



INNER SPACES

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Architects:



Structural

NOVEL Engg. Consultants

Electrical

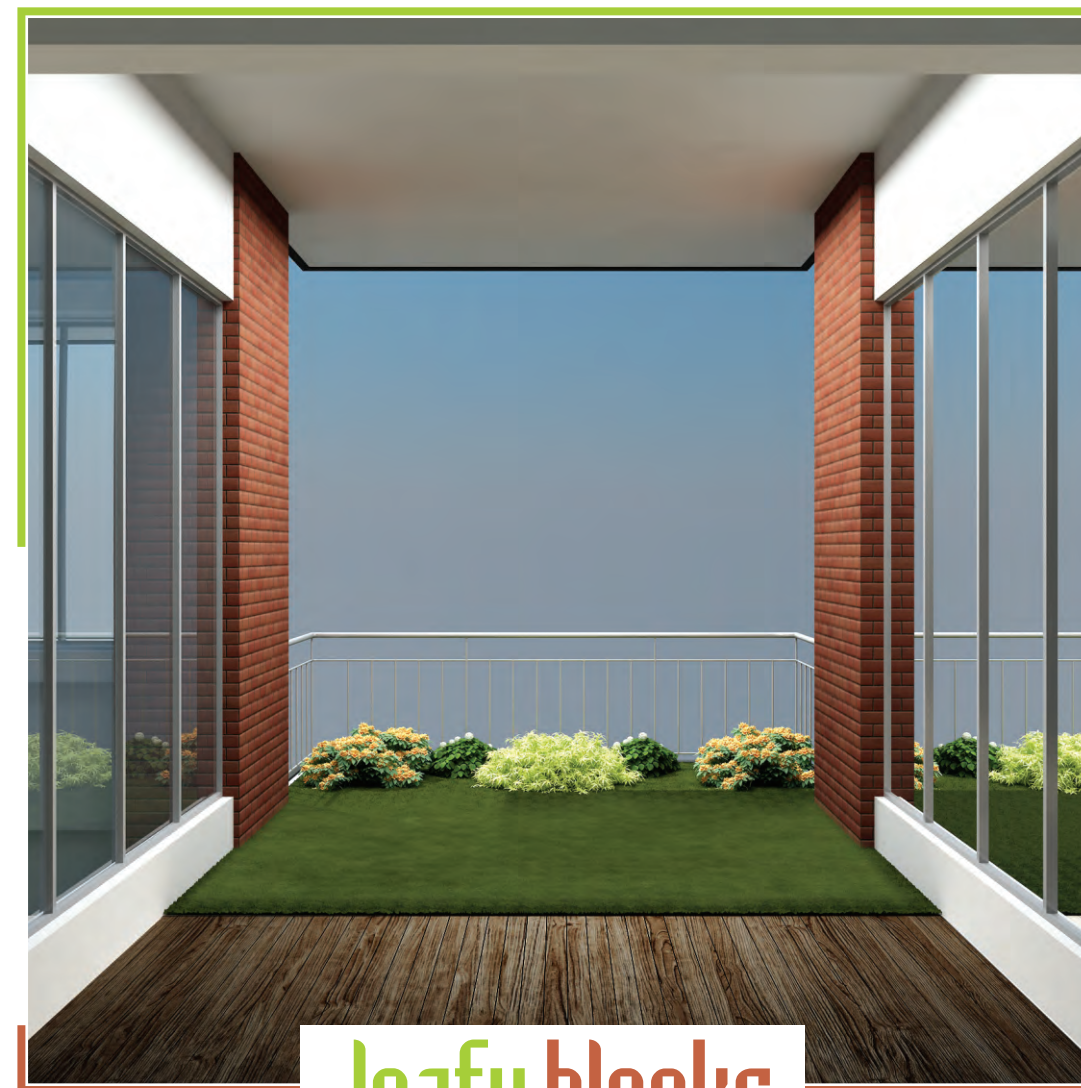
SAN Electrical Consultants

Plumbing

H.M. Nagesh

This flier is purely conceptual & not a legal offering.

The promoters reserve the right to modify any terms & conditions, specifications, amenities, consultants or plans indicated.



leafy blocks

luxury 3 bed condominiums off Sarjapur road



Inner Spaces

Inner Spaces aims at creating exceptional living spaces for the design & quality conscious home buyers at an affordable price point. Optimum space utilization, an eye for detail, highest quality material/finishings, commitment & ethics are just a few attributes that set Inner Spaces apart.

leafy blocks by Inner Spaces offers the very best in fine living. 48 spacious 3 bed+study condos of around 2000 sft & 1700 sft spread over 8 floors.

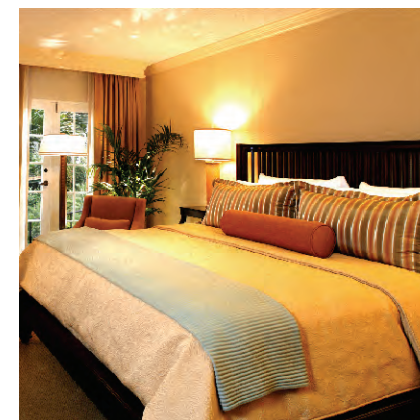
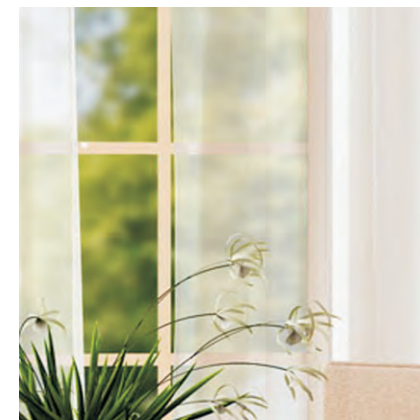
Located at the periphery of hundreds of IT shops on the Sarjapur Outer ring road, which is en route to Electronic city. Surrounding Leafy blocks are a plethora of upmarket gated communities, educational institutions, hospitals, malls and multiplexes.

Private Terrace gardens with a deck opening up from most living spaces is a unique design offered by Inner Spaces.



An open island kitchen overlooking Dining & Living creates a feel of free flowing openness & expansiveness resulting in dramatically enlarged spaces

Terrace gardens bring in the outdoors into master bed, kids bed, living/dining & study





Typical Floor Plan



leafy blocks

The project is spread over 24000 sft of land, where in the development comprises of 4 corner units of 1980 sft & 2 centre units of 1700 sft per floor, spread over 8 floors

Every unit has a Terrace garden with unobstructed radial views of the spaces around.

The apartment number is a 3 digit number with first digit representing the floor and 2nd & 3rd digit represents the unit number on each floor. eg: 201 is on the second floor and is unit number 01



Typical corner unit

- 01 Foyer - 6'0"X6'6"
- 02 Living/Dining - 16'6"X23'6"
- 03 Study - 9'3"X9'0"
- 04 Master Bedroom - 12'0"X15'0"
- 05 Children's Bedroom - 12'0"X13'6"
- 06 Guest Bedroom - 11'0"X13'6"
- 07 Master Bathroom - 5'3"X8'9"
- 08 Children's Bathroom - 5'3"X8'3"
- 09 Guest Bathroom - 5'3"X8'3"
- 10 Kitchen - 13'0"X7'3"
- 11 Terrace Garden - 13'3"X9'0"
- 12 Utility - 8'0"X6'0"
- 13 Maid's Toilet - 5'0"X2'6"
- 14 Walk-in Closet - 5'6"X5'0"
- 15 Walk-in Closet - 5'6"X5'0"

Area - 1980.00 SFT



These are smart homes of 1980 sft with 3 bed, 3 bath, living/dining, study, kitchen, utility and maid's toilet



Typical centre unit

- 01 Foyer - 6'0"X12'3"
- 02 Living/Dining - 18'0"X15'0"
- 03 Study - 8'3"X9'9"
- 04 Master Bedroom - 11'6"X13'6"
- 05 Children's Bedroom - 10'9"X13'6"
- 06 Guest Bedroom - 10'9"X12'0"
- 07 Master Bathroom - 9'6"X5'3"
- 08 Children's Bathroom - 7'9"X5'0"
- 09 Guest Bathroom - 7'9"X5'0"
- 10 Kitchen - 7'6"X14'9"
- 11 Terrace Garden - 8'0"X14'0"
- 12 Utility - 5'0"X9'9"

Area - 1700.00 SFT



These are smart homes of 1700 sft with 3 bed, 3 bath, living/dining, study, kitchen and utility



leafy blocks

leafy blocks has a unique & clearly distinguishable elevation. The magnitude & scale of the building elevates it to being a landmark in the vicinity. High quality wire cut bricks for part of exteriors make up the façade





Specifications

STRUCTURE

Structure

- RCC frame structure as per IS requirements with masonry partitions. The height of each floor from slab to slab is 9'.
- All concrete work in Ready mix Concrete (RMC) of required strength formed using film- faced shuttering grade plywood.

Masonry

- Solid concrete block masonry

Paint

- All internal paint in premium Emulsion. Exteriors finished with a combination of wire-cut bricks and cement-based paints. Steel railings and grills coated with synthetic enamel paint over Zinc Chromate primer.

FLOORING & DADO

Living, Dining, Study & Kitchen

- Imported marble laid with paper joints and finished with mirror polish.

Master Bedroom

- Superior grade laminate wooden flooring.

Children's & Guest bed room

- Designer vitrified tiles.

Bathrooms

- Designer ceramic tiles on the floor and dado

Utility Areas

- Vitrified tiles.

Terrace gardens

- Decking wood flooring finished with oil or designer vitrified tiles.

Lobbies & Corridors

- A combination of granite & designer tiles

SANITARY & PLUMBING

Water Closets

- All bathrooms provided with western-style, porcelain WC by Roca, Duravit or equivalent.

Cisterns

- Roca, Duravit or equivalent water-saving, dual-flush concealed cisterns in all bathrooms.

Health Faucets

- Health faucets of Roca, Duravit or equivalent make provided in all bathrooms.

Wash Basins

- All bathrooms have porcelain wash basins of Roca, Duravit or equivalent make. All wash basins have 32mm CP waste coupling and bottle-traps.

Kitchen Sink

- Stainless steel sink with drainboard.

Cockroach Traps

- All bathrooms with Chilly make detachable stainless steel cockroach traps with lids.

Shower Cubicles

- Glass doors for shower areas in all bathrooms.

Overhead Showers

- Overhead showers by Roca, Duravit or equivalent in all bathrooms.

Faucets

- All bathrooms have CP, heavy body metal faucets by Roca, Duravit or equivalent. Showers and wash basins in the bathrooms and the kitchen sink with hot water connections.

Plumbing

- PVC pipes used for water supply and drainage lines. Sewage lines in stoneware.

ELECTRICAL

Wiring

- Fire retardant multi-strand copper wires of Anchor or equivalent used throughout with concealed PVC conduits.

Earthing

- 1.5 sq mm & 2.5 mm copper wires .

Switches

- Modular switches of ABB/Legrand or equivalent

DOORS & WINDOWS

Door frames & shutters

- All doors are solid paneled doors.

Windows

- Environment friendly UPVC windows of first quality.

Hardware

- All hardware in brush finished stainless steel. All internal doors have Mortise or tubular / cylindrical locks.

I-Max Hinges

- All openable windows provided with I-Max hinges that allow them to be kept open in any position.

Door Stoppers

- Magnetic door stoppers provided for all main & bed room doors.

SERVICES

Back-Up Power

- Back-up power provided to the entire unit, including lighting and heating circuits, up to a limit of 5 KW per unit. 100% backup for the common area lighting and water pumps.

Water

- Bore well & BWSSB provided water

Note All specifications are subject to change, and decisions taken from time to time by the Developers shall be final and binding. Wherever brands are mentioned, the Developers may use equivalent brands at their discretion.

Rainwater Harvesting

- Percolation pits for recharging the ground water table.

Sewage Treatment Plant

- A tertiary sewage treatment plant with separate plumbing enables the use of recycled water for gardening and flushing.

Elevators

- One passenger elevators and one freight elevator with automatic doors.

FACILITIES & AMENITIES

Clubhouse

- The clubhouse has a common space & a pantry for get-togethers and facilities for indoor sports like table tennis and a spa.

Swimming Pool

- Skylit roof top swimming pool with a sun deck.

Gymnasium

- Fully equipped fitness centre enclosed in glass and wood, surrounded by lush greens & swimming pool. Facilities in the gym include commercial low-impact treadmill, total body elliptical fitness cross trainer, upright cycle, 4-station multi-gym, flat incline, decline multipurpose bench and dum bells.

Aquarium

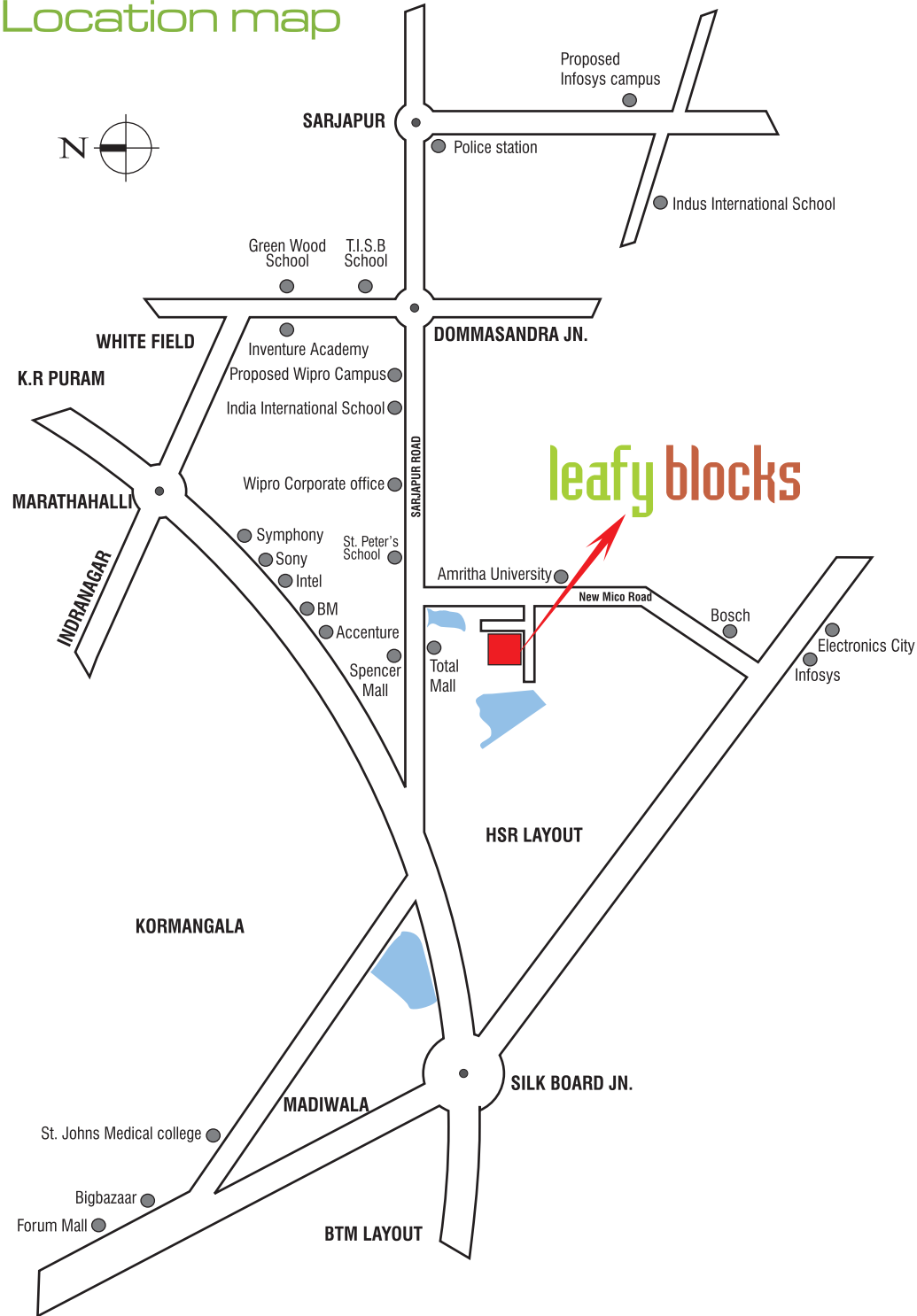
- A large, fully-equipped aquarium provided in the entrance lobby.

Children's play area

- Kids play area with watermills, climbing frames, slides & swings, monkey bars & see-saw.



Location map



Around leafy blocks

IT shops

1. Wipro corporate office – 1.3 km
2. Salarpura Tech park – 3 km
3. RMZ echo park – 3.5 km
4. Intel – 4 km
5. Cisco – 4 km
5. Vrindavan Tech village – 4 km
6. Cessna Park – 4.5 km
7. Prestige Tech park – 5 km
8. Electronic city – 7 km

Malls & Multiplexes

1. Upcoming SJR mall/multiplex – 0.2 km
2. Total mall – 2 km
3. Spencer – 2 km
4. Bangalore Central(mall & multiplex) – 3 km
5. Forum mall – 8 km

Schools & Colleges

1. Amrita University – 0.2 km
2. Upcoming PES engineering college – 0.2 km
3. Jyothi Nivas college – 8 km
4. Christ University –9km
5. St Peter's school – 1.5 km
6. Delhi public school East – 8 km
7. NPS, HSR layout – 5 km
8. India International school – 6 km
9. TISB – 10 km
7. Inventure – 10 km
8. Greenwood High – 10 km
9. Indus International – 12 km

Hospitals & Medical clinics

1. Apollo – 3 km
2. Sunny medical centre – 3 km
3. St Johns – 6 km
4. Manipal – 10 km