

MODERN SPAACES

ENGRACE


MODERN SPACES
ENGRACE I

It's All At Home

At Engrace, we tried to understand how the WFH phenomenon would evolve in a post-pandemic world.

While working from home has become commonplace, people have also begun to just spend a lot more time at home. So, how should the concept of a home expand in this scenario?

We have answered that with more spacious, distinct areas inside the house that allow you to stretch your legs and get to work (or play), as well as creating work and leisure friendly spaces outside, for when you need a breather.

Engrace a balanced,
new perspective on urban living!

#EngraceYourself



HOMES THAT **LIVE WITH YOU**

Space.Comfort.Design.Intelligence.

Our homes are made to help you breathe. In and out.
Each room comes with a view. Find yours.

Homes	-	2, 2.5 & 3 BHK
Size	-	1306 - 2091 Sq.ft
Units	-	408
Clubhouse	-	25,000 Sq.ft
Location	-	Sompura Gate, Off Sarjapur road





there is more to love

ENGRACE



MASTER THE PLAN

ENGRACE 1

01. Entry
02. Driveway
03. Seaters
04. Kid's Play Area
05. Tall Rear Planting
06. Walkway Under Pergola
07. Walkway With Stepping Stones
08. Amphitheatre
09. Walkway to Amphitheater

ENGRACE 2

01. Commercial Space/ Mart
02. Swimming Pool
03. Club house
04. Tennis Court
05. Paved/ Landscaped Plaza
06. Kid's Play Area
07. Informal Seating Area
08. Outdoor Games/ Sports
09. Party Lawn
10. Open Air Theater

ENGRACE



GET FLOORED

008

WEST FACING

2 BHK+STUDY







KEY PLAN

CARPET AREA
829 sft

RERA AREA
854 sft

CARPET AREA + BALCONY
942 sft

BUA
1045 sft

SBUA
1306 sft

ENGRACE

GET FLOORED

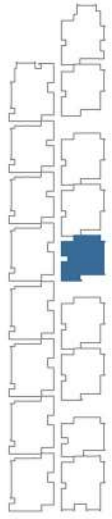
008

WEST FACING

2 .5 BHK







KEY PLAN

CARPET AREA
932 sft

RERA AREA
959 sft

CARPET AREA + BALCONY
1108 sft

BUA
1225 sft

SBUA
1531 sft

ENGRACE

GET FLOORED

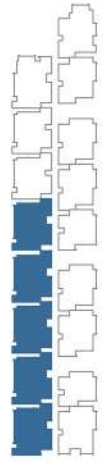
010, 011, 012, 013, 014

EAST FACING

3 BHK (XL)







KEY PLAN

CARPET AREA
1275 sft

RERA AREA
1311 sft

CARPET AREA + BALCONY
1481 sft

BUA
1618 sft

SBUA
2024 sft

ENGRACE

GET FLOORED

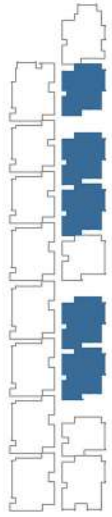
002, 003, 004, 006, 007

WEST FACING

3 BHK + STUDY







KEY PLAN

CARPET AREA
1153 sft

RERA AREA
1186 sft

CARPET AREA + BALCONY
1277 sft

BUA
1402 sft

SBUA
1752 sft

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WORK FROM HOME

Working from home can be great if an ample distinction is made between distractions and actual working space. Missing out on important work due to discomfort and disturbances is the last thing you would want. Instead create a space that reflects a sense of comfort.





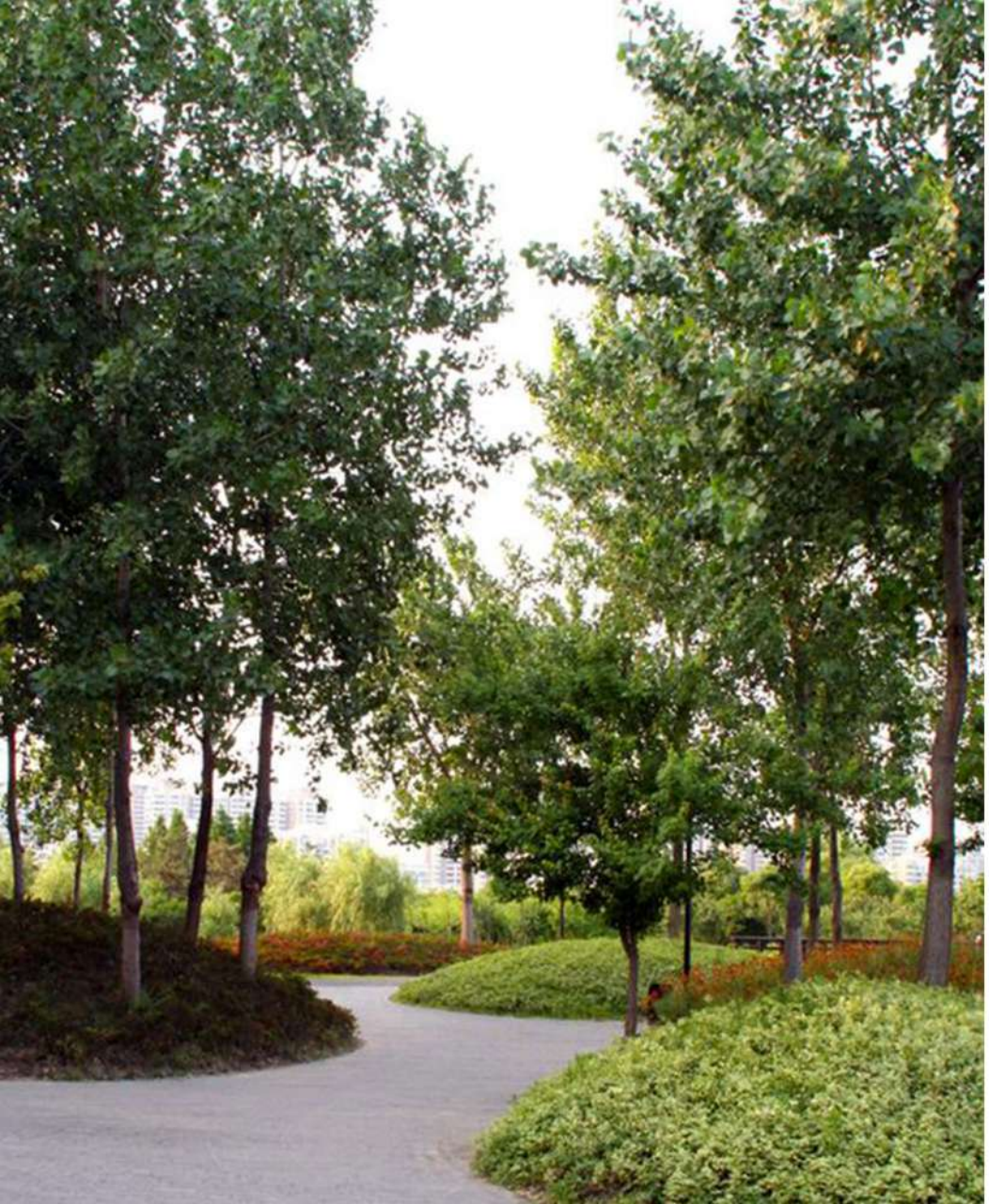
HOME GARDEN

A little peek of nature from your living room can add zest and liveliness. So imagine a beautiful ‘Home garden’ with your favourite flowering plants or growing your own greens and vegetables. Surprisingly, all of this within easy and comfortable reach; IN YOUR BALCONY!

SPAAACIOUS LIVING AND BALCONY

At a time when Modern apartment living indicated compact spaces and Flexible furniture, we have redefined “Space” at Engrace by adding a little extra to every apartments living, kitchen, bedrooms and bathrooms to create an open and airy ‘XL’ sized home.





AMENITIES TO BALANCE OUTDOOR LIVING

While the focus at Engrace is on the Spacious indoors, the outdoors haven't taken a backseat. With a multitude of sporting amenities, activity areas, green spaces and a jazzy clubhouse, Engrace blends in the true idea of something for everyone to engage in.

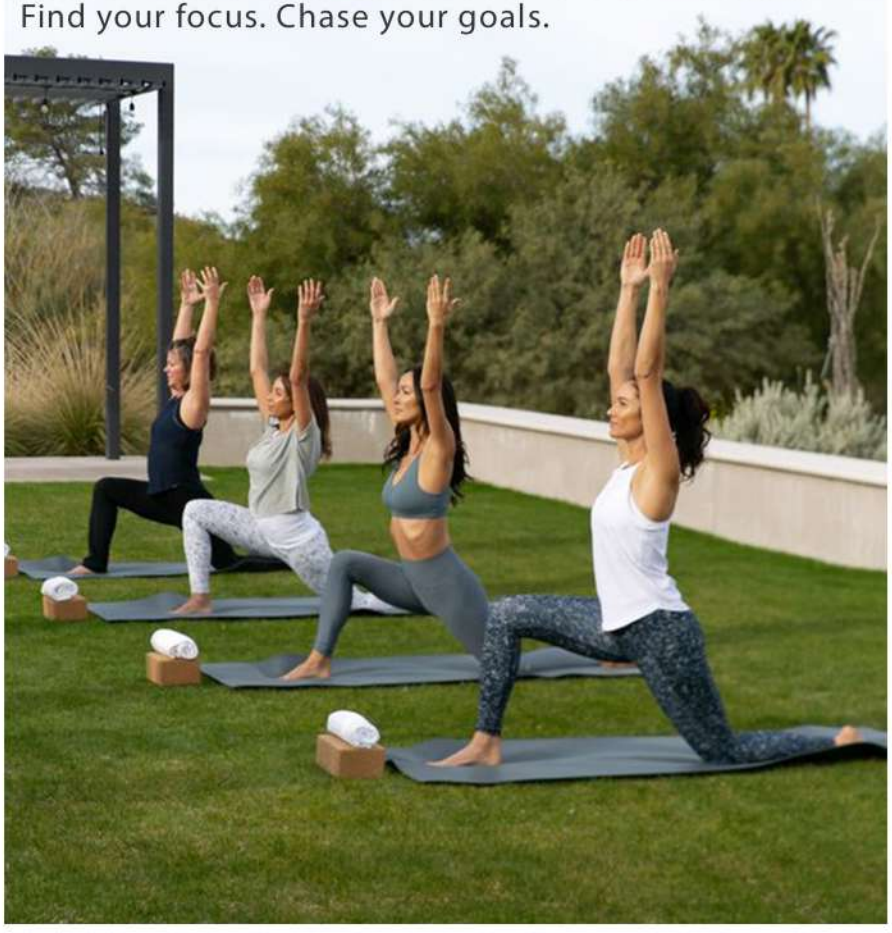
ENGRACE

THE CLUB



#StayStrong

It's easy to lose your balance in a hectic world. At Engrace, we help you get centred. Join a yoga class on the lawn. Sweat it out on the tennis court. Find your focus. Chase your goals.



- Swimming Pool
- Basketball Court
- Cricket Net Practice Court
- Skating Ring
- Badminton Court
- Tennis Court
- Gym
- Table Tennis
- Co-working Space
- Informal Sitting
- Meditation Corner





#ForGreenFuture

ENERGY CONSERVATION -

Energy efficient lights in common areas & solar powered street lights.

WATER CONSERVATION -

Dual piping & dual flush system for sanitary.

All landscapes maintained through recycled water.

Water efficient fixtures, rain water harvesting and ground water recharge.

SOLID WASTE MANAGEMENT-

Segregation at source & organic waste convertor.



Specifications

DOORS – SHOBHA DOORS

FLOORING TILES - ZEALTOP

PAINT - ASIAN PAINTS

PLUMBING - TOTO/ Grohe/ Jaguar

ELECTRICAL- ANCHOR switches & wires

GENERATOR BACKUP - CUMMINS

ELEVATOR - SCHINDLER.

Finer details

CIVIL

STRUCTURE

- R.C.C framed structure, designed as per relevant BIS codes for earth quake resistance and structurally efficient systems implemented.

WALLS

- External walls with 6" solid concrete blocks and internal walls with 4" solid concrete blocks.

PLASTERING

- Sponge finish for external walls & Smooth sponge finish for internal walls.

ARCHITECTURE

DOORS

- Main Door - Engineered wooden door. full width jamb (with architrave)
- Main Door fitted with digital door lock
- Internal doors - Engineered wooden doors with laminate finish

WINDOWS

- UPVC sliding windows with mosquito mesh and MS safety grill.

FLOORING

- Living, kitchen and dining.
- bedrooms : double charged vitrified tiles.

BATHROOM

- Floor : Antiskid ceramic tiles flooring
- Walls : Glazed ceramic tiles
- False ceiling : Grid false ceiling with PVC coated tiles and shadow channels.

PAINT

- External walls : Exterior grade emulsion
- Internal Walls : Emulsion over wall care putty

PLUMBING, ELECTRICAL & SERVICES

CP & SANITARY FITTINGS & FIXTURES

- Grohe or jaguar or equivalent make ISI CP and sanitary fittings.
- TOTO or equivalent soft close seat cover EWC
- TOTO or equivalent monolithic one piece sink

ELECTRICAL

-Wipro switches or equivalent
- Fire resistant anchoror polycab or equivalent.

ELECTRICAL POINTS

- Provision of electrical points for refrigerator, chimney and washing machine.
- TV & Telephone point in living room.
- Electrical point for geyser & exhaust in toilets.
- AC point for master bedrooms

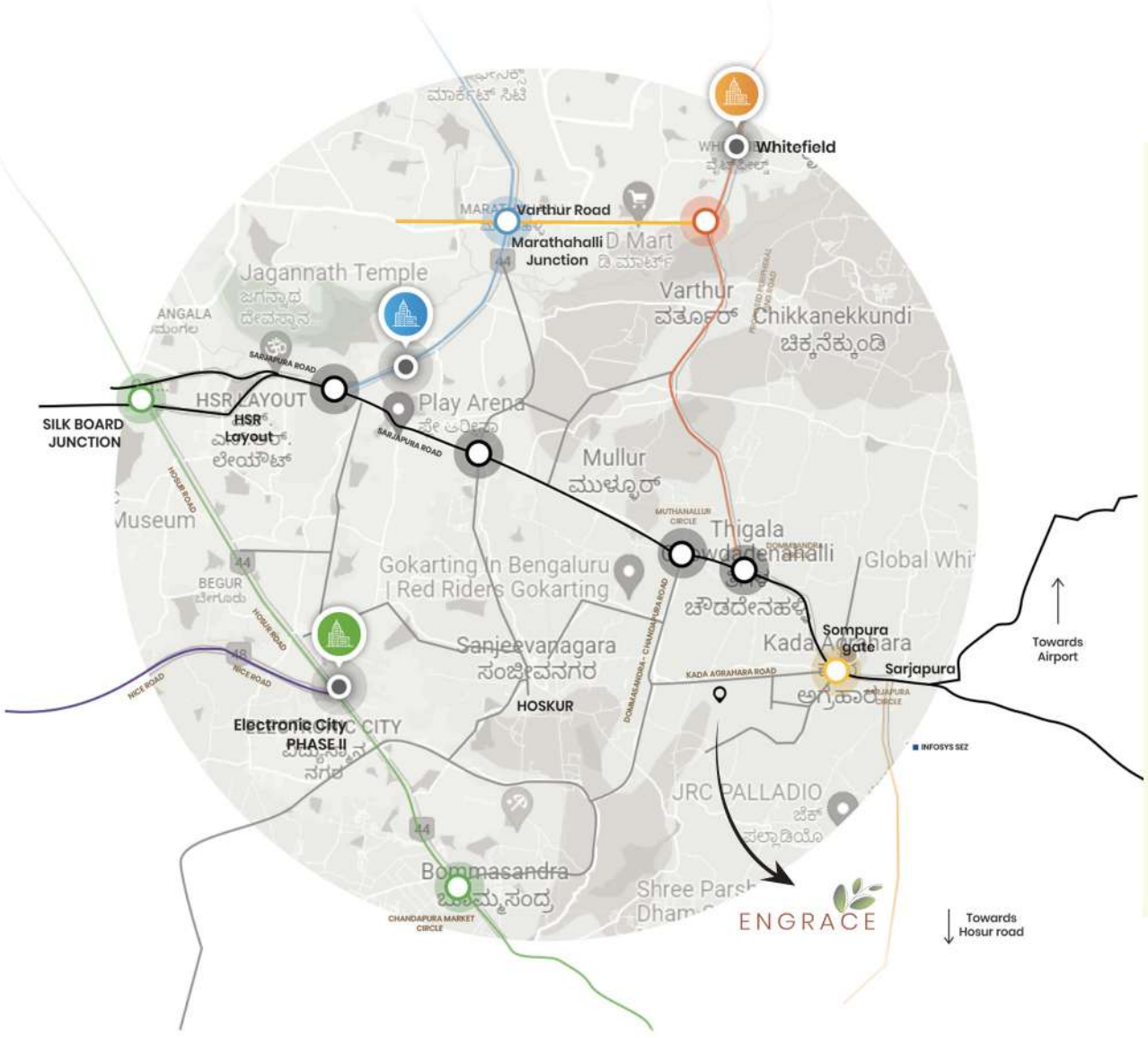
GRID POWER AND BACKUP POWER

- EB power : 3 KW
- DG power backup : 1 KW
- Common areas : 100% backup for lighting, lifts and utilities.

ELEVATOR

- 6/8 Passenger capacity elevator of repute make.





CLOSER THAN EVER

Corporates
RGA Tech Park Decathlon Limited Wipro Corporate Park Electronic City Whitefield Cessna Business Park

Hospitals
Town Hospital, Sarjapur Spandhana Hospital Columbia Asia, Sarjapur Hepline Hospital
Sakra world hospital
Narayan Multi Speciality Hospital

Educational Institutions
TISB
Greenwood High Intl. School Inventure academy
Indus International School Shlok International
ISME mangement School Azim Premji Univerisity (Wipro)

Retail & Entertainment
NVKM Complex Food City Hypermall
Unique Hypermarket Pheonix Marketcity
Inorbit Mall
PVR Soul Spirit

RERA nos : PRM/KA/RERA/1251/308/PR/190722/005087
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