

ELEGANT LIVING IN A
SELECT COMMUNITY



A romantic couple is shown in profile, sitting closely together on a rocky ledge. The man, on the left, wears a blue denim shirt and has his arm around the woman. The woman, on the right, wears a pink and white checkered shirt and blue jeans. They are both looking out over a vast cityscape at sunset. The sky is a mix of orange, yellow, and blue, with the sun low on the horizon. The city below is a dense collection of buildings, with some lights visible in the distance. The overall mood is peaceful and romantic.

AN ACHIEVER'S DREAM,
A CONNOISSEUR'S PARADISE

THE PERFECT *Lifestyle*



Well - Located, Well - Connected for Families and Professionals Alike, Kingsford is the answer for those looking to live close to all the luxuries of life. While Close to Several Arterial roads, A Home here will still let you Experience the Extravagant Luxury, well designed with plenty of Green spaces, A Home at Kingsford is sure to offer Everything you need and more.



A MIXED-USE DEVELOPMENT

At Garuda Kingsford, you'll find more than just a home—you'll discover a select community that includes retail space in ground and first floor and office space in the second floor.



METECULOUSLY PLANNED INTERIORS



OPTIMUM SPACE UTILIZATION

The well-planned Interiors gives you more useable space. The Clutter free planning gives provision to plan out the furniture layout without any compromise. The large windows, spacious balconies, well-laid out kitchens add grace to the indoors.



A Flutter-free PLANNED CUISINE



Elegance is'nt about being noticed
its about being *Rememberd*



A RESIDENCE *Blooming* WITH RADIANT *Refinement*



Superlatively

designed wardrobe spaces
which makes your interior
more elegant.



WANDERLUST



Luxuriate in the many hues
of indulgence

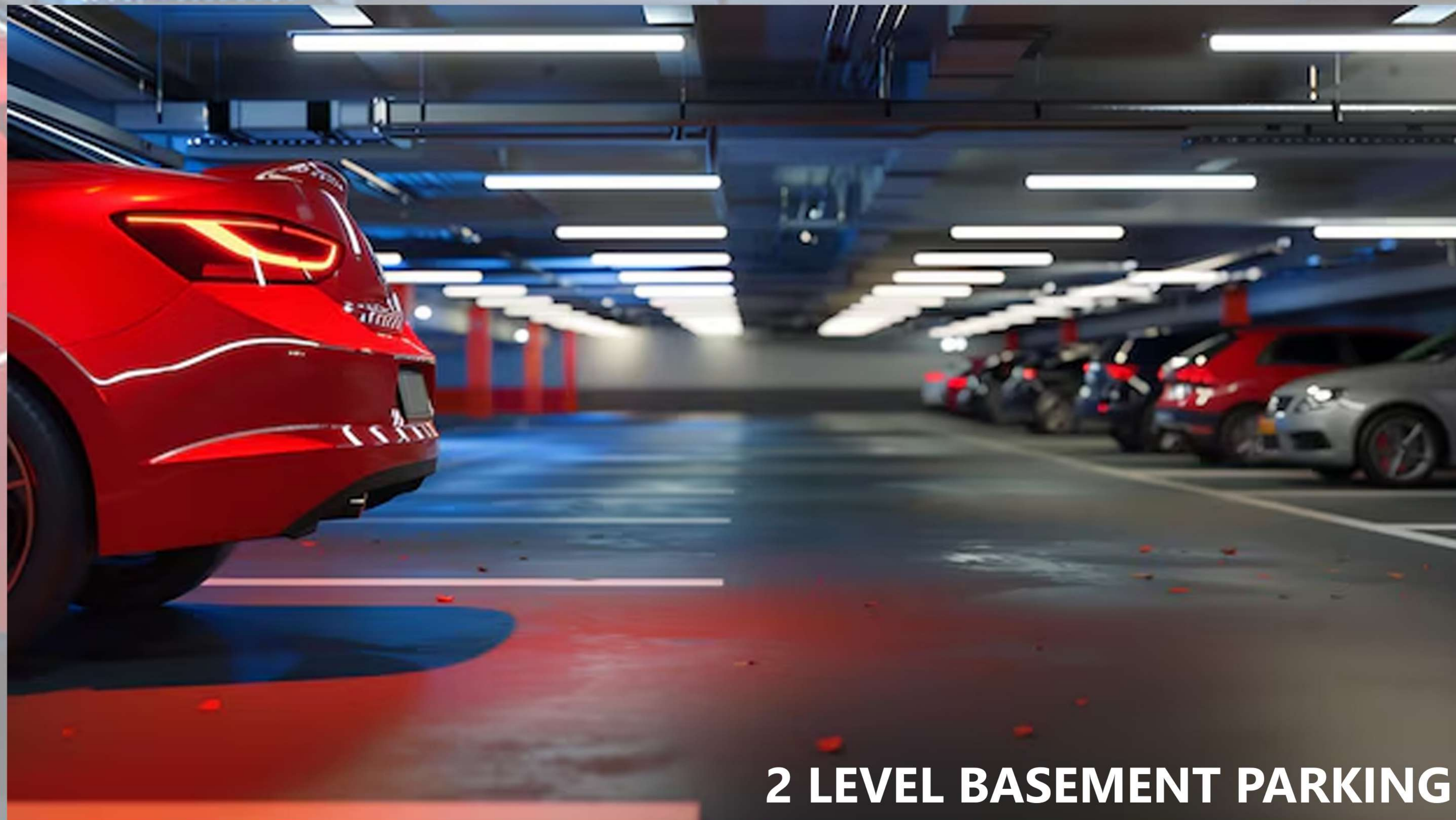
Beautifully Crafted
**Exclusive
Lavish
3BHK** Apartments

10+ Lifestyle
Ameneties

With **Retail**
Spaces

2 level **Basement**
Parkings







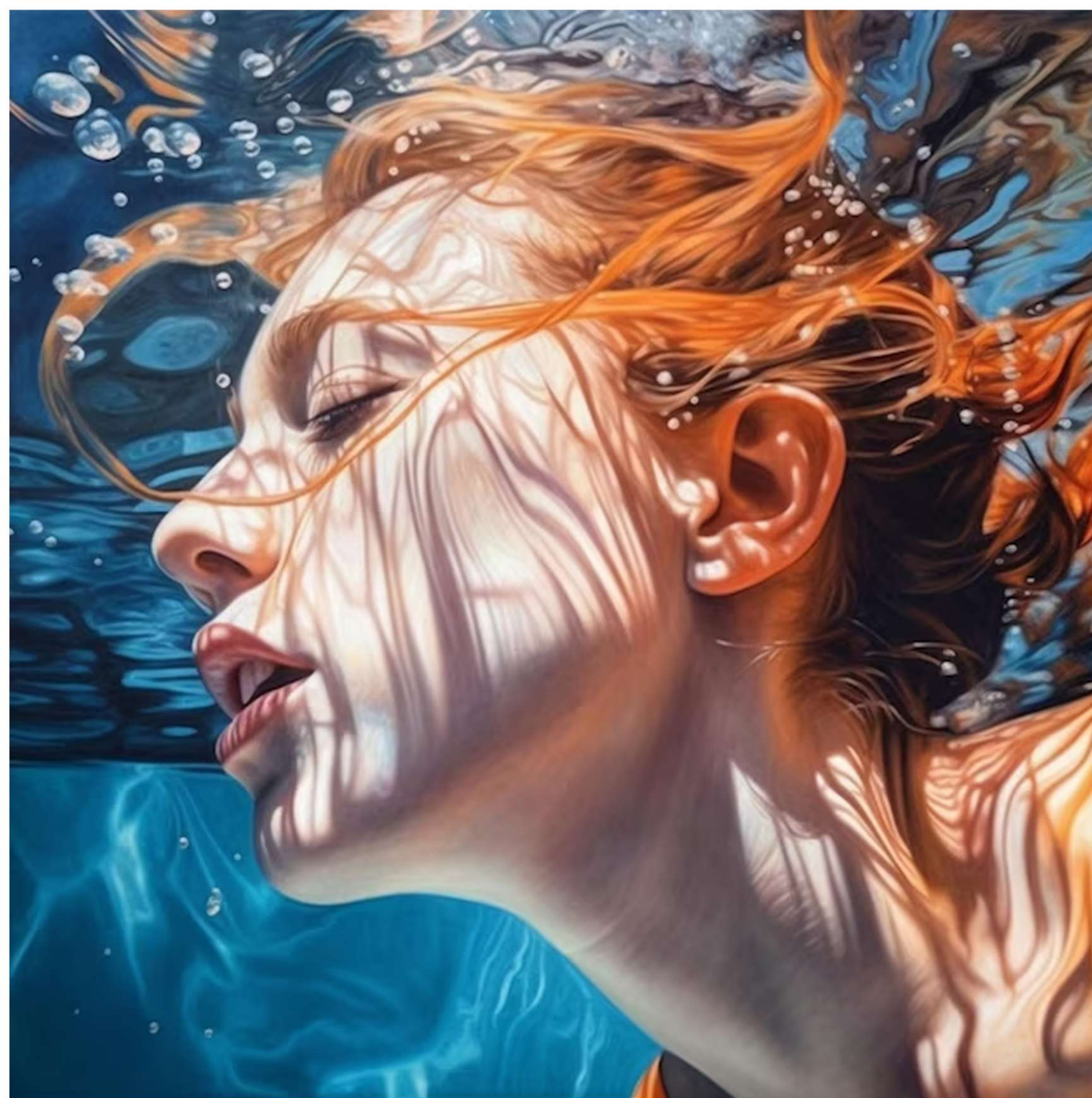
MASTERPLAN

THE PROJECT
SPREAD ACROSS 1 ACRE & 17 GUNTAS



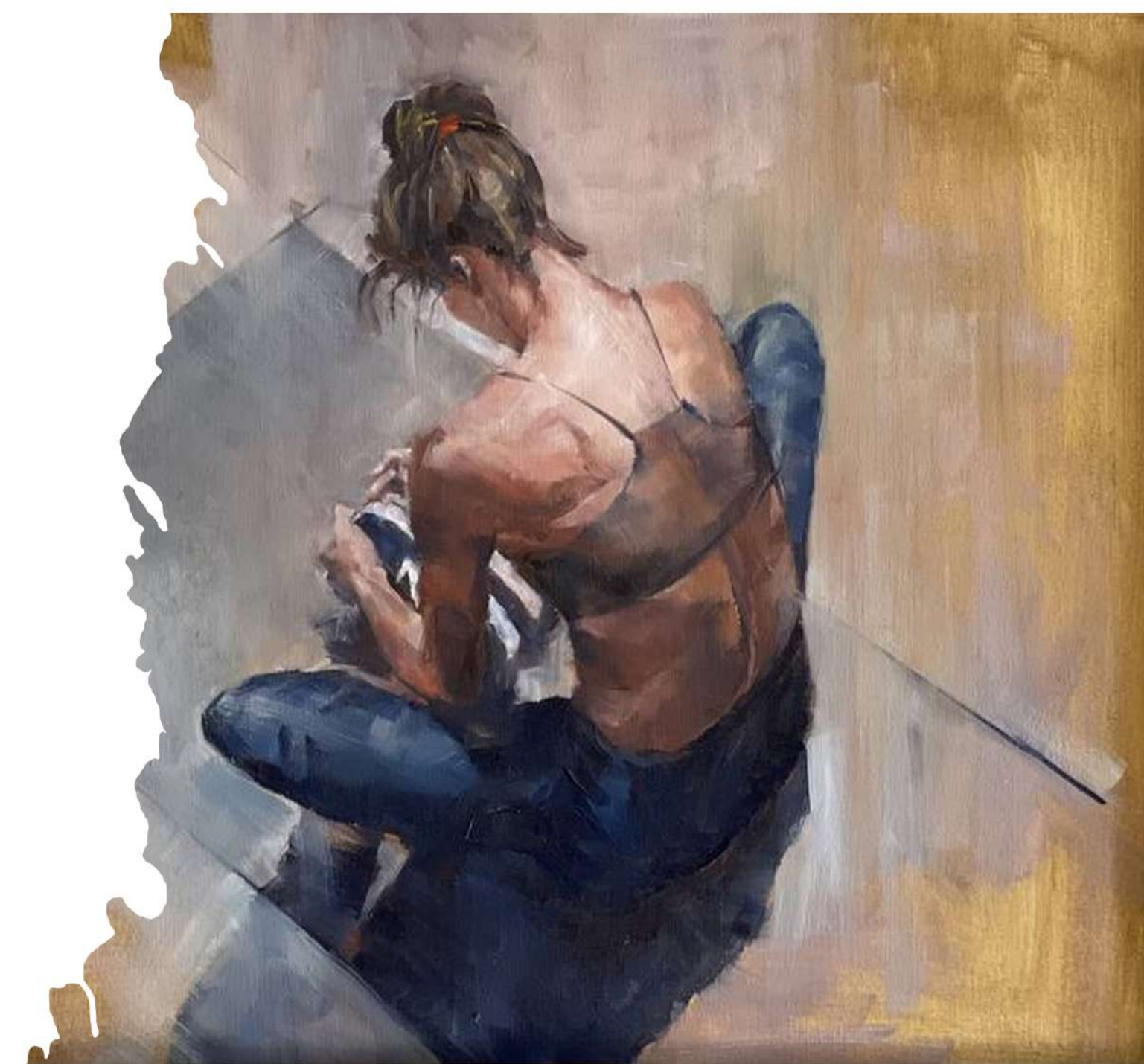
**HANDFULLY PICKED AMENITIES TO ACHIEVE
THE PERFECT BALANCE BETWEEN
MIND, BODY AND SOUL.**





Make a Azureous Splash

The Pool located on the terrace to immerse yourself in the azureous waters to get your day started or find relaxation here at the end of it.



YOGA

Find your balance in the calming spaciousness of your yoga room on terrace.



JOGGING TRACK

Morning jog on the roof top, perimeter jogging track or while sweating it out at the fully equipped gym.

CLUB AMENITIES

TERRACE POOL

FULLY EQUIPPED GYM

AEROBICS / YOGA

DECORATIVE PARTY HALL

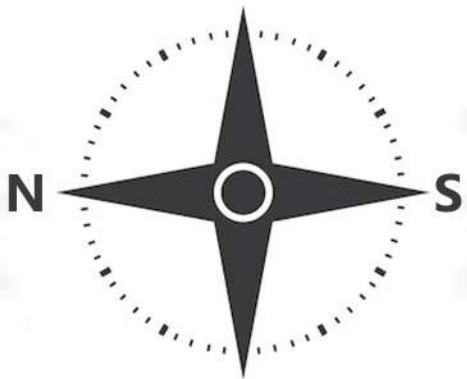
INDOOR GAMES

TERRACE GARDEN

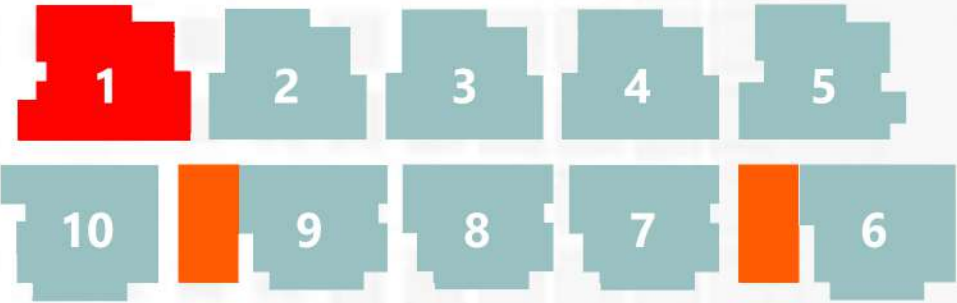
TERRACE KIDS PLAY AREA

FLAT NO: 1
WEST FACING

3BHK
1920 Sq.ft

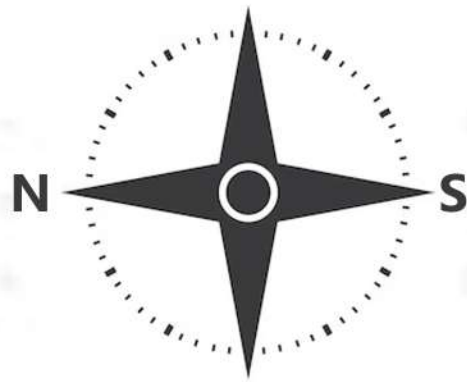


KEY PLAN

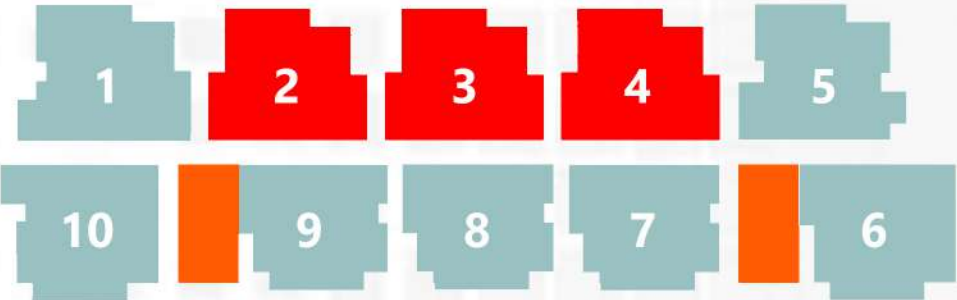


FLAT NO: 2,3,4
WEST FACING

3BHK
1783 Sq.ft

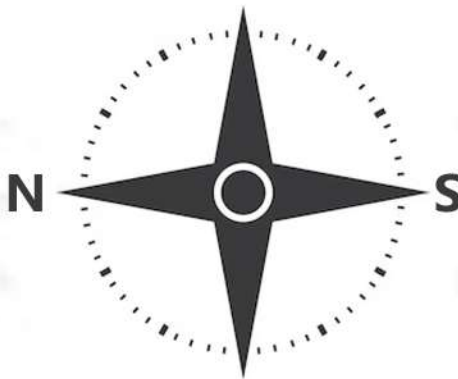


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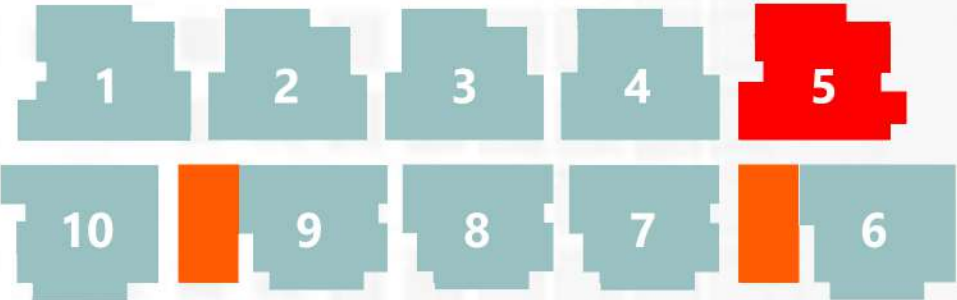


FLAT NO: 5
WEST FACING

3BHK
1861 Sq.ft

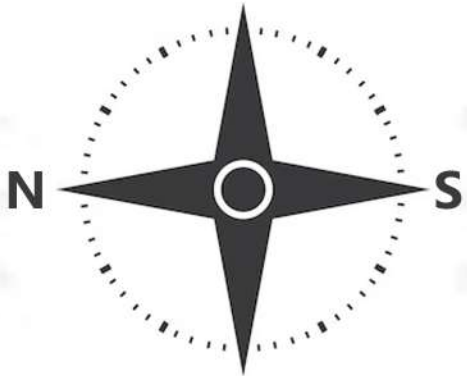


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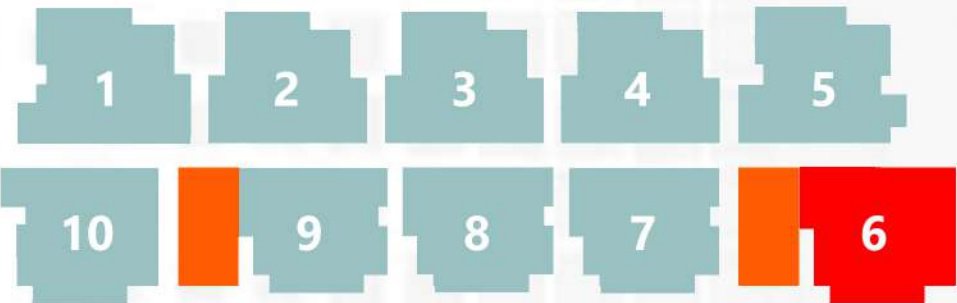


FLAT NO: 6
EAST FACING

3BHK
1917 Sq.ft

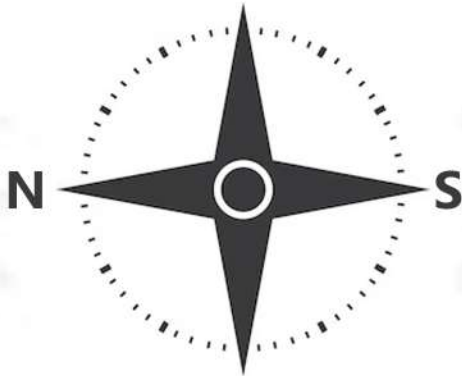


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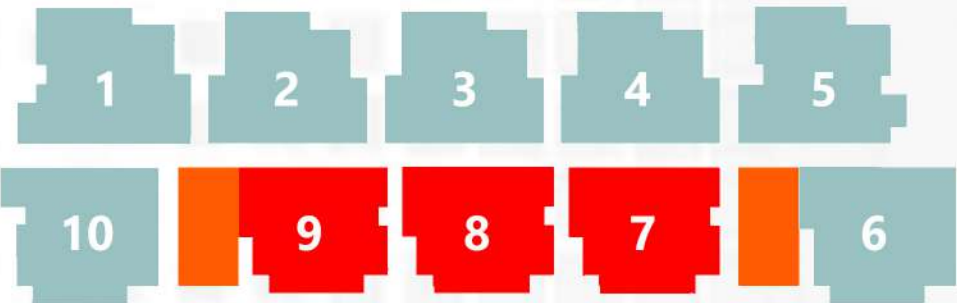


FLAT NO: 7,8,9
EAST FACING

3BHK
1673 Sq.ft

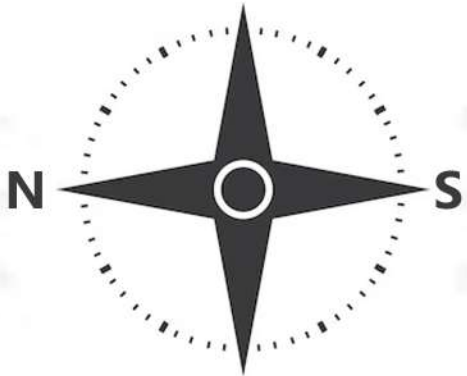


KEY PLAN

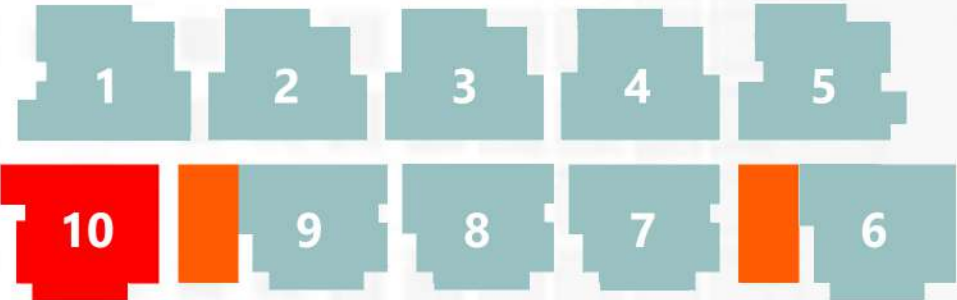


FLAT NO: 10
EAST FACING

3BHK
1872 Sq.ft



KEY PLAN



HOMES

WHERE HAPPINESS RESIDES



Specification



STRUCTURE

- R.C.C Framed structure compliant as per Seismic Zone -II



DOORS AND WINDOWS

- Entrance -Teak frame and shutter finished with veneer
- Bedroom -Teak frame and shutter finished with laminate
- Toilet -Teak frame and shutter finished with laminate
- Windows -UPVC Frames & glazed sliding shutters with provision for bug Screen
- Ventilators -UPVC Frames , with louvers and exhaust provision



ELECTRICAL

- Concealed PVC conduit, with fire resistant low smoke copper wiring
- Modular switches of Havells / Schneider or equivalent
- Provision for AC in all in living and all bed rooms



FLOORING & DADO

- Premium brand double charged vitrified tiles
- Bathroom -Premium brand Anti-Skid floor ceramic tiles, Wall cladding with glossy ceramic tiles
- Balcony -Premium brand Anti-Skid floor ceramic tiles



PAINT

- Internal -Premium brand Anti-bacterial acrylic emulsion.
- External -Premium brand Weather proof acrylic emulsion.
- Ceiling -Premium brand acrylic distemper.



SANITARY & FITTINGS

- Concealed valve system
- Jaquar or equivalent make



POWER SUPPLY

- Grid power 3BHK -5kw
- DG Backup for lighting circuit, Tv Point and internet point
- 100% Backup for common areas



ELEVATOR

- Kone/ Schindler or equivalent Passenger and service lift With granite flooring.



Schools

National Public School - 2 mins

INDIAN PUBLIC SCHOOL - 5 mins

Orchids The International School - 9 mins

Shishya Beml Public School - 10 mins

Genius Global School, Marathahalli - 15 mins

Malls

Kemp Fort Mall - 10 mins

Total Mall - 10 mins

Gopalan Grand Mall - 20 mins

Brookefield mall - 26 mins

Hospitals

Manipal Hospital - 10 mins

Rainbow Children's Hospitals & BirthRight - 12 mins

Apollo Medical Centre - Best Multi-Speciality Clinic -13 mins

Jeevika Hospital - 15 mins

ARK Advanced Multispecialty Hospital Clinic

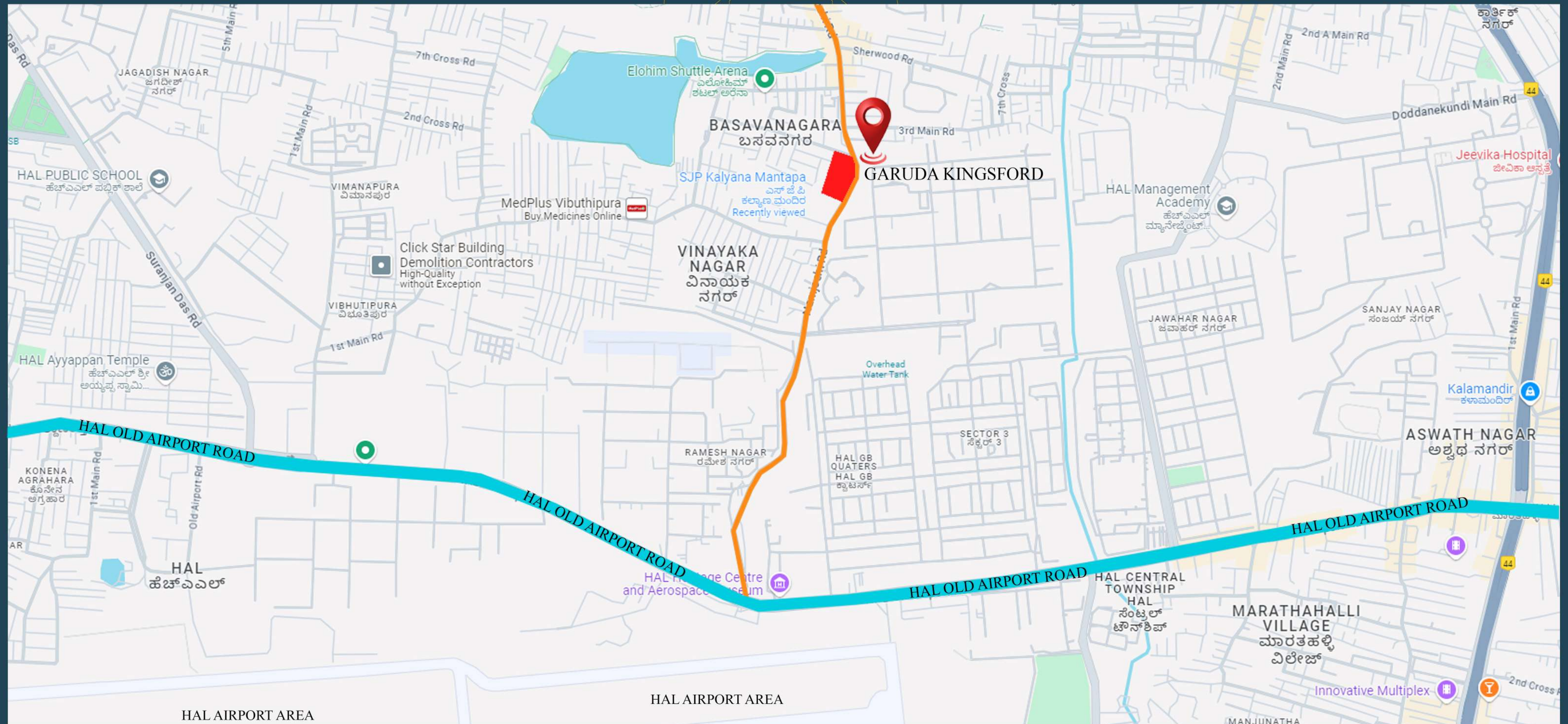
And Diagnostic Centre - 15 mins

Metro Station

Baiyapannahalli Metro - 15 mins

Swami Vivekananda Road Metro - 15 mins

Indranagar Metro - 20 mins





**GARUDA
KINGSFORD**
AN ENHANCEMENT OF PURE LUXURY

Scan for location



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