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URBAN PURISM
LIVE DISTINCTLY
LIVE EXOTIC
EPICENTRAL LIFE



HARMONY

GATED COMMUNITY LIVING @ VARTHUR, BENGALURU





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site address

SAROJ HARMONY

site Add.: Sy. No.: 225/1 & 225/2,
Opp. to Prestige Lake Side Habitat,
Varthur- Gunjur main Road, Bangalore-560087.
Ph: +91 9019059059

architects



structural engineering



Phe & Elec.



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.

a concept of |d3| 98491 92657





URBAN PURISM

Come together in a serene retreat that's urban purism at its pristine – without, of course, losing out on the easy-chic quotient. A harmonious haven that's all about inspired living in an undulating watercolour setting. A scenic sanctuary where you can replace dark, mundane worries with passionately bright vision for the future. Come home to the pleasant and cosy vibes of Saroj Harmony.





LIVE DISTINCTION

Rising above the normal, offering spectacular views and an unsurpassed location, the panoramic collection are residences without compromise.





SAROJ HARMONY



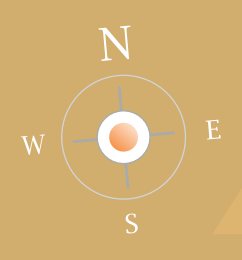


LIVE IN DETAILS

PROJECT FEATURES

- + 159 Lifestyle Apartments
- + 1260 sft. to 1395 sft. areas - 2bhk
- + 1655 sft. to 1750 - 3bhk
- + Approved by BBMP
- + Clear Title
- + Premium Quality Construction
- + Lush Green and Pollution Free Environment
- + Excellent Landscaping
- + Multipurpose Hall
- + Developed Children's Tot-Lot
- + Excellent Ventilation
- + Swimming Pool with Kids Pool
- + Two Level Car Parking
- + Visitors Car parking
- + STP
- + Water Treatment Plant
- + Rainwater Harvesting
- + Fire Fighting System
- + 6 No. Elevators with capacity of 10 & 13 persons
- + Generator Backup
- + Intercom Facility
- + CCTV Surveillance with Round the clock security system





LIVE EXOTIC

An exotic getaway into a world of singular luxury, it is spread across 2 acres of breathtaking delight. Escape the insipidities of life through the many playful indulgences that are composed with unabashed fun. Replenish lost energies through an array of life-nourishing activities that are designed to thrill people of all ages, time and time again.



PLAY, SWEAT & CELEBRATE LIFE

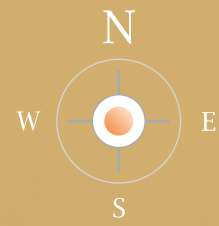


AMENITIES

- + Swimming Pool with Kids Pool
- + Multipurpose Hall
- + Well-Equipped Gym
- + Children's play area
- + Amphitheater
- + Indoor Games
- + Badminton Court
- + Basketball Ring
- + Jogging Track
- + Landscaped Gardens
- + Water Treatment Plant
- + Visitors Car parking
- + STP
- + Rainwater Harvesting
- + Fire Fighting System
- + Intercom Facility
- + CCTV



SITE PLAN



LEGEND

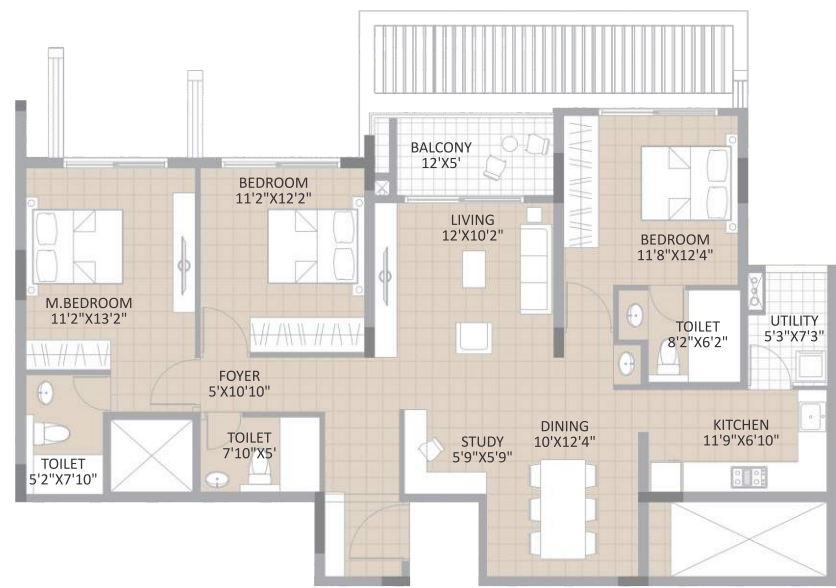
- 1 Grand Entrance
- 2 Security Room
- 3 Planter Box
- 4 Transformer Yard
- 5 Visitors Car Parking

- 6 Driveway
- 7 Jogging Track
- 8 Mini Basket Ball Court
- 9 Badminton Court
- 10 Swimming pool

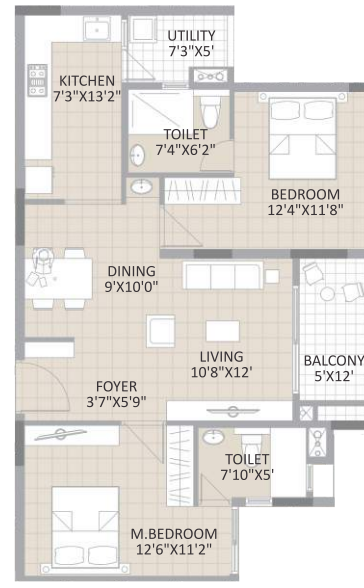
- 11 Multipurpose Hall
- 12 Landscape Garden
- 13 Ramp
- 14 Amphitheater



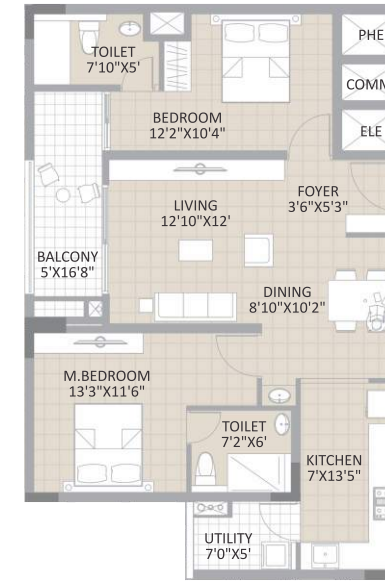
B-1 1690 sft.



C-3 1260 sft.



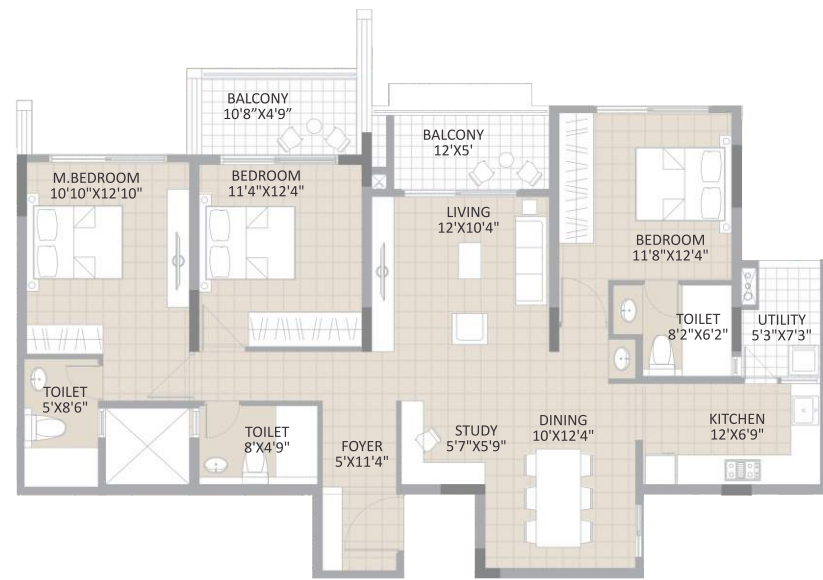
A-2 1300 sft.



C-6 1325 sft.



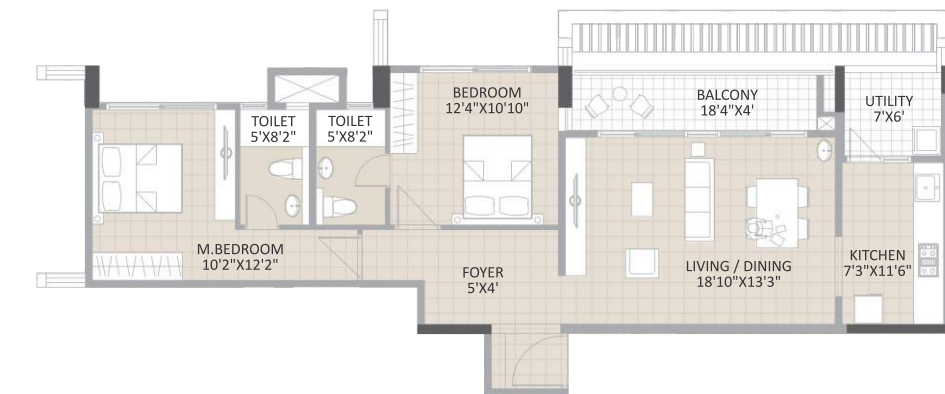
B-3 1710 sft.



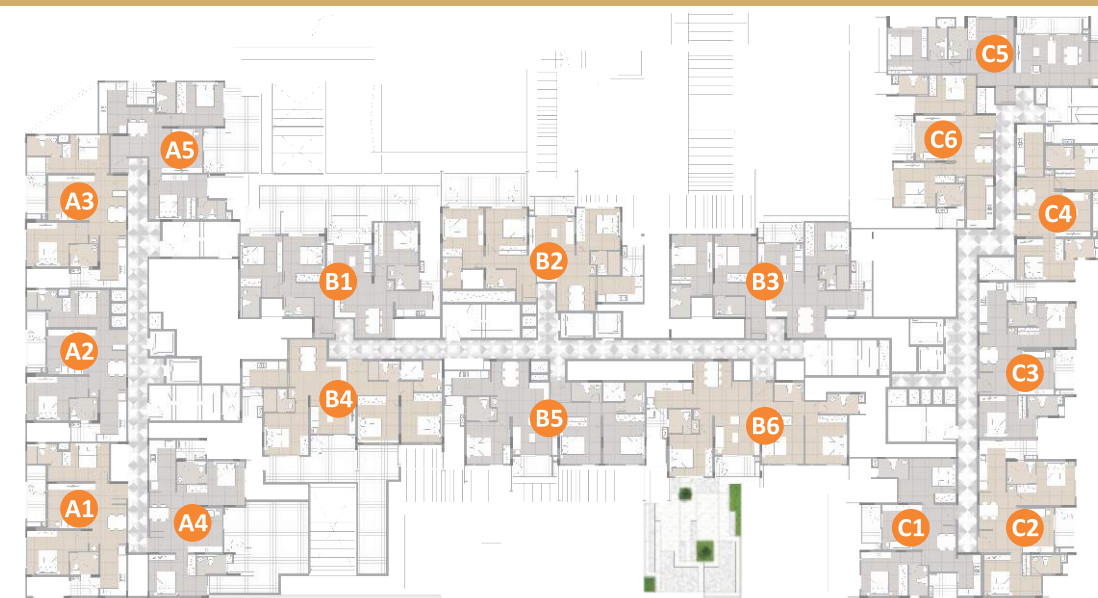
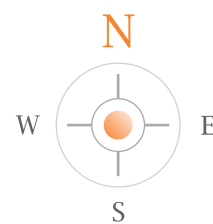
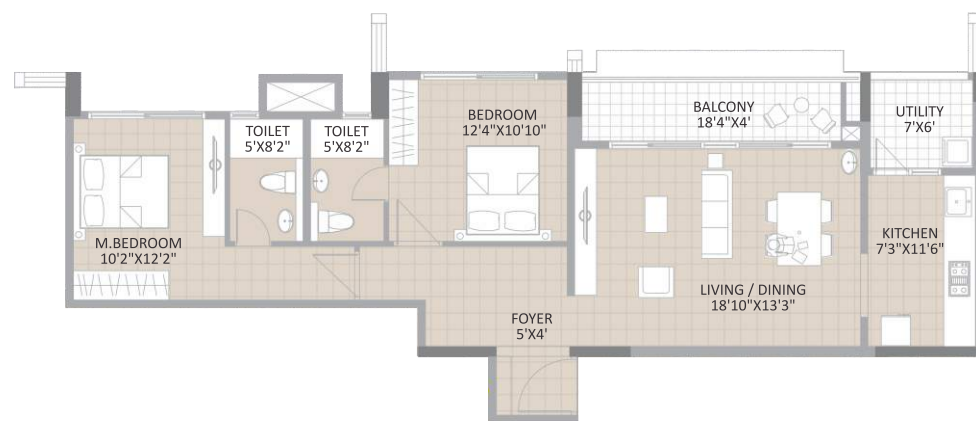
B-5 1655 sft.



C-5 1360 sft.



C-5 1395 sft.



SPECIFICATIONS

- STRUCTURE**
R.C.C. Framed Structure using Fe 500 Grade TMT Steel
Designed as per relevant BIS codes for Earth Quake Resistance (Seismic Zone-II) with structurally efficient systems implemented.
- WALLS**
Light weight Solid Concrete blocks of 200MM thickness & 150MM for external walls and 100MM thickness for internal walls.
- DOORS**
Teak wood frame for main door with Skin Shutters, Sal wood frames for other doors with Skin shutters. Good Quality Fittings will be used for doors.
- WINDOWS**
UPVC Windows with mosquito mesh & MS Safety grill.
- FLOORING**
 - > Sit out, Utility and Toilets: Anti -skid ceramic 12"x12" tiles Flooring.
 - > Rest all other location 24"x24" Vitrified tiles with 3" skirting all round.
- KITCHEN**
Kitchen platform with 20 mm thick black granite top and futura sink, Glazed Ceramic tiles dado up to 2' height above platform.
- TOILETS**
JAQUAR bath fittings and sanitary fittings (WC and Wash basin), glazed ceramic tiles dado up to 7" Height.
- ELECTRICAL**
Anchor or equivalent concealed copper wiring and Legrand or equivalent modular switches and sockets.
- COMMUNICATION**
Cable TV & Telephone point in living and Master bedroom. Provision for AC point in Master bedroom, intercom & Internet Point in living area.
- PAINTING**
All painting work both internal and external will be done using Asian paint OR equivalent brand.
- WATER**
Adequate water supply through borewell only. Sufficient storage capacity with UG sump and Overhead tanks.
- LIFT**
10 & 13 passenger capacity automatic lifts of Kone/ Schindler make for each Block.
- GENERATOR**
1 KV Power backup for each flat.





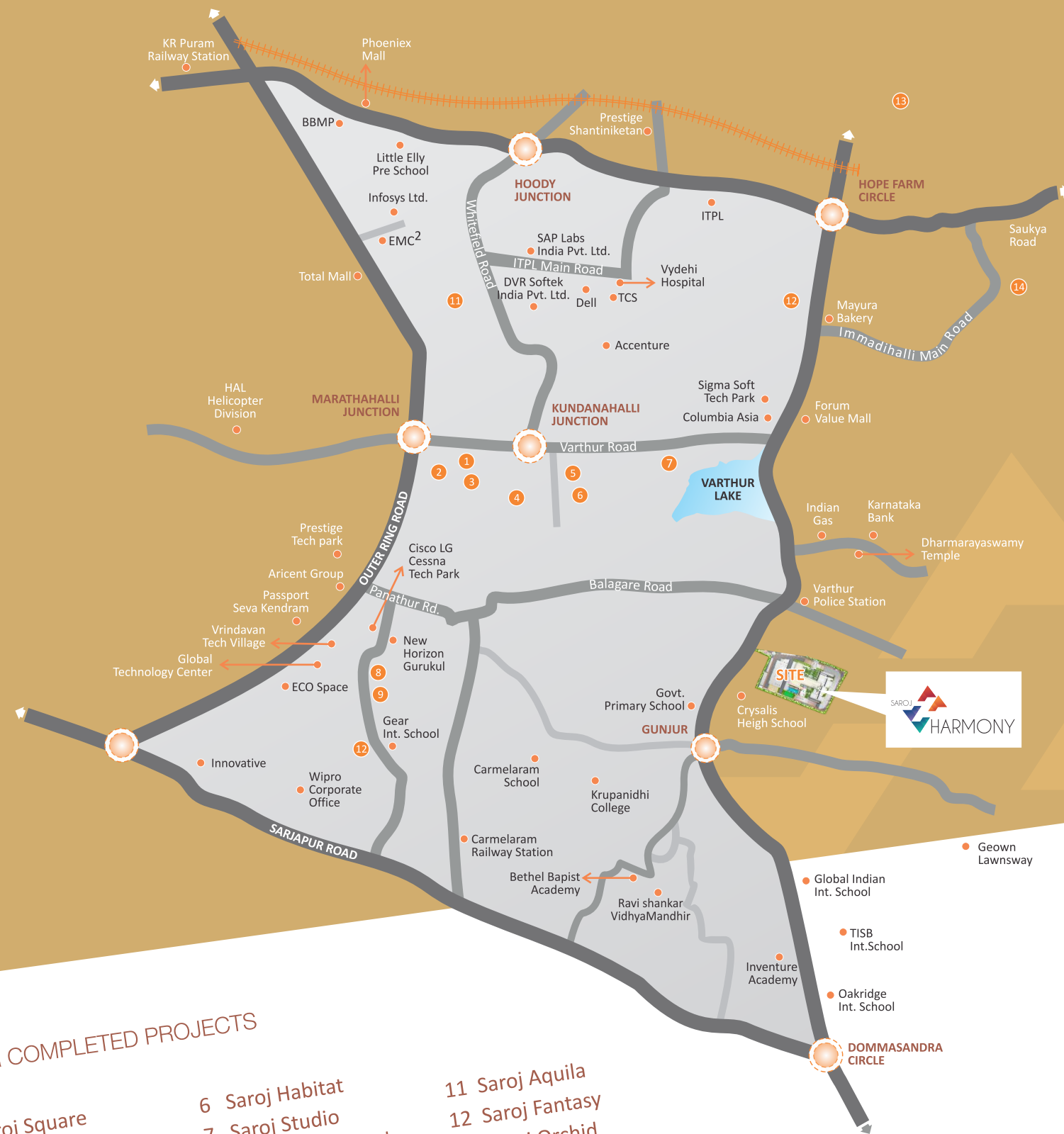
SAROJ GROUP
Eco Living

SAROJ
HARMONY

EPICENTER

an enviable location, Saroj Harmony is well connected and adjacent to luxury retail, fine dining and specialist food retailers.

LOCATION MAP (NOT TO SCALE)



OUR COMPLETED PROJECTS

- 1 Saroj Square
- 2 Saroj Regency
- 3 Saroj Residency
- 4 Saroj Meadows
- 5 Saroj Epic
- 6 Saroj Habitat
- 7 Saroj Studio
- 8 Saroj White Sands
- 9 Saroj Cosmos
- 10 Saroj Dynasty
- 11 Saroj Aquila
- 12 Saroj Fantasy
- 13 Saroj Orchid
- 14 Saroj Symphony

FLOOR PLANS



WORK / IT HUBS

- 3.5 km
 - 5 km
 - 6 km
 - 6 km
 - 8 km
 - 8 km
 - 8.5 km
- Sigma Technology Park
Whitefield
Prestige Tech Park
Embassy Tech Village
Brigade Tech Park
Ecospace/Eco World
ITPL



EDUCATION

- 50 metres
 - 50 metres
 - 2 km
 - 3.2 km
 - 3.5 km
 - 4 km
 - 4.5 km
 - 4 km
 - 4.5 km
 - 5 km
 - 5 km
 - 7 km
- Chrysalis High
KK English Medium
Vagdevi Vilas Residential
Deens Academy
Krupanidhi College
Greenwood High
Oakridge International
Global International
Carmel High School
TISB
New Horizon Gurkul
GEAR International



HOSPITAL

- 0.5 km
 - 1km
 - 3.5 km
 - 8 km
 - 8 km
- Varthur Govt. Hospital
Citi Hospital
Columbia Asia
Sankara Eye Hospital
Yashomati Hospital



SHOPPING / ENTERTAINMENT

- 3 km
 - 3.2 km
 - 4 km
 - 5 km
 - 6 km
 - 6 km
 - 8 km
 - 9 km
 - 9 km
- Virginia Mall
Forum Value/INOX
Arya Hub
Inorbit mall
Hope Farm Circle
D-Mart
Hyper City
Marathahalli Jn.
Innovative Multiplex



EATING OUT

- 3.2 km
 - 3.2 km
 - 3.5 km
 - 3.5 km
 - 4 km
 - 4 km
 - 4.5 km
 - 5.5 km
- The Boondock Bistro
Dominos
The Fat Chef
Pizza Hut
Herbs & Spices
Cafe Buzzinga
Mainland China
Sigree Global Grill



TRANSPORTATION

- 4.5 km
 - 5 km
 - 5.5 km
 - 7 km
 - 14 km
 - 45 km
- Bellandur Railway Station
Outer Ring Road (ORR)
Carmelaram Railway Station
Kadugodi Railway Station
K.R. Puram Railway Station
International Airport