



THE WAIT IS OVER.  
ANANDA VALMARK IS READY TO OCCUPY  
Move into Ananda Valmark. Live your dream completely.

  
**Ananda**  
NATURE BECKONS  
Off Bannerghatta Road

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# Ananda Valmark

- Ananda Valmark is spread over a sprawling 2 acres, **facing Hulimavu lake, off Bannerghatta Road**, surrounded by **lush greenery**
- Experience the magical embrace of nature with Ananda Valmark, world-class apartment complex housing 4 blocks comprising of 2 & 3 BHK units totaling 150 homes built on G+ 10 floors and ranging from **1231 sft to 1542 sft**
- **Ready to Occupy**
- Ananda Valmark is in close proximity to malls, hospitals, education institutions, IT parks and the NICE corridor
- It is high luxury and healthy-living hand-in-hand

# Elevation Views







# The Way



## Key Distances:

MG Road – 12 Kms | Electronics City – 12 kms

Jayanagar – 7 kms | Kormanagala – 9 kms

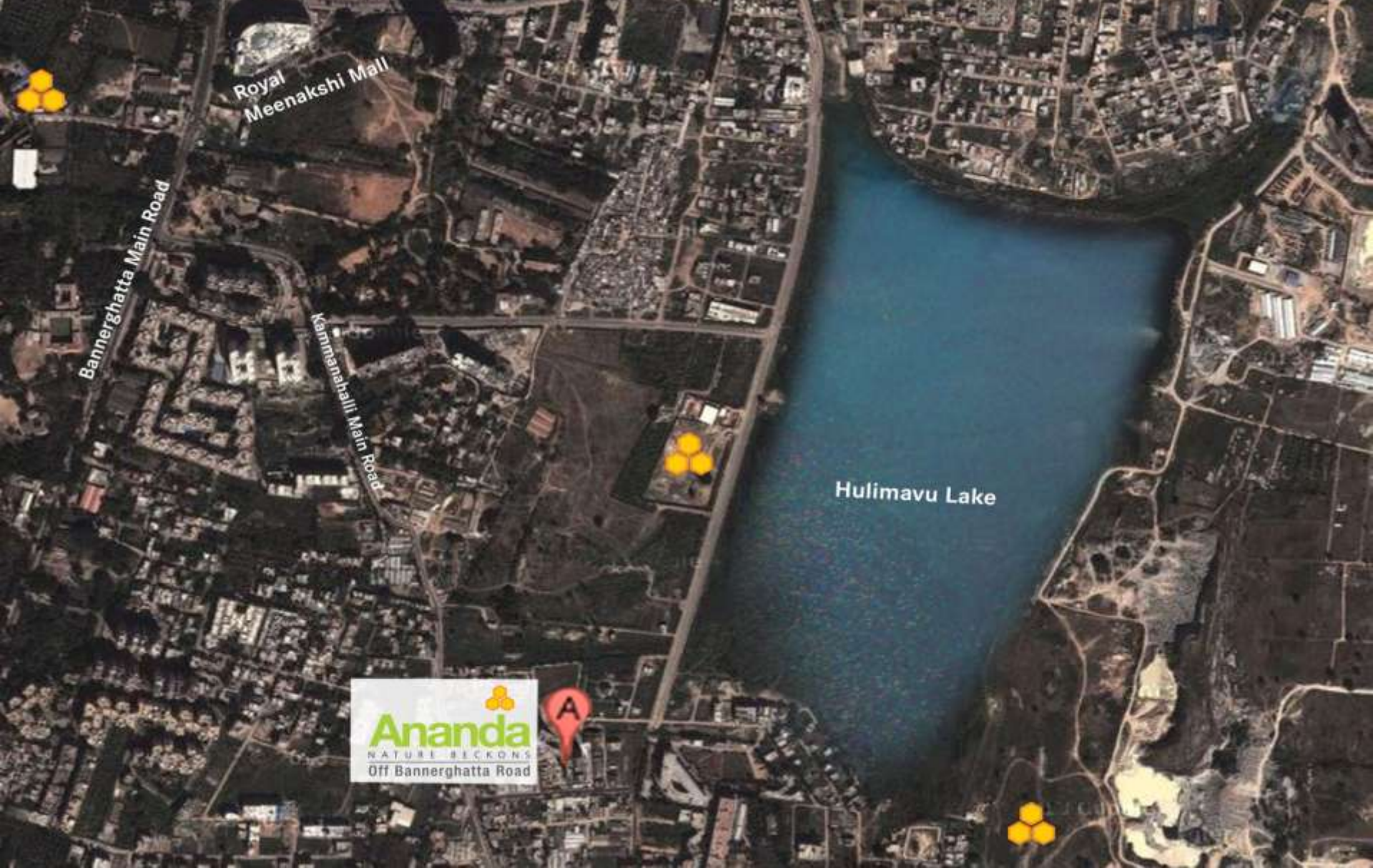
# Locational Advantages

- A location that is among the most sought-after of home seekers in Bangalore for its excellent social infrastructure and connectivity to all parts of the city.
- Close proximity to developed residential areas like **Jayanagar and JP Nagar**
- 15 minutes drive to **Electronics City** via NICE corridor
- Close to **leading IT companies** like Honeywell, Oracle, IBM, Accenture, EMC2 and more
- **Premier education institutions** like Ryan International School, BGS National Public School, IIM Bangalore , Alliance Business Academy and Clarence in close vicinity
- Easy access to state of the art **medical centers** like Fortis, Apollo Hospitals, Jayadeva Institute of Cardiology, Sagar Hospital etc.,

# Key Distances

- **Leading IT Companies:** On Bannerghatta Road (3kms): Oracle, Honeywell, Accenture, IBM etc., Electronics City (12kms): Infosys, TCS, Wipro, HP etc.
- **Premier Educational Institutions:** BGS National Public School (1Km), IIM Bangalore (4.5kms), Alliance Business School (8kms), Ryan International School (7kms), Sarala Birla Academy (8kms), PSBB Learning Academy (8kms) and numerous play homes.
- **Super Specialty Hospitals:** Fortis Group of Hospitals (3.5kms), Sagar Hospitals (8kms), Apollo Hospitals (3.7kms), Jayadeva Hospital (7.5kms), Narayana Hrudayalaya (19kms).
- **Shopping Centers:** Royal Meenakshi Mall (1.5kms), Gopalan Innovation Mall (6kms), Shoppers Stop (6kms), Vega City (5kms).
- **Industrial Belt:** Jigani Industrial Corridor (15kms)
- **Connectivity Infrastructure:** BMIC NICE Road connecting to Hosur and Kanakapura (3kms), Proposed Peripheral Ring Road, Proposed Metro Rail Network from Bannerghatta Road (Gottigere) to Nagawara Corridor.

# Google Earth



# Master Plan



# Show Flat



Living room



Dining



Master Bedroom



Kids room



Kitchen

# Amenities

Clubhouse | Gymnasium | Swimming Pool | Indoor Games | Children's Play Area  
Multi-purpose Hall | Exquisite Landscaping | Visitors Parking | Generator  
Backyard  
Round



# FLOOR PLAN- 2BHK



## TOWER A 2BHK UNIT - A3

BUILT-UP AREA:- 1231 SFT  
FLAT NO.- A-003

GROUND FLOOR PLAN  
KEY PLAN



# FLOOR PLAN- 2BHK



## TOWER A 2BHK UNIT - A3

BUILT-UP AREA:- 1256 SFT  
FLAT NO.- A-103

1ST FLOOR PLAN  
KEY PLAN



# FLOOR PLAN- 3BHK



## TOWER A 3BHK UNIT - A3

BUILT-UP AREA:- 1248 SFT  
FLAT NO.- A-203,303,403,503,603  
703,803,903,1003

TYPICAL FLOOR PLAN  
(END TO 10TH)  
KEY PLAN



# FLOOR PLAN- 2BHK



## TOWER A 2BHK UNIT - B2

BUILT-UP AREA:- 1269 SFT  
FLAT NO.- B-102





# Specifications

## **Structure :**

RCC framed seismic II compliant structure 1 Solid Concrete Block Masonry 1 All internal walls are smoothly plastered with lime rendering.

## **Flooring :**

Vitrified Tiles for Living, Dining & Bedroom 1 Ceramic Tiles Toilets 1 Ground Floor Lobby Area and Staircase – Combination of Marble and Granite 1 Higher floors Lobbies and Staircase Combination of Kota or equivalents.

## **Doors :**

Main Door – Teak Wood Frame with designer BST doors finished in Melamine Polish on both sides Internal Doors Hard Wood Frame with flush doors painted both sides.

## **Windows :**

Powder coated Aluminium / UPVC sliding windows with plain glass in three tracks with mosquito mesh.

## **Kitchen :**

Provision of plumbing points for sink and electrical points to accommodate modular kitchens 1 Granite kitchen platform with stainless steel sink will be provided on additional cost as per request otherwise kitchen will be designed to suit modular kitchen. (Only electrical/ plumbing points will be provided)

# Specifications

## **Electrical :**

5 KW power for 3 BHK Unit and 4 KW power for 2 BHK Unit 1 One ELCB for the flat and one MCB for each room provided at the main distribution box within each flat 1 Elegant Modular Switches 1 TV points in Living Room and Master Bedroom 1 Telephone Point in Living and Master Bedroom.

## **Painting :**

Interior – Oil Bound Distemper Painting 1 Exterior – Exterior Cement Based / Emulsion Paints.

## **Plumbing and Sanitary ware :**

Sanitary ware of branded make with Wall Mounted EWC 1 Wash Basin with Granite Counter in Master Bedroom 1 CP Fittings of branded make.

## **Lifts :**

Two suitable elegantly designed automatic lifts per block of 8 and 13 passengers capacity.

# Approvals and NOCs

No.	Authorities	Approval No. and Date
1	BBMP	L.P.No.JDTP(South)LP/08-10-11 18/05/2011
2	Director General Karnataka State Fire & Emergency Service	NO GBC (1)207/2008 6/8/2010
3	Airports Authority of India	NO A A/S K/NOC RHQ CASE,ASC/CM 8/7/2008 (AO)/181/HAL-BG-203/2011 19/8/2011
4	Ministry of Environment and Forests, Government of India, New Delhi	NO SEI AA/212/CON 2008 2/6/2009
5	Karnataka State Pollution Control Board	NO PCB/493/CNP/08/H230 6/5/2009
6	Bangalore Water Supply and Sewerage Board	NO/BWSSB/CE(M)ACE(M)I/TA9/23 35/08 2/7/2009

# Contact information

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Email: [sales@valmark.in](mailto:sales@valmark.in) | SMS<VALMARK ANANDA> to 56767 | [www.valmark.in](http://www.valmark.in)

## Site Address:

Survey No. 98/2, 99/2, 100, 101, Kammanahalli Main Road, Begur Hobli,  
Off Bannerghatta Road, Bangalore – 560 076



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to know more about  
Ananda Valmark



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