CREDAI
BENGALURU

Karnataka RERA Registration Number
PRM/KA/RERA/1251/446/PR/120922/005235

LIVE MARVELOUSLY

Pavani

MIRABILIA

@ Seegehalli, Whitefield, Bengaluru



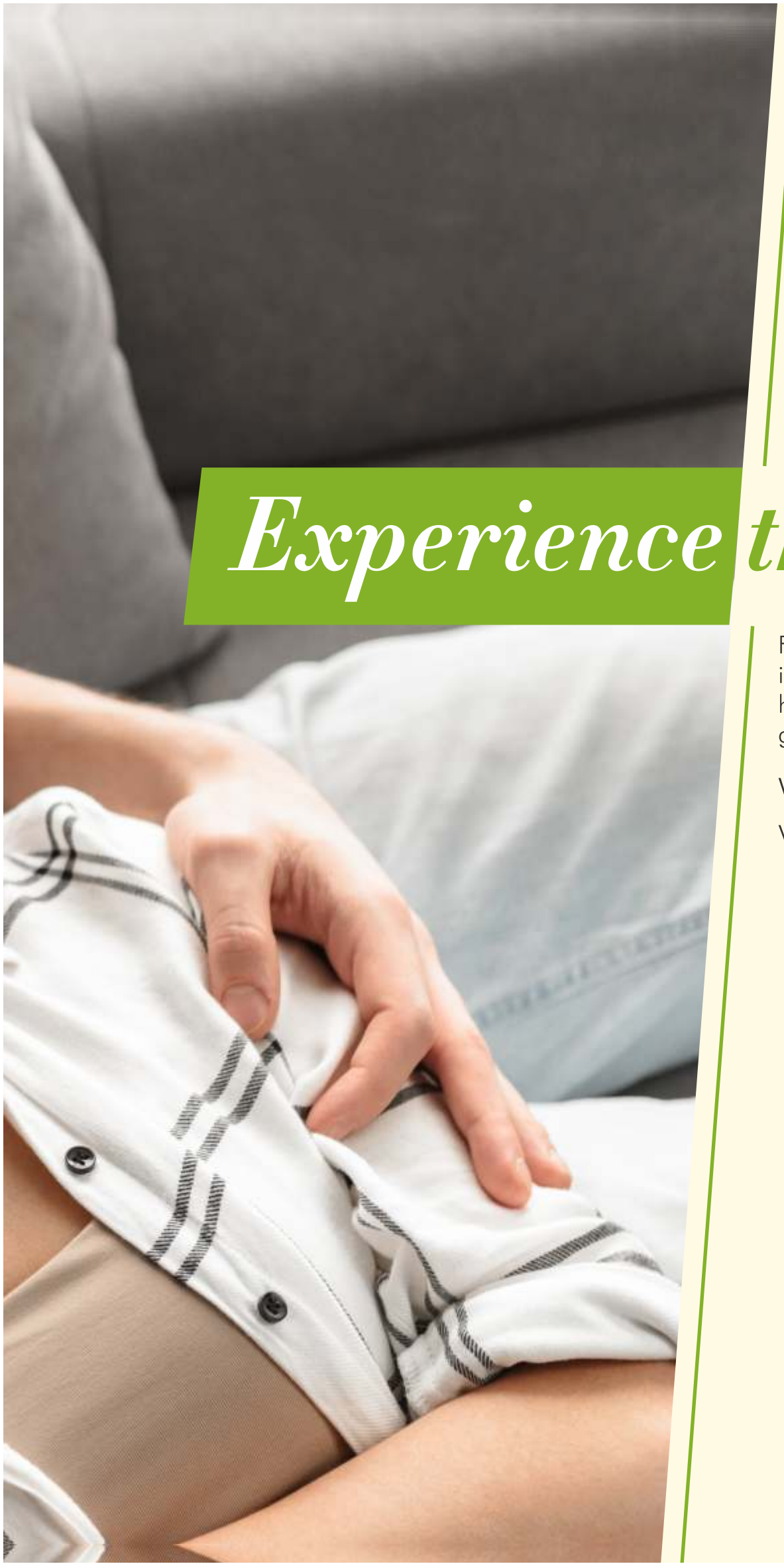
A project by

Pavani Group

BENGALURU · CHENNAI · HYDERABAD · NELLORE · VIJAYAWADA

Creating Quality Homes Since 1995





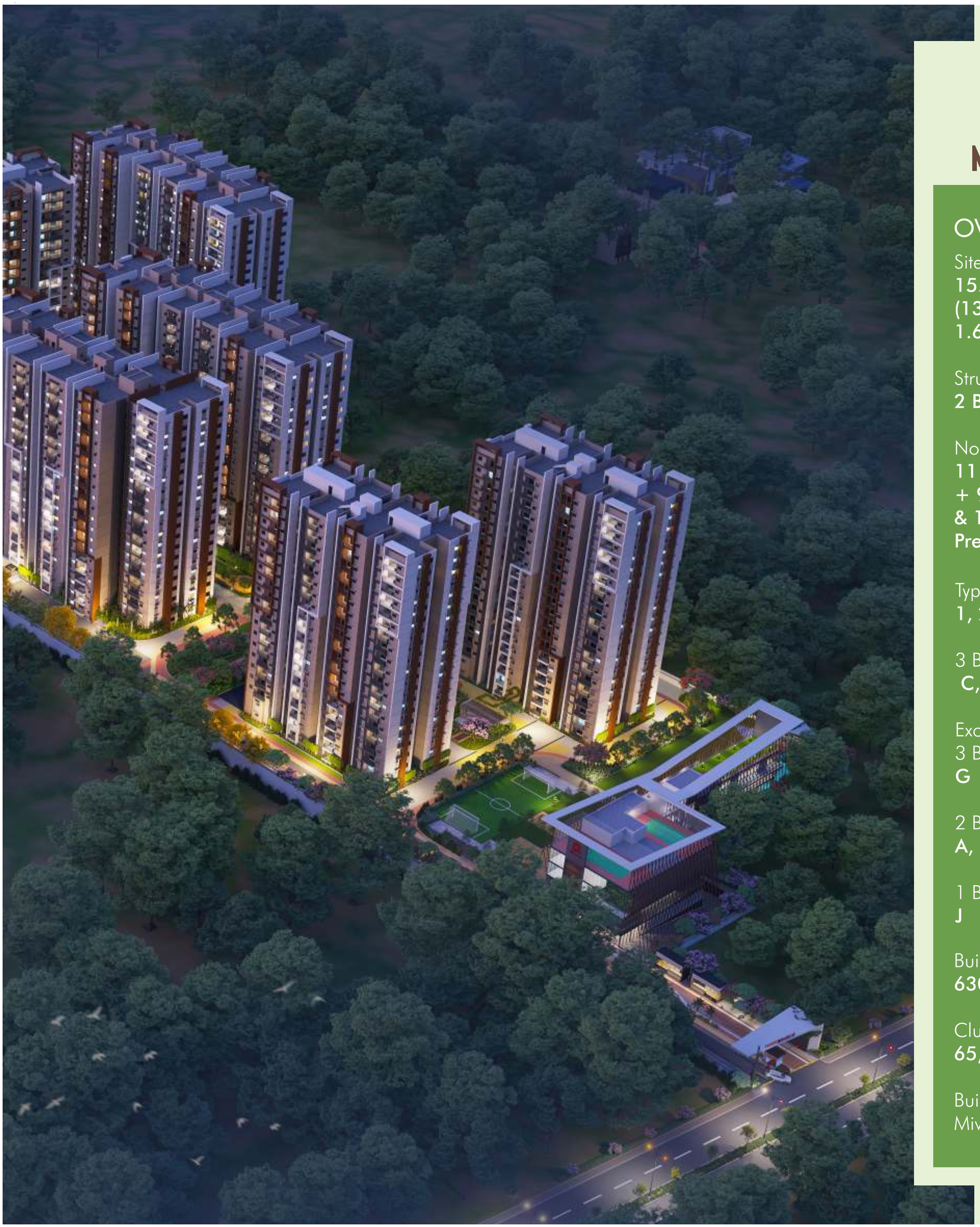
Experience the Exceptional!

From where we live to how we live, the significance of our home in our daily lives is big and defining. And the necessity for a home designed to live our exceptional life, embrace it in its full grandeur is essential.

Welcome to Pavani Mirabilia, marvelous homes with exceptional amenities at Whitefield.

Pavani
MIRABILIA





Pavani
MIRABILIA

OVERVIEW

Site Area
15.1 Acres
(13.5 Acres Residential +
1.6 Acres Commercial)

Structure
2 Basement + 20 Floors

No. of Towers
11 (1 Commercial
+ 9 Residential
& 1 Exclusive
Premium Tower)

Types
1, 2 & 3 BHK

3 BHK Blocks 4 Nos
C, D, E, F

Exclusive Premium
3 BHK Block
G

2 BHK Blocks 4 Nos.
A, B, H, I

1 BHK Block 1 Nos.
J

Built-up Area
630 - 1890 Sft.

Clubhouse of 5 Floors
65,000 Sft.

Built with
Mivan Technology











Tread the wonderful way home.

Experience a wonderful sense of arrival with an elegant entrance. The wide driveways and dedicated bicycle lane, jogging track, drop-off & pickup zone here elevate the overall ambience and give a refined vibe to the community.

Experience bewitching hues of nature, in the city.

Experience a green haven that sets the stage for an unmatched outdoor living. Designed with tastefully landscaped gardens, Mirabilia creates a strong connection to nature, next to your home .

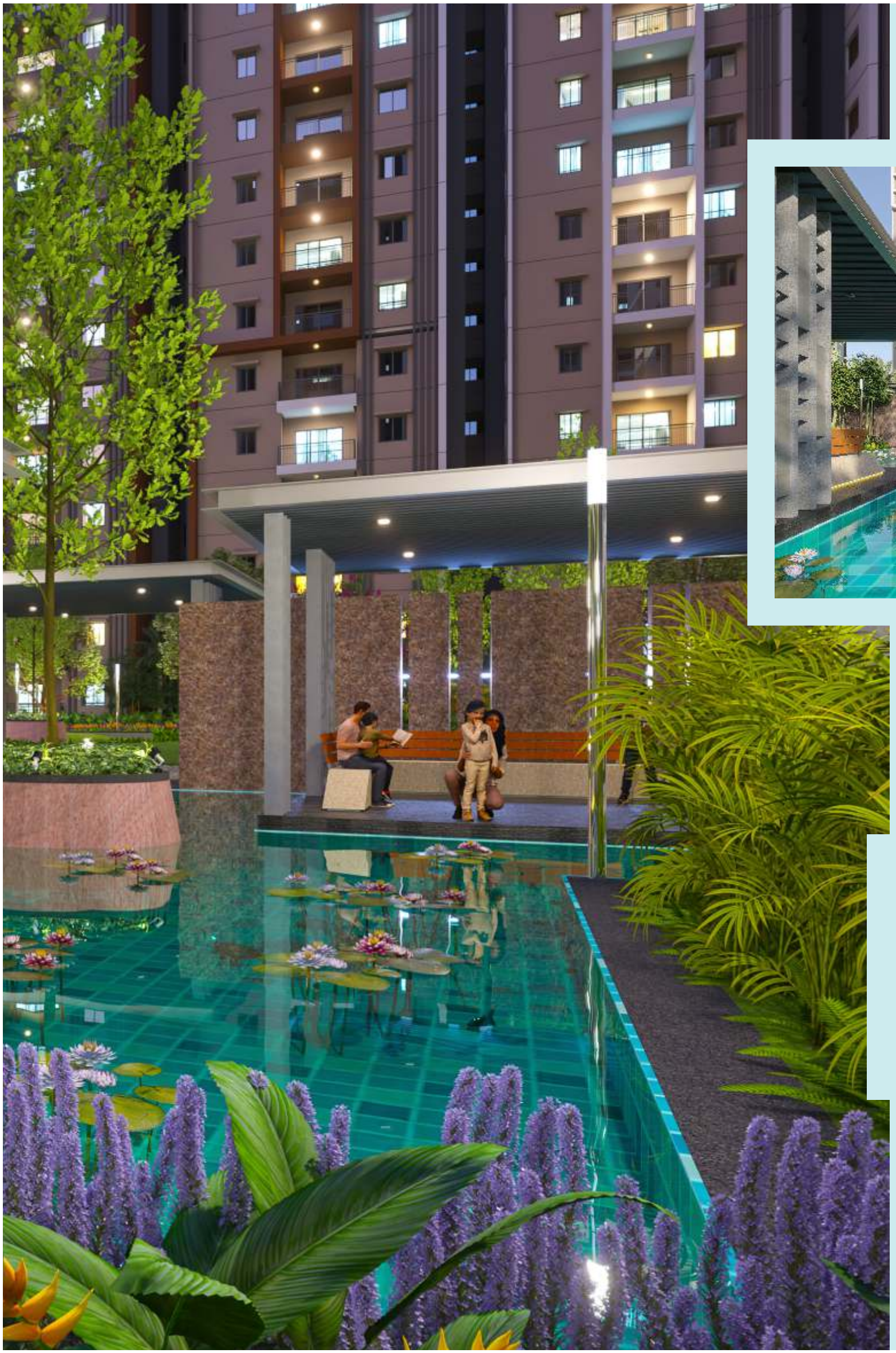




Make connections, start conversations.

Take advantage of the unique spaces and meet people from various spheres of life. Bond with neighbours, connect with the like-minded and share laughs & life experiences at the dedicated and personal spaces.



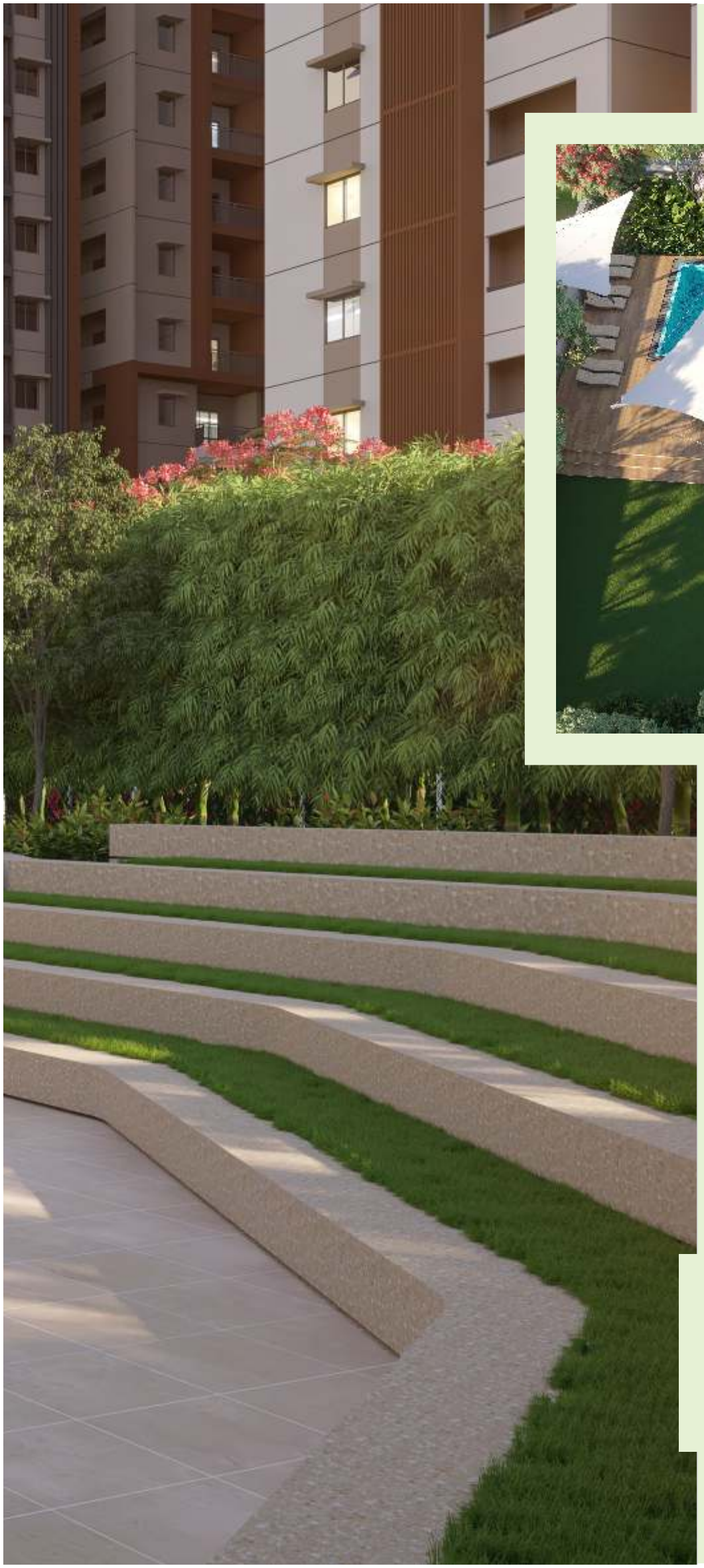




Unwind yourself in a serene, beautiful world.

Walk into your home after a long day at work, feeling a sense of calm and peace. The landscaped water body with shaded seating spaces in the community adds zen to your home and extravagance to your lifestyle.


Amphitheater



Party Lawn



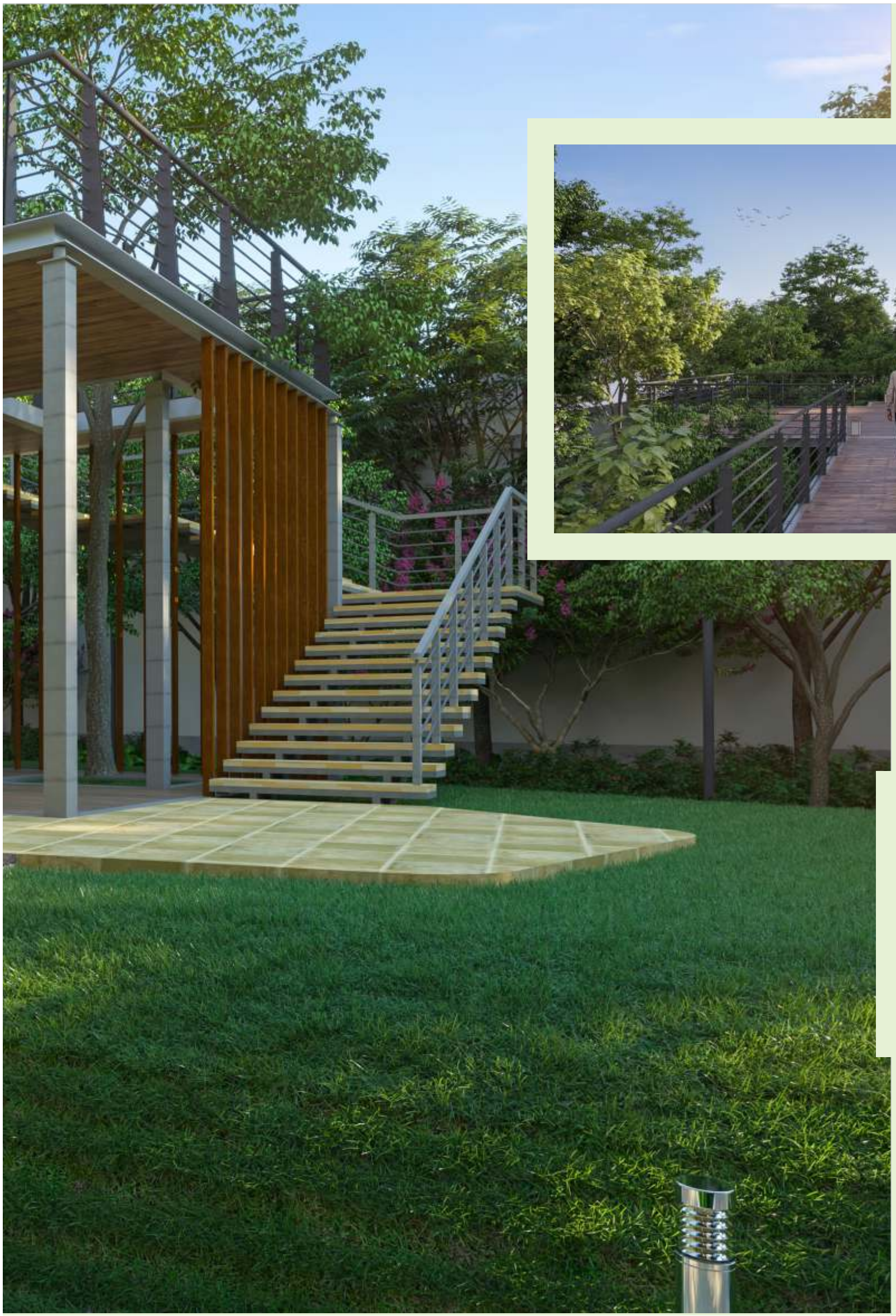
Turn everyday celebrations into extraordinary ones!

Surround yourself with your loved ones and celebrate special occasions in an expansive, dedicated party hall that has something for everyone to enjoy.

Enjoy the Stage Spectacular!

Dance in the moonlight and sing under the stars, all just a few steps from your home. The open-air amphitheater is a great place to relax under the open sky and get entertained.


Yoga & Meditation Deck

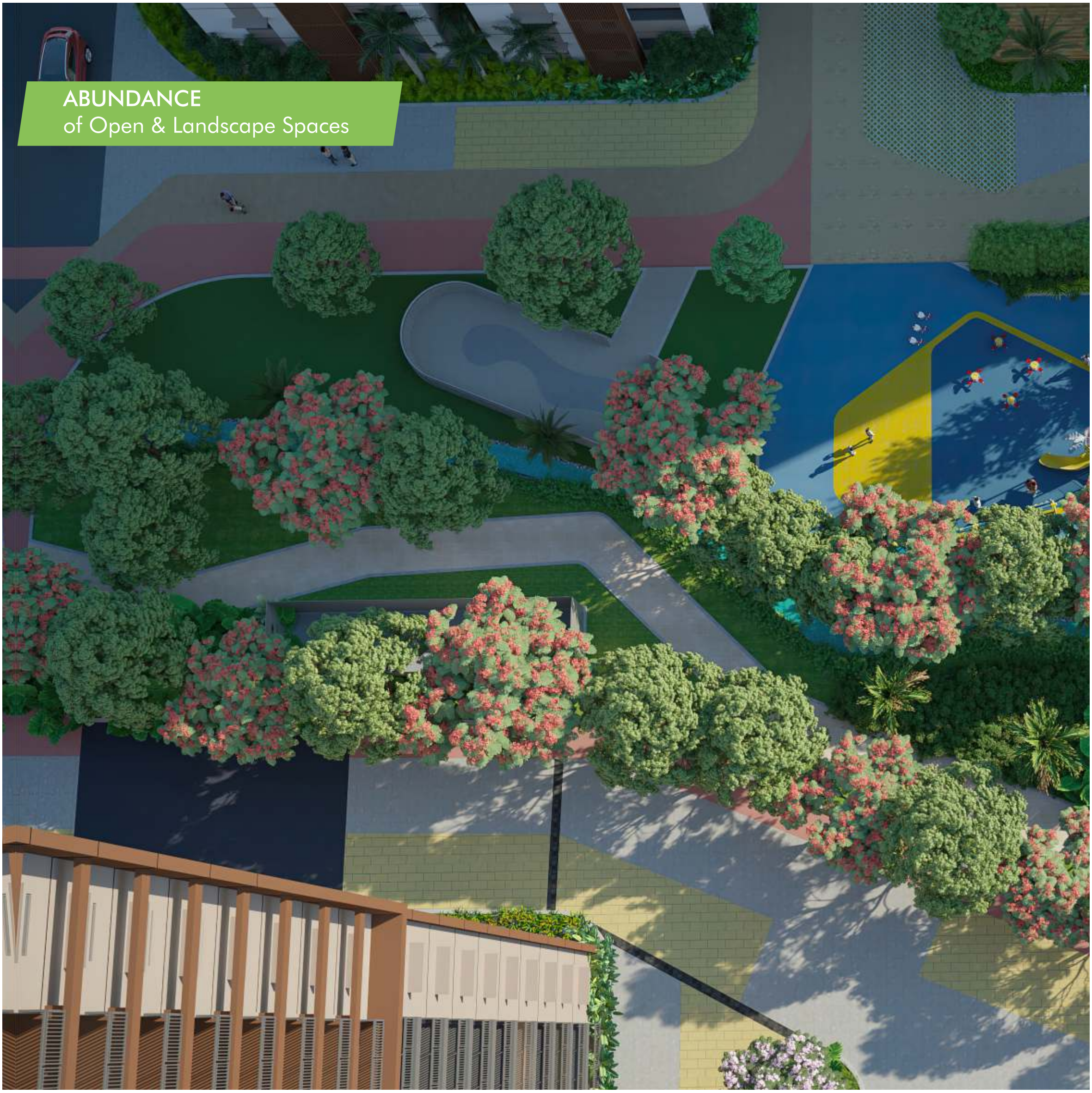


Reflexology Path



Stay healthy through stellar distractions.

Beat stress and restore calm to your chaotic life in a healthy home environment. Get up and take a few steps on the reflexology path, make meditation a part of your daily routine and live a healthier life in a peaceful community.


ABUNDANCE
of Open & Landscape Spaces



Children's Play Area

Get your children excited to live outdoors.

Let your kids explore their interests and play to their heart's content. With games and equipment that generate fun and enthusiasm, your children can bond with others, play and have fun along at the colourful play area.






Futsal Ground



Excel at the sport you love!

Develop your basketball skills, practice your straight drives, master your dribbling skills or enjoy a casual game of tennis with your friends. Mirabilia, with plenty of sports and activities, has the perfect environment to keep everyone entertained and pursue every sport.



Basketball Court



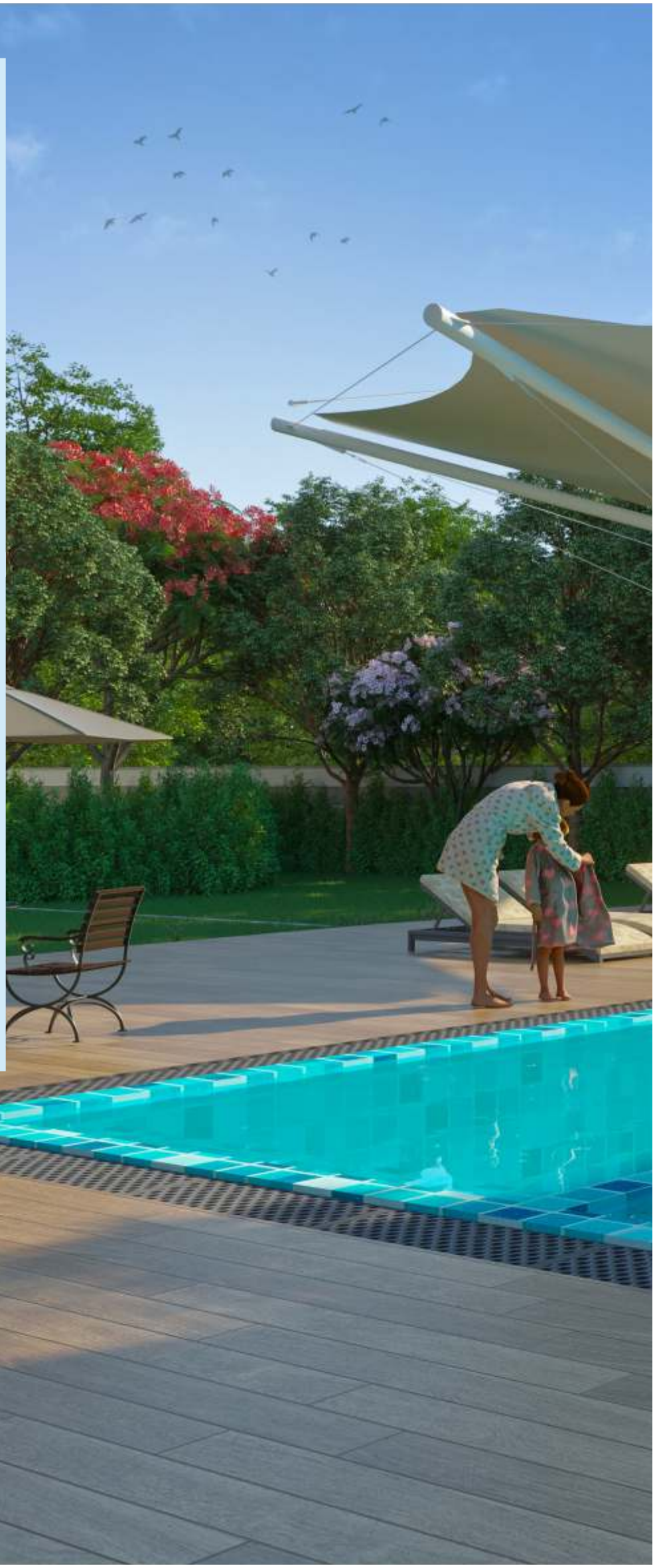
Cricket Practice Nets



Tennis Court







Take a fascinating dive into relaxation!

Dive into the refreshing pool and wash away the stress of daily life. Relax in the poolside jacuzzi after work, wind down and re-energize yourself under the open, beautiful skies.


Swimming Pool

5 Floors Ultra-modern
Clubhouse of **65,000 Sft.**



Embrace an enchanting lifestyle!

Live in a world of infinite opportunities. Exquisite spaces and dazzling lifestyle facilities, crafted to grandeur, let you take a pause from your daily routine and live an inspired life.



Clubhouse Basement

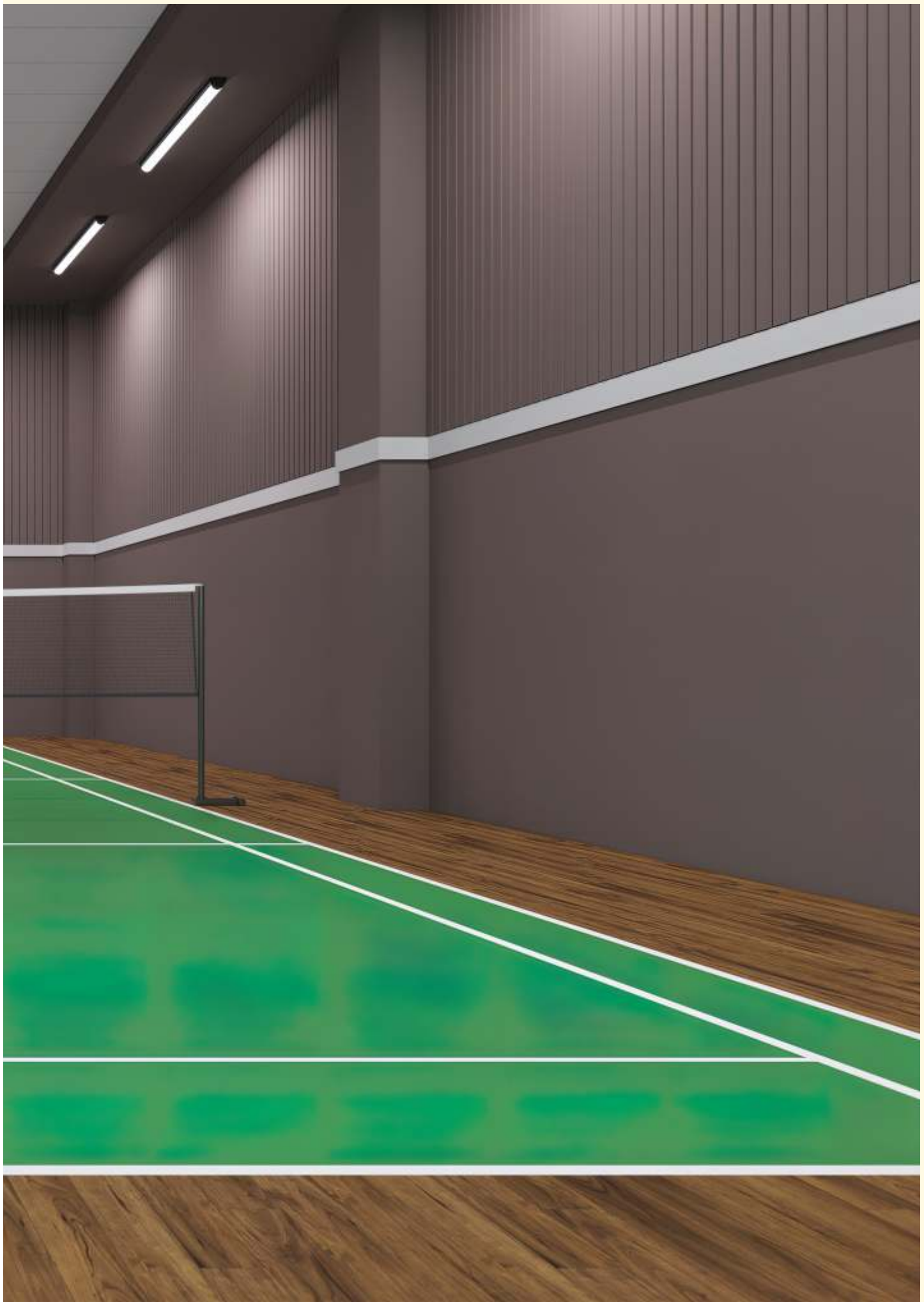
Badminton Court | Squash Court | Waiting Lounge | Games Room | Parking



Badminton Court

Make your indoors even more exciting.

Choose from a variety of indoor games to spend time with your friends. Try your hand at billiards, chess, carrom, table tennis and more- Mirabilia has everything you need for a fun day.



Squash Court



Table Tennis



Indoor Games



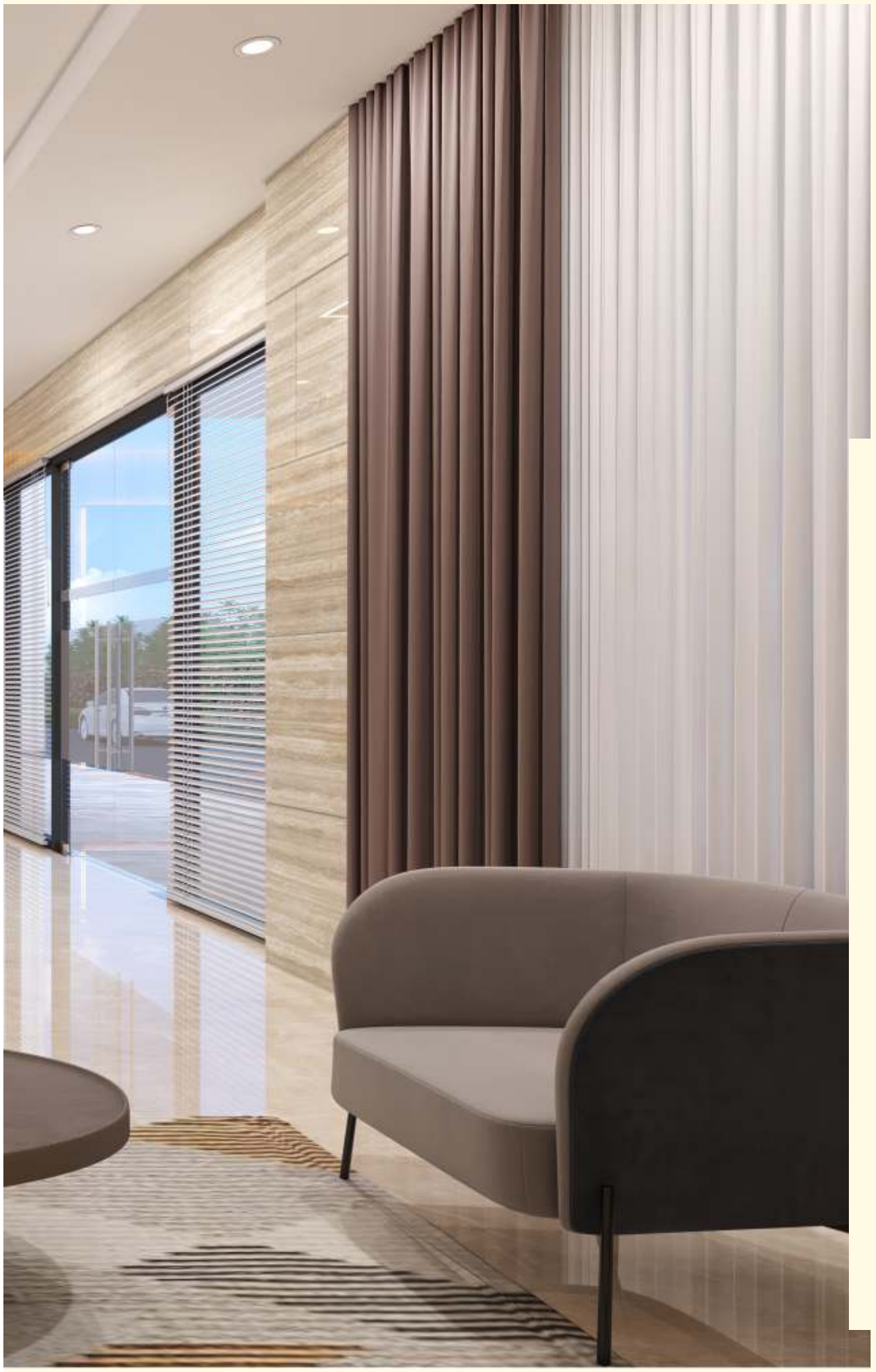
Waiting Lounge



Clubhouse Ground Floor

Reception | Mini Supermarket | Health Clinic





Convenience matters, especially in today's busy life.

Make the healthy move into a perfect abode, infused with a wholesome premise that values your time and lifestyle. Besides giving easy access to healthcare and home needs, the facilities in the community save you time and money.

Health Clinic





Mini Supermarket

Clubhouse Upper Ground Floor

Swimming Pool | Multipurpose Hall | Creche





Make your special days exceptional!

Celebrate your life events and create memories for a lifetime in the enormous multipurpose hall. Hold birthday evenings, anniversary celebrations, family gatherings & reunions or any kind of party.

Clubhouse Second Floor

Co-working Space | Business Lounge | Mini Theatre | Guest Suites - 4

Come home to amazing entertainment!

Enjoy entertainment at home on the biggest screen in a more comfortable environment with a dedicated mini theatre. Unwind with friends & family and bask in endless hours of entertainment.





Guest Suite


Mini Theater

Clubhouse Terrace

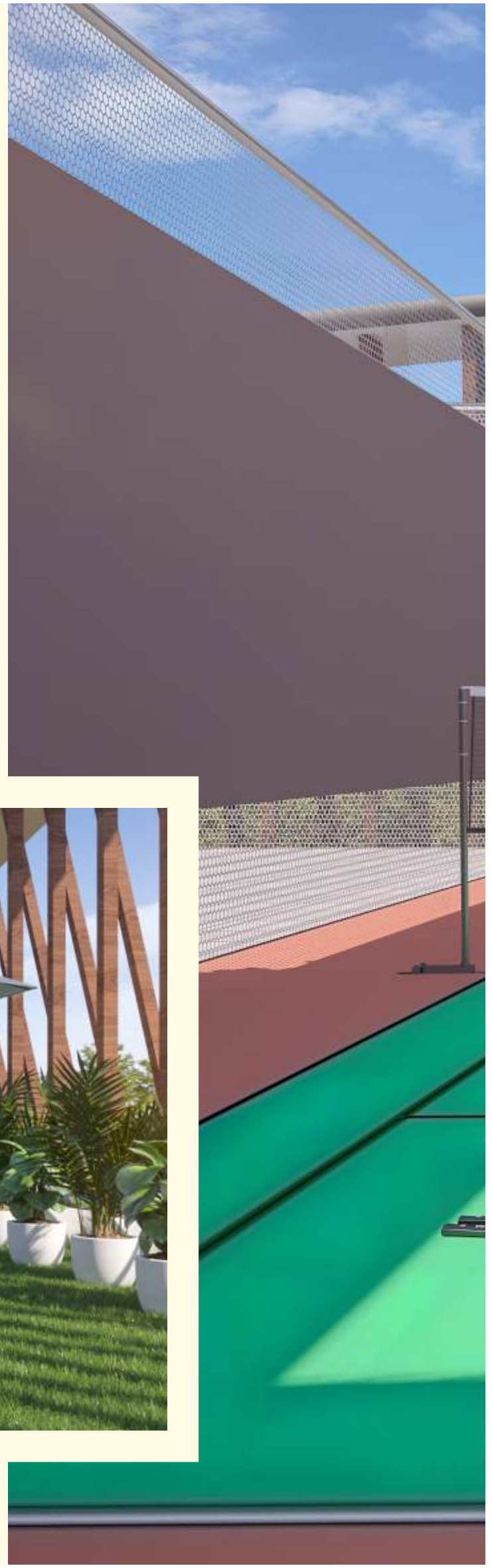
Badminton Courts - 2 | Futsal Turf | Yoga & Meditation | Barbeque Deck & Lawn | Terrace Garden

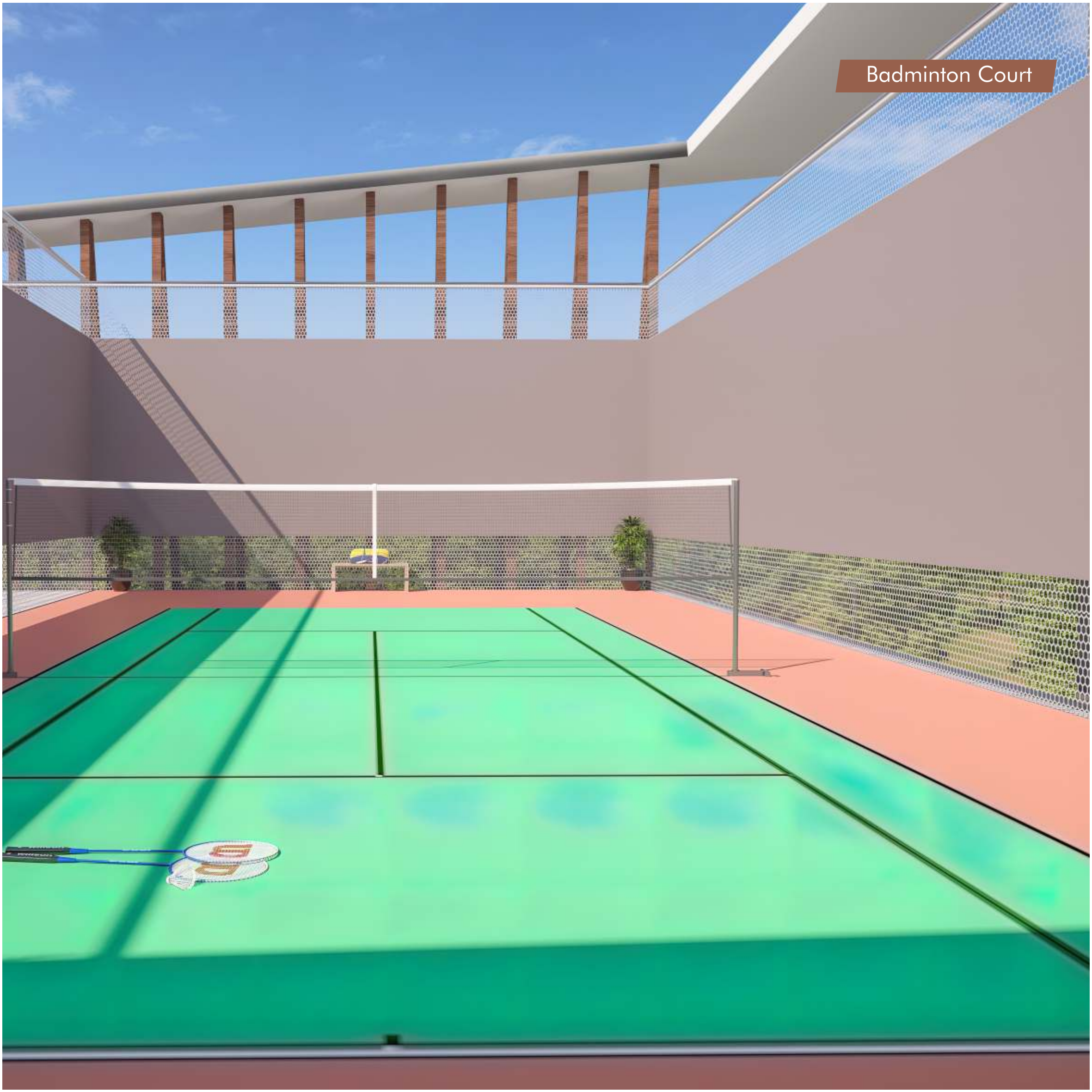
Incredible games, anytime fun.

Host a social game of badminton with your fellow residents and stay active every day with multiple double-height indoor badminton courts that double up the level of excitement, every time.



Barbeque Deck & Lawn




Badminton Court


Living Area



Drawing Area



Get Inspired by stunning, modern homes.

Live your life in opulence with contemporary and vastu compliant homes of Mirabilia. Every living space is designed to live up to your changing desires and leave you in an eternal state of contentment.

Master Bedroom



Children's Bedroom

Bring those dreams of a celestial home to life.

Experience a life of grandeur with our out of the world living spaces. The cozy & private living spaces let you escape from the daily stresses and let you enjoy solitary moments of bliss everyday.

Dining Area

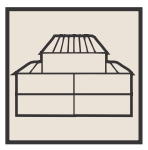
Enjoy the wonderful taste of life!

Spend quality time with your loved ones everyday, all the while sharing laughs, stories and home cooked food. Celebrate family reunions or get togethers with friends without worrying about the space.



Kitchen

Specifications



FRAMED STRUCTURE

RCC framed/mivan structure to withstand wind & Seismic Laordsa.



SUPER STRUCTURE

6" Solid cement Blocks masonry/mivan concrete for external walls and 4" Solid cement Blocks masonry /mivan concrete for Internal walls



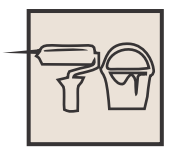
DOORS & WINDOWS

Main Door & Internal Doors: Molded Acacia wood (Engineered wood) door frame and both side laminated flush shutter and S.S. hardware of reputed make with ISI brand

Hardware Locks: Quby/Doorset/Europa/ equivalent

Windows: 3 Track UPVC Sliding windows with glass shutters.

French Door (if Any): 3 Track UPVC Sliding Doors with glass shutters.



PAINTING

External: Two coated exterior emulsion paint of reputed brand (Asain/equivalent).

Internal: Cement based smooth putty finish with two coats of premium emulsion pain of reputed brand over a coat of primer
(make: Asian/ equivalent)



FLOORING

Master Bedroom: Best quality wood finish ceramic tiles with skirting

Other Bedrooms, Living, Dining & Kitchen: Premium quality 800mm X 800mm vitrified tiles of reputed brand

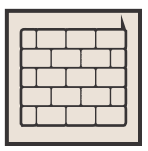
Bathrooms, Utilities & wash area: Acid resistant, anti-skid 300mm x 300mm ceramics tiles of reputed brand

Balconies: Acid resistant, anti-skid ceramics tiles of reputed brand

Corridors: Combination of Best quality granite and vitrified tiles

Staircase: Best quality polished kota stone for Landing, riser, threads & skirting

Lift Clading: Combination of Best quality Granite and Vitrified tiles



TILE CLADDDING & DADOING

Bathrooms: Ceramic tiles dado of reputed brand up to false ceiling height of size 300mm x 600mm

Utility/Wash Area: Ceramic tiles dado upt 3'0" height of size 300 mm x 600mm

Kitchen: Treated water connection and provision of water purifier

Utility: Provision for washing machine and S.S. Single bowl sink with granite counter

Water meters: Individual water meters for all the flats to measure the fresh water consumption

Centralized Gas Supply: Each flat shall be provided a Gas meter with centralized supply pipe line system



BATH ROOMS

All Bath rooms shall consist of

1. Wash basin with half pedestal of Vitra / Sirus or American standard /equivalent.
2. EWC with Concealed flush tank of Vitra / Sirusor American standard /equivalent.
3. Hot and Cold wall Single Lever diverter with head shower. Make; Vitra / Sirus / American Standard/equivalent.
4. Provision for geyser.
5. All C.P. Fitting are chrome plated of Vitra / Sirus or American standard / equivalent brand



ELECTRICAL

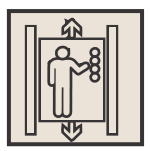
1. Concealed copper wiring of Havells / Anchor or equivalent make.
2. Provision for Air-Conditioners in all the bedrooms.
3. Power outlets for geysers in all Bathrooms.
4. Power plug for cooking range chimney, refrigerator, micro wave oven, mixer grinders in kitchen.
5. Plug points for television in Living and Master bed room.
6. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Havel's or equivalent make.
7. Elegant designer modular electrical switches of Anchor/Schneider or equivalent make.
8. Three Phase power supply for all the flats.



TELE- COMM. & INTERNET

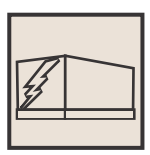
1. Telephone point in Master Bedroom and living room.
2. Intercom facility to all the units connecting security, club house and other common areas.

DTH / Cable T.V.: Provision for cable connection in Master Bedroom and Living room.



ELEVATORS

Branded automatic lifts car finishing to be SS, LED lights, regular FAN, CC Camera, microprocessor based duplex selective control with/without attendant. (Make; johnson / KONE / equivalent)



GENERATOR

100 % DG set back up for all Flats, common areas and club house.

CC Cameras; will be installed in entry and exit points in Cellars, Stilt, parking areas, Driveway,Corridors, wherever necessary and it will be connected to one system.

BOOM Barrier provision and IN & OUT

Billing system for Electrical, Water, Gas and common area should be in BMS.

* Extra Charges

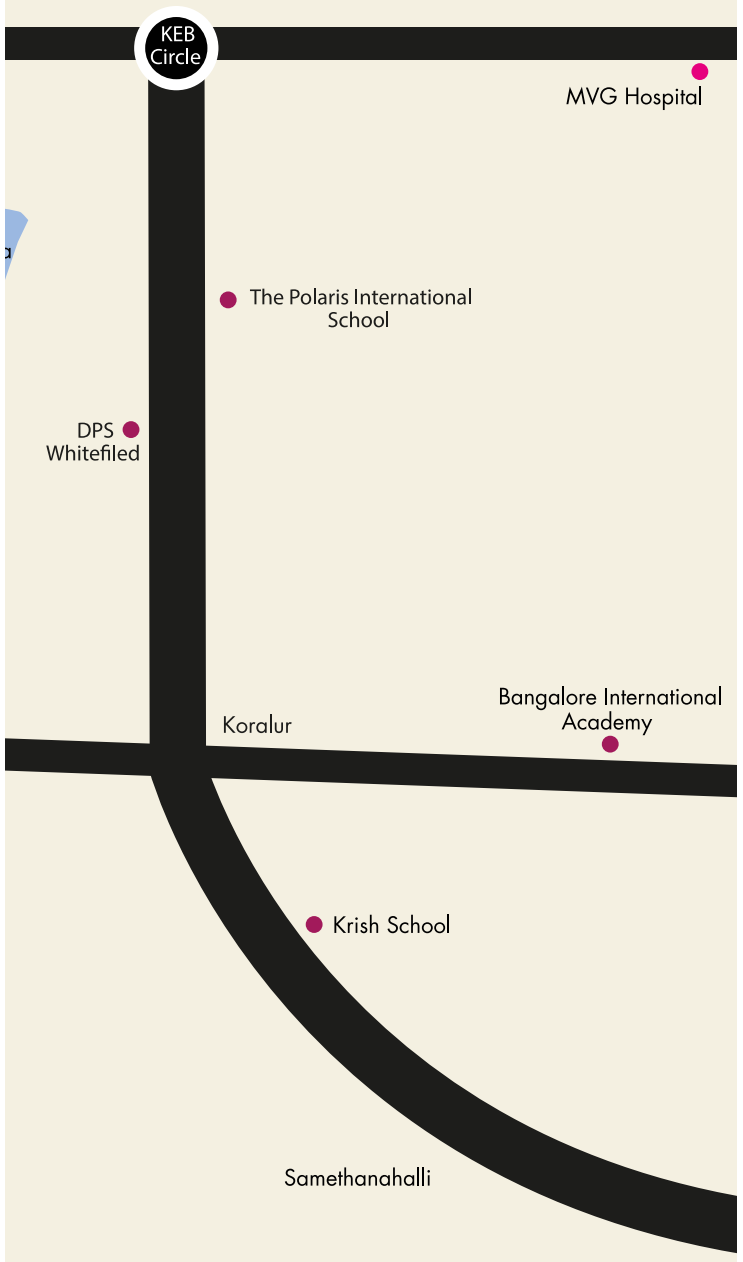
AMENITIES

Centralized air-conditioned Club house
Multipurpose hall
Indoor games
Jacuzzi
Steam
Gym
Swimming pool
Kids pool
Open lawn
Amphitheatre
Children play area
People plaza
Rain Water harvesting
Water softener plant
Sewage Treatment Plant
Hydro pneumatic System.


New Airport Rd
K R Puram
Brigade Signature Tower
Orion Uptown Mall
Brigade Golden Triangle
Chennai Express Highway
Indranagar
Huskur Kodi
VIBGYOR School
Bearys Global Research Triangle
Silver Oaks International School
Chrysalis High ICSE School
INOX Movie Theater
Kannamangala Lake
PAVANI MIRABILIA
Kadugodi Main Road
Belathur
Miracle Hospital
Chrysalis High School
Aaxis Hospital
Maple School
Whitefield Metro Station
Sri Sathya Sai
Ujwala Vidyalaya Metro Station
Prestige Forum Mall
ITPL Metro Station
Kadugudi Metro Station
MVJ College of Engineering
Phoenix Mall
ORR
Hooda Circle
ITPL Main Road
Channasandra Main Rd
Hope Farm Signal
PAVANI DIVINE
The Den
Vivanta Hotel
Manipal Hospital
ITPL Tech Park
TCS Tech Park
Park Square Mall
Brigade Tech Park
Mahadevapura
SJR Tech park
Gopa Global Axis
Whitefiled SAP Labs Metro Station
Vydehi Hospital
Nallurhalli Metro Station
TESCO Office
PAVANI SAROVAR
Whitefiled Police Station
Rainbow Children's Hospital
Bangalore Marriott Hotel RMZ NXT
Diyvasree Republic of Whitefiled
Brook Field Mall
Lemon Tree Hotel
Ryan International School
Brigade Tech Garden
Sankara Eye Hospital
Prestige Technostar
Whitefiled Municipal Park
Virginia Mall
Manipal Hospital
Oakwood Residence
Forum Mall
Old Airport Rd
Marathahalli Bridge
Kundanahalli Bridge
Dmart
Varthur Main Road
Varthur Lake
Gunjur
Sarjapur Bus Stand
ORR
Silk Board
Bommanahalli
E-city
Bommasandra
Attibele

Indulge in an engaged, excellent lifestyle.

Savour your life in one of the peaceful neighbourhoods, in the city you love. Whitefield is a serene, connected and elite neighbourhood which is very close to IT areas, Hospitals, Schools, Malls. It also has good transport linkages with Whitefield Railway Station, Kadagudi Metro Station and direct roads to Airport and Highways.



Nearby Landmarks of Mirabillia

SCHOOLS
Maple School
Vagdevi Vilas School
Sai Global School
Jain Heritage School
Crysalis High ICSE School

COLLEGES
Pragathi PU College
MVJ PU College
Indus Valley College

IT/CO-WORKING SPACES
Good Works Co-Work
Up Start Co-Working Space
Awfis Prestige Shantiniketan
Brigade Tech Park

METRO STATIONS
Whitefield Railway Station
Kadagudi Metro

HOTELS
Holiday Inn Express & Suites
Four Points by Sheraton
Treebo Trip Hotel Worldtree

MALLS / SUPERMARKETS
Casio Hyper Shoppee
Rolla Hyper Market
New Royal Fresh Mart
Forum Neighborhood Mall

HOSPITALS
Aaxis Hospitals
New Life Hospitals
Satya Sai Super Speciality
Vydehi Hospital

Kadugodi Metro Station



The Forum Neighborhood Mall



MVJ College of Engineering





ITPL



Cloudnine Hospitals



The Whitefield Club

Pavani Group

BENGALURU · CHENNAI · HYDERABAD · NELLORE · VIJAYAWADA

Creating Quality Homes Since 1995

Constructing dreams, one brick at a time.

Pavani Group is one of the leading real estate companies of southern India with its presence in Bengaluru, Chennai, Hyderabad, Nellore and Vijayawada. With over 24 years of experience in designing and implementing large-scale projects, we've always committed ourselves to our vision to give customers a place they can call home, a place to grow their dreams even bigger. We have a rich track record of having developed almost 4000000+ Sqft. area across 50+ projects; 6 ventures with about 5 million sqft. area under development and upcoming in various cities across south India.

6
ONGOING PROJECTS

3
UPCOMING PROJECTS

45+
COMPLETED PROJECTS

4
MILLION + SFT.
DELIVERED AREA

5
MILLION + SFT.
UNDER DEVELOPMENT

4,500
HAPPY FAMILIES

OUR RECENT DEVELOPEMENTS





PAVANI - NORTH STAR
VILLIVAKAM





PAVANI - DIVINE
BENGALURU





PAVANI - SOLITAIRE
VIJAYAWADA





PAVANI - FELICITY
HYDERABAD



PAVANI - SAROVAR
BENGALURU



Pavani Group

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Creating Quality Homes Since 1995

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