# QUITE
## the emerging place.

Antique City is a joint venture between Subham Developers and Visakha Nirman.

**Subham Developers:**
Started by developers having 28 years of expertise in real estate industry. Customer satisfaction of highest calibre is the defining characteristic of Subham Developers. We, at the Company, are committed to the fundamental values of quality, honesty, and fairness. We believe this is one of our strongest assets, and we remain extremely proud of it.We have proved ourselves both in Andhra Pradesh and Karnataka by our expertise and specialization in choosing strategic locations for our projects and giving highest returns to our customers.Excellant quality construction and transparency are our trademarks.

**Visakha Nirman:**
Back in 1995, Visakha Nirman was founded by **Mr. Prasad Peketi**, a first generation entrepreneur and a Civil Engineer by qualification. Since its inception Visakha Nirman's reputation is built on benchmark quality standards, uncompromising business ethics, customer-centric approach, robust engineering and above all transparency in all spheres of business. Each project of theirs bears their signature, is designed and developed after market research to determine present needs and preference of our customers. They stand firm on commitments to upkeep the tradition of providing best service to its customers.




## LANDMARK HIGHLIGHTS

**MNCs/IT PARKS**

| | | |
|---|---|---|
| BGRT Tech Park | : 2.6 | Km |
| ITPL | : 9.1 | Km |
| Bagmane Tech Park | : 14 | Km |
| Cipla | : 2 | Km |
| RMZ Infinity | : 12 | Km |
| Galaxy Orchid Park | : 4.5 | Km |
| Woodshire Emerson Park | : 2.7 | Km |
| GE | : 11 | Km |
| Brigade Tech Park | : 9.5 | Km |

**EDUCATIONAL INSTITUTES**

| | | |
|---|---|---|
| Vibgyor High School | : 2 | Km |
| Garden City College | : 5.5 | Km |
| New Baldwin International School | : 3.9 | Km |
| Ryan international school | : 14 | Km |
| SJES High School | : 4 | Km |
| Cambridge Institute of Technology | : 6 | Km |
| East Point College | : 5 | Km |

**SHOPPING MALLS**

| | | |
|---|---|---|
| Brigade Golden Triangle | : 300 | m |
| Decathlon | : 750 | m |
| Gopalan Signature Mall | : 10 | Km |
| Phoenix Marketcity / Inorbit Mall | : 11 | Km |

**HOSPITALS**

| | | |
|---|---|---|
| Satya Sai Hospital | : 4 | Km |
| Vydehi Hospital | : 12.3 | Km |

**IMPORTANT LANDMARKS**

| | | |
|---|---|---|
| MG Road | : 17 | Km |
| International Airport | : 25 | Km |
| KR Puram Railway Station | : 8 | Km |
| Byappanahalli Metro | : 11 | Km |
| Whitefield Metro (Proposed) | : 9 | Km |
| Orion East Bangalore Mall (Proposed) | : 16.1 | Km |


**Mr. A. Prasad Chowdary**
**Mr. A. Rajesh**
Managing Partners

SUBHAM DEVELOPERS

Flat#G-1, Caesars Sion,
Apartments, Lake City Layout,
Behind Garden City College,
Bengaluru - 560 049

Mobile: +91 85536 30369
sales@subhamdevelopers.com
www.subhamdevelopers.com

**Mr. P. Prasad** B.E. Civil
Proprietor

VISAKHA NIRMAN

Site Office:
**Antique City**
Sy.No.2/1 of
Konadasapura Village,
Budigere Cross,
Old Madras Road,
Bengaluru.

Architects
FWD architects
email: info@fwdarchitects.com
www.fwdarchitects.com
Ph: +91 970 350 4400



NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.


Artifice 9885253570

Type your text

Type your text

# DELIGHT
## at first sight.

# ANTIQUE CITY

2 & 3 BHK LUXURY APARTMENTS @ BUDIGERE CROSS,
ON OLD MADRAS ROAD (NH4), BANGALORE

132 | CONTEMPORARY APARTMENTS

# ANTIQUE CITY



## INVITES
infinite admiration.

Antique City is a city designed with antique values together with modern living standards, that's magnificent and energetic with features to inspire its residents every day. Each unit is crafted to be filled with abundant natural light and ventilation. Designed by a team of professionals with high expertise. No stone was left unturned in giving meticulous attention to the smallest of details in this project. This project certainly makes you realize your dream that luxury can come even at affordable prices. Strategically located on Old Madras Road at Budigere Cross, it's in proximity to the eastern Bangalore IT corridor, and is sure to give high return on investment while it will invite admiration.

**RERA Registration No. PRM/KA/RERA/1251/446/PR/180504/001573**

BDA APPROVED

OC/CC PROJECT

BREDAI
Builders & Real Estate Developers Association of India

VAASTU-COMPLIANT DESIGNED AS PER VAASTHU



CITY,
not a community.



# 1.02 ACRE VASTNESS

Apartments designed with no common walls and utmost privacy, Antique City will have you in wonder for the very expanse it has been designed on.




## GROUND AND FIRST FLOOR PLAN

Area Statement

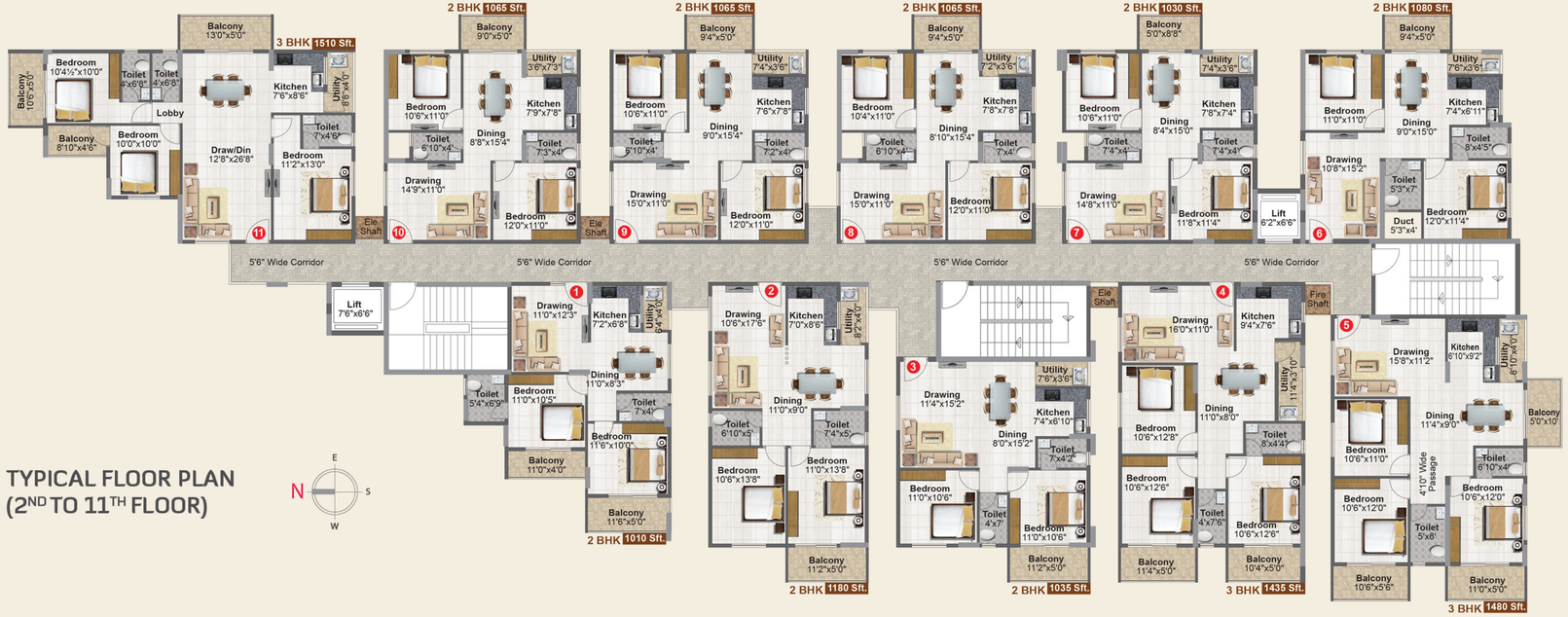
| FLAT NO | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| FACING & TYPE | EAST (2 BHK) | EAST (2 BHK) | EAST (2 BHK) | EAST (3 BHK) | EAST (3 BHK) | WEST (2 BHK) | WEST (2 BHK) | WEST (2 BHK) | WEST (2 BHK) | WEST (2 BHK) | WEST (3 BHK) |
| RERA CARPET AREA | 605 | 771.94 | 667.55 | 900.5 | 905.56 | 709.04 | 676.98 | 687.96 | 705.63 | 681.02 | 911.27 |
| BALCONY/UTILITY AREA | 26.16 | 33.66 | 27.25 | 44.94 | 35.5 | 26.08 | 25.91 | 26.5 | 26.08 | 26.79 | 132.49 |
| EXTERNALL WALLS | 55.78 | 58.27 | 57.11 | 63.44 | 62.27 | 60.13 | 54.5 | 55.98 | 52.32 | 55.82 | 68.39 |
| BUILTUP AREA | 686.94 | 863.87 | 751.91 | 1008.88 | 1003.33 | 795.25 | 757.39 | 770.44 | 784.03 | 763.63 | 1112.15 |
| **SUPER BUILTUP AREA** | **880** | **1105** | **965** | **1290** | **1270** | **1020** | **975** | **1005** | **1005** | **1005** | **1420** |



60% | OPEN SPACES

Area statement with Carpet area details

| FLAT NO | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| FACING & TYPE | EAST (2 BHK) | EAST (2 BHK) | EAST (2 BHK) | EAST (3 BHK) | EAST (3 BHK) | WEST (2 BHK) | WEST (2 BHK) | WEST (2 BHK) | WEST (2 BHK) | WEST (2 BHK) | WEST (3 BHK) |
| RERA CARPET AREA | 612.5 | 771.94 | 667.55 | 900.46 | 902.33 | 731.02 | 673.07 | 687.65 | 705.63 | 681.57 | 911.37 |
| BALCONY/UTILITY AREA | 136.7 | 92.5 | 85.41 | 154.49 | 204.34 | 76.1 | 71.85 | 76.08 | 76.83 | 74.71 | 200.99 |
| EXTERNALL WALLS | 52.83 | 58.58 | 57.81 | 67.27 | 61.68 | 38.52 | 59.58 | 56.73 | 51.5 | 55.58 | 68.53 |
| BUILTUP AREA | 802.03 | 93.02 | 810.77 | 1122.22 | 1168.35 | 845.64 | 804.5 | 820.46 | 833.96 | 811.86 | 1180.49 |
| **SUPER BUILTUP AREA** | **1010** | **1180** | **1035** | **1435** | **1480** | **1080** | **1030** | **1065** | **1065** | **1065** | **1510** |




## TYPICAL FLOOR PLAN (2ND TO 11TH FLOOR)

2 BHK 3D VIEW | EAST-FACING FLAT NO. A2




3 BHK 3D VIEW | EAST-FACING FLAT NO. A4




# BLISS of modernity.

Antique City is where you'll find affordable apartments of 2 BHK and 3 BHK variety in the range of 880 sft - 1510 sft. The apartments here are designed to bless you with the bliss of modernity, while factoring in the essentials of fresh air, plethora of natural light and the presence of an exciting neighbourhood in the form of endearing neighbours.




2 BHK 3D VIEW | WEST-FACING FLAT NO. A8




3 BHK 3D VIEW | WEST-FACING FLAT NO. A11

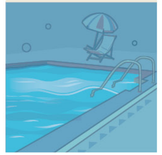
Well-equipped Gymnasium



Clubhouse with Indoor Games



Swimming Pool



Provision for Grocery Store




Toilets for House Maids and Drivers



Party Hall at Terrace



Cricket Practice Pitch



Children's Play Area



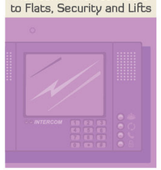
Sewage Treatment Plant



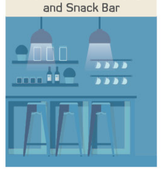
Provision for ATM



Intercom which connects to Flats, Security and Lifts



Provision for Cafeteria and Snack Bar

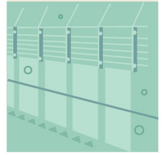





Provision for Crèche and Day Care



Solar-fencing on Compound Wall



Jogging Track





Rain-water Harvesting



Badminton Court



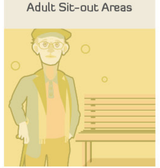
Guest Rooms on Terrace



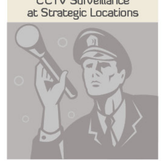
## AMENITIES & FEATURES



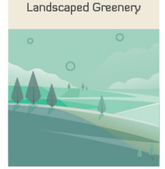
Adult Sit-out Areas



24-hr security with CCTV Surveillance at Strategic Locations



Landscaped Greenery










# SPECIFICATIONS



**STRUCTURE**

Seismic zone II compliant, RCC-framed structure with concrete mix grade of M25 and steel Fe 500 grade as per design conforming to IS code.
Block masonry with solid concrete blocks of 6" thickness for external walls and 4" thickness for internal walls



**DOORS & WINDOWS**

**Main Door:** Well-seasoned teak wood frame with designer teak panelled shutter and melamine polish.
**Internal Doors:** Sal wood frame with designer moulded skin shutters/ready made shutters, coated with two coats of enamel paint.
**Windows:** UPVC 3-track sliding shutters with float glass and mosquito mesh along with MS safety grills.
**Railings:** MS railings for balconies and staircases.



**FLOORING**

**Size: 2'x2' premium quality vitrified tiles flooring for living, dining, bedrooms and kitchen area.**
**Size: 12"x12" anti-skid ceramic tile flooring for toilets, balconies and utility.**



**DADOING**

Designer ceramic wall tiles up to false ceiling height in bathrooms.
Premium quality glazed ceramic tile dado up to 2' above kitchen platform.
Granite flooring for corridors and staircases.



**KITCHEN**

Polished 20 mm granite platform with single bowl stainless steel sink with drain board of reputed make.
Provision for electrical chimney, water purifier, microwave oven and washing machine in utility area.



**PLUMBING & SANITARY FIXTURES**

Floor-mounted white colored EWCs with tank and wash basin in toilets of CERA or equivalent make.
All CP fittings of CERA or equivalent make.
Water Supply: ISI-mark CPVC of Astral/Ashirvad or equivalent make.
Drainage: ISI-mark standard PVC/SWR sanitary piping of Supreme/Astral or equivalent make.
Rain water Disposal: Well-designed rain water harvesting system as per standards
Sewage Treatment Plant: Waste water treatment by STP reused for flushing and gardening.



**ELECTRICAL**

3-phase power supply of 3kw for 2-BHK and 4kw for 3-BHK.
Concealed conduits wiring with good quality copper and fire-resistant electrical wiring of Polycab/Anchor or equivalent make.
Modular electrical switches of Havells or equivalent make.
Miniature Circuit Breaker (MCB) and Earth Leakage Circuit Breaker (ELCB) for each flat.



**PAINTS**

**Internal and Common Areas: Two coats of putty and two coats of Asian premium emulsion paint/ equivalent brand over a coat of water-based primer.**
**External: Two coats of Asian Apex Weather Shield paint or equivalent brand and texture finish wherever necessary as per architect's designs.**
**Melamine polish for main door.**



**LIFTS**

One 8-passenger-cum-goods service lift and one 6-passenger lift, both are fully automated lifts of a reputed make.
Granite cladding will be provided near lift entrance in all the floors.
Elegant entrance lobby with natural stone/granite flooring.



**SECURITY**

Intercom to all flats and common amenities connecting to the security.