

Prime Location

'MJR Gulmohar Avenue' is a gated community that has been conceptualized, designed and built for people who have exclusive thoughts and ideas about living spaces. For them a 'House' is impersonal, until it is transformed into a 'Home' with perfect location, great environment, inspiring ambiance, intimacy to nature and an indefinable sense of warmth that permeates their lives like morning sunshine. 'MJR Gulmohar Avenue', located off Whitefield main road, offers all these and much more.

Every aspect is designed and developed with you in mind. Located close to the IT hub, Brookefields, ITPL and surrounded by swanky shopping malls like 'Pheonix' and 'Forum value Shopping Mall', multiplexes, classy Hotels and restaurants, leading educational institutions and high-end residential localities and colonies. 'MJR Gulmohar Avenue' will be an address with unbeatable prominence that redefines the experience of elevated living.

Distances from important areas

Whitefields Railway Station	0.05 Km	Kundanahalli Gate	9.00 Km
ITPL	4.00 Km	Shopping Mall	0.5 Km
Hoodi Circle	3.00 Km	Pheonix shopping mall	5.0 Km
Brookefields	6.00 Km	Forum value mall	3.0 Km
Sathya Sai Hospital	5.00 Km		

Location Plan



Site Address

MJR Gulmohar Avenue

Sy. No. 57, Belathur Colony,
Bidarahalli Hobli, Bengaluru – 560067
Tele: 080-28455514

Promoters



MJR INFRASTRUCTURE PVT. LTD.

Suite No. 1A, Plot No. 1000, Gurukul Society,
Madhapur, Hyderabad-500081, Tel: 040 30778255, Fax: 040 30778277.
www.mjrinfrastructure.com

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



Discover the world you've imagined



MJR
Gulmohar
Avenue



Where creativity flows through
the contours of concrete.

Welcome to 'MJR Gulmohar Avenue', where inspiration has been captured to enchant and excite you. Where for a moment the world stands still as you gaze in awe!



Amenities & Facilities

- Clubhouse
- Swimming Pool
- Shuttle Badminton Court
- Well-equipped Gymnasium
- Multi-purpose Hall
- Children's Play Areas
- Wi-Fi enabled Internet Facility
- 24-hr Power Back-up
- Exquisite Designer Landscaping
- Provision for Yoga & Meditation
- Guest Rooms
- Amphitheater
- Vaastu compliant
- Automated Community Gate

MJR
Gulmohar
Avenue



Where the beauty of the landscape
comes alive in your home!

'MJR Gulmohar Avenue' in Bangalore is a gated community of 41 Triplex Row Houses and is a quality residential project from the house of MJR Infrastructure. A tribute to the fine art of living in style! It is here that you find nature and progress in perfect harmony, an abundance of verdure and homes that reflect the many facets of natural beauty.

Site Layout Plan



Area Statement in Sft.

Villa No: A1, A2, A3, A4, A5, A6 A7, A8, A9, A10, A11	Villa No: B1, B2, B3, B4, B5, B6, B7, B8, B9, B10
East Facing	North Facing
Saleable Area-3285 sft	Saleable Area -2905 sft
Villa No: C1, C2, C3, C4, C5, C6, C7, C8, C9, C10	Villa No: D1, D2, D3, D4, D5, D6
East Facing	North Facing
Saleable Area - 2945 sft	Saleable Area - 3265
Villa No: B11, B12,	Villa No: E1, E2,
North Facing	North Facing
Saleable Area - 2905	Saleable Area - 3275



Where you submit to the
lure of the landscape!

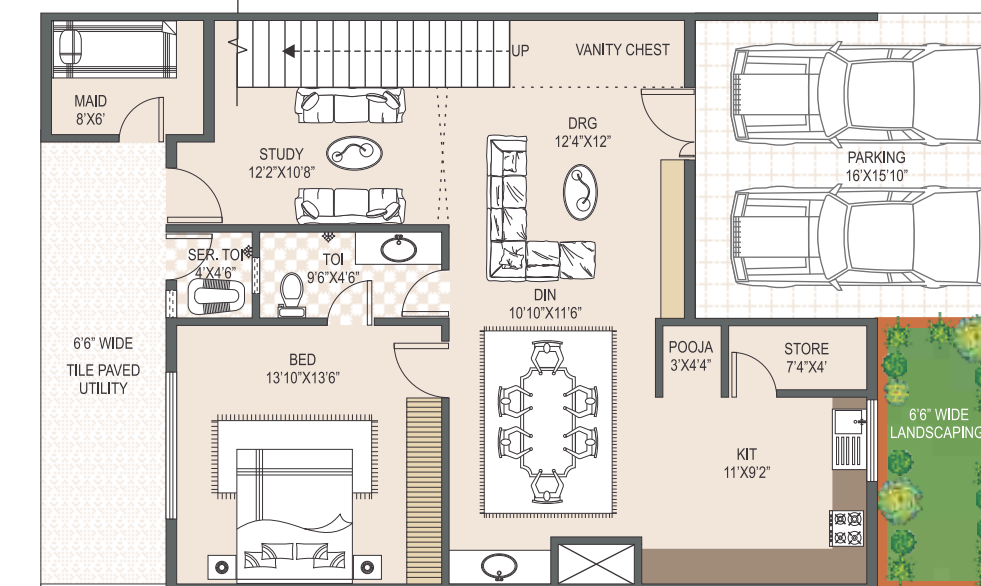
Landscaped beauty greets you as you step outdoors each day. Lush, well-kept lawns, artistically designed fountains and cascades, flowering trees and shrubs create a captivating ambience. A canopy of trees protect the children's park where a variety of playground equipment awaits the patter of little feet and the surge of delightful laughter. Avenues shade the interspersing roads and the jogger's track.



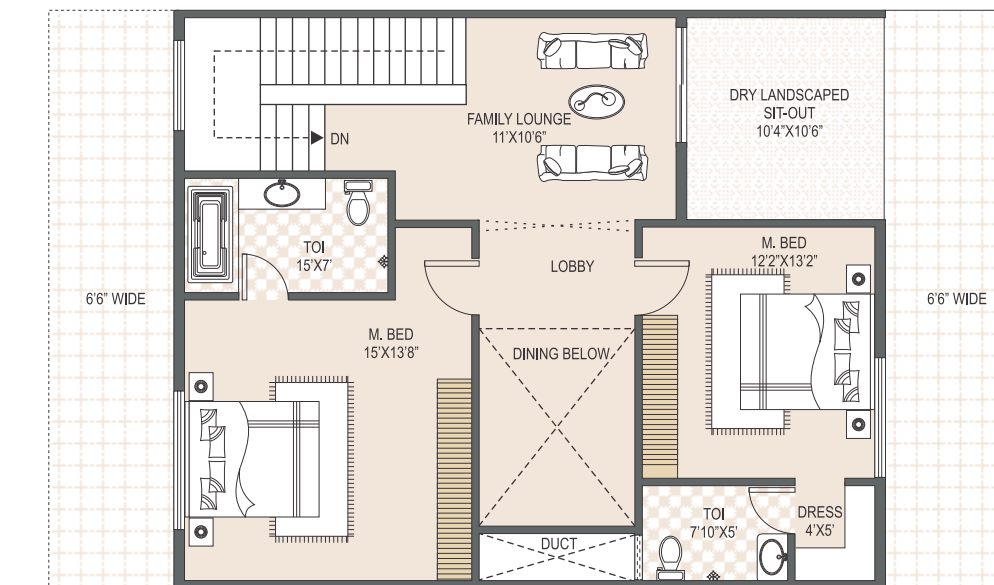


Type - A Street View

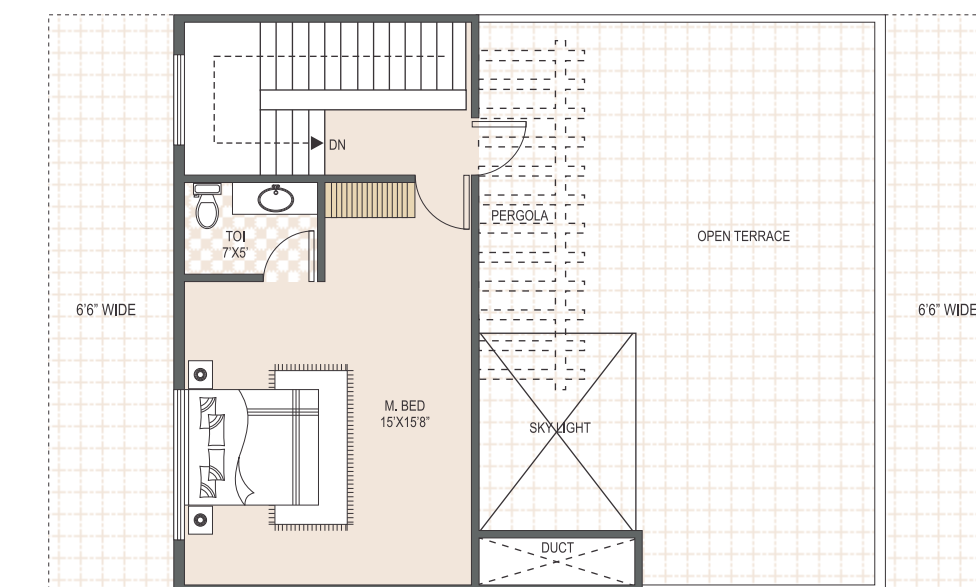
Ground Floor



First Floor



Second Floor



Type - A

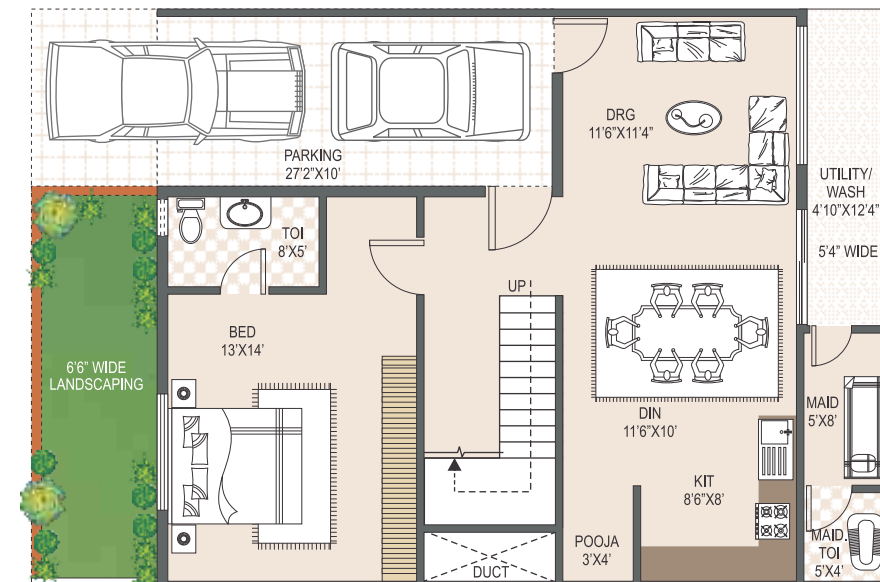
Total Built Up Area: 3285 sq.ft
 Bed Rooms : 4
 Open terrace : 635 sq.ft
 Plot size: 30' X 50'



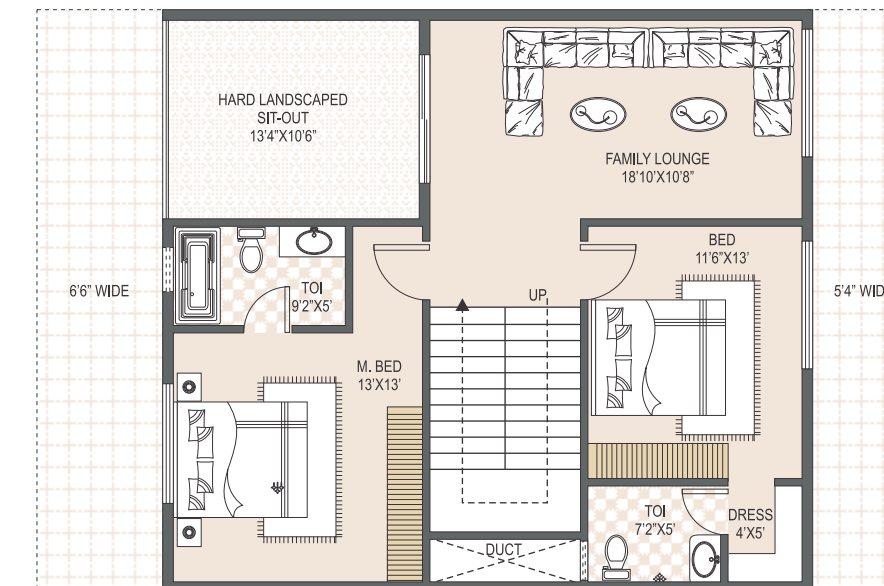


Type - B Street View

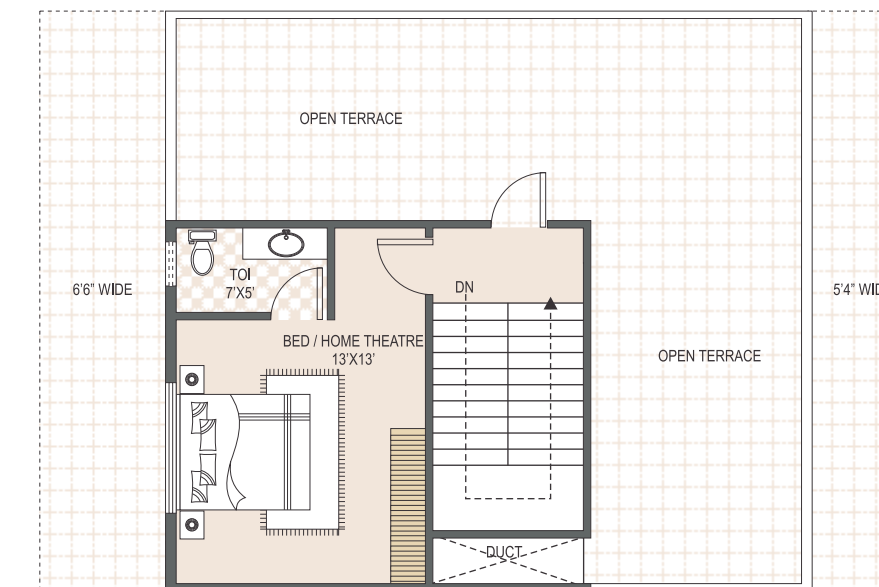
Ground Floor



First Floor



Second Floor



Type - B

Total Built Up Area: 2905 sq.ft
 Bed Rooms : 4
 Open terrace : 560 sq.ft
 Plot size : 30' X 45'

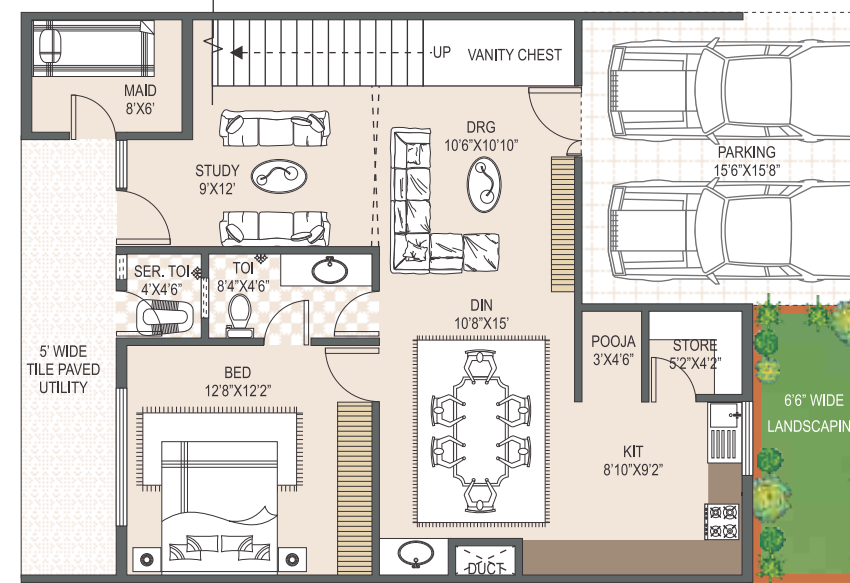




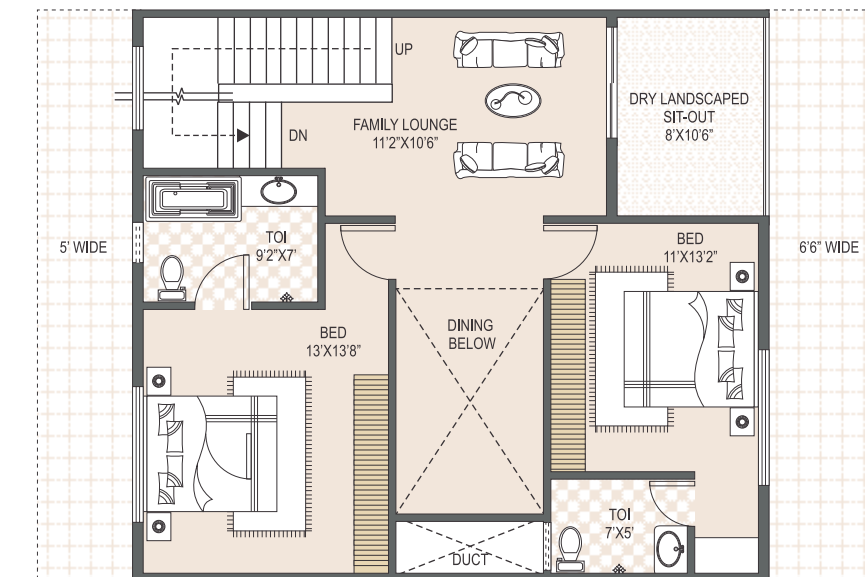
Type - C Street View



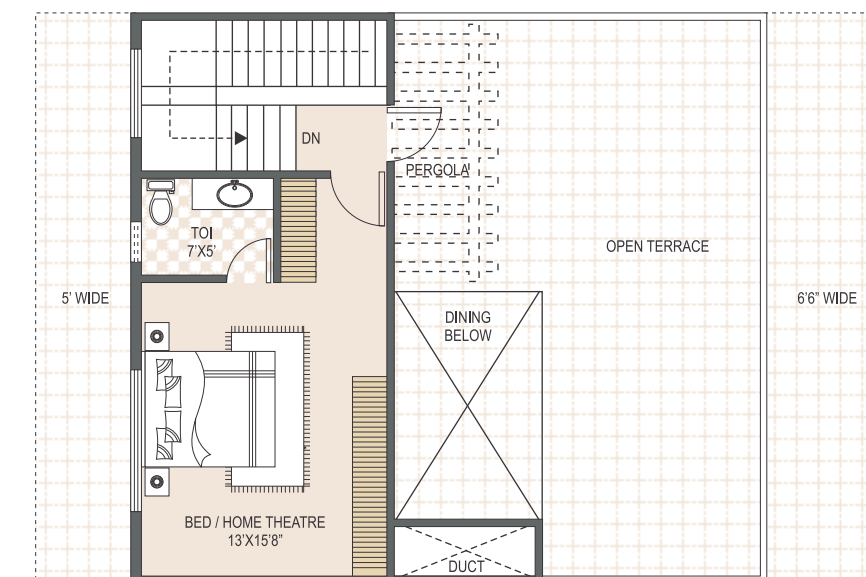
Ground Floor



First Floor



Second Floor



Type - C

Total Built Up Area: 2945 sq.ft
 Bed Rooms : 4
 Open terrace : 535 sq.ft
 Plot size : 30' X 45'

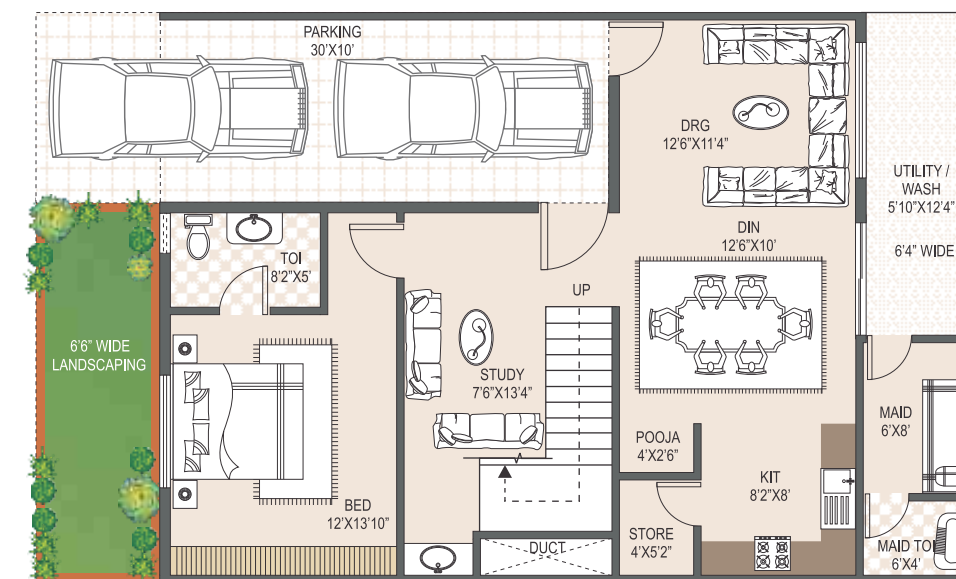




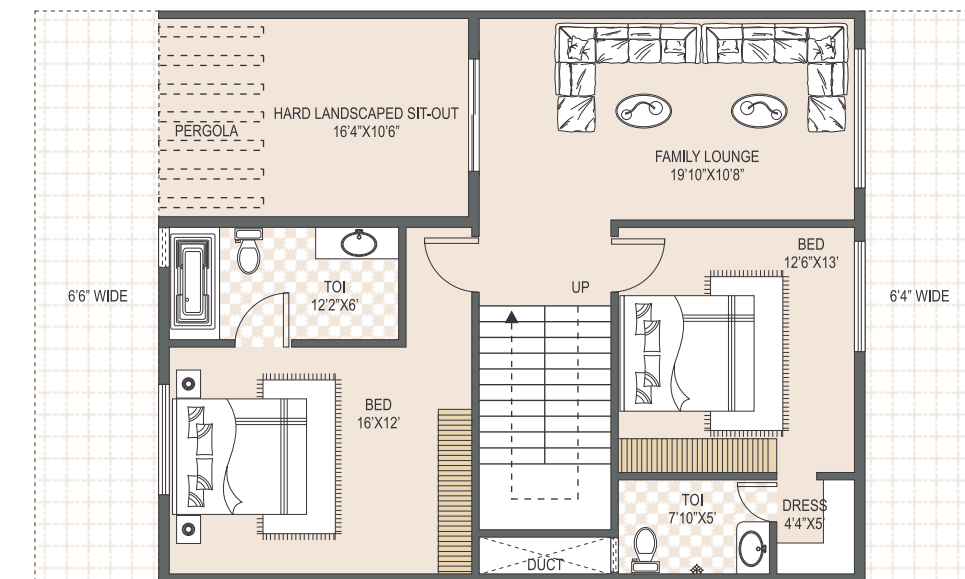
Type - D Street View



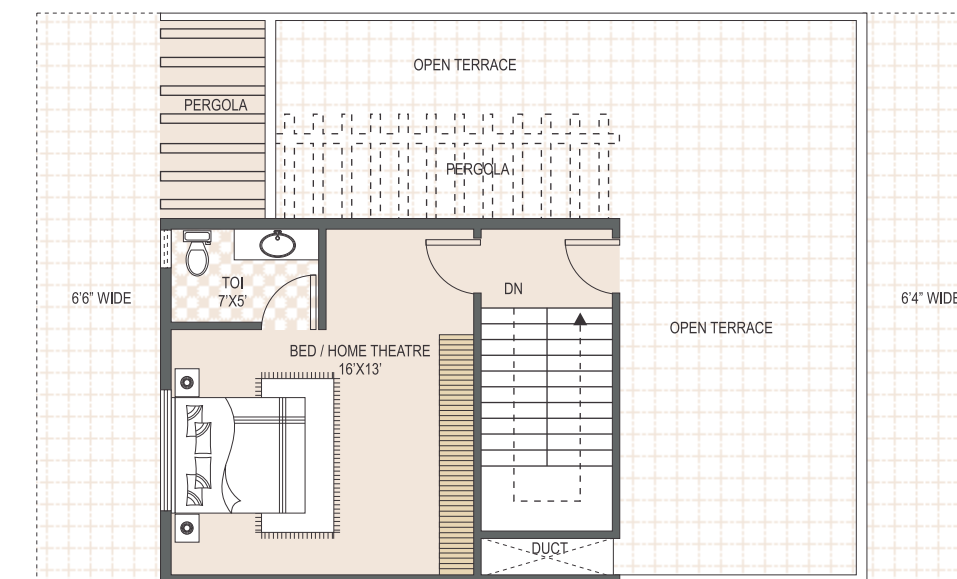
Ground Floor



First Floor



Second Floor



Type - D

Total Built Up Area: 3265 sq.ft
 Bed Rooms : 4
 Open terrace : 590 sq.ft
 Plot size : 30' x 50'

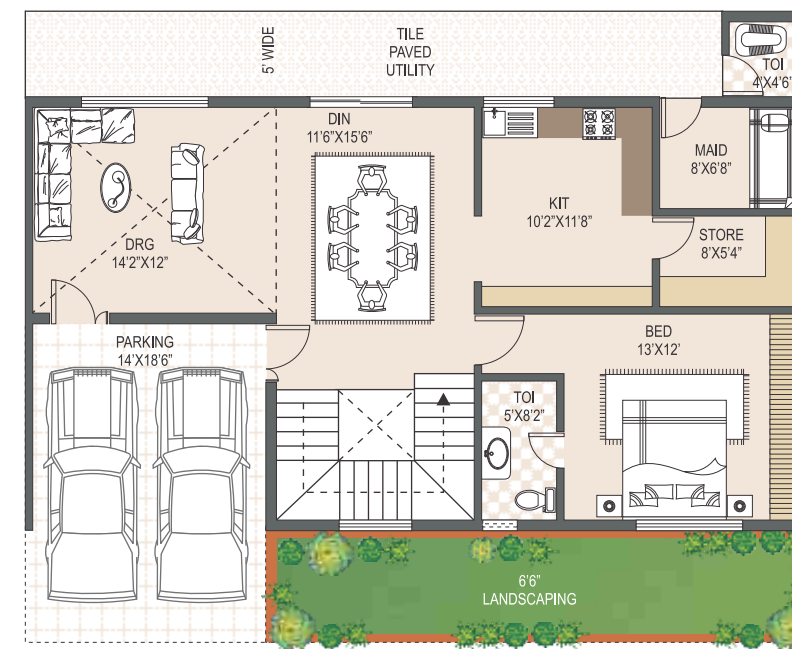




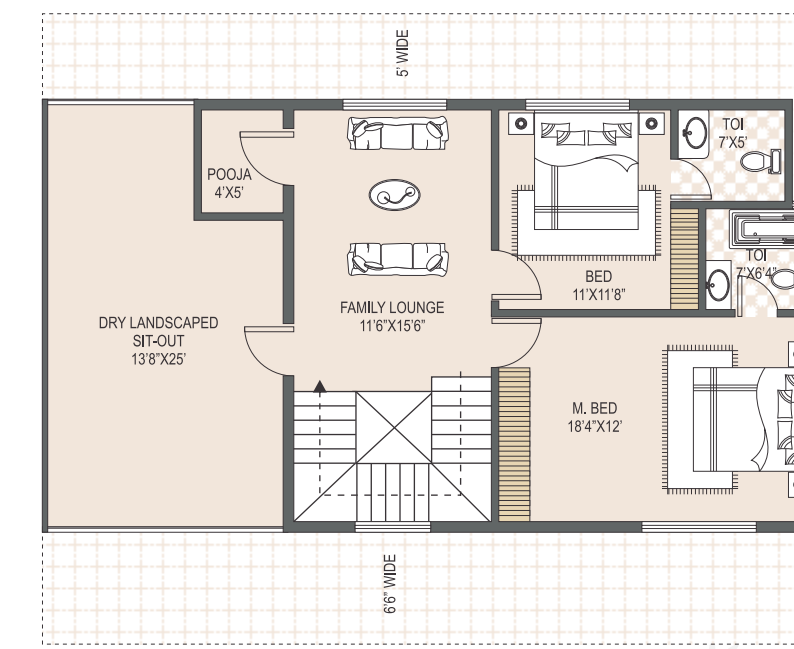
Type - E Street View



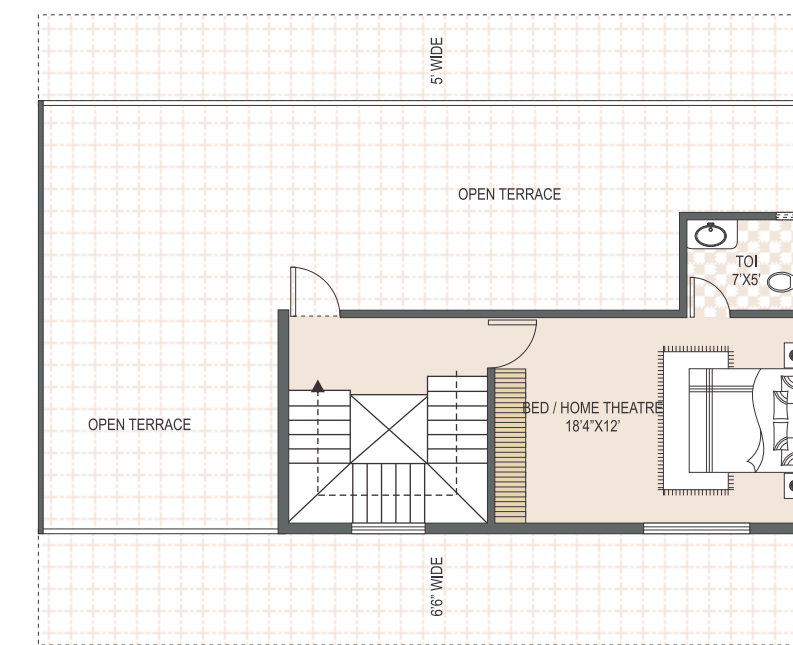
Ground Floor



First Floor



Second Floor



Type - E

Total Built Up Area: 3275 sq.ft

Bed Rooms : 4

Open terrace : 660 sq.ft

Plot size : 45' x 36'6"





Specifications

Foundation & Structure :

R.C.C. framed structure on footings over hard strata with plinth beams for extra safety by using steel and cement of reputed make.

Superstructure:

Brick masonry with good quality bricks in cement mortar.

Plastering:

Internal : Double coat cement plaster with smooth finishing.

External : Double coat sand faced cement plaster.

Doors :

Main Door: B.T. Wood frame & Shutter aesthetically designed with melamine polish and designer hardware of reputed make.

Internal Doors : Teak wood frame & flush door shutters with enamel paint and standard hardware.

Windows : Aluminium or UPVC windows and sliding shutters with pin headed glass of reputed make / concealed grills / safety grills.

Flooring :

Vitrified tiles in bedrooms & halls with 4" skirting.

Bathrooms : Ceramic non-slip, acid-resistant tile flooring.

Balconies : Anti-skid ceramic tiles

Parking Area : Best quality cement based parking tiles over PCC bed.

Kitchen :

Granite platform and glazed ceramic tiles dado up to 2' height.

1)Bathrooms: Glazed ceramic tiles dado of reputed quality up to door level.

2)Hot & Cold water wall mixer with shower.

3)Provision for geysers in all toilets

4)All C.P fittings of standard make.

Electrical :

Concealed copper wiring in PVC conduits, power outlets for air conditioners in master bedrooms. Power plugs in kitchen for cooking range chimney, refrigerator, Microwave oven, mixer and grinder.

Communication:

Telephone points in all bedrooms, hall & Kitchen and provision for internet connection



Where your need for comfort and convenience is met..... many times over!

Buying a home in 'MJR Gulmohar Avenue' ensures you aren't taking off into the unknown, but heading in the direction you ought to be! Because you don't merely invest in a home, but in the promise of day-to-day convenience.

Backed by the architectural expertise of the promoters, a team of professionals head the state of affairs here, 'MJR Gulmohar Avenue' is a haven for everyone seeking a lifestyle above the ordinary. Ensure your place in this picturesque setting. Call us for details.

MJR
Gulmohar
Avenue

Previous Projects



MJR Magnifique



Hotel Golconda



Vanijya Vihar