GREENNESTO
Sustainable Living

Primus

RERA No.- PRM/KA/RERA/1251/310/PR/201022/005350

HYBRID HOMES

NEUE

BENGALURU

Strategic Partner
fincity

Defining Primus Living

At Primus, the focus is on nurturing a community of extraordinary, motivated individuals who understand the vitality one draws from the community.



Community

A home represents more than just a financial investment, it embodies a lifestyle that resonates with your personal values.
Collaborative living and community bring a sense of richness and fulfillment to life.

Intuitivity

Impeccable design enhances your lifestyle by prioritizing the user experience, and creating homes that are versatile and functional.
It elevates a house into a living space that evolves alongside you.

Contemporary

Indulge in a home that is meticulously designed to cater to your every sensory need. Every aspect, from the carefully chosen lighting options to the thoughtfully selected materials, has been curated to create a truly bespoke experience for you.

Neue Bengaluru



Bengaluru is a melting pot of varied skills from throughout the nation as it welcomes contributors to the startup ecosystem. Only determination and vitality unite people from varied backgrounds and life paths.

The concept of Neue Bengaluru is to create an amazing community that lives, breathes similar values, and creates individuals' success stories!


SAKRA
WORLD HOSPITAL
JV by SECOM & TOYOTA TSUSHO, JAPAN
VARTHUR
BELLANDUR
PVR
CINEMAS
Spirit Mall
RMZ ECOWORLD
Outer Ring Road
Outer Ring Road
wipro
ManipalHospitals
LIFE'S ON
Towards Varthur
HSR LAYOUT
Haralur Road
RGA
Sarjapur Road
VIBGYOR
HIGH
NPS
East
DECATHLON
GREENNESTO
PRIMUS
Primus School
wipro
NARAYANA
OLYMPIAD SCHOOL
Hosa Road
Punarjani
Integrated
Health Care
Doddamara Road
HUSKUR
Gattahalli Road
Delhi Public
School
Hosur Road
Hosa Road
Nice Road
Rayasandra Road
ELECTRONIC CITY
PHASE I
ELECTRONIC CITY
PHASE II
Huskur Road

Connectivity

Sarjapur Road : 2 Km

Outer Ring Road : 6 Km

Bellandur : 7 Km

Electronic City : 7 Km

HSR : 8 Km

Shopping Centres, Malls, Leisure

Sarjapur Social : 3 Km

Decathlon : 4 Km

Play Arena : 4 Km

Market Square Mall Sarjapur Road : 5 Km

Total Mall : 5 Km

Soul Space Spirit Centro Mall : 6 Km

The Fisherman's Wharf : 6 Km

IT Companies/ Techparks

RGA Techpark : 4 Km

Wipro Limited : 4 Km

Wipro Technologies : 4 Km

RMZ Ecoworld : 7 Km

Prestige Tech Park : 7 Km

Health Care Facilities

Punarjani ENT Centre : 1 Km

Belenus Champion Hospital : 4 Km

Doctor Levine Memorial Hospital : 5 Km

Motherhood Hospital : 5 Km

BN Speciality Hospital : 5 Km

Kshema Hospital : 5 Km

Manipal Hospital : 6 Km

Sakra Hospital : 7 Km

Schools & Colleges

Primus Public School : Opposite Side

Prakriya Green Wisdom School : 350 mtrs

National Public School East : 1 Km

Orchids The International School : 5 Km

St. Patrick's Academy : 5 Km

Narayana Olympiad School : 6 Km

VIBGYOR High School : 7 Km

Samsidh Mount Litera Zee School : 7 Km

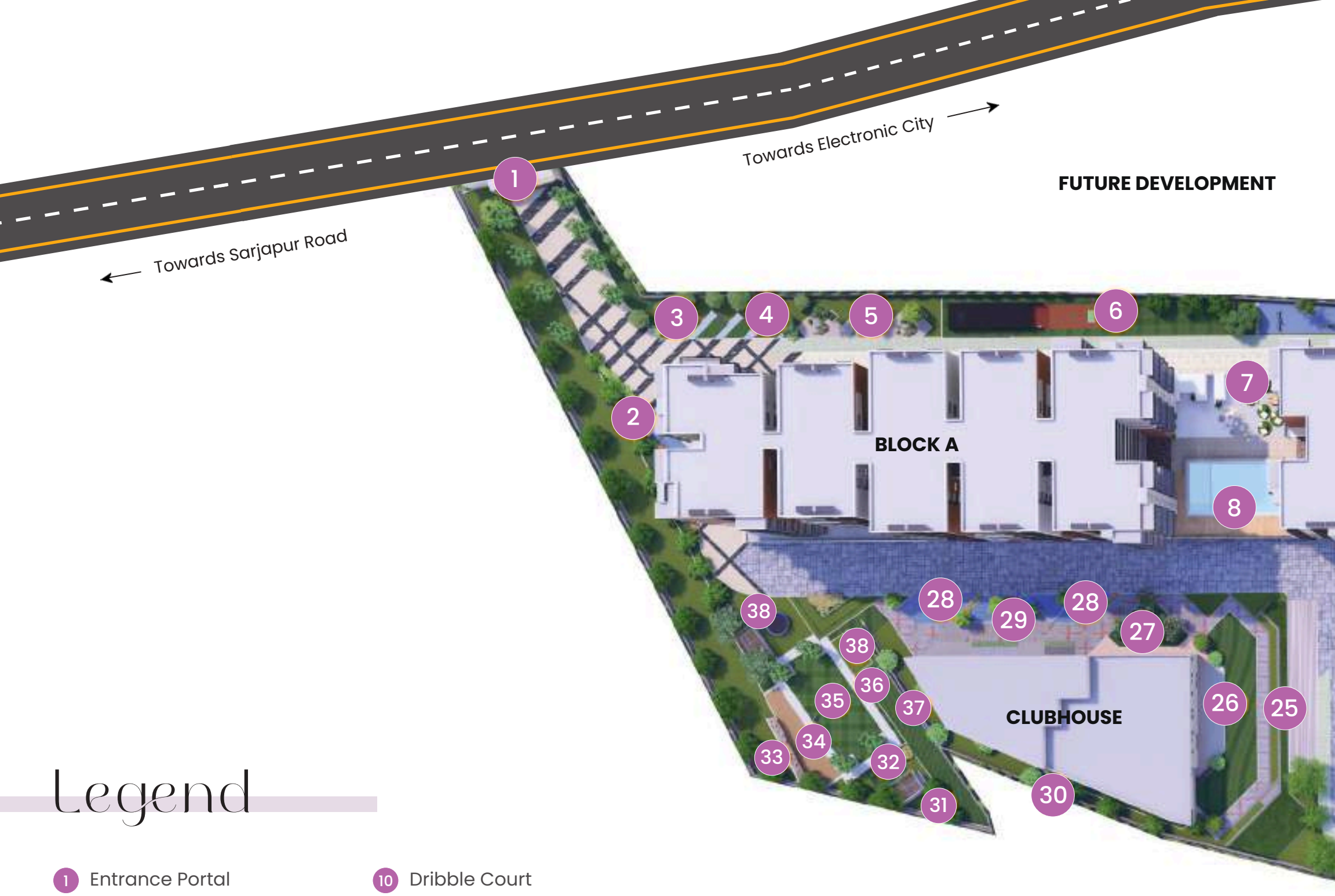
Delhi Public School : 7 Km

Gnan Srishti School Of Excellence : 10 Km

EuroSchool HSR : 10 Km

Lawrence High School : 11 Km

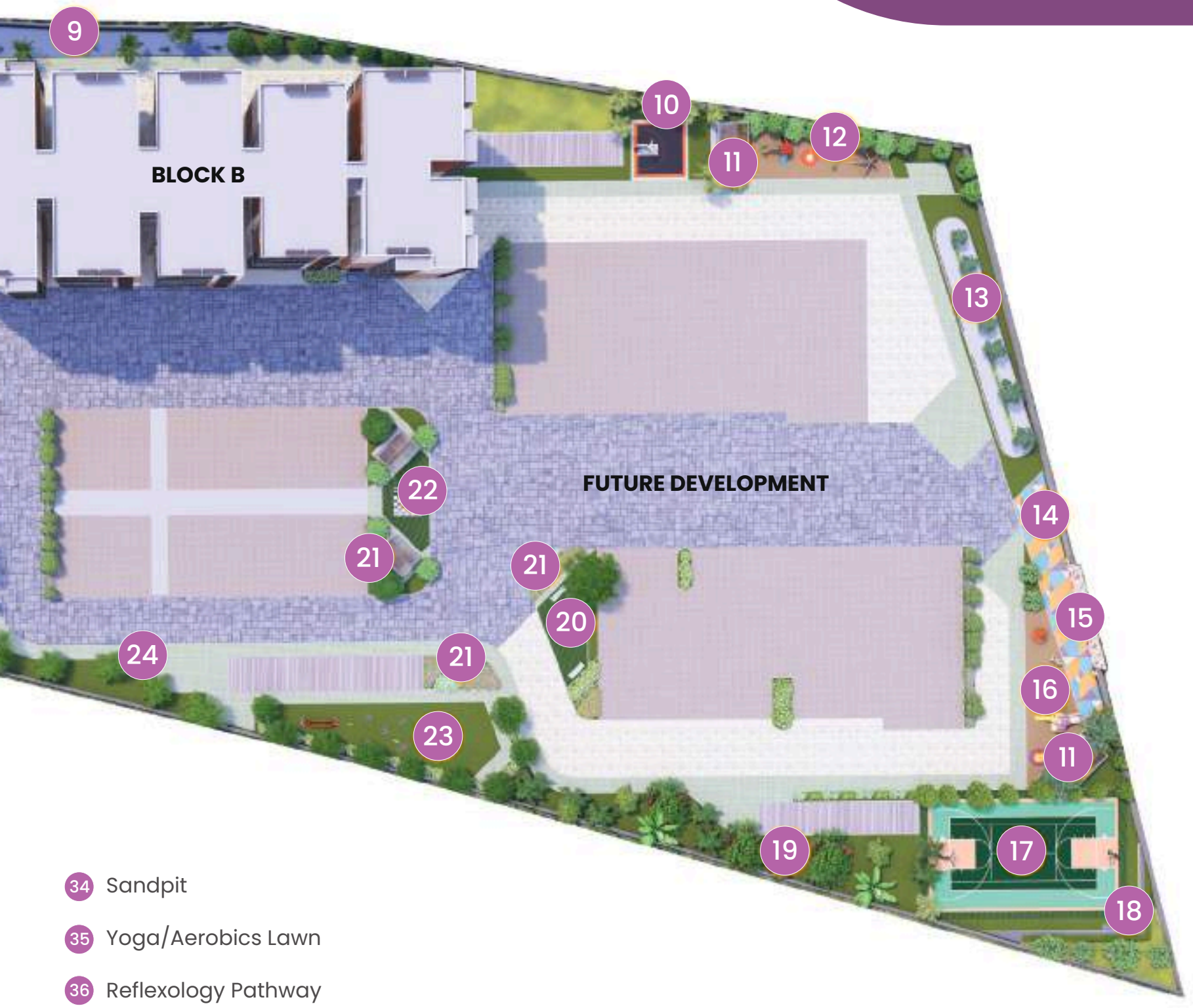
Greenwood High School : 11 Km



Legend

1. Entrance Portal
2. Entrance Water Feature
3. Entrance Waiting Bay
4. Floral Garden
5. Zen Garden
6. Cricket Net/Practice Pitch
7. Seating Area
8. Swimming Pool
9. Outdoor Gym
10. Dribble Court
11. Elders' Pavilion
12. Kids' Play Area(5-12y)
13. Skating Rink
14. Tot Lot on EPDM
15. Game Wall
16. Tot Lot on Lawn
17. Multipurpose Court
18. Viewing Gallery
19. Fruit Orchard
20. Chit Chat Zone
21. Aroma Garden
22. Giant Chess
23. Pet Park
24. Walking/JoggingTrack
25. Amphitheatre
26. Multipurpose Lawn
27. Accent Tree Court
28. Interactive Water Fountain
29. Central Water Feature
30. Outdoor Cafetaria with BBQ
31. Meditation Pavilion
32. Senior Citizens Corner
33. Climbing Wall

Master Plan



34 Sandpit

35 Yoga/Aerobics Lawn

36 Reflexology Pathway

37 Creche Spilover

38 Trampolin Park

Perks of Primus Living

Amenities aren't checking boxes; they're ways of life that should complement the kind of life you want to create for your loved ones. Our primary facilities are designed to nurture the core values of belonging and advancement as individuals



Kyekan

Clubhouse

(Under Planning - Part of Phase II)

Primus provides an opulent 21,500 sq.ft. clubhouse, complete with top-notch amenities for a contemporary lifestyle. The property boasts an exquisite rooftop infinity pool, top-of-the-line gym facilities, and a generously sized party hall. In addition, residents can enjoy a variety of entertainment options with both covered and open party areas.

Indoor Amenities

Step into Primus and indulge in a world of lavish comfort and entertainment. The elegantly designed lounge radiates an air of refinement, perfect for hosting social events. Indulge in rejuvenating treatments and therapies that will leave you feeling pampered and refreshed. Children can enjoy their own dedicated play area, while the game room offers a variety of recreational options for people of all ages.

Primus Club House is a relaxing retreat featuring a spa and salon. Residents can host parties in two flexible party halls, making it easy. They can also watch movies in the mini theater. Leisure activities include a well-stocked library and a fully equipped gym.

Squash Court

Embark on exhilarating matches within our cutting-edge squash court, offering an unparalleled experience of intensity

Badminton Court

Serve up the adrenaline and smash your way to victory on our indoor badminton court, where exhilarating rallies and friendly rivalry await



Gym

Discover a fitness journey like no other in our meticulously designed gymnasium, tailored to fulfill all your workout needs

Two Pools

Dive into tranquility at our twin pools, providing a serene escape for relaxation and rejuvenation

Indoor Games Area

Engage in a plethora of recreational activities within our sophisticated indoor games area, catering to guests of every age

Spa & Salon

Immerse yourself in luxury at our spa & salon, where opulent treatments and services await your indulgence

Library

Unwind amidst knowledge and serenity at our tranquil library, offering a retreat for both mind and soul

2 Covered Party Hall

Elevate your events in our two elegant covered party halls, crafted to accommodate various occasions with unmatched extravagance

Mini Theatre

Escape into cinematic bliss at our exclusive mini theatre, where comfort meets entertainment in a welcoming atmosphere

3 Open Party Area

Indulge in the ultimate outdoor celebration experience with our spacious open party area, perfect for hosting festive gatherings beneath the vast expanse of the open sky

Reception

Indulge in a truly exceptional level of hospitality and impeccable service at our inviting reception, guaranteeing a flawless arrival and departure experience for all our esteemed guests



Retail Store

Discover a realm of convenience with our onsite retail store, presenting a thoughtfully curated assortment of must-haves and indulgences



Business Center

Enhance your productivity in our state-of-the-art business center, crafted to meet all your professional requirements

Conference Room

Indulge in an atmosphere of elegance and refinement in our exquisite conference room, complete with state-of-the-art facilities to ensure flawless meetings

Lounge Area

Indulge in the sophisticated atmosphere of our lounge area, perfect for unwinding and socializing in absolute comfort



Kitchen

Prepare gourmet meals in Primus' sleek, modern kitchen with cutting-edge appliances and attractive décor

5 Guest Bedrooms

Primus has five beautifully designed guest bedrooms where one can be in complete comfort and relaxation

Pantry

Indulge in the convenience of our well-stocked pantry, where you can effortlessly access a variety of snacks and refreshments to satisfy your on-the-go cravings



Bar Counter

Enjoy a selection of refreshing beverages and cocktails at our elegant bar counter, ideal for indulging in evening drinks

Outdoor Amenities

Everyone can find something that they like about Primus.

17 or more outside amenities are available for your enjoyment, regardless of whether you want to take it easy in our Zen garden or compete on our volleyball and half-basketball courts.

We have you covered.

Recreational Space

Immerse yourself in nature's embrace, where recreational and leisure areas intersect under the Primus sky

Open Gym

Unleash your inner athlete in our open gym, or simply rest in the tranquil lounging areas amidst lush nature

Seating Space

Relax and unwind in our inviting seating areas, where moments of peace and renewal await among Primus' outdoor splendor

Net Cricket

Hear the gratifying crack of a bat on our net cricket, or discover your Zen in the peaceful meditation area hidden within Primus' grounds

Meditation Space

Discover inner serenity in our beautiful meditation place, where tranquillity surrounds you in Primus' indoor hideaway

Walking/Jogging Track

Take thoughtful strides along our indoor walking track, where each circuit provides renewed energy and well-being while enjoying the comfort of Primus' indoor facilities

Gathering Space

Take a leisurely stroll down winding roads or join with friends and family in our comfortable gathering areas, where memories are built under the open sky

Campfire Space

Enjoy pleasant evenings under the stars at Primus' friendly campfire area, which promotes unforgettable gatherings and heartfelt chats

Kids' Play Area

Allow laughter to resonate through the air as children enjoy our bright play area, while a calm pond pavilion adjacent invites quiet introspection

Leisure Space

Escape to leisurely serenity in Primus' expansive leisure zone, where every moment is a peaceful refuge beneath the open sky

Fruit Garden

Nurture your soul amidst the lush greenery of our fruit garden retreat

Zen Garden

Primus' Zen Garden is a haven of peace despite the hectic outdoor environment

Pets Corner

Spoil your furry pals at the pet area, or glide effortlessly across our skating rink; fun awaits at every step in Primus' vast clubhouse

Giant Chess

Primus' outdoor chess area provides a peaceful backdrop for brain stimulation and casual competition

Skating Rink

Glide into infinite fun on Primus' vast skating rink, where laughter and excitement thrive under the open sky

Multipurpose Court

Our multipurpose court allows you to shoot hoops or practice your backhand. A game of basketball or badminton as you please

Dribble Court

Shoot hoops and create memories on our dribble court, where the excitement of the game blends with the beauty of outdoor enjoyment

Climbing Wall

Stretch those limbs and those limits. Conquer your greatest heights with the climbing wall on premises, before you head out to the rocks

Amphitheatre

Celebrate occasions, put up a street play or host a community gathering under open skies at our outdoor amphitheatre

Project USP's

Ultra Luxury Homes

2, 3 BHK luxury apartments,
and 3 BHK duplexes

Prime Location

Situated in Kodathi,
Off Sarjapur Road

Great Connectivity

Just 2 km from Sarjapur Road,
with excellent access to tech hubs

Established Market

Well designed area with tech park,
schools and signature townships

High Rise Building

B+G+10 high-rise towers offer mesmerizing views

Eye Pleasing Landscape

Sprawling open spaces with 70% green cover

35+ Amenities

A wide range of amenities to engage residents of all ages

Rooftop Infinity Pools

A luxurious infinity pool on the clubhouse rooftop



Specification's

Structure

- R.C.C Frame With Columns and Beams Designed for Earthquake Resistance (Seismic Zone-II).



Masonry

- External: 6" Solid Blocks.
- Internal : 4" Solid Blocks.



Plastering

- Internal & External : Plastering using M-Sand.



Windows/Sliding Doors

- 2½ track UPVC Sliding windows with provision to add/install Mosquito Mesh.

Balcony & Staircase Railing

- MS Railing

Doors

- **Main Door Frame :** Best Quality Teak wood frame with melamine/polish.
- **Main Door shutter :** Both Side veneer shutter with melamine/polish.
- **Hardware :** Safety Lock, SS Handle, Door Eye, Tower Bolt and Magnetic Catcher.
- **Bedroom doors :** BWP grade flush doors with Sal wood/Hard wood frame.
- **Bathroom doors :** BWP grade flush doors with Sal wood/Hard wood frame.
- **Hardware :** Cylindrical lock with key, Door Stopper and Door Bush
- **Hardware :** Cylindrical lock without key, Door Bush
- Europa Hardware.



Flooring

- **Living, Dining, Kitchen :** 600 X 1200mm Double Charged Vitrified Tiles
- **Bed Rooms :** 600 X 1200mm Double Charged Vitrified Tiles.
- **Balconys, Utility, Toilets Flooring :** Antiskid Ceramic Tiles.
- **Toilet :** Glazed Finished wall Tiles up to 7'.0" height.
- **Basement flooring :** VDF Flooring.
- **Terrace :** Brick bat coba Finish over Waterproofed Base
- **Staircase :** Finished in Granite/Equivalent Tile.
- **Lift Lobby & Common area :** Combination of Granite or Vitrified Tiles.



Kitchen & Utility

- Provision for Aqua guard/RO
- Provision for Geyser.
- Provision of Bibcock for Washing machine and One Angle Cock at Utility.
- Facilitate Gail Gas Installation(As Per Gail Gas Company Terms And Conditions)



Plumbing & BWSSB

- Chromium Plated (CP) and sanitary ware of Kohler/Equivalent.
- Wall-Mounted EWC with flush valve.
- Provision for Geyser in all toilets.
- Facilitate Cauvery water connection to the Apartment.
- Based on availability and subject to payment to builder based on The BWSSB Terms & Conditions.
- Kohler/Equivalent.



Electrical & Communications

- Fire Resistant Copper wires and Modular Switches.
- BESCOM Power: 3.5 KW Power for 2 BHK and5 KW Power for 3 BHK.
- 100% Generator back-up for common area and 1kv for each flat.
- Telephone & Data Point in Living area, TV Point in Living and Master Bedroom.
- Provision for few car charging points in basement.
- EV Charging Point (On Customer Request)



Common Area Flooring

- IPS Flooring in basement & ground floor car parking area.
- Granite flooring in first floor corridor & lobbies.
- Granite flooring in lobbies of ground and basement floors.
- Vitrified tiles flooring in corridors & lobbies in upper floors vitrified tile & granite combination cladding for lifts entrance wall & other applicable areas.
- Vitrified tile flooring in clubhouse, party hall & indoor games area.
- Granite/Kota Stone/ cement tile flooring & riser for staircase area.



Painting

- Internal walls : premium emulsion paint.
- External walls : Weather-proof exterior Emulsion paint.
- Enamel painting for grills & railings as per architectural design.
- Asian Paints/Equivalent.



Security

- Provision for sophisticated round-the-clock security system.
- Panic button and intercom is provided in the lifts.
- Surveillance cameras (CCTV) at strategic locations.



Lifts

- 6 nos. of passenger elevator of Kone/Equivalent.
- Service elevator of Kone/Equivalent.

Structure & Walls

- Basement + Ground + 10 floors RCC framed structure with concrete block masonry walls.



Parking

- Covered car parking in basement & ground floor.

Lifts

- Passenger and Sevice elevator.



Swimming Peel

- RCC walls & floor finished with waterproof plastering & tiles.

Clubhouse

- Double-height Lobby with Meeting Rooms, Gents Gym, Ladies Gym, Yoga Hall & Indoor games.



Children Play Area

- Slides, Swing, See-saw (double), Merry-go-round, Soccer, Half Basketball Court, & Park Bench.



STP & Sumps

- RCC walls & floor finished with waterproof plastering.

Security System

- Peripheral area & entrance gate is equipped with CCTV cameras for surveillance.

GREENNESTO
Sustainable Living

Greennesto headquartered in Bengaluru was born as an extended vision and passion for eco-conscious habitat which promotes environmental, aesthetic and organic living spaces.

We are an expert team of creative minds from diverse academic and professional backgrounds instigated by a passion for creation, a commitment to community and the social responsibilityof creating and maintaining healthy sustainale homes.

In the planning of an environmentally sustainable building, strong considerations are given to maximise the building's energy efficiently and reduce the energy expended throughout the construction process.





Greenneste 02

Project Type

Apartments

Location

Haralur Main Road, Bengaluru



Livespacess Symphony

Project Type

Apartments

Location

HSR Layout, Bengaluru





FWD architects

FWD Architects, with offices in Bengaluru, Hyderabad, Chennai, And Raipur, is a team of Young Architects, Interior Designers, and Project Managers with a sound background in the international building trends. At FWD sustainability along with economic feasibility has always been the pivot. With a lot of modern construction technologies flowing into the country with unprecedented requirements, FWD is standing up to the expectations of the clients in terms of providing an “easily marketable solution” along with the expected returns. The right mix of international trends, the requirements, the client’s expectations, and the site condition gives birth to the architecture fit for emerging India.

Nearly 13 years of Practice, FWD Architects has established a reputation for excellence in the designs of small and large scale Residential, Hospitality, Commercial and Institutional projects. A team of 40 professionals, we are still a hands-on, design-oriented firm at heart. Our identity lies in balancing the connection to the client, integrity in design, and well-organized work culture.

Site responsive design has always been a hallmark of our firm for a decade. We strive to honor the site with design solutions inspired by the vernacular ideology and the international know-how. We advocate sustainability with the right mix of profitable and practical design methodologies in all our projects.

Typical Floor Plans

Block A




A8
2BHK
EAST
1180 SQ.FT
Drawing Room
11'-0"X 15'-8"
Bedroom
11'-0"X 10'-4"
Toilet
5'-0"X 8'-6"
Balcony
4'-3"X 11'-0"
Kitchen
8'-6"X 11'-4"
Bedroom
13'-10"X 11'-10"
Toilet
5'-0"X 8'-6"
Utility
6'-0" X 4'-3"
LIFT
5'-0"X 5'-0"
LIFT
5'-0"X 5'-0"
6'-0" Wide Corridor
A3
2BHK
EAST
1175 SQ.FT
Drawing Room
11'-8"X 15'-0"
Toilet
5'-0"X 8'-6"
Bedroom
11'-8"X 10'-4"
Balcony
4'-3"X 11'-0"
Bedroom
11'-8"X 15'-4"
Toilet
5'-0"X 8'-6"
Kitchen
7'-8"X 11'-4"
Utility
4'-3"X 11'-0"
A7
2BHK
EAST
1180 SQ.FT
Drawing Room
11'-0"X 15'-8"
Bedroom
11'-0"X 10'-4"
Toilet
5'-0"X 8'-6"
Balcony
4'-3"X 11'-0"
Kitchen
8'-6"X 11'-4"
Toilet
5'-0"X 8'-6"
Utility
6'-0" X 4'-3"
A4
2BHK
NORTH
1175 SQ.FT
Drawing Room
11'-0"X 15'-0"
Bedroom
11'-8"X 10'-4"
Toilet
5'-0"X 8'-6"
Balcony
4'-3"X 11'-0"
Bedroom
11'-0"X 15'-4"
Toilet
5'-0"X 8'-6"
Kitchen
7'-8"X 11'-4"
Utility
4'-3"X 11'-0"
Bedroom
11'-0"X 11'-0"
Toilet
5'-0"X 7'-4"
Bedroom
11'-0"X 11'-0"
Balcony
5'-0"X 11'-10"
Utility
E.H.C
LIFT
5'-4"X 5'-0"
A6
3BHK
EAST
1555 SQ.FT
Drawing / Dining
20'-8"X 13'-6"
Balcony
6'-0"X 5'-0"
Master Bedroom
12'-8"X 11'-0"
Toilet
6'-0"X 7'-4"
Kitchen
9'-0"X 11'-0"
Balcony
5'-4"X 11'-10"
A5
3BHK
WEST
1555 SQ.FT
Drawing / Dining
21'-4"X 13'-6"
Bedroom
11'-8"X 11'-8"
Toilet
5'-8"X 7'-4"
Bedroom
11'-4"X 11'-8"
Balcony
5'-0"X 11'-10"
Powder Room
5'-10"X 4'-10"
Balcony
6'-0"X 5'-0"
Master Bedroom
15'-8"X 11'-0"
Toilet
5'-8"X 7'-4"
Kitchen
9'-0"X 11'-0"
Balcony

Typical Floor Plans

Block B




B6
B7
B8
B5
B4
B3
6'-0" Wide Corridor





Artist’s impression, Not an actual site photograph.

Typical Apartment

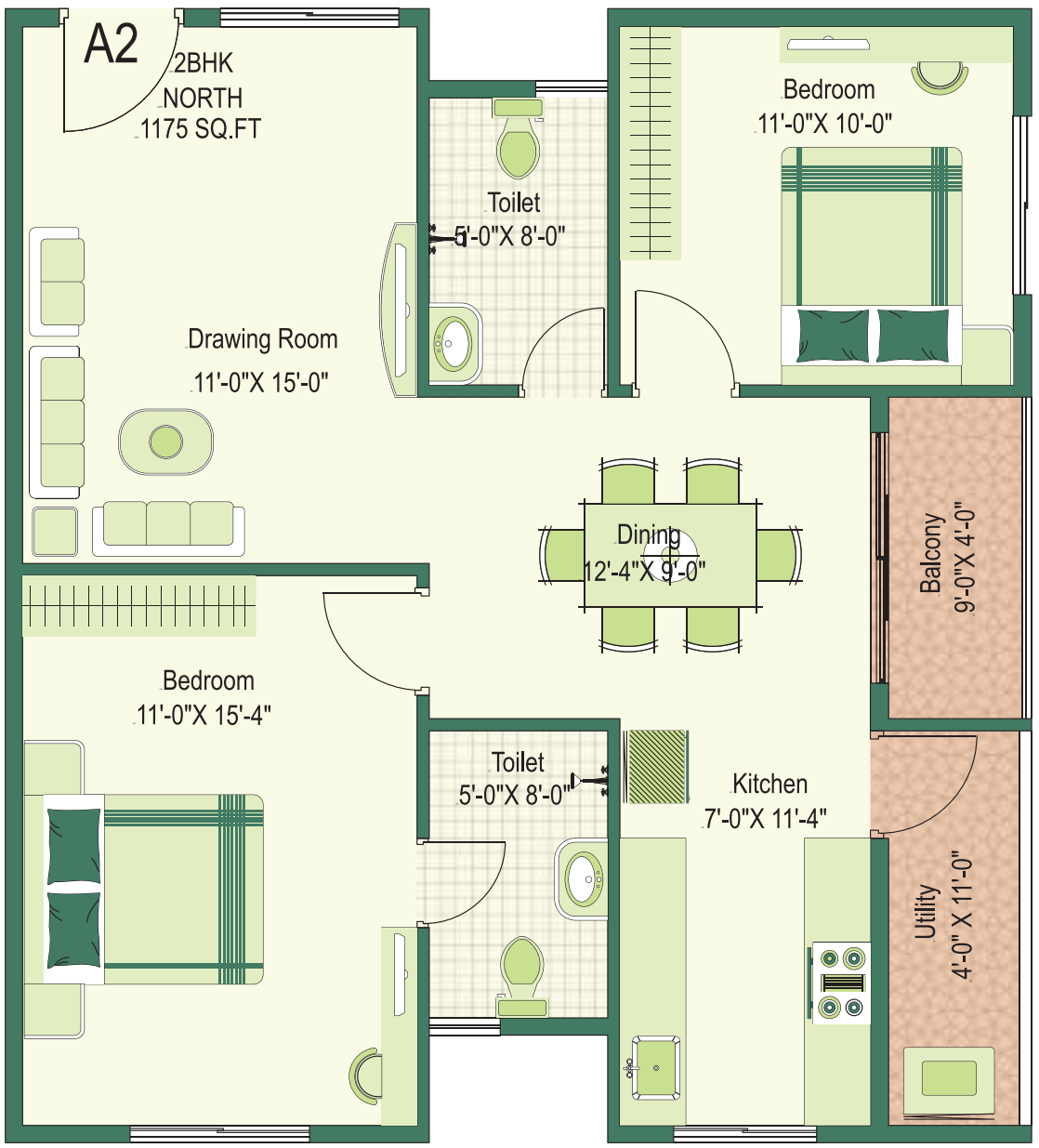
2BHK

North Facing

Salable Area

1,175 sq.ft.





The image shown with furniture/fitting fixtures including wash basin /washing machine are only indicative of space planning and is not part of developers scope.
Main doors will be as per corridor.





Artist’s impression, Not an actual site photograph.

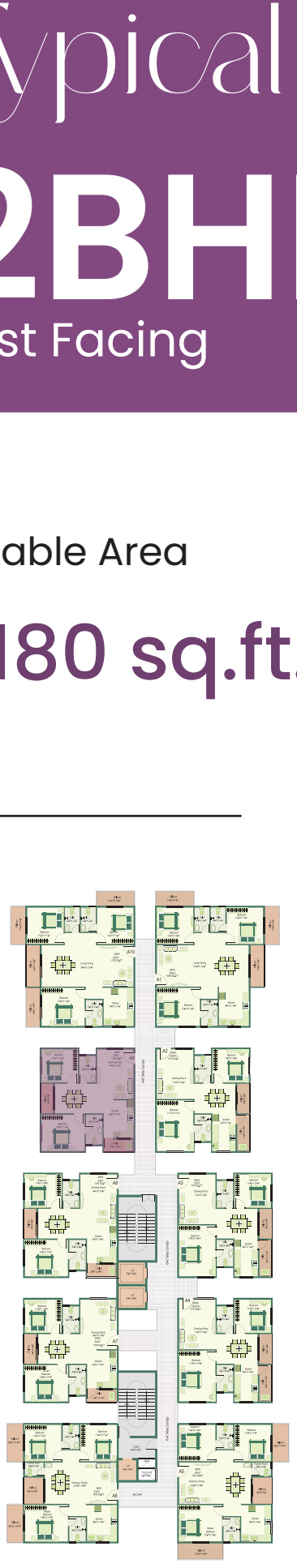
Typical Apartment

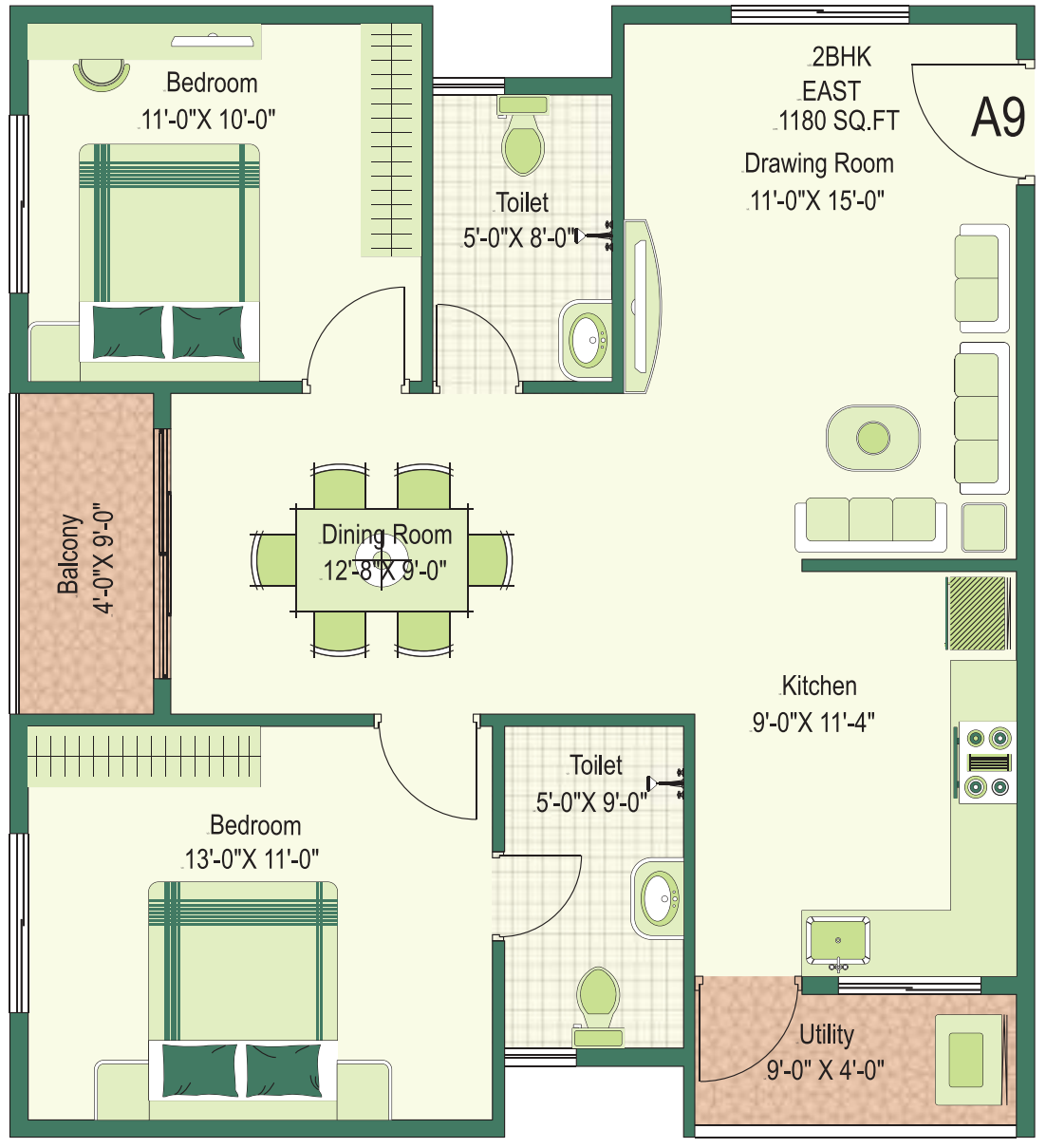
2BHK

East Facing

Salable Area

1,180 sq.ft.





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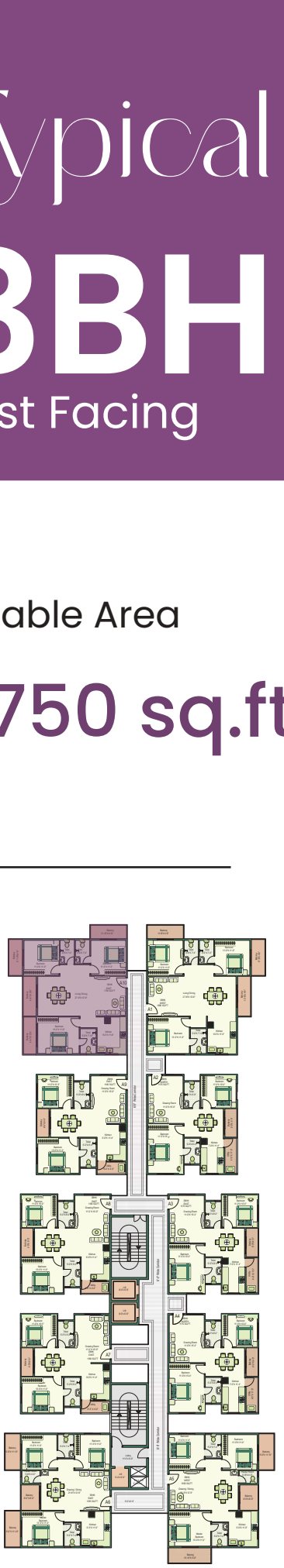
Typical Apartment

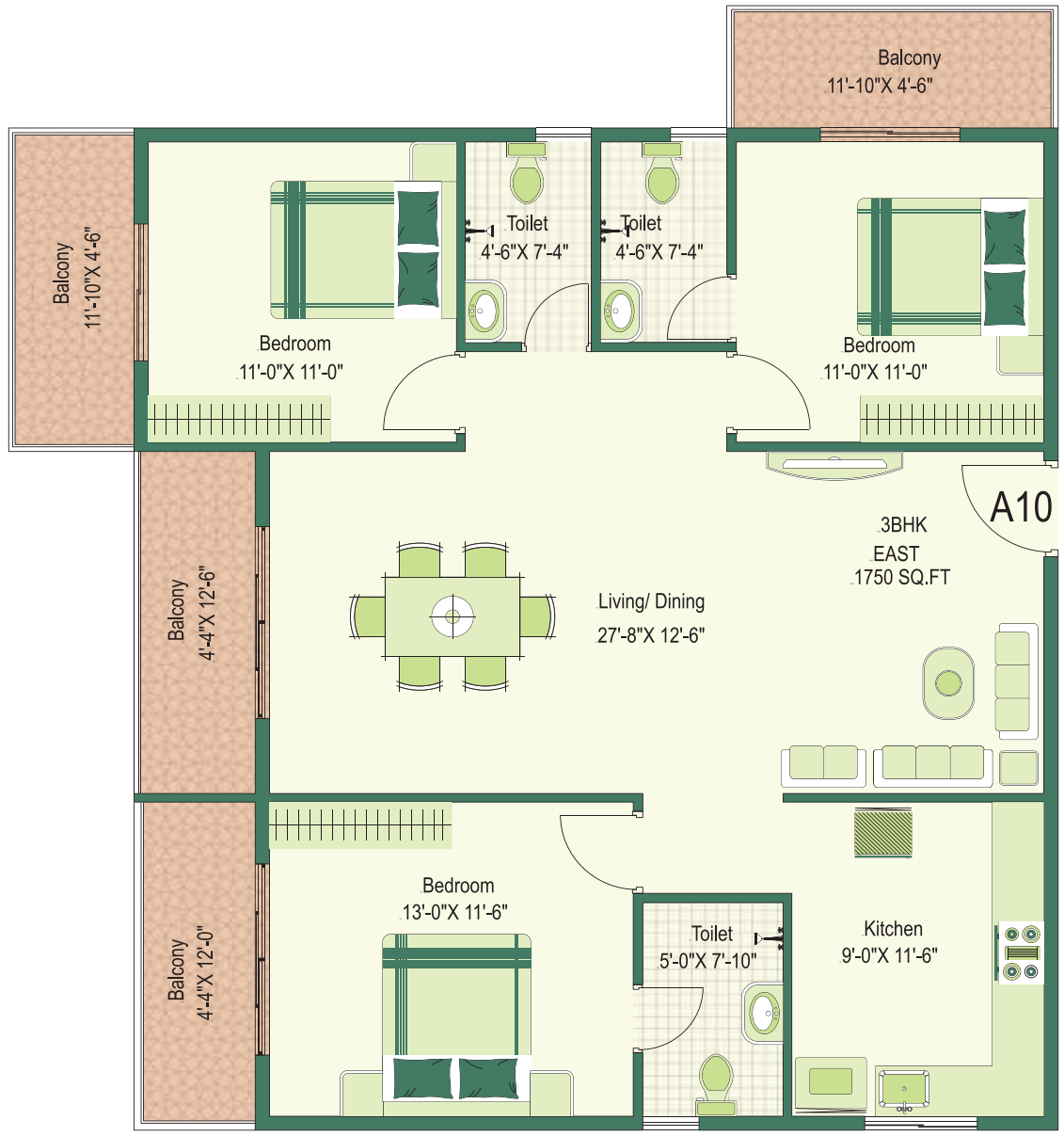
3BHK

East Facing

Salable Area

1,750 sq.ft.





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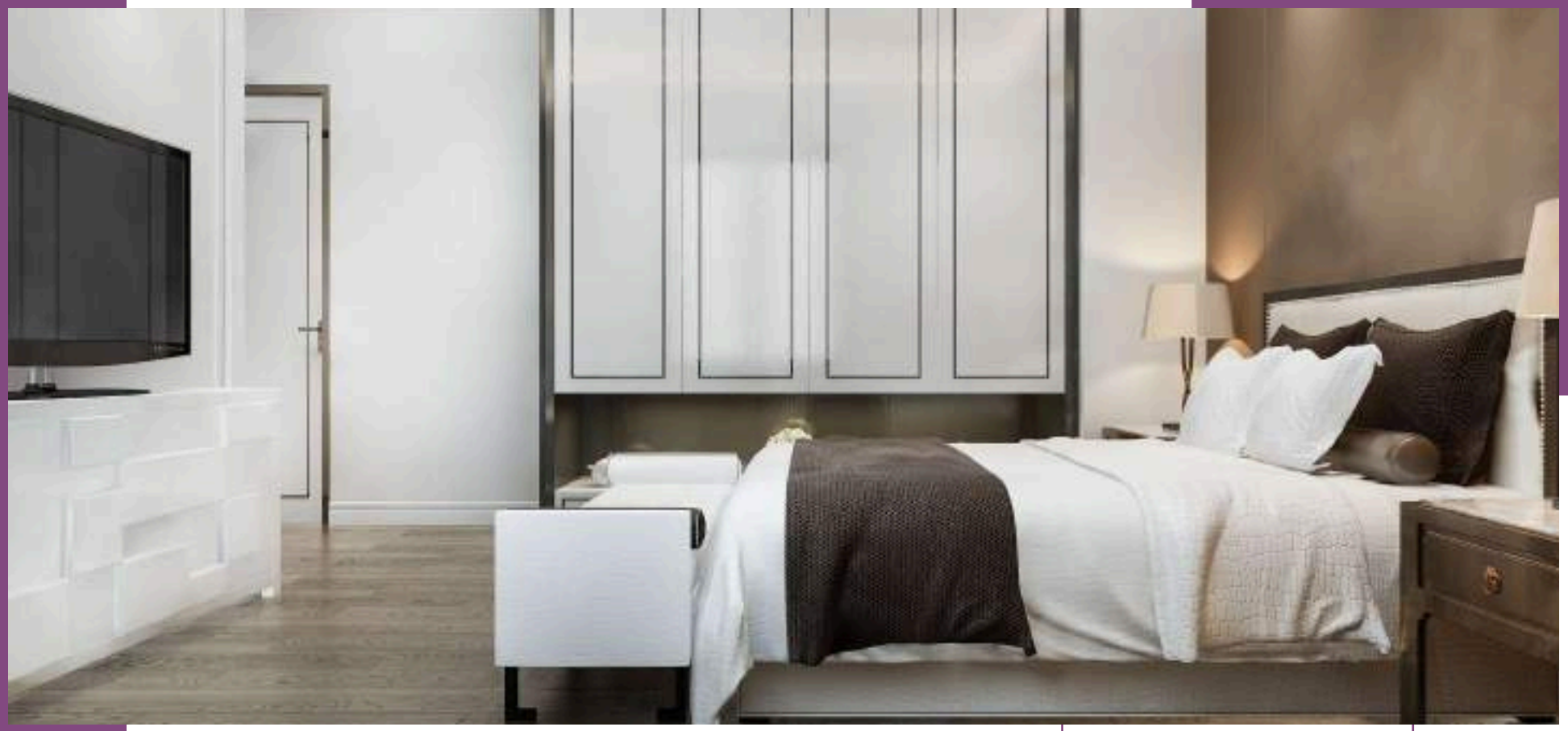




Artist’s impression, Not an actual site photograph.

Typical Apartment

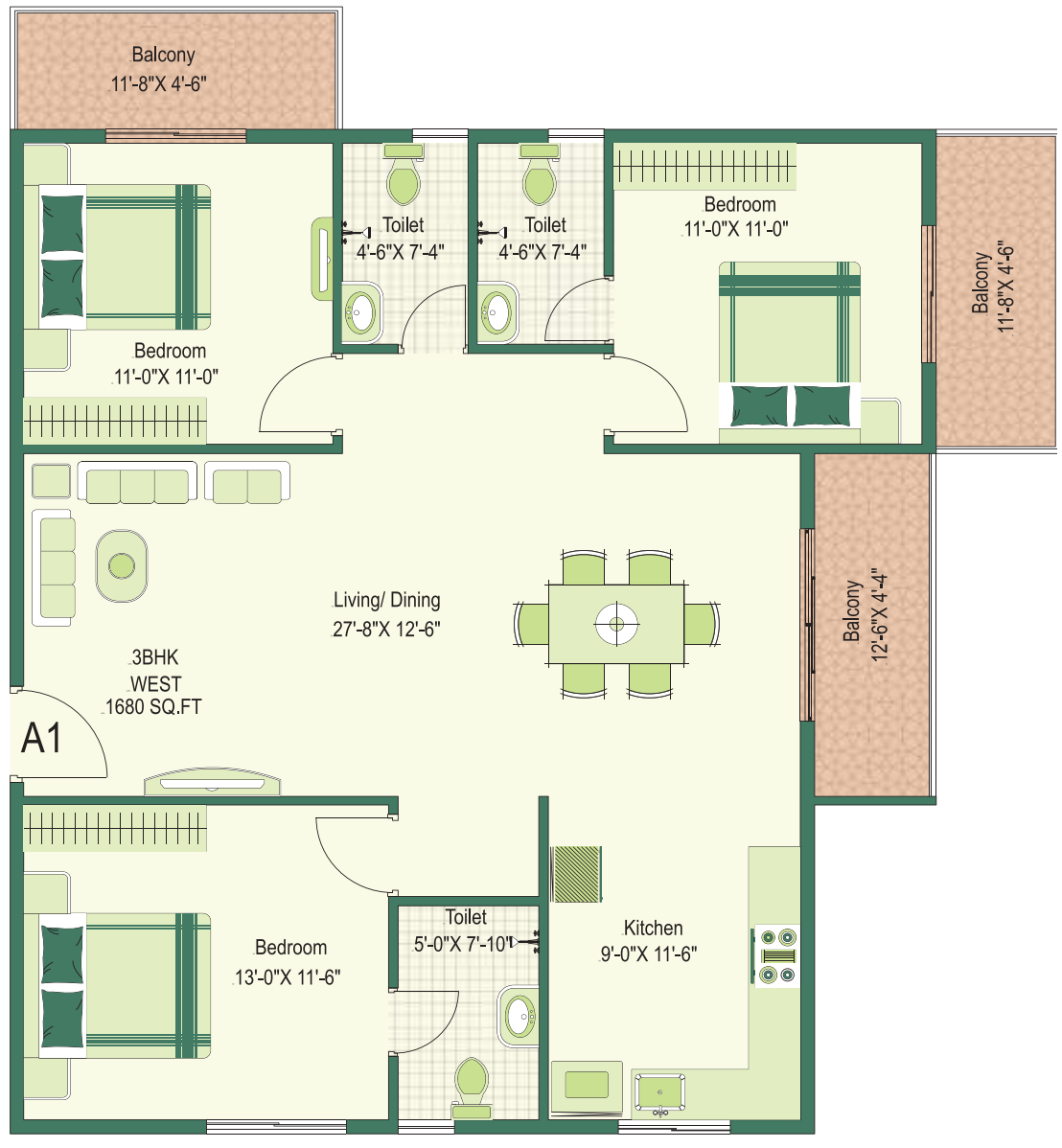
3BHK

West Facing

Salable Area

1,680 sq.ft.





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Main doors will be as per corridor.

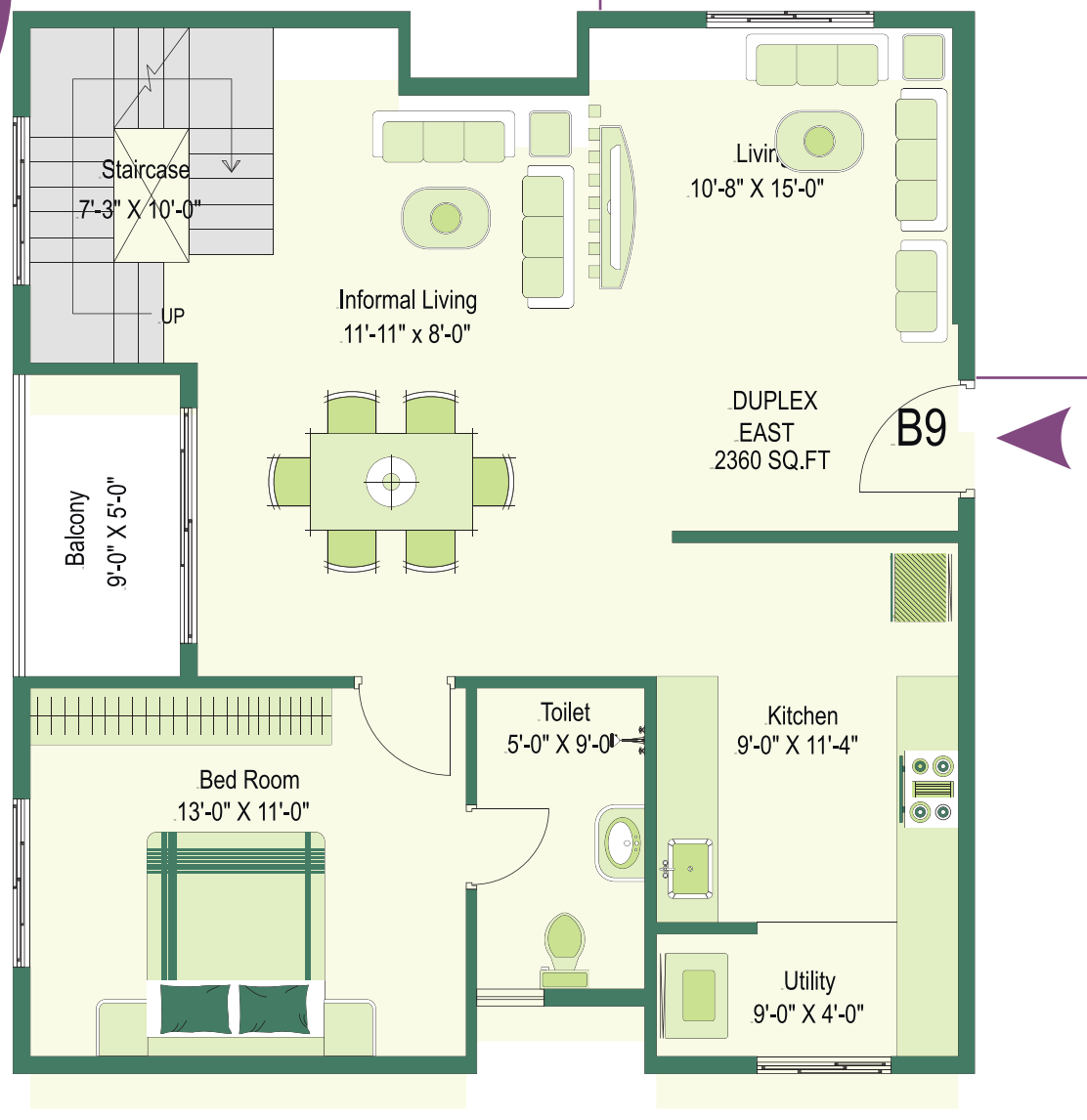
Typical Duplex

3BHK

East Facing

Salable Area

2,360 sq.ft.

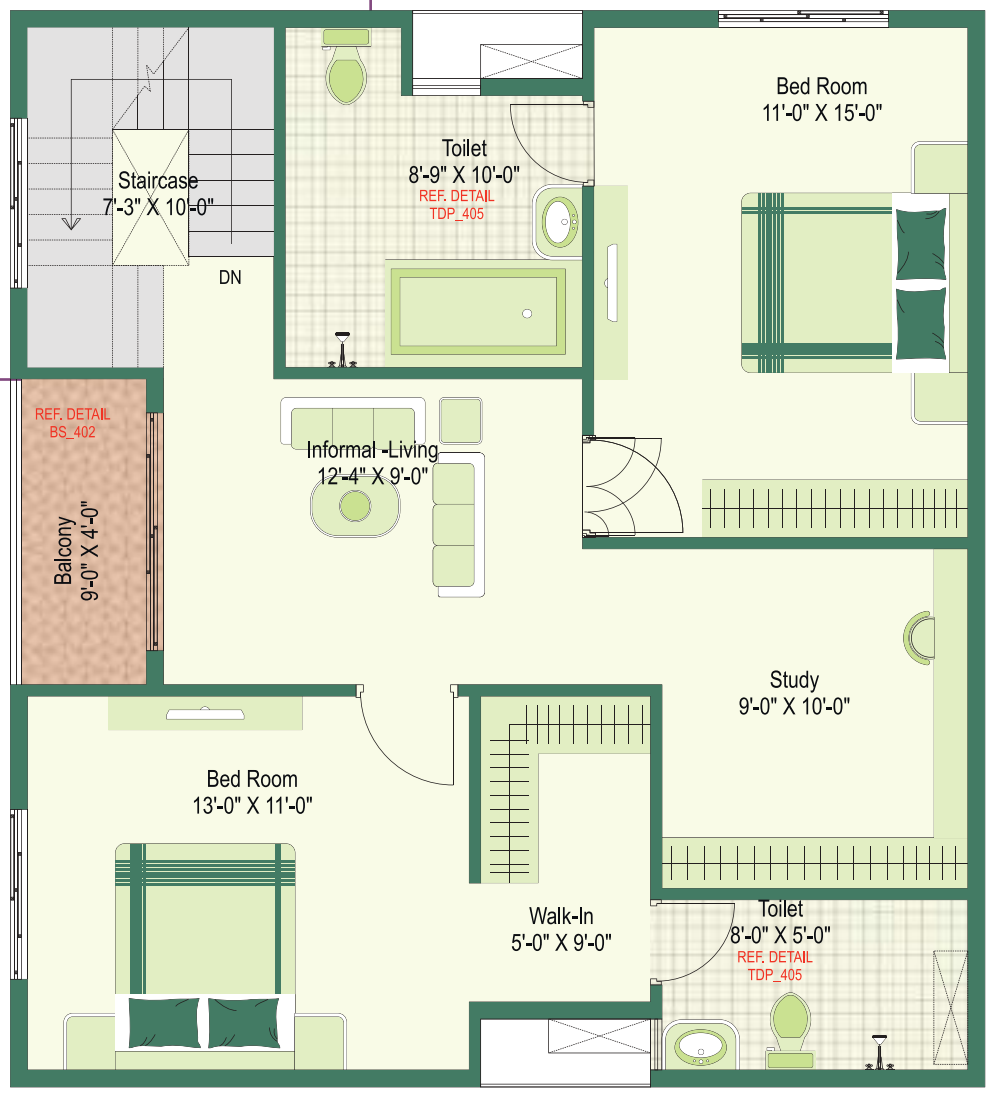




Artist's impression, Not an actual site photograph.

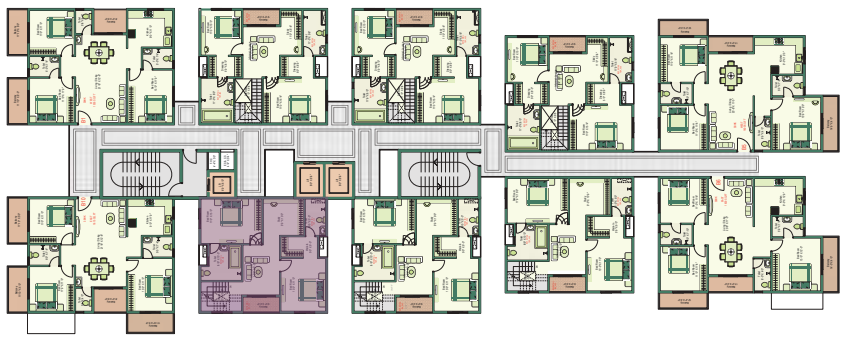
Lower Floor







Upper Floor



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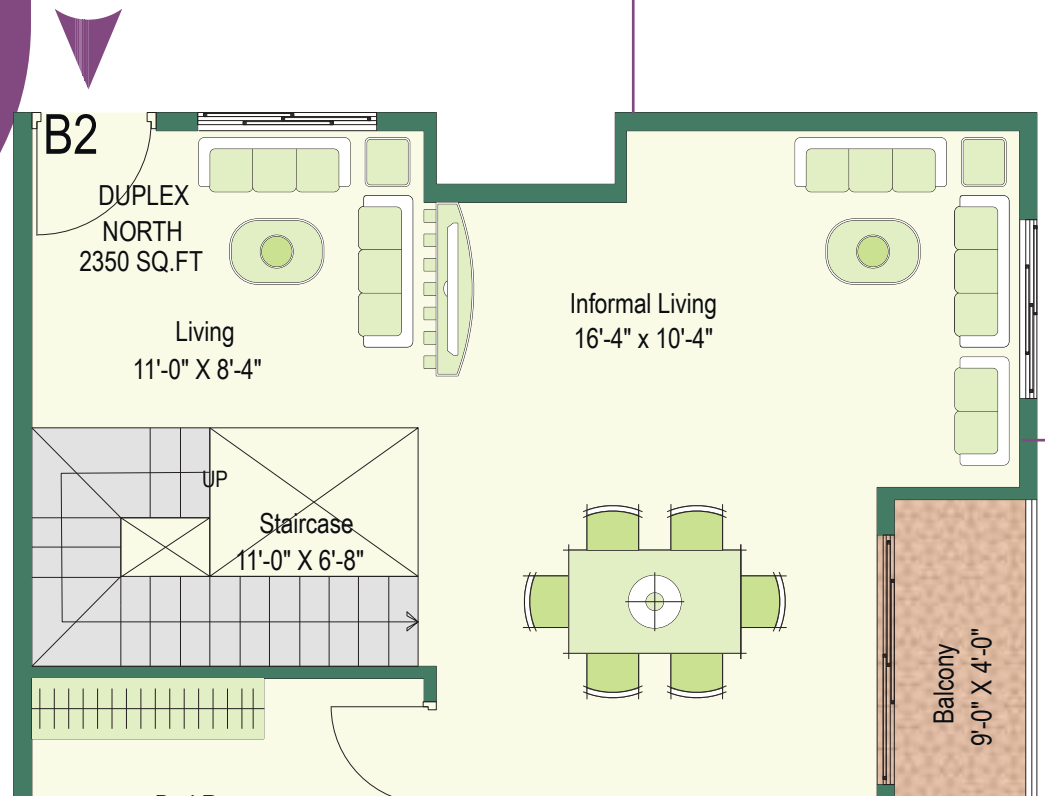
Typical Duplex

3BHK

North Facing

Salable Area

2,350 sq.ft.





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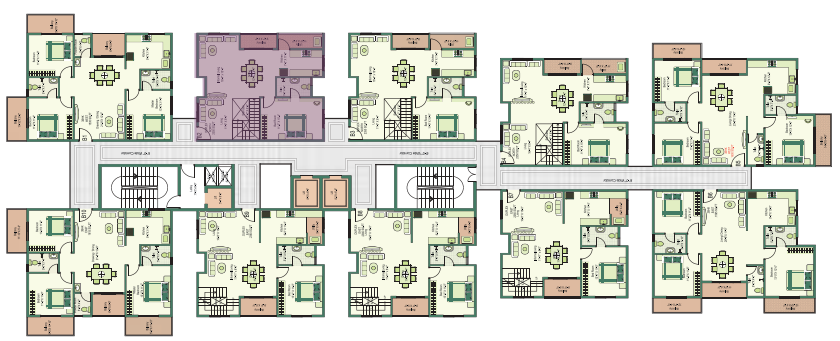
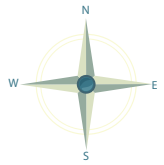
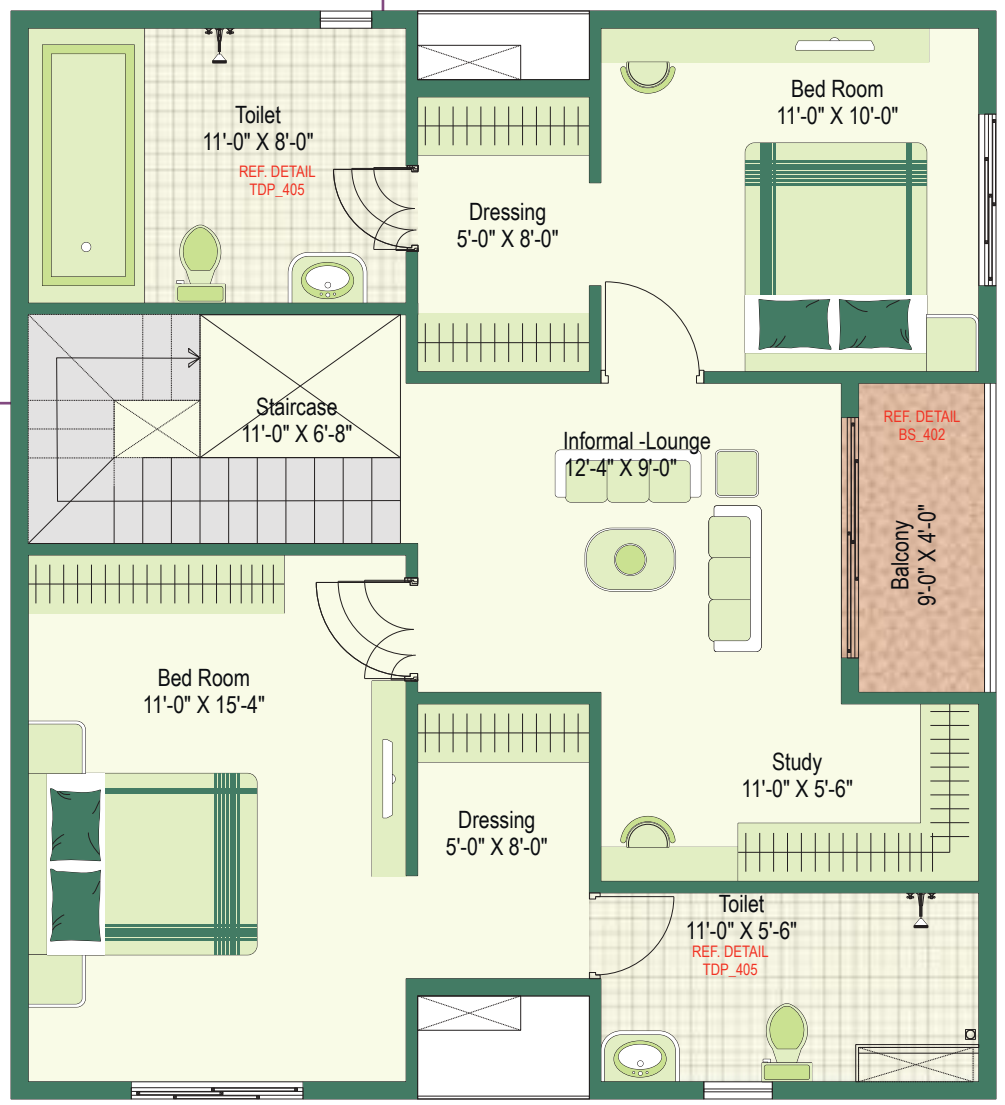
Lower Floor

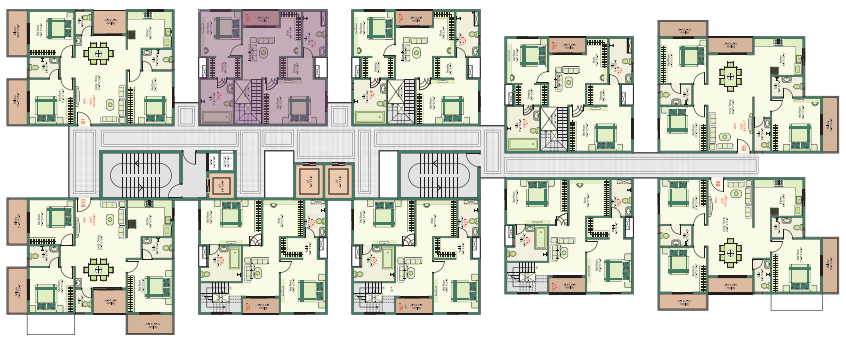








Upper Floor



The image shown with furniture/fitting fixtures including wash basin /washing machine are only indicative of space planning and is not part of developers scope. Main doors will be as per corridor.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