

OPERA

PRIMUS

TRULY THE BEST



Opera Homes, a developer with over a decade of Experience in the Construction, has elevated itself of creating some of the landmark residential & Commercial Projects in Bangalore, known for creating some of the out-of-the-box designs & has given prominence for climatically responsive measures, Cross ventilation & many other interesting thermal insulation features across most of our projects.

In the Twelve Years of our Journey, we at Opera Homes has completed over 15 projects successfully over a period of 12 years spanning to an extent of Half a Million sqft.

come, be a part of opera community

Delivered Projects

Opera Brindavan 2 & 3 BHK @
JP Nagar Phase 7

Opera Harshita Serenity 2 & 3
BHK @ Kammanahalli

Opera RS Elegance 2 & 3 BHK
@ JP Nagar Phase 2

Opera Anantadhama 3 BHK
@ JP Nagar Phase 1

Opera Spring Leaf 1,2 & 3 BHK
@ Kodichikanahalli
Bannerghatta Rd

Opera Canopus 2 & 3 BHK
@ Devarachikkanahalli
Bannerghatta Rd

Opera Windsor 3 BHK
@ Bommanahalli

Opera Roseberry Groves
2 & 3 BHK
@ Rajajinagar, Nr Modi Hospital

Opera Epitome 2 & 3 BHK @JP
Nagar Phase 5

Opera Autumn Gardens
2 & 3 BHK
@ BTM 1st Stage Dollar's
Colony

Ongoing Projects

Opera Colossal Terraces @ JP
Nagar Phase 2 on 80Ft Road
Mixed Used - Commercial cum
Residential - 3 & 4 BHK Duplex
Courtyard & Terrace Garden
Apartment

Opera Tranquil Earth
1, 2 & 3 BHK
@ JP Nagar Phase 9, Nr
Tamarind Tree Resorts

Opera 5th Avenue 3 BHK
@ Tata Silk Farm, Basavanagudi

Opera Aalayam 3 BHK @ RK
Garden, New Bel Road





Neo - Signature Architecture
2 & 3 BHK Apartments
Just for 48 Connoisseurs

Soulful Sanctuary

Journey to a timeless haven where glorious sunrises transform into splendid sunsets. Embrace the finer moments in life as you walk through our verdant grounds amidst sprawling coconut trees all over & perfectly manicured green sit outs will lead you to luxurious swimming pool. Immerse yourself in sensory experiences and fitness indulgences which set a new benchmark in understated elegance.

Welcome to our soulful Sanctuary, where senses are delighted, moments are treasured & memories are made.



Unmatched Living Experience



FLAT 01

1, 2 & 4 are Typical Flats

FLAT 03



FLAT 05





FLAT 06



FLAT 07



7 & 8 are
Typical
Flats





FLAT 09



FLAT 10





FLAT 11



FLAT
12





Common Amenities



Toddler Pool



Swimming Pool



Men & Women Separate
Shower & Toilets



Pool Side - Green Sit outs



Multipurpose Party Hall



Health Club / Fully
Equipped Gym



Community office cum Guest
Lounge cum Space for Library



Kid's Play Area



Full Power Back Up,



24/7 security & Security Cameras



Common Toilet for House keeping



Landscape & Planter's all
over the project





Specifications

STRUCTURE

Structural System: RCC Framed Structure designed for seismic compliant (Zone 2)

Masonry: 200mm for external walls & 100mm for internal walls floor – Floor height (incl. slab):

WALL / CEILING FINISH

Internal walls: Finished with 2 coats of putty, 1 coat of primer & 2 coats of Emulsion

Ceiling: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls: Exterior faces of the building will be finished with 1 coat of primer & 2 coats of Emulsion paint with color as per architect design

Bathroom: Ceramic wall tile of size 600X600 mm for a height of up to false ceiling will be finished with a coat of primer

Kitchen: Ceramic wall tile of size 600X600mm for a height of 600mm above the counter top finished level

Toilet ceiling: Grid type false ceiling

FLOOR FINISH

Living, Dining, Bedrooms & Kitchen: Vitrified tiles of size 600X1200mm

Bathroom: Anti-skid ceramic tiles of size 600X600mm

Balcony: Anti-skid ceramic tiles of size 600X600mm

KITCHEN

Kitchen: Platform will be finished with granite slab at height of 800mm from the finished floor level

CP fitting: Jaquar / Kohler /Hindware equivalent will be provided

Sink: Single bowl SS sink with drain board

BALCONY

Handrail: MS handrail as per architect's design

BATHROOMS

CP & Sanitary fixture: Jaquar / Kohler /Hindware equivalent will be provided

All Bathrooms (Elite Series): Floor / Wall mounted WC with cistern, Health faucet, Single lever diverter, Rain Shower and wall mount wash basin

Specifications

JOINERY

DOORS - Main door: Good quality frame with double side veneer finish door of size 1050X2100mm with Decorative panel. Ironmongeries like Top Quality door lock, tower bolts, door viewer, safety, latch, door stopper, etc.

Bedroom doors: Good quality skin door of size 900X2100mm with Paint/ Laminate finish. Ironmongeries Like Godrej / Europa or equivalent lock, stopper, door bush. Tower bolts, etc.

Bathrooms doors: Good quality FRP/ Skin doors of size 750X2100mm with paint finish. Ironmongeries like thumb turn lock of Godrej/ Europa equivalent, door bush etc.

WINDOWS - Windows: Aluminium / UPVC windows with sliding shutter see through plain glass

French doors: Aluminum / UPVC frame and doors with see through plain glass

Ventilators: Aluminium frame of fixed / open-able shutter for ODU access

ELECTRICAL POINTS

Safety device: MCB & ELCB (Earth Leakage Circuit Breaker)

Switches & Sockets: Modular box modular switches & sockets of good quality IS brand

Wires: Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand

Mobile charging dock: Mobile charging dock provided in living provision of electrical Points for Refrigerator, Hob, Chimney, Washing Machine, Water Purifier with 2 additional Plug Points Hob

TV: Point in living & provision in other bedrooms

Telephone / Data: Point in Living

Split air conditioner: Provision in Living & all other Bedrooms

Geyser & Exhaust fan: Point will be given in all bathrooms

Backup: 100% Power backup for lighting circuits

Specifications Common to Building Complex Common Features:

1. **Lift:** 2 Elevators of 6 passengers reputed Make Schindler / Johnson/ Otis / Kone will be provided as per requirement
2. **Backup:** 100% Power backup for common amenities such as Clubhouse, lifts & selective common area lighting
3. **Name board:** Apartment owner name will be provided in ground floor
4. **Lift facia:** Tile cladding at all levels
5. **Corridor:** Tile flooring at all levels
6. **Staircase floor:** Granite flooring for Tread & Tile flooring for riser
7. **Staircase handrail:** MS handrail with enamel paint finish in all floors



SERVICES

Water storage : Centralised UG sump For Bore well Water (Bathrooms & Utility)
: Centralised UG Sump for Cauvery Water (Drinking for Kitchen)
: Centralised UG Sump for Rain Water (Garden / Landscape)

Sewage Treatment plant ▪ Water Treatment Plant ▪ Organic Waste Converter

SAFETY & SERVICES

CCTV surveillance cameras will be provided all at pivotal locations in ground level

GREEN FEATURES

- Dual Piping System & Dual Flush System for Sanitary
- All Landscape Maintained Through Recycled Water.
- Water Efficient Fixtures
- Rain Water Harvesting
- Ground Water recharge

ENERGY CONSERVATION

- Solar Heated Water Provision for Select Bathrooms (Top Two Floors)
- Energy Efficient Lights in Common Areas

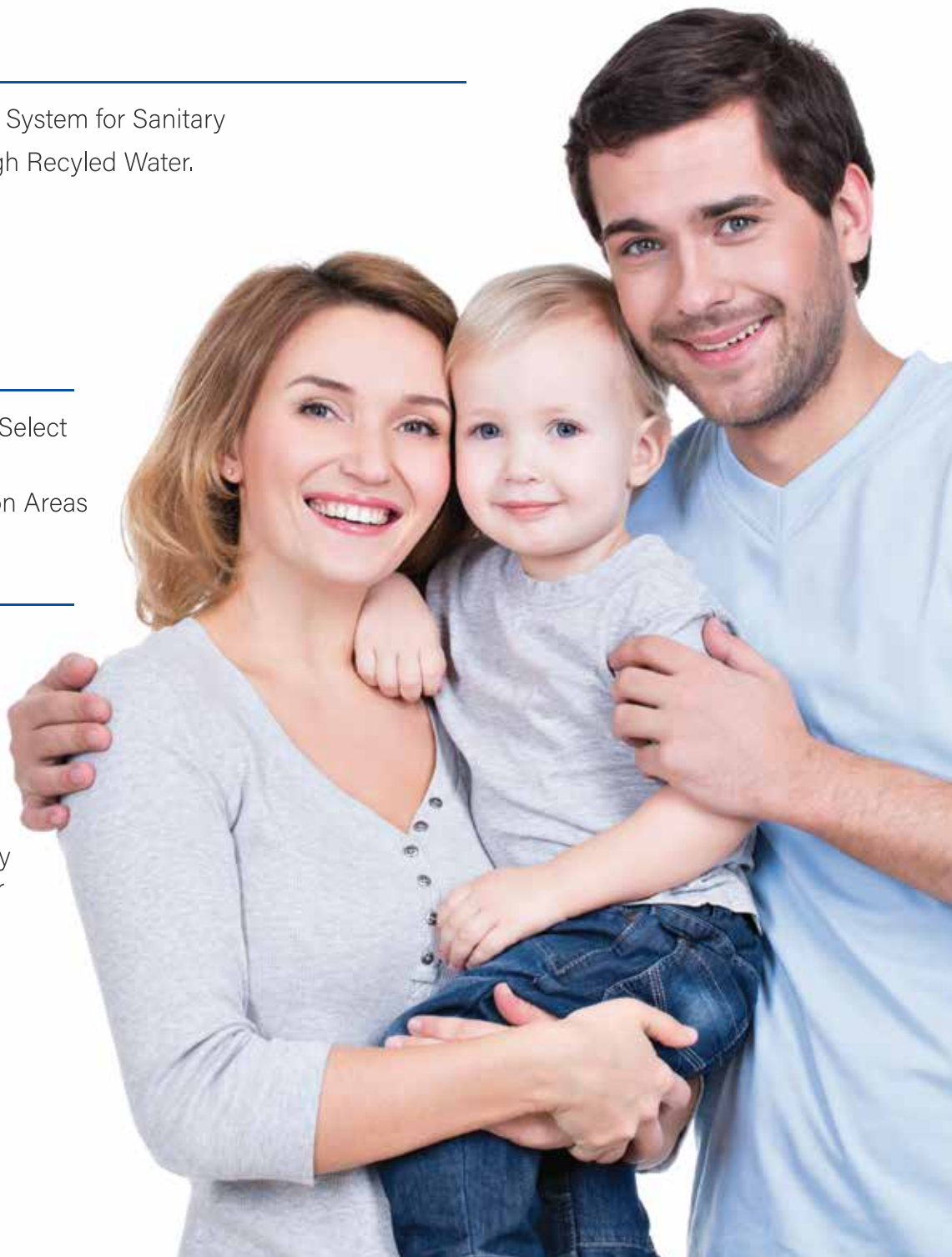
OUTDOOR SERVICES

Well defined walkway: Walkway spaces well defined as per landscape design intent

Security: booth will be provided at the entrance /exit

Compound wall: Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent

Landscape: Suitable Landscape at appropriate places in the project as per design intent





Location and Landmarks:

Just 100ft inside from Bannerghatta Main Road, after Meenakshi Temple, before Decathlon.
1 KM from Royal Meenakshi Mall, 300 metres before Decathlon.

Corp. Office: Opera Structures
No. 149 ▪ 3rd Floor ▪ Above KFC Restaurant
Jayanagar 4th Block ▪ Bangalore - 560 011

Site Address: Opera Primus
Sy No. 29/4 ▪ MLA Layout
Kalena Agrahara ▪ Bangalore - 560 076

Phone: +91 80 4123 0476 ▪ Email: sales@operahomes.in ▪ Website: www.operahomes.in



Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artist impressions only and not representation of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and / or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for kitchen includes utility area also. All measurements for all rooms are in feet, inches and metres.