



**—HARA—**  
**VIJAYA**  
**HEIGHTS**



# VIJAYA ENTERPRISES

Since 1973, under the steadfast leadership of Mr. H. B. Shivakumar, Vijaya Enterprises has carved out a gold standard reputation in real estate through landmark properties in the residential, commercial and industrial realms. Vijaya's work is driven by a deep sense of integrity; a bearing that reflects in its premium quality, ingenious design, sharp customer focus, on-time completion of projects, a grasp of changing times, and a balanced understanding of construction.

**INTEGRITY**



Every Vijaya space is an intelligent blend of contemporary needs like technology and innovation, and traditional values like vastu and eco-consciousness. From start to finish, a Vijaya development is crafted with the highest regard to present-day expectations such as strategic location and thoughtful pricing, to deliver maximum value across every square foot of its portfolio. Over thousands of delighted customers bear testimony to this unwavering Vijaya promise.

**INNOVATION**

From the thoroughbred stable of Vijaya Enterprises comes Hara Vijaya Heights, a multi-storied apartment project in south Bangalore, located off Kanakpura Road, near Banashankari 6th Stage BDA Layout. The project is nestled in a serene spot, tucked away from the frenzied nuances of city life, while being comfortably close to Bangalore's central spots.

CALM

📍 Electronic city 20 min/15 km 📍 Bannerghatta road 11 min/7.6 km 📍 Mysore road 17 min/8km 📍 Art of living 7 min/ 4km

CONNECTED

It is connected via NICE Road to bustling IT and industrial hubs, while an upcoming Metro station 5 minutes away ensures high intra-city travel comfort. Other easily accessible areas include key educational institutions, hospitals, shopping areas, recreation zones, Art of Living Ashram, and urban hotspots of south Bangalore.

📍 Iskcon 7 min /5 km 📍 J.P. Nagar 10 mins/ 6km 📍 Jaynagar - 20 mins/10 km 📍 Proposed Metro station & NICE road 2mins/700mts

Hara Vijaya Heights is situated in the midst of an idyllic natural setting that features 67% open area and lush designer landscaping. Its location adds to this beautiful panorama, ensuring every resident always feels on top of the world.



**BEAUTY**



**BLISS**

The architecture of Hara Vijaya Heights is thoughtfully planned for luxury and comfort. From open balconies that bring in ample sunlight and air, to well-planned interiors that make plenty of room for pleasure, Hara Vijaya Heights is designed for a life of sheer bliss.



## FINE LIVING

A selection of 2 and 3 BHK apartments, Hara Vijaya Heights employs top-of-the-line material to deliver superior construction quality. Made in consultation with leading architects and designers, it ensures the highest standards of modern living, while also giving due importance to the vastu tradition.

Hara Vijaya Heights is replete with the best comforts that a property can offer to a discerning cosmopolitan, including great pricing. This quality package comes at an equally attractive rate, while no compromises are made on the modern amenities that today's lifestyle demands. A home at Hara Vijaya bears everything you expect from a top-class builder, without a heavy price tag.



## FAB PACKAGE

3.5 ACRES | 3 TOWERS | 242 FLATS





Hara Vijaya Heights offers a host of neat spaces for recreation and relaxation alike. A state-of-the-art clubhouse and a multi-purpose hall provide an ideal place to get together with loved ones. The landscaped garden and park area are perfect for a stroll by yourself.

- |   |   |   |   |
|---|---|---|---|
|    |    |    |    |
| CLUBHOUSE   | SWIMMING POOL   | GYM   | KID'S PLAY AREA   |
|    |    |    |    |
| GARDEN  | VOLLEY BALL   | JOGGER'S TRACK  | TT TABLE  |
|   |   |   |   |
| BILLIARDS   | CAFE  | INDOOR GAMES  | INTERCOM  |
|  |  |  |  |
| SENIOR CITIZEN AREA   | GOODS / STRETCHER LIFT  | 24 HOURS POWER BACKUP   | 24 HOURS SECURITY   |

To brush up on your fitness regime, check out the gym and jogging track. The swimming pool makes for a cool rejuvenation spot. And for some good-old fun and games, the children's play area and indoor games are great options.



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# MASTER PLAN



# SPECIFICATIONS VASTU COMPLIANT

## STRUCTURE

- RCC frame structure with solid concrete block masonry walls
- Building 1: Ground + 11 floors
- Building 2: Ground + 5 floors
- Covered car parking in ground floor & open parking on surface

## LIVING/DINING

- Vitrified tile flooring and skirting

## BEDROOMS

- Master bedroom with laminated wooden flooring
- Vitrified tile flooring & skirting for other bedrooms

## KITCHEN

- Vitrified tile flooring & skirting
- 18-mm thick black polished granite platform with stainless steel sink
- 2-feet tile dadoo above granite platform
- Provision for water purifier

## UTILITY

- Ceramic tiles flooring & skirting
- Covered utility with window
- Provision for washing machine & vessel washing
- Walls: tile dadoo/paint as per architect design

## BALCONIES

- Vitrified tiles flooring & skirting
- Parapet wall/MS railings as per architect design

## TOILETS

- Ceramic tiles flooring & glazed tile dadoo upto 7 feet for walls
- False ceiling with grid panels
- Jaquar or equivalent chromium plated fittings
- Hindware/Cera or equivalent sanitary fixtures
- Single lever diverter in master bedroom toilet

## DOORS & WINDOWS

- Main door: Teak wood frame with factory molded shutter
- Sal wood frame with OST flush shutters for other doors
- Three-track power coated aluminium sliding windows with provision for mosquito mesh
- Brushed steel hardware for doors

## PAINTING

- Acrylic emulsion paint for internal walls
- All balcony walls painted as per architect design

## WATER SUPPLY

- 24-hours bore-well water supply through UG sump & OH tanks
- Treated water for flushing & gardening

## ELECTRICAL

- Sufficient BESCOM power supply with individual meters
- Concealed copper wiring with circuit breakers for safety
- Modular switches with 5 & 15 amp points as per drawing
- Provision for air conditioner in master bedroom
- Provision for geyser, exhaust fan, television & telephone points
- Power back-up upto 1 KV for each flat

## COMMON AREA/LOBBY

- Ceramic tile flooring & skirting as per architect drawing
- 24-hours generator power back-up for lift, pump, lobbies & all common areas

## LIFTS

- Johnson or equivalent make as per architect drawing

## LANDSCAPE

- Designer landscaping

## SERVICES

- Rainwater harvesting system
- Sewage treatment plant
- Organic waste converter
- Goods/stretcher lift



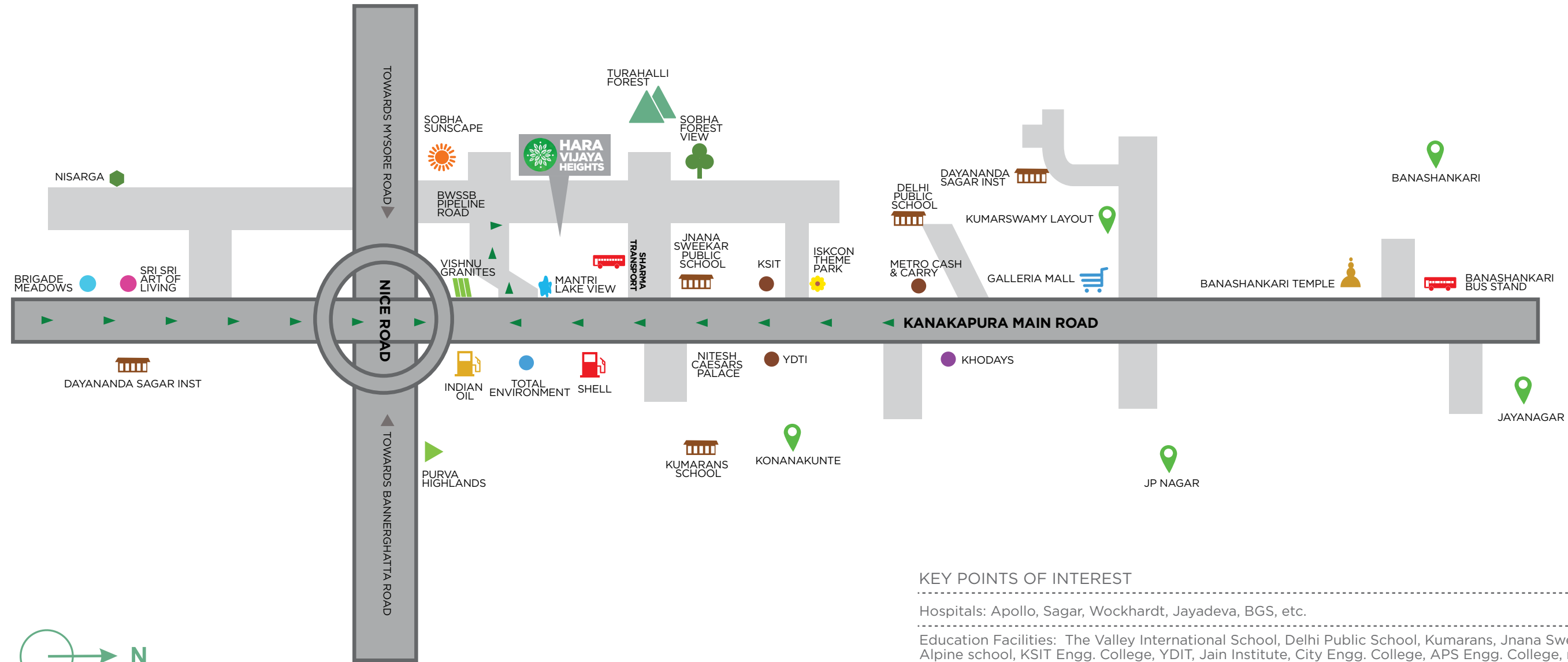
## COMPLETED PROJECTS BY VIJAYA ENTERPRISES

- Samskruthi @ Vijayanagar
- Sanganamane @ N R Colony
- Vijaya Vasanth Regency @ Uttarahalli
- Real House @ Anjanapura, off. Kanakapura Road
- Real Home Stylish Apartment @ Anjanapura, off. Kanakapura Road
- Mayura E-city @ Electronic city, Phase - 1
- Hara Vijaya Valley View - I, II, III, IV, V @ Banashankari 3rd Stage
- Hara Homes @ Banashankari 3rd Stage
- Geetanjali Residency @ N R Colony
- Vijaya Rhapsody @ Hebbal
- Vijaya Galaxy @ Kamakshipalya, off Basaveshwara Nagar
- Veeranna Prestige @ Basavanagudi
- KPT Vijaya Paradise @ Vrushabavathi Nagar , off. Basaveshwara Nagar
- Swetha Residency @ N R Colony
- Vijaya SBA Mansion @ Basavanagudi
- Bangalore International Airport @ HAL, Bangalore
- KNS Institute of Technology @ Bangalore
- Construction works @ BEL, HAL, NAL, ISRO, MICO, Union Bank of India, Sri Jagadguru Kottur Swamy Samstahana Mutt (Bellary) & more....

## CURRENT PROJECTS BY VIJAYA ENTERPRISES:

- Vijaya SpringWoods @ Begur, off Hosur Road, Bangalore
- Hara Homes - 'D' Block @ Banashankari 3rd Stage, Bangalore
- KPT Vijaya Harmony @ Shampura, off. R T Nagar, Bangalore
- Construction of Buildings @ BEL Factory, Bangalore
- Construction of Buildings for Sri Jagadguru Kottur Swamy Samstahana Mutt @ Hospet

# LOCATION MAP



MAP NOT TO SCALE

## NEAREST LANDMARKS

- Located in the extension of Banashankari 6th Stage BDA Layout

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- Kanakapura Main Road 0.5 kms / 2min

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- NICE Road (Toll Plaza) 0.75 km / 3min

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- Sobha Forest View 3 kms / 5min

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- Iskcon 7 min / 5 km

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- Art of living 7 min/ 4km

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- Metro Cash & Carry 6 kms / 10min

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- J.P. Nagar 10 mins/ 6 km

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- Bannergatta road 11 min/7.6 km

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- Jaynagar - 20 mins/10 km

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- Electronic city 20 min/15 km

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- Mysore road 17 min/8km

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- Proposed Metro station & nice road 2mins/700mts

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- Hosur Road, Bannerghatta Road, Mysore Road, Magadi Road & Tumkur Road are connected to Kanakapura Road by the NICE Road

## KEY POINTS OF INTEREST

- Hospitals: Apollo, Sagar, Wockhardt, Jayadeva, BGS, etc.

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- Education Facilities: The Valley International School, Delhi Public School, Kumarans, Jnana Sweekar, Homes School, Yashasvi, Alpine school, KSIT Engg. College, YDIT, Jain Institute, City Engg. College, APS Engg. College, new Dayananda Sagar Institute, etc.

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- Shopping Centre: Metro Cash & Carry, Big Bazaar, Spencer's, Bangalore Central, Shopper's Stop, Mega Mart, Meenakshi Mall, etc.

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- Recreation: Art of Living, Wonderla, Innovative Film City, Guhantara, Angana, Holiday Village, Bannerghatta National Park, Elim Resort, Coffee Day, etc.



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Site Address No.84/7/14,  
Banashankari 6th stage,  
Uttharahalli ManavartheKaval,  
Off. Kanakapura Road,  
Bangalore.



### DEVELOPED & PROMOTED BY VIJAYA ENTERPRISES

Corporate office

# 41/1 Bull Temple Road,  
Basavanagudi,  
Bangalore- 560004.

**Ph:** 080-26615653 / 26607999.

**Fax:** 080-22429053.

**Web:** [www.vijaya.in](http://www.vijaya.in)

**Email:** [vijaya1973@gmail.com](mailto:vijaya1973@gmail.com)

### MARKETING

**+91 98458 55622**

**+91 98457 83112**

