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The address
for the elite

N.D
Passion
Elite

The address
for the elite



Where opulence resides

For those who inhabit a privileged world, the address has arrived. An unabashed experience in luxury, with an engaging interplay of lifestyle nuances, design features and balance. Welcome to ND Passion Elite. A panoramic sweep of luxury condominiums on Harlur Main Road (Off Sarjapur Road), created with passion and inspired by you.



Location Map



Map not to scale



Luxury is about where you are in life

Nothing quite succeeds like address. ND Passion Elite lets you rule your world, from a vantage point on Harlur Main Road (Off Sarjapur Road) that is both supremely accessible and sought after. The pulsing tech and commercial hub along Hosur Road and the excellent connectivity to E-city, Sarjapur, Koramangala and Whitefield ensure work / life balance. Life essentials and virtually everything you need is at your doorstep.



MASTER PLAN



1. MAIN ENTRY
2. SECURITY CABIN
3. PEDESTRIAN ENTRY
4. WATER FEATURE
5. DRIVEWAY
6. JOGGING TRACK
7. PATHWAY CONNECTING TO N.D. PASSION
8. BASKETBALL PRACTICE COURT
9. CHILDREN'S PLAY AREA
10. COVERED SEATING AREA
11. WALK WAY
12. VISITORS CARPARKING
13. YOGA DECK
14. POOL DECK
15. SWIMMING POOL
16. KID'S POOL
17. OPEN SHOWER
18. TREE COURT
19. SCREENING WALL
20. SKATING ZONE
21. ENTRY TO CLUBHOUSE

AREA STATEMENT

DESCRIPTION	SBUA(SFT)
TYPE 1	1330
TYPE 2	1550
TYPE 3	1850
TYPE 4	2055
TYPE 5	1995
TYPE 6	2355
3PH	2850
4PH	2950

When design transcends space

Finite space is infinitely enhanced when inspired design takes the stage. The architecture envisions a vibrant development with a lush ambience, cohesive planning and community-sensitive lifestyle features.

The built-up area occupies only 28% of the total area of 3 acres affording abundant lung spaces. Vehicular access is restricted to the project periphery allowing residents to safely traverse the community areas. Ample basement and stilt level parking decongest the surface of the site, enhancing the availability of breathing spaces.

The ND Passion Elite universe comprises of 5 blocks with Basement and Stilt car parking +8 floors featuring 2 and 3BHK apartments, duplexes and penthouses. The apartments elevated by the stilt make space for a podium below which plays host a plush clubhouse and an expansive commercial wing.





The art of contemporary living

Around an ambience of splendour, the property brings together 148 apartments. Every apartment, a private island of luxury, where vibrant modernity and sensitive design find balance. Unusually expansive floorplans accommodate large 3BHK apartments with separate living and dining spaces. Spacious bedrooms with large windows bask in abundant natural light and plenteous fresh air. The sumptuous and spacious kitchen with a choice of open or closed design is a study in fine detailing. Balconies living and master bedrooms are charming venues for a romantic moon-lit dinner or a round of cards. God, you'll discover, is in the details. Skylit niches for pooja space or art displays, thoughtfully situated utility spaces and premium specifications create lavish, stunningly aesthetic and gracious residences. Efficient design ensures a carpet area of 74% - 77% across all sizes of apartments.

Duplex penthouses take the experience to an altogether different level with a breathtaking expanse of space and opulent finishes.

- ND Passion Elite is a major residential development spread over 3 acres on Harlur Main Road (Off Sarjapur Road)
- 5 residential blocks with 70% lung space .
- The residential blocks are supported with a modern club house and a commercial complex making it self contained.
- Adequate car parking facility (259 cars) has been provided between basement and stilt floors.
- Each residential block is well connected with uninterrupted pedestrian way and accessed through a warm welcoming lobby.
- Amenities provided are centralized encouraging social interactions and community development.
- Spaces designed for car wash, garbage management, school van/auto/taxi pick up and drop point etc .

Club house Amenities

Multi purpose hall

Squash

Health club

Indoor games

Guest rooms

Spa

Swimming pool with kids pool



The 2, 3 and 4 BHK apartments ranging from 1315-2355 sft

The 4 BHK penthouses range from 2800-2900sft



The end of ordinary days

Indulgence is an artform when you live here. A sophisticated slew of lifestyle amenities come together at the extravagantly designed 6,700sft clubhouse. The stunning infinity pool presents a glimpse of utopia.

Unleash the athlete in you . The expansive swimming pool, Squash, the fully-loaded gym and an array of indoor games offer endless hours of enjoyable challenges. The kids pool is a good place to start for young Olympians.

The spa is a haven for the senses, with facilities to pamper your every desire. Well-appointed guest rooms play gracious host.



Specifications

Structure

- RCC Framed Structure.
- Cement blocks.

Lobby

- Elegant ground floor lobby of vitrified/granite flooring and cladding in vitrified/Granite.
- Upper floors lobby flooring and lift cladding in Vitrified/Granite.
- All lobby walls in texture paint and ceiling in OBD.
- Service staircase and service lobby in Kota/granite with texture paint on walls.

Lifts

- Lifts of 8 & 13 passenger capacity in every block.

Apartment flooring

- Vitrified tiles in the foyer, living, dining and all bedrooms
- Anti-skid Ceramics tiles in Balconies.

Kitchen

- Vitrified tiled flooring.
- Ceramic tile dado for 2 feet over a granite counter.
- Single bowl single drain steel sink with single lever tap.
- Anti-skid Ceramics tiled flooring and ceramic dadoing in the utility.

Toilets

- Anti-skid ceramics tiles for flooring.
- Ceramics tiles on walls up to false ceiling.
- Granite counter with wash basin in the master toilet and other toilets wall mounted wash basins with pedestals.
- Floor mounted EWCs and chrome plated fittings (Jaguar or equivalent make).
- Wall mixers.
- Suspended pipelines in toilets concealed with in the grid false ceiling.

Doors & Windows

- Main Door — factory made engineered wooden door frame & shutters with veneer on both sides of 8’ height with good quality hinges, locks, handles and security eye
- Other doors factory made engineered wooden door frame & shutters of 8’ height with good quality hinges, locks & handles
- French Doors – Will be provided with 2 track UPVC Sliders with clear glass
- Windows — 3 track UPVC sliding windows with clear glass and mosquito mesh.

Painting

- External walls with Apex Paint.
- Internal walls and ceiling in OBD.
- All railings in enamel paint.

Electrical

- 3 BHK – TV point in living, master bedroom and guest bedroom. 2 BHK – TV point in living & master bedroom.
- Electrical wires of Anchor / Finolex make.
- Elegant designer modular electrical switches of Anchor / Roma / Crabtree / GM make or equivalent.
- For safety one Earth Leakage Circuit Breaker (ELCB) for the flat.
- One Miniature circuit Breaker (MCB) for each room provided at the main distribution box with in each flat.
- Telephone points in the master bedroom and living with provision for installing your own mini EPABX.
- A/C Point for Master Bedroom & Living Room.
- All 3 BHK Flats will be provided with 5 KW power, 2 BHK flats with 3 KW power with energy meter and 8 KW power for the Penthouses.
- Separate lighting circuit of generator supply and indicator inside the flat when the generator is on.
- Networking Cable provision of sockets one in Master Bedroom and other in the children bedroom.

Security

- Access control cards at Ground Floor Lobby.
- Round the clock security.
- Trained security personal will do patrolling of the project.

Back up Generator

- 1 KW D.G. Power Back up for 3 BHK, 0.5 KW D.G Power Back up for 2 BHK and 2 KW D.G Power Back up for Pent house.
- Standby Generator for lighting in common areas, lifts and pumps.

Water Treatment Plan

- Fully treated water through an exercise water purification plant within the project.

EPABX System

- A Telephone connection through Centrex system will be provided with cabling done up 2 each flat. This will be operated by a Telecom service provider for a nominal one-time charge & monthly rental.
- All these Telephones will be connected (through Centrex system) from each apartment to security room, clubhouse and other apartments.
- Facilities to receive direct incoming calls as well as dial outside LOCAL/ STD/ ISD calls.

