



- Basement - Parking
- Ground Floor - Half Parking
Half Commercial
- First Floor - Commercial
- Second Floor - Commercial
- Third To Eighth Floor - Residential
- Each Floor 10 Flats, 6x10=60flats



Promoters & Developers:
SPLENDID BUILDERS & DEVELOPERS
 (A VARS Group)

Flat No:01, VARS All Seasons, Off Airport Road, Syndicate Bank Cross,
 Konenaagrahara, Bangalore-560 017. Tel: 25226432, 25223512, 25222998
 Fax: 25222882 Mobile: 99800 32802, 98452 79926
 Email: varsbuilders@airtelmail.in



Site Address

No.434, Vijinapura, opp. K.R.Puram Railway station,
 Old Madras Road, Bangalore: 560 016

Architects & Engineers
 M/s CITADEL ARCHITECTS & ENGINEERS
 # 799/1, 2nd Floor, 3rd Cross
 Opp. Ganesh Temple New Thippasandra
 Bangalore: 560 016

Structural consultants
 M/s PRASAD CONSULTANTS
 Structural Engineers
 # 16, Kasturba Road, Bangalore - 56001
 Ph : 080-22215666, 22270153
 Fax : 080-22270164 Email : info@prcindia.co.in

This brochure is purely conceptual and not a legal offering. The promoter reserves the right to make changes in the elevation, plans and specifications.



FINALLY, A HOME THAT IS EVERYTHING THAT IT SEEMS.. & MORE.



A preface to
 fine living



When fine living is an absolute necessity, VARS Builders has perfect home solutions for you. Premium developments at prominent locations in Bangalore, conceived and constructed by a team of experienced, dedicated professionals. The VARS focus on design excellence, functionality, quality of construction, minimal environmental impact and uncompromising delivery schedules leads to the creation of residential and commercial showpieces sought after by the most discerning buyers. Bearing proud testimony to the VARS commitment to innovation and continuous improvement, is a portfolio of more than 40 developments and over 1500 delighted customers. Our latest offerings constitute a redefinition of luxury, value for money and investment potential. With over 20 years experience in the construction industry, the VARS saga continues today with a vision that remains unchanged with time. Creating homes that support and are a tribute to fine living.

THE PICK OF COMPLETED PROJECTS



VARs Camelia Kundalahalli



VARs Jacaranda Mahadevapura



VARs Carlton Court Kundalahalli



VARs Ferndale Indiranagar



VARs Golden Gables Koramangala



VARs Femhill Indiranagar



True to its name, VARs Splendid is a residential utopia that boasts all the luxuries you and your family have ever desired. In other words, custom-made for your comfort.

Coming up on the Old Madras Road near the Hanging bridge, just 2 kms & 5 minutes from the upcoming Metro Rail Station at NGEF layout, this is a property that is sure to capture the interest of discerning buyers immediately. The proximity of the IT Hub of Bangalore, Whitefield, just a mere 5 kms away, is a definite bonus. This is all in addition to the commercial space that the part of ground and first floor of the apartments have been reserved for, making even your shopping experience blissfully easy and hassle-free. Ascend to the second floor, and you have six floors of thoughtfully planned and meticulously designed 2 & 3-bedroom apartments that we guarantee will make your mind up for you. The state-of-the-art gymnasium, ample car parking and a children's play area that will ensure your peace of mind while your little ones frolic to their hearts' content in the security of your own compound, are advantages that are sure to swing the point home. And we haven't even mentioned the supremely affordable price yet.

So come, let us redefine the word 'Splendid' together.



VARS SPLENDID KEY PLAN

SPECIFICATIONS

Exterior and Structure: RCC framed structure with seismic II zone compliance
Concrete Hollow Block Masonry(6 " for exterior walls and 4" for interior walls).

Plastering and finishing: All internal walls will be plastered with lime finish
All internal walls will be painted with Premium emulsion
Enamel Paint for wood and steel grills
Weather Coat Exterior Emulsion for all exteriors

Electrical: TV and Telephone points in living room and master bedroom
A/C points for all the bedrooms
Elegant modular switches of reputed make
For safety one MCB for each room provided at the main distribution box.
Fire resistant electrical wires of reputed make
Concealed copper wiring
Intercom facility for quick internal communication
6KVA, Three phase power for each flat

Kitchen & Wet Areas: Granite kitchen platform with brushed stainless steel sink
Provision for Aquaguard point
Provision for Washing Machine
Provision for Chimney
Cooking gas cylinder bank
24 hours Borewell water

Flooring & Toilet Fixtures: Superior quality vitrified tile flooring in all rooms
Ceramic flooring for kitchen and balconies
Ceramic glazed dado and anti skid flooring for bathrooms
Common areas will have marble flooring
White Parryware sanitary or reputed make

Doors and Windows: Teak wood main door frame with teak finish flush shutter
Sal wood internal door frames with flush shutters
Sal wood window frames with Honne wood glazed shutters and safety grills

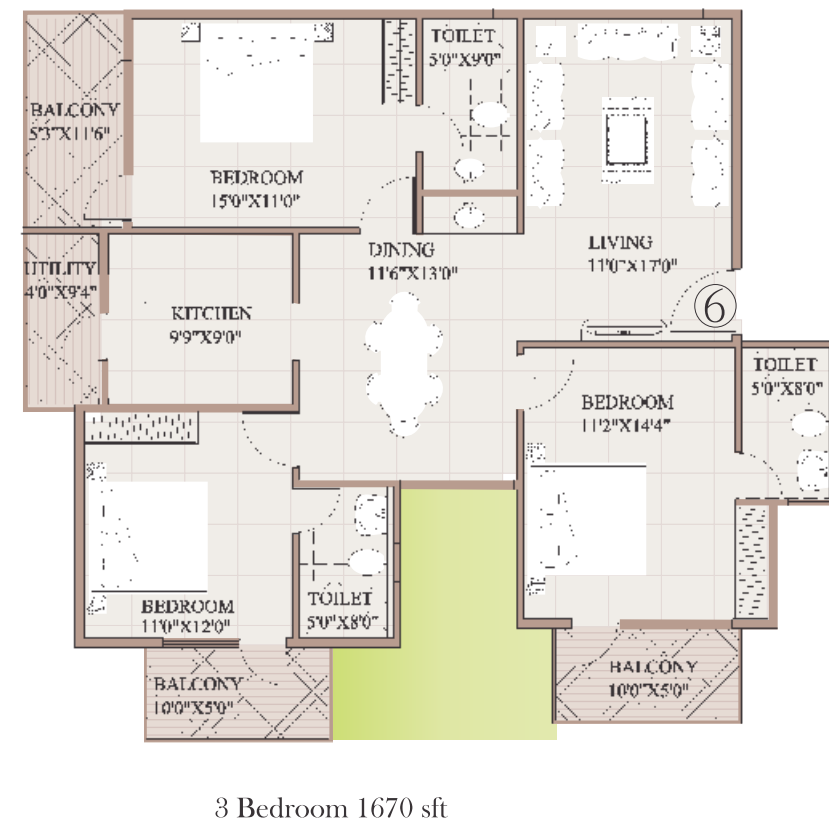
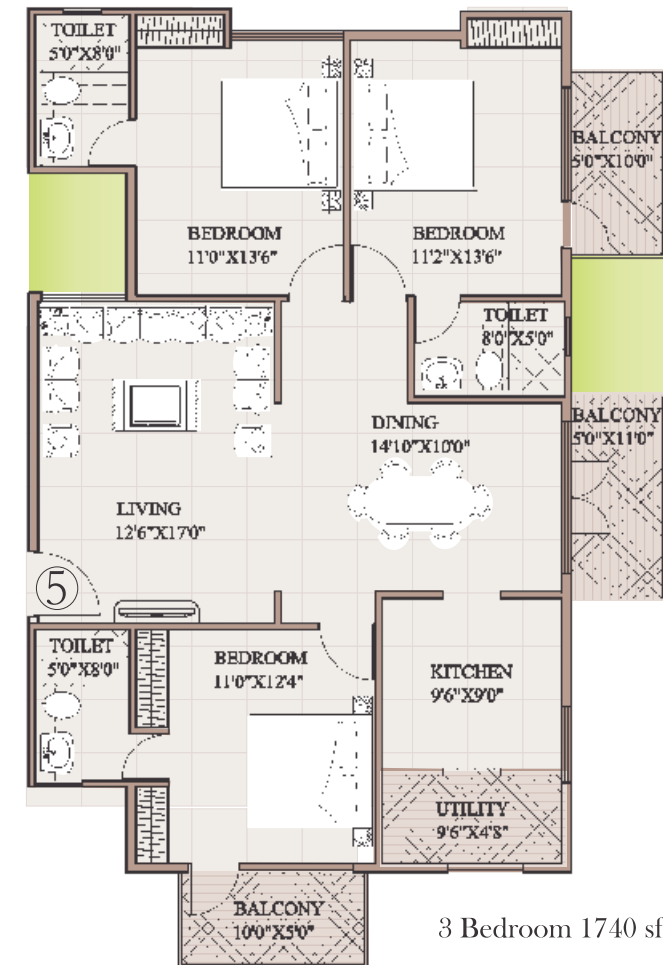
Lift & Power Backup: 8 passenger automatic lift of Johnson or reputed make
Granite cladding for lift walls
Generator backup for lift, common area lights, motor and 1.0KVA for each flat

AMENITIES

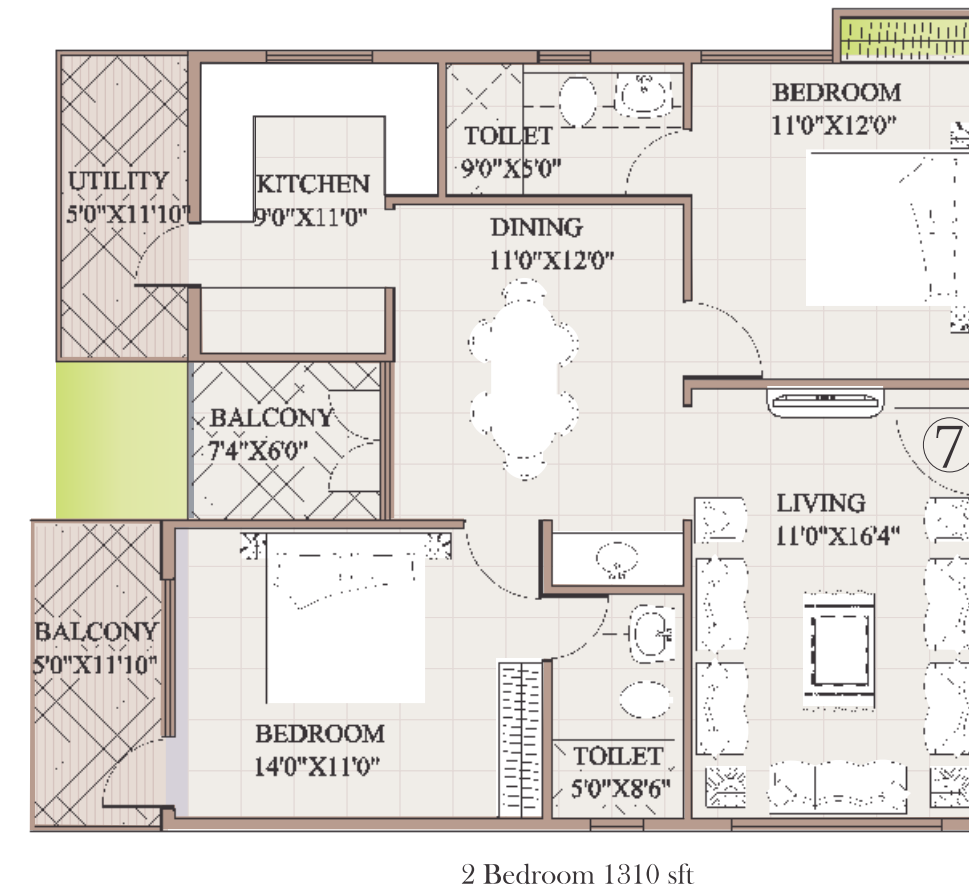
- Gym
- Party Hall
- Children's Play Area
- Rain Water Harvesting System



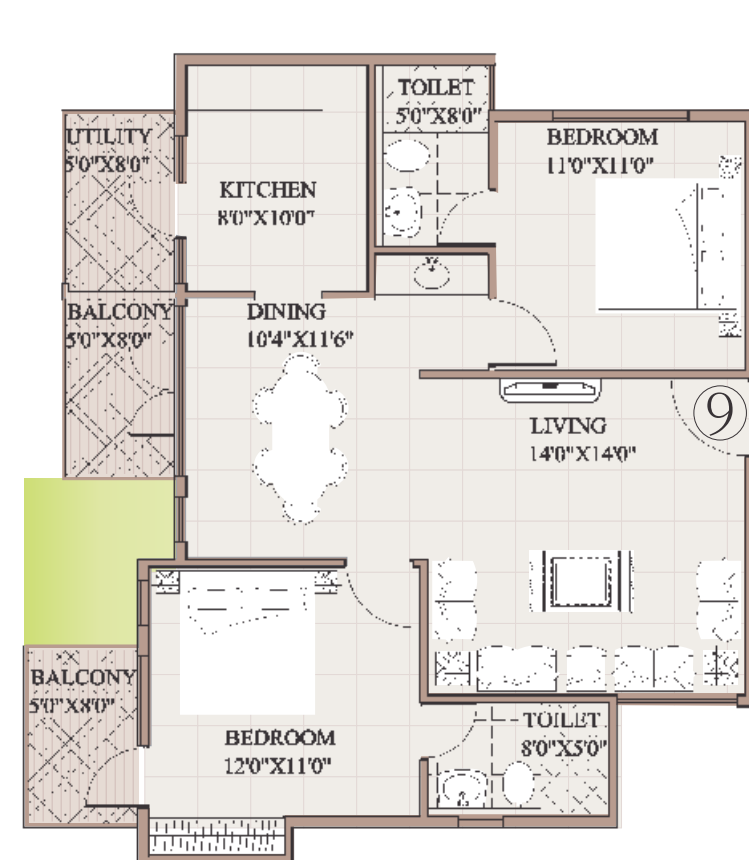
Typical Floor Plan



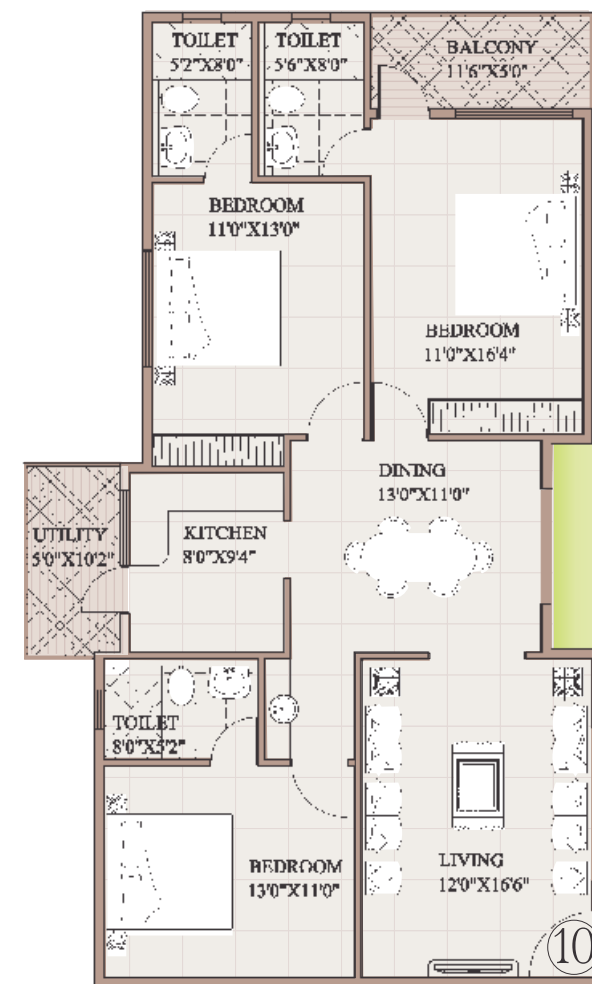
Typical Floor Plan



Typical Floor Plan

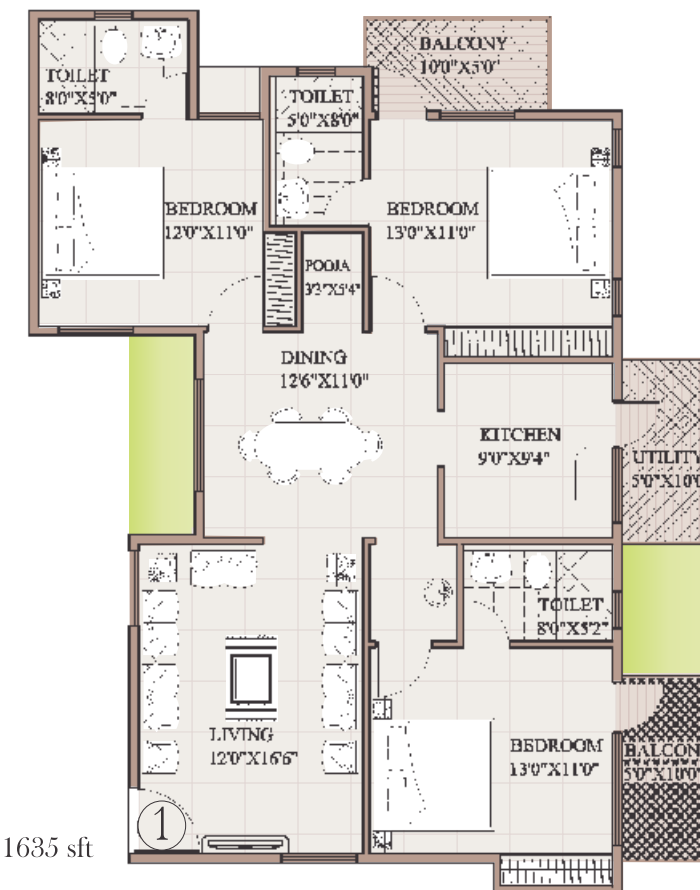


2 Bedroom 1215 sft



3 Bedroom 1580 sft

Typical Floor Plan

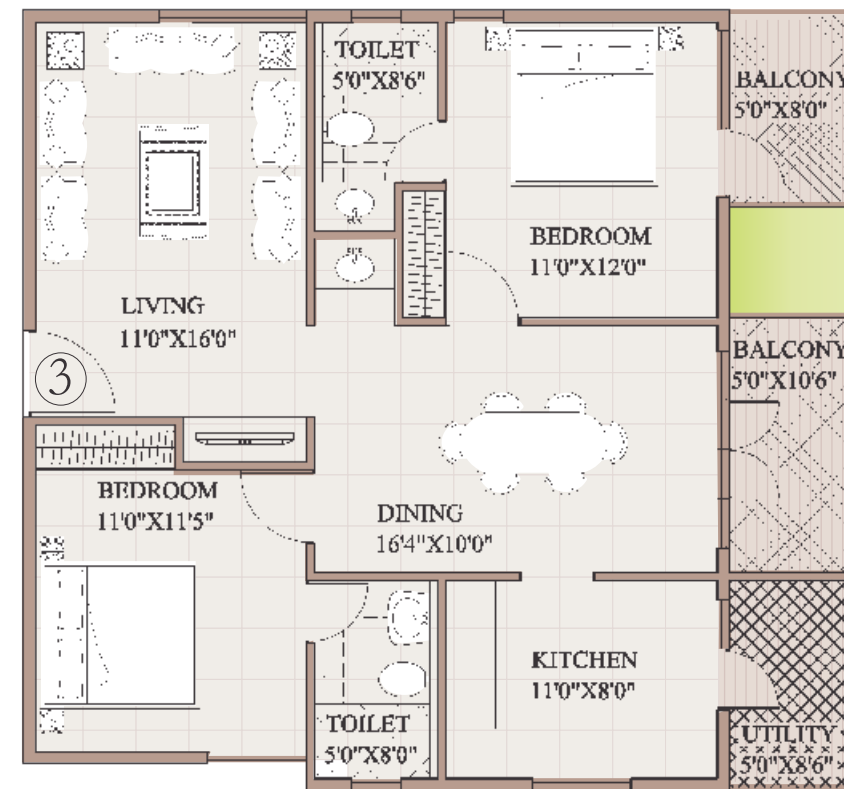


3 Bedroom 1635 sft

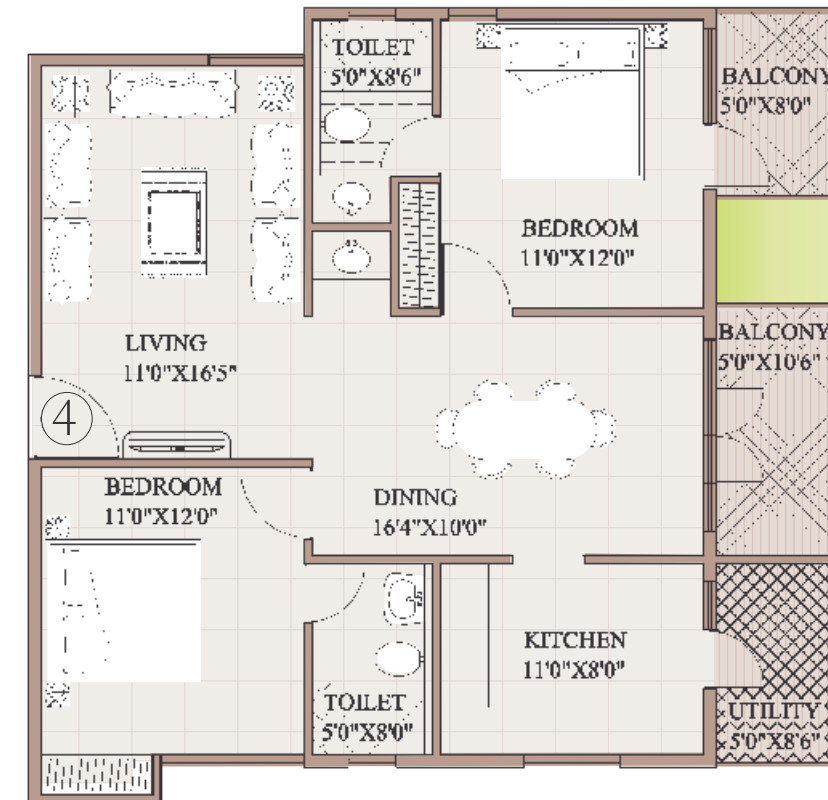


2 Bedroom 1300 sft

Typical Floor Plan



2 Bedroom 1290 sft



2 Bedroom 1290 sft

