



SCION   
**Windflower**  
@ HRBR Layout-I | Kalyan Nagar

*As exclusive as it gets...*

A Venture by  
**SCION**  
PROJECTS  
A step ahead

*As free as a windflower...*



**Scion Windflower** is set to take your freedom to next level. The boutique apartment project in prestigious **HRBR-BDA Layout** in Kalyan Nagar outshines the neighborhood like a crest jewel. The large 2 and 3 bedroom apartments with desirable amenities are characterized by refined elegance, exceptional style sought by many but achieved by a few. The project strikes fine balance between indoors and outdoors, design and quality, style and spaces.



### *Project Highlights*

- ★ Centrally located in BDA Layout
- ★ BBMP-approved premium project
- ★ 16 Flats 3-BHK &  
3 Flats 2-BHK Apartments
- ★ Premium quality construction
- ★ Vastu compliant
- ★ 1575 Sft - 1630 Sft areas
- ★ Children play area
- ★ Gymnasium
- ★ Complete power back-up
- ★ High speed V3 lift
- ★ Borewell & Cauvery water supply
- ★ 24-hr Security with Intercom &  
Video door phone
- ★ Ample car parking space
- ★ Reputed builders



# *Apartments that set you apart...*



The feature rich apartments are artfully designed with striking elevation. Innovative details set the home apart from the rest. With sun-soaked balconies, spacious sit-outs, an ambiance of light and breeze pervade every nook and corner. Chiseled to perfection, the spaces intelligently modify to suit your needs. Premium finishes ensure that the home exude unmistakable grace, catering to your comfort and convenience.



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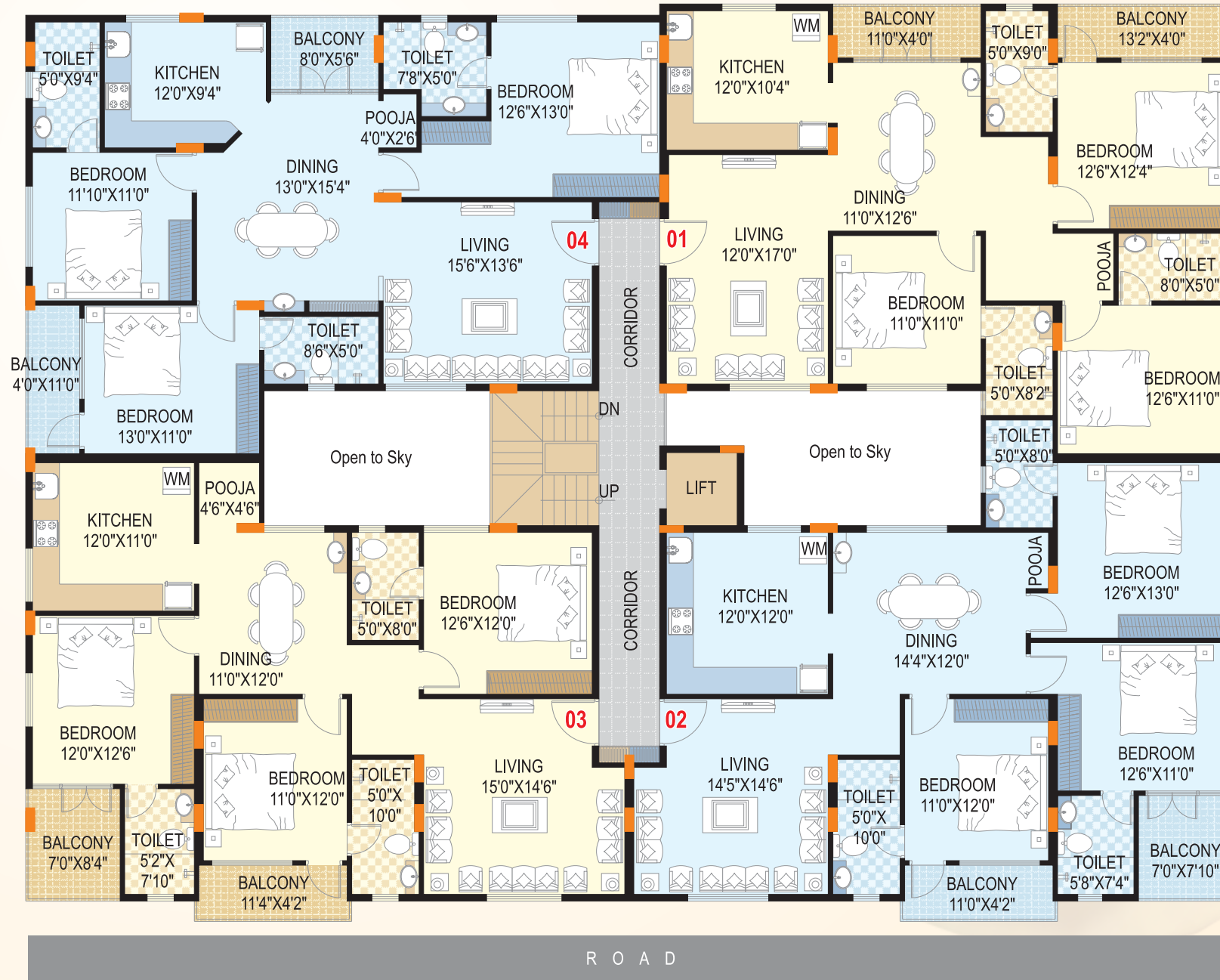
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Area Statement in Sft.

3 BHK	Area in Sft.	1st Floor	2nd Floor	3rd Floor	4th Floor
Type-1	1575.00	101	201	<del>301</del>	401
Type-2	1630.00	102	<del>202</del>	<del>302</del>	402
Type-3	1600.00	<del>103</del>	203	<del>303</del>	403
Type-4	1630.00	104	204	<del>304</del>	404

Typical Floor Plan



# *Scion Windflower is your first choice...*



Gymnasium



Children play area



Video door phone

**Scion Windflower** offers you an unrivalled combination of luxury, convenience and value for connoisseurs of good living. The premium project offers competently priced apartments to 19 socially upscale families. As the adults find the gymnasium indulging, children will rejoice in play areas. The family enjoys peace of mind with professional security and electronic surveillance in place. For promoters, every detail is important in creating the magic for graceful and healthy living.



## Specifications

<b>Structure</b>	RCC framed structure, cement blocks for all walls.
<b>Walls</b>	8"/6"/4" solid or hallow cement concrete blocks for external and internal walls.
<b>Plastering</b>	All internal walls smoothly plastered with lime rendering. Ceiling POP cornices in living, dining and bedrooms.
<b>Doors &amp; Windows</b>	Teakwood door frame for main door with attractive BST main door shutter, finished with polish. Remaining all other doors Teakwood frames and BST/OST door shutters with polish/painting. Aluminum or UPVC windows with MS safety grills.
<b>Flooring</b>	Marble flooring or 24" x 24" Vitrified(NITCO) tiles flooring in the living, dining, kitchen, all bedrooms, ceramic or terracotta ceramic flooring in the balconies.
<b>Painting</b>	Plastic emulsion for internal walls, textured paint for the external walls, Enamel paint for MS grill/door/ frames/ shutters Teak surface provided with polish.
<b>Kitchen Platform</b>	Granite slab of 20 mm thick with stainless steel sink. Glazed tiles dado up to 2' height above the Platform. Utility area up to 3' height glazed tiles.
<b>Electrical Work</b>	TV & Telephone points in the living room. All bedrooms FR electrical wire 1/18, 3/20, 7/20 of Anchor/Finolex make. Elegant Modular switches of ROMA. Spilt A/C power in master bedroom. Conduit with box provision for A/C, in all other bedrooms. Every apartment will be provided with 3 KW power. Intercom facility from each apartment to the Security room.
<b>Toilets</b>	Ceramic tiled flooring and glazed tile dado up to 7 ft height with good quality Jaquar or Mark CP fittings and white colored EWC and wash basin in all toilets of CERA make or equivalent. Health faucet in all the toilets. Concealed aster control cock (ball valve) in each toilet from inside for easier maintenance provision.
<b>Water Supply</b>	Water supply from borewell with the overhead tank and sump and Cauvery water to the kitchen.
<b>Lift</b>	One elevator/ lift of Kone make or equivalent of minimum six passenger capacity.
<b>Backup Generator</b>	Stand-by generator for lights in common areas, lifts & pumps. 1KVA power back up for each apartment, with automatic changeover switch. (ACCL).
<b>Parking Facility</b>	Basement car parking.
<b>Amenities</b>	Children's play area ,gym, Intercom security system.



Proximity to a well established neighborhood is what attracts high network individuals settle in Kalyan Nagar. Families love to live in HRBR Layout being the premium property with international schools, elite restaurants, IT Parks spread in a few minutes drive. The young, cosmopolitan and like-minded families are diverse in origin, but are united in pursuit of happy living at Scion Windflower!

**Royal Concorde International School - 1 Km**

**HBC Club - 1 Km**

**CMR National Public School - 2 Kms**

**Banaswadi Railway Station - 3 Kms**

**Metro Terminal - 4 Kms**

**Ulsoor Lake - 4 Kms**

**Manyata Tech Park 4 Kms**

**MG Road - 7 Kms**

**Hebbal - 8 Kms**

**BIAL - 30 Kms**

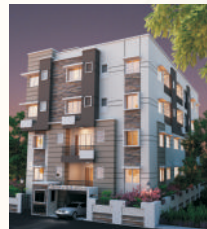


# Experience the difference...



SCION Group is promoted by Sri Narsimha. An engineering graduate with vast experience in construction field, he passionately approaches each project for excellence that shines brilliantly. Refinement spells at every step as he listens to customer aspirations that get reflected in every project he undertakes. A string of upper class homes will stand testimony to his commitment to quality and value for investment. All his properties command premium on account of intelligent designs, futuristic elevations, on-time delivery within budgets and accessibility to every customer.

## Completed Projects



Scion Parkwoods  
@ OMBR Layout



Scion El Dorado  
@ HBR Layout



Scion Winsome  
@ HRBR – II Layout



Scion Vista  
@ GM Palya



Scion Park View  
@ Doctor's Layout



Scion Lavendula  
@ Doctor's Layout



Scion Aleo Vera  
@ Kodihalli



Scion Luxor  
@ HRBR Layout



Scion Harmony  
@ Rahath Bagh



Scion Habitat  
@ Doctor's Layout



Scion Enclave  
@ Kodihalli



Scion Nest  
@ Vignanagar



Scion Chitrakut  
@ CV Raman Nagar



Scion Greenleaf  
@ OMBR Layout



Scion Avenue  
@ Kaggadasapura

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New Thippasandra, Bengaluru

*Structural Engineers*

**Pralabhi Associates**  
Ulsoor, Bengaluru

*Legal Advisors*

**KV Narendra & Associates**  
Indiranagar, Bengaluru

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