SREE URBAN PINNACLE

2 & 3 BHK Luxury Apartments

Rera No.: PRM/KA/RERA/1251/309/PR/181022/005329
Sy No: 36, 1 & 48/2, Sampigehalli Main Rd,
Arkavathy Layout, Thanisandra, Bengaluru, Karnataka 560064

Architects:
JS ARCHITECTS
Hyderabad

Structural Consultants:
R K DESIGN ENGINEERS
Bangalore - 560076.

Advocate:
SURYA ASSOCIATES

This Brochure is only conceptual and not legal offering.
The promoters and developers reserve all rights to add/delete/alter any detail/specifications mentioned herein without prior notice.

Project by:

VIRTUE
A Tradition of Trust

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PINNACLE

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UNLOCK THE *joy of living*

Featuring contemporary architecture, brilliant planning,
and a great location, Sree Urban pinnacle offers a
high standard of living and convenience.
Unlock the possibility of a happy ever after with Pinnacle.



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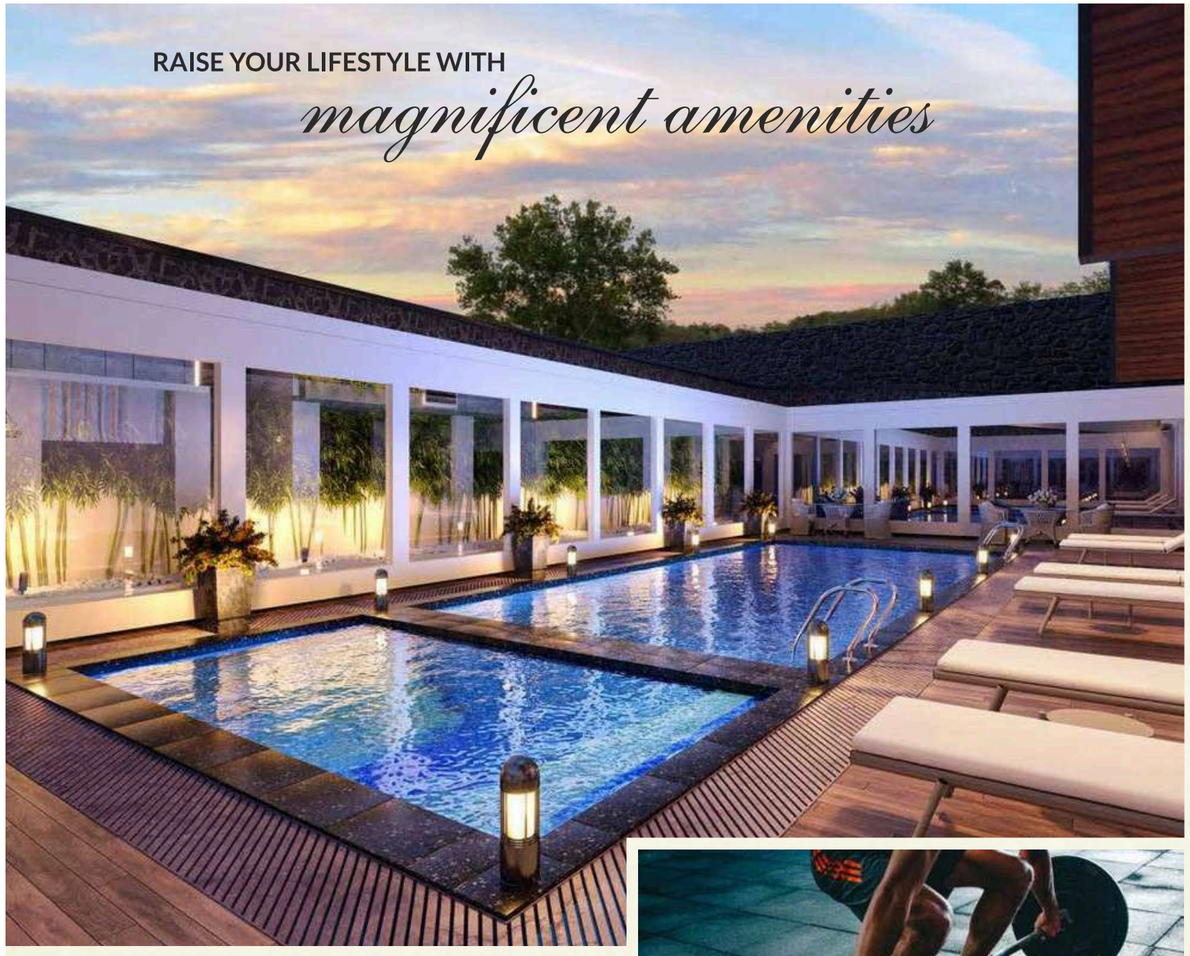
FEEL AT HOME & *experience luxury* AT ITS BEST

Virtue Group introduces Sree Urban Pinnacle, a gated community designed for great living where comfort and luxury coexist. Pinnacle redefines the experience of premium living with flawless taste and an excellent sense of style. Pinnacle is the epitome of perfect planning and thoughtful execution, an honest effort to capture the vision of a ideal home for you and your family, while also providing a serene sense of being near to nature.



RAISE YOUR LIFESTYLE WITH

magnificent amenities



SREE URBAN

PINNACLE

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AMENITIES

Swimming Pool	Senior Citizen Sitting Area
Kids' Pool	Seating Area with Pergola
Kids' Play Area	Party Hall
Gym	Hopscotch
Badminton court	WFP Cubicles
Cricket Pitch	Library
Skating Rink	Supermarket
Jogging track	CCTV Cameras
Half Basketball Court	Waiting Area















SREE URBAN

PINNACLE

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LEGEND

1) Children's Play Area
2) Seating Area with pergola
3) Security Post
4) Hopscotch
5) Senior Citizens Seating
6) Transformer Yard
7) Main Pool
8) Kids Pool
9) Half Basket Ball Court
10) Badminton Court
11) Skating Rink
12) Cricket Net
13) STP
14) Jogging Track

- INTERCOM
- POWER BACKUP
- RAINWATER HARVESTING
- EARTH QUAKE RESISTANT DESIGN
- CC CAMERA SECURITY MONITORING





8 Reasons to Buy your Dream Home @

SREE URBAN
PINNACLE
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STRATEGIC LOCATION
Pinnacle is equidistant from both Thanisandra Main Road and International Airport Road. Thus giving you unparalleled connectivity to the entire North Bangalore.

MODERN LIFESTYLE AMENITIES
Numerous lifestyle amenities offer a truly unmatched experience to you and your family.

HIGHEST AREA RATIOS
Yes, that's right! Pinnacle has one of the highest Carpet Areas & UDS percentages in residential projects.

INDEPENDENT WALLS
No common Walls ensure that you get the best of private and community living, in the same place.

AMPLE NATURAL LIGHT & VENTILATION
Efficiently planned layouts and design to provide adequate natural light and ventilation inside your house for healthy living.

VASTU COMPLIANCE
fully Vastu Compliant layouts to ensure a peaceful, successful, and a healthy environment.

LUXURY AT AFFORDABLE RATES
Good quality construction and premium brands used for construction materials and fittings, at value - for money pricing.

GOOD RETURNS & CAPITAL APPRECIATION
An excellent potential for high Rental yield and Capital Appreciation as this location has very good demand and development prospects.

SETTING NEW STANDARDS FOR A

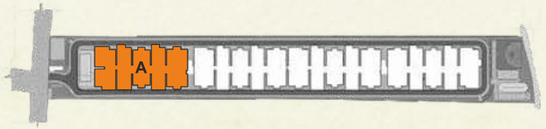
modern living

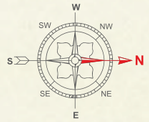




Typical Floor Plan

Block - A





FLAT NO.	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK
CARPET AREA	1013.2	752.3	796.0	738.3	1000.6	1000.5	757.0	786.3	773.4	1014.0
U/B AREA	116.7	88.33	76.55	83.73	101.06	101.15	90.4	86.87	92.32	161.121
WALL AREA	65.28	55.75	56.47	55.48	63.00	63.06	55.14	55.85	55.15	65.28
COMMON AREA	302.1	217.4	225.3	212.8	282.4	282.4	218.8	225.3	223.3	300.8
BUILT UP AREA	1245.6	896.4	929.0	877.5	1164.7	1164.7	902.5	929.1	920.9	1240
SALEABLE AREA	1548 SFT	1114 SFT	1154 SFT	1090 SFT	1447 SFT	1447 SFT	1121 SFT	1155 SFT	1144 SFT	1541 SFT



Typical Floor Plan

Block - B





FLAT NO.	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK
CARPET AREA	1013.3	752.4	821.8	752.5	993.2	993.4	771.6	844.8	772.6	1013.8
U/B AREA	167.15	88.33	80.5	88.34	100.03	98.94	104.31	92.45	104.12	109.44
WALL AREA	65.27	55.63	57.22	55.55	62.83	62.69	57.80	59.83	57.09	63.86
COMMON AREA	302.07	217.38	232.68	217.37	280.33	280.08	226.43	241.78	226.45	287.88
BUILT UP AREA	1245.7	896.4	959.5	896.4	1156.0	1155.0	933.7	997.0	933.8	1187.1
SALEABLE AREA	1548 SFT	1114 SFT	1192 SFT	1114 SFT	1436 SFT	1435 SFT	1160 SFT	1239 SFT	1160 SFT	1475 SFT



Typical Floor Plan

Block - C





FLAT NO.	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK
CARPET AREA	1012.5	752.3	795.8	751.7	1000.4	1000.2	786.2	786.4	788.4	1014.0
U/B AREA	167.9	88.33	76.55	88.33	101.06	101.18	104.26	86.8	104.3	109.46
WALL AREA	65.21	55.79	56.48	56.39	63.13	63.21	57.94	55.81	55.70	63.83
COMMON AREA	302.04	217.38	225.24	217.38	282.41	282.39	229.99	225.29	229.99	287.91
BUILT UP AREA	1245.5	896.4	928.8	896.4	1164.6	1164.5	948.4	929.1	948.4	1187.3
SALEABLE AREA	1548 SFT	1114 SFT	1154 SFT	1114 SFT	1447 SFT	1447 SFT	1179 SFT	1155 SFT	1179 SFT	1475 SFT



Typical Floor Plan

Block - D

FLAT NO.	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK
CARPET AREA	1000.5	752.5	821.8	752.6	989.9	987.5	786.1	844.7	786.1	1000.5
U/B AREA	101.04	88.36	80.5	88.37	214.82	166.48	104.3	92.63	104.26	101.14
WALL AREA	63.07	55.79	57.28	55.61	64.20	62.97	58.02	59.82	58.00	63.08
COMMON AREA	282.41	217.44	232.69	217.43	307.72	295.12	229.99	241.82	229.99	282.43
BUILT UP AREA	1164.6	896.7	959.6	896.6	1268.9	1217.0	948.4	997.2	948.4	1164.6
SALEABLE AREA	1447 SFT	1114 SFT	1192 SFT	1114 SFT	1577 SFT	1512.00 SFT	1179 SFT	1239 SFT	1179 SFT	1447 SFT



2 BHK
Apartment





3 BHK
Apartment

IMPRESSIVE STRUCTURE
& imaginative
DESIGN

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MAKE ROOM FOR

new possibilities

Homes designed to the finest standards with all of your expectations in mind. Every detail of your house is intended to thrill and provide an experience that you will enjoy walking up to. We hope that your home search culminates at Pinnacle, and you begin an amazing new chapter of life with new possibilities.

SREE URBAN

PINNACLE

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MAKING
luxury living
POSSIBLE

SPECIFICATIONS

STRUCTURE : RCC framed Structure
WALLS : 6" thick cement solid block for exterior walls & 4" thick cement solid block for interior walls

WINDOWS: 3 Track UPVC fabrication windows for living and bedroom with safety grills and mosquito mesh & 2 Track for Kitchen and bathroom with safety grills

TOILETS: Anti-Skid ceramic tiled flooring and glazed tile dado upto 7' height

FLOORING: Vitrified tiles for entire flooring & anti-skid flooring in balconies. Granite flooring for common areas

KITCHEN: Granite slab of 20mm thick and stainless steel sink, glazed tiles dado upto 2ft., height above the platform.

SANITARY: **Jaquar** CP fittings & **Jaquar** Sanitary with geyser provision

DOORS: Main Door with teak wood frame with OST shutters & all other doors with Hardwood door frame with flush door shutters

ELECTRICAL: Concealed copper wiring Havells with Roma switches and sockets are equilevent

PAINTING: Emulsion paint for internal walls and exterior with Asian Paints

INTERCOM: Intercom facility for all flats, connecting to security.

TV & Telephone: Individual TV & Telephone points in Living and Master Bedroom

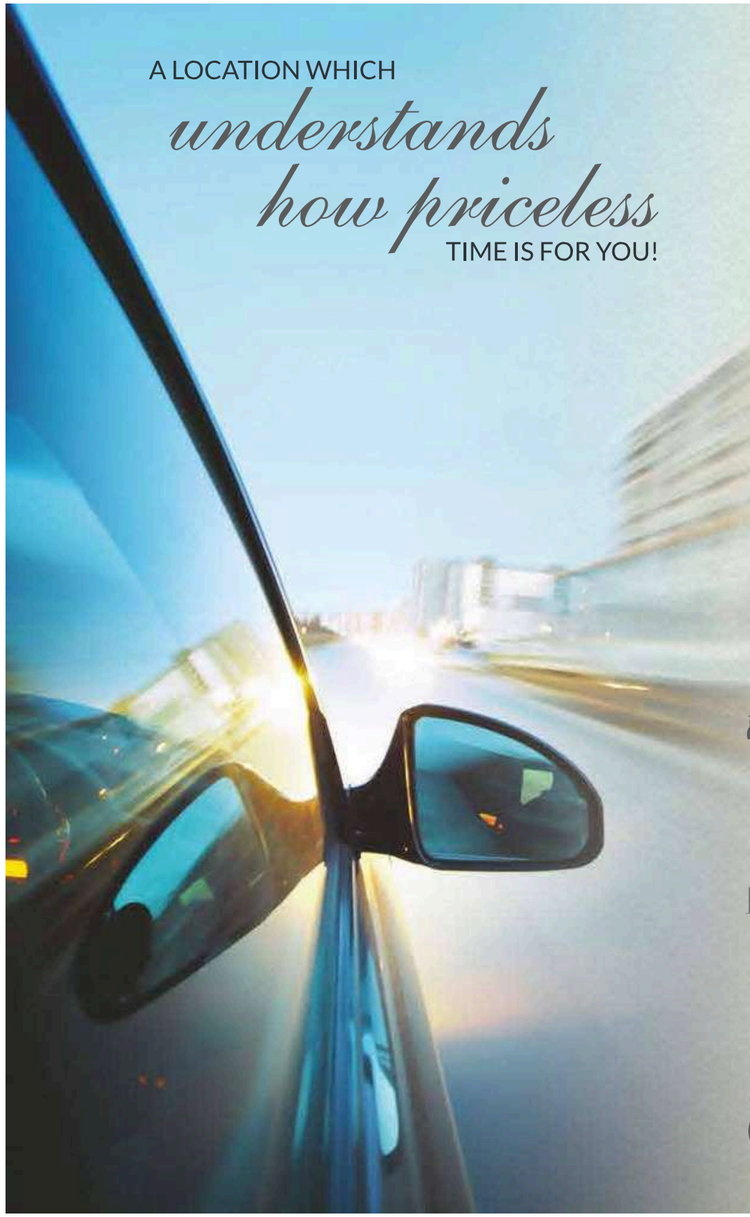
POWER BACKUP: KIRLOSKAR 1 KVA Generator for common area, Lift & for each flat (Lighting points)

WATER SUPPLY: 24 hours water supply from Borewell with the Overhead tank and sump. Cauvery water (Subject of availability) provision in kitchen

LIFT: KONE Fully Automatic Four lift's of 8 passenger provided

CAR PARKING: Exclusive covered car parking at stilt level

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A LOCATION WHICH

understands

how priceless

TIME IS FOR YOU!

PROXIMITY

TECH HUBS

Bharatiya City - 3 Km
Kirloskar Tech Park - 4.2 Km
Manyata Tech Park - 5 Km
Karle IT SEZ - 7.7 Km

SHOPPING MALLS

Multi Mart Supermarket - 1.4 Km
Lulu Shopping Mart - 2.5 Km
Bhartiya Mall - 3.2 Km
Elements Mall - 5.6 km
Phoenix Mall of Asia - 5.9 Km
Esteem Mall - 7.5 Km

SCHOOL

Greenfield Public School - 1 Km
Vibgyor School - 1.4 Km
Manipal Academy of Higher Education - 2.4 Km
Federal Public School - 2.4 Km
Rashtrotthana Vidya Kendra - 2.9 Km
Wisdom Montford International School - 3.4 Km
La International School - 6.2 Km
Kensri School - 6.9 Km

HOSPITALS

Regal Hospital - 2.2 Km
Rainbow Children Hospital - 5.7 Km
Columbia Asia - 6.4 Km
Aster CMI Hospital - 8.3 Km
Baptist Hospital - 9.1 Km

Attractions

Chokkanahalli Lake - 1.3 Km
Jakkur Lake - 2.9 Km
Jakkur Air Base - 6 Km
Hebbal - 7.2 Km
Yelahanka Air Force Base - 8.5 Km
MG Road - 15 Km
Kempegowda International Airport - 22 Km

LOCATION MAP



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VIRTUE Infrastructures

With over two decades of experience in the real estate sector, Virtue Infrastructures Private Limited has created a number of landmark projects in some of the most prime areas of Bangalore. The company specializes in developing residential projects that offer high-quality and luxury housing. Their goal is to provide clients with an exceptional service from start to finish, ensuring their home buying experience is a happy one.

Virtue Group's goal is to build residential projects that are designed to be a gateway to a better lifestyle for our valuable customers. The company aims to provide luxurious homes having excellent construction quality at one of the most value for money prices in the industry.

With a deep understanding of their customers and their needs, Virtue group strives to provide better products and services with every project. The company believes in a customer-centric approach to home building - with perseverance, integrity, and transparency.. The company brings together exceptional talent, latest in construction technology, premium brands and fittings, and industry best practices to deliver homes that home owners feel proud of.



Completed Projects



GR ELYSIUM3
@ Junior College Road, Whitefield



UNITED MEADOWS
@ Behind Brookfields, Kundalahalli



SREE SAMRUDDHI @ Hagadur, Whitefield

Ongoing Projects



UNITED HIGHLANDS
@ Thubarahalli, Marathahalli



SREE URBAN ORCHIDS @ Panathur