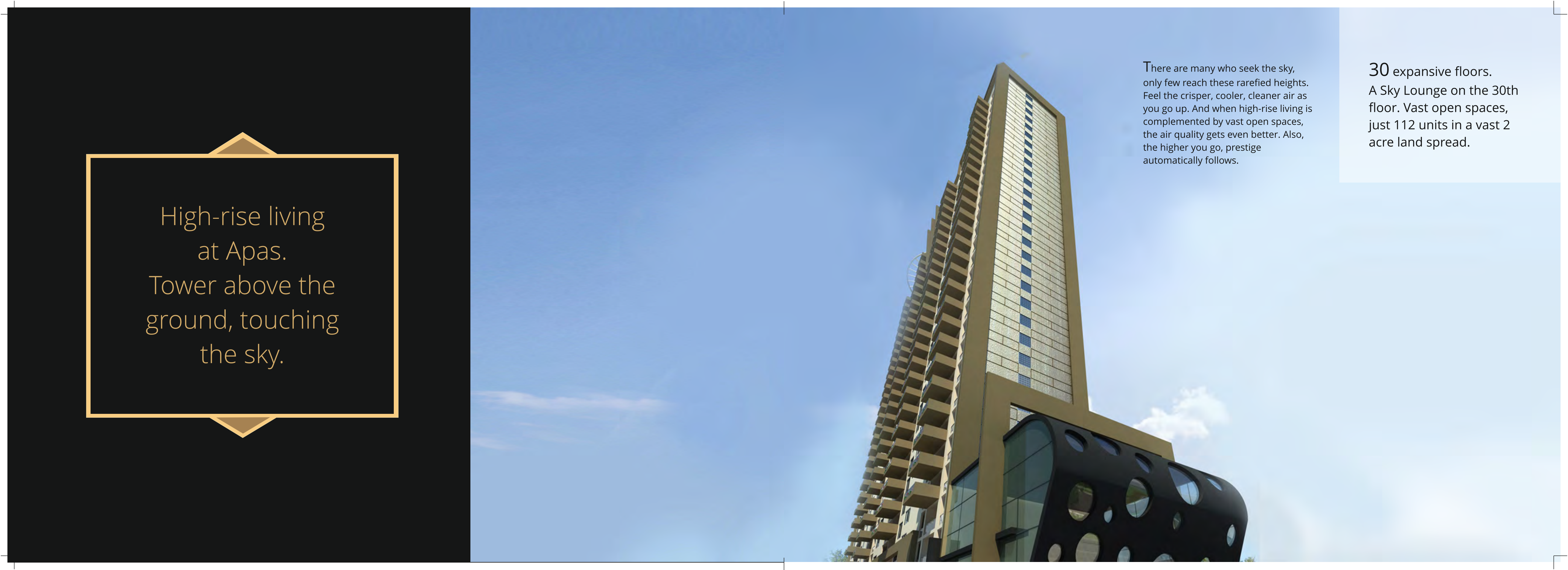
These ions also work to balance serotonin, a key chemical which releases tension levels making you more relaxed.

Unmatched view of the Hulimavu lake from every apartment.

No other construction will come up and spoil the breathtaking view of the lake.



High-rise living
at Apas.
Tower above the
ground, touching
the sky.



There are many who seek the sky,
only few reach these rarefied heights.
Feel the crisper, cooler, cleaner air as
you go up. And when high-rise living is
complemented by vast open spaces,
the air quality gets even better. Also,
the higher you go, prestige
automatically follows.

30 expansive floors.
A Sky Lounge on the 30th
floor. Vast open spaces,
just 112 units in a vast 2
acre land spread.

Luxury living at Apas.
Live surrounded by
classy elegance.



Rooms that redefine spacious luxury, with imported marble, fully air conditioned to keep you cool, whatever the temperature outside. Vast balcony decks with gorgeous views. Just 2 units on each floor, no common walls. Lighting options to match your moods. Bathrooms where even royalty will feel comfortable. And highly customizable layouts to create more space of your choice. Luxury speaks a different language here.



Flexible and customisable living spaces that can be re-arranged. High speed lifts to reach any floor faster. Helipad on the roof.



Active living at Apas.
For body beautiful,
soul peaceful.



Indulge in your chosen activity to look good and feel better, there are many to pick from. For the body, there is aerobics, badminton and more. For the mind, there is chess and even a meditation and yoga room. Your activity doesn't need to be structured given the number of choices that you have.

A 15,000 sq.ft.
clubhouse packed with a
wide range of activities.



SMART HOME FEATURES

Apas is smart home-enabled. So you can have your home automatically perform functions that spell safety, fun, convenience and ease.

FIBRE-TO-THE-HOME CONNECTIVITY

For high-speed internet access and high-quality broadband digital connections, direct to your home.

CURTAIN AUTOMATION

Provision is available to enable Curtain automation, i.e., controlled by remote.

VIDEO DOOR PHONE SYSTEM

Allows you to view and talk to the person at the door without having to open the door.

MOOD SETTING

Choose from four different mood setting options for your lighting fixtures.

GAS LEAK DETECTOR

Sophisticated technology helps detect a gas leak and shuts off the gas immediately.

BATHROOM OCCUPANCY SENSOR

Occupancy detection sensors automatically switch the lights on and off as the door opens and closes.

You can opt for an upgrade that enables operations via smart devices like iPhone, iPad, Android smartphones, etc. This means you can benefit from the above features even when you are not at home (for example, you can see who is at the door wherever you happen to be).



LEGEND

- Main Entry
- Amphitheatre
- Stage
- Kids Pool
- Swimming Pool
- Jacuzzi
- Timber Deck
- Driveway
- Pebble Walk
- Multi-purpose Court
- Sandpit
- Kids Play Area
- Cricket Practice Pitch
- Play Lawn
- Trellis
- Seating Enclosure
- Car Park
- Circular Waterfall

ORTHOGRAPHIC VIEW



4 BHK Unit - Types 1 & 3
3560 sq. ft.
3rd to 29th Floors

FLOOR PLAN 1



KEY PLAN	TYPE A
1	2
3	4

- LOBBY
A1 10'6"x7'0"
- LIVING
A2 15'8"x16'10"
- DINING
A3 12'9"x13'1"
- KITCHEN
A4 10'0"x14'3"
- BALCONIES
E1 17'0"x5'2"
E2 15'8"x13'1"
E3 14'5"x5'10"
- UTILITY
U1 19'10"x4'5"
- SERVANT ROOM
S1 9'0"x4'5"
- BED ROOMS
B1 13'7"x19'2"
B2 13'7"x14'3"
B3 12'1"x12'1"
B4 11'1"x12'9"
- POWDER ROOM
W1 8'0"x8'10"
- POOJA ROOM
P1 4'9"x3'9"
- TOILETS
T1 6'2"x9'10"
T2 4'11"x7'10"
T3 8'10"x5'10"
T4 4'10"x9'8"
T5 5'0"x4'10"

4 BHK Unit - Types 1 & 3
3560 sq. ft.
3rd to 27th Floors

Note: Two units can be combined to form one 7120 sq. ft. unit.

ORTHOGRAPHIC VIEW



3 BHK Unit - Types 2 & 4
3035 sq. ft.
3rd to 29th Floors

FLOOR PLAN 2



KEY PLAN TYPE B
1 2 3 4

- | | |
|--|--|
| FOYER
A1 8'8"x7'2" | UTILITY
U1 8'2"x4'5" |
| LOBBY
A2 6'2"x23'4" | BED ROOMS
B1 13'7"x19'2"
B2 14'1"x12'1"
B3 10'11"x17'4" |
| LIVING
A3 13'5"x17'6" | POWDER ROOM
W1 8'0"x8'10" |
| DINING
A4 13'5"x14'9" | TOILETS
T1 6'2"x9'10"
T2 4'10"x9'8"
T3 7'10"x5'10"
T4 5'0"x4'5"
T5 5'0"x4'10" |
| KITCHEN
A5 10'0"x14'3" | SERVANT ROOM
S1 9'0"x4'5" |
| BALCONIES
E1 5'2"x4'9"
E2 13'3"x13'1"
E3 5'2"x5'3"
E4 9'6"x5'10" | |

3 BHK Unit - Types 2 & 4
3170 sq. ft.
3rd to 27th Floors

LOCATION

EDUCATIONAL INSTITUTIONS

- BGS National Public School
- IIM Bangalore
- Ryan International School
- Sarala Birla Academy

CONNECTIVITY

- BMIC NICE Road connecting Hosur and Kanakapura
- Proposed Peripheral Ring Road
- Proposed Metro from Bannerghatta Road (Gottigere) to Nagawara

IT COMPANIES

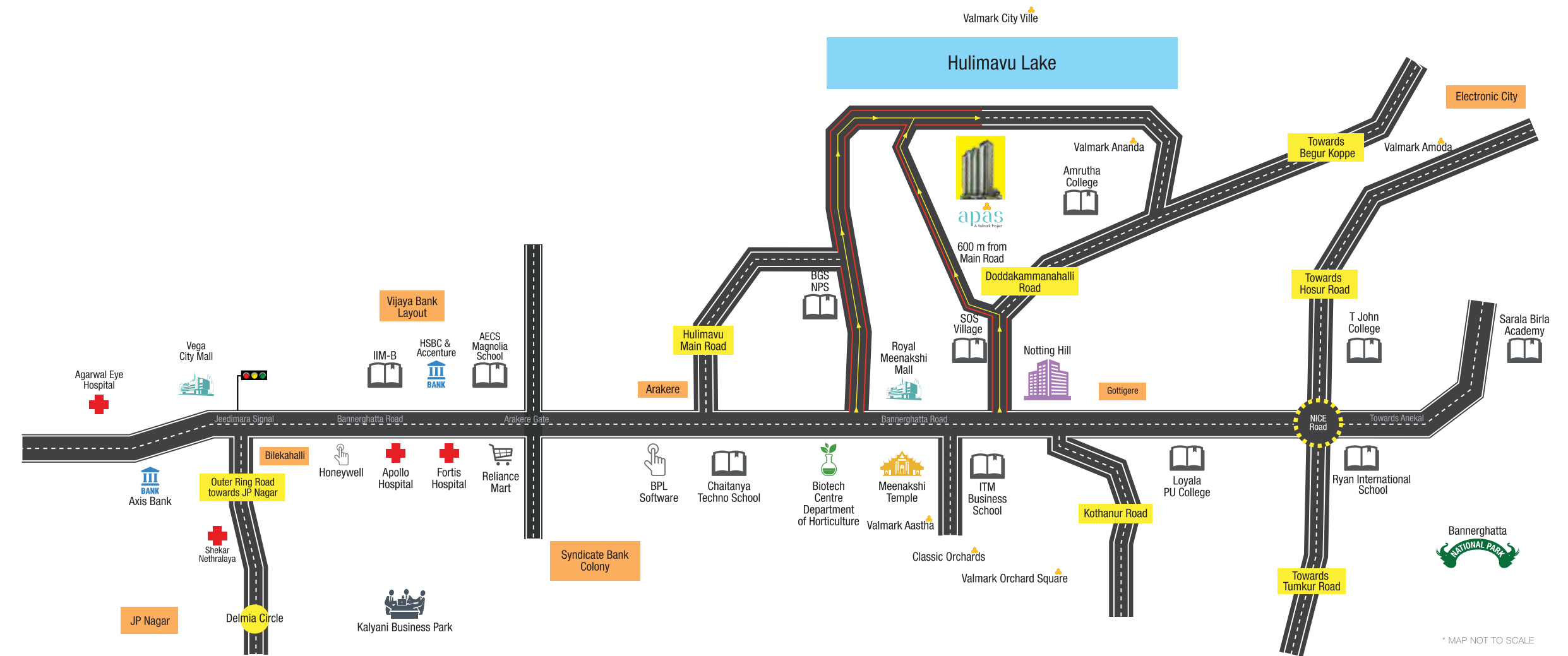
- Oracle
- Honeywell
- Accenture
- IBM
- Electronic City Campus

ENTERTAINMENT CENTRES

- Gopalan Innovation Mall
- Royal Meenakshi Mall
- Shoppers Stop
- Vega City

MEDICAL INSTITUTIONS

- Fortis Hospital
- Sagar Hospital
- Apollo Hospital
- Jayadeva Hospital
- Narayana Hrudayalaya



* MAP NOT TO SCALE