

**LIVE A LIFE
RECONNECTED WITH NATURE**



Luxury Apartments & Duplex Row Houses @ Budigere Cross, Off Swamy Vivekananda Road

RERA No.: PRM/KA/RERA/1251/446/PR/241129/001744

Welcome to Halcyon. Your Tranquil Sanctuary Awaits

Discover the perfect blend of modern living and serene comfort at Haridhruva's Halcyon, our premier residential community situated at the bustling yet tranquil Huskur Village, off Old Madras Road, living experience, combining luxury with a peaceful environment.

Project Highlights

- 

Vasthu Compliant
- 

Quality Constructions
- 

Strategic Location
- 

Clear Title
- 

Water Softener
- 

Fire Protection System
- 

24 Hrs Generator Backup
- 

Sewerage Treatment Plant (STP)
- 

CCTV Surveillance
- 

24/7 Security
- 

Modern Street Lighting
- 

Rainwater Harvesting
- 

24/7 Water Supply
- 

Excellent Ventilation
- 

Covered Car Parking
- 

Provision for EV charging Point
- 

Auto Water Level Controller



HALCYON AMENITIES

- | | | | |
|----------------------------|--------------------------|------------------------|---------------------------|
| + Entry & Exit | + Club House | + Swimming Pool | + Kho Kho & Kabaddi Court |
| + Jogging & Walking Tracks | + Water Fountain | + Kids Pool | + Mini Football Field |
| + Landscaped Gardens | + Visitors Car Parking | + Dress Changing Rooms | + Outdoor Party Space |
| + Children's Play Area | + Half Basket Ball Court | + Tot-lot | + Yoga & Mediation Lawn |
| + Skating Rink | + Coffee Shop | + Elders Plaza | + Senior Citizen Lounge |

Master Plan



Crafted for Comfort and Convenience

At Haridhruva's Halcyon every corner is thoughtfully designed to enhance your living experience. Our master plan seamlessly integrates modern architecture with natural beauty, providing a harmonious environment for you and your family. Haridhruva's Halcyon spans a vast area, meticulously planned to include a range of residential options and amenities that cater to diverse lifestyles. The master plan is divided into distinct zones, ensuring privacy and accessibility for all residents.







Elegant Design, Spacious Living

At Haridhruva's Halcyon our duplex row houses are meticulously designed to offer you a harmonious blend of luxury, comfort, and functionality. Spanning three levels, these homes provide ample space for your family to thrive, with thoughtfully planned interiors and modern amenities that cater to your every need. Whether you seek a quiet retreat or a space to entertain, our duplex row houses offer the perfect setting for a sophisticated lifestyle.

AREA STATEMENT IN SFT DUPLEX ROW HOUSE

ROW HOUSE NO	GROUND FLOOR	FIRST FLOOR	TERRACE FLOOR	TOTAL AREA	TYPE	FACING
A-01	952	1195	216	2363	3 BHK	EAST
A-02	952	1195	216	2363	3 BHK	EAST
A-03	952	1195	216	2363	3 BHK	EAST
A-04	952	1195	216	2363	3 BHK	EAST
A-05	952	1195	216	2363	3 BHK	EAST
A-06	952	1195	216	2363	3 BHK	EAST
A-07	952	1195	216	2363	3 BHK	EAST
A-08	952	1195	216	2363	3 BHK	WEST
A-09	952	1195	216	2363	3 BHK	WEST
A-10	952	1195	216	2363	3 BHK	WEST
A-11	952	1195	216	2363	3 BHK	WEST
A-12	952	1195	216	2363	3 BHK	WEST
A-13	952	1195	216	2363	3 BHK	WEST
A-14	952	1195	216	2363	3 BHK	WEST





CRAFTED FOR COMFORT AND CONVENIENCE

Entrance Foyer

A warm and welcoming entrance that sets the tone for the rest of the home.

Living Room

A spacious area for relaxation and entertainment, designed with large windows for natural light.

Dining Area

An open-plan dining area seamlessly connected to the living room and kitchen.

Kitchen

A modern, fully-equipped kitchen with ample storage and countertop space, designed for convenience and efficiency.

Guest Bedroom

A versatile room that can be used as a guest bedroom or home office.

Powder Room

A conveniently located restroom for guests.

Master Bedroom

A luxurious master suite with a walk-in closet and an en-suite bathroom, providing a private retreat.

Second Bedroom

A well-appointed bedroom with built-in wardrobes and an attached bathroom.

Family Lounge

A cozy lounge area perfect for family gatherings or a quiet reading corner.

Balcony

A private outdoor space to enjoy fresh air and scenic views.

Terrace Garden

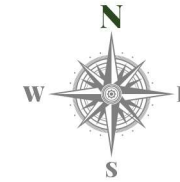
A beautiful terrace garden, perfect for outdoor relaxation, gardening, or hosting small gatherings.



GROUND FLOOR PLAN B BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
B-001	2 BHK	EAST	825
B-002	2 BHK	WEST	855
B-003	2 BHK	WEST	970
B-004	3 BHK	NORTH	1260
B-005	2 BHK	WEST	820



TYPICAL FLOOR PLAN B BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
B-101	2 BHK	EAST	895
B-102	2 BHK	WEST	955
B-103	2 BHK	WEST	970
B-104	3 BHK	NORTH	1260
B-105	2 BHK	WEST	885

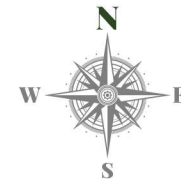




GROUND FLOOR PLAN C BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
C-001	2 BHK	EAST	825
C-002	2 BHK	WEST	835
C-003	2 BHK	WEST	935
C-004	3 BHK	NORTH	1260
C-005	2 BHK	EAST	918
C-006	2 BHK	EAST	835
C-007	2 BHK	WEST	820



TYPICAL FLOOR PLAN C BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
C-101	2 BHK	EAST	890
C-102	2 BHK	WEST	900
C-103	2 BHK	WEST	935
C-104	3 BHK	NORTH	1260
C-105	2 BHK	EAST	920
C-106	2 BHK	EAST	900
C-107	2 BHK	WEST	885

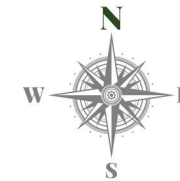




GROUND FLOOR PLAN D BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
D-001	2 BHK	EAST	825
D-002	2 BHK	WEST	835
D-003	2 BHK	WEST	917
D-004	3 BHK	NORTH	1260
D-005	2 BHK	NORTH	890
D-006	3 BHK	EAST	1155
D-007	2 BHK	WEST	820



TYPICAL FLOOR PLAN D BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
D-101	2 BHK	EAST	895
D-102	2 BHK	WEST	900
D-103	2 BHK	WEST	915
D-104	3 BHK	NORTH	1260
D-105	2 BHK	NORTH	945
D-106	3 BHK	EAST	1310
D-107	2 BHK	WEST	885

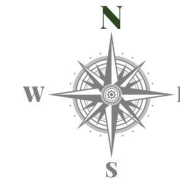




GROUND FLOOR PLAN E BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
E-001	2 BHK	EAST	895
E-002	2 BHK	WEST	900
E-003	2 BHK	WEST	850
E-004	3 BHK	NORTH	1158
E-005	3 BHK	EAST	1230
E-006	2 BHK	EAST	865
E-007	2 BHK	WEST	885



TYPICAL FLOOR PLAN E BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
E-101	2 BHK	EAST	895
E-102	2 BHK	WEST	900
E-103	2 BHK	WEST	915
E-104	3 BHK	NORTH	1260
E-105	3 BHK	EAST	1280
E-106	2 BHK	EAST	925
E-107	2 BHK	WEST	885

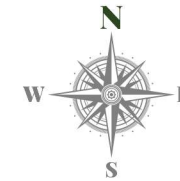




GROUND FLOOR PLAN F BLOCK

AREA STATEMENT IN SFT

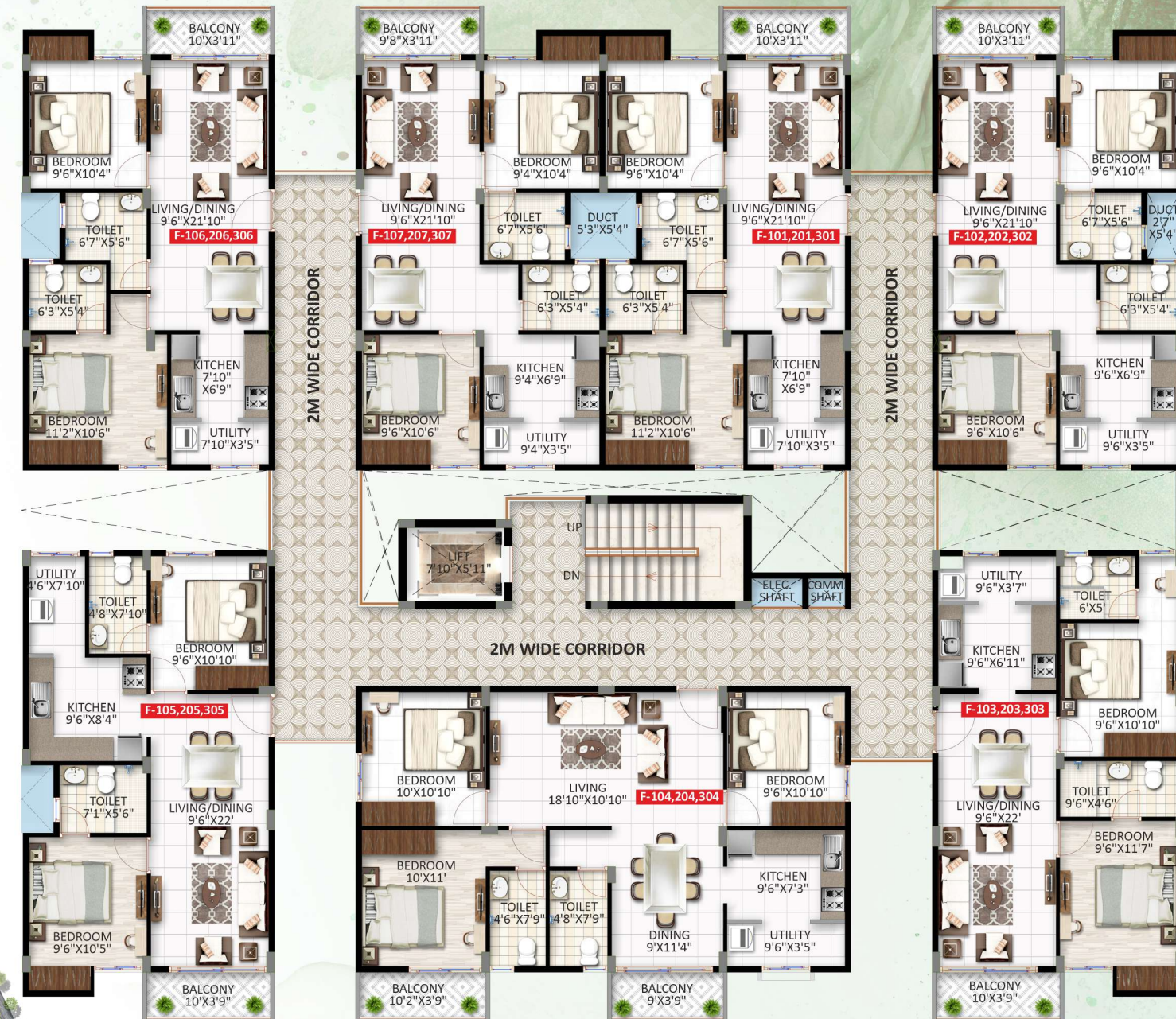
F NO	TYPE	FACING	SBA
F-001	2 BHK	EAST	893
F-002	2 BHK	WEST	900
F-003	2 BHK	WEST	867
F-004	3 BHK	NORTH	1155
F-005	2 BHK	EAST	850
F-006	2 BHK	EAST	900
F-007	2 BHK	WEST	885



TYPICAL FLOOR PLAN F BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
F-101	2 BHK	EAST	895
F-102	2 BHK	WEST	900
F-103	2 BHK	WEST	935
F-104	3 BHK	NORTH	1260
F-105	2 BHK	EAST	920
F-106	2 BHK	EAST	900
F-107	2 BHK	WEST	885

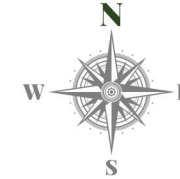




GROUND FLOOR PLAN G BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
G-001	2 BHK	EAST	895
G-002	2 BHK	WEST	955
G-003	2 BHK	WEST	865
G-004	3 BHK	NORTH	1155
G-005	2 BHK	WEST	885



TYPICAL FLOOR PLAN G BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
G-101	2 BHK	EAST	895
G-102	2 BHK	WEST	955
G-103	2 BHK	WEST	970
G-104	3 BHK	NORTH	1260
G-105	2 BHK	WEST	885

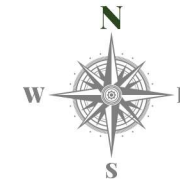




GROUND FLOOR PLAN H BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
H-001	3 BHK	EAST	1230
H-002	3 BHK	WEST	1530
H-003	3 BHK	WEST	1645
H-004	2 BHK	EAST	1150
H-005	2 BHK	WEST	1155
H-006	2 BHK	EAST	1150
H-007	3 BHK	EAST	1230
H-008	3 BHK	WEST	1230



TYPICAL FLOOR PLAN H BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
H-101	3 BHK	EAST	1340
H-102	3 BHK	WEST	1670
H-103	3 BHK	WEST	1725
H-104	2 BHK	EAST	1210
H-105	2 BHK	WEST	1215
H-106	2 BHK	EAST	1235
H-107	3 BHK	EAST	1340
H-108	3 BHK	WEST	1340

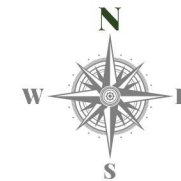




GROUND FLOOR PLAN I BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
I-001	2 BHK	EAST	995
I-002	3 BHK	WEST	1230
I-003	2 BHK	WEST	1155
I-004	2 BHK	EAST	995
I-005	2 BHK	EAST	925



TYPICAL FLOOR PLAN I BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
I-101	2 BHK	EAST	1110
I-102	3 BHK	WEST	1340
I-103	2 BHK	WEST	1240
I-104	2 BHK	EAST	1110
I-105	2 BHK	EAST	925

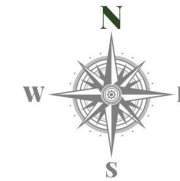
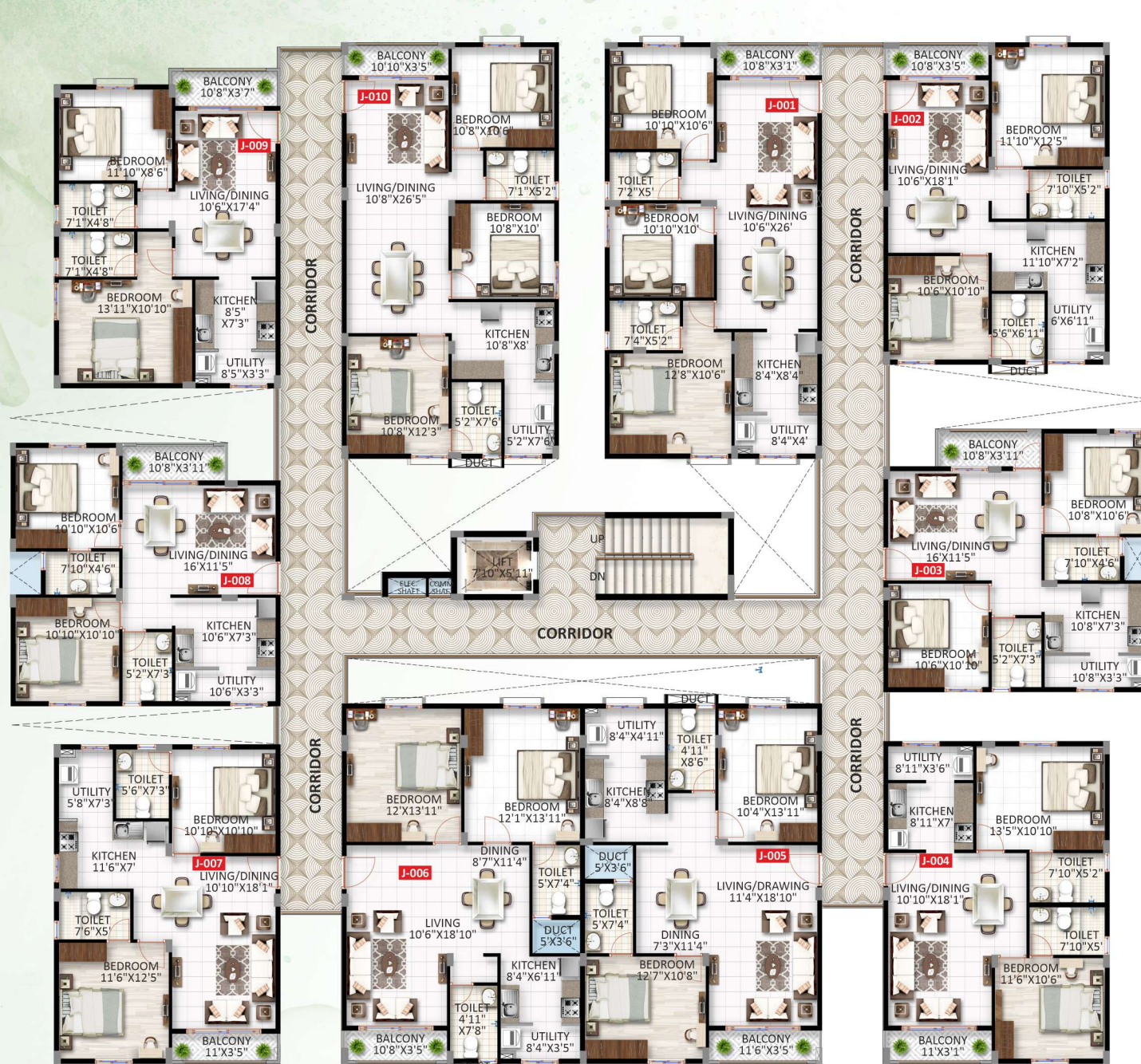




GROUND FLOOR PLAN J BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
J-001	3 BHK	EAST	1230
J-002	2 BHK	WEST	995
J-003	2 BHK	WEST	920
J-004	2 BHK	WEST	995
J-005	2 BHK	EAST	1150
J-006	2 BHK	WEST	1155
J-007	2 BHK	EAST	985
J-008	2 BHK	EAST	920
J-009	2 BHK	EAST	960
J-010	3 BHK	WEST	1230



TYPICAL FLOOR PLAN J BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
J-101	3 BHK	EAST	1340
J-102	2 BHK	WEST	1110
J-103	2 BHK	WEST	920
J-104	2 BHK	WEST	1110
J-105	2 BHK	EAST	1210
J-106	2 BHK	WEST	1210
J-107	2 BHK	EAST	1100
J-108	2 BHK	EAST	920
J-109	2 BHK	EAST	1050
J-110	3 BHK	WEST	1340

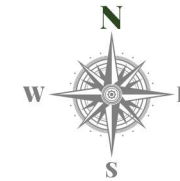




GROUND FLOOR PLAN K BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
K-001	2 BHK	EAST	1085
K-002	2 BHK	WEST	815
K-003	2 BHK	WEST	920
K-004	2 BHK	WEST	995
K-005	2 BHK	EAST	1085
K-006	2 BHK	WEST	1095
K-007	3 BHK	EAST	1325
K-008	3 BHK	EAST	1100
K-009	2 BHK	WEST	965



TYPICAL FLOOR PLAN K BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
K-101	2 BHK	EAST	1175
K-102	2 BHK	WEST	930
K-103	2 BHK	WEST	920
K-104	2 BHK	WEST	1110
K-105	2 BHK	EAST	1145
K-106	2 BHK	WEST	1150
K-107	3 BHK	EAST	1435
K-108	3 BHK	EAST	1160
K-109	2 BHK	WEST	1065





GROUND FLOOR PLAN L BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
L-001	1 BHK	EAST	685
L-002	1 BHK	WEST	675
L-003	1 BHK	WEST	700
L-004	1 BHK	WEST	640
L-005	1 BHK	NORTH	585
L-006	1 BHK	NORTH	635
L-007	1 BHK	NORTH	630
L-008	1 BHK	NORTH	635
L-009	1 BHK	EAST	755
L-010	1 BHK	EAST	675
L-011	1 BHK	WEST	615
L-012	1 BHK	EAST	685
L-013	1 BHK	WEST	690



UNCUT YOURSELF IN THE SPLENDOR OF THE GROUND FLOOR PLAN

Meticulously crafted to optimize space and enhance livability, each floor plan offers a seamless flow between rooms and an abundance of natural light. Embrace a living experience that harmonizes comfort, style, and practicality, providing the perfect canvas for you to create a home that reflects your unique lifestyle.





TYPICAL FLOOR PLAN L BLOCK

AREA STATEMENT IN SFT

F NO	TYPE	FACING	SBA
L-101	1 BHK	EAST	685
L-102	1 BHK	WEST	675
L-103	1 BHK	WEST	700
L-104	1 BHK	WEST	695
L-105	1 BHK	NORTH	685
L-106	1 BHK	NORTH	690
L-107	1 BHK	NORTH	685
L-108	1 BHK	NORTH	690
L-109	1 BHK	EAST	810
L-110	1 BHK	EAST	745
L-111	1 BHK	WEST	615
L-112	1 BHK	EAST	685
L-113	1 BHK	WEST	690



LAVISH LIFESTYLE. PREMIUM PRIVILEGES.

Designed with meticulous attention to detail, this exceptional layout combines luxurious living spaces with seamless connectivity to captivating outdoor amenities. Experience a harmonious blend of sophistication and comfort, where every corner invites you to create cherished memories in a truly remarkable setting.

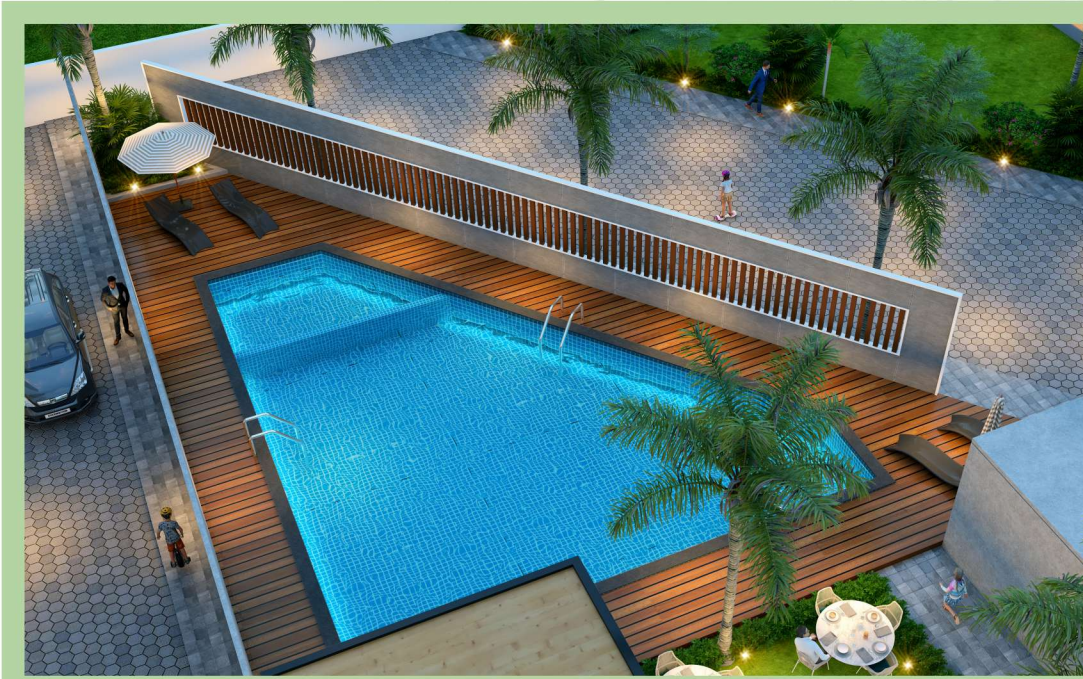
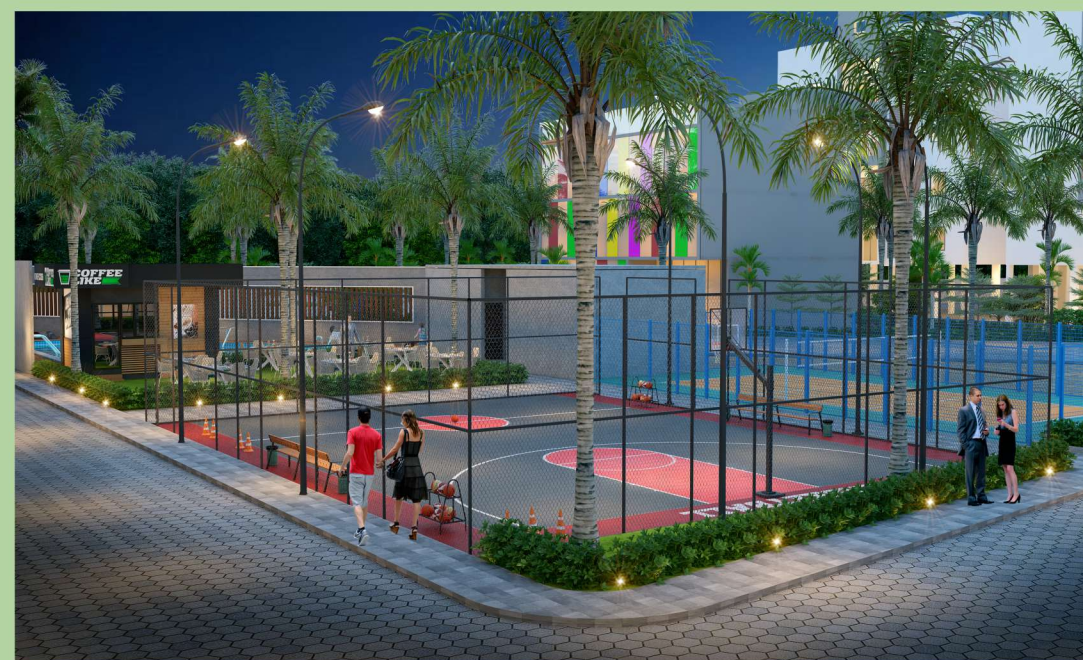




A TREASURE TROVE

of outdoor amenities for
celebrating pastimes

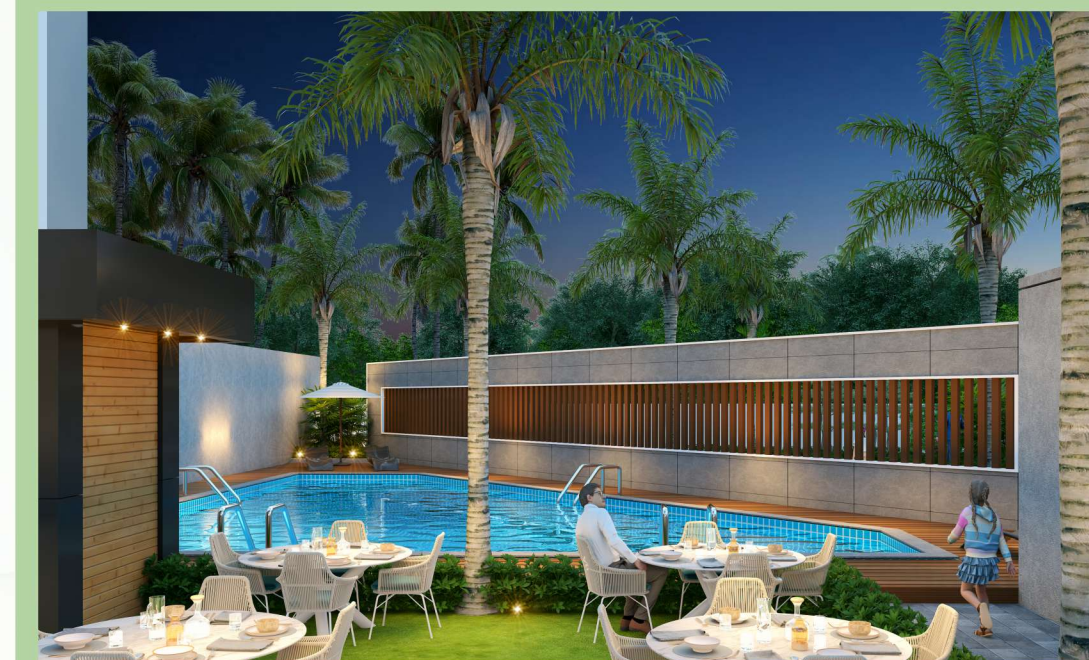
Haridhruva's Halcyon is a treasure trove of lifestyle amenities. As much as it showcases luxury on the outside, the one of its kind gated community also keeps exquisite indulgences from prying eyes. Delve deeper in your leisure moments and you can discover a range of pastimes. From a splendid swimming pool to the modern gym and an array of games facilities to special purpose halls for celebrating special moments such as birthdays and holidays, it's no secret for privileged residents to make the most of exclusive amenities and just be in the moment!



A PLETHORA OF PAMPERING

for resort-like indulgences

With a plethora of pampering options placed well within the gated enclave, the journey to relaxation and rejuvenation is a never-ending and enjoyable process at Haridhruva's Halcyon. The boundary-pushing luxury amenities here are a clear sign that you can expect resort-like indulgences by simply stepping out of your apartments. So, whether you yearn for a refreshing dip, socializing with like-minded individuals, sweating out, or immersing in me-time: know that you can unwind as you like, within no time.





STRUCTURE

R.C.C. framed structure



SUPER STRUCTURE

External walls are 6" thick and other walls are 4" thick
(Solid cement blocks & AAC blocks)



PLASTERING

- ◆ **External:** Plastering of 20 mm thick two coats of plastering with sponge finish
- ◆ **Internal:** Plastering of 15mm thick
- ◆ **Ceiling:** Plastering of 12mm thick



DOORS

- ◆ **Main Door:** Engineered hard wood frame with skin shutters polish finished on the both sides
- ◆ **Internal Doors:** Engineered hard wood frame with skin shutters with enamel paint finished on the both sides
- ◆ **French Doors:** UPVC door systems with sliding shutters provision for mosquito mesh
- ◆ **Windows:** UPVC window system with safety grills(MS) and provision for mosquito mesh. All Hardware of Reputed make.



SANITARY AND PLUMBING

- ◆ Sanitarywares - Hindware / Parryware or equivalent
- ◆ All CP fittings Jaquar or equivalent.
- ◆ Water Supply piping CPVC



FLOORING

- ◆ 2'X2' Vitrified tiles flooring in all Bedrooms, Living, Dining and Kitchen
- ◆ Anti-skid ceramic tiles in balconies.
- ◆ Granite / Marble flooring for corridors and Staircase
- ◆ Lift walls with Vitrified / Marble / Granite cladding



PAINTING

- ◆ **Interior walls:** Two Coats of putty with emulsion paint
- ◆ **Exterior walls:** Combination of texture and plain finish with 2 coats of paint
- ◆ **Ceiling:** Two coats of putty with emulsion paint

Q U A L I T Y S P E C I F I C A T I O N S



ELECTRICAL

- ◆ Best quality copper wiring with Flame Retardant
- ◆ Power points provision with Modular Switches
- ◆ Provision for geyser points in Bathrooms
- ◆ Provision for split AC unit in Master Bedroom



TV/TELEPHONE

- ◆ TV Outlet in Master Bedroom and Living room
- ◆ Telephone outlet in Master Bedroom and Living Rooms



KITCHEN

- ◆ Granite platform with stainless steel sink.
- ◆ Glazed tiles dadoing up to 2' height above the kitchen platform
- ◆ Provision for Washing Machine in utility area
- ◆ Provision for Water Purifier electrical point



TOILETS

- ◆ Anti-skid tile flooring.
- ◆ Wall cladding with glazed tiles up to 7' height



HARDWARE

Locks along with fittings for Main door, other doors and windows



GENERATOR

Standby Automatic power supply to all flats with Tube Lights, Fans, Common Lighting, lift, bore and Motor



WATER SUPPLY

Underground and overhead storage tanks of suitable capacity with bore-well and provision for kaveri source of water

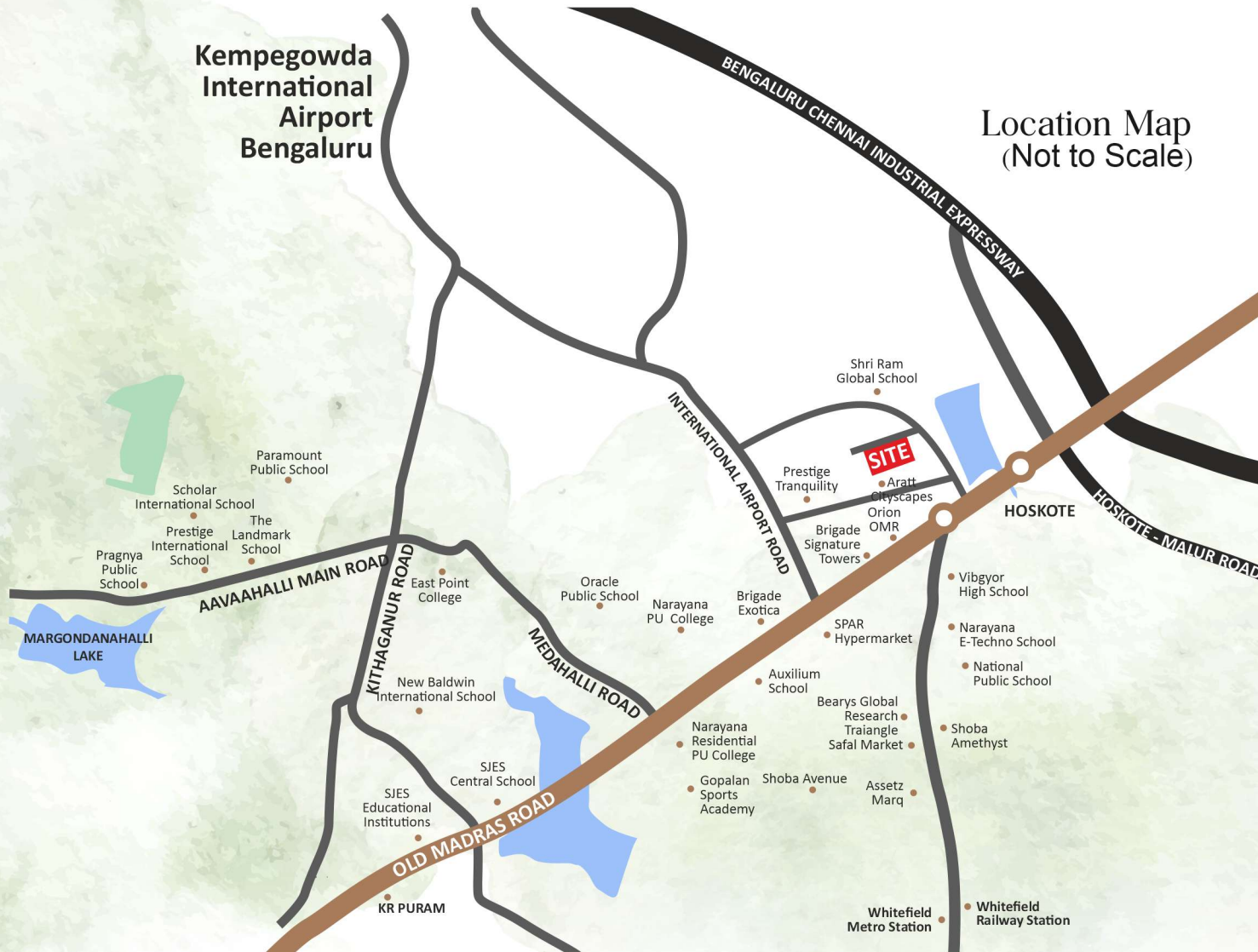


ELEVATORS

Automatic Elevators of Otis / Kone or Equivalent

**Kempegowda
International
Airport
Bengaluru**

**Location Map
(Not to Scale)**



IT PARKS

- + Bearys Global Research Triangle
- + International Tech Park
- + Mind Comp Tech Park
- + Kalyani Tech Park

SCHOOLS & COLLEGES

- + Shri Ram Global School
- + National Public School
- + New Baldwin International School
- + Vibgyor High School

HOSPITAL

- + East Point Hospital
- + Manipal Hospital
- + Siliconcity Hospital
- + Aster Whitefield Hospital

SHOPPING MALLS

- + Orion Uptown Mall
- + Decathlon
- + Forum Shantiniketan Mall
- + Phoenix Mall
- + VR Mall

ENTERTAINMENT

- + INOX Multiplex
- + PVR Orion
- + Cinepolis

NEAR BY TRANSPORT

- + Whitefield Railway Station
- + Whitefield Metro Station
- + Airport

H.D.
HARI DHRUVA
VENTURES

Developer & Site Address

Sy No 68/2, Huskur Village,
Bidarahalli Hobli,
Off Old Madras Road,
Bengaluru East - 560 049.

✉ halcyon@haridhruva.com 🌐 www.haridhruva.com

Contact Details

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Architect & Engineers

Aa
Aslam Architects &
Interior Designers Pvt.Ltd

MSB-1, KSCMF Building,
Mezzanine Floor,
No.8, Cunningham Road,
Bengaluru - 560 052.

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.