



MELROSE



Where Luxury Meets Convenience

An Arafa Venture Project





# THE PROJECT



When evaluating a property for residing or investment, one should not be influenced by the story a developer is telling about his project, but by true and verifiable parameters which define luxury and ROI in every sense. That's why when the blue prints for Melrose were drafted; we have taken care of all aspects which shall make this property one of a kind for a potential owner.

Comprising of Two & Three bedroom apartments, Melrose is located in North Bangalore at Prakrurthi Layout in HBR. Ideally built to suit for Residential/ Service Apartment. A premium quality construction building aesthetically planned to detail by leading architectural firm of Bangalore.

The Address is in a well planned residential layout with wide roads and good infrastructure. One of the main highlight for investment is it nearness to IT corridor (Manyata Tech Park) and International companies making it a high-in-demand property. Moreover, North Bangalore is booming with influx of IT professionals from across India. Its proximity to the Outer Ring road is an added advantage for commuters moving across the city. Make yourself comfortable as we bring you a glimpse of what we have to offer...







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\*T & C Apply



- **Great Location**



A convenient location is one of the most important aspects that must be considered while choosing an apartment. Melrose being located in close proximity to all basic amenities such as Educational Institutions, Hospitals, Commodity Markets, Shopping Malls, Offices and other commercial districts; to top the list the nearness to the Airport makes it a true winner for real-estate market.

- **Perfect View**



True luxury is defined by a careful balance of connectivity and general ambience. A project may be genuinely luxurious in its specifications and amenities. However, if it overlooks a hyper-busy highway or anything else that is not soothing to the eyes and sensibilities. In this aspect Melrose gives its residents a perfect homely view from any angle.

- **Top-of-the-Line Quality**



We are committed that the project is built with high-quality construction materials and that it incorporates standards such as earthquake resistance, RCC frame structure, UPVC sliding windows, vitrified tiling and Granite floors in common areas, etc.



# Location

## North Bangalore

All Locations approximately marked as per Google map, values may vary.







## Proximities

All distances approximate as per Google map, values may vary.

### MAJOR LANDMARKS

|                        |        |
|------------------------|--------|
| International Airport  | 18 Km  |
| Metro Station          | <01 Km |
| Central Bangalore      | 08 Km  |
| Manyata Tech Park*     | 02 Km  |
| Karle Town Centre SEZ  | 2.5 Km |
| Major Railway Stations | 06 Km  |
| Nagawara Lake          | 03 Km  |
| Hebbal Lake            | 04 Km  |

### HOTELS

|                         |       |
|-------------------------|-------|
| Courtyard by Marriott   | 03 Km |
| The Hilton Hotel        | 02 Km |
| Hilton Garden Inn       | 02 Km |
| Leela Hotel/ Residences | 04 Km |

### MARKETS

|                    |        |
|--------------------|--------|
| D Mart             | 1.5 Km |
| Shoba Hypermart    | 1.0 Km |
| Elements Mall      | 1.5 Km |
| Bhartiya City Mall | 4.0 Km |
| Orion Mall         | 5.0 Km |

Also close proximity to many Reputed Hospitals & Schools.

\*Manyata Embassy Business Park (also called Manyata Tech Park) is a software technology park in Bangalore, Karnataka, India. The park is situated in Nagawara (near Hebbal) on Outer Ring Road, and has a building area of 9.8 million square feet. The park is spread over 300 acres. The Tech Park has a workforce of more than 1,50,000 professionals, as of November 2017. Some of the tenant companies of the tech park are Cognizant, L Brands, Lowe's, Cerner, Hudson's Bay Company, Harman, Rolls Royce Plc., IBM, Justdial.com, Voonik, GLOBALFOUNDRIES, Larsen & Toubro, NXP Semiconductors, Nokia Networks, Philips, Alcatel-Lucent, Fidelity Investments, Target Corporation, Northern Trust, Nvidia, and AXA Source: wikipedia.org



## Typical Floor Plan



### Amenities

- Gymnasium.
- Multi-Purpose Hall .
- Aesthetically designed Entrance Lobby.
- Reserved Parking for each apartment.
- Spaciously ventilated space around the building.
- Power back-up for all apartments and common areas.
- Granite flooring in all common areas, lobbies & corridors.
- CCTV surveillance in all common areas.
- Fully automatic lift. (Schindler or equivalent make)
- Water Softener plant.
- Sliding windows & balcony doors made in high grade UPVC.
- Sanitary ware fittings & fixtures from Cera / Jaguar in all the toilets.



Parking Plan



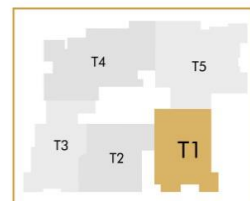


## Floor Plans & Isometric

### Typical Floor: T1 - 2BHK 1281 Sqft



Entrance



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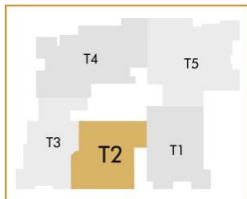
|    |         |                 |
|----|---------|-----------------|
| 01 | Dining  | 17'-4" x 10'-0" |
| 02 | Living  | 20'-8 x 13'0"   |
| 03 | Balcony | 4'-9" Wide      |
| 04 | Kitchen | 8'-7" x 7'-1"   |
| 05 | Utility | 3'-6" Wide      |

|    |         |                 |
|----|---------|-----------------|
| 06 | Toilet  | 8'-0" x 5'-0"   |
| 07 | Bed     | 12'-0" x 11'-0" |
| 08 | Balcony | 3'-6" Wide      |
| 09 | Bed     | 13'-0" x 11'-0" |
| 10 | Toilet  | 8'-0" x 5'-0"   |



## Floor Plans & Isometric

### Typical Floor: T2 - 2BHK 1194Sqft



Entrance



01 M Bed 14'-0" x 11'-1"  
02 M Toilet 7'-4" x 5'-0"  
03 Kitchen 7'-4" x 9'-11"  
04 Utility 3'-6" wide  
05 Balcony 3'-6" wide

06 Dining 10' - 0" x 13'-4"  
07 Balcony 3'-6" wide  
08 Bed 11'-0" x 13'-0"  
09 Toilet 8'-4" x 4'-8"  
10 Living 11'-7" x 13'-4"

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## Floor Plans & Isometric

### Typical Floor: T3 - 2BHK 1221 Sqft



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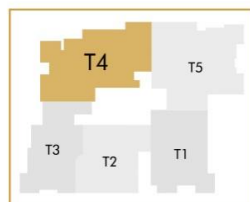
- |    |            |                            |
|----|------------|----------------------------|
| 01 | Liv/Dining | 19'-11" + 14'-11" x 15'-0" |
| 02 | Kitchen    | 7'-6" x 11'-0"             |
| 03 | Utility    | 3'-6" Wide                 |
| 04 | Balcony    | 3'-6" Wide                 |

- |    |         |                 |
|----|---------|-----------------|
| 05 | Bed     | 13'-6" x 11'-0" |
| 06 | Toilet  | 8'-0" x 5'-0"   |
| 07 | Balcony | 3'-7" Wide      |
| 08 | Bed     | 13'-0" x 11'-0" |
| 09 | Toilet  | 8'-0 X 5'-3"    |



## Floor Plans & Isometric

### Typical Floor: T4 - 3BHK 1799 Sqft



|               |                           |
|---------------|---------------------------|
| 01 Liv/Dining | 23'-11" x 11'-6" x 12'-0" |
| 02 Toilet     | 8'-0" x 5'-7"             |
| 03 Bed        | 13'-3" x 11'-6"           |
| 04 Balcony    | 3'-6" Wide                |
| 05 M Bed      | 15'-0" x 11'-0"           |
| 06 Balcony    | 3'-6" Wide                |
| 07 Toilet     | 8'-0" x 5'-0"             |

|            |                 |
|------------|-----------------|
| 08 Kitchen | 8'-0" x 10'-0"  |
| 09 Utility | 3'-6" Wide      |
| 10 Balcony | 3'-7" Wide      |
| 11 Balcony | 3'-6" Wide      |
| 12 Bed     | 11'-4" x 13'-0" |
| 13 Toilet  | 7'-9" x 5'-0"   |

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## Floor Plans & Isometric

### Typical Floor: T5 - 3BHK 1876 Sqft



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|    |         |                  |
|----|---------|------------------|
| 01 | Living  | 12'-0" x 21'-10" |
| 02 | Balcony | 3'-6" Wide       |
| 03 | Utility | 3'-6" Wide       |
| 04 | Kitchen | 8'-0" x 10'-6"   |
| 05 | Toilet  | 5'-0" x 8'-0"    |
| 06 | Bed     | 13'-0" x 11'-0"  |
| 07 | Balcony | 3'-6" Wide       |

|    |         |                 |
|----|---------|-----------------|
| 08 | Toilet  | 8'-8" x 5'-0"   |
| 09 | Balcony | 3'-6" Wide      |
| 10 | Bed     | 13'-0" x 11'-0" |
| 11 | Toilet  | 5'-0" x 9'-0"   |
| 12 | Balcony | 5'-0" Wide      |
| 13 | Bed     | 13'-0" x 14'-1" |
| 14 | Dining  | 13'-1" x 11'-0" |



## SPECIFICATIONS

Structure - Seismic Zone II compliant RCC framed structure with cellular concrete block masonry.

Plastering - Internal walls smoothly plastered with lime rendering Birla Putty. External walls finished with double coat waterproof plastering.

Paint - Interior walls finished with Asian Paints premium emulsion on walls & ceilings.

Exterior walls finished with cement based texture and 2 coats of Asian Paints Apex exterior emulsion.

### DOORS & WINDOWS

All Doors - Engineered wood doorframe with both side teak veneer designer door shutter's finished with Melamine teak wood polish on both sides.

Balcony door and windows - high grade UPVC 2/3 track sliding frames with clear glass.

### BATHROOMS

Sanitary ware & Fittings: Cera / Jaguar or equivalent make.

Provision of hot & cold water in wash basin & shower area.

Standard size toilet ventilators with provision for exhaust fan.

Provision for geyser point in all toilets.

### FLOORING & CLADDING

Reception, corridors, lobbies, steps & lift wall –Elegant Granite.

Living & Dining – Quality Vitrified flooring.

Balcony, – Quality vitrified tiles.

Bedrooms: Quality Vitrified flooring.

Toilets – Combination of designer tiles.

### KITCHEN & UTILITY

Vitrified flooring Ceramic tile dado of 2 ft above the granite top

Ceramic tile flooring and dadoing in the Utility. Stainless steel sink single bowl.

### SECURITY FEATURES

CCTV surveillance: At all high-security risk zones.

24 hours manned security.

Water Softener Plant.

### ELECTRICAL, ELEVATOR & POWER BACKUP

24/7 functionality lift

24/7 generator (DG) backup

Ample number of electric points with elegant modular switch boxes

TV, telephone & internet connectivity concealed points, AC Points



# About the Developer

Arafa Properties is a Bangalore-based housing infrastructure and real estate company founded in the year 1990. Today, brand Arafa stands tall, both in terms of architecture as well as in repute, being a front runner in the industry it serves.

With an unblemished track record in terms of quality, aesthetic design, ambiance, on-time delivery, sustained service maintenance and adherence to the law of the land, Arafa Properties has an unyielding 'passion for excellence'. Something that's meant every single project of theirs is a sell-out with little or no advertisements whatsoever, a distinction very few property developers can boast of in these increasingly competitive markets. In addition to which, Arafa is projected as a relevant and sought-after brand that holds the promise of unprecedented growth & development in rapidly expanding real estate markets.





## NIGHT VIEW



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**ARAFA SAS VENTURES**  
DEVELOPERS & PROMOTERS

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