1410

# The Residences

Judicial Layout
Opposite Jakkur Flying Club

An idyllic neighbourhood...
Bespoke residences within

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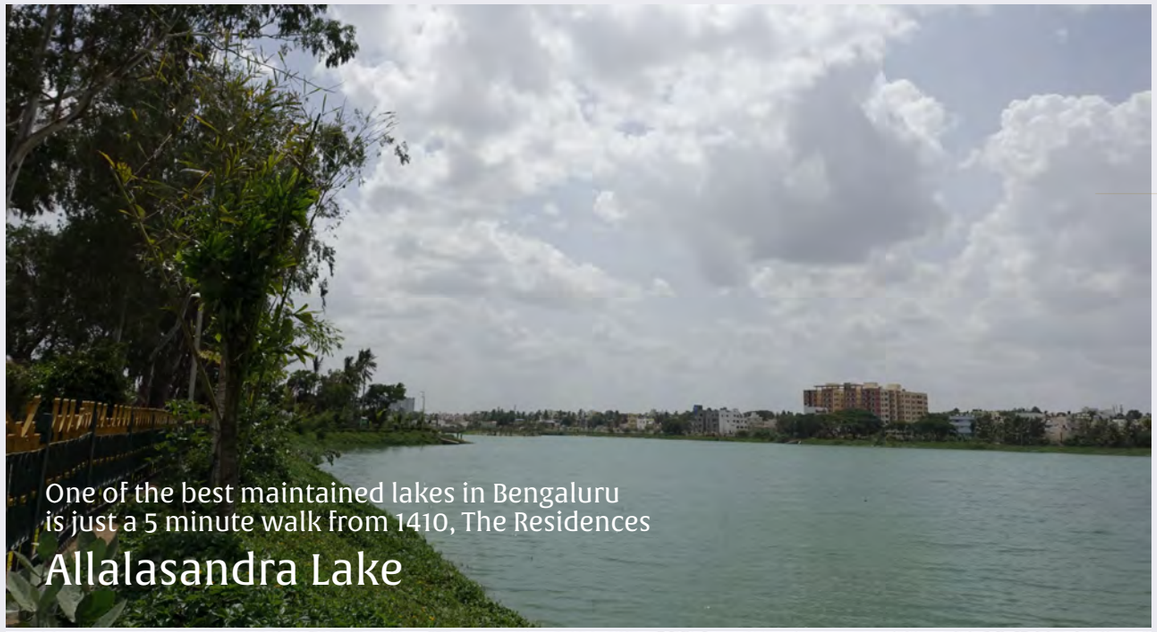
# Location

The project is located just a few minutes from Hebbal Flyover.
Its close enough to main access routes to airport and outer ring road, and to your shopping, healthcare and entertainment needs. And at the same time tucked in to a quiet, green and quaint neighbourhood that is newly developed.



One of the best maintained lakes in Bengaluru
is just a 5 minute walk from 1410, The Residences

## Allalasandra Lake



## Judicial Layout

A new development, Judicial layout is well planned with wide roads, very little traffic, good street furniture and ample tree cover

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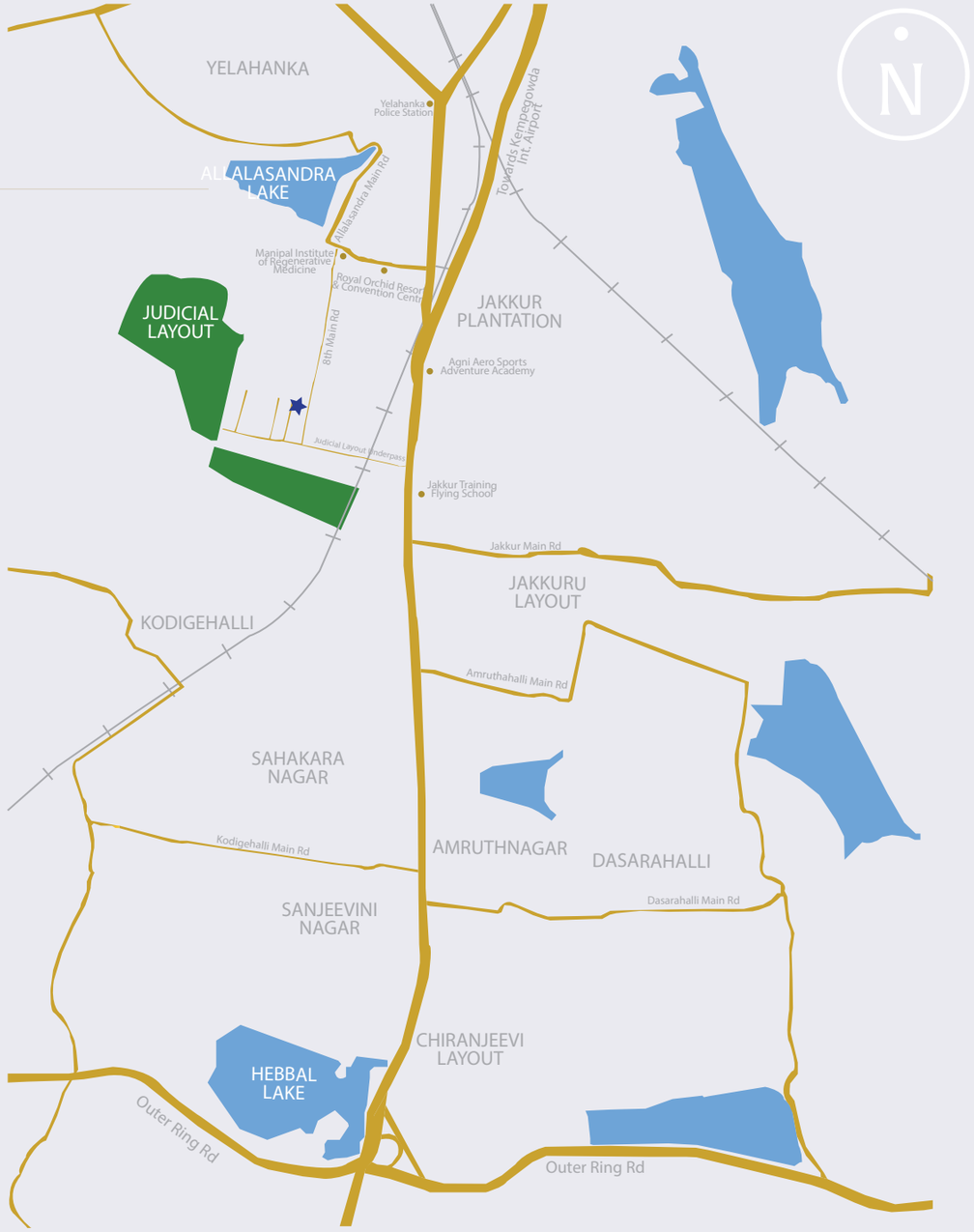

# Ground Floor Plan




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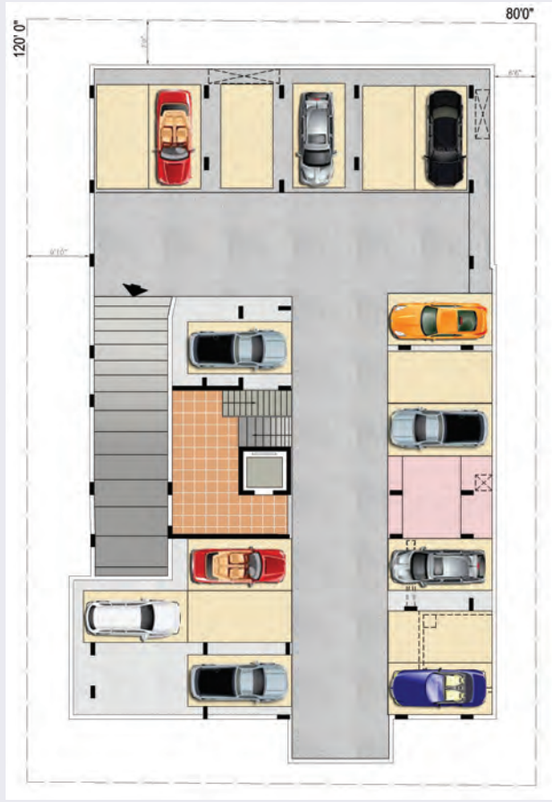
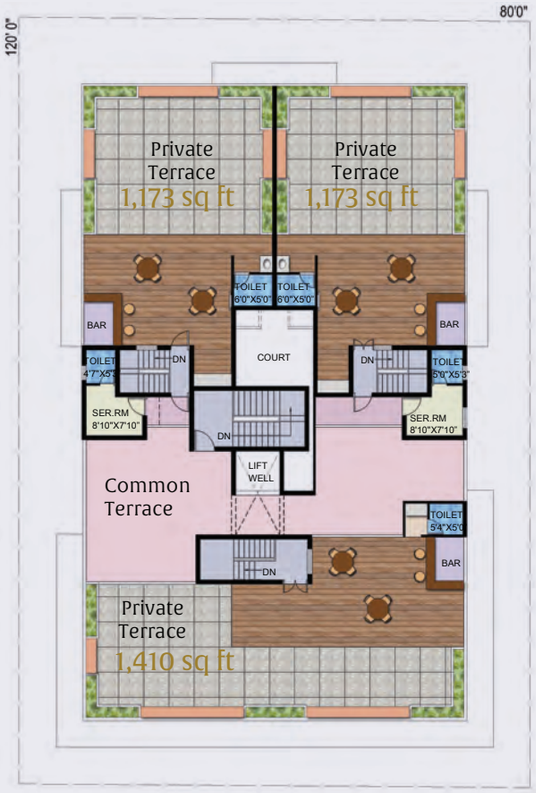
## 3 Bed Unit (2,101 sq ft)

N

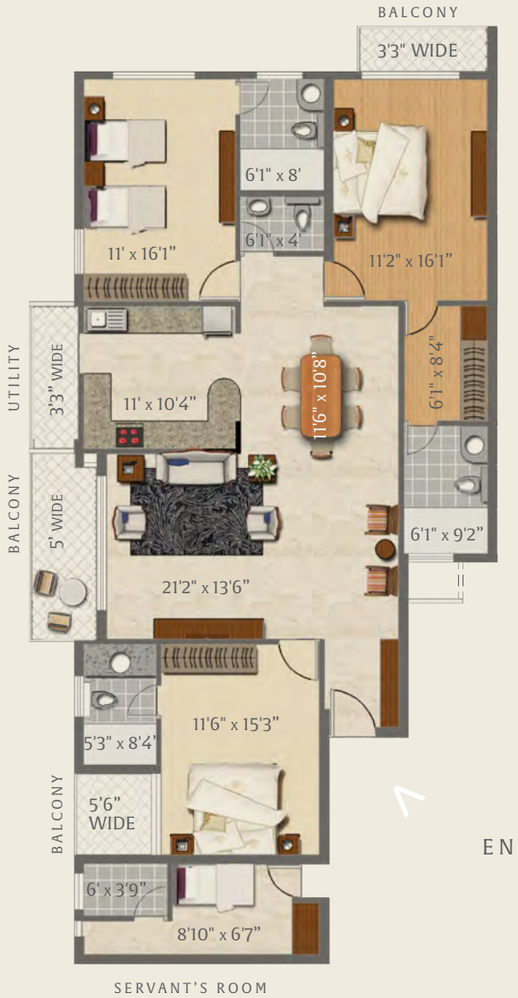
## Basement Parking
27 car parks




## Terrace Floor
Private terrace for 4th floor units



# X01
3 Bed Unit (2,166 sq ft)




# X02
3 Bed Unit (2,156 sq ft)




ENTRANCE

N

## Typical Unit Plan
1st, 2nd & 3rd floor

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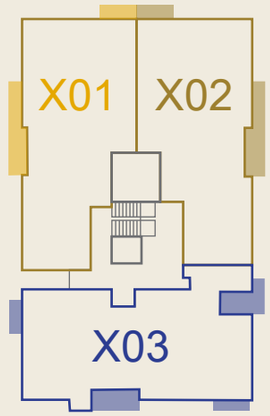
# X03
4 Bed Unit (2,379 sq ft)




N

## Key Plan
1st, 2nd & 3rd floor



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## 401
3 Bed Unit (2,474 sq ft)

## 402
3 Bed Unit (2,474 sq ft)



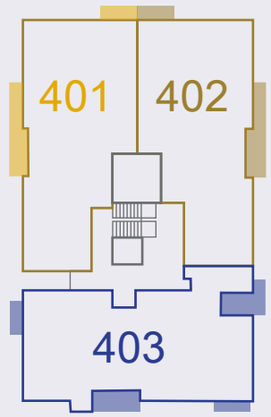




## 403
4 Bed Unit (2,637 sq ft)

N

4th floor
Unit Plan




N

4th floor
Key Plan

# Specifications

- Basement + Ground + 4 Upper Floors + Terrace
- Premium Development comprising of 3 BHK and 4 BHK Apartments
- Car Parking Space spread across two levels
- 24*7 Security System with CCTV Cameras
- One passenger Elevator of Ten Numbers Capacity
- Aesthetically designed units with Vaastu compliant
- Well ventilated Apartments with not more than one common wall
- Well Designed Entrance and Lift Lobbies

## Painting

- Acrylic Interior Emulsion
- Acrylic Exterior Emulsion

## Doors and Windows

- Main entrance door with teak wood frames with T.W veneer finish shutter in both side
- Internal doors African teak frame with masonite shutter
- Toilet doors of African teak frame with masonite shutter
- UPVC Windows

## Flooring

- Imported Marble Flooring in Living, Dining and Entrance Passage
- Premium Wooden Flooring in Master Bedroom
- Premium vitrified tiles in other Bedrooms
- Anti Skid Vitrified tiles flooring and dado up to 7 Feet heights in all toilets.
- Vitrified tiles flooring in Kitchen, Balcony and Utilities.

## Bathrooms

- Vitrified tiles flooring
- Dado up to 7 Feet height Glaze Tiles
- Granite Platform
- Exhaust Fan in all toilets
- Premium quality CP fitting
- Sanitary ware of Kohler / Grohe

## Kitchen

- Anti Skid Vitrified tiles flooring
- Vitrified tiles dado above platform up to 2 feet
- Granite Platform
- Stainless Steel Sink with drain board
- Exhaust Fan

## Electricals

- Provision for TV points in Living and All bedrooms
- Telephone Points in Living and All bedrooms
- Fan Points in Living, Dining and All bedrooms
- Internet point in Living
- Provision Points for Washing Machine
- Adequate power points in the entire apartment
- Effective Hundred Percent Power Back Up
- Three BHK Ten KVA
- Four BHK Twelve KVA
- Modular Switches of Legrand or Tecknic make or equivalent

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# Unique Features

- Business Center – Wi Fi Enabled
- Digital Gaming Zone
- State Of The Art Gymnasium
- Landscaped Lawn
- Tea Corner

- Garden Designed with plants that consume less water
- Rain Water Harvesting

4 Bed x 4 Residences
3 Bed x 9 Residences

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Architects - Team 2
Contractors - Aadithya Build Tech
Project Approved - State Bank Of Mysore

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