

A project by:



A project by:



Site Address:

ADITHI ELYSIAN

Sy. No. 143/3, Balagere Road, Gunjur
Varthur Hobli, Bangalore - 560 087

For Sales & Marketing:

e-mail: sales.adithielysian@gmail.com
www.adithiprojects.in

SCAN HERE
FOR LOCATION



Office:

ADITHI SQUARE

Site no 1, Sy no143/4, Balegere Road
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Bengaluru - 560 087

Structural Engineer:

M UDAY KUMAR

Mobile: +91 70365 42999
Registration No.: BCCL/BL-3.6/

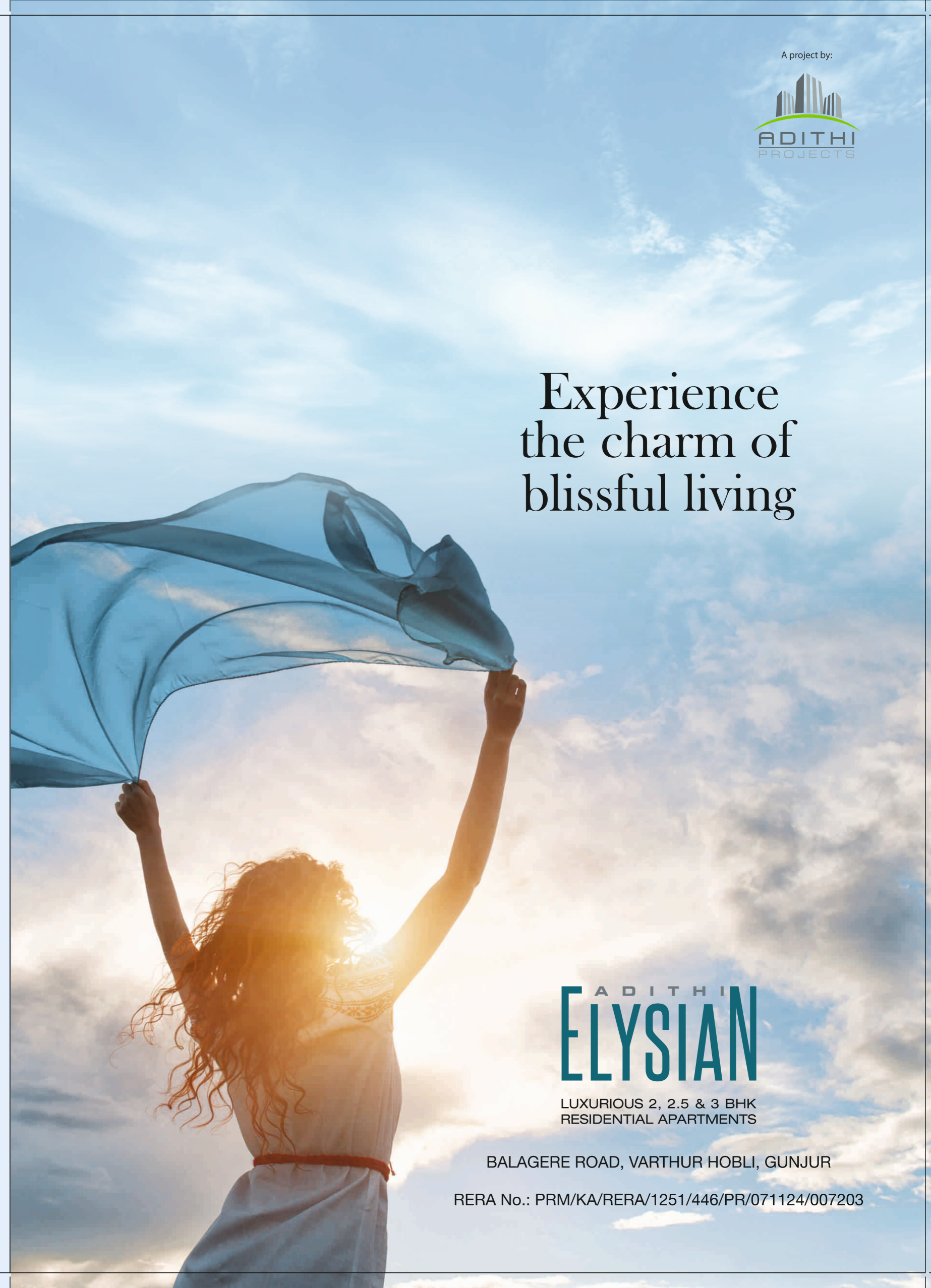
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concept, design & execution by: ragdees - 98450 74047



Experience
the charm of
blissful living

ADITHI
ELYSIAN

LUXURIOUS 2, 2.5 & 3 BHK
RESIDENTIAL APARTMENTS

BALAGERE ROAD, VARTHUR HOBOLI, GUNJUR

RERA No.: PRM/KA/RERA/1251/446/PR/071124/007203



ABOUT US:

We, at ADITHI PROJECTS, believe in creating value for our customers, by providing premium living spaces at affordable prices. We take pride in creating holistic living experiences for people and delivering quality projects consistently.

With a solid base of satisfied customers built on three firm pillars of TRANSPARENCY, QUALITY and RELIABILITY, we treat every project as our as our first project. Our attitude towards every new task is quite enthusiastic. We create the best with the ultimate objective of attaining customer delight. The secret behind our success is the collective effect of experienced professionals, harnessing their creativity and expertise, reinforced with the most advanced technology that the world has to offer.

VISION:

Our vision is to realise dreams that meet your needs for innovatively designed spaces that stand the test of time.

To live in a peaceful home is to experience paradise on earth

Elysian, the other word for paradise, found its way into the lexicon from the days of William Shakespeare and other noted poets and authors.

It is the supreme illusion of love and harmony. This is how those poets and authors have described heaven on earth. We have just given this quote a shape in brick, stone and mortar and called it ADITHI ELYSIAN.

A location, full of sunshine

Gunjur, the location of the project, is one of the latest additions to the happening hubs of the Silicon City of Bengaluru. Nestled amidst spacious greenery, yet close to other high-end projects, you have the advantages others would surely envy. The advantage of the feeling of countryside life within the heartland of an urban conglomerate.

Well-connected to other parts of the city, every major landmark to make your life that much easier, can be found just minutes away. IT and BT companies, hospitals, malls and entertainment, schools and hospitals, places of worship and parks, and the list is for you to make and keeping ticking away, happily.



PRIME LOCATION



BANKS



SHOPPING MALLS



CDP ROAD



SCHOOLS & COLLEGES



CORPORATES



HEALTH CENTRES



RESTAURANT

ADITHI ELYSIAN

G+10
UPPER FLOORS

2
BASEMENTS

107
UNITS

1.5
ACRES

50
2 BHK

100%
VASTU

28
2.5 BHK

NO
COMMON WALLS

29
3 BHK

85%
OPEN SPACE





A landscape with a story to be discovered

Capture a drone-view of the project that is a mesmerizing address of your own. Breathtaking perspectives of manicured greenery with decoratively spaced-out brown patches indicating open spaces are probably a real-life version of the best laid-out Lego ensemble. Facilities and utilities like the playing court, roads, walkways, gardens, etc. make for the best vista-view from above.

Great structures begin with a vision and a strong foundation

Adithi Elysian is no exception to the above. Our experienced team and the vision of satisfied and happy customers have created this edifice that is a bundle of facilities, advantages and aesthetics.

A BBMP-approved project, it is 100% vastu-compliant without compromising on modern engineering. Maximum flat-efficiency and minimum common areas give you an abundance of privacy.

With two basements, ground floor and 10 storeys, the edifice has 107 units comprising 50 2BHK, 28 2.5BHK, 29 3BHK and no common walls, the project covers an area of 1.5 acres of pure bliss and serenity.

PROJECT HIGHLIGHTS

- Developed by Adithi Pojects | Situated in Varthur Hobli | BBMP Approved
- Ground+10 upper floors | Aesthetically designed unique units | No common walls
- 85% open space | Quality branded materials | No legal hazards | Efficient Units
- Multi level club house | All round RCC compound wall with grand entrance
- Approved by major banks | World class amenities | Delivery on time | No violation
- Water softener | Vastu compliant units without compromising space & style
- Host of institutions, hospitals, shopping malls, hospitality & recreational arenas
- 100% natural light and cross ventilation | A good units to amenities ratio
- Power backup | abundance water supply through bore wells
- Spacious lower basement , upper basement and ground floor parking





A happy family is the best accomplishment

At Adithi Elysian, you can find comfort and acceptance as you walk through the door. Just enjoy, relax and connect with your family. Amenities abound and a happy story begins. A story full of love and laughter, adventure and escapades. A story that is yours, and ours, too.

In every conceivable way, a family is a link to our past and a bridge to the future. Coming home to a loving family is an awesome inspiration to an awesome life. A life full of hopes, expectations, experimentations, activities and achievements. Such an ambience is created when it is matched with a physical surrounding that is present in all our projects, more so in Adithi Elysian.



LIVING ROOM

Together now has a different meaning

The whole family can collect in the specially-designed large and airy living room to enjoy their moments of togetherness. Well-ventilated, letting in the sun, décor of pleasing variety, our living rooms are worth living for.



KITCHEN

Tasteful design for tasty dishes

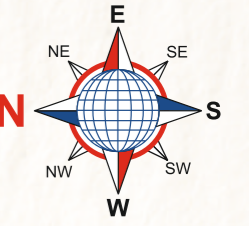
Kitchens need not be just a place to dish out food. It should have an environment to show off your culinary skills. Keeping this in mind, our team has put in a model kitchen that makes cooking less tedious.



BED ROOM

For that reinvigorating relaxation

Dream away your future in the comforts of your cozy bedroom. Starting from the smallest detail like a place for the bed lamps to hooks for the curtains, stand for the TV, every aspect literally sing a lullaby. After all, a hard day's work entitles you to a good night's rest.

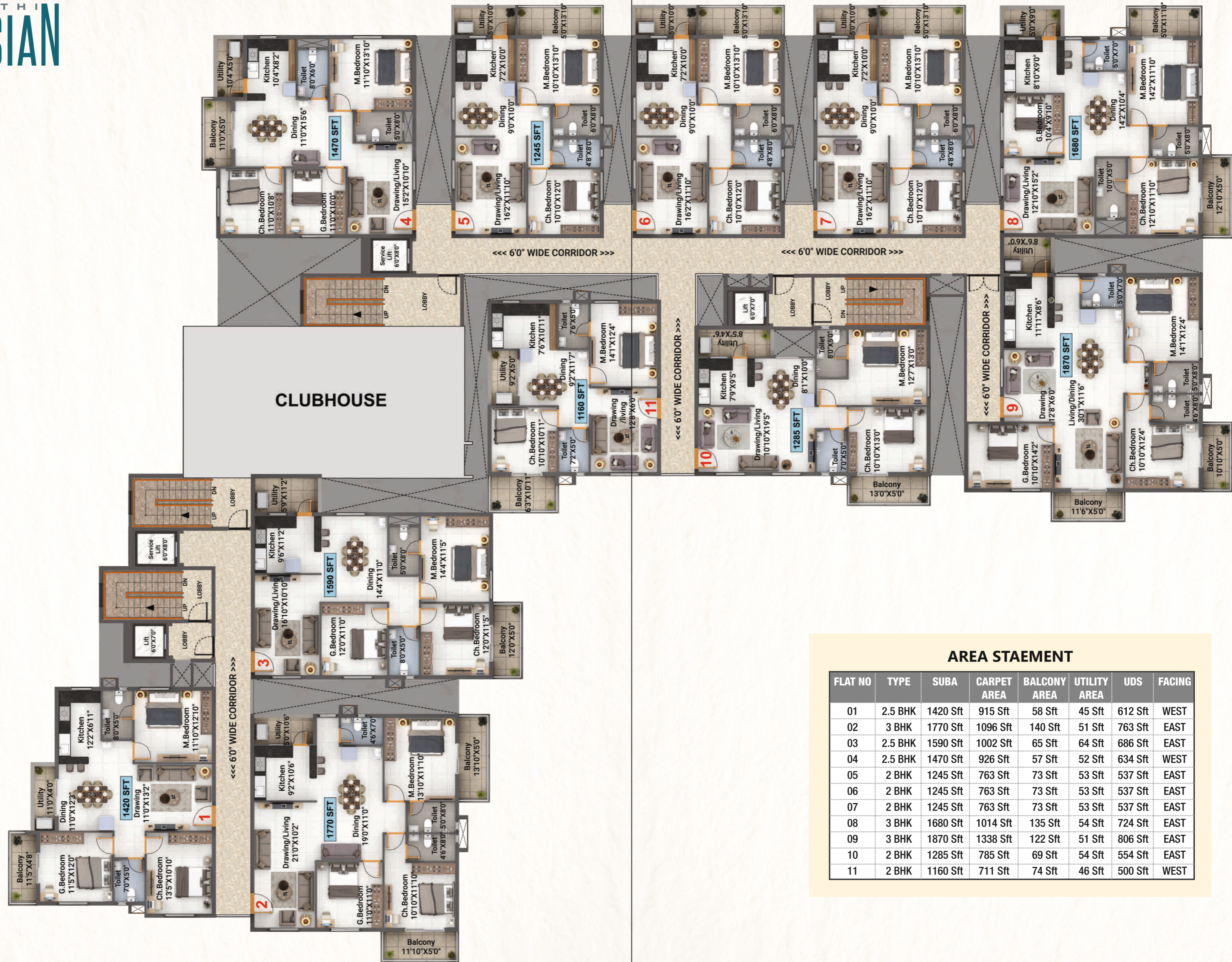
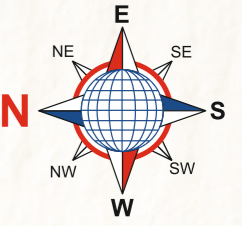


MASTER PLAN



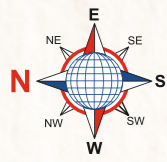
LEGENDS

- | | |
|------------------------------|------------------------------|
| 1. Jogging Track | 9. Hopscotch |
| 2. Cricket Practice Net | 10. Elders Garden |
| 3. Half Basketball Court | 11. Gazebo |
| 4. Yoga Lawn | 12. Outdoor Seating Bench |
| 5. Kids Play Area & Sand Pit | 13. Outdoor Exercise Station |
| 6. Reflexology | 14. Generator Backup |
| 7. Tot-Lot | 15. Garbage Spot |
| 8. Amphitheatre | 16. Transformer Yard |



AREA STATEMENT

FLAT NO	TYPE	SUBA	CARPET AREA	BALCONY AREA	UTILITY AREA	UDS	FACING
01	2.5 BHK	1420 Sft	915 Sft	58 Sft	45 Sft	612 Sft	WEST
02	3 BHK	1770 Sft	1096 Sft	140 Sft	51 Sft	763 Sft	EAST
03	2.5 BHK	1590 Sft	1002 Sft	65 Sft	64 Sft	686 Sft	EAST
04	2.5 BHK	1470 Sft	926 Sft	57 Sft	52 Sft	634 Sft	WEST
05	2 BHK	1245 Sft	763 Sft	73 Sft	53 Sft	537 Sft	EAST
06	2 BHK	1245 Sft	763 Sft	73 Sft	53 Sft	537 Sft	EAST
07	2 BHK	1245 Sft	763 Sft	73 Sft	53 Sft	537 Sft	EAST
08	3 BHK	1680 Sft	1014 Sft	135 Sft	54 Sft	724 Sft	EAST
09	3 BHK	1870 Sft	1338 Sft	122 Sft	51 Sft	806 Sft	EAST
10	2 BHK	1285 Sft	785 Sft	69 Sft	54 Sft	554 Sft	EAST
11	2 BHK	1160 Sft	711 Sft	74 Sft	46 Sft	500 Sft	WEST



FLAT NO.: 01
 TYPE: 2.5 BHK
 SBU AREA: 1420 Sft
 CARPET AREA: 915 Sft
 BALCONY: 58 Sft
 UTILITY: 45 Sft
 UDS: 612 Sft
 FACING: West



FLAT NO.: 09
 TYPE: 3 BHK
 SBU AREA: 1870 Sft
 CARPET AREA: 1338 Sft
 BALCONY: 122 Sft
 UTILITY: 51 Sft
 UDS: 806 Sft
 FACING: East

FLAT NO.: 02
 TYPE: 3 BHK
 SBU AREA: 1770 Sft
 CARPET AREA: 1096 Sft
 BALCONY: 140 Sft
 UTILITY: 51 Sft
 UDS: 763 Sft
 FACING: East



FLAT NO.: 10
 TYPE: 2 BHK
 SBU AREA: 1285 Sft
 CARPET AREA: 785 Sft
 BALCONY: 69 Sft
 UTILITY: 54 Sft
 UDS: 554 Sft
 FACING: East

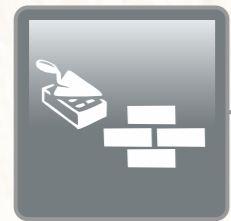


FLAT NO.: 03
 TYPE: 2.5 BHK
 SBU AREA: 1590 Sft
 CARPET AREA: 1002 Sft
 BALCONY: 65 Sft
 UTILITY: 64 Sft
 UDS: 686 Sft
 FACING: East



FLAT NO.: 11
 TYPE: 2 BHK
 SBU AREA: 1160 Sft
 CARPET AREA: 711 Sft
 BALCONY: 74 Sft
 UTILITY: 46 Sft
 UDS: 500 Sft
 FACING: West

SPECIFICATIONS



STRUCTURE

- RCC framed structure to withstand seismic loads as per IS codes. Block work masonry 100mm and 200mm.



DOORS

- Main door: Teak wood frame of large 7.5 feet high with veneered flush design shutter of 40mm thickness with teak wood finish
- Internal doors: Teak wood frames with flush shutters of 35mm thickness with enamel finish
- Toilet Doors: Teak wood frames with flush shutters flush shutters of 32mm thickness with Two side enamel finish
- Balcony doors: UPVC French door with sliding glass shutters and mosquito mesh.
- Windows: Three track UPVC frame with sliding glass shutters and mosquito mesh and M.S safety grill. UPVC for toilet ventilators and staircase windows.



PAINTING

- External :Textured with two coats of weather resistant exterior Premium emulsion paint Asian apex Paint.
- Internal :Smooth Birla putty finish with two coats of Premium emulsion paint for walls and ceiling over a coat of primer.



FLOORING

- Staircase: Granite Flooring
- Lift: cladding in marble/granite as per architect's design
- Master Bedroom: 800*800mm vitrified tiles.
- Living, dining, other bedrooms, kitchen : 800*800mm vitrified tiles.
- Corridor: PGVT flooring
- Toilets: 600*1200mm Digital glossy wall tiles upto ceiling level
- All balconies/utilities:400*400mm rustic ceramic tiles.
- Utility: 300*600mm glazed ceramic tiles dado up to 4' height



KITCHEN

- Provision for Softened water inlet in kitchen
- Provision for chimney exhaust
- Water inlet/outlet provision in utility area for washing machine and dishwasher
- Kitchen granite slab and sink will not be provided, No Dado tiles in kitchen



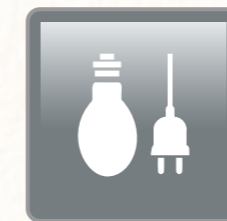
TOILETS

- Sanitary ware: TOTO / Jaqur or Equivalent
- MBR toilets with granite counter for wash basin with basin mixer
- Single lever diverter cum shower in MBR
- Wall mounted EWC with Concealed Flush Tank
- C.P Fittings: GROHE / Jaqur or equivalent



HAND RAILING

- Balcony & Staircase: SS railing



ELECTRICAL

- Concealed copper wiring of Anchor /Havells/Polycab or equivalent
- Modular Switches: Anchor /Havells/Wipro or equivalent
- USB port for mobile phone charging in living and master bedroom
- Power sockets in kitchen for chimney, refrigerator, microwave oven, mixer, aqua guard.
- Power socket for geysers and exhaust fans in all bathrooms.
- Power sockets for washing machine & dishwasher in utility
- Power sockets for split air conditioners in all bedrooms .
- Power supply for 3bhk & 2.5bhk-5kw, 2bhk-4kw
- 100% DG backup power for lifts, pump and lighting in common areas.
- 1 KV for 2 BHK and 1.5 KV for 2.5BHK & 3 BHK



PLUMBING

- Drainage/Sewage: PVC Pipes and fittings
- Water supply (Int& Ext): CPVC/UPVC pipes & fittings



TELECOM/INTERNET/CABLE TV

- provision for internet, DTH, telephone & Intercom



COMMON AMENITIES AND FACILITIES OF THE PROJECT

LIFTS

- One High speed eight passenger lift for each block with auto rescue device and V3F for energy efficiency from Schindler or equivalent



SECURITY

- Round The clock security System
- Panic button and intercom is provided in the lift
- Surveillance cameras at the main security, common areas
- Lift entrance of each floor



SEWAGE TREATMENT PLANT

- Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping/flushing purpose.



WATER TREATMENT PLANT

- Softened water made available through an exclusive water treatment plant & Rain water harvesting tanks.

A M E N I T I E S



SWIMMING POOL WITH KIDS POOL



GYMNASIUM



BADMINTON



CHILDREN PLAY AREA



INDOOR GAMES



CLUBHOUSE



CO-WORKING ROOM



JOGGING TRACK



MULTI-PURPOSE HALL



AMPHITHEATRE



ELDERS ZONE



OUTDOOR GYM



YOGA LAWN



WATER SOFTNER



CRICKET PRACTICE NET



24/7 SECURITY



HALF BASKET BALL COURT



AEROBICS / ZUMBA CENTRE



LANDSCAPED GARDEN



JACUZZI



GENERATOR BACK UP



CCTV SURVEILLANCE



GAZEBO



HOPSCOTCH



GUEST ROOMS



TOT_LOT



REFLEXOLOGY PATH



OUTDOOR SEATING BENCH



SAND PIT



SEWERAGE TREATMENT PLANT



KIDS' PLAY AREA

Allow the naughty little generation to be in its own make-believe world of fantasies. A place for today's kids to be away from modern gadgets for some time and be in the natural surroundings.

CRICKET NET

Discover a Virat Kohli among yourselves at the well-laid cricket nets. Form your own World Cup teams, cheer leaders, commentators and spectators. Recreate the magic of a T-20 championship.

AMPHITHEATRE

Show off your talent. Stage a skit. Give out a powerful speech. Create an event. Ancient Greek-style, modern pop-concert way, or a simple folk-art manner, our amphitheatre fulfills every artistic craving of yours.

YOGA LAWN

If you are a yoga enthusiast, grab your mat and head for the yoga lawn. Undisturbed, indulge in the ancient Indian exercise. Stretch and contort your body, inhale and exhale, harmonise mind, body, soul and spirit.



ELDERS' GARDEN

Taken care of kids? Good. Now, allow our senior citizens to be themselves and among themselves. Let them indulge in nostalgic debates, happy memories, current affairs, et al, in peace. All at our elders' garden.

OTHERS

Abundance water supply through bore wells, fresh air and natural sunlight are the highlights of this project. Health freaks can jog in the specially-created jogging tracks. Generator back-up, transformer yard, 24-hour security, basketball court and a host of many other facilities complete the grand enclosure with an equally grand entrance any visitor would only marvel at.

Add to these, your very entry to the edifice is like a red-carpet welcome, without, of course, the literal red-carpet. Well-paved roads that lead into the building wind up at the two basement car-parking areas.

Every day is a SAND-day here

Our well-curated sandpit is a mini version of a beach where life is never boring. Watch your kids build sand models and create a world of their own. As your kids grow up fast, enjoy them leaving footprints in the sands of time, literally.



CLUB HOUSE

Eight storeys of clean pleasure

Nestled in an eight-storeyed building, the clubhouse is a mini world of activities and relaxation. Each, storey tells its own tale, literally.

Ground and first floor

(Double height Swimming pool with Jacuzzi, kids' pool and deck area)

Poolside deck, with changing rooms for ladies and men, wash rooms and steam services, graces the well-maintained swimming pool with a kids' section

Second floor

(Party hall)

Unwind yourself, enjoy a get-together, celebrate an anniversary, have a kitty party, do what pleases you. It is your party hall. Come together, sit down and relax, unwind, socialize or just be aloof for as long as you want.

Third floor

(Guest rooms and co-working spaces)

Treat your guests to a getaway-resort feel in our pleasing rooms. Feel the office ambience without stepping out of the complex in our co-working space.

Fourth floor

(Indoor games)

Want to challenge your friends to a bout of table tennis? Checkmate your rival in a game of chess. Or, feel like spending some time alone. All in all, fourth floor is second to none for entertaining activities.

Fifth floor

(Music, dance, yoga, zumba, aerobics area)

Let your hair down. Dance away to heart's content. Indulge in soul-soothing music of your wish. Sweat away the extra abs with aerobics. Demonstrate your dancing skills in a show of zumba. Imbibe the athletic shape with a session of yoga. All in all, yours is a life of good tidings.

Sixth floor

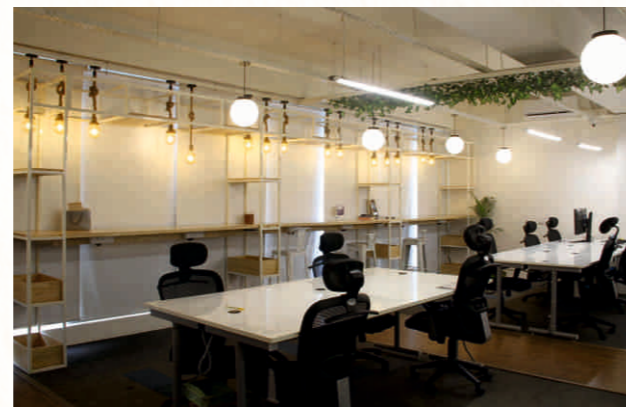
(Gym)

Bare your muscular prowess on the most modern equipment in our gym. Work out till you sweat it out. The ultra-modern gym, with sophisticated equipment, is the right place for the shape-conscious to tone up their abs.

Seventh and eighth floor

(Double-height badminton-court)

Pep up your mood with a badminton challenge thrown at your friendly rivals in our double height badminton court. Who knows a star-in-the-making is waiting to come out of you!

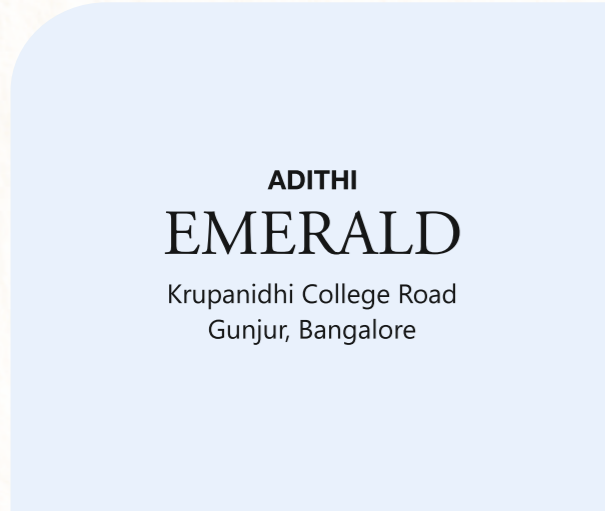


COMPLETED PROJECTS



ADITHI ELEGANCE

Off Balagere Road, Varthur Hobli
Gunjur, Bangalore



ADITHI EMERALD

Krupanidhi College Road
Gunjur, Bangalore



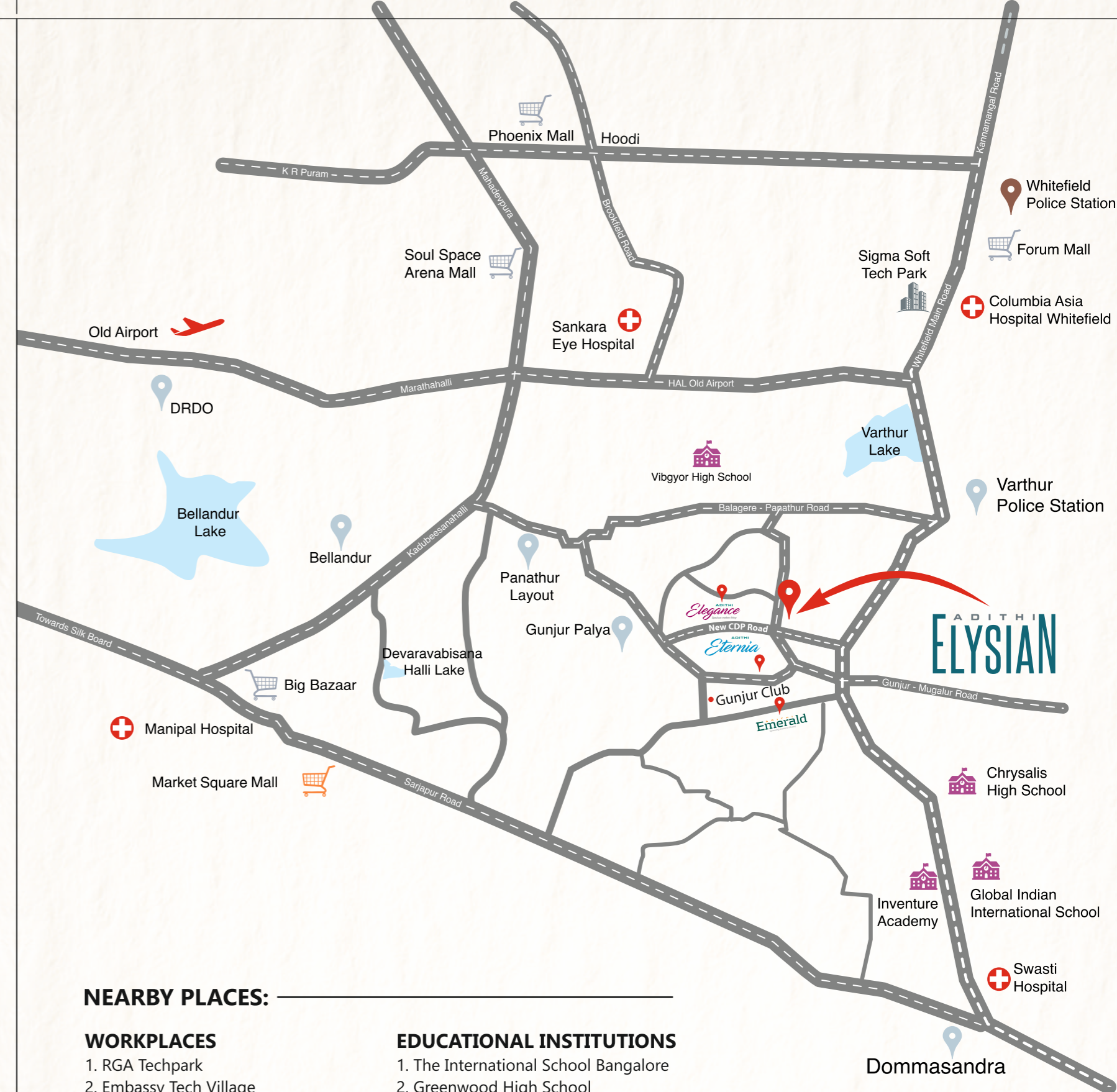
ADITHI ELITE

Boganahalli, Outer Ring Road
Marathahalli, Bengaluru



ADITHI EVORA

Kasavanahalli
off Sarjapur Road, Bengaluru



NEARBY PLACES:

WORKPLACES

1. RGA Techpark
2. Embassy Tech Village
3. RMZ EcoWorld
4. ITPL
5. Bagmane Tech Park
6. Wipro Corporate Office
7. GR tech Park
8. Kalyani Tech Park and many more...

SHOPPING

1. Forum Neighborhood Mall
2. Decathlon
3. Phoenix Marketcity
4. Apple City Mall
5. Market Square Mall
6. Park Square Mall.

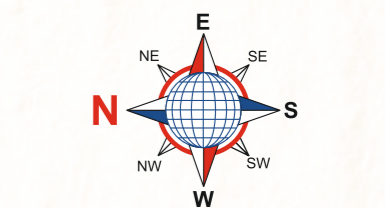
EDUCATIONAL INSTITUTIONS

1. The International School Bangalore
2. Greenwood High School
3. Delhi Public School East
4. Orchids The International School
5. Carmel Convent School
6. Vagdevi Vilas School
7. Vibgyour High School
8. Chrysalis High School
9. Sri Sri Ravishankar Vidya Mandir.

HOSPITALS

1. Motherhood
2. Manipal Hospital
3. Sakra World Hospital

BANKING PARTNERS



LOCATION MAP

(Not to scale)