

JAI GURUDEV



S2
Zinnia
Located @ Horamavu



New Age Homes. Technology Enabled. Luxury In Economy

25 + Years of Experience

200 Executed Projects

Hundreds of Satisfied Customer



WHO SAYS THAT YOU ARE NOT ENTITLED TO LUXURY IN ECONOMY BUDGET?

IT'S ALL ABOUT GIVING VALUE
TO OUR CUSTOMERS



ZINNIA HIGHLIGHTS

- Technology enabled home with high end BPL approved smart home automation
- Advanced Video door entry systems with access control
- High end 24*7 Digital Security Surveillance system for both- indoor & outdoor with ISO 9001 quality management system certification
- Smart card driven membership and door entry system
- Magnificent Swimming pool with waterfall and Automated pool cleaner
- Multi purpose hall with King & Queen Wash rooms
- Eye-candy, a work-of-art friendly fish pond
- Well equipped kids recreation area

HIDDEN DETAILS

- BBMP A Khata Approved
- DC Converted
- Betterment charges paid
- No deviations like extra floors or pent house
- Undivided share for each flat
- Optimum space utilization with 85% carpet area
- Service Tax and VAT at actuals not 14%

BONUS THAT YOU WOULD LOVE!

- 100% Approved in all aspects
- 100% Vastu compliant
- Traditional construction methods used for higher sustainability
- Top-notch quality construction materials used with high quality sand and concrete
- Customer centric people with existing customer testimonials
- Energy saver, eco-friendly with superb ventilation

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Concept | Mortgage | Marketing Partners
Markone International



AMENITIES

Smarthome Automation



- Wireless, Intelligent Smart Home Automation solution
- Automated – Safety & Security | Lighting | Entertainment | Energy Management | Convenience & Comfort | Elder & Child Care – Periodic check to confirm well being
- High End 24 * 7 security system with CCTV surveillance BOTH- indoor & outdoor
- Keep a check on every part of your home anytime & from anywhere in the world
- A video doorphone near main security
- Enables you to see from your home exactly who came but not vice-versa
- High end Audio-enabled intercom facility
- Smart Card facility
 - Hi-end security, smartcard enabled entry to main apartment after hours
 - Non-residents with the smartcard ONLY, given by security, can enter the main building

- Maintenance less FRP swimming pool with water falls, under water LED lighting to save power and also to soothe your mind
- Space to relax & party near the swimming pool
- Eye candy, friendly fish pond
- Beautifully landscaped garden
- Provision of changing room

Swimming Pool



Kids Play Area



- Well executed children play area
- Custom kids play equipment
- Multi-purpose hall with gents and ladies washrooms
- No water logging issue during monsoon
- Premium materials & composites used for products
- Products are ultra-violet resistant
- High quality is adopted for the gel coat layer to avoid cracks

- Wi-fi and internet provision
- Rain water harvesting
- Ample covered car parking
- Round the clock security
- 0.5 KVA generator back up power for each flat
- Additional power back up for lifts, water pumps & common area lighting
- Backup for VDP & Digital Security surveillance with 2 KVA UPS backup
- Smart home automation system backup with a standard UPS for high level security for the automation system
- Solar water provision

Multipurpose Hall





FLOOR PLAN



01 FLAT # 001, 101, 201, 301 Area – 1160.00 Sft. Facing – West 2 BHK	02 FLAT # 002, 102, 202, 302 Area – 1125.00 Sft. Facing – North 2 BHK	03 FLAT # 003, 103, 203, 303 Area – 1119.00 Sft. Facing – North 2 BHK	04 FLAT # 004, 104, 204, 304 Area – 1119.00 Sft. Facing – North 2 BHK	05 FLAT # 005, 105, 205, 305 Area – 1406.00 Sft. Facing – East 3 BHK	06 FLAT # 006, 106, 206, 306 Area – 1141.00 Sft. Facing – East 2 BHK	07 FLAT # 007, 107, 207, 307 Area – 1053.00 Sft. Facing – East 2 BHK
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SPECIFICATION

BUILDING STRUCTURE

R.C.C framed structure designed to I.S. code, using M20 grade designer concrete

WALLS

External walls of 6" Solid Blocks and Internal walls with 4" Solid Blocks

WINDOWS

Three (3) track powder coated aluminium window with mosquito mesh provision and safety MS grills all the windows

DOORS

Main door – Teak wood frames with Teak wood shutters for main door, Other door – Sal wood frames with flush shutters, Powder coated hardware fittings

TOILET

Antiskid tiles for flooring, ceramic tiles for walls up to 7" height, concealed plumbing lines with quality C.P. Fitting of Hindware or equivalent, Sanitary ware of Hindware or equivalent

EXTERNAL AND INTERNAL PAINT

Interior walls: One coat of primer & two coats of emulsion pain with smooth finish, Exterior walls: One coat of primer & two coats of Apex-paints

KITCHEN

Black granite platform with ceramic tile dado upto 2" height, Stainless steel sink, Provision for Aqua-guard point and provision for washing machine point in utility area

ELECTRICAL

Copper wiring with Anchor / Legrand switches and sockets. TV and Telephone points in living & master bedroom, A/C points in master bedroom

LOBBY & LIFT

Entrance lobby finished with marble / granite flooring with suitable staircase railing
One automatic 6 passenger capacity lift of standard make

PLASTERING

All internal walls are smoothly plastered with neru finish, All external walls are finished with sponge

FLOORING

24" x 24" size vitried floor tiles for living, dining, kitchen and all the bed rooms, 12" x 12" size Anti skid / mat finish tiles for utility and balconies

COMMON AREA

Marble / granite flooring with suitable staircase railing

WATER SUPPLY

24 Hrs drinking adquate usage water supply through borewell

POWER BACK-UP

Power back-up for each flat, additional power back-up for life, water pump and common area lighting

SECURITY FEATURES

Round the clock security
A video doorphone near main security
Enables you to see from your home exactly who came but not vice-versa

CAR PARKING

Exclusive covered car parking

Trusted by diversity of people from
software engineers to architects to Government officials for their dream homes!

**First time in Karnataka, S2 constructions brings you the
quality & amenities of a high-end super luxury apartments at
absolutely affordable price with S2 Zinnia!**

LOCATION MAP



PARTNERS



APPROVED BY BANKS



**S2
Zinnia**

Survey No: 547/1, 2nd Main Road, 3rd cross, vijayalakshmi Layout,
Kalkere, Horamavu Post, Near Om Sakthi Temple Bus Stop
Bangalore 560 043

Please reach us for more Information / Brochure / Site visit

ONE STOP for all your financial & property services

Visit us @ www.markoneinternational.com

mail us at Zinnia@markoneinternational.com



Easily Connect with us on **WhatsApp** 7 days a week between **9:00 AM - 8:00 PM**

Key Distances (approximate)

- Nagawara Junction – 5.6 Kms
- Manyata Embassy Business Park – 6.1 Kms
- RMZ Infinity Tech Park – 7.6 Kms
- Bagmane Tech Park – 7.5 Kms
- M.G. Road – 9.6 Kms
- K.R. Puram Railway Station – 5.1 Kms
- Cantonment Railway Station – 8.8 Kms
- Baptist Hospital – 10.3 Kms
- International Airport – 34.8 Kms
- Baiyappanhalli Metro Terminus – 5.4 Kms

In the Vicinity

Educational Institutions

- Bangalore International School
- Royal Concorde School
- Delhi Public School
- National Public School
- Kristu Jayanthi College
- Indian Academy
- CMR College of Management Studies
- Teachers Academy
- Vibgyor school
- New Millennium school
- Wilson Polite School
- Asha Kiran College
- Sampurthi School
- Bangalore International school
- HKBK college of Engineering

Hospitals

- Zilme Hospital
- Koushy's Hospital
- Specialist Hospital
- Dr Joseph Ayurveda hospital
- Banaswadi hospital

IT Parks

- Oracle
- Manyata Tech Park
- Bagmane Tech Park
- RMZ Infinity Tech Park
- EMC Square Corp.
- ITBP
- Upcoming Tech Park- 300 Acres land approved

Shopping Malls

- Shopmart
- Elite brands' showroom & shops in
- Rammurthy Nagar,
- Kalyan Nagar and
- Kamnahalli
- Shobha Bazaar
- Gopalan Signature Mall
- Big Bazaar & Food Bazaar
- Phoenix Supermarket
- Total Mall

Travelling

- Bus Stop in walking distance
- KR Puram Railway Station
- City Railway Station
- Baiyappanhalli Metro Terminus
- International Airport
- NGEF Satellite Bus Station
- Kempegowda Bus Station



www.s2constructions.com

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NOTE: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit