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Est. 1941

30 years of Excellence

V. R. R & Co.
Builders & Developers.

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Member of
CREDAI
BENGALURU

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www.creativeforce.in 97407 88166

VRR

GOLDEN ENCLAVE

Luxury villas at **Electronic City Phase I**

Live the grand life.

30 years of Excellence

V. R. R & Co.
Builders & Developers.

ALL THAT YOU DESERVE...

Leave behind the chaos. Choose what really matters.
Invest in a smart lifestyle with **VRR & Co.**

VRR & Co offer villas and row houses, crafted for you to experience signature lifestyle standards with design simplicity, detail and uncompromising quality of execution.

Always close to home:
Every VRR & Co home is ideally located in suburban areas, yet within 20 minute drive times to leading business parks and urban conveniences.

Only what matters:
VRR & Co homes are created for the successful experienced professional who demands world-class quality sans extravagance.

Embrace the best:
By getting the basics right, VRR & Co feature high quality of services, infrastructure, amenities, landscaping and community areas that balance living spaces with lifestyle features.

Member of CREDAI BENGALURU





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LEAVE BEHIND THE CONCRETE JUNGLE

The smell of fresh earth, birdsong and a cool gentle breeze is no longer a dream. Now, live in a home seamlessly woven into nature.

At VRR Golden Enclave, experience the optimal balance of a home and a retreat for you and your family. A luxury gated community set in verdant environs, VRR Golden Enclave is the perfect antidote to the everyday urban grind, featuring international contemporary design with perfectly transitioned landscape elements. With greens and activity zones carefully crafted by landscape consultants, you have at your disposal a serene environment to cherish for a lifetime.







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GOLDEN ENCLAVE





A LIFE OF EXCLUSIVITY

VRR Golden Enclave is quite indisputably an address that is set to become a landmark. A secure cluster of exquisite villas on their own individual plots, VRR Golden Enclave leaves nothing more to be desired. The harmonic blend of living spaces with the scenic environment and the rich palette of contemporary features makes VRR Golden Enclave a unique gated community.

EMBRACE A COMMUNITY

The joy of living with like-minded peers is an intangible asset. Discover it in all its glory at VRR Golden Enclave.

Recognizing the value of individuality and similarity, every home and all common spaces in the community are designed to facilitate socializing with successful like-minded peers who tend to become more friends than neighbours. Life's certainly better with good company around.

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GOLDEN ENCLAVE





DESIGN THAT INSPIRES

Design that complements your lifestyle is a thing of delight. At VRR Golden Enclave, design excellence is evident everywhere.

You will find the design philosophy at VRR Golden Enclave refreshing: with an international look and feel, illuminated airy spaces, freedom to move around personal indoor and outdoor spaces like patios and terraces. Inherent design maturity implies that your lifestyle considerations, no matter what your lifestyle, are met.

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GOLDEN ENCLAVE

A garden with your luxury home attached.



Site layout



A home with a lawn where children can play, a jogging track for your morning run and seasonal blooms that excite the senses. If your villa is perfect, the outside world should be no less !

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Legend

- Gated community with security control.
- Water treatment plant.
- Designer street lighting.
- Vaastu compliant.
- Sewerage treatment plant.
- Standby power supply:
  - 2 KVA for each villa.
  - 100% for common areas.
- Rain water harvesting.
- Visitors' parking area.
- Exquisite landscaping.
- Avenue trees all around the layout.
- Jogging track.



YOUR LIFESTYLE, YOUR WAY

The landscaping, the space planning, the top-notch features, the club house and the amenities are so world-class in look and feel that everything else seems ordinary! In this 10-acre green and unpolluted oasis, each villa is an exclusive and spacious experience, with its private views and front lawns.

The sophisticated interiors vie for attention with the enchanting facade. Couple this with smooth driveways, ample water and power facilities, as well as tree-lined internal roads, and what you have is a truly extraordinary home.

The amenities shown above are only an artist's impression. The architects and promoters reserve the right to change, delete or add any details mentioned herein.



















Sunshine streaming in through the windows,
and your favourite painting on the silken walls.
The living room makes one feel so alive.

A room that reflects your personality, and radiates happiness.
Finally, you have a living room that's as full of life as you are.
A room that whispers, " Hey, you're special."



There are some things that will never enter your bedroom ... monotony, cacaphony and boredom.

Your bedroom should put you to sleep only if you want it to.
Get ready for the bedroom of your dreams, where monotony and distractions will never make their presence felt.

Club house and swimming pool view.

GOLDEN ENCLAVE

- Swimming pool.
- Health club with gym.
- Indoor games like cards, billiards and table tennis.
- Badminton court, library, coffee shop.
- Meditation hall and yoga centre.
- Multi purpose banquet hall with lawn.
- Children's play area.

Free club membership for residents

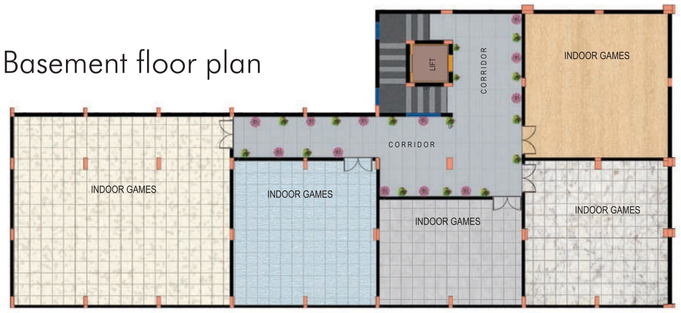


Club house entrance view



Club house floor plans

Basement floor plan



Ground floor plan





Club house amenities floor plans

First floor plan



Second floor plan





North facing unit.
Floor plan.

Area statement

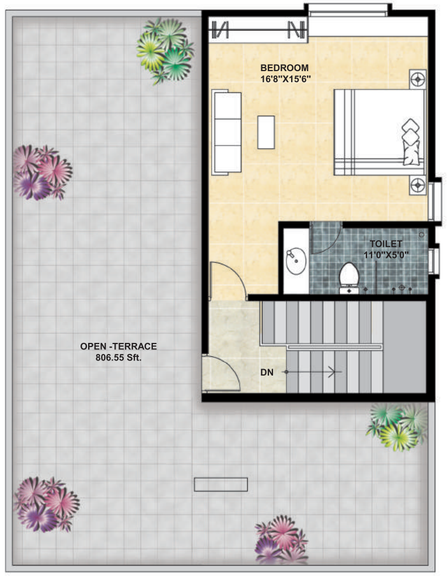
Ground floor	:	1310.11 + 226.72 Sqft
First floor	:	1381. 25 Sqft
Second floor	:	524.11 Sqft



Ground floor plan



First floor plan



Second floor plan



North facing unit.
Isometric view.

N



Ground floor



First floor



Second floor



East facing unit.
Floor plan.

Area statement

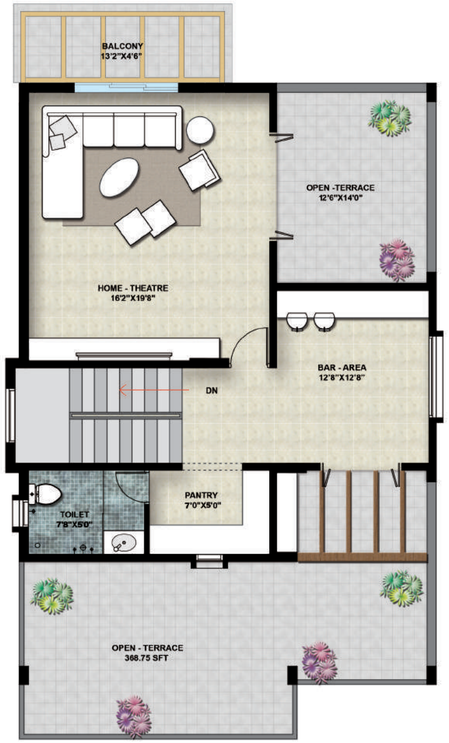
Ground floor	:	1306.19 + 172.38 Sqft
First floor	:	1504.00 Sqft
Second floor	:	863.33 Sqft



Ground floor plan



First floor plan



Second floor plan



East facing unit.
Isometric view.

N



Ground floor



First floor



Second floor



West facing unit.
Floor plan.

Area statement

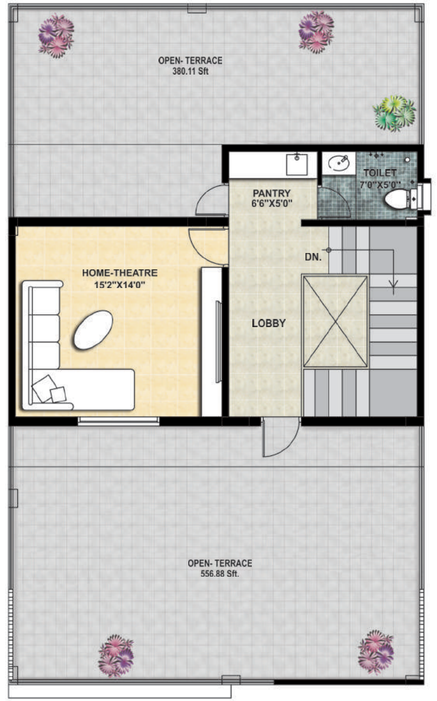
Ground floor	:	1418.16 + 308.75 Sqft
First floor	:	1528.22 Sqft
Second floor	:	515.66 Sqft



Ground floor plan



First floor plan



Second floor plan



West facing unit.
Isometric view.



Ground floor



First floor



Second floor







WHEN A LOCALE IS JUST RIGHT, YOU KNOW IT

For your friends, coming to your home should be like a getaway and for you, it should be a resort you can check into 365 days a year.

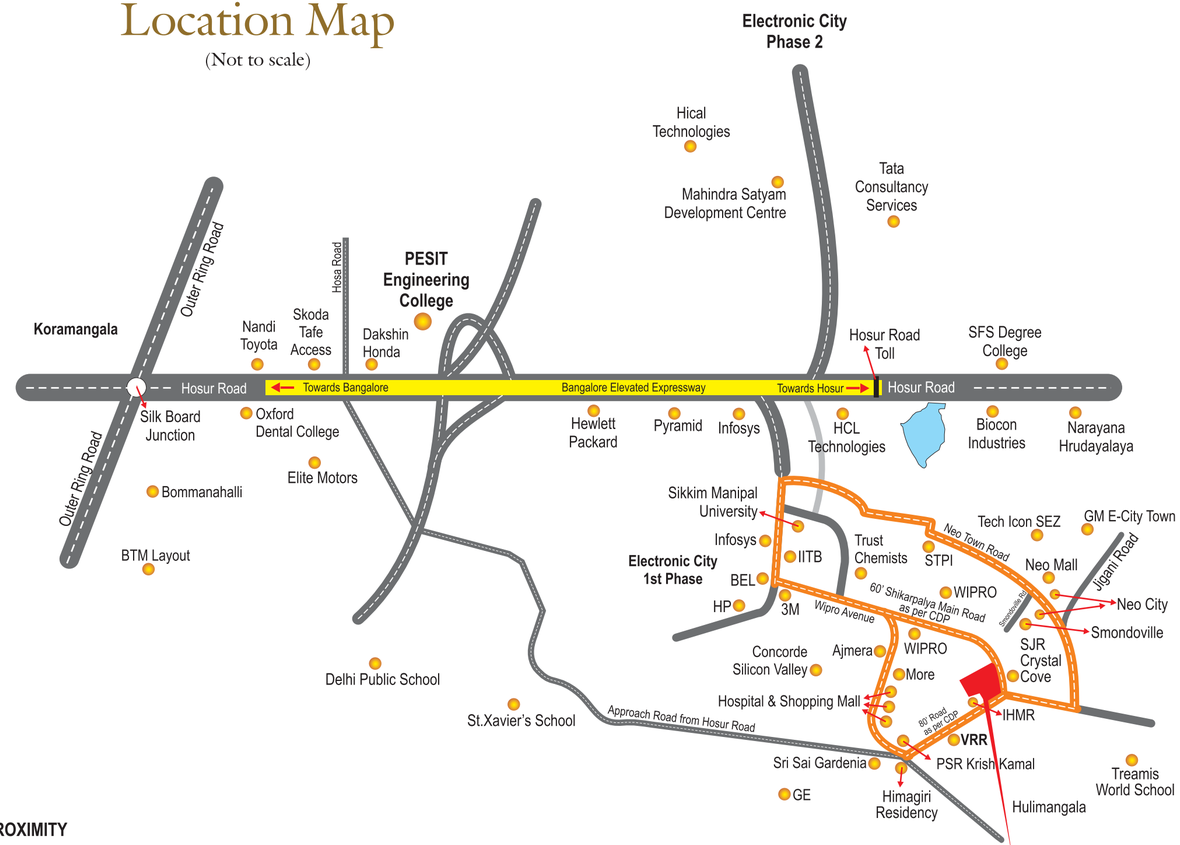
VRR Golden Enclave, is today, easily the most coveted location in the city for high end independent villas. Located in close proximity to Electronic City Phase I & II, the Wipro Avenue and a host of reputed corporates, the locale is attracting the rich and mighty to spend a lifetime of luxury here. To add to this there are a number of A listed international schools and healthcare options dotting the vicinity.

A 15 minutes drive from the Silk Board junction to VRR Golden Enclave via the elevated expressway, rest assured, only happy times are ahead.

This truly is a grand life.

Location Map

(Not to scale)



PROXIMITY

SCHOOLS

Treamis World School	0.6 km
Delhi Public School	6.0 km
Candor Intl School	4.8 km
Christ Academy ICSE School	5.4 km
Redbridge Intl Academy	3.6 km
The Samhita Academy	10.0 km
Sarala Birla Academy	9.8 km
PESIT South Campus	6.4 km

SHOPPING

Nilgiris	2.8 km

OTHERS

Wipro Avenue	2.7 km
Electronic City Phase I	3.5 km
Electronic City Phase II	7.4 km

HEALTH CARE

Narayana Hrudayalaya	6.6 km
Apollo Hospital Bannerghatta Road	15.8 km
Ramakrishna Healthcare & Trauma Centre	4.3 km
Narayana Hrudayalaya Super Specialty Clinic	3.6 km

The above distances are taken from google maps.

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GOLDEN ENCLAVE

Luxury villas at **Electronic City Phase I**

SPECIFICATIONS

STRUCTURE	: Earthquake resistant structure of RCC M25 grade design for seismic activity compliance with zone-II.
SUPER STRUCTURE	: First class cement brick work in cement mortar.
PLASTERING	: Plastering in two coats.
DOORS	: **Main Door:** Best Teak wood frame and shutter aesthetically designed with melamine polishing and designer brass hardware of reputed make. **Internal Doors:** Best Teak wood frame with Teak veneered shutters polished with standard fittings & locks.
WINDOWS	: Window frames and shutters in UPVC with glass panels fitted with elegantly designed M.S. painted grills and standard hardware.
PAINTING	: **External:** Renova exterior texture paint, Sandtex Matt / exterior emulsion paints for exteriors. **Internal:** Smooth finish with Acrylic emulsion paints of Asian. Wall putty with emulsion paints.
FLOORING	: Italian marble flooring in hall and living room. Vitrified tiles flooring in bedrooms.
KITCHEN	: Granite platform with stainless steel sink. Glazed ceramic tile dado up to 2' height above kitchen platform.
TELECOM	: Telephone points in master bed room & drawing room.
BATHROOMS	: a) Wash basin : Granite counter top with hot and cold wash basin mixer. b) EWC flush tank : Toto make or equivalent. c) Hot and cold mixer with shower. d) Provision for hot water in toilets. e) All CP fittings are chrome plated of Hansgrohe or equivalent. f) Tiles up to 8' height. g) Ceramic non-slippery flooring.
ELECTRICAL	: a) Concealed copper wiring in conduits for lights, fans and power plug points of Finolex or equivalent make. b) Power outlets for air-conditioners in all bedrooms. c) Power outlets for geysers in all bathrooms. d) Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinder in kitchen. e) Plug points for refrigerator, T.V. & audio systems etc. f) 3 phase supply for each villa and individual meter boards. g) All electrical fittings of MK / Clipsal or equivalent make.
CABLE TV	: Provision for cable TV in all bedrooms & living room.

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30 years of Excellence

V. R. R & Co.

Builders & Developers.



"We strive for excellence with dignity & discipline"

On the outset of having completed 30 years in the field of construction, it is a proud moment to note that M/s. H.N. Vijaya Raghava Reddy & Co has grown into a benchmark institution, rooted in its timeless values. Founded by Mr. H.N. Vijaya Raghava Reddy in the year 1984 with a vision to strive for excellence with dignity and discipline, it has transformed into a player that delivers high quality housing with an approach that is customer-centric.

VRR Builders & Developers is primarily involved in central and state govt. works, having executed landmark structures for Indian Satellite Research Organization (I. S. R. O.), Indian Institute of Science (I. I. Sc.), IIM and the Regional Passport Office situated in Koramangala Bangalore. The company later diversified to housing segment in the real estate sector in the year 1996.

In today's scenario of high cost lifestyle and the growing multitude of the recession, our primary focus is on catering to the interests and needs of the common man. The one dream that anyone aspires to have is a beautiful and cozy home which also works out to be cost-effective.

It has been a progressive effort since inception at providing economical and quality housing. The firm works at ensuring that the designs and accessories are customer centric keeping in mind the rules and regulations as set by the government. The firm employs the backward integration model, with in-house resources and processes required to maintain a high quality housing structure.

VRR is a process driven organization where each activity is extensively detailed with a keen interest in timely completion of projects and is credited with an ISO 9001-2008 certification.

We at VRR believe that delivering to our client's dream is a very possible reality; a reality which encompasses quality that meets excellence, technology that meets aesthetics and discipline, and a passion that meets precision.

VRR's completed ventures

Completed projects



VRR MIDTOWN @ INDIRANAGAR



VRR STONE ARCH, OFF HENNUR MAIN ROAD



VRR LAKEVIEW @ DODDANEKKUNDI



VRR HERITAGE @ MARATHAHALLI

On going projects



VRR FORTUNA @ SARJAPUR ROAD



VRR SPOORTHY @ MYSORE



VRR VISTA, NEAR HOODI JUNCTION



VRR NEST, NEAR ELECTRONIC CITY